

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

# GET ACTIVE ROEHAMPTON GOES LIVE!



This summer the Get Active Roehampton festival returned to Downshire Field with the help of Wandsworth Council, Enable Arts & Leisure and Redrow Homes. The event was a fun filled day for the whole family promoting active lifestyles and healthy communities, whilst also providing residents with an opportunity to learn about the current proposals for the Alton Estate Regeneration.

Hundreds of residents from across Roehampton came out in the blazing sun to enjoy an action-packed afternoon of sports, live music and games for all ages. A variety of local organisations and community groups came to the event to provide residents with information and practical demonstrations on healthy living, as well as creative activities such as tote-bag printing, graffiti art and face painting. There were also inflatables and rides for children to enjoy, all of which were provided for free during the day.



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# Alton Area Regeneration News

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Older residents also enjoyed a “Kings and Queens” banquet in the shelter of a grand marquee where a live jazz band gave residents the chance to dance the day away. The banquet has been provided for more than ten years by Regenerate RISE, a local charity which provides support to the isolated elderly.

Visitors could also pop in to the Redrow tipi to learn about the latest proposals for the

regeneration and speak to council officers and members of the design team (and grab a much needed frozen yoghurt!).

A planning application is due to be submitted early next year which will provide an outline of the whole development and detailed plans on the first phase of development. The display boards from the Redrow tipi can be downloaded at [www.AltonEstateRegen.co.uk](http://www.AltonEstateRegen.co.uk)



## Bus Turn-Around Drop-In Session



As set out in our recent consultations, one of the many proposed improvements to access and movement across the Alton estate is the relocation of the bus turnaround from Portswood Place to the area in front of Shalden House. This will conserve the historic parkland setting of Downshire Field, improve pedestrian movement along Danebury Avenue, and ease traffic flow through the estate and bring buses further into the estate.

The new turnaround will provide space for up to four buses to wait and an additional “running lane” to allow buses to pass safely. A new bus stop will also be created at Tunworth Crescent, and improved landscaping and screening will soften the interface between the new bus turnaround and Shalden House.

On **Tuesday 20th of November**, from **4.30pm till 6.30pm**, the regeneration team and Redrow will be holding a drop-in session at the Minstead Gardens Club Room. Residents in the surrounding area have already been notified about this, but this is a further opportunity to find out more and raise any questions they may have.

For more information, please contact the regeneration team by telephone on **(020) 8871 6207** or by e-mail at [roehampton@richmondandwandsworth.gov.uk](mailto:roehampton@richmondandwandsworth.gov.uk).

ALTON GREEN

ROEHAMPTON SW15



## Alton Activity Centre Drop-In Session



The Alton regeneration will integrate “doorstep play” across the estate and there will be major improvements to the three core play and amenity spaces. This includes Alton Activity Centre which will be redesigned to provide recreational space for all ages and abilities.

The improvements to the Alton Activity Centre will open the area to provide space for older children to play whilst maintaining the amount of managed play space for younger children. A new multi-use games area (MUGA) will also be provided and will be accessible to all members of the public.

On **Thursday 22th of November**, from **4.30pm till 6.30pm**, the regeneration team and Redrow will be holding a drop-in session at the Alton Activity Centre. Residents in the surrounding area have already been notified about this, but this is a further opportunity to find out more and raise any questions they may have.

For more information, please contact the regeneration team by telephone on **(020) 8871 6207** or by e-mail at [roehampton@richmondandwandsworth.gov.uk](mailto:roehampton@richmondandwandsworth.gov.uk).



## Parish Hall

The Roehampton Parish Hall is currently closed for renovation until February 2019. Since 2014 the Hall had been used by Wandsworth Councils' Regeneration Team as an office and as a venue for public consultations.

The Parish Hall is being renovated to create new offices for the Western Area Housing Team as well as the Regeneration Team and other council services who will be relocating to the Parish Hall in 2019. This will allow their current offices to be demolished to make space for the construction of Block A which will include the new library, GP surgery, café and community space.

The renovated Hall will have a new reception area, consultation rooms, work space for thirty-eight members of staff and four meeting rooms. Speaking about the new offices Danny Edwards, head of Western Area Housing Team said: “We are very excited to be moving to our new offices at the Parish Hall. We have seen the plans and they will be an improvement on our current offices. We look

forward to sharing accommodation with our colleagues from the regeneration team!”

The renovation is due to be finished by the end of January and open for the public in February/March. Reception hours will continue to be 9.00am till 4.30pm.

In the meantime, if you would like to meet with a member of the regeneration team please call **(020) 8871 6207** or send an e-mail to [roehampton@richmondandwandsworth.gov.uk](mailto:roehampton@richmondandwandsworth.gov.uk) and a team member of the team will arrange to visit you on the estate.

If you would like to contact Wandsworth Work Match please call **(020) 8871 5191** or send an e-mail to [wandsworthworkmatch@wandsworth.gov.uk](mailto:wandsworthworkmatch@wandsworth.gov.uk).



Last year's parade



## Lantern Parade

On Wednesday 12th December between 4.00pm and 6.00pm the regeneration team will be holding the Roehampton Christmas Lantern Parade outside the library on the Alton Green.

Before the event the team will be working with local schools and community groups to create lanterns for the event using tissue paper, wire and willow sticks. On the day of the event children and residents are invited to parade their lanterns through Roehampton to the Alton Green where there will be carols, a band, festive food, hot beverages and a range of activities.

If you would like to take part in the lantern parade there will be lantern making workshops at the Alton Methodist Church on Tuesday 4th December between 1.00pm and 4.00pm, and at the Alton Library on Monday 10th December between 2.00pm and 6.00pm.

If you are a member of a group who would like to perform at the event, or if you require any assistance getting to and from the venue, please contact William Owen on (020) 8871 6802 or email [w.owen@richmondandwandsworth.gov.uk](mailto:w.owen@richmondandwandsworth.gov.uk)

## Fontley Way Update

The latest information was shown at the Get Active Roehampton Festival. Board content can be downloaded at [www.Altonestateregen.co.uk](http://www.Altonestateregen.co.uk)



## Jobs and training

The council's Work Match service is available to help local people into employment.

Staff will know about local vacancies, help with writing CVs and covering letters, applying for jobs, and preparing for interviews.

Workmatch also delivers the New Routes to Work training course for people low in self-confidence or long term unemployed.

Booking is currently by appointment only, so please contact **(020) 8871 5191** to do so or email **wandsworthworkmatch@wandsworth.gov.uk** putting the word Roehampton in the subject line of your email.



## Your ward councillors

**The Alton estate is in Roehampton and Putney Heath ward.**

Surgeries take place on the second and fourth Saturday of every month, from 11am to 12noon, at Roehampton Library, 2 Danebury Avenue, SW15 4HD.

Your Roehampton and Putney Heath ward councillors are:

**Cllr Jeremy Ambache**  
[jambache@wandsworth.gov.uk](mailto:jambache@wandsworth.gov.uk)

**Cllr Claire Gilbert**  
[cgilbert@wandsworth.gov.uk](mailto:cgilbert@wandsworth.gov.uk)

**Cllr Sue McKinney**  
[smckinney@wandsworth.gov.uk](mailto:smckinney@wandsworth.gov.uk)

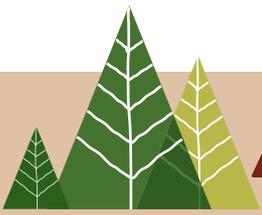
You can also contact the Cabinet Member for Housing, **Cllr Kim Caddy**, at [kcaddy@wandsworth.gov.uk](mailto:kcaddy@wandsworth.gov.uk)

Phone: 020 8871 6207 or email: [roehampton@wandsworth.gov.uk](mailto:roehampton@wandsworth.gov.uk)

@AltonMasterplan Alton Estate regeneration (and ask to join)

[www.wandsworth.gov.uk/roehampton](http://www.wandsworth.gov.uk/roehampton)





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## ROEHAMPTON CHRISTMAS LANTERN PARADE

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

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

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

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# Alton Area Regeneration News

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Rob Nicholson, Headteacher at Eastwood Nursery and Nursery School, said that: "The Eastwood children were delighted to be able to take part in the Lantern Parade just before Christmas - an important and valuable opportunity for each child to learn about and feel part of their local community. The workshops were excellent! Each child learned new skills, had the opportunity to be creative and accomplish a finished product by making their own lantern with the support of the Regeneration Team. We were very proud to be part of the lantern parade!"

We would like to thank all the children and residents for making lanterns and joining the Parade, and all the singers and musicians who made the event a success.

## Rev. Jim McKinney

“On 1 February we bid a sad farewell to Rev. Jim McKinney. Jim was deeply involved in the Roehampton Partnership and was a Church of England representative on the council’s Education Committee. His funeral service took place at Holy Trinity in Roehampton where he served as vicar for 20 years.



Jim McKinney played an absolutely massive role in the life of Roehampton and he was equally significant in the affairs of Wandsworth Council. He was practically a councillor; he argued with passion for the best educational opportunities for all children in the borough and worked with dedication to bring together people of different backgrounds, faiths and politics. Jim built bridges across divides.

Jim’s style was to look for the common bonds and use these as a foundation for progress. I am particularly thankful for the very important and at times highly demanding role of chairing the Roehampton Partnership where he grappled with the challenge of providing housing which meets the needs of the communities in Roehampton and the wider Borough.

Jim McKinney leaves for us all the challenge of bringing to fruition the new Roehampton he so dearly believed was possible. ”

**Cllr. Ravi Govindia**

Views towards St Joseph's Church with proposed village square and community building (Block A)



# New approach to youth service provision in Roehampton

The first phase of the regeneration will deliver a high-quality multi-purpose community facility (currently known as “Block A”) at the heart of the estate and adjacent to the new village square. This building will include a new, state-of-the-art youth space for the estate, which will replace the Base and the Roehampton Youth Club, together with other community facilities including an enhanced library, a community hall, health provision and a café.

Following consultation with young people the Council has also approved a new approach to the provision of youth services in Roehampton which will improve access to the new and existing facilities. This will include a redesign of the Alton Activity Centre where a new multi-use games area and updated play equipment will be installed, better access to existing sports and leisure facilities (including the Roehampton Sports and Fitness Centre), and the delivery of services to all corners of the

estate via a new multi-media vehicle which will contain ICT equipment and a mini studio. The council has also approved funding to refurbish the existing multi-use games area next to Witley Point which will create a significantly enhanced facility in Alton East. Works to improve the playing surface are due to begin shortly and council officers will be consulting children, young people and local residents about further improvements to the facility in the near future.

To enable the construction of “Block A” the Roehampton Youth Club, along with the Housing Office, will need to be demolished to allow construction to begin. To maintain the provision of youth services when the Youth Club is demolished, many of the activities currently provided by the Youth Club will be relocated to the Base on Danebury Avenue. As a result, the Base will be upgraded to include a new training kitchen, a music studio, an ICT suite, an arts corner and “Chill Out” multi-media area, as well as internal redecorations and the replacement of existing furniture. These works are due to be completed in the Spring.



# Summary of Consultation Activity

Since June 2013 the council has been consulting residents on a range of proposals to regenerate the Alton area.

This process is fundamental to any regeneration proposal, and the extensive feedback we have received has informed the development of the proposals which will be submitted. Redrow were appointed as the council's development partner in 2017, and since then we have held a range of consultation events including exhibitions at the Roehampton Parish Hall, 14 resident workshops, "open sessions" across the estate, workshops with young people and the Roehampton Festivals in 2017 and 2018. In November two "drop-in" sessions were also held, giving residents another opportunity to learn about proposals to move the bus turnaround and to redesign the Alton Activity Centre:



Proposed relocation of the bus turnaround

## Bus Turnaround

Improving the bus turnaround has always been considered an important part of the regeneration of the Alton area. The current turnaround at Portswood Place is small forcing buses to wait along Danebury Avenue which causes delays to traffic, obscures road crossings for pedestrians and has a detrimental effect on the heritage value of the parkland scenery around Downshire Fields and Mount Clare. The proposal is to move the turnaround from its current location to a site next to Tunworth Crescent. This will improve the historic parkland setting of the area, make public transport more accessible for residents of Alton West, reduce delays along Danebury Avenue and greatly improve access to the new community facilities at Portswood Place.

Attendees raised some concerns about the effect of the turnaround on nearby residential blocks, on bus services on Alton West and on on-street parking. Attendees were assured that there would be adequate distance between

the new turnaround and nearby blocks, and that the new turnaround would be obscured by mature, evergreen landscaping. Wider concerns raised about parking are shared across the estate, and a range of measures to improve the management of parking will be included in the Travel Plan which will be submitted as part of the planning application.



Proposed re-design of the Alton Activity Centre

## Alton Activity Centre Site

Improving the facilities at the Alton Activity Centre site is vital to the new approach to the provision of youth services across the estate. The centre will be redesigned to provide a new multi-use games area, updated play equipment for all ages and improved landscaping.

There were 25 attendees at the drop-in, and feedback was broadly positive with attendees pleased that the proposals would be delivered during the first phase of the regeneration. Attendees said that they would like the opening hours to be extended, more community space for teenagers and young adults, and security to reduce the risk of anti-social behaviour.

The presentation boards used at both the drop-in sessions are available to view on the Alton Regeneration website ([www.altonestateregen.co.uk](http://www.altonestateregen.co.uk)), and you can contact the Regeneration Team for more information.

All feedback has been recorded in the "Statement of Community Involvement" which will be submitted as part of the planning application in Spring. This will detail all the consultation and engagement activities, feedback from the community and how this feedback has informed the development of the proposals.

# Alton Area Regeneration News



## Update on Main Planning Application

The council and Redrow are working hard to finalise the proposals for the wider improvement to the Alton area which will benefit the whole community. It is expected that the planning application will be submitted after Easter, and this will be followed by a period of statutory consultation which will give residents another opportunity to comment on the application.

# Parish Hall Update

As set out above, the regeneration of the Alton estate will deliver in the first phase a new community building containing an enhanced library, a community hall, a café, a doctors' surgery and new youth facilities.

To enable this to happen the Western Area Housing team will be temporarily moving out of their current office on Holybourne Avenue into the Roehampton Parish Hall (at the junction between Roehampton Lane and Alton Road). This will allow the Western Area Housing Office to be demolished and construction of the new community building to begin.

The Parish Hall has been undergoing refurbishment so that it can accommodate the Western Area Housing team and the Regeneration team. The Parish Hall will have a new reception area, consultation rooms, meeting rooms and work space for over forty members of staff.

Speaking about the new offices Danny Edwards, Head of the Western Area Housing Team, has said: "We are very excited to be moving to our new offices at the Parish Hall. We have seen the plans and they will be a welcome improvement on our current offices, and we are looking forward to moving in with our colleagues from the regeneration team!".

The main refurbishment works is due to complete in February to allow furniture and computer equipment to be fitted. It is planned that the new office will be open soon and the council will contact all tenants in the area to confirm the precise date of the move in due course.

## Your ward councillors

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**Cllr Claire Gilbert**

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**Cllr Sue McKinney**

[smckinney@wandsworth.gov.uk](mailto:smckinney@wandsworth.gov.uk)

You can also contact the Cabinet Member for Housing, Cllr Kim Caddy, at [kcaddy@wandsworth.gov.uk](mailto:kcaddy@wandsworth.gov.uk)



## Consultation on Fontley Way Development

A key aim of the Alton estate regeneration is to ensure that secure council tenants and resident homeowners are able to move directly into a newly built replacement home.

As part of this commitment and to ensure that the needs of existing residents are met we are proposing to build 14 new family homes at Fontley Way (on the site of the former One O'clock Club). Designed to a high quality architectural standard, in the context of the existing estate, the proposals will include private outdoor spaces for all homes, and will meet or exceed the space requirements set out in the London Plan.

In order to discuss the proposals with residents we will be holding two consultation sessions at the Manresa Clubroom (Fontley Way, Roehampton, London, SW15 4LY.)

These will take place:

- between 17:00 and 20:00 on Thursday 14 March
- between 10:00 and 13:00 on Saturday 16 March.

If you have any questions or require assistance getting to the venue please contact the Regeneration Team at [Roehampton@richmondandwandsworth.gov.uk](mailto:Roehampton@richmondandwandsworth.gov.uk) or on 020 8871 6207.

## Community Capacity Development Update

In September Wandsworth's Public Health Team held a workshop on community capacity building with representatives from local community groups and organisations.

It was agreed that support was needed to help strengthen local groups and organisations so that they could better support the local community. The council is now looking at ways in which it could help build the voluntary sector and has asked for volunteers from the workshop to sit on a Steering Group which will lead the effort. The first meeting of the Steering Group took place in late November, and the group hopes that it will be able to expand the voluntary provision in Roehampton.

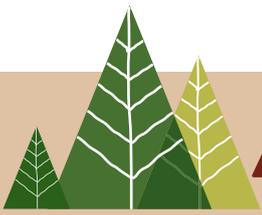
The council has also finalised the Health and Wellbeing Profile for Roehampton as well as the Community Capacity Report, which are now available online at [www.datawand.info/health-profiles/roehampton](http://www.datawand.info/health-profiles/roehampton). These reports detail the current health and wellbeing status of residents in the area as well as the development needs of the community.

Phone: 020 8871 6207 or email: [roehampton@wandsworth.gov.uk](mailto:roehampton@wandsworth.gov.uk)

 @AltonMasterplan  Alton Estate regeneration (and ask to join)

[www.wandsworth.gov.uk/roehampton](http://www.wandsworth.gov.uk/roehampton)





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## NEW CHILDREN AND FAMILIES CENTRE AT PORTSWOOD PLACE



The regeneration of the Alton Estate will create a new community hub at Portswood Place.

Staff at Eastwood have seen the final plans for their new building at Portswood Place having spent two years working with the regeneration project team to ensure the new purpose-built facilities will meet all the needs of local children and families. The building will host the new Eastwood Nursery School Centre for Children & Families alongside a separate pavilion building accommodating a mix of community uses.

"We have high aspirations for our children because we know that parents and carers want the very best for them," said Rob Nicholson, Eastwood's Head

Teacher. "The new centre at Portswood Place will allow us to bring all our facilities together under one roof so that we can provide a more coordinated service."

Eastwood offers a comprehensive range of early years education services for local families. "We are proud to work with families from diverse backgrounds," says Day Nursery Manager Wendy Thrussell "and we are devoted to giving children the best opportunities to learn, play, progress and prepare for school."

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# Alton Area Regeneration News

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The proposed building comprises a maintained nursery school (a Council-run school for children under the age of 5), a not-for-profit private day nursery and Children's Centre, and a community space which will be available for hire by local groups.

Eastwood's Business Manager Hope Francis said: "We can't wait to show the new facilities to our local community and tell them about the full range of opportunities we are able to offer."

Whilst all classes can cater for children with different levels of ability, one of the classrooms has been designed specifically for children with special needs, with a link to its own play terrace. The new children's centre will also feature a separate reception area and external play space, a toy



library and playroom, together with various meeting, therapy and treatment rooms.

Rob concludes: "We believe the new building will itself stand for opportunity, potential, flexibility, quality and the ability to offer the best activities and facilities to the people of Roehampton. Eastwood's slogan is 'at the heart of the community with the community at the heart', so it's entirely appropriate that we will soon be located at Portswood Place."

## Improving Youth Services

Following consultation with young people the council has approved a new approach to youth services in Roehampton. The Base and the Roehampton Youth Club will be combined into a single, larger youth centre in the new community building ("Block A") overlooking the new village square. To complement this new facility the council will also be improving its play offer by investing in a new multi-media vehicle which can provide services to more peripheral areas of the estate. The council will also be refurbishing play spaces including the Alton Activity Centre, Downshire Fields and at Witley Point.



To this end council officers have been investigating options for the refurbishment of the Witley Point Multi-Use Games Area (MUGA). Work has already taken place to replace the surface of the MUGA with astro-turf (see image), and the council will also be making improvements to the surrounding landscape. The council has been consulting young people, children's services, community groups and local

residents in order to develop proposals for the area.

Council officers will be consulting local residents about the proposals on **Tuesday 4th June from 17:00 to 20:00** on the Witley Point MUGA. If you would like to find out more please contact the Regeneration Team at **roehampton@wandsworth.gov.uk** or on **020 8871 6207**.



# YoungSpoilers

During March and April young people from Roehampton Youth Club have been working with YoungSpoilers to create a range of news-based songs, interactive display banners, music videos, and have taken their work to the newly refurbished Grand Hall inside the Battersea Arts Centre and performed on live radio.

11-13 year olds from Roehampton Youth Club with little experience producing music or media have developed a series of songs and music videos based

on the latest news headlines, as well as a range of publicity banners. The young musicians also impressed a full house in the historic Grand Hall as the opening act for the *Beat Box Academy Frankenstein*.

This was the result of an eight week music and song development programme run by creator Dean Garon. The aim of the programme is to get disenfranchised young people interested in "boring" news stories by translating them into fun raps and entertaining songs. It was the first Wandsworth based project to receive "Culture Seeds" funding since it launched in June 2018.

Commenting on the collaboration, Dean said: "I am so proud and fascinated at the results these unexperienced young people created in a matter of weeks. These naturally talented individuals proved that with the right direction, young peoples voices can be heard and can make a difference."

To view the videos, live performances, banners and broadcasts, visit [newsspoilers.com/youngspoilers](http://newsspoilers.com/youngspoilers).

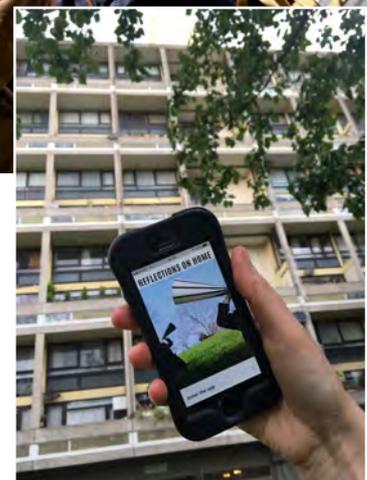
## Reflections on Home

Launched on the first two weekends in May on Downshire Field, *Reflections on Home* was part of Wandsworth Arts Fringe 2019.

Over the past year, artists in residence Sara Heywood and Jane Watt worked with over 200 people who live, work or have a connection with the estate to gather a vibrant mix of audio-visual material.

Conducting interviews and workshops with local schools, youth groups, OAP groups, Roehampton University, local businesses, workers and residents, the artists developed a temporary installation with interactive sound sculptures, audio guided walks and a mobile sound app that celebrated the area's rich history, past and present-day experiences.

If you missed the installation you can still experience the work by downloading the *Reflections on Home* audio walking sound app. As you walk around the estate, different sounds, voices and stories emerge



as you enter audio hotspots.

The App is free to download onto a mobile phone or tablet from the Apple App Store or Google Play Store ([www.reflectionsonhome.org.uk](http://www.reflectionsonhome.org.uk)).



# The Roehampton Festival 2019

The Regeneration Team and Regenerate are teaming up to bring the Roehampton Festival back to Downshire Field this year on Saturday 7th September. Hundreds of residents turned out last year to enjoy an afternoon of sport, live music, crafts and food, and we want to make this years festival even better. If you or your group would like to have a stall at the festival please contact the Regeneration Team with details of your proposal.



One small sandwich for man, a giant sandwich for mankind

Established by Regenerate, *The Feel Good Bakery* is an exciting social enterprise providing support and employment for young people caught up in negative behavior.

*The Feel Good Bakery* trains, coaches and employs young people who are turning their backs on gang life and crime by helping them develop professional and life skills.

By partnering with grassroots organisations that do amazing work with children living in extreme poverty in countries such as Kenya, Romania, South Africa and Zambia, the Feel Good Bakery also helps to improve the lives of young people around the world. For every sandwich you buy, a child in need of food will receive a free meal.

Freshly prepared each day, *The Feel Good Bakery* supplies sandwiches for office lunches, conferences & meetings. They deliver directly to your door from their refrigerated vehicles or on traditional bicycles and trailers. To find out more or to view a menu visit

[www.thefeelgoodbakery.com](http://www.thefeelgoodbakery.com)

## Parish Hall



The regeneration of the Alton estate will deliver a new facility ("Block A") which will provide an enhanced library, a community hall, a café, a doctors' surgery and a new youth centre. To enable this to be built the Western Area Housing Team has moved into the Parish Hall. This will allow the Housing Office to be demolished and construction of the new community building to begin.

As a result the Parish Hall has undergone refurbishment to accommodate the staff from the Housing and Regeneration Teams. It has been fitted with a new reception area, consultation rooms, meeting rooms, and workspace for more than forty staff members.

The new office is open Monday to Friday from 09:00 to 16:30. You can contact the Team at [hms@wandsworth.gov.uk](mailto:hms@wandsworth.gov.uk) or on **020 8871 5530**.



# Planning Application Update

Redrow will be submitting a Planning Application for the regeneration of the Alton estate area very shortly. The submission will be followed by a period of statutory consultation which will give residents another opportunity to have their say on the exciting new proposals.

## The application proposes:

- Up to 1,103 private and affordable new homes to meet the needs of a wide variety of households
- A new village square to connect Alton East, Alton West and Roehampton Village
- A new multi-purpose community building which will overlook and interact with the new village square
- An enhanced library, healthcare facilities, youth facilities and a community hall
- New commercial space including new and replacement retail units on Danebury Avenue and at Portswood Place
- A new community hub at Portswood Place including a nursery and children's centre, a community hall, and a separate pavilion building containing a replacement club room for elderly residents, a retail unit and health uses
- Enhanced and uninterrupted landscape at Downshire Field and the relocation of the bus turnaround area
- New and replacement play facilities across the estate including renewed play-space and facilities at the Alton Activity Centre

## Key Documents

In the coming weeks residents living in and around the proposed development area will receive a formal notice in the post from Wandsworth Council's Planning Department advising them that the planning application has been submitted. Redrow also plans to issue a brochure in the post which summarises the scheme proposals. Residents wanting to review the full Planning Application and all its supporting documents will be able to access the materials online via Wandsworth Council's Planning Portal. Anyone who wishes to comment on the application will be able to do so by email, in a letter, or via the planning section of the council's website. Further information, including the application reference number, will be provided in the formal notice.

A hard-copy of the application will be made available to read at **Roehampton Library** (Danebury Avenue, SW15 4HD).

## Library Opening hours:

Monday: 9am-7pm

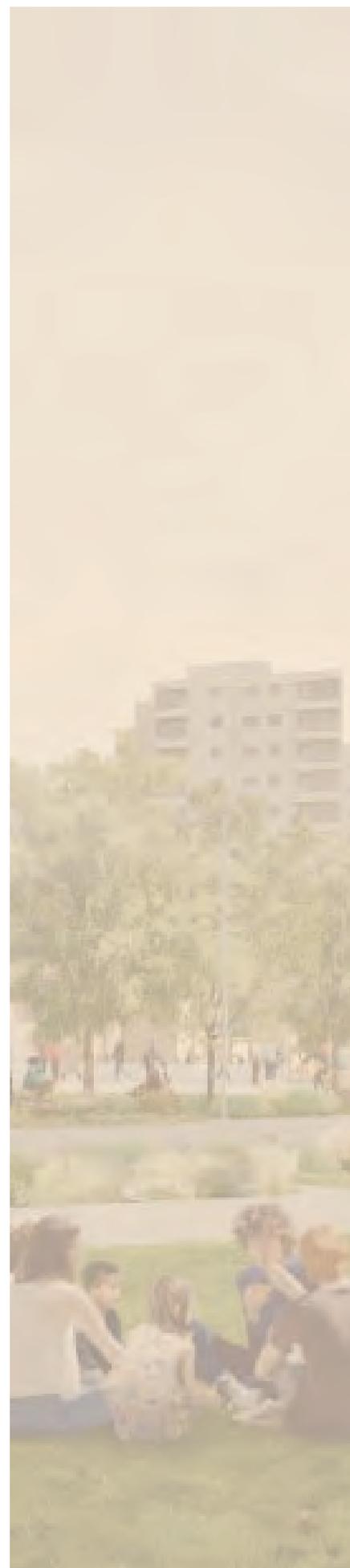
Wednesday: 9am-7pm

Friday: 9am-5pm

Saturday: 10am-2:30pm

## Alton Estate Regeneration Website

Once the application has been submitted, the Alton Estate regeneration project's dedicated website ([altonestateregen.co.uk](http://altonestateregen.co.uk)) will be updated with all the latest information on the proposed plans and will provide a one stop shop for all residents keen to know more about the Alton Estate.





## New Homes at Fontley Way

A key aim of the Alton estate regeneration is to ensure that both secure council tenants and resident homeowners are able to move directly into newly built replacement homes. To this end the council is proposing to build 14 new family homes at Fontley Way (on the site of the former One O'Clock Club).

Designed to a high architectural standard, the proposed development will provide private outdoor space for all homes, additional play space in the local area, and the homes will meet or exceed the space requirements set out in the London Plan.

In order to discuss the proposals with residents the council held two consultation events at the Manresa Clubroom. Feedback was broadly positive with attendees saying that they liked the proposed materials, and that they liked that the new homes integrate into the existing neighbourhood. They were also pleased that improvements will be made to the surrounding landscape which will enhance the parkland character of the area.

Residents raised concerns about the provision of parking for the new building. While council officers understand the concerns of residents, the new development will provide 10 new parking spaces as well as secure storage for bicycles. The wider regeneration of the Alton area will also improve public transport links between Roehampton and the rest of London.

Concerns were raised about construction traffic and its effect on properties neighboring the site. Residents were told that the project team are currently exploring different options and were reassured that a logistics plan would be submitted with the planning application for the Fontley Way site.

Residents were also asked to vote on options for a new play area for over 5s. They were very keen that children could benefit from the surrounding green space, and the architects are currently in discussion with planners to confirm the new play provision.

View the consultation boards online:  
[altonestateregen.co.uk/latest-news](http://altonestateregen.co.uk/latest-news)

Phone: 020 8871 6207 or email: [roehampton@wandsworth.gov.uk](mailto:roehampton@wandsworth.gov.uk)

 @AltonMasterplan  Alton Estate regeneration (and ask to join)

[www.wandsworth.gov.uk/roehampton](http://www.wandsworth.gov.uk/roehampton)

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ALTON GREEN

ROEHAMPTON SW15

# REGENERATION NEWS

September 2019

Issue 23

[www.AltonEstateRegen.co.uk](http://www.AltonEstateRegen.co.uk)

[www.wandsworth.gov.uk/roehampton](http://www.wandsworth.gov.uk/roehampton)

PLANNING  
APPLICATION  
SUBMITTED

ROEHAMPTON  
GETS ACTIVE

BESSBOROUGH  
ROAD BEGINS

FONTLEY WAY  
DROP-IN SESSION

*“The Alton regeneration will deliver more than new homes, it will re-energise Roehampton and provide state-of-the art community facilities that will benefit the Roehampton community and wider Wandsworth.”*

Leader of the Council, Ravi Govindia



# PLANNING APPLICATION SUBMITTED

*After an extensive programme of pre-application consultation and engagement Redrow Homes has applied to the Council for planning permission for the redevelopment of part of the Alton Estate in Roehampton.*

A planning application has been submitted for the Alton area which includes 1,103 new and replacement homes, new community facilities and improvements to the local infrastructure.

Phase one of the development will deliver new homes for existing residents and a multi-purpose community building which will contain a bigger Roehampton library, a new youth centre to replace the Base, a doctors' surgery, a community hall and a café.

This new community building will open onto a new village square which will provide space for community activities and events. The application also includes proposals for a new and enhanced retail 'offer' on Danebury Avenue which will increase the retail space and provide a bigger grocery store for the area.

On Alton West, the regeneration of Portswood Place will provide a new building for the Eastwood Nursery School Centre for Children & Families, a community hall, a new retail unit and a potential new community space. The proposals also contain plans for the refurbishment of the Alton Activity Centre play space and the Downshire Field play area.

The Leader of the Council Ravi Govindia, said:  
*"We are delighted to be working in partnership with Redrow to deliver this long-awaited transformation. This partnership is another demonstration of our commitment to building more homes across the borough and providing better housing choice for Wandsworth people".*  
*"The regeneration of the Alton Estate will also offer opportunities for people to train, learn new skills*

*and improve their general wellbeing. We want to ensure that people of all backgrounds can fulfil their ambitions in Wandsworth and that is why this regeneration programme and partnership is so important."*

Mark Parker, managing director at Redrow East London, said that Redrow have been working with residents and local stakeholders for many years to develop plans that work for local people.

*"Our shared vision is to create a sustainable new community that combines new homes with important community infrastructure".*

*"The area has a strong cultural identity and a number of important heritage buildings that we have taken into consideration during the design process. The new homes will be delivered in accordance with the Design Code that has taken inspiration from the modernist buildings of Alton West and the Victorian streetscape of Roehampton Village. The homes will be surrounded by areas of attractive open space and new pedestrian and cycle routes will be created, linking Alton Green to the surrounding communities. We look forward to continued engagement with the local community over the coming months and years."*

Though the statutory consultation period has finished it is still possible, throughout September, to view the plans and comment on the application online at: [www.wandsworth.gov.uk/planning](http://www.wandsworth.gov.uk/planning) by entering the reference number "2019/2516". If you would like more information on the application please contact **Janet Ferguson** on **020 8871 7959**.



Computer generated image of Portswood Place Community Hub

# ROEHAMPTON GETS ACTIVE!

*The Roehampton Festival will be returning to Downshire Field on Saturday 7th September from 2pm.*

Wandsworth Council's Regeneration Team, Regenerate, Regenerate RISE and Redrow Homes are working together to bring the Festival back to Roehampton this summer. The event will feature music, dancing, amusement rides, street food, sports, a city farm and more.

There will also be a variety of community and voluntary groups from the local area providing information about their services and advertising a range of local activities including cookery classes, sports and fitness sessions, healthy living and employment opportunities.

Residents will also be able to view the masterplan for the Alton area regeneration, and to ask representatives from the Council and Redrow about the phasing plan for the redevelopment, the choices residents will have on the interior decorations and kitchens of the new properties. There will also be information about the Alton Green cultural strategy.



## KINGS & QUEENS BANQUET

The Festival will also feature the return of the Kings & Queens banquet. Older residents will be treated to a three-course dinner and entertainment provided by Regenerate RISE with the support of Hillsong Church. To find out more please contact Mo Smith at: [mo-smith@regenerate-rise.co.uk](mailto:mo-smith@regenerate-rise.co.uk)



## JOBS, TRAINING AND APPRENTICESHIPS

As part of the regeneration Redrow will create a range of jobs, training and apprenticeships for the local community. As well as jobs in construction, roles will be made available through Work Match in areas such as security, site office administration, and decorating. Redrow and Work Match will be attending the Festival to provide information about likely opportunities.



# FONTLEY WAY / DROP-IN SESSION, AUGUST 2019

Following two consultation events in March on the proposals for the Fontley Way site, the Regeneration Team hosted a drop-in event on Tuesday 6th August to inform residents of recent changes to the planning application and to address any concerns residents might have. Following feedback from residents and discussions with planners four changes have been made to the proposals:



1. Rather than provide a new play area for over-5s on Fontley Way, we are proposing to refurbish and improve the existing play area at Ibsley Gardens. The Fontley Way site is a short walk from Ibsley Gardens, and the existing play area is more accessible to children from across the estate. We are proposing to move the new development's under-5s play area closer to Fontley Way, to make it more accessible to local residents.
2. We are also proposing to convert the private communal green behind the development into a series of private gardens for the ground floor maisonettes.
3. The demolition of the existing structure will start in the autumn half term, to reduce disturbance to the neighbouring nursery.
4. Fourteen spaces in front of Crondall House will be suspended during the works to provide access for construction traffic. These fourteen spaces will be reprovided on Fontley Way, with the suspended spaces being reinstated on completion of the development.



## BESSBOROUGH ROAD BEGINS



*Construction has begun on the first 10 homes to support the regeneration of Alton Green.*

Located on Bessborough Road, the development will provide ten new Council homes for tenants and leaseholders already living on the Alton Estate. The development contains five maisonettes and five flats, each with access to either a private garden or private balcony. The development will also be fully adaptable to meet the mobility needs of residents, and one maisonette has been designed specifically for wheelchair use. The development will offer bike storage, a play area - and landscape improvements to the front of the property and to Petersfield Rise.

Wandsworth Council's development partner, Redrow Homes, went on site at the end of July to clear the area and to erect hoarding. The hoarding will feature paintings by pupils from Heathmere Primary School on the theme of "My favourite thing about Roehampton". Pupils' paintings depict London buses, deer from Richmond Park, and the local dinosaurs.

If you were not able to attend the drop-in session, you can view copies of the exhibition boards on the News & Events section of the Alton Estate Regeneration website:

[www.AltonEstateRegen.co.uk](http://www.AltonEstateRegen.co.uk)

For more information, please contact the regeneration team by telephone on:

(020) 8871 6207 or e-mail at:

[roehampton@richmondandwandsworth.gov.uk](mailto:roehampton@richmondandwandsworth.gov.uk)



Bessborough Road hoarding

# WITLEY POINT MUGA REFURBISHMENT



*The Council has agreed a new model for youth services in Roehampton. Key elements of this include a multi-purpose facility in the proposed community building on the Village Square, improvements to the Alton Activity Centre and Downshire Field play area, and a new mobile facility to reach all parts of Roehampton.*



Following consultation with young people, children's services, community groups and local residents, Council officers have also developed proposals for a range of improvements to the Witley Point Multi-Use Games Area (MUGA) and surrounding area.

Resurfacing of the pitch was completed at the beginning of April 2019 and future improvements include new goals, fencing, paths, planting and shrubbery, lighting, toilets, children's play facilities and access to sports equipment. The proposal also includes a new area for spectators beneath the existing tree canopy and new "welcome areas" at the two entrances to the MUGA, with feature paving, bins and notice boards. There are additional plans for a new running track. Existing obstacles on the site such as trees and rocks will create informal play opportunities.

The MUGA is in an established setting, with surrounding wooded areas and the Council has commissioned an ecological survey to ensure the potential impact on local wildlife is minimised.

You can view the MUGA improvement proposals on: [www.AltonEstateRegen.co.uk](http://www.AltonEstateRegen.co.uk)

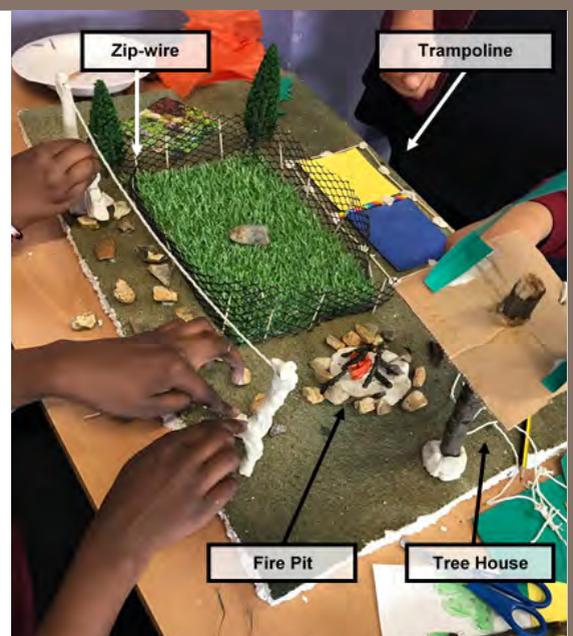


## MUGA WORKSHOPS

Engagement sessions have taken place with Roehampton Youth Club, Chelsea Kicks Juniors, Chelsea Kicks Seniors, and pupils from Heathmere Primary School.

The young people identified areas which need improvement including the fencing, shrubbery, lighting, access, amenities and play equipment.

Working in groups they also used a variety of materials to create their own designs of what they would like to see in the area.



# THE BASE REFURBISHMENT



*The BASE on Danebury Avenue has opened following its recent refurbishment, to increase its capacity and to improve services for young people in the area.*

The BASE now contains a fully fitted training kitchen, a music studio, an ICT suite, an arts corner and 'Chill Out' multi-media area. The refurbishment will ensure that the Base is able to host a wider range of activities and facilities in order to meet the needs of the users of both the BASE and the Roehampton Youth Club until the new youth facility is opened in the new multi-purpose community building ("Block A"). The refurbishment also includes a movable partition which can be used to create a space for smaller group sessions, new PCs and new furniture.

Pat Ingram, manager of the BASE, said that:

*"The young people are pleased with the refurbishment - it feels bigger, cleaner and more exciting! The kids love the new facilities, especially the new studio, computers and kitchen."*

## JOBS AND TRAINING

The council's Work Match service is available to help local people into employment. Staff will know about local vacancies, help with writing CVs and covering letters, applying for jobs, and preparing for interviews.

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ALTON GREEN

ROEHAMPTON SW15

# REGENERATION NEWS

February 2020

Issue 24

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REVISED  
PLANNING  
PROPOSALS

ROEHAMPTON  
FESTIVAL

BLACK HISTORY  
MONTH

WHAT'S ON  
ROEHAMPTON



 **REDROW**  
A BETTER WAY TO LIVE



# PROPOSED CHANGES TO THE DELIVERY OF NEW COUNCIL HOMES



*A revised proposal for the phasing and delivery of council homes as part of the regeneration of the Alton Estate will accelerate the delivery of new council homes*

Redrow Homes submitted a planning application for the Alton Area regeneration in June. Following the statutory planning consultation both the Council and Redrow Homes have carefully reflected on comments made by the public and by the GLA in respect of the location of council housing. A comprehensive proposal has been prepared by the council's Regeneration Team which addresses these concerns and will accelerate the delivery of council housing in the first phase of the regeneration.

The revisions are:

- Block A will now provide an increased proportion of replacement homes available for Council rent
- Block O will now provide replacement homes for Council rent and resident leaseholders rather than private homes
- Block Q2 will now be completely shared ownership
- Blocks F and G will now provide a mixture of Council homes and homes for private sale

The revised proposals will provide a greater mix of social and private housing across the intervention area and accelerate the delivery of new council homes and shared ownership homes. Changing the housing mix of Block A and Block O will bring forward the delivery of 40 replacement Council homes by many years and will also help facilitate the second phase of construction. It will also mean that Blocks Q1, Q2 and Q3 will provide social rent homes, shared equity homes and shared ownership homes, improving the tenure mix.

Brochures detailing these changes have been delivered to all residents in the intervention area. The Regeneration Team has also held 1-2-1 meetings with residents to explain the changes to their housing options, and three drop-in sessions have also been held.

All the information provided at these sessions is available on the Wandsworth Council website – if you would like more information please contact the Regeneration team on **020 8871 6207** or at [roehampton@wandsworth.gov.uk](mailto:roehampton@wandsworth.gov.uk).

## KEY

- Replacement homes (social and shared equity)
- Private homes
- Shared Ownership

## Former Proposal



## New Proposal



# FONTLEY WAY

## Fontley Way Planning Application Submitted

The planning application for 14 new council homes at Fontley Way was submitted to Wandsworth Council on the 11th November 2019. The Fontley Way development will provide new high-quality family housing for existing residents from within the intervention area, as well as a range of improvements to the landscaping and local play provision.

In addition to two consultation events and an information drop-in event, a statutory planning consultation has been undertaken by the Council's Planning Department. You can view the application by going to the Council's Planning Portal [www.wandsworth.gov.uk/planning](http://www.wandsworth.gov.uk/planning) and entering the reference **2019/4697**.



For more information on how the proposals have evolved since consultation, please visit: [www.altonestateregen.co.uk](http://www.altonestateregen.co.uk)



Fontley Way

## WHAT'S ON ROEHAMPTON

EVENT	LOCATION	DAY	TIME
Knit-and-Knatter	Roehampton Library	Alternate Wednesdays	14:00 – 16:00
Over 65's café	Methodist Church (Minstead Gardens)	Thursday	11:00
Men-in-Sheds	Methodist Church (Minstead Gardens)	Wednesday	12:00 – 15:30
R.O.C.K.S. After School Club	Alton Activity Centre	Mon – Fri	15:50 – 18:30
Family Sports	Alton Activity Centre	Wed	16:30 – 18:00
Art Classes	Alton Activity Centre	Monday	10:00 – 12:00
Youth Club	The Base	Mon – Fri	13:00 – 21:00
ESOL level 1	Roehampton Library	Monday & Wednesday	16:00 – 18:00
ESOL Level 2 & 3	Roehampton Library	Monday & Wednesday	10:30 – 12:30
English Conversation Group	Roehampton Library	Wednesday	17:00 – 18:00
Homework Help	Roehampton Library	Mon (Term Time)	15:30 – 17:00
Reading Support	Roehampton Library	Mon	15:30 – 18:00
Craft Club	Roehampton Library	Sat	11:00 – 12:00
Story Time (Ages 0 – 3)	Roehampton Library	Fri	10:30
Rhyme Time (Ages 2 – 5)	Roehampton Library	Wed	10:30
Citizens Advice Wandsworth	Mount Clare, Minstead Gardens	Mon – Fri	10:00 – 16:00
Chelsea Kicks	Witley Point MUGA (Wanborough Drive)	Fri	18:00 – 21:00

# ROEHAMPTON FESTIVAL

*Residents and community groups from across Roehampton celebrate the end of the summer holidays*



The festival returned to Downshire Field with more activities than ever. The event featured live music, inflatable rides, food, stalls, sports, a rodeo and a city farm.

Enable returned to promote health and fitness in the local community, providing free health check-ups and advice on how to keep fit. They were supported by local groups who arranged activities including dodgeball organised by Knight's Gym, rugby by Roselyn Park, tennis by the Rackets Cubed and boxing by Carney's Community.

Regenerate also attended in force, organising the children zone which featured a double decker youth bus staffed by XLP, art and crafts by youth workers from the Base, body art by Infinite Arts Media, table tennis, graffiti, calisthenics and much more. Regenerate also arranged the stage, which featured music from DJ Lance, Banned From Sainsbury's, Jordan, Karis, Tea Boy, Fatch, Dockem and Mallone.



Regenerate RISE also hosted the Kings & Queens banquet, providing a well-earned feast for elderly residents, as well as a range of entertainment including a steel drum band, dancing, an acapella group and bingo.



The Mayor of Wandsworth, Cllr Jane Cooper, said:

***“The Festival celebrates the best about Roehampton – it’s brilliant to see so many residents and children enjoying their local area and learning about the services and activities that local groups and volunteers provide!”***

We would like to thank Enable, Regenerate, Regenerate RISE and all the groups and volunteers who made the event possible, and we look forward to returning in 2020.



# BLACK HISTORY MONTH



*Ubuntu Museum, a community enterprise run by Jackie Mwanza, held its first exhibition at 6 Portswood Place*



Ubuntu Museum was founded by Jackie Mwanza, a visual artist who has over 12 years of experience working with galleries, museums, schools and youth clubs promoting inclusivity in education. Talking about the project Jackie says that *"Ubuntu Museum was born out of a need to share my experiences of being a black African female in Britain. There are too few stories and points of views of people of colour in Britain and the West generally, so I have created Ubuntu Museum to put out these stories"*.

Following on from their success at the Roehampton Festival, Ubuntu Museum returned to the Alton estate for its first exhibition – "The Nude Gallery" – which was held at 6 Portswood Place until Mid-December. The exhibition looked at the use of "flesh" and "nude" colours in commerce and culture, and referenced figures such as Michelle Obama, Kate Middleton, Malorie Blackman, Marvel's The Black Panther and Carlos Acosta. Talking about the exhibition, Jackie says: *"I wanted to highlight how assumptions about "flesh colour" and "nude tones" permeate everyday life, and the problems it causes for men, women and children of all colours."*

For more information go to [www.ubuntumuseum.com](http://www.ubuntumuseum.com)

## THE ROEHAMPTON CHRISTMAS FESTIVAL

*The Christmas Festival returned to Roehampton on Tuesday 17th December!*

The Regeneration Team hosted the event at the Minstead Gardens Methodist Church, and featured decorations made by local children, music by World Heartbeat Music Academy, songs by local schools and carols by the Minstead Gardens choir (An A-Chaired Taste). There were also plenty of free festive snacks and hot drinks, as well as crafts and games for the whole family.



# INTERVIEW

## Janice Fernandes, Roehampton Library Manager

*Janice has over 28 years of experience as a librarian and has worked at the Roehampton Library for the last two years.*



During her career Janice has seen the role of libraries change considerably: *"This morning we have Age UK running 'DigiPals' sessions to support older residents to use IT, English language lessons run by the Workers' Educational Association (WEA) and a children's reading playgroup organised with Eastwood Nursery".*

As well as managing the Roehampton Library, Janice organises community and cultural events across the libraries in Wandsworth, and as a result knows what makes a library successful. *"The location of any library is very important. We are in a prominent location at the centre of the estate – you can't miss it! Ideally we wouldn't be so close to the road, and we could benefit from more visibility and natural light".*

Janice has been to consultation events and has provided a lot of feedback on the proposals for a new library. *"We are looking forward to the new space and to working over two floors. We're also glad that the new library will receive a lot more daylight, and are interested to see how the relationship between the new library and the new village square will develop".*

The new library will have twice as much space as the existing building, and will have areas for quiet study, community groups, IT and for reading. The new library will also open directly onto the new village square, providing the opportunity for outdoor activities and events.



Amanda Stirrup, Head of Libraries at Wandsworth, said that

*"Partnerships within the new building will take the local library facility into a new phase, where it is modern, community focused and delivers what local people need in exciting, creative and effective ways, and will become a blueprint for a new approach across the library network. The building, with its inherent flexible approach to space, will help create a sense of local identity and belonging for local people and bring library services to the attention of those who traditionally have not used them."*

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# Regeneration of the Alton Estate

## Listening and responding to your views

The Council has been working with the community for a number of years on ambitious plans to improve the Alton area and create new opportunities for local people through regeneration.

These ambitions are now being realised, following the near-completion of a five-year period of extensive masterplanning and consultation.

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

The community had the opportunity to visit a public exhibition held over two days and three 'pop-up' events. They could also share their opinions by post, by email, in workshops and through a dedicated telephone line.

We received valuable feedback and input which has helped set key objectives and agree priorities, which are:

-  DELIVERING HIGH QUALITY NEW HOMES
-  CREATING A NEW VILLAGE SQUARE
-  DELIVERING NEW COMMUNITY FACILITIES
-  NEW LANDSCAPING AND PLAY SPACE
-  IMPROVING ACCESS AND MOVEMENT

300+

PEOPLE ATTENDED EXHIBITIONS AND YOUTH CONSULTATIONS



59

PEOPLE COMPLETED QUESTIONNAIRES



All comments received have been recorded. They will be arranged into topic areas and summarised in the Statement of Community Involvement which will accompany the planning application.

Once the planning application has been submitted there will be further opportunities for people to comment.

## The planning application process

The Council and Redrow are submitting a 'hybrid' planning application starting this Autumn.

This has three components that reflect the early phases of the development. The first establishes the overarching principles of the Masterplan in the main intervention area. The second includes more detailed information on the first phases of construction work. The third covers the refurbishment works to Minstead Garden bungalows.

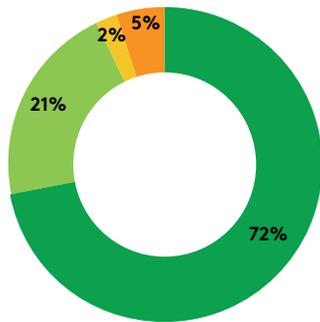
These boards and the presentation on the display screen respond to the questions that were raised about each of these priorities and how construction will progress. They also share residents' opinions and expectations and communicate how plans have evolved.

For more information on the process and vision for the regeneration of the Alton Estate please visit: [www.altonestateregen.co.uk](http://www.altonestateregen.co.uk) or call 020 7397 5212.

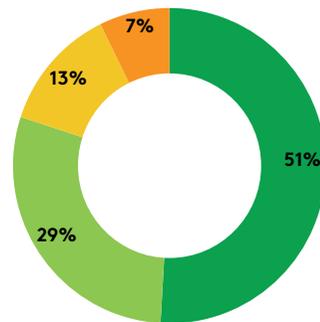
# Do you agree that the following issues are important to the regeneration of the Alton Estate?

## Local community feedback summary

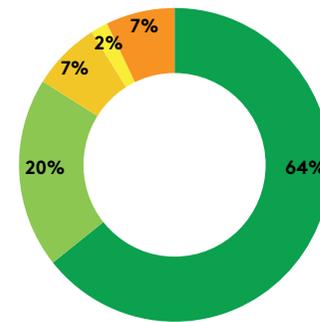
IMPROVEMENT OF NEW COMMUNITY AND HEALTH FACILITIES



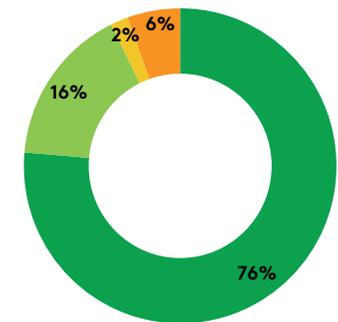
EARLY DELIVERY OF REPLACEMENT AFFORDABLE HOMES FOR EXISTING RESIDENTS



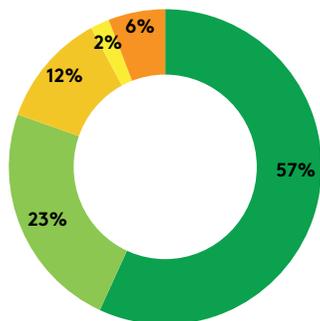
NEED FOR WELL DESIGNED; ATTRACTIVE NEW BUILDINGS



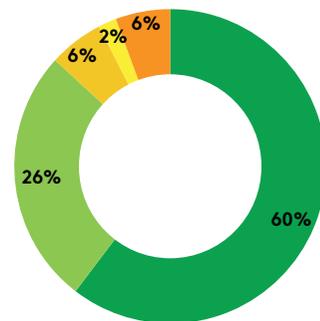
PROTECTION AND IMPROVEMENT OF GREEN OPEN SPACE



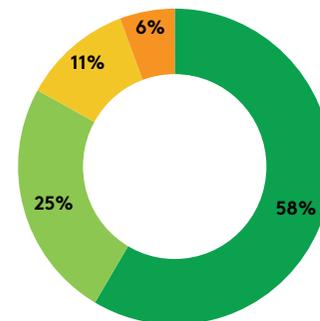
PROVISION OF A NEW FLEXIBLE VILLAGE SQUARE AND PUBLIC REALM



NEED FOR PLAY SPACE THAT CATERES FOR A WIDE RANGE OF AGES FROM EARLY YEARS TO YOUNG ADULTS



JOB OPPORTUNITIES AND DELIVERY OF COMMERCIAL FLOORSPACE



KEY

Strongly Agree	<span style="color: green;">●</span>
Agree	<span style="color: lightgreen;">●</span>
Neither	<span style="color: yellow;">●</span>
Disagree	<span style="color: orange;">●</span>
Strongly Disagree	<span style="color: red;">●</span>

# Realising the vision

## Masterplan



# Realising the vision - overview of plans

Your feedback has confirmed there's support to create a safe, attractive neighbourhood with a wide range of amenities and supporting infrastructure.

## NEW COMMUNITY FACILITIES

A new multi-purpose community building, which will have:

- A new library

- Facilities for young people

- Community hall with meeting/function space

- New health facilities

A new community building at Portswood Place provides space for:

- A new nursery and children's centre

- Community health and retail uses

## DELIVERING HIGH QUALITY NEW HOMES

Mix of accommodation to provide replacement homes for those most affected and support local housing need

- Homes that meet or exceed the Mayor of London's space standards

- New housing that's designed to be safe and secure

- Maximising outdoor space and private amenity spaces

- Attractive design and high quality materials (with brick preferred)

## NEW LANDSCAPING AND PLAY SPACE

Ensuring there is no net loss of open space

- Preserving and enhancing the open, green character of the estate

- Play areas throughout the estate that are safe and accessible

- Some careful thinning of trees to open up important views

- Improved public realm and feel of streets

## IMPROVING ACCESS AND MOVEMENT

Improvements to the Danebury Avenue junction with Roehampton Lane

- Safer pavements and level pedestrian crossings

- Improved loading and servicing facilities and secure undercroft parking

- Improved on-street parking design to ease congestion

- Improved pedestrian and cycling routes

- Improved bus facilities

## CREATING A NEW VILLAGE SQUARE

Creation of an attractive local centre at the heart of the Alton Estate

- A new multi-purpose community facility to benefit the Alton Estate as a whole

- A public square that can be used for markets and events

- Improvements to the retail area, including a new food store

- Helping to better connect the Alton Estate with Roehampton Village



# Timeline

## A phased approach

A phasing plan has been produced which sets out the proposed order and estimated time in which the new homes and facilities will be built. A key objective of the phasing is to allow existing residents to move straight into a new replacement home.

### Alton Regeneration Timeline:

DATES	PHASE
2018	Final pre-application consultation/planning application submitted
2019	Early sites constructions starts
2020	Phase 1 begins and early sites for replacement homes completes
2021	Phase 1 complete
2022	Minstead Gardens refurbishment complete
2023	Phase 2a complete
2024	Phase 2b complete
2024	Phase 2c complete by end of 2024 and 2025
2024	Phase 3 starts
2027	All complete by 2027



### PHASE 1

#### Blocks A, O, M

- > 147 market sale homes
- > 550sqm re-provided food store, library, health and community facilities
- > 40 replacement social rent and equity share homes in Block A
- > New Village Square
- > Alton Activity Centre play improvements

### PHASE 2

#### Phase 2a

##### Portwood Place:

- > Replacement of Eastwood Nursery and Children's Centre
- > New community/health facilities and retail opportunity

##### Minstead Gardens refurbishment scheme:

- > 29 sheltered homes

#### Phase 2b

##### Blocks K1, K2, K3, N

- > 351 market sale homes
- > c.1,000sqm retail space

#### Phase 2c

##### Block Q

- > 116 replacement social rent and equity share homes

### PHASE 3

#### Blocks B-J

- > 449 homes
- > Minimum 100 social rent and shared equity/intermediate homes
- > c.1,650sqm retail and community space

# Landscape vision overview

This is an update on two of the key opportunity areas for landscaping.

## 1 Alton Village Square

- > The Village Square is a lively public space for the residents of Alton and Roehampton. The aesthetic of the square is strengthened by the new library building and surrounding landscaping.
- > The Square is configured to provide a central heart that is flexible and can accommodate events or seasonal markets. The Square has the opportunity to be curated throughout the year with community run activities.
- > When there are no markets or events taking place the square is still an enjoyable place to meet, rest and play. Feature benches encircle the green boundary, creating inward facing activation making it ideal for watching the world go by.
- > Street trees and seasonal planting define its perimeter and create a safe and protective boundary from the traffic running along Roehampton Lane and the Danebury Avenue Junction. This significantly improves the atmosphere inside the square whilst providing a visual continuity with the mature trees along Roehampton Lane.
- > Key arrival spaces are created at the four corners of entry to the new square where a vibrant palette of materials lead pedestrians into the central space.
- > Outside the new library is an area of feature paving that announces the building threshold and strengthens the visual connection between the square and library. A new pedestrian link will run along the library to improve pedestrian movement and access to the community facilities.

## 2 Alton Activity Centre

- > Alton Activity Centre is the youthful heartbeat at the centre of the masterplan. Situated between Downshire Field and the Village Square it can attract people from the estate and across the Roehampton area to engage in a diverse range of dynamic play experiences.
- > The space is purposefully bold and visually rich with ambient floor graphics to create an identity that is striking and unique for the area. Graphic line markings create a dynamic floorscape that bends, twists and curves around fluid forms. Children are able to follow the lines as a playful journey connecting to various experiences along the way.
- > Tree planting and soft landscape is used at the edges to provide a screen and safety buffer from the surrounding roads. An informal sensory play trail runs along the inside of the boundary as an adventurous way for children to navigate the space and provides moments of discovery and joy.
- > The unique site topography is utilised through a series of dramatic soft terraces, ledges and undulating landform that provide opportunities to sit, climb, scramble and explore.
- > A play space for under 5's is located close to the Activity Centre building and provides a dedicated play area that is lockable, secure and safe.
- > Youths are provided with a variety of landscaped spaces including a MUGA court and trail of subtly integrated skateable elements. Areas to jump, climb and slide will also be included.
- > Bench seating and pockets of lawn provide areas to picnic, socialise and relax.



# Landscape update - Village Square

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

The updated landscape plans for the Village Square show the open, safe and welcoming environment we're creating. Green infrastructure permeates the streets leading into the Village Square attracting people in. There are clear and safe connections for pedestrians, prams and wheelchairs across the square. Multiple activities have been designed in for children and young people. There is also ample and flexible space for markets and other community activities, including temporary and permanent community art displays.

## Key legend

- 1 Main paving
- 2 Feature central paving
- 3 Feature paving to Library threshold
- 4 Planted perimeter buffer
- 5 Feature timber bench
- 6 Feature trees/seasonal interest
- 7 Perimeter trees/seasonal interest
- 8 Steps to address level change
- 9 Sculptural play area 0-11
- 10 Lawn area acts as buffer to the road

"The square needs to be accessible for wheelchairs/pushchairs."

"We'd like flexible use of the square for a range of community activities. Childcare play facilities in one corner of the square. A sitting area and outside café."

"One of the best things to do is plant grass and trees. That would be pleasant to the eye."

"Please replant trees and maintain the upkeep of the estate."

"Outdoor play and meeting spaces for every generation."



# Landscape update - Village Square

## The Village Square

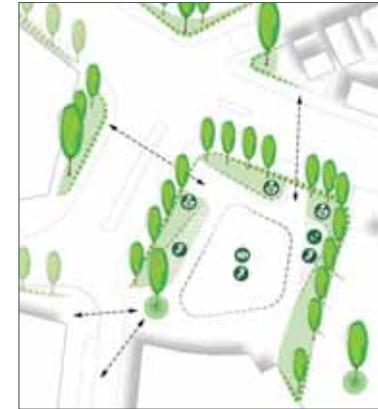
### Public open space - the principles behind the designs

- > Community hub
- > Healthy public environment
- > Tree lined Danebury Avenue
- > Accessible and inclusive
- > Flexibility for multiple uses
- > Relaxing and active recreational opportunities
- > Encourage social interaction
- > Balance of Hard & Soft spaces
- > Robust materials
- > Flexibility for events and seasonal markets/art
- > Opportunity to incorporate public art



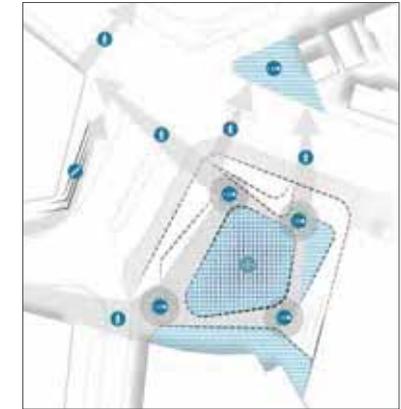
#### Zoning

The Square is configured to provide a flexible event/ market space in the centre. Planting and trees define its boundary and create a protective boundary from the busy Roehampton Lane. Key pedestrian routes are announced as arrival spaces.



#### Soft landscape

A dense green buffer creates a verdant back drop to the Square, screening the busy road. Feature trees announce the corners and extend across Roehampton Lane. Seating encircles the green boundary, creating inward facing activation.



#### Hard landscape

Key arrival spaces are created at the 4 corners of the new square. A vibrant palette of hard materials draw pedestrians across Roehampton Lane into the Square.

### Landscape features being developed based on community feedback



Focal point/wi-fi hotspot



Definition/activation of edges



Sculptural play hub (0-11+)



Hard flexible space for events & activities



Feature paving & furniture



Public gardens & feature trees



Installations & art



# Alton Activity Centre

The main active play hub is the Alton Activity Centre where there will be outdoor play spaces for children aged 0-11, as well as social and communal areas for people of all generations. The multi-use games area (MUGA) will include climbing walls and boulders for more active play by older children and adults. There is also space for informal sport and recreation, for example table tennis tables, skating zones, and social corners where people can watch and relax as others are involved in sport and play.

## Key legend

- 1 Feature rubber safety surface in 2/3 colours/graphics
- 2 Play area 0-4/equipped
- 3 Play area 5-11/equipped
- 4 Planted perimeter buffer
- 5 Feature bench
- 6 Lawn areas and incidental play
- 7 Kickabout area with skateable perimeter
- 8 Active play areas 0-11+/equipped
- 9 Rubber landform allowing for climbing/sliding
- 10 Planted island with feature tree/seasonal interest
- 11 Terraced seating edge
- 12 Fence and gates to secure play area



"Places to meet, socialise and exercise."

"Skateboarding."

"Outdoor gym equipment would be great."

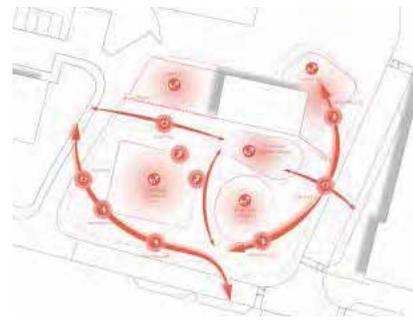
"Free sport facilities to encourage children and youngsters to practice sports."

# Landscape update - Alton Activity Centre and play spaces

## Alton Activity Centre

### Public open space - the principles behind the designs

- > Main active play hub at Alton Activity Centre
- > Play spaces age 0 to 11+
- > Social and communal areas
- > Space and facilities for informal sport or recreation activity (e.g. table tennis table)
- > Multi-use games area (MUGA), climbing walls or boulders, skating area
- > Seating areas on the edge of the activity space
- > Landscaped buffer and seats
- > Youth spaces
- > Social corners: places to hang out, relax and watch others while being next to physical play events.



### Landscape features being developed based on community feedback



Urban Play - Graphic rubber safety surface



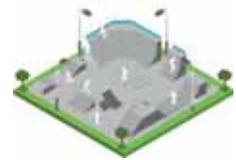
Active sculptural play - climbing walls and large equipment



Equipment for 0-11 years old



MUGAs & informal kickabout areas 11+



Informal skate area/planted buffer



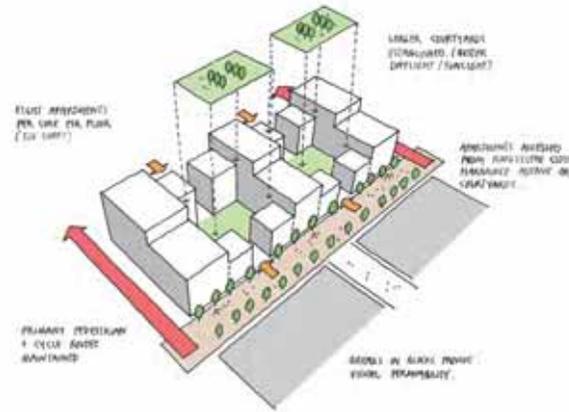
Social areas for young people/adults



# Detailed design update following June consultation

## Block K

- > 230 private sale homes are provided across three blocks ranging in height from 4 to 9 floors
- > A mixture of 1,2 and 3 bed private apartments and maisonettes are arranged around two courtyards which are accessed from Harbridge Avenue and Kingsclere Close
- > Key visual and public pedestrian links are created between the blocks fronting Harbridge Avenue and Kingsclere Close through landscaped courtyards increasing connectivity through Alton Green to Danebury Avenue and beyond



The top two floors reference the Alton Estate and are set back to provide shading to the apartments.

## Increased visual and pedestrian connections



Illustrative aerial view

### Kingsclere Close street frontage



Illustrative view looking down Kingsclere Close from Roehampton Lane



# Detailed design update following June consultation

These images show the developed design of key buildings overlooking the new Village Square and gateway of the regeneration.

## Block A/Library

The new public library is designed to be the key civic building of the regeneration. The ground floor is pronounced with folded geometry mimicking a row of books on a library shelf. Windows light up the reading spaces inside and give views out onto the new public square. The main entrance is marked by a recess surrounded by readable literary messages on book spines.



1. Large feature windows
2. Folded metal facade
3. Folded facade to top floor relates subtly to the second floor Library.
4. Feature staircase visible from Village Square

Entrance and Signage Under Development

Entrance and Signage

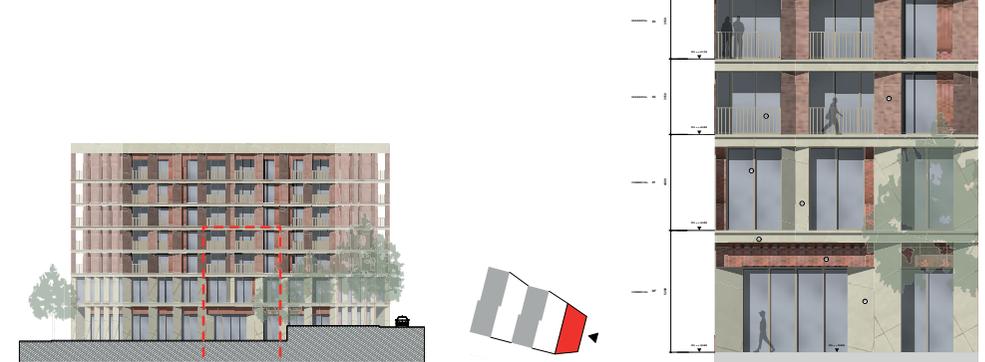


## Block O

Following a series of consultations, we have developed the special architectural treatment to Block O. The chamfered shape of the building allows it to relate to both Roehampton Lane and Danebury Avenue – highlighting it as an important building that marks the gateway to the regeneration. The upper storeys are articulated with alternating brick piers whilst the commercial spaces at the lower levels are visibly different with a light and bright material finish.



Detailed Elevation – Frontage to Square



# Fontley Way update

## Context

A key aim of the Alton regeneration project is to ensure that secure council tenants and resident homeowners are able to move straight into newly built replacement homes, with minimum disruption and without the need for a temporary move.

As part of this commitment and to ensure we meet the needs of existing residents, new fit for purpose high quality homes will be provided at Bessborough Road (Sherwood Lodge) and Fontley Way (former One O'Clock Club).

The Council secured planning for Bessborough Road in June 2018 and construction by Redrow is due to start in early 2019.

TateHindle Architects have recently been appointed to develop proposals and submit a planning application for Fontley Way so that it can provide some of the new homes for residents that are affected by the Alton Estate Regeneration Project.

## The Brief

While we are at an early stage of the design process, the aim for the site is to deliver 12-14 new 3 and 4 bedroom family homes. Key features of these new homes will be:

- > High quality architecture and landscape design that will contribute positively to the existing neighbourhood and to the wider area
- > Stacked maisonettes in a low rise development
- > Designed in the context of the existing neighbouring homes
- > Communal outdoor space at the heart of the site providing wider benefits to neighbouring properties
- > Designed with future maintenance costs in mind
- > Car and secure cycle parking provided on site

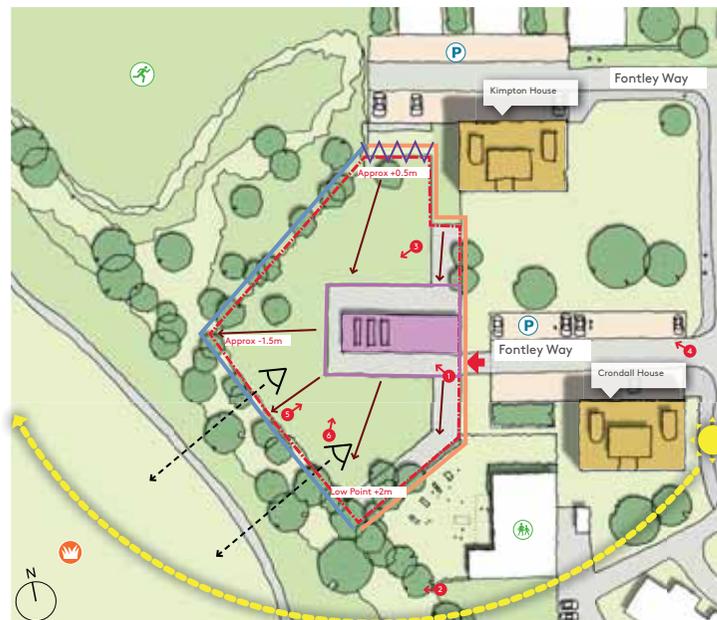
The new homes will be designed to meet or exceed the requirements of the London Plan and London Borough of Wandsworth planning policy in terms of high quality design and sustainability. Every new home will provide:

- > Private outdoor space in the form of a balcony or private terrace with views out onto the landscape
- > Fitted kitchens and bathrooms, sufficient space for furniture and storage, individual gas boilers, well insulated double glazed windows, utility cupboard and refuse/recycling facilities
- > At least 2 of the maisonettes will be designed for wheelchair users. Every home will be designed as adaptable and suitable for later life to meet the specific needs of existing and future residents

## Next steps

Design work has recently started and we plan to undertake full consultation with residents and other parties in Autumn before a planning application is submitted later this year.

Subject to planning approval, we aim to start construction of the new homes next year and for the homes to be completed by 2020 for existing residents to move into.



## OPPORTUNITIES AND CONSTRAINTS

- > The site is on the edge of the Alton Estate
- > 12 storey blocks - Kimpton House and Crondall House - located adjacent to the site
- > Alton Community Play School positioned to the south of the site
- > Mature landscaping edges the site along the western boundary
- > Site slopes down towards the south west
- > Irregular site
- > Whitelands College situated to the north of the site
- > Vehicular access provided off Fontley Way
- > Development offers opportunities to provide views towards Richmond Park

## KEY

- Site Boundary
- Parking
- 12 Storey blocks
- Existing building to be removed
- Site Level Fall
- Views towards Richmond Park
- Alton Community Play School
- Richmond Park Golf Club
- Roehampton Recreation Ground
- Chain Link Fence + Dense Vegetation
- Vertical Open Railing
- Level Table
- 1m Level Change Retaining Wall



# REGENERATION OF THE ALTON ESTATE

## **Listening and responding to your views**

Discover the outcomes of the June  
consultation with the Alton Estate community

**300+**

**PEOPLE ATTENDED  
EXHIBITIONS AND YOUTH  
CONSULTATIONS**

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

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

**59**

**PEOPLE COMPLETED  
QUESTIONNAIRES**

**WE ASKED:**

**WHAT ISSUES ARE IMPORTANT TO THE REGENERATION OF THE ALTON ESTATE?**

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



- 1 MINSTEAD GARDENS**  
Refurbishment and extension of existing sheltered bungalows
- 2 PORTSWOOD PLACE**  
The location for the new nursery, children's centre, retail space and improved community facilities
- 3 CENTRAL PLAY SPACE**  
Improved and upgraded play space facilities at Alton Activity Centre
- 4 DANEbury RETAIL**  
A new retail parade with shops lining both sides of the street
- 5 VILLAGE SQUARE**  
A new and vibrant public space that's adaptable to wide-ranging community activities
- 6 NEW MULTI-PURPOSE COMMUNITY CENTRE**  
A contemporary and spacious building containing the new library, GP surgery, café, flexible spaces for community uses and a new youth facility for Base.
- 7 DOWNSHIRE FIELD**  
Improved and upgraded play space and wider improvements



**GENERAL**

## What's happening next with the Alton Estate?

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



GENERAL

## When will work on the regeneration of Alton begin?

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

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





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

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

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





**TRANSPORT &**

**INFRASTRUCTURE**

## Q How will traffic be managed during the build stages?

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

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

## Are any improvements being made to transport?



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

There is a further proposal to relocate the bus turnaround to a site in front of Shalden House. This would mean up to four buses have space to wait, enabling an increase in the number that operate.

Improved landscaping and tree-planting will provide a visual screen and enhanced landscape buffer to Shalden House.





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



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

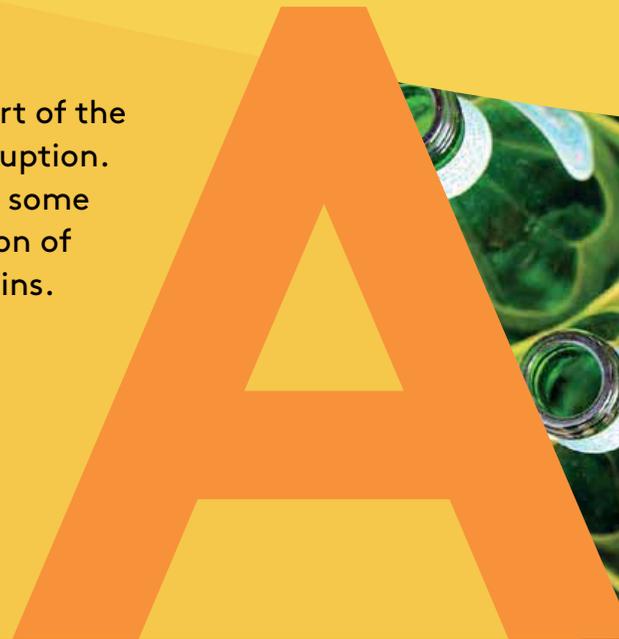


**710**  
FUTURE CAR PARKING SPACES

## How will refuse collection work during the building stages?



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





HOUSING

## Q What types of new homes will be available?

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



**1,103**  
NEW HOMES

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



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

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

**256**  
AFFORDABLE HOMES



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

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



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



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

**256**  
AFFORDABLE HOMES





**BUSINESS**

**RETAIL**



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



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



**3,140 SQM**  
RETAIL SPACE



Q

## Are there going to be new offices?



A

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



**480 SQM**  
OFFICE SPACE



COMMUNITY

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

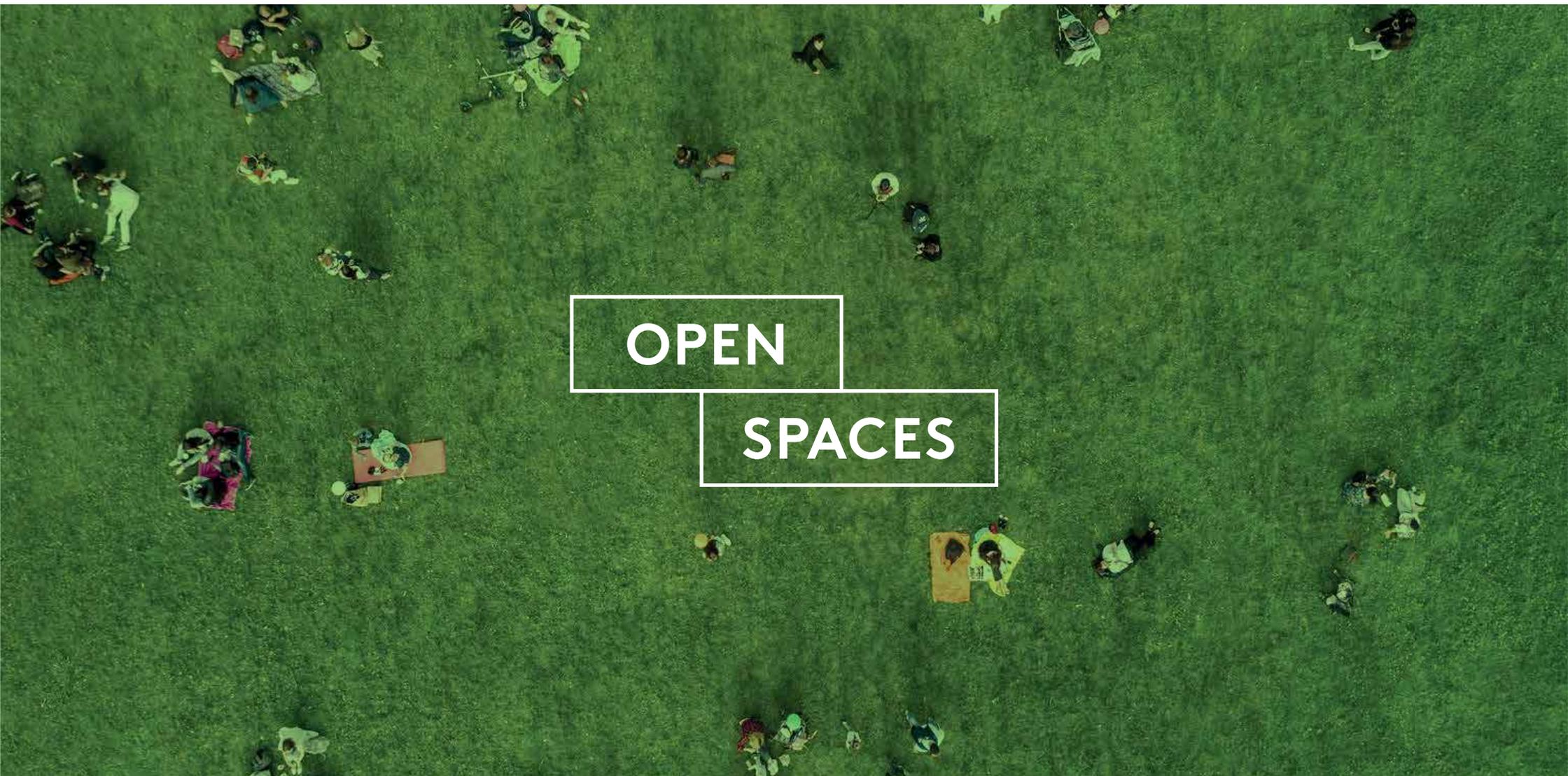
Lots of fantastic ideas are being considered to give young people great places to meet their friends, be active and enjoy themselves. Base, the local youth group, will have a new space in the multi-purpose community facility overlooking the village square and access to the library and community hall.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



**390 SQM**

YOUTH CENTRE & COMMUNITY HALL





**OPEN**

**SPACES**

## Where will children and young people play?

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



**1,825 SQM**  
PLAY PROVISION



## OPEN SPACES

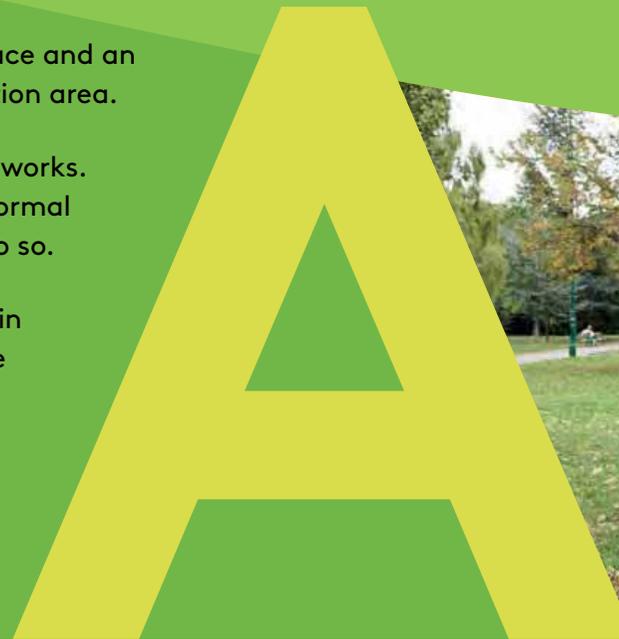
# Will we lose open space overall and how will open space continue to be accessible throughout construction?

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

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

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

**3 NEW**  
PLAY AND AMENITY AREAS FOR ALL AGES





**EMPLOYMENT**



## Will there be job opportunities for local people?



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

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

[www.redrowcareers.co.uk](http://www.redrowcareers.co.uk)



# MISCELLANEOUS



**How noisy will it be during the works?**



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

Standard working hours will be 8am-6pm Monday to Friday, 8am-1pm on Saturdays and not at all on Sundays or bank holidays. Work outside of these times will not be allowed unless special permissions are obtained.

## Will Redrow work on Saturdays?

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



**More information on the Masterplan consultation and the feedback received from the local community can be found on the presentation boards in the Get Active Roehampton tipi. Further communication with residents is also scheduled for September 2018.**



ALTON GREEN

ROEHAMPTON SW15

# REGENERATION OF THE ALTON ESTATE

## Realising your vision

With the community of Alton Estate, we're creating a safe and attractive neighbourhood.

A place with high quality new homes, wide-ranging community facilities, rejuvenated open spaces and play spaces, and a vibrant village square that sits at the heart of it all.

# Arts and Cultural Strategy for Alton Regeneration

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



The strategy is being developed in response to the vitality of Alton and its cultural energy and vibrancy. Our aim is to preserve the existing arts and cultural activities and work to make this more efficient, diverse and open.

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

Our aim is to support the creative reimagining of the Alton Estate through capturing the past, present and future aspirations and stories of local residents. The strategy and art commissions will be delivered as a collaborative process through engagement with Alton residents, Wandsworth Borough Council, Redrow Homes, the landscape architects and architecture design teams.





# Arts and Cultural Strategy for Alton Regeneration

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

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

## The Meanwhile programme

Using spaces that are temporarily empty or creating features out of under used areas



## Temporary interventions

Events and installations



## Permanent installations

Sculptures and mixed media



Please note all locations and imagery used in these boards are design concepts only. They do not indicate the final siting and appearance of the Reflections on Home Soundscape.



# Reflections on Home

## A community-wide conversation

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



**Artefacts**

The artists are examining archive material including photographs, films, maps, design plans, models, sound archives and personal collections relating to the Alton Estate dating from the 1700s to the present day.

**Stories**

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





# Reflections on Home

## Soundscape

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

A soundscape app for mobile devices



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

Experience Reflections on Home Soundscape in sites and at special events for local people around the Estate in Spring 2019.



A sound performance with participants from the local area.

Guided walks to different parts of the installation.

# Alton Activity Centre Design Elements

ALTON GREEN

ROEHAMPTON SW15

The Alton Green regeneration provides an important opportunity to create improved community provision on the estate. A core component of this is the re-provision of community space for children and young people, and in particular, improvements to the Alton Activity Centre to provide open access to a new Mixed-Use Games Area and dynamic landscaped play space for all ages.

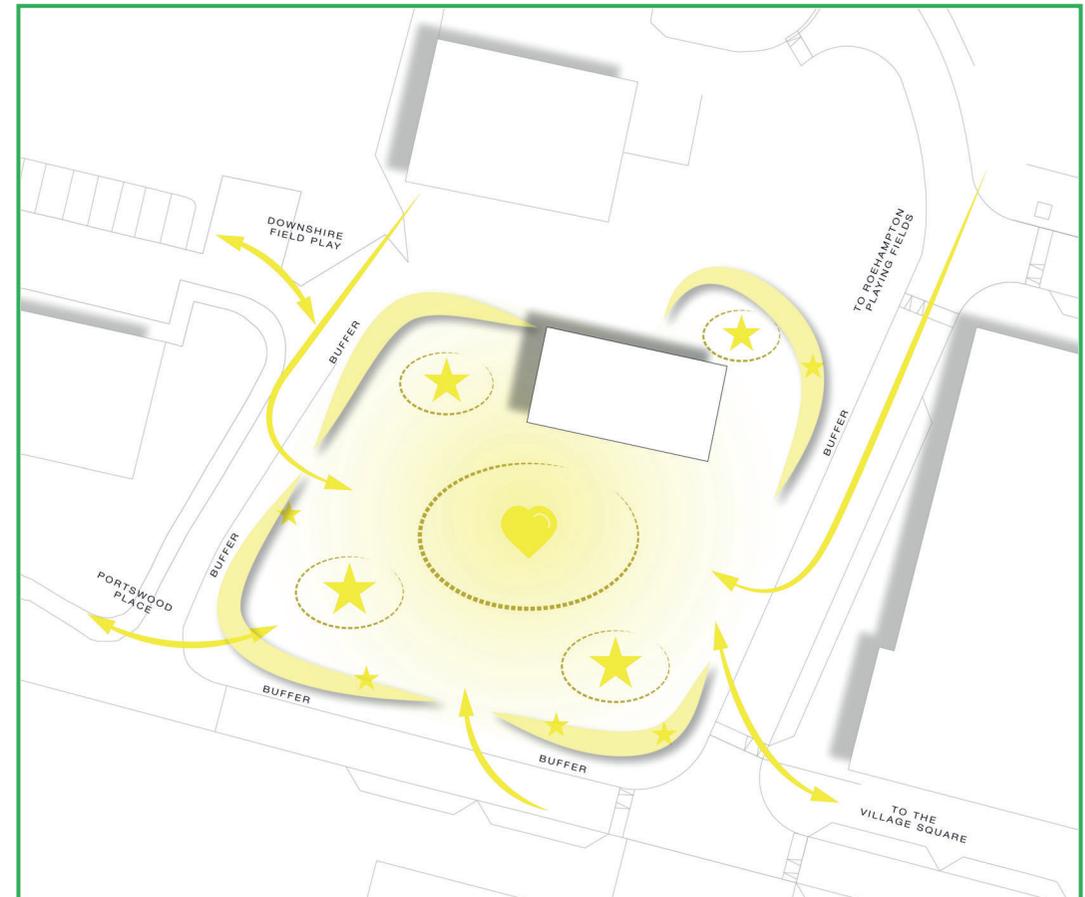
The displays here today have been produced to give you more information on what the new Alton Activity Centre will provide.

The improvements are scheduled to be included as part of the first phase of development, which subject to planning approval, will start in 2020.

## Alton Activity Centre

- Main active play hub at Alton Activity Centre
- Play spaces for age 0 to 11+
- Social and communal areas
- 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
- Landscaped buffer and seats
- Youth spaces
- Social corners: places to hang out, relax and watch others while being next to physical play events
- Secure and well lit

## DESIGN TOOLBOX

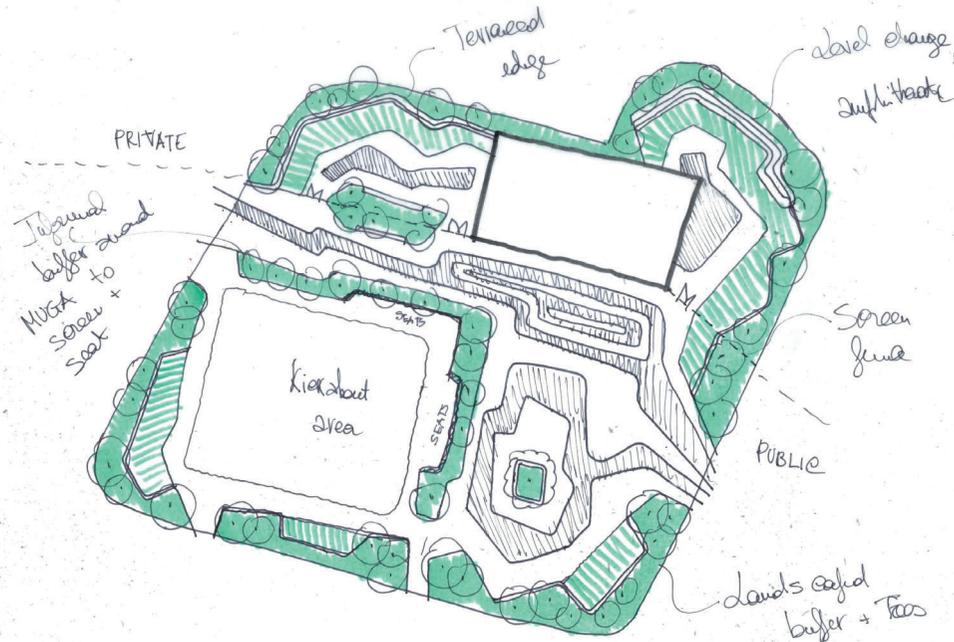
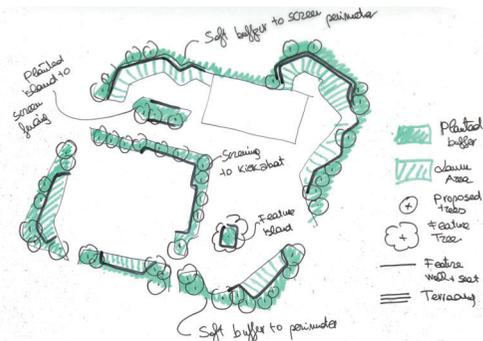
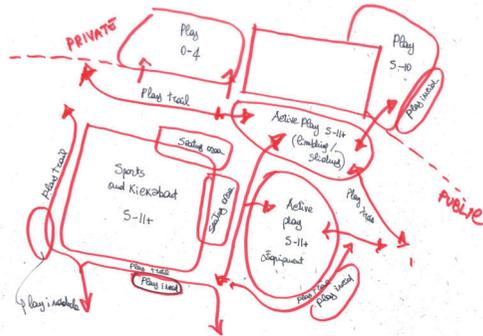


# Alton Activity Centre

## Sketch design development

ALTON GREEN

ROEHAMPTON SW15



ALTON ACTIVITY CENTRE - OUTSIDE AREA	
CAR PARK	
Table Tennis Tables	
Water irrigation - Water feature - Natural Area	
Skate board area's	GREEN PIT WALL
Football area	Tennis nets
Exercise area	Swimming Pool
Garden	included diving boards + Slides
Lighting	ESPERIE PARK
Astro turf	Roof Terrace
Basketball nets	Nature Garden
Shelter	Sensory Gardens for children with disabilities
Excise gym outside	A Eventura Playground
Trampoline	Packaging point
Tennis court	Skate board Park
Cinema screen	Pool
More choices of places to eat	
A Place for people to sit	
Bike park with CCTV	

Feedback from Activity Centre and wider Alton Green play discussion at Base Youth Centre - 6th September 2018

## Feedback from young people on the estate

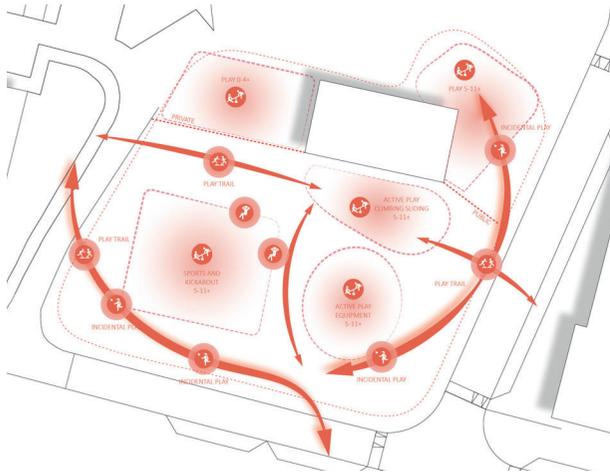
A workshop was held with young people who live on the estate at the BASE youth club on 6th September 2018 to explore what they thought of the proposals and what they would like to see as part of the upgraded Alton Activity Centre.

- Feedback was positive with a strong desire for sensory play including play for all abilities
- It was clear that the Activity Centre should be an area to learn for all ages. Suggestions were to include more education through gardening and sustainable design
- The MUGA was generally agreed to be the correct size and there was consensus that it should be used as a flexible sports, skating and performance space
- Older ages requested more external shelter and seating areas
- Most felt the Activity Centre should be open more, and that a regular children's/youth events programme should be developed

# Alton Activity Centre Landscape features

ALTON GREEN

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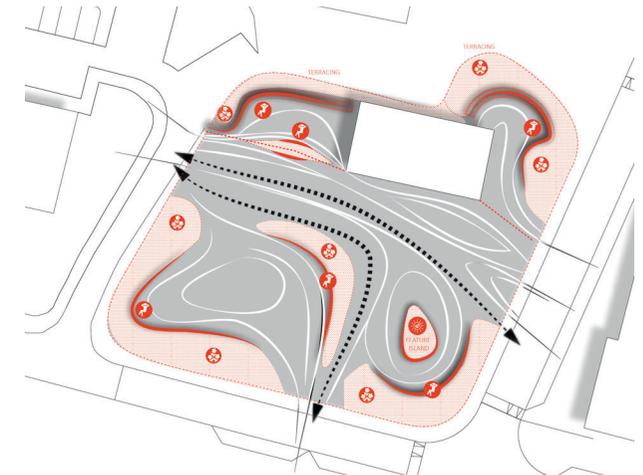
## ZONING

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 play trails to the boundaries which activate the edges while younger children are kept closer to the community centre building.



## SOFTWORKS

Soft landscape is used primarily at the edges to provide visibility into the space whilst also providing safety from the road. Existing trees are retained where possible to add a sense of maturity to the new play space.



## HARDWORKS

Graphic line markings create a dynamic floorscape that bends, twists and curves around fluid forms. Children are able to follow the lines as a journey that connects them to different play environments, whilst still providing convenient access to the existing building.

# Alton Activity Centre Feature plan

ALTON GREEN

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The Alton Activity Centre is well positioned at the heart of the estate, situated between Downshire Fields and the new Village Square in Danebury Avenue. The proposal is to provide a diverse range of dynamic all-age play space that is accessible to children and young people on an open access basis all year round.

The space is purposefully bold and visually rich with ambient floor graphics to create an identity that is striking and unique for the area.

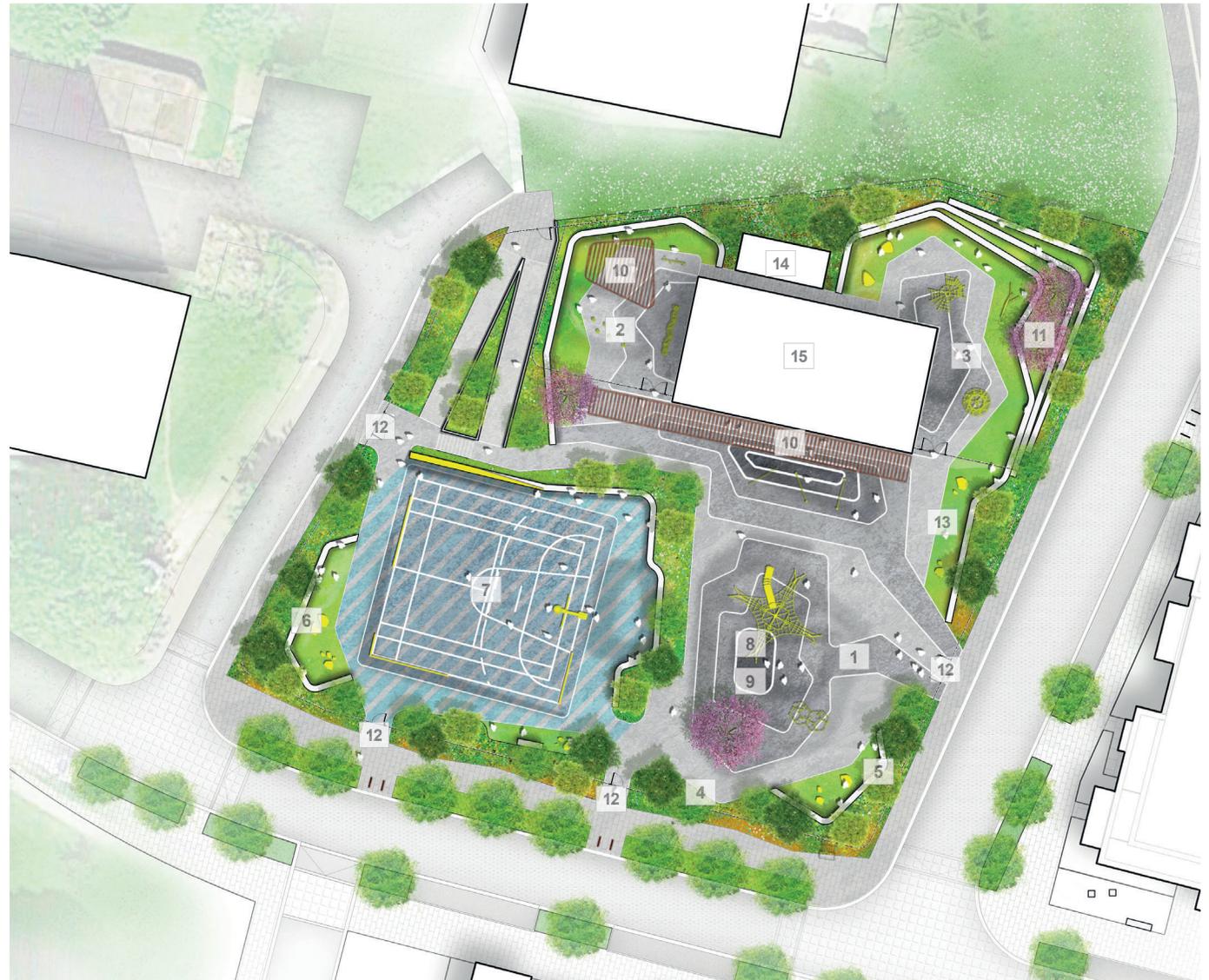
Tree planting and soft landscaping is used at the edges to provide a screen and safety buffer from the surrounding roads, whilst views will be opened up into the space to provide security. Discreet fencing will also be included, so that the space can be secured out of hours.

An informal sensory play train runs along the inside of the boundary as an adventurous way for children to navigate the space and provides moments of discovery and fun.

The unique site topography is utilised through a series of dramatic soft terraces, ledges and changing levels that provide opportunities to sit, climb, scramble and explore.

## Key Legend

- 1 Feature rubber safety surface in 2/3 colours/graphics
- 2 Play area 0-5 years - sensory play elements
- 3 Play area 5-11 years
- 4 Planted perimeter buffer
- 5 Feature bench seating
- 6 Lawn areas and incidental play
- 7 MUGA including skateable elements
- 8 Active play areas 0-11+
- 9 Undulating rubber landform for climbing & sliding
- 10 Shelter structure
- 11 Terraced play and grow gardens
- 12 Perimeter fence and gates surrounding Activity Centre
- 13 Opportunity for artwork
- 14 Storage - tools and play equipment
- 15 Existing building



## Alton Activity Centre

### Next steps

ALTON GREEN

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The proposals for the Alton Activity Centre will be considered as part of the wider detailed planning application for the first phase of the regeneration.

The application is currently expected to be submitted in early 2019. Once submitted the council will be writing to all affected residents with full details of the application and how to comment.

### Have your say:

Please let us know your thoughts on the Alton Activity Centre proposals using one of the feedback forms provided here today. Your comments will be considered by the project team ahead of submitting a planning application.

The exhibition boards on display today will be made available on the [www.AltonEstateRegen.co.uk](http://www.AltonEstateRegen.co.uk) and [www.wandsworth.gov.uk/roehampton](http://www.wandsworth.gov.uk/roehampton) websites.

#### Contact us:

Call the project team: **020 7397 5212**

Email: [info@AltonEstateRegen.co.uk](mailto:info@AltonEstateRegen.co.uk)

Write to us: **Freepost ALTON ESTATE REGEN**

For any housing queries please contact the regeneration team on **020 871 6207** or email [roehampton@richmondandwandsworth.gov.uk](mailto:roehampton@richmondandwandsworth.gov.uk)

# Realising the vision Masterplan

ALTON GREEN

ROEHAMPTON SW15

## 1 MINSTEAD GARDENS

Refurbishment and extension of existing sheltered bungalows

## 2 PORTSWOOD PLACE

The location for the new nursery, children's centre, retail space and improved community facilities

## 3 CENTRAL PLAY SPACE

Improved and upgraded play space facilities at Alton Activity Centre

## 4 DANEBURY RETAIL

A new retail parade with shops lining both sides of the street

## 5 VILLAGE SQUARE

A new and vibrant public space that's adaptable to wide-ranging community activities

## 6 NEW MULTI-PURPOSE COMMUNITY CENTRE

A contemporary and spacious building containing the new library, GP surgery, cafe and other flexible spaces for community uses

## 7 DOWNSHIRE FIELD

Improved and upgraded playspace and wider improvements

"The multi-purpose community facility looks promising. Outdoor play areas are a good idea and appear to consider a range of different uses."

"There is going to be a new cafe, GP surgery and a new big library."

1,103

NEW HOMES INCLUDING 188 REPLACEMENT COUNCIL RENT AND 69 EQUITY SHARE / INTERMEDIATE HOMES

10,545 SQM

NON-RESIDENTIAL USAGE

1,825 SQM

OF PLAY PROVISION APPROXIMATELY

710

PARKING SPACES APPROXIMATELY, ON STREET 145 WITHIN PODIUM 565

1,900

RESIDENTS' CYCLE SPACES

## The new bus turnaround on Danebury Avenue

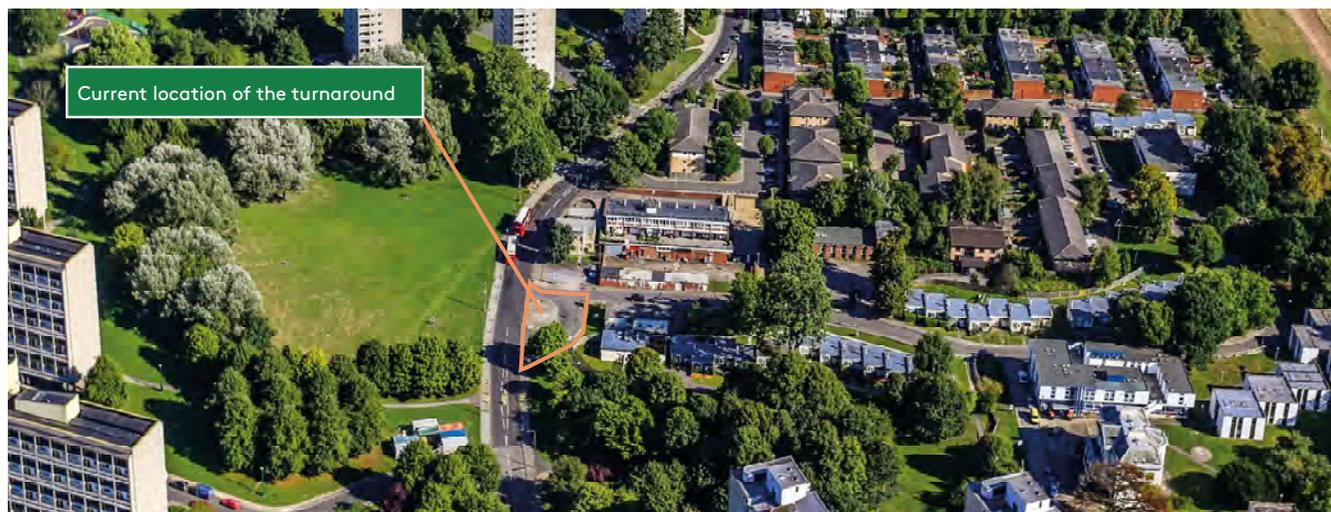
### Why is it needed?

Improving the bus turnaround on Danebury Avenue has always been considered an important part of the regeneration of the Alton Estate.

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

A majority of residents have expressed support for the proposed move in previous consultations and today's event has been organised to give you more information on how these plans have been developing and answer any questions you may have.

- The regeneration offers an opportunity to provide a new, improved bus turnaround that will allow buses to turn around and wait off the Danebury Avenue carriageway, without causing a visual impact on the open parkland views
- Additional bus stops on Danebury Avenue, close to Tunworth Crescent will bring buses further into Alton West, improving accessibility
- Moving the bus turnaround will allow for a new and improved streetscape between Downshire Field and Portswood Place. This will make crossing the road safer and greatly improve accessibility in the area and connection to the new community facilities at Portswood Place and beyond (including a potential future connection to Richmond Park)
- The new bus turnaround is scheduled to be delivered as part of the first phase of regeneration works and will be complete and operational by 2021



Current situation looking east, showing single space current bus turnaround and queuing buses on the carriageway



Current situation looking west, showing long queue of buses

## The new bus turnaround on Danebury Avenue

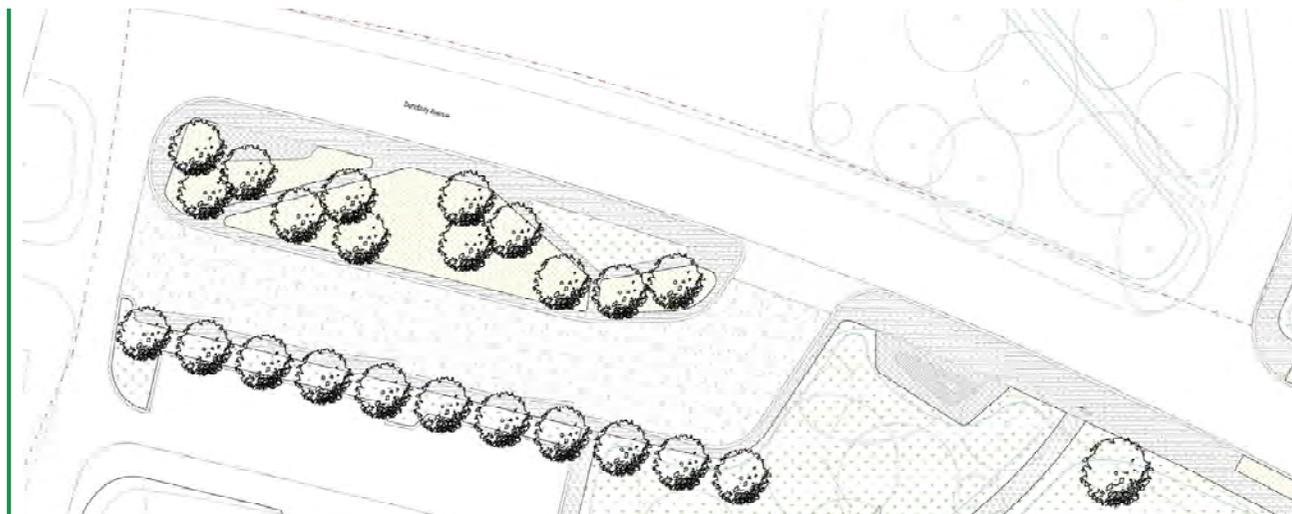
### What is proposed?

#### What will the bus turnaround provide?

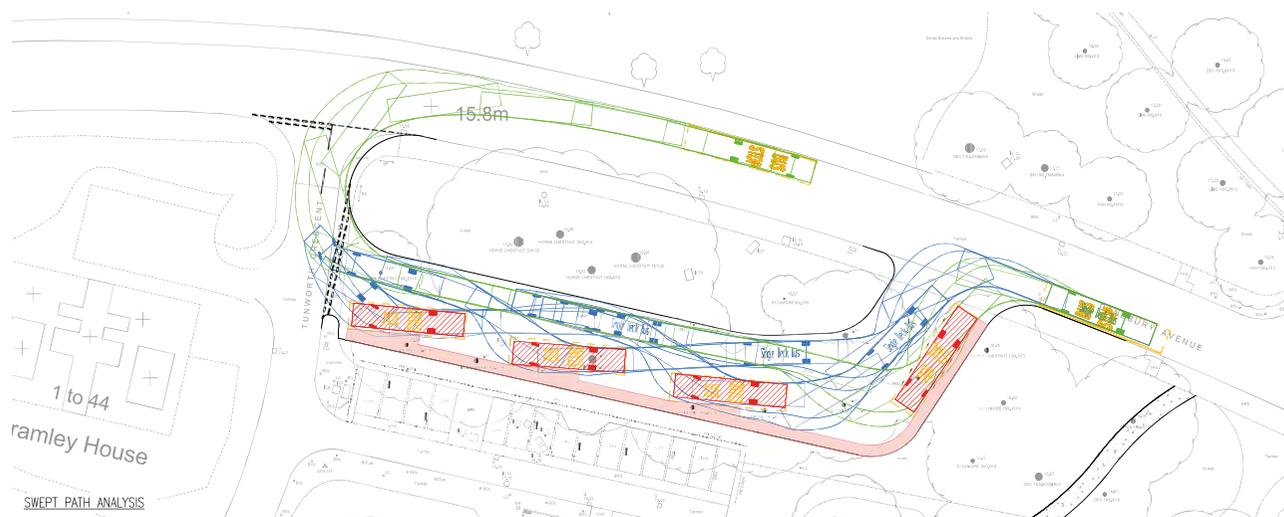
- The new bus turnaround will be located next to the junction with Tunworth Crescent, bringing buses further into Alton West, making the bus routes more accessible to residents
- The Tunworth Crescent site allows for a capacity of four buses to access the turnaround independently, without having to wait for buses already present to move

#### Why have we chosen this location?

- The location has been carefully considered as the best location to achieve the objective of relocating the bus turnaround
- As proposed in the masterplan, an alternative location on the north edge of Danebury Avenue, to the east of Highcliffe Drive was also considered, however this location was too close to the parkland area and would not have provided enough capacity for waiting buses



Plan demonstrating scale of new bus turnaround



Plan showing capacity for four buses, space for independent stand access and additional bus stops on Danebury Avenue (Note: these will be bus stops as opposed to bus stands and will be for boarding and alighting.)

#### Engagement with Historic England

- Initial engagement with Historic England suggested that the bus turnaround was not an original feature of the estate and the queues of buses on the centre of the main open grassed landscape was causing harm to the original design
- A site visit in October 2017 confirmed Historic England's preference for the site at Tunworth Crescent as it is the only potential site that will remove buses entirely from the Downshire Field landscape and provide a much greater overall enhancement to the landscape significance of the estate as well as views to and from Mount Clare

## The new bus turnaround on Danebury Avenue

### Design features

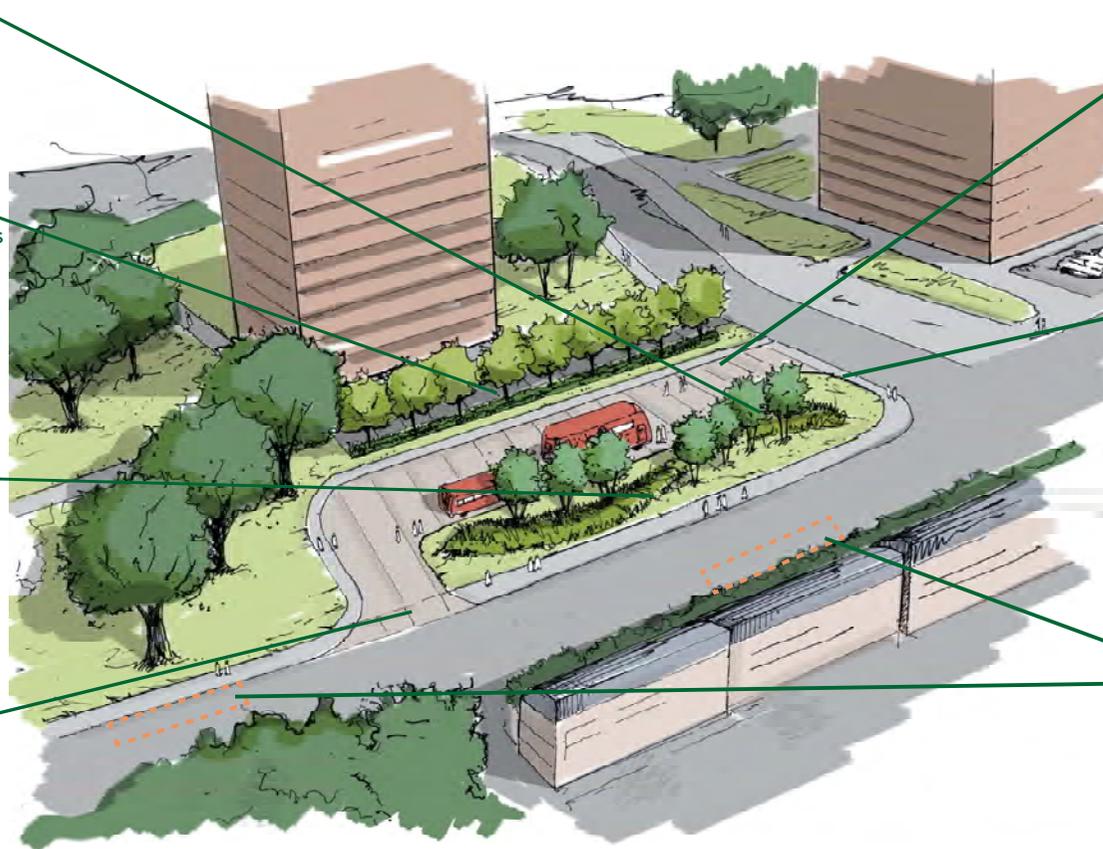
We are keen to ensure any impacts the proposed new bus turnaround may have on neighbouring residents and the wider community are mitigated. We are proposing a number of design features which will offset the necessary removal of existing trees and provide a strong buffer to reduce the visual impact.

The creation of a landscaped 'bund' with wildflower planting will mitigate views towards the bus stop from the road.

Existing trees will be replaced with new, semi-mature, evergreen species that will mitigate views of the turnaround.

A tree line and evergreen hedge buffer will mitigate views from current residences on the opposite side of Danebury Avenue.

Crossing points will either be drop kerb or raised surface to ensure accessibility. Bus drivers will have good visibility to allow pedestrians time to cross.



The turnaround has been designed to allow a capacity of four buses to use it at once. Stands will be accessed independently with buses able to enter and leave the turnaround without the need to reverse or wait for buses already present to leave.

Buses will be required to shut off their engines when standing.

There will be a 16-metre distance between the bus stands and Shalden House.

The layout and sizing of the turnaround has been agreed with TfL.

New bus stops in both directions on Danebury Avenue will bring buses further into the estate.

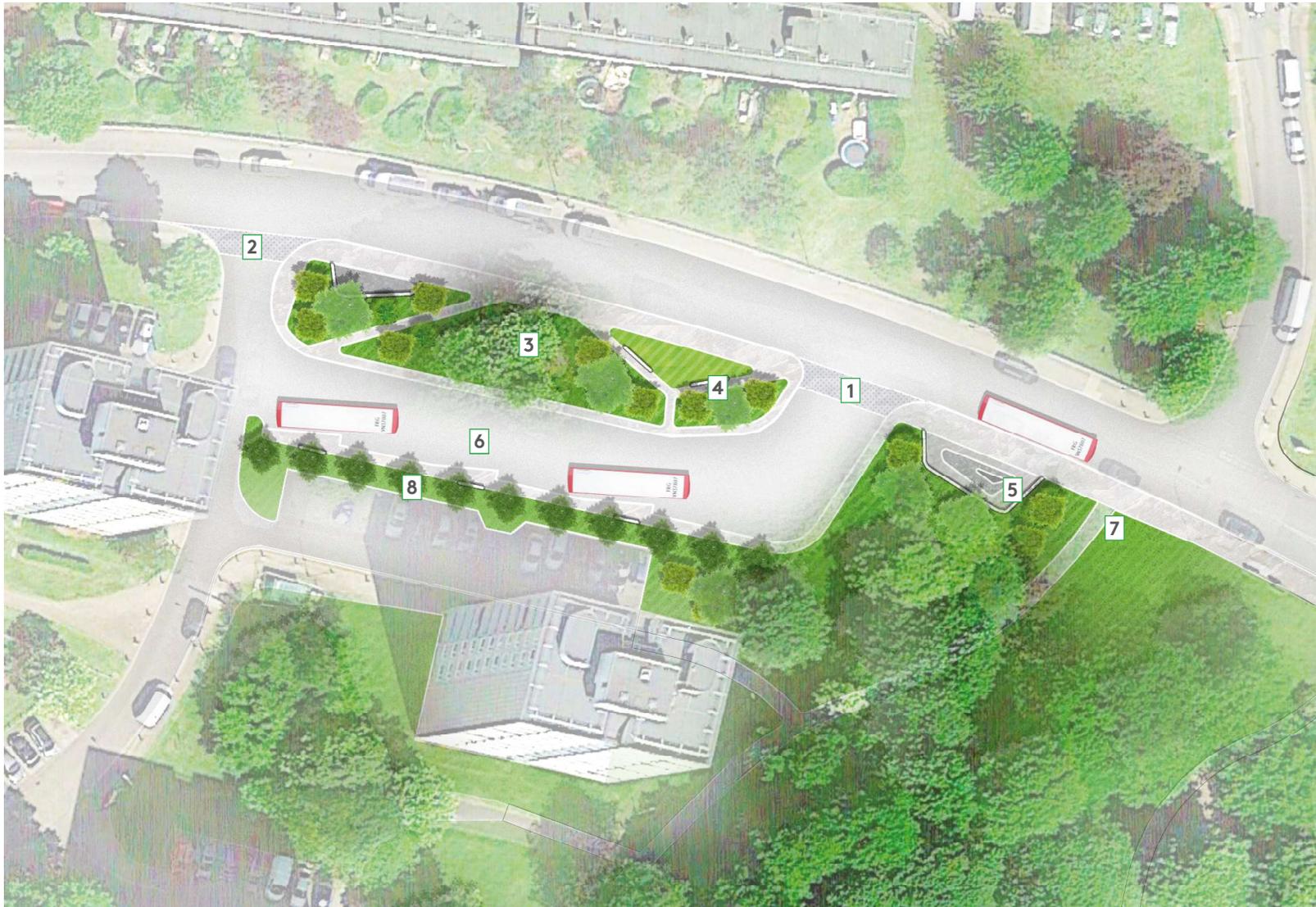
Indicative drawing demonstrating how landscape mitigation features may look.

# The new bus turnaround on Danebury Avenue

Public realm and open space

ALTON GREEN

ROEHAMPTON SW15



## Key Legend

- 1 Bus entry
- 2 Bus exit
- 3 Planted perimeter buffer - semi mature trees
- 4 Incidental seating
- 5 Pocket amenity space
- 6 Bus waiting area
- 7 Downshire Field connection
- 8 Buffer planting for residents

# The new bus turnaround on Danebury Avenue

## Wider transport strategy

ALTON GREEN

ROEHAMPTON SW15



### Better Streets

- Overall aim to reduce dominance of vehicles on London's streets and for streets to be permeable by foot and cycle, connecting to public transport
- The design will facilitate a new connection to Richmond Park for pedestrians and cyclists
- The removal of on-street parking on Danebury Avenue will provide an improved route for cycling
- A TfL/Wandsworth Council initiative will provide a quietway route on Danebury Avenue
- Proposed changes to the junction of Roehampton Lane and Danebury Avenue will make it more pedestrian friendly
- New pedestrian links will make the area easier to move around and there will be better north/south connections, including a new pedestrian link between Roehampton Lane and Tangley Grove
- There is the potential of TfL cycle hire scheme provision subject to agreements
- There is ongoing engagement between the council and TfL regarding additional buses to serve key routes such as the 72 and extensions of routes such as the K3. The additional demand from new residents will influence this

## The new bus turnaround on Danebury Avenue

### Next steps

ALTON GREEN

ROEHAMPTON SW15

The proposals for the bus turnaround will be considered as part of the wider detailed planning application for the first phase of the regeneration.

The proposals will form a key part of the transport assessment, which will consider how the regeneration will affect traffic in the area. This document will set out how appropriate mitigation measures will be put in place, both for the new bus turnaround and for wider impacts.

The application is currently expected to be submitted in spring 2019. Once submitted the council will be writing to all affected residents with full details of the application and how to comment.

### Have your say:

Please let us know your thoughts on the bus turnaround proposals using one of the feedback forms provided here today. Your comments will be considered by the project team ahead of submitting a planning application.

The exhibition boards on display today will be made available on the [www.AltonEstateRegen.co.uk](http://www.AltonEstateRegen.co.uk) and [www.wandsworth.gov.uk/roehampton](http://www.wandsworth.gov.uk/roehampton) websites

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