

Alton Estate Regeneration
Hybrid Application

**ADDENDUM TO
THE STATEMENT
OF COMMUNITY
INVOLVEMENT**

Communications Potential
March 2020



ALTON GREEN

ROEHAMPTON SW15





ROEHAMPTON FESTIVAL, SEPTEMBER 2019

PURPOSE OF THE DOCUMENT

This addendum document supplements the Alton Green Statement of Community Involvement, which was submitted to Wandsworth Council in June 2019, in support of planning application reference 2019/2516.

The planning application represents a key milestone in the delivery of the regeneration of the Alton Estate. The content of the Statement of Community Involvement is a comprehensive interpretation of years of consultation and stakeholder engagement work completed in and around the proposed intervention area in Roehampton.

This supplementary document sets out the amendments made to the Alton Estate Regeneration scheme through consultation and engagement.

The following pages provide additional information about the various elements of engagement undertaken since the major consultation exercise in 2018 – including details of the feedback provided and the resulting outcomes.

MASTERPLAN CONSULTATION

The Alton Area Masterplan was published in 2014, following an intense 18-month period of consultation and engagement. Over the course of the ensuing five years, the proposals were further refined and tailored to ensure they could meet local needs.

Since being selected as Wandsworth Council's preferred delivery partner for the regeneration of the Alton Estate in January 2017, Redrow has been working with the Council and residents to ensure that community involvement and stakeholder engagement continues to be central to the process.

Through a series of workshops, the professional design team invited residents to review the principles set out in the Alton Area Masterplan and in the subsequently published Roehampton Supplementary Planning Document (SPD). The key objective of the workshop exercise was to review the established principles and either confirm their ongoing relevance, or identify the need for adjustments.

Workshop participants discussed key local issues and needs and explored opportunities to adjust and refine the masterplan, in order to reflect them.

Having analysed and considered all the input from directly affected residents and stakeholders, the regeneration project partners announced the near-completion of revised masterplan proposals in June 2018. The proposals were set out in detail at a series of public drop-in exhibition events in Roehampton Parish Hall and at different venues around the estate.

Detailed information about the various engagement events, including copies of the material presented, feedback received and outcomes, can be found in the Statement of Community Involvement which was submitted with the application in June 2019.

Redrow's consultation activities are summarised in the timelines on the following pages.



REDROW ENGAGEMENT

TIMELINE



* The Bessborough Road development will deliver 10 new homes for residents affected by the early phases of development, to help meet the Council's rehousing commitments.

CONSULTATION POST-SEPTEMBER 2018

At the Roehampton Festival in September 2018, residents were given another opportunity to review the regeneration proposals featured in the June 2018 exhibitions. The Festival materials also included information about the feedback submitted in June and an explanation of the detailed changes made/proposed as a result. Frequently asked questions were also reported, alongside responses from the specialist consultant team.

The fundamentals of the masterplan have remained unchanged since June 2018. Subsequent consultation activities have focused on specific topics, although members of the consultation team were able to share information about the wider proposals if required.

From September 2018 onwards, events focused on specific issues identified by stakeholders – including those who attended the “Let’s Talk” public meeting, Wandsworth Council’s planning officers and

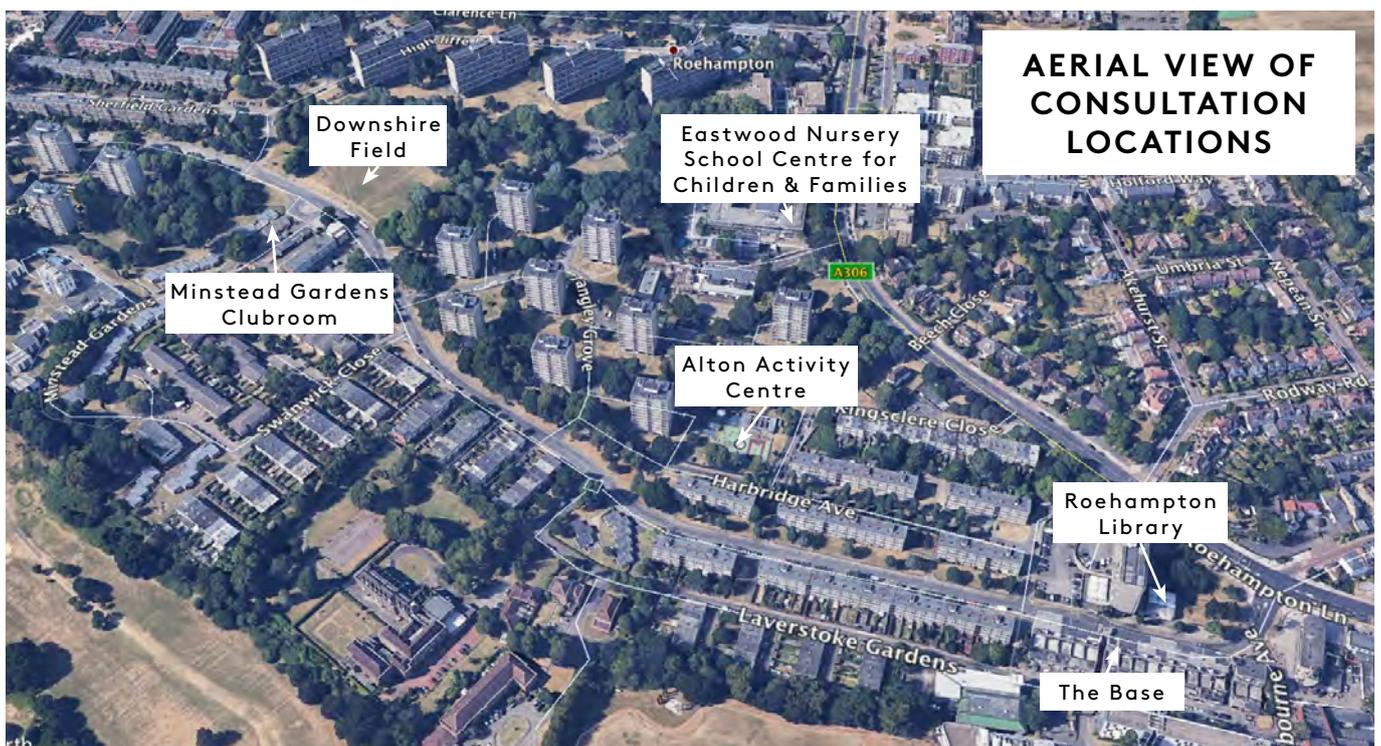
members of the Wandsworth Design Review Panel.

Events included a play strategy consultation, bus turnaround consultation and Alton Activity Centre consultation. Separate consultation sessions were also held to discuss the Fontley Way development proposals, which will provide new homes for some of the existing residents in the intervention area and are subject to a separate planning application.

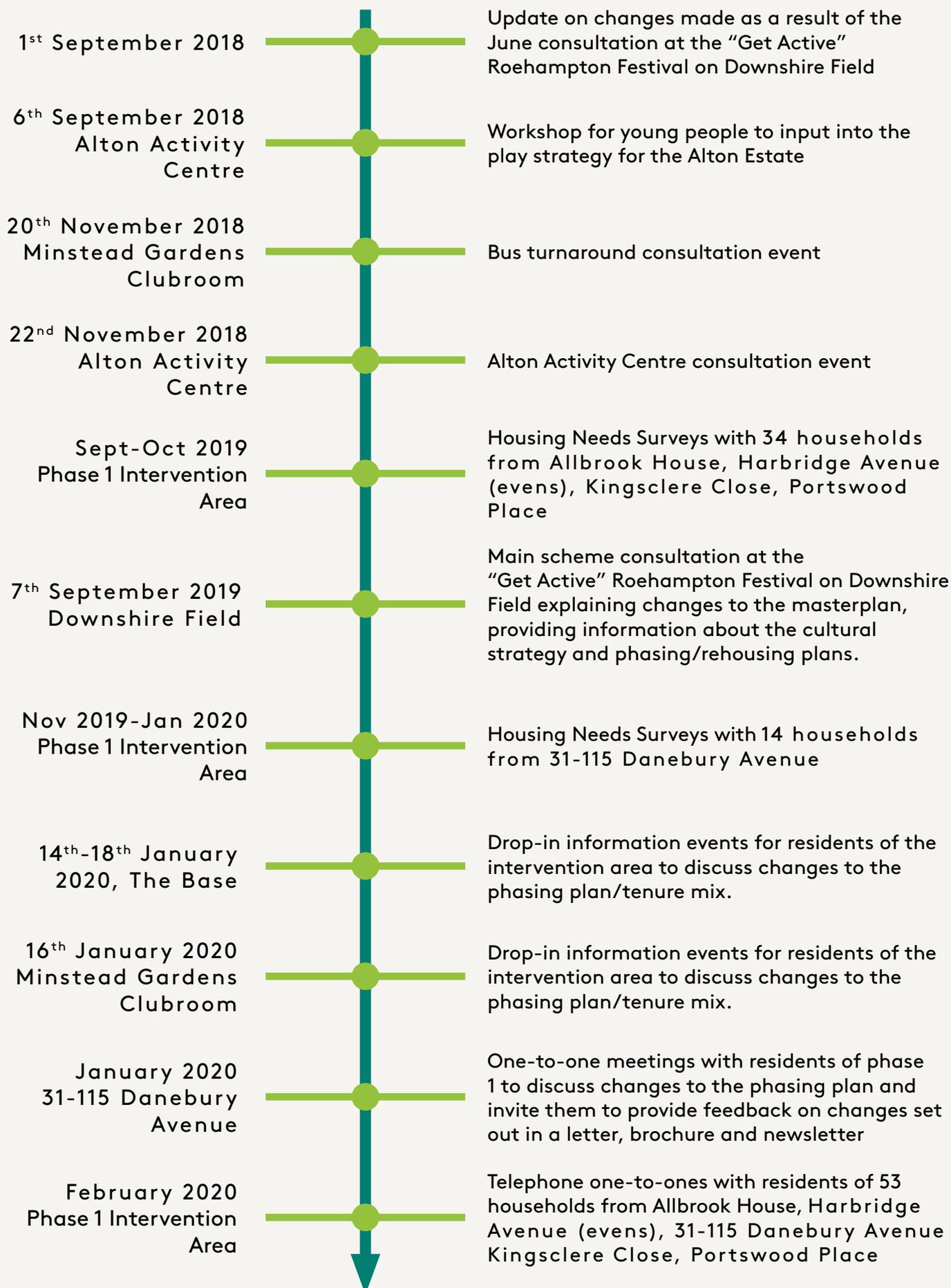
Whilst the subject of consultation events was more specific than those that covered the regeneration project as a whole, they were no less widely advertised.

It is also worth noting that one-to-one conversations continued with directly affected residents throughout this period, through door knocking and housing needs surveys (104 of which were completed between March and November 2019).

Consultation activities and venues are set out on the map below and in the timeline on the following page.



POST-SEPTEMBER 2018 ENGAGEMENT TIMELINE



THE "GET ACTIVE" ROEHAMPTON FESTIVAL, SEPTEMBER 2018

In September 2018, residents were given another opportunity to review the regeneration proposals featured in the June 2018 exhibitions. At the Roehampton "Get Active" Festival on Downshire Field, the project team also presented updated information about key aspects of the scheme that had changed/would be changing as a result of the June consultations. Detailed design updates focused on Alton Village Square and the updated Alton Activity Centre proposals.

Redrow had a large tipi at the Festival and within it included:

- Display materials setting out the masterplan and regeneration objectives - the information presented was consistent with materials presented in June 2018
- Updated information on the design of Alton Village Square (to ensure it is safe, usable for a range of activities and accessible)
- Information about the Alton Activity Centre proposals
- Information about the Cultural Strategy
- Information on the Fontley Way satellite proposal
- Detailed design update on Blocks A (community building and library), Block O and Block K
- Most frequently asked questions (with answers)

Although the Roehampton Festival was well attended and the Redrow tipi was visited by approximately 350 people, no additional written feedback was received (59 questionnaires had been completed and submitted in June).



350
People visited
the Redrow tipi



0
Additional
comments
received

Refer to Appendix 2.



THE "GET ACTIVE" ROEHAMPTON FESTIVAL
SEPTEMBER 2018



ALTON ACTIVITY CENTRE WORKSHOP, SEPTEMBER 2018

On Thursday 6th September 2018, a workshop session was held for young people to discuss the play strategy for the Alton Estate and to develop ideas for the Alton Activity Centre.

The event was run by landscape architects from Gillespies and supported by the Regeneration Team. Attendees included local residents, members of the youth club and Children's Services employees.

The landscape architects provided an overview of proposals, including the rationale for zoning the play areas for different age groups. Attendees were given illustrative concept plans and invited to use tracing paper to develop their ideas.

Attendees were keen to see sensory play included in the designs, possibly using a combination of water, sound, touch and smell. The landscape architects asked for feedback on the proposals for a half-size MUGA (Multi Use Games Area). Attendees generally agreed that the size of the site lends itself well to casual activity, rather than organised sport, although some attendees were worried about the risk of stray footballs.

More detailed notes and feedback revealed that:

- Play offering elements of discovery might be fun for 0-11-year-olds.
- Temporary or changing landscapes, walls/boards should be included for painting over (graffiti) in a safe environment.
- There were a number of questions about the function of the existing Activity Centre building. A lack of food choices in the area was discussed and the potential inclusion of a café was raised.

- If the Activity Centre remains could it be covered in a green wall?
- Opportunities for learning would be welcome. Suggestions included education through gardening and possibly cooking using the plants grown.
- A place for performance was noted by a few/concerts and movie nights in summer.
- A few thought movable elements to divide spaces might be fun or maybe the surface materials could change (colour/texture/landform).
- A number of young people wanted skateable elements integrated into the design.
- Older youth requested more external shelter including sheltered seating areas. Potentially integrated into the existing Activity Centre.
- Climbing (ropes and structures) & jumping (trampoline) elements for all ages were a high priority.
- All wanted the Activity Centre to be open a lot more. It was requested the Activity Centre hold a regular events programme for children/youth.
- Generally all young people referenced the importance of safety. They liked the idea of a planted buffer, but also with clear views through and gates to lock after hours.



20

Workshop attendees



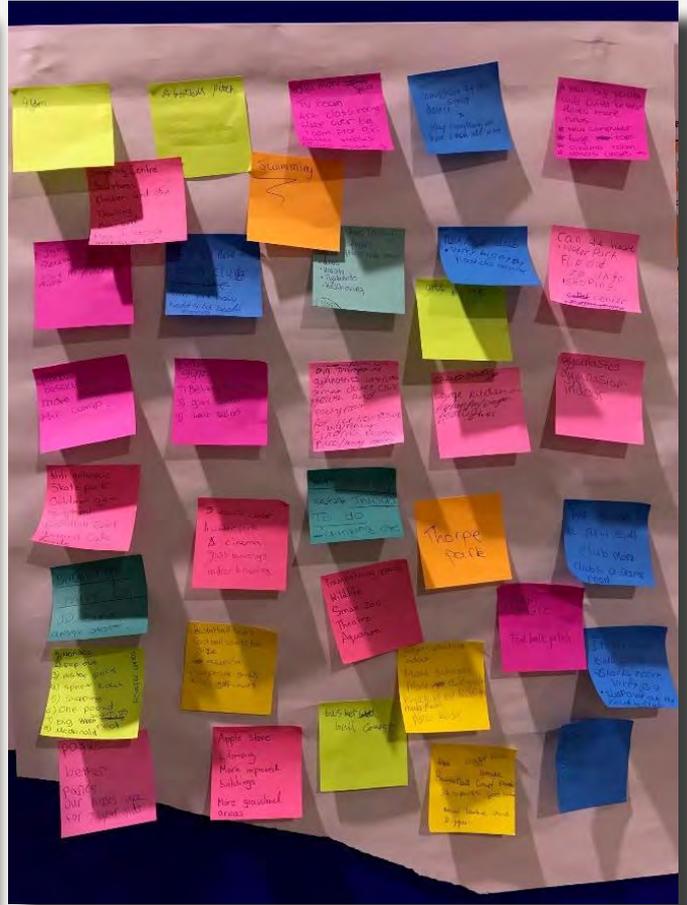
30

Suggestions received

ALTON ACTIVITY CENTRE -
OUTSIDE AREA
CAR PARK

Table Tennis Tables
 Water irrigation - Water feature - Natural Area
 Skate board area's
 Football area
 Exercise area
 Garden
 Lighting
 Astro turf
 Basketball nets
 Shelter
 Excise gym outside
 Trampoline
 Tennis court
 Cinema screen
 More choices of Places to eat
 A Place for people to sit
 Bike Park with CCTV

GREEN pit WALL
 Tennis nets
 Swimming Pool
 included
 Diving boards
 +
 Slides
 Bogie PARK
 Roof Terrace
 Nature Garden
 Sensory Gardens
 for children with
 disabilities
 A Adventure Playground
 Paddling pool.
 Skate board Park
 Red



YOUNG PEOPLE'S WORKSHOP

ALTON ACTIVITY CENTRE CONSULTATION EVENT, NOVEMBER 2018

Informed by feedback provided by young people living on the estate during the young people’s workshop session in September 2018, the Alton Activity Centre was redesigned to provide recreational space for all ages and abilities.

The proposed 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 half-size MUGA will also be provided and will be accessible to all members of the public.

On Thursday 22th of November 2018, a drop-in consultation session was held at the Alton Activity Centre to present the revised proposals for the Alton Activity Centre, which had been developed with input from young people living on the estate (refer to Appendix 3).

The consultation event attracted 25 attendees, including many of those who has participated in earlier workshops. The majority of feedback recorded was verbal, with only two written feedback forms completed.

The young people who attended said they were pleased with the proposed facilities and are keen to see them delivered as soon as possible.

Other comments can be summarised as follows:

- Safety, seclusion and access issues must be addressed
- Space inside the building is inadequate
- Full-size football area needed

OUTCOMES FROM THE WORKSHOP AND CONSULTATION EVENT

In response to feedback, the designs for the Alton Activity Centre now include:

- A separate external shelter and an additional shelter attached to the south side of the Activity Centre
- Formal and informal seating
- Screens around the MUGA in order to contain the area
- “Art boards” to provide opportunities for graffiti art
- A combination of rocks, logs and landforms to provide opportunities for skating and parkour
- Sensory planting in the zone for 0-5-year-olds
- Secure bike storage

Unfortunately the Alton Activity Centre site is unable to accommodate a swimming pool or go karting facilities; however, the Council is trialling the use of outdoor trampolines and trim trail equipment at the Witley Point MUGA on Alton West. If successful, these elements could be included in the design for the Alton Activity Centre.

The Activity Centre already has space for film screenings; however, it is proposed that the half-sized MUGA and concrete screens would also provide the opportunity for screenings.



25

Event attendees



2

People provided
written feedback



ALTON ACTIVITY CENTRE CONSULTATION EVENT
SEPTEMBER 2018



VISUALISATION OF ALTON ACTIVITY CENTRE

BUS TURNAROUND CONSULTATION EVENT, NOVEMBER 2018

One of the 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. Although this proposal was presented to the local community during the open sessions in September and October 2017 (when there were two possible locations indicated) and also in June and September 2018, a separate consultation session was arranged and residents from Tunworth Crescent and Sherfield Gardens were actively encouraged to attend.

The session took place on Tuesday 20th November in the Minstead Gardens Club Room. It was attended by 18 people, many of whom were residents of Minstead Gardens and Tunworth Crescent. Attendees queried why the turnaround was to be moved, and concerns were raised about the effect of the proposals on neighbouring residential blocks and on-street parking, particularly the effects of noise and pollution, and the effect of greater footfall from pedestrians and bus drivers.

It was explained that the existing bus turnaround facility is too small, forcing buses to wait in the carriageway along Danebury Avenue. Queuing buses cause traffic delays and raise concerns about visibility and the safety of the crossing from Downshire Field to Portswood Place.

The existing bus turnaround arrangements also impacts the heritage value of Downshire Field and obscures views from Downshire Field to Mount Clare (issues which have been raised by Historic England).

The new turnaround will improve traffic flow, extend bus services to residents in the western part of the estate, and improve pedestrian access to the new community facilities proposed at Portswood Place.

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.

At the bus turnaround consultation event, written feedback was provided by 8 people:

- 4 comments/questions about how existing parking issues will be managed
- 3 comments/questions about impact on residents of Shalden House and Bramley House – in terms of pollution/noise and visual impacts
- 3 comments about the loss of trees outside Shalden House
- 3 questions about the provision of facilities for bus drivers
- 2 people expressed concern about the relocation of the Minstead Gardens bus stop



18

Event attendees



8

People provided written feedback

Refer to Appendix 4.

How will parking between Highcliffe Drive and Tunworth Crescent be managed as on-street parking is already an issue in this area.

I am worried where cars will park as many spaces will be eliminated.

Large white vans and cars line both sides of Danebury Avenue in the area where you propose to put the bus turnaround, where will these go?

Parking is already a problem and cars will not disappear.

You propose to remove the bus turnaround from the "pretty" site in the regeneration area, where it is at a reasonable distance from residential accommodation, and move it next to Shalden House.

The Transport Assessment confirms that the stress on street parking will remain largely unchanged across the assessment area throughout construction and once the redevelopment is completed. However, the introduction of the replacement bus turnaround and standing facility will result in the loss of nine on-street parking places on this part of Danebury Avenue.

The impact of this on-street stress has been reviewed and set out in the Transport Assessment submitted with the application. Changes to street stress take account of: existing demand; changes to street demand arising from the changes to the number of dwellings in the intervention area; changes to the street layout in the intervention area; in-block parking provided and the replacement bus turnaround.

The general approach to street parking throughout the intervention area is to relocate parking (which is currently on carriageway) into offline parallel parking bays. This improves conditions for cyclists on-street and improves access for buses along Danebury Avenue. The approach also has the potential to improve conditions for pedestrians by reducing the likelihood that vehicles will mount a kerb.

While some streets will remain or become busy, others will remain or become less busy, with a largely unchanged picture across the overall intervention area.

The overall approach to parking provision accommodates anticipated demand without resulting in unacceptable increases in street stress or an oversupply of parking.

Improving the bus turnaround on Danebury Avenue has always been considered an important element of the regeneration scheme.

The small size of the current bus turnaround at the junction of Minstead Gardens and Danebury Avenue 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.

I see problems resulting from the placement of a bus stop near Shalden House and the reduction of external space and pollution.

We are concerned about the considerable noise of these buses, not to mention the increase in fumes.

We have known about the main regeneration for a long time but, as the Crescent is not being knocked down we've not taken too much notice. We had no previous knowledge of the proposal to move the bus turnaround and we're not pleased.

It will provide space for up to 4 buses? What about the rest? It is not unusual to have 5 and occasionally 6 buses waiting at current terminus.

A number of alternative locations were considered for the relocated bus turnaround. Following careful assessment, the area in front of Shalden House, near the junction of Tunworth Crescent and Danebury Avenue has been identified as the most appropriate.

As well as providing a turnaround with a clear running lane for buses, this site can accommodate four standing buses, at independently accessible stands.

The proposals include the planting of an evergreen buffer of trees between the turnaround and Shalden House. This buffer will provide both a visual and acoustic barrier between the buses and residents' properties. The buses will only use the turnaround for waiting, not for picking up or dropping off passengers, and bus drivers will be required to shut off bus engines whilst waiting at the bus stands. The only expected noise will therefore be the buses entering and leaving the turnaround.

Furthermore, since 2014 new buses have been supplied with Ultra Low Emission engines, and they continue to be introduced across London at a rate of between 700 and 1,000 buses a year. Two routes using the Danebury Avenue bus turnaround, the 430 and N74, are already hybrid buses, partly powered by electric engines, and from 2018 all new double-deck buses entering TfL's fleet will be hybrid buses meeting Euro VI emissions standards.

The small size of the current bus turnaround at the junction of Minstead Gardens and Danebury Avenue means that buses have to wait at stands on Danebury Avenue before departing. This often leads to long queues of buses that cause delays. As well as providing a clear running lane for buses – reducing the likelihood of delays – the new site can accommodate four standing buses, at independently accessible stands. Buses standing within the turnaround would switch off engines.

What changes will need to be made to the mature trees in the area between Shalden House and Danebury Avenue?

There are about 15 trees where you want to put the turnaround, will they be cut down?

The removal of trees will be a great loss to wildlife.

Will you provide "facilities" for bus drivers?

What provision will be made for TfL staff?

Will there be a portacabin loo for the drivers?

It will be necessary to remove some of the mature and prominent horse chestnut trees from this area.

The size and screening ability of these trees is recognised, and they are important features of the street scene, but they are considered low-quality trees in terms of their categorisation.

Following discussions with Wandsworth Council's tree officers, it was agreed that the removal of these trees will be offset by planting trees that can attain a large mature size.

It will also be necessary to crown lift (remove the lowest branches) of some of the trees in this area that will be retained.

This will allow for the required clearance for construction of the bus turnaround and will prevent double-decker buses from colliding with tree branches.

New toilet facilities are now proposed as part of the bus turnaround area near Shalden House. These proposed facilities would be located between the trees at the rear of the turning area.

Plans for the new facility for TfL have been submitted with the application.

I don't like the new position of the final bus stop. I'd have to get off at Mount Clare and walk further, or get off at Tunworth and walk back.

Stops at Minstead should be retained for sheltered housing residents when the turnaround is moved.

The relocation of the bus turnaround will bring buses further into Alton West, improving accessibility. Two new bus stops will be provided on Danebury Avenue, close to Tunworth Crescent. The Westbound stop will be for alighting only.

The existing Minstead Gardens bus stop (eastbound) will be retained in its current location.

In response to concerns about the proposed removal of the westbound alighting point at Minstead Gardens, the decision has been taken to retain it, as well as providing a new one close to Tunworth Crescent.

The eastbound and westbound bus stops at Mount Angelus Road will also remain unchanged.

OUTCOMES FROM THE BUS TURNAROUND CONSULTATION EVENT

Three of those who attended the bus turnaround consultation asked whether new facilities would be provided for bus drivers.

Although new driver facilities were initially proposed at Portswood Place, consultees expressed concern about a plan to locate facilities some 135 metres from the end of the bus route. New driver facilities are now proposed as part of the bus turnaround area near Shalden House, negating the need for drivers to park up their vehicles and walk back along Danebury Avenue to Portswood Place. The new driver facilities will be included in the S106 agreement, ensuring they are for TfL usage and maintenance in perpetuity.

The fact that the relocation of the bus turnaround will bring buses further into Alton West was generally welcomed by consultation attendees – as was the plan to provide two new bus stops on Danebury Avenue, close to Tunworth Crescent.

However, two residents of Minstead Gardens expressed concern about the proposed removal of the alighting point for westbound passengers at the existing bus turnaround. In response to these concerns, the decision has been taken to retain the existing alighting point at Minstead Gardens, as well as providing a new one close to Tunworth Crescent.

In response to residents' concerns about the potential impacts of the new turnaround area on residents of nearby buildings, the landscape architects have included a "green wall" between the new facilities and Shalden House. The new planning application also includes welfare facilities for TfL staff and seating further away from Shalden House.



BUS TURNAROUND CONSULTATION EVENT
NOVEMBER 2018



AERIAL VISUALISATION OF PROPOSED BUS TURNAROUND
NOVEMBER 2018

THE “GET ACTIVE” ROEHAMPTON FESTIVAL, SEPTEMBER 2019

Once again, Redrow supported and attended the Roehampton “Feel Good” Festival on Downshire Field in September 2019 (refer to Appendix 5).

The regeneration exhibition was run by Redrow and supported by the Council’s Regeneration Team. It was attended by residents, children, local councillors and community leaders.

The exhibition provided an overview of the planning application submitted by Redrow with more detailed information provided about:

- the new Council homes
- the phasing plan for the development
- the moving process for existing residents
- residents’ choices relating to the internal decoration of the new homes and communal areas
- the cultural strategy for the regeneration area

Members of the regeneration project team were able to respond to residents’ enquiries, which included questions about the phasing plan, the size of the new properties, the timeline for “residents’ choice” and opportunities to be involved in the cultural programme and community activities.

As the planning application had been submitted to the Local Planning Authority, exhibition staff were eager to ensure that any feedback relating to the application was addressed to the Planning Department, rather than the regeneration project team.

The following comments were received:

- “Art and Culture strategy - 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.”



Approximately 70 adults visited the Redrow tent and reviewed the information presented. Approximately 50 children participated in the art activities.



120

**People visited
Redrow’s tent**



4

**Comments were
received**



THE "GET ACTIVE" ROEHAMPTON FESTIVAL
SEPTEMBER 2019



THE "GET ACTIVE" ROEHAMPTON FESTIVAL
SEPTEMBER 2019

REVISED PHASING PLAN DISCUSSIONS, JANUARY 2020

Following comments received during the statutory consultation on the submitted planning application, the Council proposes to make some changes to the tenure mix of the replacement council blocks.

These changes will see a greater mix of tenures across the intervention area, an increase in the number of replacement Council and shared equity homes in phase 1, and a greater choice of accommodation for residents of Phase 1.

To ensure that all residents were fully informed about the changes, the Regeneration Team hand-delivered explanatory letters and illustrative brochures to residents. The material delivered to residents set out how the changes would impact residents in each phase (refer to Appendix 6).

One-to-one meetings were also arranged between the Regeneration Team and the residents whose housing options would change as a result of the proposals. In addition, the Council has approached all tenants in the first phase who are affected by these changes to discuss their options, including those who now benefit from earlier moves and have a greater choice of accommodation.

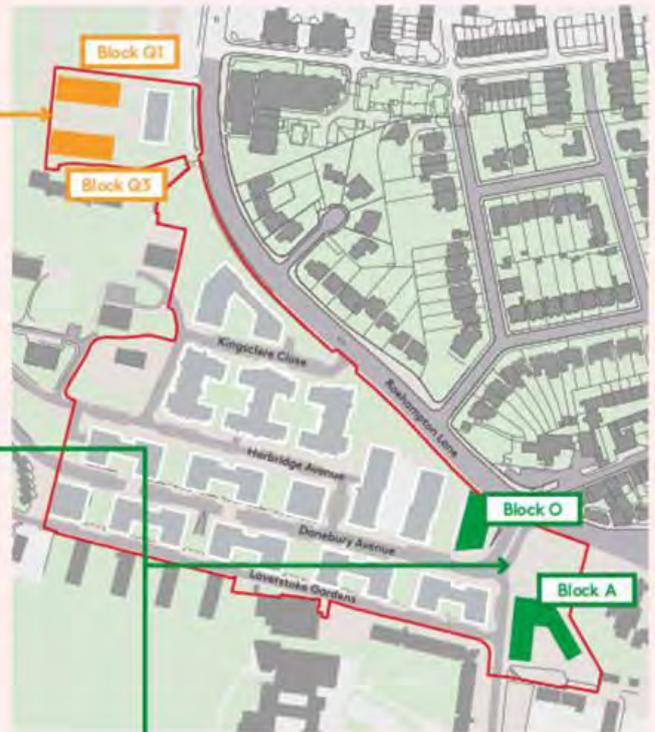
Three drop-in sessions were held to enable residents to view exhibition boards explaining the changes and raise any questions or concerns they may have with Council officers (refer to Appendix 7).



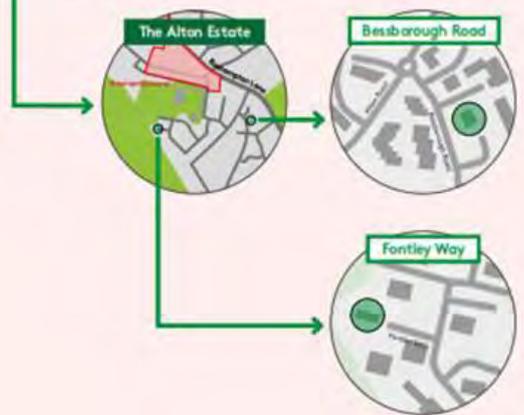
EXISTING LAYOUT



PROPOSED LAYOUT



PHASE 1 – 2020-2022			PHASE 2 – 2022-2026		
BLOCK	NEW BLOCK	EST. DELIVERY	BLOCK	NEW BLOCK	EST. DELIVERY
1 31-115 Danebury Ave.			1 1-115 (odd) Harbridge Ave.	Block G1 Block G3	Spring 2027
2 Allbrook House	Block O Block A	Autumn 2021	2 117-243 Danebury Ave.		Spring 2027
3 2-84 (even) Harbridge Ave.	Block O	Spring 2023			
4 Kingsclere Close	Block O	Autumn 2022			



156

Letters and brochures were hand delivered



12

One-to-one meetings were arranged during January



21

Residents attended drop-in events



14

Comments were received

Drop-in events for residents of the intervention area were held on:

- Tuesday 14th January 2020, between 14:00 and 17:00 at the Base, 33-35 Danebury Avenue SW15 4DQ
- Thursday 16th January 2020, between 17:00 and 20:00 at the Minstead Gardens Clubroom SW15 4EB
- Saturday 18th January 2020, between 10:00 and 13:00 at the Base, 33-35 Danebury Avenue SW15 4DQ

Feedback to the proposal was positive; residents of 31 – 115 Danebury Avenue were happy that they would be able to move sooner, and residents in Phase 1 were happy that they would have a greater choice of new accommodation.

Comments from residents of the intervention area included:

Happy to have the area regenerated. It needs it.

Really looking forward to the regeneration of roehampton.

Parking? Input into interior layout? Tenure mix? Timescales?

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.

ALTON GREEN
ROEHAMPTON SW15

PROPOSED CHANGES

TO THE TENURE MIX

FORMER PROPOSAL

NEW PROPOSAL

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

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 G1 and G3 will remain as a mix of social rent and shared equity and Block G2 will be shared ownership homes.

Proposed changes to tenure mix:

	Existing			Proposed		
	Social Rent	Shared Equity	Shared Ownership	Social Rent	Shared Equity	Shared Ownership
Block A	20	20	0	25	0	0
Block O	10	0	0	25	0	0
Block G1	10	0	0	25	0	0
Block G2	0	0	0	0	0	10
Block G3	0	0	0	0	0	10
Total	40	20	0	100	0	20
Total affordable	50	20	0	125	0	20

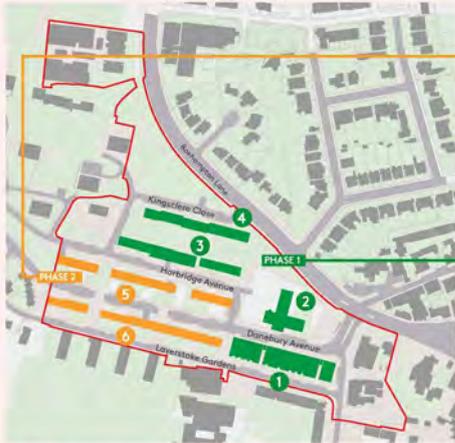
These changes will ensure a greater tenure mix across the development, giving residents greater choice of options for their new homes. It will also deliver more homes at social rent in the first phase of the development and will mean that many residents will be able to move into their new homes sooner.

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



Block	Address	Delivery
1	10-12 Danbury Ave.	Spring 2007
2	10-12 Danbury Ave.	Spring 2007
3	10-12 Danbury Ave.	Spring 2007
4	10-12 Danbury Ave.	Spring 2007
5	10-12 Danbury Ave.	Spring 2007
6	10-12 Danbury Ave.	Spring 2007

ALTON GREEN
ROEHAMPTON SW15

PHASING PLAN

PROPOSED LAYOUT



REDROW



ALTON GREEN
ROEHAMPTON SW15

NEW HOMES

PHASE 1

Betsborough Road (Summer 2021)



- 18 homes (a mixture of 2 bed and 3 bed properties)
- Secure under 24 glass area
- Private gardens or balconies with every property
- Parking spaces

Block A (Spring 2023)



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

Fontley Way (Autumn 2021)



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

Block O (Autumn 2022)



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

ALTON GREEN
ROEHAMPTON SW15

NEW HOMES

PHASE 2

Block O1 & O2 (Spring 2027)



- 78 homes (a mixture of 3 bed, 2 bed, 3 bed and 4 bed properties)
- Private balconies with every property
- Street access to Squareway Place
- Access to large courtyard garden with playground 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



END USER DESIGN INPUT

Throughout the engagement process, a series of design workshops has been held with stakeholders and service users to discuss particular elements of the scheme. The key purpose of these workshops was to ensure that designs developed in accordance with the proposed use of spaces and with end users' aspirations.

As you would expect, Block A – Roehampton Community Building – has been the subject of a series of design workshops to understand the needs and capture the opinions of various service users.

Suggestions put forward and actioned during the Block A design workshops included:

- The community hall should be a flexible space to support a variety of activities and would be best located on the ground floor, with a separate external access (although the hall is located on level 1, it offers level access from Hersham Close)
- The community hall should also be accessible from the main building
- Storage space is required for chairs, tables, floor mats etc.
- Some small meeting spaces are required for confidential conversations
- Buggy storage space needs to be provided within the community building
- Cycle storage needs to be provided for community building users
- The GPs' surgery needs to have its own separate entrance from the street
- Additional space should be provided for the surgery if possible
- Parking should be provided for on-call GPs



Discussions relating to other matters of detail, e.g. the specification and maintenance of flooring for the community hall/sections of mirrored wall for dance classes, are ongoing.



40

End user design workshops have taken place



10

People typically participate in each workshop



ILLUSTRATIVE VISUALISATION OF THE INTERIOR OF BLOCK A

ASSOCIATED EVENTS AND OTHER METHODS OF ENGAGEMENT

A number of additional engagement activities took place in 2019, which don't relate directly to the main planning application reference 2019/2516, but they do form part of wider Alton Area improvement, development and enabling projects.

BESSBOROUGH ROAD

The Bessborough Road development will deliver 10 new homes for residents affected by the early phases of development, to help meet the Council's rehousing commitments.

The proposals for Bessborough Road were originally presented alongside the wider regeneration proposals at events in Roehampton Parish Hall in September and October 2017.

A development specific pre-application event was also held on 15th November 2017. Approximately 40 people attended, 29 of whom agreed to sign an attendee register.

Subsequent post-submission events, to explain how the scheme design had evolved in response to feedback, took place on 18th and 20th January 2018.

More recent engagement included a site hoarding design workshop in May 2019, involving 30 pupils from Heathmere Primary School. Letters were also sent to more than 120 residents in the area surrounding the development, introducing them to the contractor before site preparation work commenced in July 2019.



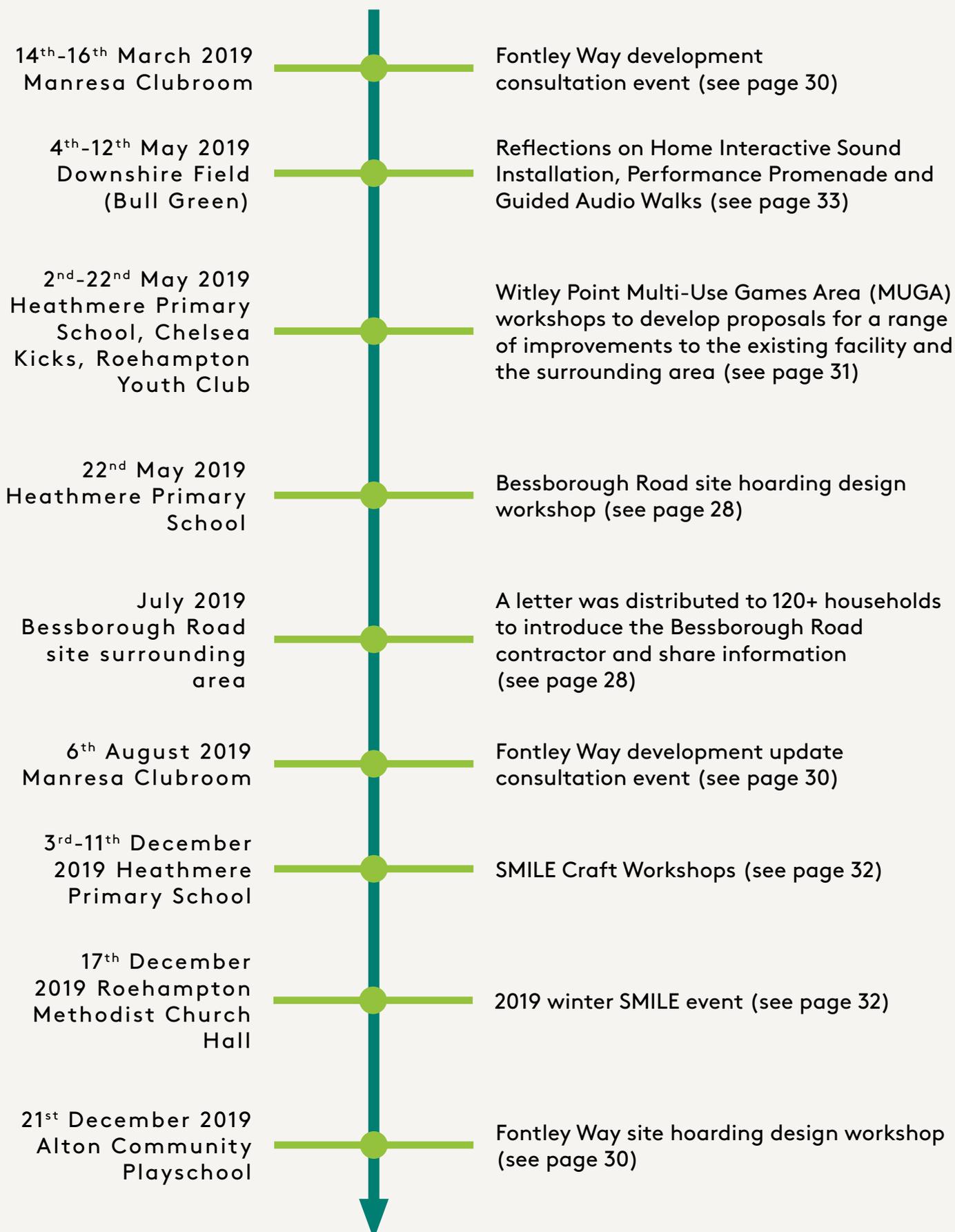
40
People
attended the
pre-application
engagement
event



30
Pupils of
Heathmere
Primary School
assisted with the
hoarding design



TIMELINE OF ASSOCIATED ENGAGEMENT EVENTS





VISUALISATION OF THE FONTLEY WAY DEVELOPMENT

Pre-application events were held on Thursday 14th and Saturday 16th March 2019, to present the initial designs. The events were attended by 47 consultees, 30 of whom registered their attendance and provided comments.

In response to this feedback, changes were made to the proposals and a further engagement event was held on Tuesday 6th August, which was attended by eight people.

FONTLEY WAY

The Fontley Way development proposes to deliver 14 new homes for residents affected by the early phases of development, to help meet the Council's rehousing commitments.

The Fontley Way planning application was submitted on 11th November 2019. On 21st December 2019, 15 pupils from Alton Community Playschool took part in a design workshop, creating colourful site hoardings (shown at the top of this page).

Outline proposals for Fontley Way were originally presented alongside the wider regeneration proposals at the Roehampton "Get Active" Festival on Downshire Field in September 2018.



55

People attended pre-application events



FONTLEY WAY EVENT, SATURDAY 16TH MARCH 2019

WITLEY POINT MUGA

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

Engagement sessions took place with Roehampton Youth Club (20 children), Chelsea Kicks Juniors and Seniors (20 children), and pupils from Heathmere Primary School (60 pupils from year 6).

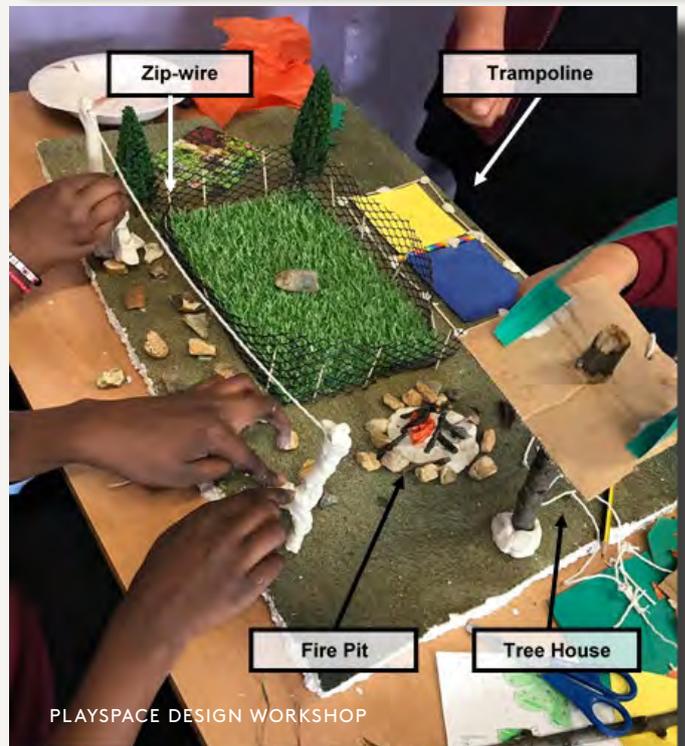
The young people identified areas which they felt needed improvement including the fencing, shrubbery, lighting, access, amenities and play equipment.

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

Resurfacing of the pitch was completed at the beginning of April 2019 and subsequent 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 RESURFACED PITCH AT WITLEY POINT MUGA



PLAYSPACE DESIGN WORKSHOP



100
Pupils
participated
in workshop
sessions

CULTURAL AND CREATIVE ENGAGEMENT

Wandsworth Council and Redrow have worked together to create a programme of culturally and creatively engaging activities to complement the regeneration-focused workshops and community drop-in events.

Activities have been designed:

- To develop skills and talents;
- Widen horizons and increase well-being;
- Promote community engagement and cohesion through an appreciation of the area's diversity; and
- Foster a sense of place and belonging within the neighbourhoods and communities of the Alton.



CRAFT WORKSHOPS AND SMILE EVENT

During November and December 2019, regeneration team members arranged and hosted craft workshops. The children and older people who participated in the workshops were encouraged to think about someone in the local community, who has a positive impact on their day-to-day lives, who they would like to thank. Suggestions included teachers, librarians, shopkeepers, bus drivers and street cleaners.

Using air drying modelling clay, the workshop participants made decorative ornaments and thank you cards, for the person they had chosen to thank, as a token of their appreciation.

On Tuesday 17th December 2019, a SMILE (Special Messages in Little Envelopes) Christmas event was hosted at Roehampton Methodist Church, which linked back to the "thank you" theme of the workshops. The event was funded by Redrow and entertainment was coordinated by the World Heart Beat Music Academy who incorporated a special song of gratitude.



120

Craft workshop participants



50-70

Event attendees

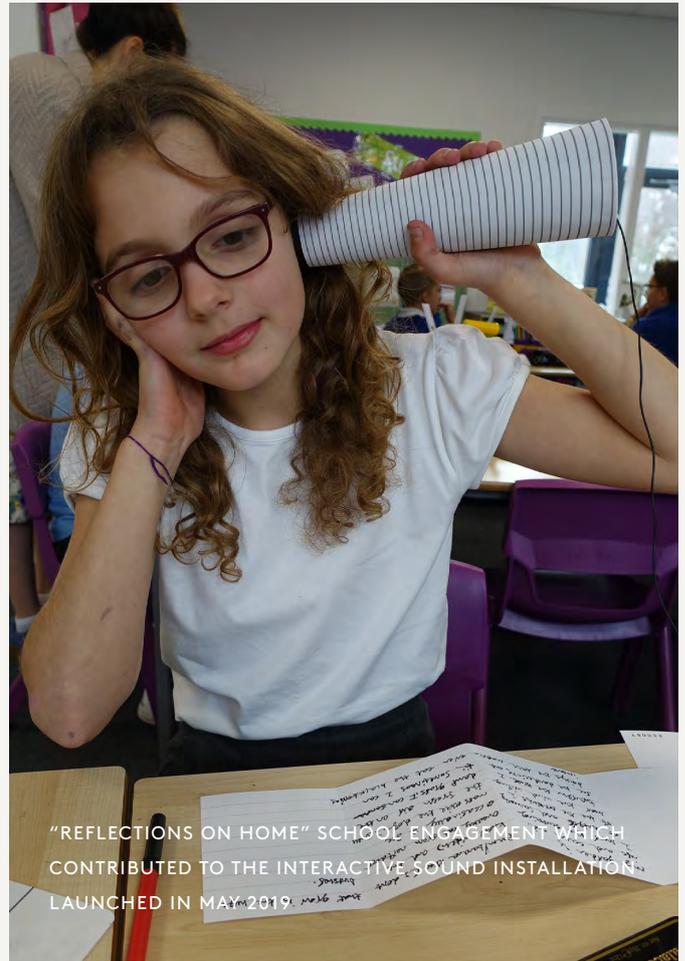
REFLECTIONS ON HOME

Throughout the consultation period, artists Sara Heywood and Jane Watt worked with over 200 people who live, work or have a connection with the Alton 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 and a mobile audio walking app that celebrated the area's rich history, local voices, memories, past and present-day experiences and well-known and forgotten places.



200+
People
participated



"REFLECTIONS ON HOME" SCHOOL ENGAGEMENT WHICH CONTRIBUTED TO THE INTERACTIVE SOUND INSTALLATION LAUNCHED IN MAY 2019.



"REFLECTIONS ON HOME" PARTICIPANTS ENJOY A GUIDED WALK, LISTENING AND MAKING SOUNDS AROUND DOWNSHIRE FIELD.

EVOLUTION OF THE SCHEME SINCE THE JUNE 2018 CONSULTATION

As previously mentioned within this document, the fundamentals of the masterplan have remained unchanged since the regeneration proposals were presented to the community in June 2018.

During the June consultation sessions, event attendees were able to review the completed masterplan and detailed design proposals, as well as obtaining information about the proposed phasing of the development.

Redrow and Wandsworth Council were keen to review and consider all the feedback provided at each stage of consultation and further changes were made to elements of the scheme to ensure that key points could be addressed.

The revisions, which are summarised below and on the following pages, were also informed by Wandsworth Design Review Panel meetings and the end user design workshops, which helped add even more detail to the proposals.

CHANGES TO HOUSING

Consultee feedback confirmed that all the replacement affordable new homes should be delivered as soon as possible – this has resulted in adjustments to the phasing plan, so that more affordable new homes will be delivered sooner, and the tenancy/ownership types (tenure mix) will change.

These changes will not delay any residents moving into new homes, but it will mean that residents of 31-115 Danebury Avenue will be able to move sooner than previously expected. To summarise the changes:

- 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

In Phase 1:

- 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.

In Phase 2:

- 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 a 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.

- The provision of garden areas was a particular concern for those residents who currently have access to a garden. Whilst it is not possible to provide residents with private gardens, the design of amenity spaces has been carefully developed during the consultation process. Private communal courtyards are included within each block and private amenity terraces, with access onto the courtyards, are also included.
- Private communal amenity courtyards have been designed to include features that were identified as being important by the local community – such as areas of flexible lawn, doorstep play and furniture for socialising, as well as defensible buffer planting and small specimen trees.

TIMELINE OF AMENDMENTS

JUNE 2018

REVISED MASTERPLAN FOR THE REGENERATION OF THE ALTON ESTATE IS FUNDAMENTALLY COMPLETED

6th - 19th June 2018

Series of consultation events in Roehampton Parish Hall and at different venues around the estate provide detailed feedback

Landscape design changes are made to the Village Square to create a safer, more accessible and usable environment.

Detailed plans for the Alton Activity Centre site continue to develop, to create play spaces for children of all ages.

Adjustments are made to Block K to provide better pedestrian connections and visual links through the estate.

The design of Block A/Library is developed further to enliven the Village Square frontage.

Adjustments are made to the design of Block O, to include chamfered edges to Roehampton Lane and Danebury Avenue, marking its position at the new entrance to the regeneration.

1st September 2018

Update on the changes made as a result of the June 2018 consultation is presented at the "Get Active" Roehampton Festival on Downshire Field

Further development of the design of amenity spaces to include features identified as being important by the local community.

Inclusion of the section of Danebury Avenue, which connects Portswood Place with the main intervention area, within the "red line" development boundary area and new surface treatment and additional tree planting is also proposed.

Increase in the quantity of commercial space proposed and more active frontage.

Adjustments to on-street parking bay arrangements and inclusion of additional street tree planting and greenery.

6th September 2018

Workshop for young people to assist with the design and choice of features for the Alton Activity Centre

Alton Activity Centre site is redesigned with input from young people to provide recreational space for all ages and abilities.

20th November 2018

Bus turnaround consultation event targeted at residents from Tunworth Crescent and Sherfield Gardens

Landscape architects include a "green wall" between the new turnaround facilities and Shalden House.

JUNE 2019

APPLICATION IS SUBMITTED FOR A PART OUTLINE AND A PART DETAILED PLANNING PERMISSION

Adjustments are made to the phasing plan, so that more affordable new homes will be delivered sooner, and the tenancy/ownership types (tenure mix) will change.

Retention of the existing alighting point for bus passengers at Minstead Gardens, as well as providing a new one close to Tunworth Crescent.

Amendments to the new bus turnaround area include improved landscaping and a new toilet facility for bus drivers.

End user design workshops enable the ongoing development of detailed plans for specific buildings and spaces.

DESIGN CHANGES

- Stakeholder feedback advised the project team that many of the existing buildings on the Alton are not easily recognised/ identified.
- A clear material strategy was therefore developed to make each new building unique, but similar enough to unify them within the estate.
- Opportunities to create art for individual building entrances will be explored, to assist with wayfinding within the estate.
- Adjustments have been made to building shapes and characteristics to allow for new pedestrian links through the estate and to add further personality to the new buildings.
- Revisions were made to the podium courtyard designs in response to feedback from the Design Review Panel and now include public pedestrian routes through Block K
- Some blocks have been re-positioned to mark key entrances and 'moments' in the regeneration.
- Block O, which will contain the new food store, chemist and office space in addition to the new homes, has been redesigned with chamfered edges to Roehampton Lane and Danebury Avenue, marking its position at the new entrance to the regeneration.
- The section of Danebury Avenue which connects Portswood Place with the main intervention area has now been included within the "red line" development boundary area and new surface treatment and additional tree planting is also proposed.
- Some additional refinements have also been made to Blocks K, M, N and Q in response to feedback from the Design Review Panel.





VISUALISATION OF ONE OF THE NEW PEDESTRIAN LINKS

LOCAL CENTRES

- Although many of the existing shops and café were praised, the spaces were not considered particularly attractive or appealing. Increased active frontage will be provided along either side of Danebury Avenue and on the corners of Laverstoke Gardens and Holybourne Avenue. The new units will meet modern retail needs and flexible enough to accommodate other uses if required. The phasing of the development has been designed to ensure some of the existing business can relocate directly, to ensure a continuous retail offer is retained for the local community.
- Throughout the consultation process, as needs were discussed and considered, there have been increases in the quantity of commercial space proposed, which will be more than is currently available in the area.
- Servicing facilities were considered to be particularly unsightly – impacting on the public realm and roads in the area. For these reasons, the servicing of the new retail units and community uses, as well as the refuse storage, has been carefully considered.
- Office space for LBW’s Housing Team has been included in Building O (which will be built in the first phase of development). The Housing Team will obviously have an important ongoing role in the community as the project progresses and this will also free up the Parish Hall – which they are currently using on a temporary basis – for wider community use. There will also be additional space in Building O that can be used by other Council departments, or as affordable work space for local businesses or community groups.



COMMUNITY FACILITIES

- Stakeholders identified a clear need to reinvigorate the community facilities and make them attractive to residents of both Alton West and Alton East. Building A will be the main civic/community hub and it has been developed, through the consultation process, to be a “building-in-the-round”.
- The design of the building is flexible, to allow the open library frontage to interact and develop with the Village Square (there’s an opportunity for seating to spill out from the café into the Square).
- Feedback suggested that the existing library caters well for existing users, but the new library should be made more accessible and provide a wider range of functions and opportunities.
- One of the key objectives of the original Alton Area Masterplan was to provide new, flexible accommodation for co-located community and voluntary organisations.
- Plans for the library have been developed in consultation with LBW and the library service providers and this process is ongoing.
- BASE Youth Centre will be fully integrated into the library, allowing direct connection to facilities – including the new Community Hall for events and activities (such as dance or fitness).
- The Community hall in the building has been reoriented to the south, to better address Alton East and turn the block into a “building-in-the-round” with different access points.
- Design studies have been undertaken to focus the health services in a clear and civic location.
- The new Eastwood Nursery School Centre for Children & Families in Portswood Place has been designed with an easily accessible hall, which can be hired for community use outside operating hours. The hall has been prominently placed on the front elevation of the building, at Portswood Place, so it can be accessed when the Centre is not open.
- In response to calls for new community facilities to be considered for the sheltered housing residents – a residents’ lounge will be provided at Portswood Place.



VISUALISATION OF THE ENTRANCE TO THE COMMUNITY HALL

LANDSCAPE AND RECREATION

- Feedback about the provision of play spaces suggested a requirement for numerous opportunities, to suit all ages. Play opportunities have therefore been included in the Village Square, Alton Activity Centre and Downshire Fields play space. Incidental play is also included in the streetscape and doorstep play is incorporated into all private communal courtyards.
- Comments about the condition and maintenance of some of the existing play equipment prompted the project team to ensure that the surfacing and play elements proposed are suitably robust, will be low-maintenance and able to tolerate the demands of the public environment.
- In response to calls for play spaces to be safe, clean and secure, advice has been sought from a Secured by Design police officer. 1.1-metre high fencing, with gate access, will be included around all play areas apart from the Village Square. The Alton Activity Centre and Downshire Field play spaces will include fencing within planting to provide secure play. All planting and trees surrounding play spaces will allow for clear sight lines.
- Accessibility was a concern for some consultees, who pointed out that some existing spaces can't always be used. All play spaces will be designed to be open all-year-round during the day – with the exception of closures for maintenance or community events.
- Consultees from the Roehampton Base provided useful insight into play requirements across Alton Estate. The young people assisted with the choice of features for the Alton Activity Centre and the inclusion of areas for different age groups, which will be carefully zoned-off to avoid clashes in age group activities.
- The plans for the Alton Activity centre and Downshire Field play space proposals have been finessed after consultation event attendees said they would like to see the opening hours extended, more community space provided for teenagers and young adults and security to reduce the risk of anti-social behaviour. The proposals now include more distinctive, innovative and diverse landscape designs and play features, a new disabled access, lower fences, an awning and storage space. Discussions about the facilities have also taken place with children's services and the current tenant of the building.



VISUALISATION OF ALTON ACTIVITY CENTRE

PUBLIC REALM

- The public realm designs were updated, by the landscape architects Gillespies, to adjust the on-street parking bay arrangements and include additional tree planting and greenery along the primary residential streets
- Concerns about safety and the desirability of the village square considering the proximity of the main road prompted changes in the design and the inclusion of a designated green space and a strong ring of buffer planting and trees to enclose the Square and create a safe and protective boundary.
- In response to calls to make the public space in the village square more easily accessible, the levels and surfaces have been designed for use by wheelchairs and pushchairs.
- The variety of suggestions received about the potential uses of the Square has prompted the creation of a flexible space which will be capable of accommodating seasonal markets, community events and every day relaxing.
- Play facilities have been included, as well as space for outdoor seating to spill out from the café in the civic/community building onto the Square.



MEETING GOOD PRACTICE GUIDANCE

Community involvement has been central to the masterplanning process.

In accordance with the Mayor of London's Good Practice Guide to Regeneration, which was published and adopted as Mayoral policy in February 2018, efforts have been made to ensure all phases of consultation have been:

- transparent;
- extensive;
- responsive;
- meaningful.

INDEPENDENT TENANT AND LEASEHOLDER ADVISER (ITLA)

The Mayor's Good Practice Guide to Estate Regeneration includes the practice of engaging an Independent Resident Adviser. By the time the Mayor's Guide was published in February 2018, comprehensive consultation had already taken place with residents and stakeholders – at public meetings, drop-in events, independently facilitated workshops and through door knocking – and the options appraisals and Masterplan for the Alton Estate had already been completed.

Leaseholders and freeholders have an allocated case officer to help them understand the regeneration proposals and the Council's offer to leaseholders and freeholders. The Council has also recruited an acquisitions officer to help and advise leaseholders and freeholders, whether they accept an equity share offer or sell their property back to the Council. In addition to this, there are Compulsory Purchase Order (CPO) rules and legislation which provide protection if residents are not happy with the Council's leaseholder offer. There is also access to independent financial advice.

For council secure tenants, an allocated case officer will fully explain the impact of the future regeneration proposals in face-to-face discussions. The case officer will also review, with the tenant, their future housing options in terms of an early move out of the regeneration area, or a move into a regenerated home, depending on their wishes. Wandsworth Council is committed to making a number and range of reasonable offers, patiently giving the tenant time and space to come to a decision. Should the tenant not be happy with their rehousing offer or their compensation package, they would be referred to the CAB for further free advice and support.

Introducing an ITLA at this late stage in the masterplanning and design process would complicate the established and understood lines of communication and would confuse tenants and leaseholders.

For the above reasons the Council has not sought to recruit an ITLA.



TRANSPARENCY

“All the issues and options should be set out in clear, accessible and non-technical language, with information that has influenced any decisions being shared as early as possible.”

Throughout each stage of the Alton consultation, all materials have been written in plain English, with every effort made to exclude technical jargon. Written information has been supported by extensive visuals in the form of hand drawn and computer-generated illustrations, maps, plans, aerial photographs, infographics and models.

Where consultees requested additional information or explanation, the project team ensured it was provided e.g. large format print versions of site plans.

Participant feedback and input has been reported back at each stage in the process and the development of the proposals has been explained to consultees.

ENGAGEMENT WITH RESIDENTS WHO DON'T SPEAK ENGLISH

Wandsworth Council translates written information on request and establishes the need for translation at one-to-one housing needs visits. These visits inform the creation of resident profiles and identify where a translation service may be required.

Targeted approaches to all residents within the intervention area identified three households where clear communication in English was more challenging. Officers updated records accordingly and offered translation services, though in each instance the resident opted to arrange for a family member to translate.

In addition to bespoke, one-to-one consultation arrangements, the Council offers a language line for those who prefer to use the spoken word. Needs for this service are also established through one-to-one visits and individual requests.



ROEHAMPTON FESTIVAL, SEPTEMBER 2018

CLARITY AND ACCESSIBILITY

The project team has made consistent efforts to ensure that consultation and engagement has been as clear and accessible as possible.

Where consultees requested additional information or explanation, the project team ensured it was provided e.g. large format print versions of site plans.

From the earliest stage in the process, Redrow's project team actively encouraged people to participate in consultation and engagement.

- At the Roehampton "Feel Good" Festival in 2017 (Redrow's first opportunity to meet the local community):
 - The value of consultee comments was explained to Festival visitors, as were the benefits of involvement
 - Invitations were issued encouraging people to attend workshops
 - People were invited to suggest workshop topics and specify convenient times and dates
 - The project team sought suggestions about the extent of the consultation, asking people to encourage friends and family to participate





- In 2017, the consultation team arranged one-to-one meetings with ward councillors
 - Members were encouraged to nominate potential consultees and share information about local events and activities in order to raise awareness
 - The project team asked elected members for feedback and suggestions on the consultation methodology
 - Members worked with the project team by introducing local residents who expressed an interest in being involved (meetings took place in the local café and at consultation events)

- The project team arranged for a member of the consultation team to occupy a desk in Roehampton Parish Hall for three months in order to work “on the ground” and be available for a series of one-to-one meetings with individuals and community representatives. The team also:
 - Attended a series of local events e.g. over 60s café, lunch clubs and ROAM (Roehampton Outdoor Art Movement) activities
 - Undertook a number of “walkabouts”, which involved walking around the estate and talking to people on the way, introducing the project team and informing people about any upcoming events
- The most significant phase of the Redrow-led consultation took place in June 2018 when:
 - the regeneration project team had had sufficient opportunity to review all the consultee input provided during 2017; and
 - the refined masterplan and detailed proposals were nearing completion and ready to be presented to the community.

The fundamentals of the masterplan have not changed since June 2018. However, Redrow and Wandsworth Council were keen to review and consider all the feedback provided at each stage of consultation.

Feedback provided during the sessions in June 2018 was fed back to the community at the Roehampton Festival in September 2018. A number of additional consultation events were subsequently arranged to focus on specific detailed elements of the scheme, which had been identified for possible revision/improvement.

Keeping residents informed

Every effort has been made to ensure that members of the community are kept informed about changes to the regeneration proposals through:

- Alton Area Regeneration News, which was distributed to approximately 4,500 households. Please refer to Appendix 1 for copies of the latest issues.
 - The November 2018 issue provided updates on the Alton Activity Centre proposals and improvements to bus turnaround facilities. Readers were encouraged to attend drop-in consultation sessions. A link was also provided for those who wanted to access the latest information about the Fontley Way development.
 - The February 2019 issue summarised the bus turnaround and Alton Activity Centre proposals, providing information about the consultation events that had taken place in November. Updates were also provided about the design of the new “Block A” community building and the Fontley Way development – with drop-in consultation sessions advertised.
 - The May 2019 publication provided an update on Portswood Place Centre for Children and Families and also provided a more general summary of the planning application.
 - The September 2019 issue explained the planning application, summarised the changes to the Fontley Way development following the consultation sessions, detailed the provision of youth services and explained that work would be starting on the Bessborough Road development.

- The February 2020 issue summarised the proposed changes to the phasing plan and provided information about the submission of the Fontley Way planning application.
- Update presentations delivered during Roehampton Partnership Meetings on 26th September 2018, 27th November 2018, 18th March 2019, 18th June 2019 and 5th September 2019.
- The www.AltonEstateRegen.co.uk website, which is frequently updated.





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.



©Alton Estate Regeneration

Continued inside



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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-Chorded 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.

Continued inside



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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 Thruswell "and we are devoted to giving children the best opportunities to learn, play, progress and prepare for school."

Continued inside



www.wandsworth.gov.uk/roehampton



ALTON GREEN
ROEHAMPTON SW15

REGENERATION NEWS

September 2019

www.AltonEstateRegen.co.uk

Issue 23

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, Neil Goindia



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EXTENSIVENESS

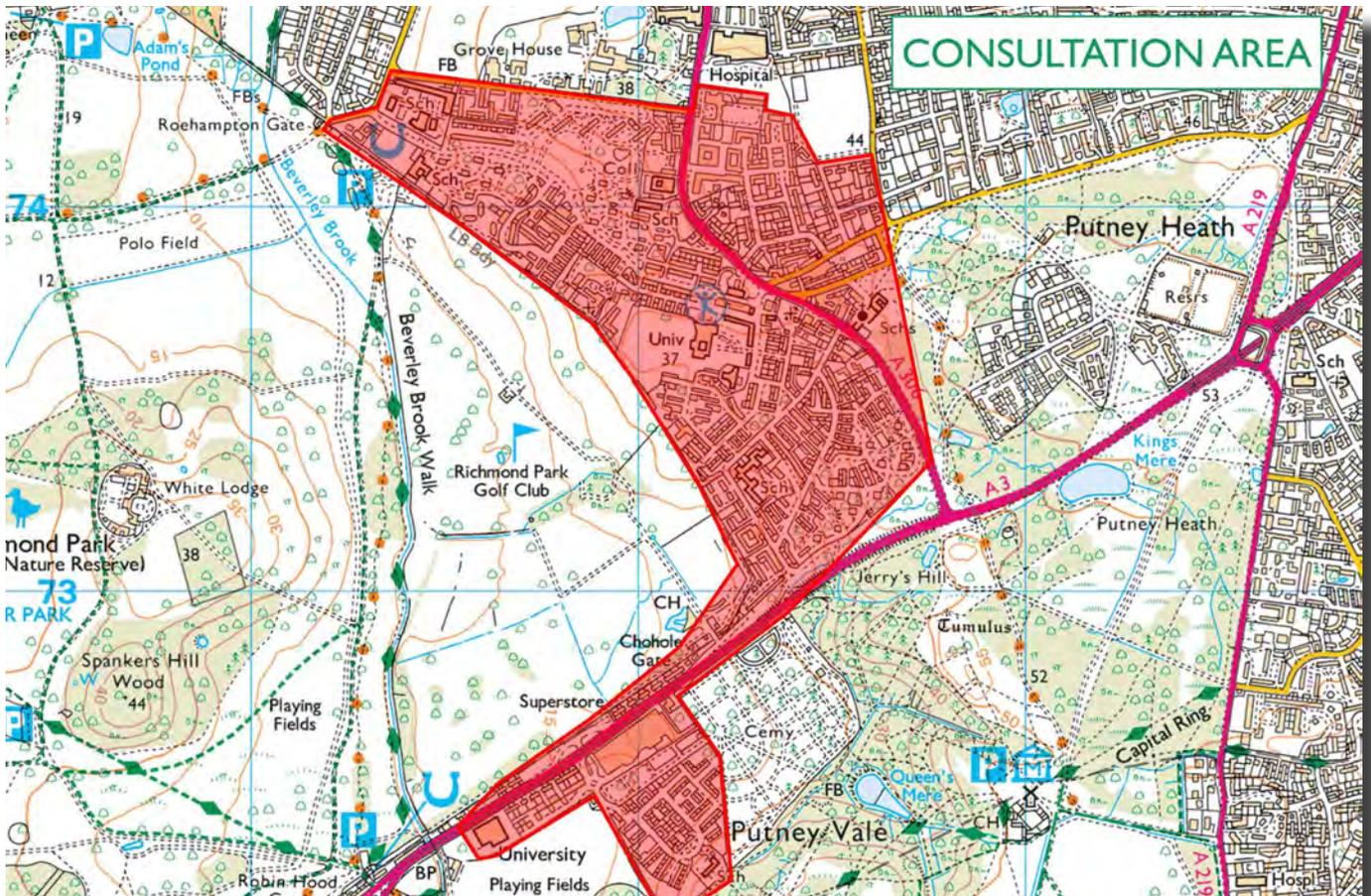
“Every reasonable effort should be made to engage with as broad a range of groups as possible, including primarily the residents of an estate, and also those living and working on or near it.”

The later consultation stages included meetings with statutory and non-statutory groups, local businesses and residents as well as presentations at community groups and forums, a tailored door knocking exercise, a questionnaire and updates in local publications.

Leaflets were delivered to all properties within an extensive target area, including full booklets to affected residents in the intervention area ahead of the June 2018 event, to encourage consultation event attendance. Further participation was encouraged through local events and through direct, on-the-ground engagement.

Direct engagement activities included:

- Meetings with specific groups, including Children’s Services, Libraries and the Eastwood Nursery & Children’s Centre.
- Hand delivered letters and residents’ brochure to all addresses in the intervention area in January 2020, setting out the proposed changes to the planning application and explaining how residents may be affected. Please refer to Appendix 6.
- Organisation of one-to-one meetings with all residents of phase 1 to discuss which new block they would like to move into.
- Three drop-in consultation events between the 14th-18th January 2020 for residents of the intervention area to discuss how changes to the application will affect them. Please refer to Appendix 7.



ACCESSIBILITY OF EVENTS

Monitoring of consultation participation and suggestions about developing more effective engagement methods were encouraged. Some consultees suggested that events should be held in different locations, which prompted the project team to arrange drop-in sessions in different locations around the estate.

Additional sessions and briefings were arranged for those who were unable to attend scheduled sessions.

People with disabilities are always offered a one-to-one housing needs survey in their home, or in the nearby accessible Area Housing office if preferred. A bespoke rehousing offer is made that reflects their individual needs. At the Roehampton Festival (where consultation sessions have been held for the last three years) trackway is laid across the grass surface of Downshire Field to enable people in wheelchairs to visit all the stalls, including those hosted by the Regeneration team and Redrow.

In some cases, members of the project team accepted resident invitations to visit consultees' homes (accompanied by Council officers) in order to discuss particular features or highlight concerns, which could, in turn, inform the design

The project team asked people to get in touch if they felt unable to attend events – and (for the more recent events in 2018 and 2019) offered to assist people with transport arrangements if required. The project team did not receive any reports from people to suggest that they were unable to attend events. Several consultation events were attended by wheelchair users and those reliant on walking aids, with no reported difficulties.



RESPONSIVENESS

“Consultation should result in clear actions that arise directly from the views expressed by respondents”

All feedback provided during the various consultation sessions in 2017, 2018 and 2019 was summarised and reported back to consultees, as well as being circulated to all members of the project team, to inform the ongoing masterplanning process.

The vision for the Alton Estate – including the strategic objectives and core principles – had already been established prior to Redrow’s appointment and continued to guide the development of proposals. However, the new project team recognised the importance of building upon the substantial consultation and engagement that had already taken place to ensure the plans that had been developed were still relevant.

There have been elements of repetition during the consultation process, but this has been considered necessary to test the masterplan principles, ensure that all issues have been identified and to enable a “real time” assessment of the acceptability of what is proposed.

Whilst the core principles and key objectives of the original masterplan remain unchanged, some adjustments – such as the creation of a new village square – were put forward by the design team for consultee consideration.

The regeneration partners have been committed to answering all enquiries and responding to all feedback provided.

ENQUIRY HANDLING

In addition to Wandsworth Council’s Regeneration Team email and telephone line, a dedicated telephone enquiry line was also provided in the Communications Potential office to handle enquiries. The line was answered during office hours, with messages taken outside working hours.

Approximately 70 calls were taken during the course of the consultation. Enquiries that could not be answered immediately were followed up by email or letter.

One-to-one meetings were also offered to tenants and leaseholders within the intervention area, by appointment.



MEANINGFULNESS

“Views expressed during the process should be considered, and, where landlords do not agree with responses, they should give explanations for the alternative course of action that they have taken.”

Throughout the latest phase of consultation, the project team has endeavoured to ensure that consultees are aware of the planning guidance that informed the original plans, can recognise how the proposals have evolved to date, and are also able to understand their role as influencers in the process.

The Statement of Community Involvement and this SCI Addendum document aim to demonstrate how participants’ views have informed the development of the proposals – so that consultees are aware of the benefits and outcomes of their involvement.



CONCLUSION

The planning application reference 2019/2516 is the culmination of years of consultation and stakeholder engagement work completed in and around the proposed intervention area in Roehampton.

As set out in the Statement of Community Involvement submitted in June 2019, the vision for the Alton Estate – including the strategic objectives and core principles – had already been established prior to Redrow’s appointment as Wandsworth’s development partner. These firmly established objectives and principles continued to guide the development of proposals by the Redrow project team.

Nevertheless, the team recognised the importance of building upon the substantial consultation and engagement that had already taken place, to ensure the plans prepared to date were still relevant.

The regeneration project team listened to a diverse range of opinions. In doing so, they built upon the established vision for the Alton area and helped to ensure that all aspects of the scheme design respond to local knowledge and feedback.

The revised masterplan proposals were set out in detail at a series of public drop-in exhibition events in Roehampton Parish Hall and at different venues around the estate in June 2018.

The fundamentals of the masterplan have remained unchanged since June 2018, but the project team are committed to ensuring that all feedback has been given appropriate consideration.

Subsequent consultation activities have focused on specific topics and elements of detail. Members of the project team have engaged with officers, residents and end users and considered detailed feedback, which has prompted scheme amendments and informed the preparation of supplementary submission documents.

This supplementary SCI document sets out the amendments made to the Alton Estate Regeneration scheme through further consultation and engagement.

When considered alongside the original SCI document, we believe this addendum helps to demonstrate that the submitted regeneration proposals for the Alton area represent truly user-focused design.

