Alton Estate Regeneration

GET ACTIVE ROEHAMPTON FESTIVAL

HTA Design LLP
September 2019

ALTON GREEN

ROEHAMPTON SW15

REDROW
A BETTER WAY TO LIVE

THE BRIGHTER BOROUGH
Wandsworth

ALTON GREEN

ROEHAMPTON SW15

PROMOTION & MATERIALS

A selection of the promotional materials used to publicise the festival, and to use at the event. Postcards, fliers, banners, boards as well as activities at the actual festival were used to communicate the current status of the regeneration and the planning application, along with advertising ways in which residents can get involved.

Banner advertising the festival

Regeneration Newsletter in new format on festival table

Welcome board outside the Redrow tent

Flyer to promote the festival

Event boards

REDROW TENT

The Redrow tent contained information about the regeneration process, planning application and next steps, alongside childrens' art activities, giveaways and hula hooping

Exhibition boards in the tent

Art activity with children

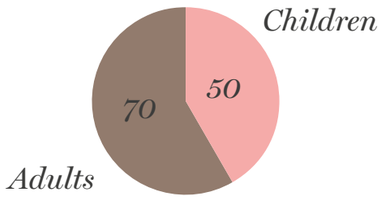
ATTENDEE COMMENTS

"Art and Culture strategy board - I have heard this alluded to recently but surprised that it is being promoted as an 'actual'. Please advise how this is being developed over the next few years with the community"

"We need a bank and train station in Roehampton. And a Community Centre"

"It needs doing. Just get on with it"

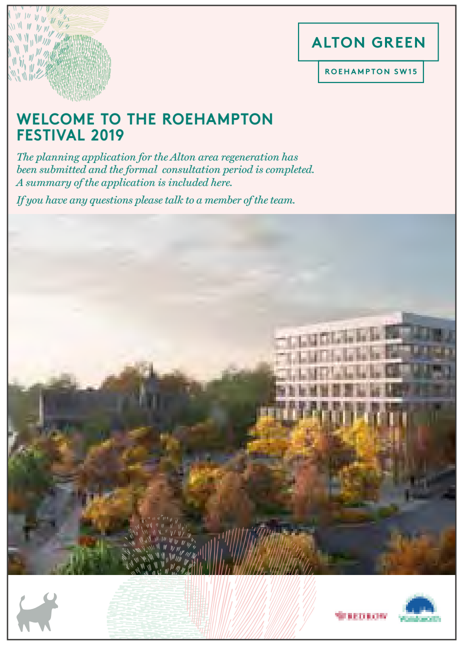
"Do not tell lies. This is not regeneration but Privatisation of a type that should not be allowed."



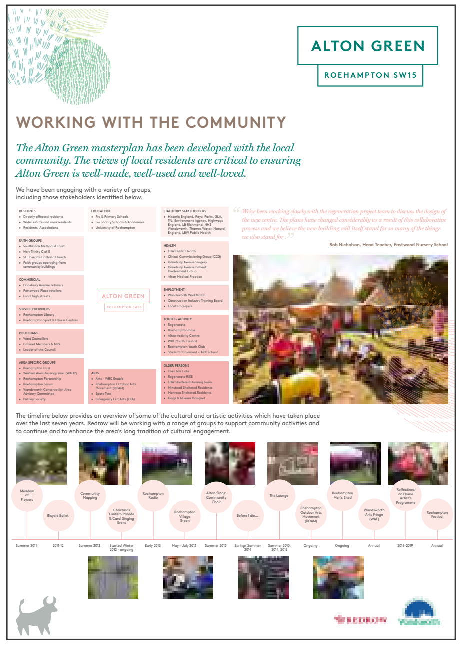
FESTIVAL ACTIVITY

The Festival felt busy at all times with a variety of different activities and attractions for all ages.

BOARDS


ALTON GREEN
ROEHAMPTON SW15
WELCOME TO THE ROEHAMPTON FESTIVAL 2019
The planning application for the Alton area regeneration has been submitted and the formal consultation period is completed. A summary of the application is included here.
If you have any questions please talk to a member of the team.

ALTON GREEN
ROEHAMPTON SW15
THE MASTERPLAN
The masterplan for the redevelopment is based on the Alton Area Masterplan (2014) and Roehampton Supplementary Planning Document (2015) and establishes the principles and the design that the development will follow. The masterplan has been developed to improve routes through the area, and links with Alton East, Alton West and Roehampton High Street. New and improved community spaces and facilities are spread across the area.
Village Square
Minstead Gardens Bungalows
Mount Clare
Roehampton Recreation Centre
Alton Activity Centre
Downshire Field
Portswood Place
Chadwick Hall
Downshire Field Meadow Play Space
Highcliffe Listed Slab Buildings
Conservation Area of Ellisfield & Tangley Point Blocks

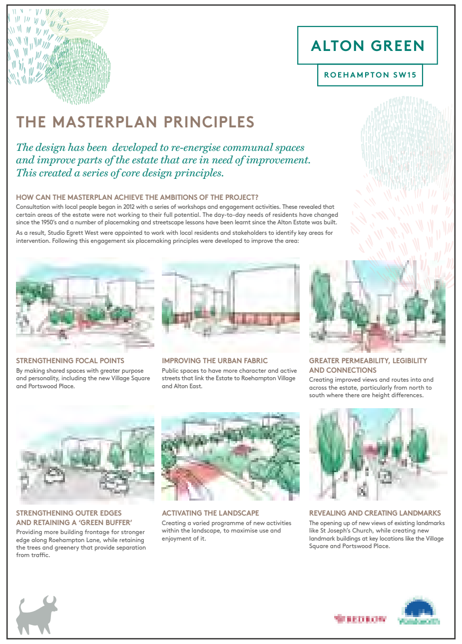

ALTON GREEN
ROEHAMPTON SW15
WORKING WITH THE COMMUNITY
The Alton Green masterplan has been developed with the local community. The views of local residents are critical to ensuring Alton Green is well-made, well-used and well-loved.
We have been engaging with a variety of groups, including those stakeholders identified below.
"We've been working closely with the regeneration project team to discuss the design of the new centre. The plans have changed considerably as a result of this collaborative process and we believe the new building will itself stand for so many of the things we also stand for."
Rob Nicholson, Head Teacher, Eastwood Nursery School
The timeline below provides an overview of some of the cultural and artistic activities which have taken place over the last seven years. Redrow will be working with a range of groups to support community activities and to continue and to enhance the area's long tradition of cultural engagement.

ALTON GREEN
ROEHAMPTON SW15
THE URBAN QUARTER
The Urban Quarter is the place for local communities to gather and make connections. It is busy, diverse and outward-looking.
The Urban Quarter is the location for most of the new buildings within the development, planned as a streetscape lined with shops and housing. It culminates in the new Village Square.
The square is located where three distinct, existing communities come together - Alton West, Community facility Alton East, and Roehampton Village. The square opens the estate up to the surrounding areas, while providing a flexible space for a variety of community events. Pride of place is given to a new community building including the new Roehampton Library, Youth Club, Café and health facilities.
A new village square will be a key feature of the new local centre, situated at the gateway of Alton Estate. It will become a focal point for activity at the heart of the estate.
A new community facility with Library, health/community facility and Cafe providing flexible spaces for residents and local groups, in addition to the safe and inspiring space for children and young people and their families when rehousing the BASE youth club.
The Urban Quarter retail parade will offer revitalised shopping on the estate, alongside office space for local businesses.
The new community building on the Village Square will be a focal point for local residents.

ALTON GREEN
ROEHAMPTON SW15
THE PARKLAND QUARTER
The Parkland Quarter is the garden for the community.
Illustration of the new Children's Centre at Portswood Place
In the middle of the Parkland Quarter is Downshire Field, an iconic green space surrounded by the existing residential blocks of the Estate. To bring greater purpose and activity to this landscape, a new neighbourhood hub is proposed at Portswood Place. Throughout the Parkland Quarter, existing paths and playspaces are sensitively upgraded, providing better facilities without changing the existing layout of the estate.
DOWNSHIRE FIELD
- The central parkland landscape of Downshire Field will continue to serve as a quiet and attractive open space, improved by the relocation of the bus turnaround to a more discrete location.
- Alongside the retained mature trees, parkland features will include wildflower meadows, picnic tables, encourage biodiversity and amenity features including a 1km running, walking and cycle loop.
- Situated at the top of Downshire Field, Downshire Meadows play space will be transformed into a play area with natural materials that respond to its parkland setting.
- The play space will provide opportunities for exploration, discovery and imaginative play for children from 0-11 years.
ALTON ACTIVITY CENTRE
- The refurbished Alton Activity Centre will attract young people from the estate and across the Roehampton area.
- Soft landscaping will be used to create play areas with different textures, colours and heights.
- A half Multi-Use Games Area court will cater for informal and programmed sports activities and a stage for performances.
- A grow garden will promote health and wellbeing and educate young people in food production.
PORTSWOOD PLACE
The regeneration of Portswood Place will create a new centre for local families. The larger building will provide new and greatly improved facilities for Eastwood Nursery School and Childrens' Centre. A multi-functional hall will also provide a flexible, double-height space with a separate entrance. The hall will be used by the school during the day but shared with the local community for events outside of school hours. Alongside the Nursery will be a smaller pavilion building containing health facilities, a new shop and a replacement Clubroom for Minstead Gardens residents.

ALTON GREEN
ROEHAMPTON SW15
NEW HOMES
Each building has been designed to have an individual character.
• New housing will widen housing choice and meet modern design and building quality standards.
• Up to 1,103 new homes will be provided to contribute towards meeting the borough's housing needs.
• A range of housing choices will be offered, in terms of size, type and tenure including replacement and new affordable housing.
• Homes are designed to meet or exceed modern space standards and design quality guidance, with efficient, practical layouts and appropriate ceiling heights.
• Homes will be built and finished to meet modern building standards, to ensure they are safe, well insulated and energy-efficient.
• Wheelchair adaptable and accessible homes will be provided, and all homes are designed for flexible long-term use.
Danebury Avenue from the north side
Block Q - Replacement homes for council tenants and existing resident homeowners
RESIDENTS OFFER
Wandsworth Council is committed to ensuring that residents living in the regeneration area are able to remain part of their community.
All secure council tenants will be offered a secure council tenancy and new home on the Alton estate.
All resident leaseholders and freeholders are being offered the opportunity to purchase a new home on the estate, through a shared equity scheme.
The council has a one-move offer for existing residents. This means that through careful phasing of construction tenants, resident leaseholders and freeholders will be able to move directly from their current property into their newly-built home.
The new homes have been designed to meet the assessed housing needs of the existing residents and to ensure well designed accessible homes for future tenants.

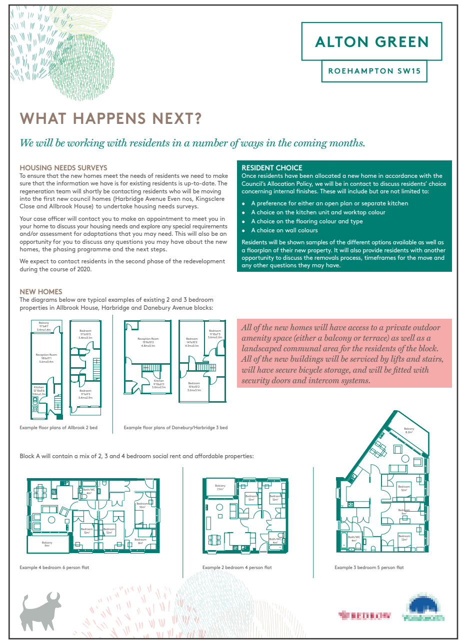
ALTON GREEN
ROEHAMPTON SW15
THE ALTON ESTATE
The Alton estate holds a special place in the history of UK housing. When the estate was built it was recognized internationally as one of the best examples of a modernist housing estates in the world. The estate includes many iconic buildings including the clusters of point blocks which overlook the estate's green spaces, the five slab blocks above Downshire Field and the staggered bungalows at Minstead Gardens.
The large residential blocks of the estate were built in two phases during the 1950's by the London County Council.
The estate was built within an existing 18th-century parkland landscape with a number of grand historic buildings, including Mount Clare. These remain an important feature of the area today.
Illustration of proposed extension to Minstead Gardens
The Regeneration has been designed to preserve and celebrate the best parts of the estate, from the modernist housing to the Georgian homes set in historic parkland.
Alton's heritage will be preserved by retaining the character of its setting while upgrading features - pathways, street furniture, playspace, and so on. Views of important buildings like Mount Clare will be retained and improved where possible. Designs for new buildings are inspired by their existing context, taking on inspiration for materials from the modernist buildings of the Alton West and the Victorian streetscape of Roehampton Village.
The wider proposals include the sensitive extension and improvements of the listed bungalows on Minstead Gardens. The bungalows provide important sheltered accommodation for older residents and improvements will ensure they are better suited to meet the needs of the exisiting residents and those in the future.
Older residents, who we have closely involved to ensure that the homes will now be perfectly suited to their needs.


ALTON GREEN
ROEHAMPTON SW15
THE MASTERPLAN PRINCIPLES
The design has been developed to re-energise communal spaces and improve parts of the estate that are in need of improvement. This created a series of core design principles.
HOW CAN THE MASTERPLAN ACHIEVE THE AMBITIONS OF THE PROJECT?
Consultation with local people began in 2012 with a series of workshops and engagement activities. These revealed that certain areas of the estate were not working to their full potential. The day-to-day needs of residents have changed since the 1950's and a number of placemaking and streetscape lessons have been learnt since the Alton Estate was built.
As a result, Studio Egrett West were appointed to work with local residents and stakeholders to identify key areas for intervention. Following this engagement six placemaking principles were developed to improve the area:
STRENGTHENING FOCAL POINTS
By making shared spaces with greater purpose and personality, including the new Village Square and Portswood Place.
IMPROVING THE URBAN FABRIC
Public spaces to have more character and active streets that link the Estate to Roehampton Village and Alton East.
GREATER PERMEABILITY, LEGIBILITY AND CONNECTIONS
Creating improved views and routes into and across the estate, particularly from north to south where there are height differences.
STRENGTHENING OUTER EDGES AND RETAINING A 'GREEN BUFFER'
Providing more building frontage for stronger edge along Roehampton Lane, while retaining the trees and greenery that provide separation from traffic.
ACTIVATING THE LANDSCAPE
Creating a varied programme of new activities within the landscape, to maximise use and enjoyment of it.
REVEALING AND CREATING LANDMARKS
The opening up of new views of existing landmarks like St Joseph's Church, while creating new landmark buildings at key locations like the Village Square and Portswood Place.

ALTON GREEN
ROEHAMPTON SW15
TWO NEIGHBOURHOODS
We don't want to lose the essence of what makes the Alton Estate unique. The masterplan draws on the existing character of the area, to strengthen, and not replace its existing qualities.
The masterplan will create two distinct but interlinking neighbourhoods connected by a revitalised Danebury Avenue: the Parkland Quarter and the Urban Quarter.
The Urban Quarter is a network of city streets and public spaces. These come together at the new Village Square, the key community space within the Masterplan and the gateway into Alton Estate.
The Parkland Quarter is centred around the existing Downshire Field where park and playspace improvements will be sensitively integrated. A new community hub at Portswood Place will bring new activity and purpose to the centre of Alton West.
Parkland Quarter
Urban Quarter
Downshire Field
Downshire Play Space
Existing Residential
Alton Activity Centre
New Residential
Village Square
Retail
Portswood Place
Community Building
New Village Square & Library

ALTON GREEN
ROEHAMPTON SW15
THE PUBLIC REALM
Enhancing the landscape and public realm is a fundamental part of the regeneration. The new streetscape will create new links between the Urban Quarter and Parkland Quarter.
Downshire Field Meadow and play
ENHANCING THE STREETSCAPE
Across the masterplan there will be an increase in both the number of trees and in usable open space.
New and replacement tree and shrub planting along streets will create a greener and softer environment.
RESIDENTIAL AMENITY AND PLAY
Private outdoor space for each home will be provided in the form of private balconies and communal courtyards.
Private courtyards will provide outdoor spaces for residents to use and green spaces to look out onto. The courtyards will be secure, with good visual connections to homes to avoid unsafe hidden corners.
Smaller play hubs at key locations through the Masterplan will provide children with the opportunity for doorstep and local equipped play in a safe environment.
Alton Activity Centre – playspace
Block Q courtyard amenity space

ALTON GREEN
ROEHAMPTON SW15
ART & CULTURE
Our Cultural Strategy responds to and will enhance the Masterplan's vision, helping build an identity and aid place-making within Alton.
HOW TO GET INVOLVED
If you would like to be involved in any of the art projects shown here, please get in touch with one of our team and we can talk to you about how we can make your idea happen.
All of the below categories are just ideas and have the potential to expand and become real projects. We need your input and your ideas to make each project exciting, interesting and memorable.
1. HOARDINGS PROGRAMME
2. EVENTS & FESTIVALS
3. SOUND
4. SIGNAGE & WAYFINDING
5. LIGHTING
6. SPORT
7. PERFORMANCE
8. PLAY
9. BUILDING ENTRANCES
10. GROWING
11. HEALTH & WELLBEING
12. SKILLS & TRAINING
13. FOOD
14. HARD LANDSCAPING
15. SOCIAL ENTERPRISE
16. HERITAGE & MAPPING


ALTON GREEN
ROEHAMPTON SW15
WHAT HAPPENS NEXT?
We will be working with residents in a number of ways in the coming months.
HOUSING NEEDS SURVEYS
To ensure that the new homes meet the needs of residents we need to make sure that the information we have is for existing residents is up-to-date. The regeneration team will shortly be contacting residents who will be moving into the first new council homes (Harbridge Avenue Even nos, Kingsclere Close and Allbrook House) to undertake housing needs surveys.
Your case officer will contact you to make an appointment to meet you in your home to discuss your housing needs and explore any special requirements and/or assessment for adaptations that you may need. This will also be an opportunity for you to discuss any questions you may have about the new homes, the phasing programme and the next steps.
We expect to contact residents in the second phase of the redevelopment during the course of 2020.
RESIDENT CHOICE
Once residents have been allocated a new home in accordance with the Council's Allocation Policy, we will be in contact to discuss residents' choice concerning internal finishes. These will include but are not limited to:
• A preference for either an open plan or separate kitchen
• A choice on the kitchen unit and worktop colour
• A choice on the flooring colour and type
• A choice on wall colours
Residents will be shown samples of the different options available as well as a floorplan of their new property. It will also provide residents with another opportunity to discuss the removals process, timeframes for the move and any other questions they may have.
NEW HOMES
The diagrams below are typical examples of existing 2 and 3 bedroom properties in Allbrook House, Harbridge and Danebury Avenue blocks:
All of the new homes will have access to a private outdoor amenity space (either a balcony or terrace) as well as a landscaped communal area for the residents of the block. All of the new buildings will be serviced by lifts and stairs, will have secure bicycle storage, and will be fitted with security doors and intercom systems.
Example floor plans of Allbrook 2 bed
Example floor plans of Danebury/Harbridge 3 bed
Block A will contain a mix of 2, 3 and 4 bedroom social rent and affordable properties:
Example 4 bedroom 6 person flat
Example 2 bedroom 4 person flat
Example 3 bedroom 5 person flat

PHASING PLAN
ESTIMATED TIMELINE FOR DELIVERY
DATES PHASE
2019 Phase 1 Construction Starts
2021 Early Sites For Replacement Homes Complete
2022 Phase 1 Complete
2023 Minstead Gardens Refurbishment Complete
2024 Phase 2A Complete
2024 Phase 2B Complete
2026 Phase 2C Complete
2026 Phase 3 Starts 2026
2030 All Complete
ALTON GREEN
ROEHAMPTON SW15
PHASE 2A
• Replacement of Eastwood Nursery and Children's Centre
• New community /health facilities and retail opportunity
Portswood Place
PHASE 2C
• 116 replacement social rent and equity share homes
PHASE 1 BLOCKS A, O, M
• 145 market sale homes
• 550sqm reprovided foodstore, library, health and community facilities
• 40 replacement social rent and equity share homes in Block A
• New Village Square
• Alton Activity Centre play improvements
MINSTEAD GARDENS
• Refurbishment scheme: 27 sheltered homes
PHASE 3 (OUTLINE PERMISSION) BLOCKS B-J
• 442 homes
• Minimum 100 social rent and shared equity/ intermediate homes
• c.1,650sqm retail and community space
PHASE 2B
• Blocks K1, K2, K3, N
• 366 market sale homes
• c.1,000sqm retail space
EARLY SITES FOR REPLACEMENT HOMES TO BE COMPLETED DURING PHASE 0:
BESSBOROUGH ROAD (SHERWOOD LODGE) COMPLETE: SPRING 2021
FONTLEY WAY COMPLETE: SUMMER 2021

ALTON GREEN

ROEHAMPTON SW15

WELCOME TO THE ROEHAMPTON FESTIVAL 2019

The planning application for the Alton area regeneration has been submitted and the formal consultation period is completed. A summary of the application is included here.

If you have any questions please talk to a member of the team.

REDROW

Wandsworth

ALTON GREEN

ROEHAMPTON SW15

THE MASTERPLAN

The masterplan for the redevelopment is based on the Alton Area Masterplan (2014) and Roehampton Supplementary Planning Document (2015) and establishes the principles and the design that the development will follow. The masterplan has been developed to improve routes through the area, and links with Alton East, Alton West and Roehampton High Street. New and improved community spaces and facilities are spread across the area.

REDROW

Wandsworth

ALTON GREEN

ROEHAMPTON SW15

WORKING WITH THE COMMUNITY

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

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

RESIDENTS
- Directly affected residents
- Wider estate and area residents
- Residents' Associations

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

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

SERVICE PROVIDERS
- Roehampton Library
- Roehampton Sport & Fitness Centres

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

AREA SPECIFIC GROUPS
- Roehampton Trust
- Western Area Housing Panel (WAHP)
- Roehampton Partnership
- Roehampton Forum
- Wandsworth Conservation Area Advisory Committee
- Putney Society

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

ALTON GREEN

ROEHAMPTON SW15

ARTS
- Arts - WBC Enable
- Roehampton Outdoor Arts Movement (ROAM)
- Spare Tyre
- Emergency Exit Arts (EEA)

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

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

EMPLOYMENT
- Wandsworth WorkMatch
- Construction Industry Training Board
- Local Employers

YOUTH - ACTIVITY
- Regenerate
- Roehampton Base
- Alton Activity Centre
- WBC Youth Council
- Roehampton Youth Club
- Student Parliament - ARK School

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

"We've been working closely with the regeneration project team to discuss the design of the new centre. The plans have changed considerably as a result of this collaborative process and we believe the new building will itself stand for so many of the things we also stand for."

Rob Nicholson, Head Teacher, Eastwood Nursery School

The timeline below provides an overview of some of the cultural and artistic activities which have taken place over the last seven years. Redrow will be working with a range of groups to support community activities and to continue and to enhance the area's long tradition of cultural engagement.

Meadow of Flowers — Summer 2011

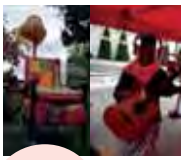
Bicycle Ballet — 2011-12

Community Mapping — Summer 2012

Christmas Lantern Parade & Carol Singing Event — Started Winter 2012 - ongoing

Roehampton Radio — Early 2013

Roehampton Village Green — May – July 2013



Alton Sings: Community Choir — Summer 2013

Before I die... — Spring/ Summer 2014

The Lounge — Summer 2013, 2014, 2015

Roehampton Outdoor Arts Movement (ROAM) — Ongoing

Roehampton Men's Shed — Ongoing

Wandsworth Arts Fringe (WAF) — Annual

Reflections on Home Artist's Programme — 2018-2019

Roehampton Festival — Annual

REDROW

Wandsworth

ALTON GREEN

ROEHAMPTON SW15

THE ALTON ESTATE

The Alton estate holds a special place in the history of UK housing. When the estate was built it was recognized internationally as one of the best examples of a modernist housing estates in the world. The estate includes many iconic buildings including the clusters of point blocks which overlook the estate's green spaces, the five slab blocks above Downshire Field and the staggered bungalows at Minstead Gardens.

The large residential blocks of the estate were built in two phases during the 1950's by the London County Council.

The estate was built within an existing 18th-century parkland landscape with a number of grand historic buildings, including Mount Clare. These remain an important feature of the area today.

Illustration of proposed extension to Minstead Gardens

The Regeneration has been designed to preserve and celebrate the best parts of the estate, from the modernist housing to the Georgian homes set in historic parkland.

Alton's heritage will be preserved by retaining the character of its setting while upgrading features - pathways, street furniture, playspace, and so on. Views of important buildings like Mount Clare will be retained and improved where possible. Designs for new buildings are inspired by their existing context, taking on inspiration for materials from the modernist buildings of the Alton West and the Victorian streetscape of Roehampton Village.

The wider proposals include the sensitive extension and improvements of the listed bungalows on Minstead Gardens. The bungalows provide important sheltered accommodation for older residents and improvements will ensure they are better suited to meet the needs of the exisiting residents and those in the future.

Older residents, who we have closely involved to ensure that the homes will now be perfectly suited to their needs.

REDROW

Wandsworth

ALTON GREEN

ROEHAMPTON SW15

THE MASTERPLAN PRINCIPLES

The design has been developed to re-energise communal spaces and improve parts of the estate that are in need of improvement. This created a series of core design principles.

HOW CAN THE MASTERPLAN ACHIEVE THE AMBITIONS OF THE PROJECT?

Consultation with local people began in 2012 with a series of workshops and engagement activities. These revealed that certain areas of the estate were not working to their full potential. The day-to-day needs of residents have changed since the 1950's and a number of placemaking and streetscape lessons have been learnt since the Alton Estate was built.

As a result, Studio Egrett West were appointed to work with local residents and stakeholders to identify key areas for intervention. Following this engagement six placemaking principles were developed to improve the area:

STRENGTHENING FOCAL POINTS

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

IMPROVING THE URBAN FABRIC

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

GREATER PERMEABILITY, LEGIBILITY AND CONNECTIONS

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

STRENGTHENING OUTER EDGES AND RETAINING A 'GREEN BUFFER'

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

ACTIVATING THE LANDSCAPE

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

REVEALING AND CREATING LANDMARKS

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

REDROW

Wandsworth

ALTON GREEN

ROEHAMPTON SW15

TWO NEIGHBOURHOODS

We don't want to lose the essence of what makes the Alton Estate unique. The masterplan draws on the existing character of the area, to strengthen, and not replace its existing qualities.

The masterplan will create two distinct but interlinking neighbourhoods connected by a revitalised Danebury Avenue: the Parkland Quarter and the Urban Quarter.

New Village Square & Library

REDROW

Wandsworth

ALTON GREEN

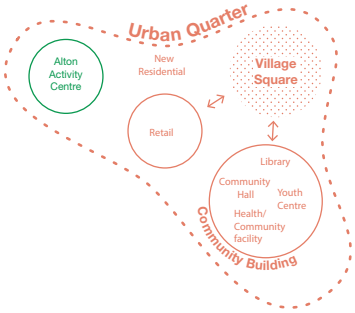
ROEHAMPTON SW15

THE URBAN QUARTER

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

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

The square is located where three distinct, existing communities come together - Alton West, Community facility Alton East, and Roehampton Village. The square opens the estate up to the surrounding areas, while providing a flexible space for a variety of community events. Pride of place is given to a new community building including the new Roehampton Library, Youth Club, Café and health facilities.



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

A new community facility with Library, health/community facility and Cafe providing flexible spaces for residents and local groups, in addition to the safe and inspiring space for children and young people and their families when rehousing the BASE youth club.

The Urban Quarter retail parade will offer revitalised shopping on the estate, alongside office space for local businesses.

The new community building on the Village Square will be a focal point for local residents.

REDROW

Wandsworth

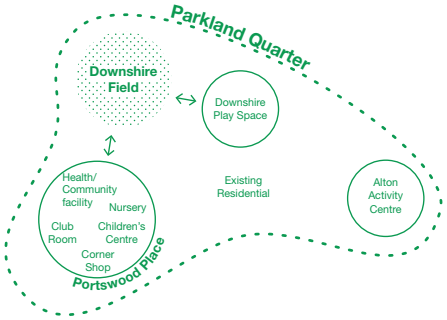
ALTON GREEN

ROEHAMPTON SW15

THE PARKLAND QUARTER

The Parkland Quarter is the garden for the community.

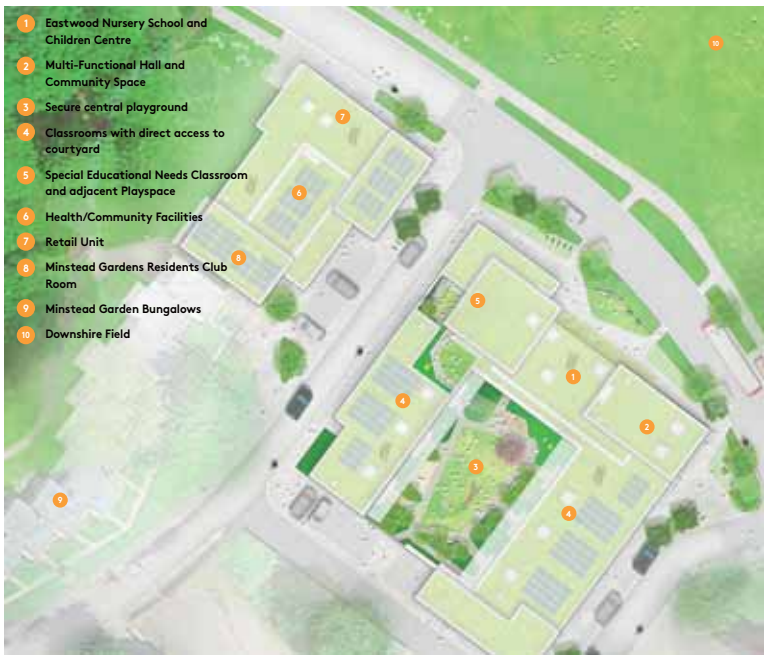
Illustration of the new Children's Centre at Portswood Place



In the middle of the Parkland Quarter is Downshire Field, an iconic green space surrounded by the existing residential blocks of the Estate. To bring greater purpose and activity to this landscape, a new neighbourhood hub is proposed at Portswood Place. Throughout the Parkland Quarter, existing paths and playspaces are sensitively upgraded, providing better facilities without changing the existing layout of the estate.

Downshire Field Meadow Play Space

Alton Activity Centre Plan



DOWNSHIRE FIELD

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

ALTON ACTIVITY CENTRE

- The refurbished Alton Activity Centre will attract young people from the estate and across the Roehampton area.
- Soft landscaping will be used to create play areas with different textures, colours and heights.
- A half Multi-Use Games Area court will cater for informal and programmed sports activities and a stage for performances.
- A grow garden will promote health and wellbeing and educate young people in food production.

PORTSWOOD PLACE

The regeneration of Portswood Place will create a new centre for local families. The larger building will provide new and greatly improved facilities for Eastwood Nursery School and Childrens' Centre. A multi-functional hall will also provide a flexible, double-height space with a separate entrance. The hall will be used by the school during the day but shared with the local community for events outside of school hours. Alongside the Nursery will be a smaller pavilion building containing health facilities, a new shop and a replacement Clubroom for Minstead Gardens residents.

REDROW

Wandsworth

ALTON GREEN

ROEHAMPTON SW15

NEW HOMES

Each building has been designed to have an individual character.

- *New housing will widen housing choice and meet modern design and building quality standards.*
- *Up to 1,103 new homes will be provided to contribute towards meeting the borough's housing needs.*
- *A range of housing choices will be offered, in terms of size, type and tenure including replacement and new affordable housing.*
- *Homes are designed to meet or exceed modern space standards and design quality guidance, with efficient, practical layouts and appropriate ceiling heights.*
- *Homes will be built and finished to meet modern building standards, to ensure they are safe, well insulated and energy-efficient.*
- *Wheelchair adaptable and accessible homes will be provided, and all homes are designed for flexible long-term use.*

Danebury Avenue from the north side

Block Q - Replacement homes for council tenants and existing resident homeowners

RESIDENTS OFFER

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

All secure council tenants will be offered a secure council tenancy and new home on the Alton estate.

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

The council has a one-move offer for existing residents. This means that through careful phasing of construction tenants, resident leaseholders and freeholders will be able to move directly from their current property into their newly-built home.

The new homes have been designed to meet the assessed housing needs of the existing residents and to ensure well designed accessible homes for future tenants.

REDROW

Wandsworth

THE PUBLIC REALM

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

Downshire Field Meadow and play

ENHANCING THE STREETSCAPE

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

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

RESIDENTIAL AMENITY AND PLAY

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

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

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

Alton Activity Centre – playspace

Block Q courtyard amenity space

Block N podium amenity space

ALTON GREEN

ROEHAMPTON SW15

ART & CULTURE

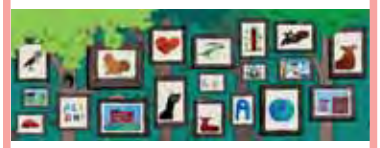
Our Cultural Strategy responds to and will enhance the Masterplan's vision, helping build an identity and aid place-making within Alton.

HOW TO GET INVOLVED

If you would like to be involved in any of the art projects shown here, please get in touch with one of our team and we can talk to you about how we can make your idea happen.

All of the below categories are just ideas and have the potential to expand and become real projects. We need your input and your ideas to make each project exciting, interesting and memorable.

1. HOARDINGS PROGRAMME



Engaging hoarding opportunities to offer exciting and creative ways for people to express themselves creatively. The first hoarding project has been delivered at Bessborough with artwork created by Heathmere Primary School.

2. EVENTS & FESTIVALS

An organised programme of events at a larger scale. Opportunities for participation, independent performance and local event based activities.

3. SOUND

A variety of opportunities for sound installations. 'Reflections on home' by Soundscape is an example of event based sound art, but more permanent sculptural or play full sound tubes could also be created.

4. SIGNAGE & WAYFINDING

During construction, road layouts and street markings will be removed or relocated. Artist designed street markings may enhance this impact aesthetically and contribute to local place branding.

5. LIGHTING

Lighting is an important feature in creating a comfortable, safe and beautiful public realm. Gobo lighting engages the audience through projections on to the ground where templates can be changed to different images.

6. SPORT

A variety of healthy activities, sports, eating and well-being programmes open to all the community.

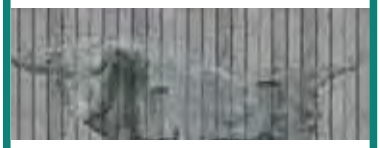
7. PERFORMANCE

Opportunities in the masterplan for performance at different scales - both internal and external, with temporary structures, or permanent stages. An opportunity to engage with performance groups, or professionals.

8. PLAY

Interventions wherever possible to encourage play within the incidental public realm. This could include street furniture, playable hard landscape elements, climbable assets, and moments of surprise and delight.

9. BUILDING ENTRANCES



Opportunities within the new community buildings to utilise lobby wall and window spaces for either changeable exhibitions, or permanent graphic interventions as part of the building narrative and wayfinding.

10. GROWING

Ideas to help grow plants, food, herbs and flowers across the masterplan through creative ideas. Temporary and moveable gardens, skip gardens and more permanent pieces of fixed growing such as the bus stop gardens and growing spaces.

11. HEALTH & WELLBEING

Health & Wellbeing, including social prescribing involves a variety of activities which are typically provided by voluntary or community based organisations. Activities prescribed include arts based, group participation, gardening, cookery.

12. SKILLS & TRAINING

Redrow will work with Wandsworth's Workmatch team, using our combined experience and networks to promote employment and training opportunities.We will develop a legacy programme with schools.

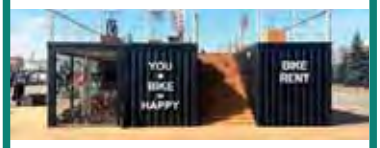
13. FOOD

A variety of food based initiatives, with ideas including start up funding or provision of affordable premises for catering businesses - could include site construction catering on site and food festivals.

14. HARD LANDSCAPING

Opportunities within the masterplan to create and install pieces of public art within the existing hard landscape. Physical pieces of art embedded within paving, signage, gates/fencing, flooring, playable elements, seating or sculpture.

15. SOCIAL ENTERPRISE



Encouraging start up businesses and initiatives, community projects and social enterprise through the creation of premises available at affordable rents.

16. HERITAGE & MAPPING

A series of walkabouts, workshops and coffee mornings with residents to document memories, heritage and experience of the local area from a residents point of view.

REDROW

Wandsworth

ALTON GREEN

ROEHAMPTON SW15

WHAT HAPPENS NEXT?

We will be working with residents in a number of ways in the coming months.

HOUSING NEEDS SURVEYS

To ensure that the new homes meet the needs of residents we need to make sure that the information we have is for existing residents is up-to-date. The regeneration team will shortly be contacting residents who will be moving into the first new council homes (Harbridge Avenue Even nos, Kingsclere Close and Allbrook House) to undertake housing needs surveys.

Your case officer will contact you to make an appointment to meet you in your home to discuss your housing needs and explore any special requirements and/or assessment for adaptations that you may need. This will also be an opportunity for you to discuss any questions you may have about the new homes, the phasing programme and the next steps.

We expect to contact residents in the second phase of the redevelopment during the course of 2020.

RESIDENT CHOICE

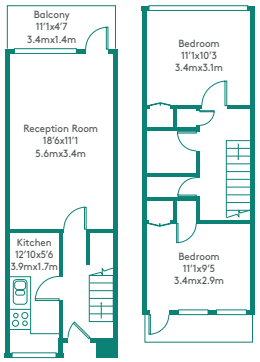
Once residents have been allocated a new home in accordance with the Council's Allocation Policy, we will be in contact to discuss residents' choice concerning internal finishes. These will include but are not limited to:

- A preference for either an open plan or separate kitchen
- A choice on the kitchen unit and worktop colour
- A choice on the flooring colour and type
- A choice on wall colours

Residents will be shown samples of the different options available as well as a floorplan of their new property. It will also provide residents with another opportunity to discuss the removals process, timeframes for the move and any other questions they may have.

NEW HOMES

The diagrams below are typical examples of existing 2 and 3 bedroom properties in Allbrook House, Harbridge and Danebury Avenue blocks:

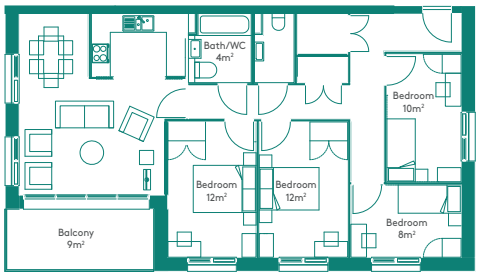


Example floor plans of Allbrook 2 bed

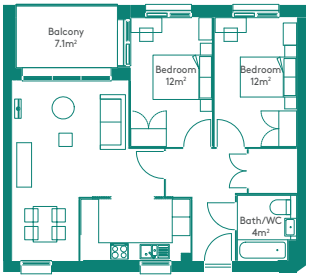
Example floor plans of Danebury/Harbridge 3 bed

All of the new homes will have access to a private outdoor amenity space (either a balcony or terrace) as well as a landscaped communal area for the residents of the block. All of the new buildings will be serviced by lifts and stairs, will have secure bicycle storage, and will be fitted with security doors and intercom systems.

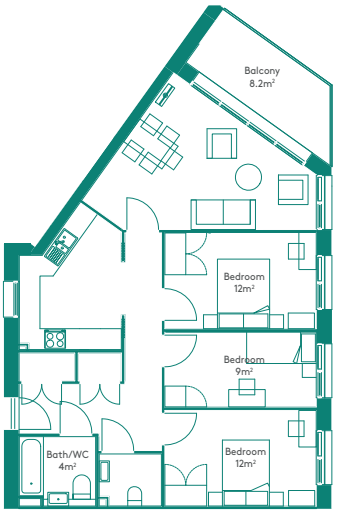
Block A will contain a mix of 2, 3 and 4 bedroom social rent and affordable properties:



Example 4 bedroom 6 person flat



Example 2 bedroom 4 person flat



Example 3 bedroom 5 person flat

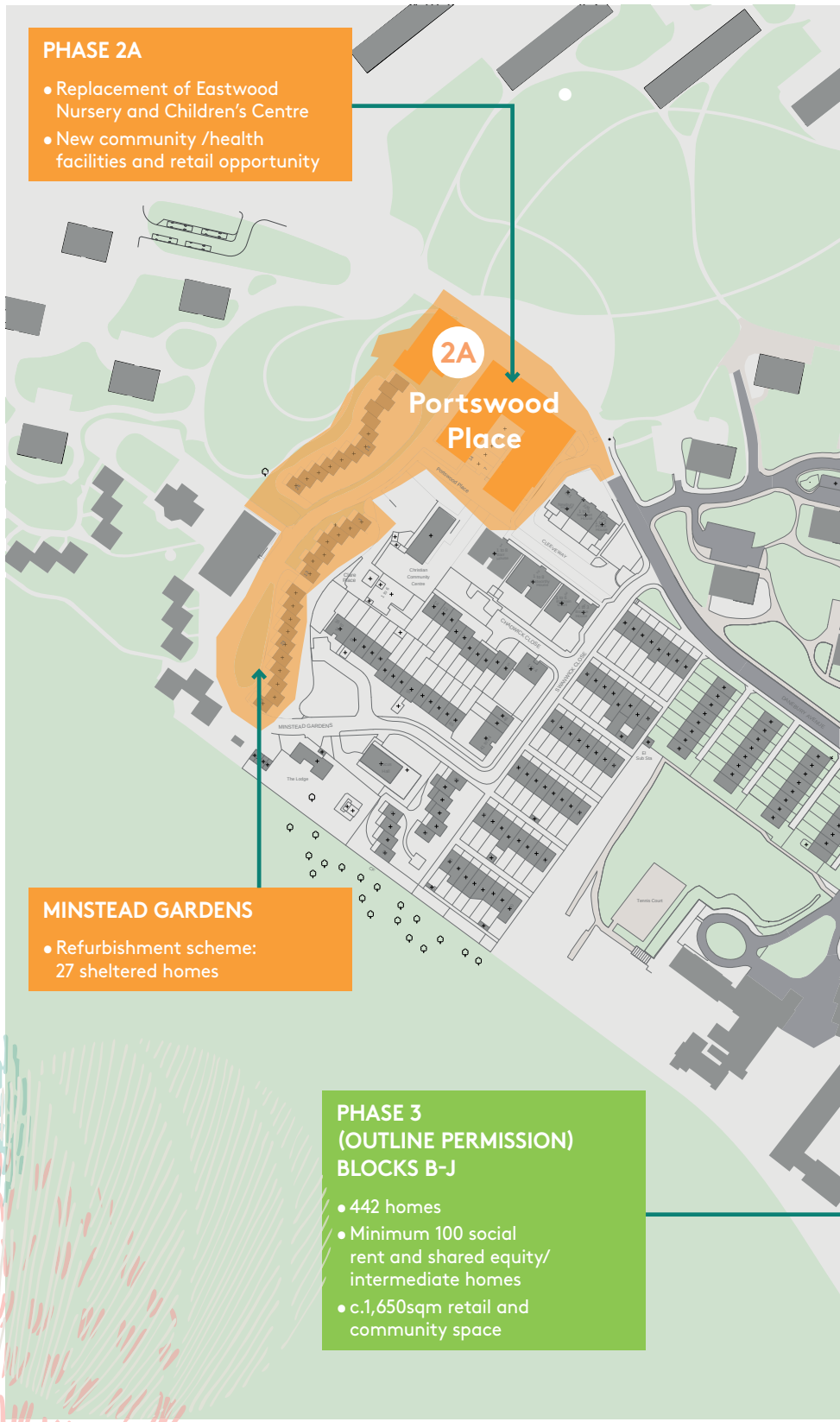
REDROW

Wandsworth

PHASING PLAN

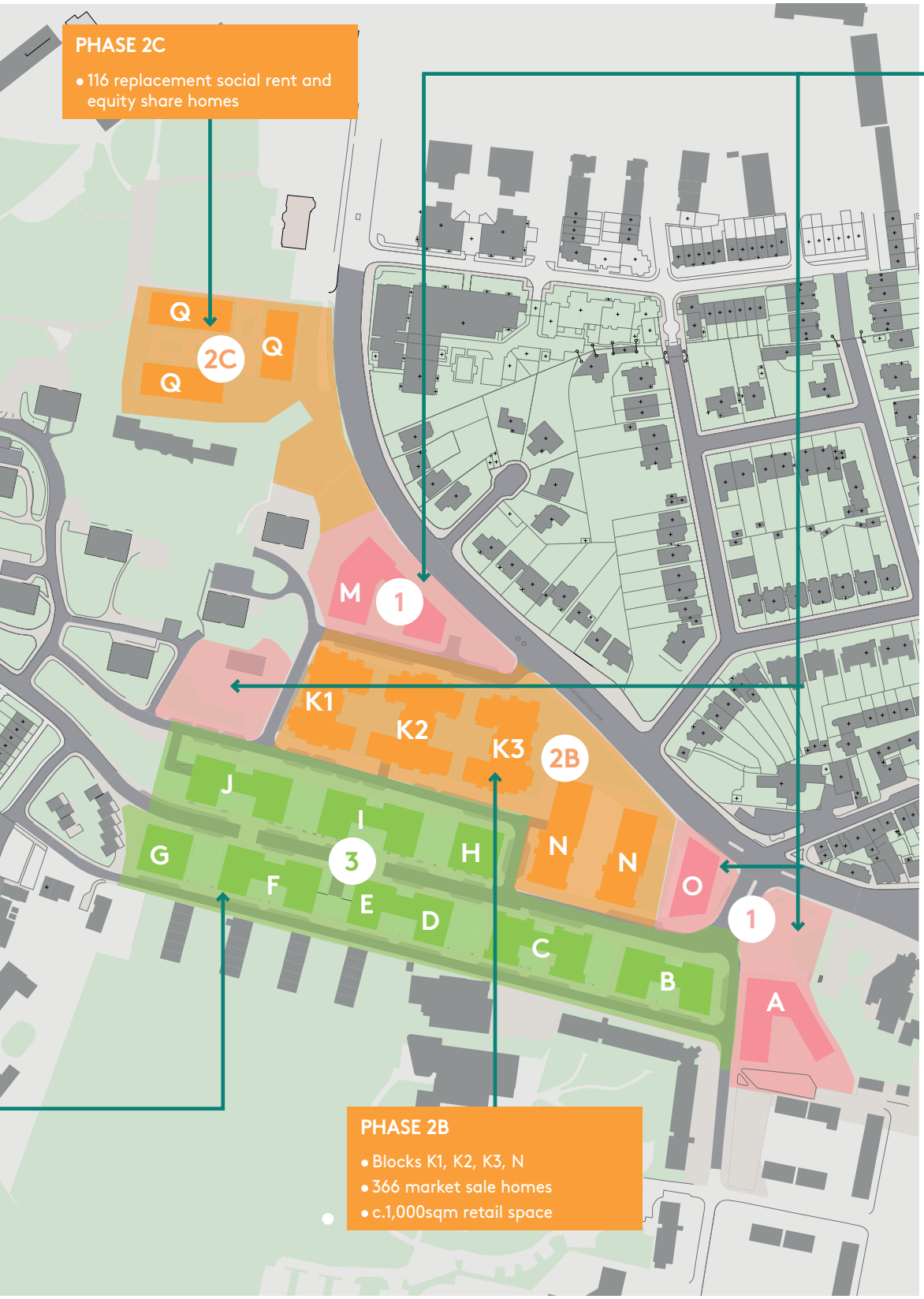
ESTIMATED TIMELINE FOR DELIVERY

DATES	PHASE
2019	Phase 1 Construction Starts
2021	Early Sites For Replacement Homes Complete
2022	Phase 1 Complete
2023	Minstead Gardens Refurbishment Complete
2024	Phase 2A Complete
2024	Phase 2B Complete
2026	Phase 2C Complete
2026	Phase 3 Starts 2026
2030	All Complete



ALTON GREEN

ROEHAMPTON SW15



PHASE 1
BLOCKS A, O, M

- 145 market sale homes
- 550sqm reprovided foodstore, library, health and community facilities
- 40 replacement social rent and equity share homes in Block A
- New Village Square
- Alton Activity Centre play improvements

EARLY SITES FOR REPLACEMENT HOMES TO BE COMPLETED DURING PHASE 0:

BESSBOROUGH ROAD (SHERWOOD LODGE) COMPLETE:

SPRING 2021

FONTLEY WAY COMPLETE:

SUMMER 2021

REDROW

Wandsworth

ALTON GREEN
ROEHAMPTON SW15
REDROW
THE BRIGHTER BOROUGH
Wandsworth

TENURE MIX

Following comments received during the planning consultation, the Council has reviewed the proposed distribution of tenures across the replacement blocks.

This brochure provides a summary of these proposed changes to the planning application submitted by Redrow Homes.

FORMER PROPOSAL

Replacement homes (social and shared equity)

Private homes

Shared Ownership

For more information please contact the Regeneration Team at: roehampton@wandsworth.gov.uk

You can also view the planning documents on Wandsworth Council's website, and you can comment on the application by writing to: planning@wandsworth.gov.uk

NEW PROPOSAL

Replacement homes (social and shared equity)

Private homes

Shared Ownership

PHASING PLAN

The images below illustrate the different phases of the regeneration and the replacement council blocks which will be available to residents during each phase. These dates assume planning permission will be granted by Summer 2020.

PHASE 1 – 2020-2022

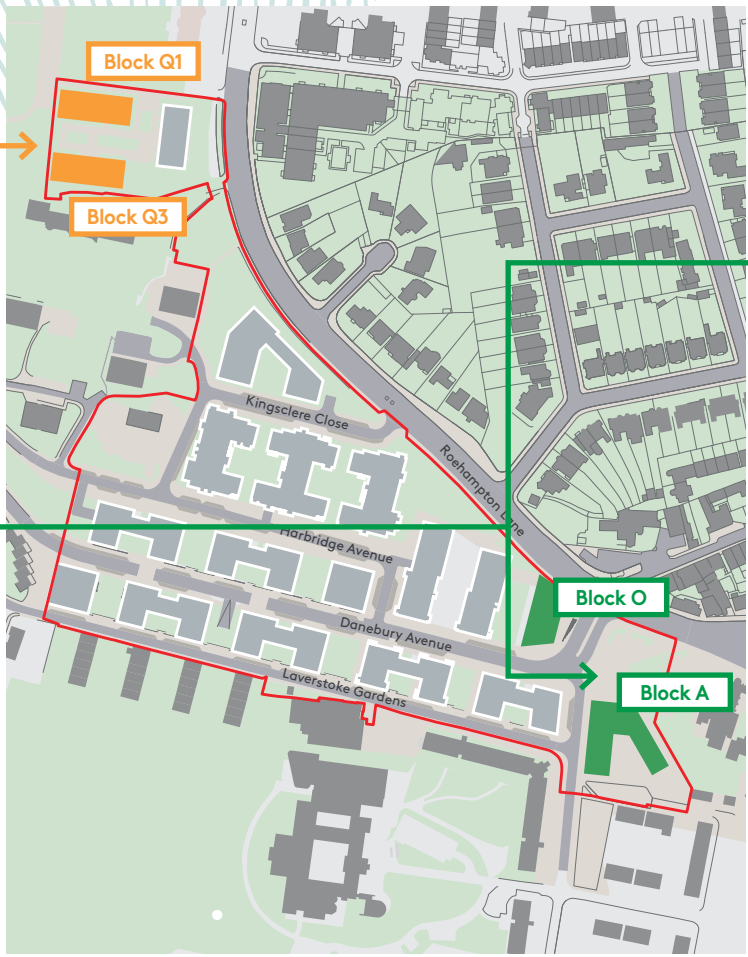
BLOCK	NEW BLOCK	EST. DELIVERY
1 31-115 Danebury Ave. 2 Allbrook House 3 2-84 (even) Harbridge Ave. 4 Kingsclere Close	Bessborough Road	Summer 2021
	or Fontley Way	Autumn 2021
	or Block A	Spring 2023
	or Block O	Autumn 2022

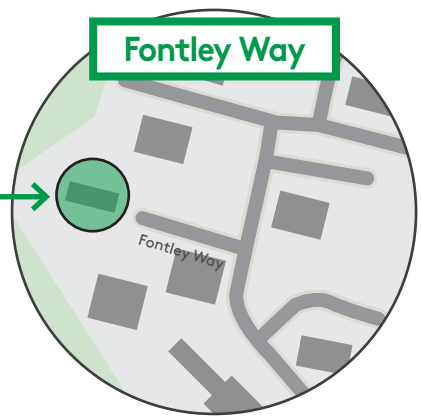
PHASE 2 – 2022-2026

BLOCK	NEW BLOCK	EST. DELIVERY
5 1-115 (odd) Harbridge Ave. 6 117-243 Danebury Ave.	Block Q1	Spring 2027
	or Block Q3	Spring 2027

EXISTING LAYOUT

PROPOSED LAYOUT





PHASE 1

Bessborough Road (Summer 2021)

- 10 homes (a mixture of 2-bed and 3-bed properties)
- Secure under 5's play area
- Private gardens or balconies with every property
- Parking spaces

Fontley Way (Autumn 2021)

- 14 homes (a mixture of 3-bed and 4-bed properties)
- Access to communal gardens for all residents
- Private gardens or balconies with every property
- Parking spaces

Block A (Spring 2023)

- 40 homes (a mixture of 2-bed, 3-bed and 4-bed properties)
- Access to large courtyard garden for all residents
- Private balconies with every property
- Central location with easy access to shops and community facilities

Block O (Autumn 2022)

- 35 homes (a mixture of 1-bed, 2-bed, 3-bed properties)
- Private balconies with every property
- Access to large courtyard garden for all residents
- Central location with easy access to shops and community facilities

PHASE 2

Block Q1 & Q3 (Spring 2027)

- 90 homes (a mixture of 1-bed, 2-bed, 3-bed and 4-bed properties)
- Private balconies with every property
- Access to large courtyard space with playspace for all residents
- Direct access to Downshire Field

ALTON GREEN

ROEHAMPTON SW15

WWW.ALTONESTATEREGEN.CO.UK

REDROW

THE BRIGHTER BOROUGH

Wandsworth

ALTON GREEN

ROEHAMPTON SW15

WELCOME

TO THE ALTON REGENERATION DROP-IN EVENT

Following comments received during the recent consultation on the planning application for the Alton estate regeneration, the Council proposes to make some changes to the tenancy/ownership types (known as the tenure mix) of the replacement council blocks.

These changes will not delay any resident's move into their new home, however it will mean that residents of 31-115 Danebury Avenue will be able to move sooner than previously expected.

The changes will also mean that:

There will be a greater mix of tenures across the intervention area

–

There will be an increase in the number of replacement council homes for social rent and shared equity in Phase 1

–

Residents of Phase 1 will have the additional choice of Block O

All the information on these boards is contained within a brochure which has been given to all residents within the area of the redevelopment, however additional copies are available.
If you have any questions about the phasing plan or any of the changes please speak to a member of staff.

REDROW

THE BRIGHTER BOROUGH Wandsworth

ALTON GREEN

ROEHAMPTON SW15

PROPOSED CHANGES

TO THE TENURE MIX

FORMER PROPOSAL

NEW PROPOSAL

PHASE 1 **(completion spring 2023):**

– Block A will now have more social rent homes but fewer shared equity.
– Block O was due to be private homes and will now be a mix of social rent and shared equity homes.

PHASE 2 **(completion spring 2027):**

– Block Q was due to entirely be a mix of social rent and shared equity homes, Blocks Q1 and Q3 will remain as a mix of social rent and shared equity and Block Q2 will be shared ownership homes.

These changes will ensure a greater tenure mix across the development, giving residents greater choice of options for their new homes. It will also deliver more homes at social rent in the first phase of the development and will mean that many residents will be able to move into their new homes sooner.

Proposed changes to tenure mix:

	Existing			Proposed		
	Social Rent	Shared Equity	Shared Ownership	Social Rent	Shared Equity	Shared Ownership
Block A	24	16	0	35	5	0
Block O	0	0	0	29	6	0
Block Q1	33	10	0	33	10	0
Block Q2	18	8	0	0	0	31
Block Q3	36	11	0	39	8	0
Total	111	45	0	136	29	31
Total affordable		111			196	

REDROW

THE BRIGHTER BOROUGH Wandsworth

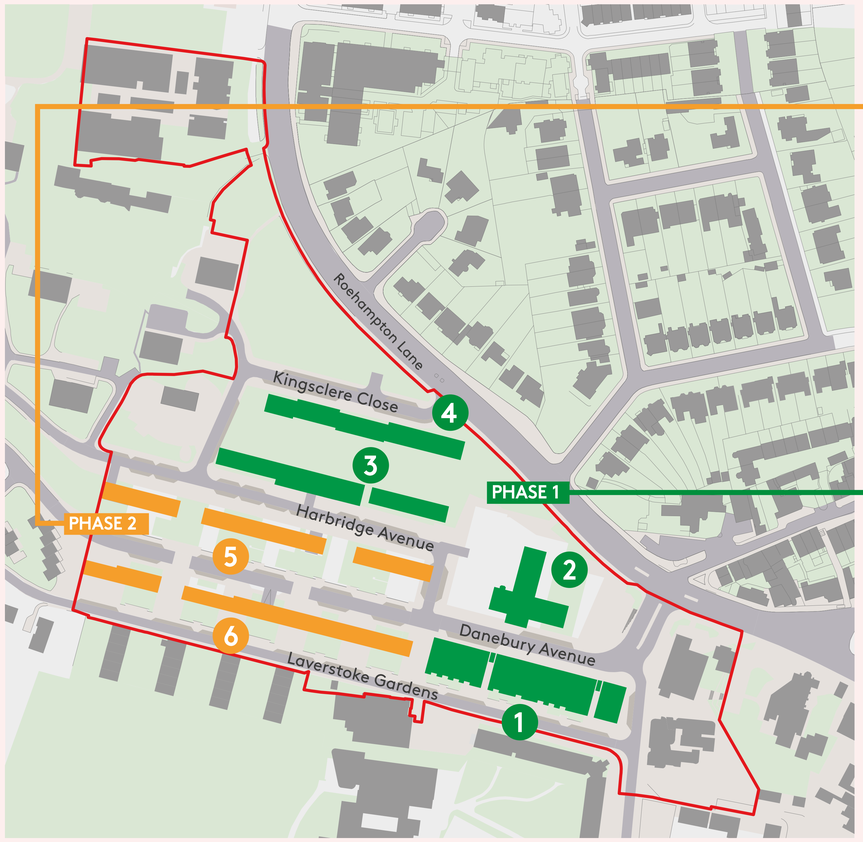
ALTON GREEN

ROEHAMPTON SW15

PHASING PLAN

THE IMAGES BELOW ILLUSTRATE THE DIFFERENT PHASES OF THE REGENERATION AND THE REPLACEMENT COUNCIL BLOCKS WHICH WILL BE AVAILABLE TO RESIDENTS DURING EACH PHASE. THESE DATES ASSUME PLANNING PERMISSION WILL BE GRANTED BY SUMMER 2020.

EXISTING LAYOUT



PHASE 1 – 2020-2023		
BLOCK	NEW BLOCK	EST. DELIVERY
1 31-115 Danebury Ave.		
2 Allbrook House	Bessborough Road	Summer 2021
	or Fontley Way	Autumn 2021
3 2-84 (even) Harbridge Ave.	or Block O	Autumn 2022
	or Block A	Spring 2023
4 Kingsclere Close		

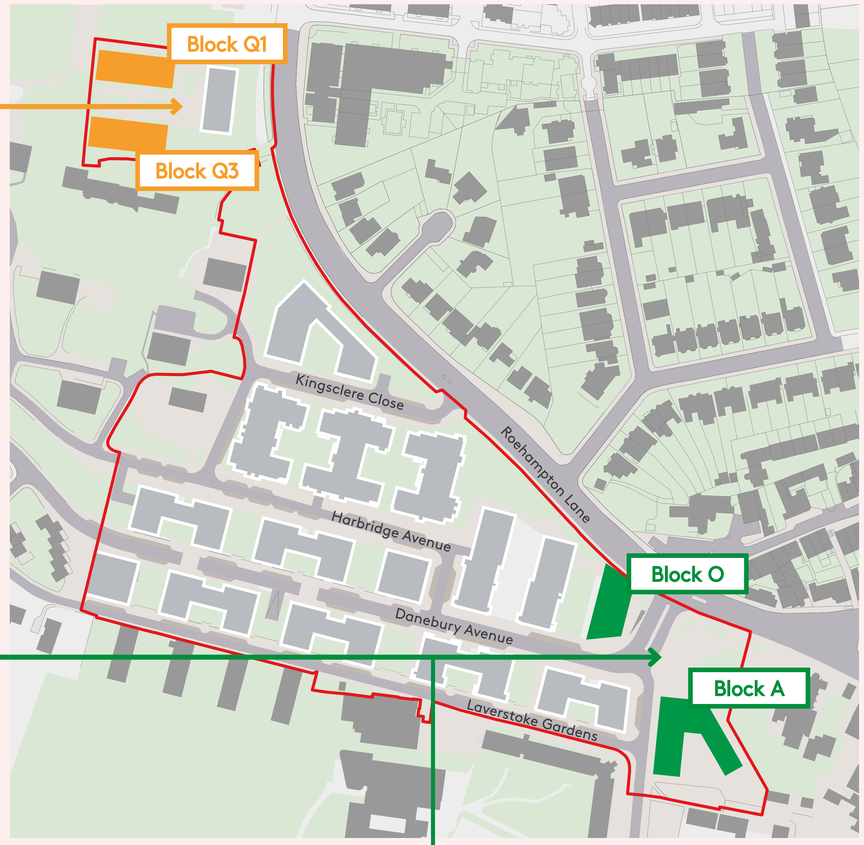
PHASE 2 – 2022-2027		
BLOCK	NEW BLOCK	EST. DELIVERY
5 1-115 (odd) Harbridge Ave.	Block Q1	Spring 2027
	or Block Q3	Spring 2027
6 117-243 Danebury Ave.		

ALTON GREEN

ROEHAMPTON SW15

PHASING PLAN

PROPOSED LAYOUT



REDROW

THE BRIGHTER BOROUGH Wandsworth

ALTON GREEN

ROEHAMPTON SW15

NEW HOMES

PHASE 1

Bessborough Road (Summer 2021)

- 10 homes (a mixture of 2-bed and 3-bed properties)
- Secure under 5's play area
- Private gardens or balconies with every property
- Parking spaces

Block A (Spring 2023)

- 40 homes (a mixture of 2-bed, 3-bed and 4-bed properties)
- Central location with easy access to shops and community facilities
- Private balconies with every property
- Access to large courtyard garden for all residents

Fontley Way (Autumn 2021)

- 14 homes (a mixture of 3-bed and 4-bed properties)
- Access to communal gardens for all residents
- Private gardens or balconies with every property
- Parking spaces

Block O (Autumn 2022)

- 35 homes (a mixture of 1-bed, 2-bed and 3-bed properties)
- Central location with easy access to shops and community facilities
- Private balconies with every property
- Access to large courtyard garden for all residents

ALTON GREEN

ROEHAMPTON SW15

NEW HOMES

PHASE 2

Block Q1 & Q3 (Spring 2027)

- 90 homes (a mixture of 1-bed, 2-bed, 3-bed and 4-bed properties)
- Direct access to Downshire Field
- Private balconies with every property
- Access to large courtyard space with playspace for all residents

You can view the full planning documents on Wandsworth Council's website, and you can comment on the application by writing to:
planning@wandsworth.gov.uk

To talk to the Regeneration Team:
roehampton@wandsworth.gov.uk

REDROW

THE BRIGHTER BOROUGH Wandsworth