

Alton Estate Regeneration
Hybrid Application

**DESIGN,
LANDSCAPE & ACCESS
STATEMENT - ADDENDUM**

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March 2020

ALTON GREEN

ROEHAMPTON SW15



Issue Record:

Date	Revision	Issue
12.03.2020	P01	Planning Addendum

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1 Overview

1 Overview

Introduction and Contents

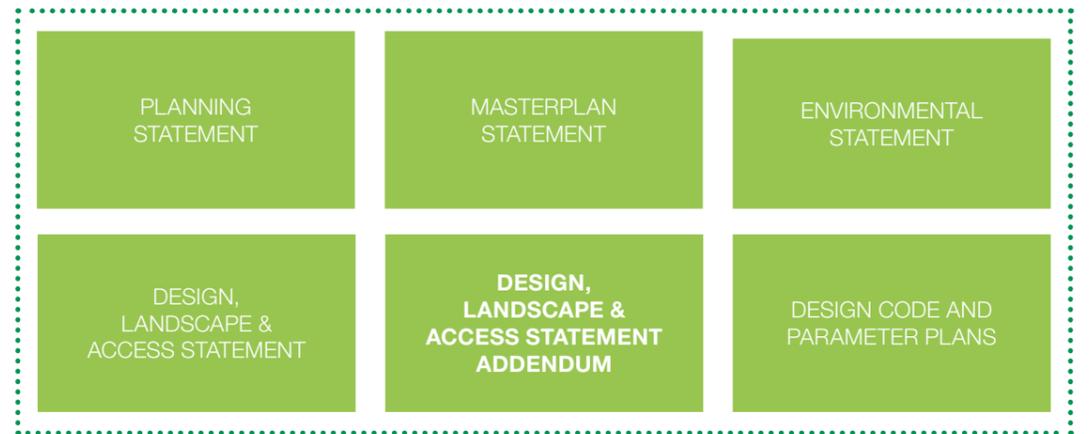
This document is an Addendum to the Design, Landscape and Access Statement submitted with the June 2019 Alton Green Hybrid Planning Application. For a complete understanding of the proposals it should be read in conjunction with the original Statement.

The Addendum is submitted in support of proposed changes subsequent to the June 2019 application. This includes the changes as a result of consultation feedback described overleaf (section 1.2). These changes either supersede or sit alongside the design information contained within the original Statement.

Only design information relevant to these changes has been included in this Addendum. In all other aspects of the design, the proposals stand as described in the original Statement. This also applies to information contained within Section 1 and 2 of the Design Code provided alongside the Design and Access Statement.

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CORE APPLICATION DOCUMENTS



1 Overview

Design Change Summary

The following summary describes the changes and clarifications to the Design, Landscape and Access Statement contained in this document. The changes have come about as a result of feedback from the GLA, TfL, Wandsworth LPA, Historic England, statutory consultees, the local community and other organisations. Where possible they are annotated on the revised Masterplan drawing to the right.

Overview (Addendum section 1)

- 1. Affordable Housing Location** - Affordable housing has been brought forward into the detailed element within Block O, allowing its earlier delivery. This strengthens the integration of affordable housing into the application site and wider estate.
- 2. Affordable Housing Mix** - Following an updated assessment of Local Housing Needs, the affordable housing mix has been adjusted to include a greater proportion of social rent and shared ownership homes. Additional affordable units have also been provided in Block Q.

Landscape Design (Addendum section 2)

- 3. Harbridge Avenue** - Existing road alignment has now been retained. This allows the retention of the existing avenue of trees within a refurbished landscape.
- 4. Village Square** - Minor adjustments to the road alignments and design of the proposed village square in response to service coordination issues and revised landscape design on the traffic island at the junction between Danebury Avenue and Roehampton Lane.
- 5. Open Space and Play Space** - Calculation methodology clarified and amended.
- 6. Accessibility** - Comprehensive review of the public realm to illustrate the enhanced accessible routes through the site.

Bus Turnaround (Addendum section 3)

- 7. Bus Turnaround Location** - Additional justification provided for re-location of the turnaround.
- 8. Drivers Facility** - Provide standalone toilet facility adjacent to the bus turnaround (previously located within Portwood Place).

Block Designs (Addendum sections 4-9)

- 9. Layout Changes** - Adjustments to the alterations to internal layouts of Blocks A, K, M, O and N to improve accessibility and waste collection arrangements. Refer to separate Access Statement included as part of the planning addendum.
- 10. Tenure and Mix Changes** - Changes to Blocks A, O, M and Q as a result of affordable housing location, unit size mix changes.
- 11. Elevations** - Amendments to Block O (west elevation), Block K and Block M as a result of detailed feedback on facade treatment and layouts.



1 Overview

Affordable Housing Location

Feedback

GLA Stage 1 Report (Summary)

The report raises concerns that 'affordable housing is considered to be segregated on the periphery of the site and must be better integrated throughout the scheme'. It notes in particular ease of access to local amenities. The GLA advises that the distribution of affordable tenures needed to be better integrated within the Application Site.

Design Change Narrative

Under the June 2019 Planning Application the affordable housing within the Detailed Element was located within Blocks A and Q. These blocks are well integrated into the wider Alton Estate and surrounded by existing mixed tenure blocks. As part of the revised Planning Addendum proposals, Block O within the detailed application has now been changed to affordable. This brings forward affordable housing previously allocated to the Outline Element. It also strengthens the integration of affordable housing within the application site area, as requested by the GLA. The locational benefits of each of the affordable blocks within the detailed application are summarised below.

Block A sits at the heart of the new village centre. This has been carefully positioned so to serve as a central point for Roehampton, that draws together the Alton East and West Estates and provides a central place for residents in Roehampton village to visit and enjoy. The proposed location of Block A offers direct access to a broad range of community facilities, including the new library, youth centre and GP surgery, as well as a broad range of shops on Danebury Avenue.

Block O is located in the centre of Roehampton Village, adjacent to the new village square and enhanced local retail centre and community facilities, and therefore enjoys all the benefits this setting affords. It is also closer to several bus stops along Roehampton Lane, making transport links easier to access, and has direct access to supermarket and pharmacy facilities.

Block Q offers exceptional family accommodation with an extensive high quality courtyard garden and play facilities. The site of Block Q also offers unrivalled access to the open space of Downshire Field. Its position offers easy access to the new children's nursery school and community facilities proposed at Portswood Place. The location also includes easy access to public transport links with the site conveniently situated in close proximity to bus stops along Roehampton Lane.

Alongside these locational changes, the affordable offer within Block Q has been strengthened with the addition of five units. This takes the total number of affordable homes from 256 to 261. There has been an increase in the amount of social rent floorspace on the Application Site from 11,158 sqm to 16,372 sqm. All affordable homes in the Outline Element of the proposed development comprise social rent tenures. For additional details refer to the separate Affordable Housing Statement Addendum.



1 Overview

Active Frontage

Feedback

GLA Stage 1 Report (Paragraph 81)

'The applicant should confirm that as far as is feasible working with the site's level changes, opportunities for including ground floor units with direct front door street access to streets have been maximised to promote activity and a sense of ownership for residents. It is noted that this has been achieved for Block K and the inclusion of duplex units to address the north/south level change between street and shared amenity courtyards is welcomed.'

Design Narrative

One of the design principles of the masterplan and block designs is to ensure streets and external public routes are lined with active frontage and entrances. This was captured in the Design Code and has been followed through to the detailed application proposals.

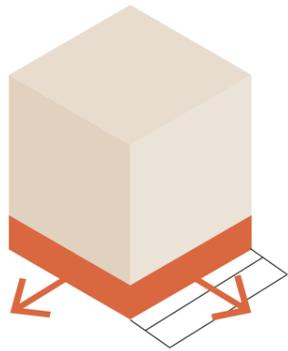
Active frontage in the form of community, residential and commercial uses has been maximised along the most critical elevations and building corners. Direct access via ground level front doors has been maximised throughout in the form of ground floor duplexes and wheelchair accessible flats. Where changes in topography are significant and inhibit continuous ground floor active uses, we have sought to ensure that there is residential or community frontage within half a storey of ground level as it rises along a building elevation.

The overall active frontage layout in relation to topographical changes is described opposite. The page overleaf describes principles for active residential frontage and entrances.



1 Overview

Active Frontage

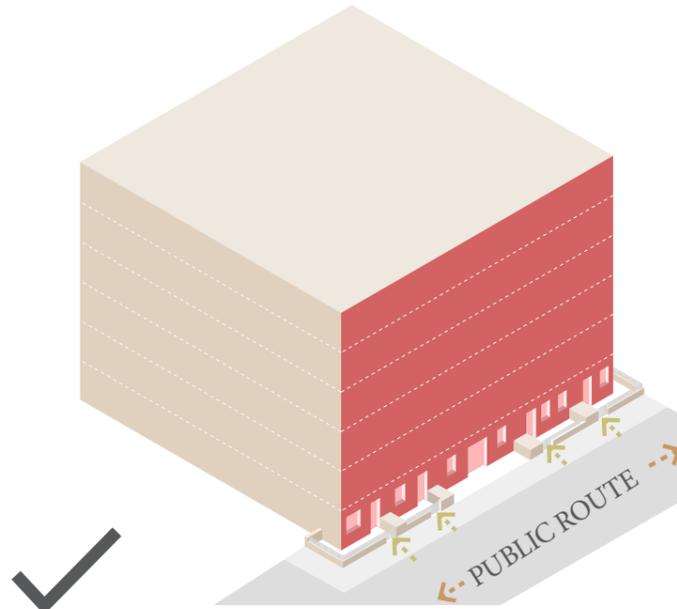


Residential Frontages

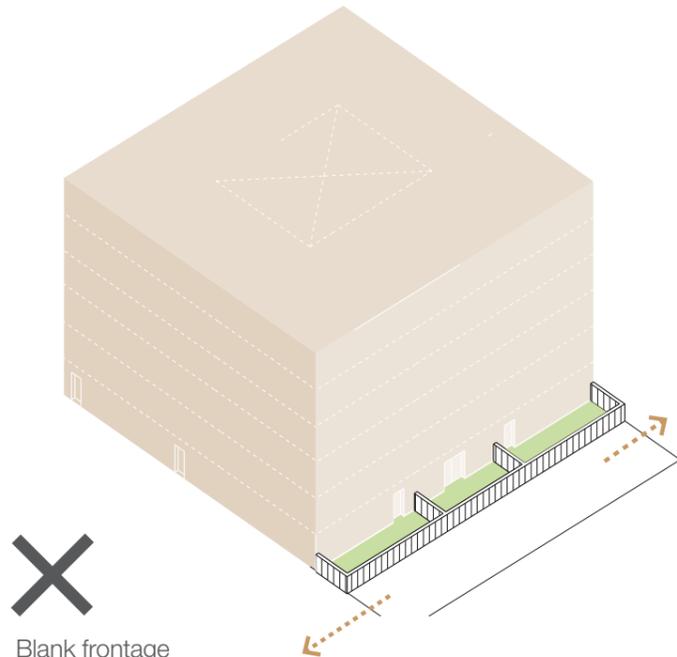
The proposals have been developed to maximise strong residential frontages that reinforce the open space hierarchy. As a principle, public routes are fronted by active uses e.g. front entrance doors, kitchen/living/dining spaces. Residential entrances (both private and communal) and habitable room windows facing the street are provided where possible at ground level along public routes.

Duplexes are employed to allow front doors to the street with bedrooms at first floor for privacy and security. Bedrooms are allowed to face on to public routes in situations where the finished floor level is sufficiently raised above the ground level of public areas. For more detail refer to privacy options on this page.

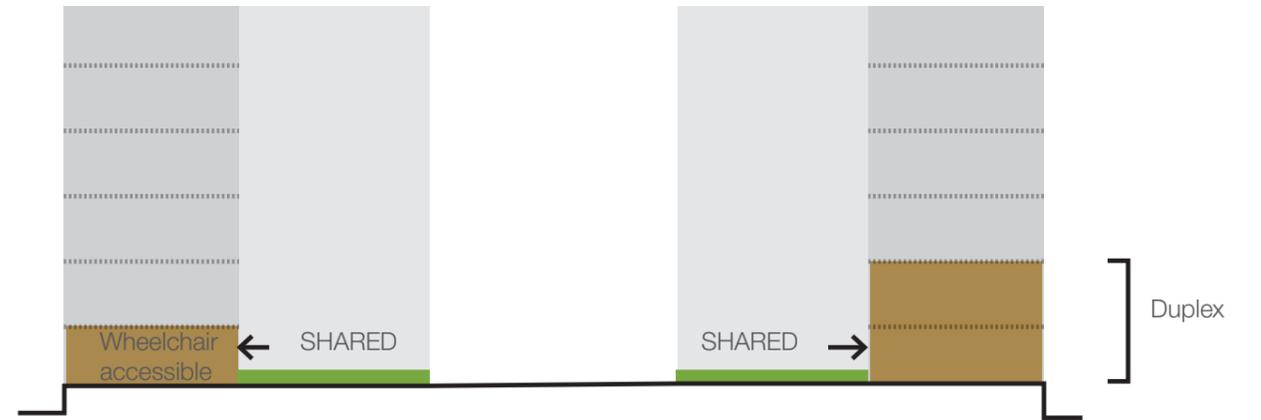
Refer to report sections 4 to 9 for more details on the individual block designs.



Active frontage



Blank frontage



Privacy created through level change



Where there is no level change, privacy zones must be used at ground level

2 Landscape Design Update

2 Landscape Design Update Village Square Landscape Amendments

The Addendum amendments to the Village Square are considered minor and do not impact on the public realm principles and character of the area as established in the submitted application.

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

The Addendum does not impact on the benefits that the submitted design offers. The changes relate to new utility survey information and amendments to the road alignments. This removes the proposed median trees at the Danebury Avenue intersection and the footpath trees proposed along Roehampton Lane. The removal of these trees also addresses the recommendations of the Road Safety Audit. Even with the loss of previously proposed trees, the principle remains of a dense green buffer creating a verdant back drop to the Square, screening the busy road.

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

When reviewing the amendments the importance of maintaining the key arrival spaces at the four corners of entry to the new square and one community entry off Hershams Close remained. The design continues to propose a robust and vibrant palette of hard materials and defines the community hub with a trail of banding and materials snaking across the Village Square and around Block A facilities. A multi-use terraced landform playfully animates the perimeter of St Joseph's Church boundary to the east of the Village Square.

Legend

1. Roehampton Lane footpath materials amended to TFL standard palette.
2. Danebury Avenue Junction road alignment amended and central median width reduced including removal of proposed trees to provide clear sight lines.
3. Holybourne Avenue realignment - no change to landscape principles. Generous flush crossing point to Village Square
4. Proposed outer buffer tree line and garden bed retained.
5. Slight amendment to garden bed geometry, allowing for anticipated pedestrian movement.
6. Natural stone paving trimmed back to Highways boundary
7. Additional steps added to the lower terrace to improve accessibility.
8. Steps and sloped planting replace tapered terraces.



2 Landscape Design Update Community Hub South Landscape Amendments

This Addendum improves the access to residents of the Alton Estate and surrounding areas.

The southern accessible route to the Community Hub (Block A) has been improved post planning submission with a stretched out step and ramp geometry. This geometry makes the landscape more usable and a destination in itself.

Staggered seating with planting and trees adorn the ramp providing a safe place to meet, have lunch and wait for appointments or events at the Community Hall.

Ensuring passive surveillance to the rear of the Community Hub, clear views are provided from the Community Hall Plaza looking west and from Holybourne Avenue looking east with minimum 2m clear stem trees and maximum 1.0m high planting.

As set out in the previous application the space includes a spill-out plaza, pocket lawn, door step place and biodiversity enhancements (log piles and wildflower planting).

Legend

1. Steps with handrail.
2. Ramp. Additional width has been allowed for to ensure mobility scooters can get from street to the southern community facilities.
3. Linear seating, planting and trees softening the stretched switched back ramp and stair geometry.
4. Pocket lawn with wildflower meadow beneath existing mature trees.
5. Existing path connection to Hershams Close.



Location Key Plan

2 Landscape Design Update

Community Hub - South Landscape Amendments (View 1)

Legend

1. Step connection with handrail.
2. Ramp. Additional width has been allowed for to ensure mobility scooters can get from street to the southern community facilities.
3. Linear seating, planting and trees softening the stretched switched back ramp and stair geometry.
4. Defensible buffer planting between public route and Block A facade.
5. Existing pedestrian path connection to Hersham Close. The existing path provides an alternative route to the stepped and ramp connection, although the existing path levels are not compliant with BS 8300-1:2018.
6. Amenity space - pocket lawn with wildflower meadow beneath existing mature trees, seating and incidental play elements.
7. Existing mature trees retained.
8. Community Hall pocket plaza. Break-out space with edge seating.
9. Block A.



Revised view of the Community Hub southern landscape. Stair and ramp geometries are stretched and widened to include planting, seating and improve access.

2 Landscape Design Update Harbridge Avenue Amendments

A key change to the public realm illustrated in this Addendum is the retention of 29 existing trees on Harbridge Avenue. This includes a range of species, but is predominantly an avenue of lime trees. The retention of the trees maintains the important historic character of the existing avenue.

Every effort has been made to retain and protect existing trees as part of the concept design and for future design development. Four existing trees are removed to facilitate one of two flush pedestrian crossing points on Harbridge Avenue as well as a vehicle entry to Block K. These include T96 (*Prunus serrulata* 'Amanogawa'), T106 (*Crataegus monogyna* 'Stricta'), T110 (*Prunus serrulata* cultivar), and T111 (*Tilia* sp.) The design team has applied careful consideration in locating these elements to ensure minimal tree loss.

Beneath the retained trees, the existing uneven hardscape is removed and will be replaced and softened with a lush understory planting mix (refer to submitted planning application planting strategy). Garden bed planting will not exceed 1.0m in height to ensure clear, unobstructed sight-lines for pedestrians and vehicles are achieved. Taller planting (1.0m) will sit within the centre of the garden beds, while a mix of lower groundcovers will fill the perimeter. This ensures occupants of cars are not obstructed by planting.

Seating is provided within the streetscape environment. It is inset into planting in order to not cause an obstruction and ensure a consistent edge. Seating is located close to stepped routes to provide resting places. As a general rule, seating is provided no more than 50m apart.

Legend

1. Maintains existing kerb and road alignment. Removal of double height kerb provides a road width of 6.0m.
2. Stone setts removed from tree base and replaced with understory planting to provide verdant streetscape.
3. Soft landscape to absorb some of the existing street falls. At the steepest cross falls some retaining may be required.
4. Level crossings reduced to 5.0m in width.
5. Granite setts salvaged and reused to demarcate level crossing points.
6. Existing trees retained and protected within soft landscape.
7. 4no. Existing trees require removal to facilitate crossing points and Block K vehicle entry.
8. 2.5m wide footpaths are provided, offset from buffer planting to Harbridge Avenue north and south. This is an improvement from the 1.5-2.0m existing footpath widths.
9. Minimum 1.0m buffer planting provided in front of residential terraces.
10. Block K refuse lay-by.



2 Landscape Design Update

Harbridge Avenue Amendments - View 2



Legend

1. Maintains existing kerb and road alignment. Removal of double height kerb provides a road width of 6.0m.
2. Stone setts removed from tree base and replaced with understorey planting to provide verdant streetscape.
3. Soft landscape to absorb some of the existing street falls. At the steepest cross falls some retaining may be required.
4. Level crossings reduced to 5.0m in width
5. Granite setts salvaged and reused to demarcate level crossing points.
6. Existing trees retained and protected within soft landscape.
7. 2.5m wide footpaths are provided, offset from buffer planting to Harbridge Avenue north and south. This is an improvement from the 1.5-2.0m existing footpath widths.
8. Minimum 1.0m buffer planting provided in front of residential terraces.

Revised view of Harbridge Avenue. Existing trees sit in new shrub planting. Footpath and road surfacing resurfacing improves accessibility

2 Landscape Design Update

Harbridge Avenue - Danebury Avenue Connection (View 3)



The following sketch clarifies the design intent for the pocket green connection between Harbridge Avenue and Danebury Avenue.

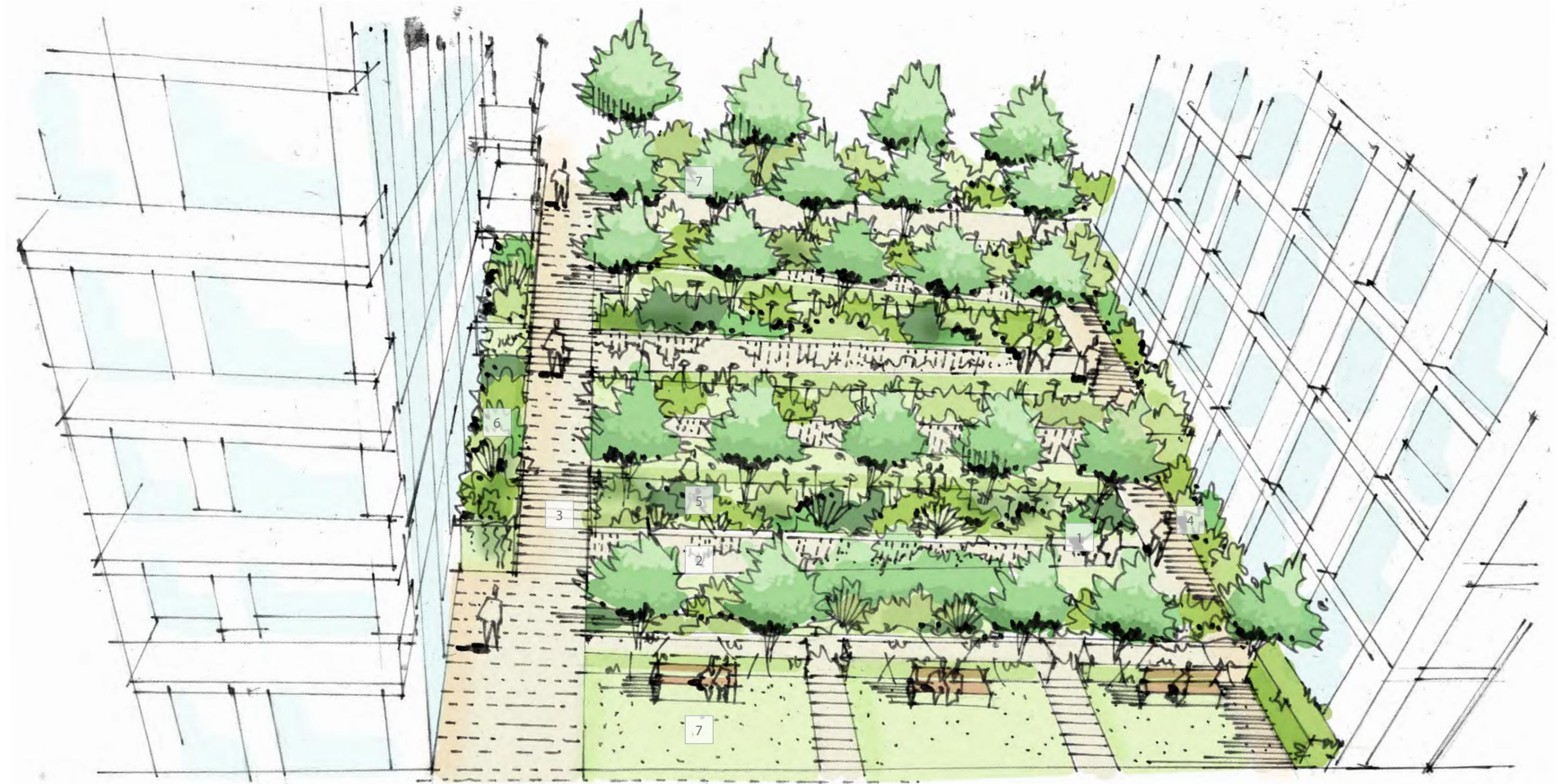
Legend

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1. Edges of sloped connections provide opportunities to sit and socialise. 2. Sloped paved connection. Wider routes allowing those in mobility scooters the option to quickly navigate between streets. 3. Stepped 'short-cuts' are also provided allowing for choice | <ul style="list-style-type: none"> and shortening routes for ambulant disabled people able to use stairs and as they will reduce travel distances by avoiding the long sloped sections. 4. Seating points are located at landings to provide moments to pause. 5. Planting buffer between ramps form a verdant aspect from the street. | <ul style="list-style-type: none"> 6. Minimum 1.0m defensible planting buffer adjacent Blocks. 7. Pocket amenity space with lawn, seating and play. |
|---|---|---|



2 Landscape Design Update

Danebury Avenue - Laverstoke Gardens Connection (View 4)



The following sketch clarifies the design intent for the pocket green connection between Danebury Avenue and Laverstoke Gardens. Seating opportunities along slopes with intensive greening provide a visual impact from both streets.

Legend

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1. Edges of sloped connections provide opportunities to sit and socialise. 2. Sloped paved connection. Wider routes allowing those in mobility scooters the option to quickly navigate between streets. 3. Stepped 'short-cuts' are also provided allowing for choice | <ul style="list-style-type: none"> and shortening routes for ambulant disabled people able to use stairs and as they will reduce travel distances by avoiding the long sloped sections. 4. Seating points are located at landings to provide moments to pause. 5. Planting buffer between ramps form a verdant aspect from the street. | <ul style="list-style-type: none"> 6. Minimum 1.0m defensible planting buffer adjacent Blocks. 7. Pocket amenity space with lawn, seating and play. |
|---|---|---|



2 Landscape Design Update

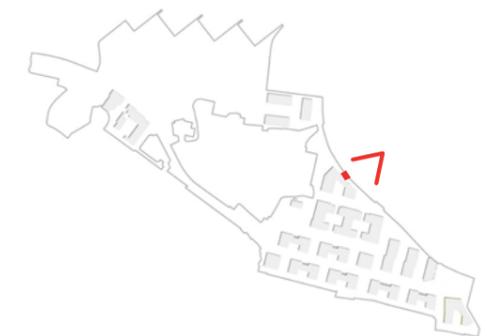
Block M - Improved Ramp Entry



The following sketch clarifies the design intent for entry into Block M. A key change in this addendum is a 1:21 straight ramp from Roehampton Lane.

Legend

1. 1:21 slope connection with landings at regular intervals.
2. Stepped connection with handrails to Block M entry.
3. Sloped embankment with mixed shrub and perennial planting. Planting 1.0m maximum high.
4. New trees provide gateway entrance to Block M and continue the rhythm of existing tree planting along Roehampton Lane.
5. 1.0m minimum defensible buffer planting along Block M.



2 Landscape Design Update

Open Space Summary

This Addendum page clarifies the open space strategy between the existing and proposed. From project inception the approach has been to create a greater variety of open spaces with unique but complementing characters. The proposals provide higher quality spaces with greater use, function and aesthetic compared to the existing.

The existing estate has a small area of residential communal space on Danebury Avenue, this is fenced and not easily accessible (shown in orange on the adjacent diagram). The proposed scheme includes communal spaces in every block with integrated doorstep play, lawn and planting, providing areas for community interaction and socialising.

The use and visual aspect of Downshire Field has been improved with the expansion of the Downshire Field Play Space, the inclusion of wild flower meadow to the field, the creation of pocket lawn spaces with seating, improved footpath network with trim trail stations and the addition of rain gardens along Danebury Avenue opposite the Portswood Place Children's Centre.

The Downshire Field Play Space area has been increased during design development following consultation with the community including the users of the Roehampton Base, and reviewing the existing play space requirement, which was deemed not fit for purpose. The new facility is a naturalistic play space which responds to the context. It will be an asset for the residents of the estate and for the wider community.

Downshire Field has been enhanced to include more sun/shade wildflower meadows, an improved path network, and well-defined picnic areas.

The loss of the existing MUGA from behind the Holybourne Avenue youth centre has been absorbed into an increase in

Alton Activity Centre and Downshire Field Play zone area. Downshire Field also includes a shared footpath with running distance markers and timber trim trail equipment. The Alton Activity Centre includes a new MUGA with flexible use for skateboarding.

Existing amenity space site-wide includes pocket green spaces to picnic and play as well as existing sloped landscapes. Existing amenity space is not well located in relation to residential blocks and mainly confined to the periphery of the application area. A loss of amenity space is due to the new bus turnaround and the additional blocks within the civic quarter. The loss of existing amenity space is compensated for by new communal landscaped spaces. New amenity spaces provide high quality seating areas, doorstep play, planting and lawn space.

The existing streetscape is low quality. It includes varied levels and raised paving that do not meet British Standard BS 8300-1:2018 (Design of an accessible and inclusive built environment. External environment). There is an increase in streetscape area which is due to the provision of wider footpaths and the integration of extensive tree and understorey garden bed planting. Public seating is provided every 50m and improved pavement levels and surfacing ensures all abilities can now walk the streets without trip hazards.

The current Estate lacks a quality public square or green. The proposed masterplan includes a new vibrant public community hub surrounding the Block A community facility. This includes the Village Square and the community hall plaza. The increase in public amenity space offers an area for the estate and wider community to use. The Village Square is designed with all year and daily flexibility ensuring events, markets, screenings and lunchtime uses. The square is connected to the library and facilitates outdoor learning on the square terraces and lawn.

Types of Open Space - zones		Existing (m ²)	Proposed (m ²)
	Site Boundary - Planning Application	125,411	125,411
	Downshire Field Play Space	987	1,680
	Alton Activity Centre	2,100	2,233
	Youth MUGA	430	0
	Downshire Field (excluding play space)	45,415	43,976
	Amenity Space	12,261	8,391
	Communal Space	2,382	7,200
	Streetscape	19,177	22,008
	Public Plaza	708	2,925
Total Existing: Combined Space Across Site (Public & communal)		83,460	88,413



Existing Open Space



Proposed Open Space

2 Landscape Design Update

Play Strategy

Existing Context

Following the Shaping Neighbourhoods: Play and Informal Recreation, Supplementary Planning Guidance (SPG), September 2012. The Alton Green Play strategy follows 4.2 page 56 to determine the play space requirements for the development. The first step was to review the existing wider site deficiencies to ensure a good understanding of the future needs. A quantitative assessment of deficiencies has not been undertaken, but a review of access, quality and 'fit for purpose'.

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

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

The following analysis of the existing play offer within and around the application boundary helps to identify any deficiencies in play provision for these various age groups:

- For under 5s there is no doorstep play requirement in the surrounding area. Downshire Field is located within the site which has an expanse of lawn.
- For ages 5-11 there is some play requirement in the surrounding area that is within an acceptable walking distance. Richmond Park and Putney Heath are located just over 400m away from the boundary of the site. Alton Playground located off Bessborough Road is on the 400m maximum distance south from the site. While this is an acceptable distance it would involve children having to travel along very busy roads to get to these facilities.
- Ages 12+ are well provided within the local area in terms of open space. Play areas and sports courts are located in Roehampton Playing Fields. Existing MUGA's are located behind the youth facility and at Witley Point.
- The current Witley Point MUGA although old provides approximately 1025m² of youth (12+) play requirement. Planning consent has been granted for a new MUGA facility for all ages within the same location.

- Witley Point is within 800m of the centre of the Alton Green planning application, as such based on SPG guidance (Page 60, table 4.4 & page 63 table 4.5) it should be included as part of the wider requirement, **but** it is not included as part of the Alton Green planning application play area requirement.

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

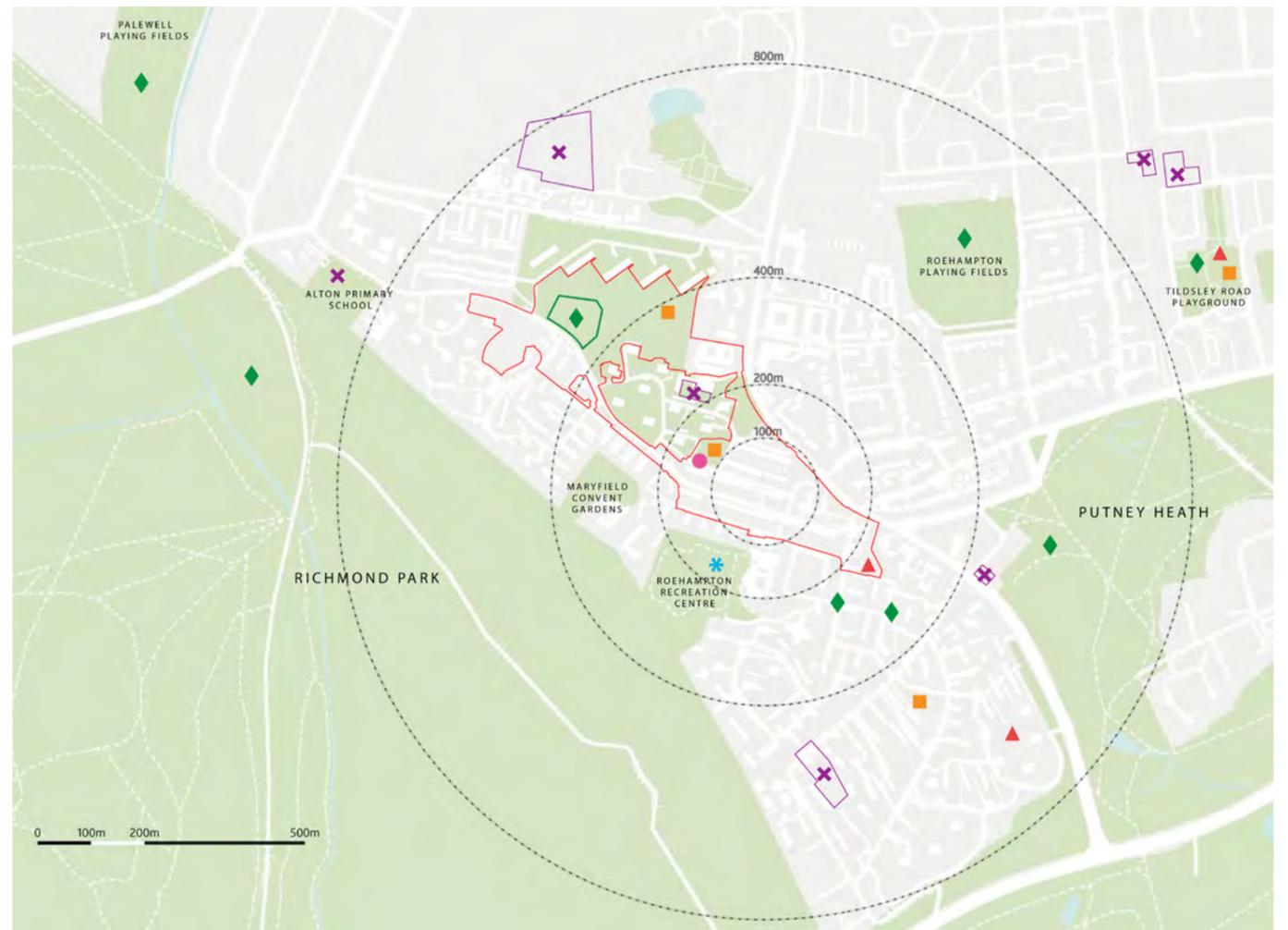
- Shaping Neighbourhoods: Play and Informal Recreation, Supplementary Planning Guidance (SPG), September 2012
- Designing for Play: A guide to creating successful play spaces Play England
- Design Guidance for play spaces, Forestry Commission England, March 2006
- Roehampton Supplementary Planning Document,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

The SPG B4 describes where new requirement be located.

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

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

Based on SPG guidance it is assumed the complete redesign of the two existing play hubs is deemed appropriate. The area of these spaces are shown as separate sums to the new requirement.



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

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

Legend

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

2 Landscape Design Update

Play Strategy

Revised Calculation

To calculate the child yield number for Alton Green the current Greater London Authority (GLA) Population Yield Calculator (v3.2) has been used to provide the adjacent figures.

As this is a regeneration project with residents in existing accommodation, the existing yield has been used to quantify the required requirement within the application boundary. The existing and provided tables are shown on the following page with colour coding identifying doorstep, local and youth play.

Both the London Borough of Wandsworth and GLA require 10m² of play space per child. The submitted application exceeds this quantity per child.

The following steps are taken to form the child requirement and play space area. The adjacent table (right) set's out the 3 steps, with the 4th column stating the actual area requirement designed as part of the proposals:

1. The existing accommodation schedule has been applied to the current Population Yield Calculator (v3.2). The area shown is the existing play space requirement.
2. The proposed accommodation schedule. The area shown is the required play space requirement.
3. Subtracting the steps 1 and 2 (existing/proposed) play areas provides the required difference - The application quantum.
4. The actual requirement exceeds the required quantum for all child categories. The proposed design also includes extensive redesign and improvements of the existing play within the application. This figure of improved existing requirement is shown as a separate figure for clarity.

In short, the formula following is:
Area 1 - Area 2 = Development requirement.

To review the v3.2 table calculations for step 1 and 2, refer to the next page.

SPG	1. Existing Accommodation Schedule	2. Proposed Accommodation Schedule	3. Difference between existing and proposed accommodation.	4. Actual Design (CAD measured) Within Boundary
	GLA (10m ² /ch) v3.2 calculator	GLA (10m ² /ch) v3.2 calculator	Development Play requirement	Proposed Scheme
Doorstep Play (0-4 years)	1161	1693	532	1170 m ² new
Local Play (5-11 years)	980	1326	346	648 m ² new
All Ages Play (12-17 years)	873	986	113	425 m ² new
TOTAL NEW	3014m²	4005m²	991m²	2243 m² new
				+ 3087m² (Redesigned existing local play)
				+ 430m² (Muga relocated and designed into the Alton Activity Centre)
TOTAL ALL				5760m² Includes new and existing (redesigned) play

ABOVE: Table describing required child yield area & as measured totals

CAD Measured Areas	0-4	5-11	12-17
Block A Courtyard	54		
Block O Courtyard	153		
Block N Courtyard	181		
Block K Courtyard	183		
Block M Courtyard	69		
Block Q Courtyard	155		
Block B/C/DE/F/G/H/I/J	375		
Village Square		386	
Community Hub		120	
Alton Activity Centre		1549	
Alton Activity Centre			620
Downshire Field Play Hub		1680	
Downshire Field Trim trail stations			235
Total new play (as measured)	1170	3735	855
Total new play (re-provision excluded)	1170	648	425
Existing play re-provided		3087	430

ABOVE: Table describing breakdown table 4 as measured figures

2 Landscape Design Update

Play Strategy

Revised Calculation

Existing Provision (Within Boundary)

GLA Population Yield Calculator				
	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	4	8	118	0
Social Units	20	34	103	1
Total Units	288			
Geographic Aggregation	Inner London			
PTAL	PTAL 3-4			

Notes
 Sample size of 22 sites
 Shaded cells require user input
 Select both geography and PTAL
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	23.7	92.4	116.1
Ages 5, 6, 7, 8, 9, 10 & 11	18.4	79.5	98.0
Ages 12, 13, 14 & 15	8.8	48.3	57.1
Ages 16 & 17	4.6	25.5	30.2
18-64	289.3	296.4	585.7
65+	6.9	6.8	13.7
Total Yield	351.7	549.0	900.7

The following age groups are tallied and multiplied by 10m² to get the total play space requirement. (Shown in yellow)

As per GLA and SPG guidance, the following ages (18+) do not form part of the play area quantum.

Play Space Calculator		
Total Children	301.3	
	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	3013.3

Proposed Provision (Within Boundary)

GLA Population Yield Calculator				
	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	243	585	79	0
Social Units	43	70	63	25
Total Units	1108			
Geographic Aggregation	Inner London			
PTAL	PTAL 3-4			

Notes
 Sample size of 22 sites
 Shaded cells require user input
 Select both geography and PTAL
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	66.6	102.6	169.2
Ages 5, 6, 7, 8, 9, 10 & 11	44.5	88.1	132.5
Ages 12, 13, 14 & 15	11.3	53.2	64.5
Ages 16 & 17	6.0	28.1	34.1
18-64	1559.5	372.1	1931.6
65+	37.3	8.6	45.9
Total Yield	1725.1	652.7	2377.8

The following age groups are tallied and multiplied by 10m² to get the total play space requirement. (Shown in yellow)

As per GLA and SPG guidance, the following ages (18+) do not form part of the play area quantum.

Play Space Calculator		
Total Children	400.3	
	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	4003.4

2 Landscape Design Update

Play Strategy

Site-wide Play Diagram

The following play strategy and palette has been included to illustrate the holistic quality and character of play proposals for Alton Green. This Addendum has simplified the original strategy. This includes clarifying what typologies are included in the area calculations as well as what types of equipment are intended.

The proposed landscape strategy provides a generous and diverse combination of public and private playable space throughout the Alton Estate meeting the needs of child yield uplift following regeneration and future proofing for additional yield requirements in the future.

As noted the existing play requirement in the application boundary includes Alton Activity Centre and Downshire Field play space. A key part of the landscape strategy is to remodel and redesign these spaces to significantly improve the offer to the new and existing residents of the estate. The redesign of these spaces isn't required to meet the uplift in child play space area. However it is important to ensure these are refurbished to be fit for purpose for the existing residents and provide play benefits to the wider community.

The proposed play spaces are accessible to all, regardless of tenure. All adjoining residents have access to play provision in communal courtyards. An example of this is Block N and Block O where access can be achieved across two courtyards.

Our principles for play across the masterplan are:

1. Developing an environment which encourages outdoor play and social interaction.
2. Exploring opportunities to introduce natural elements and elements of risk and challenge within play requirement while balancing safety and maintenance needs.
3. Integration of playability within public realm strategy, recognising that play can take place in a variety of settings, from various narratives and may or may not involve equipment.
4. Ensuring inclusive play is applied. All children have the right to play no matter what ability. The proposals look to break common stereotypes and ensure spaces to facilitate child interaction. Refer Access statement with regard to inclusive play and provision being made in play spaces.
5. Allowing for change and evolution of play spaces.

Play Space Typologies (4.6, SPG 2012):

Doorstep Play

A landscaped space including engaging play features for young children, and places for carers to sit and talk. Parental/guardian supervision.

Local Play

A landscaped space with landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk. Flexible use. No formal supervision.

Youth Play

Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities. No formal supervision



ABOVE: Diagram illustrating proposed play requirement for Alton Estate

2 Landscape Design Update

Play Strategy

Play Palette

The following palette describes the general type of equipment to be considered within the stated locations. This palette responds to discussions held with the Roehampton Base Youth and the Eastwood Nursery staff. Detailed plans and appropriate locations of this equipment can be found on the technical landscape plans submitted as part of this addendum.

THE VILLAGE SQUARE & COMMUNITY HUB



Lawn Area
Type: Fibre Reinforced Turf



Sensory Planting & graphic art
Type: Opportunities for art to be applied to many objects and surfaces



Sculptural forms - Climbing & Balancing
Type: Opportunity for playful art objects on terraces



Sculptural forms - Climbing & Balancing
Type: Opportunity for playful art objects on terraces



Play Feature - Sensory (Soundscape)
Type: Opportunity for integrated sound panels within terraces

POCKET GREEN SQUARES (Doorstep & Incidental Play)



Doorstep 'Play on the way'
Type: Sensory - Sound pipe
Product: Richter acoustic play tubes



Doorstep 'Play on the way'
Type: Natural Boulders



Doorstep 'Play on the way'
Type: Concrete & Timber stepping objects



Doorstep 'Play on the way'
Type: Small Balancing Equipment



Doorstep 'Play on the way'
Type: Sensory planting - Aromatic & textured planting

STREETSCAPE (Incidental)



Incidental 'Play on the way'
Type: Concrete or timber stepping logs and natural boulders / seating opportunities

STREETSCAPE



Incidental 'Play on the way'
Type: Sculptural play forms / seating opportunities

PORTSWOOD PLACE STREETSCAPE (Incidental Play)



Doorstep 'Play on the way'
Type: Natural Boulders



Doorstep 'Play on the way'
Type: Sensory planting - Aromatic & textured planting



Opportunities for art
Type: Cast features - playful in theme



Opportunities for art
Type: Etched features - playful in theme

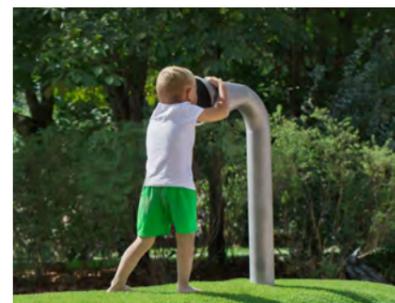
COURTYARDS



Doorstep (Ages 0-5 years)
Type: Natural Boulders



Doorstep (Ages 0-5 years)
Type: Timber stepping logs



Doorstep (Ages 0-5 years)
Type: Sensory - Sound pipe
Product: Richter acoustic play tubes



Doorstep (Ages 0-5 years)
Type: Sensory Planting - Aromatic and textured planted play trails



Doorstep (Ages 0-5 years)
Type: Mounded Landform - Fibre reinforced turf



Location Key Plan

2 Landscape Design Update Village Square Play Features

The Village Square is configured to provide a central heart that is flexible and can accommodate community events or seasonal markets.

When there are no markets or events taking place the square is still an enjoyable place to meet, rest and play. Feature benches encircle the green boundary, creating inward facing activation making it ideal for watching the world go by. Street trees and a seasonal planting palette define its perimeter and create a safe and protective boundary from the traffic running along Roehampton Lane and the Danebury Avenue Junction.

A large lawn space provides opportunity for soft play and games, while the hard plaza includes meandering lines which form a trail for children to navigate.

The terraces form the main play experience with a series of north-south curved forms that provide a 'Stage' for performance. Large sculptural forms are merged into the terraces providing imaginative play - indicatively, polished stainless steel spheres are shown which provide reflection, distortion, sound and objects to climb.

Steps with handrails have been provide in two areas to ensure the terraces can be accessed. Flush access to the upper terrace and main 'stage' is provided from Roehampton Lane entry to the Square.

Legend

1. Terraced 'stage' to create a flexible space for events and play and informal learning. The stage provides a play space for children performance and imagination.
2. Sculptural objects for climbing and creating sound/visual experiences.
3. Large central lawn space - raised (100-450mm) for informal soft play.
4. Flexible events space - spill out onto lawn.
5. Seating edges.
6. Paving pattern/art/play to provide a journey to the Community Hall from Roehampton Lane.
7. Terraced bleacher corner - responds to library and external learning environment.
8. Steps with handrail.
9. Flush access on to main 'Stage'.



2 Landscape Design Update

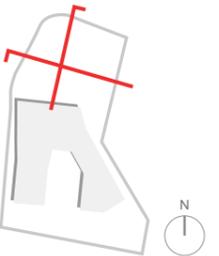
Village Square - Sections

Play Features



Legend

- | | | | |
|--|---|---|--|
| 1 Large central lawn space, raised (100-450mm) | 5 Outer perimeter path - 'green walk' | 9 Large specimen trees frame views & provide the terminus of key view shafts | 13 'Greened' (Ivy) church wall |
| 2 Flexible hard paved zone | 6 Narrow 'cut through' path | 10 Sculptural play opportunities | 14 New steps leading to Community Hall |
| 3 Vegetated buffer with dense tree planting | 7 Linear seating edges & mounded planting | 11 Feature tree planting to library frontage | Top: Section looking south towards the community building frontage |
| 4 Outer perimeter vegetated buffer | 8 Terraced 'stage' to create a flexible space for events, play, performance and sitting | 12 Paving pattern/art to provide a journey to the Community Hall from Roehampton Lane | Below: Section looking east towards St Joseph's Church |



2 Landscape Design Update Play Strategy (Local and Youth Play) Alton Activity Centre

Alton Activity Centre is the youthful heartbeat at the centre of the Alton Estate. It is situated between Downshire Field and the Village Square. The newly designed workspace will attract people from the estate and across the Roehampton area to engage in a diverse and dynamic range of active experiences.

The existing play space is of poor quality and does not meet the requirements expected of a modern play environment and as set out in SPD Shaping Neighbourhoods: Play and Informal Recreation September, 2012. High fences currently impede community interaction with the play space. The existing building facility maintains it's current use. The future management of this facility is to be considered separately from the landscape proposals of this application.

The new Alton Activity space has been completely redesigned with the exception of the Activity Centre building which is retained. Civic in nature, the Alton Activity Centre will be purposefully bold and visually rich with ambient floor graphics to create an identity that is striking and unique to the Roehampton area, complementing existing local playing fields and play facilities.

The unique site topography is utilised through a series of dramatic soft terraces, ledges and undulating landform which snake across the site, providing opportunities to sit, climb, scramble and explore.

Soft landscape is used to frame play zones with varied textures, colours and heights. Lush perimeter planting and fencing provides safety and security. Existing trees are retained where possible to add a sense of maturity to the new play space. New trees will provide shade and shelter as well as bold seasonal colour. Social corners to relax and watch others while adjacent physical play are notched into planting.

The hierarchy of play space has been defined by the age groups of children who will come to use it. Ages of 0-5, 0-11 & 12+ are provided zones in which to play, ensuring there is not a clash between age group activities.

Elements of sensory, balancing, climbing, sliding and spinning are playfully weaved throughout the Activity Centre play space. A half MUGA court provides informal and programmed sport, recreation activity, skating and a stage for performance.

A play trail dots across the play space, up and over mounding and through planting as an adventurous way for children to navigate and provide moments of discovery and joy. An area of grow garden is included adjacent the Activity Centre to promote health and well-being and engage youth in food production.

The play space will include low level bollard lighting along paths and pole mounted lighting surrounding the MUGA court. All lighting will have automatic and manual control to ensure surrounding residents are not adversely impacted.



Legend

1. Youth 12+ zone, includes 1/2 MUGA, skateable elements, screening and painted supergraphics.
2. Pocket lawn seating spaces.
3. Perimeter tree and planting with fencing. Existing trees retained.
4. 0-11 play zone, includes undulating rubber surfacing, balancing and climbing equipment.
5. Gated entry points.
6. New structure to provide shelter from the weather.
7. Art area - boards for painting.
8. Play trail.
9. Vibrant tree and planting with seasonal character.
10. 0-5 play zone. Fenced area includes balancing and jumping equipment.
11. Grow garden.
12. 0-11 play zone, includes play terraces for climbing and sensory equipment.
13. Additional storage area.
14. Steps and accessible ramp route.
15. Linear bench & Terraces, used for seating, play and retaining existing topography.

2 Landscape Design Update

Play Strategy (Local and Youth Play)

Alton Activity Centre - Site Sections

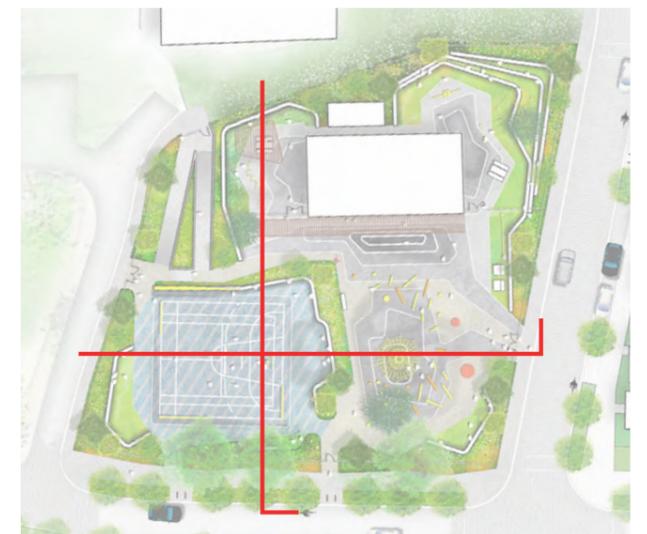


Legend

- 1 1.2m perimeter fence in planting
- 2 Social seating area
- 3 1/2 MUGA court with screening
- 4 Skate-able wall with play features integrated within.
- 5 Undulating play surface with extruded rubber forms
- 6 Net climbing and balancing equipment
- 7 Sensory play equipment
- 8 Pergola / Shade Canopy
- 9 Activity Centre Building - no change

Left: Play hub section looking north

Below: Play hub section looking east towards Block K



2 Landscape Design Update

Play Strategy (Local and Youth Play)

Alton Activity Centre - Materials and Equipment Palette



Location Key Plan

SURFACES



Rubber safety surface
Type: Rubber, 2 tones



MUGA surface
Type: Coloured asphalt surfacing
Colour: Supergraphics paint



Resin bound paths & Lawn
Type: Resin Bound Natural Aggregate 6mm & Reinforced turf

PLAY



Sculptural balancing equipment.
Type: See-saw, posts and climbable configurations



Play trail
Type: includes sculpture play elements, balancing equipment and art boards

PLAY cont.



Sensory Play
Type: Sounds, smell, sight and taste - inclusive play



Undulating landform
Type: Rubber safety surface



Climbing Equipment
Type: Space net, climbing walls, landscape terraces,



1/2 MUGA & skate-able zone
Type: Court for multi games, includes screening to enclose ball games. Benches, 1/4 bowl, undulated surface create skating opportunities



Multi purpose linear elements
Type: Concrete seat/terrace/play element. Varied height to allow for incidental play

FURNITURE



Perimeter fence and gate
Type: 1.2m metal fence & gate - vertical rails/slats



Lounge Seat
Type: 'Bloc sun bench' lounge seat by Vestre - yellow



Long Bench
'Bloc' bench by Vestre - Yellow



Rubbish Bin
Play Hub - 'Bloc' bin (yellow) by Vestre

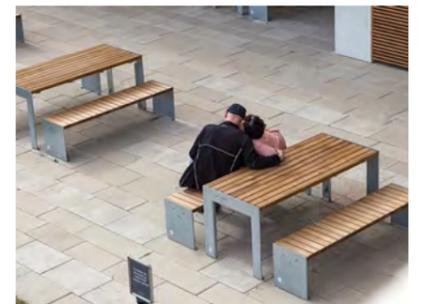
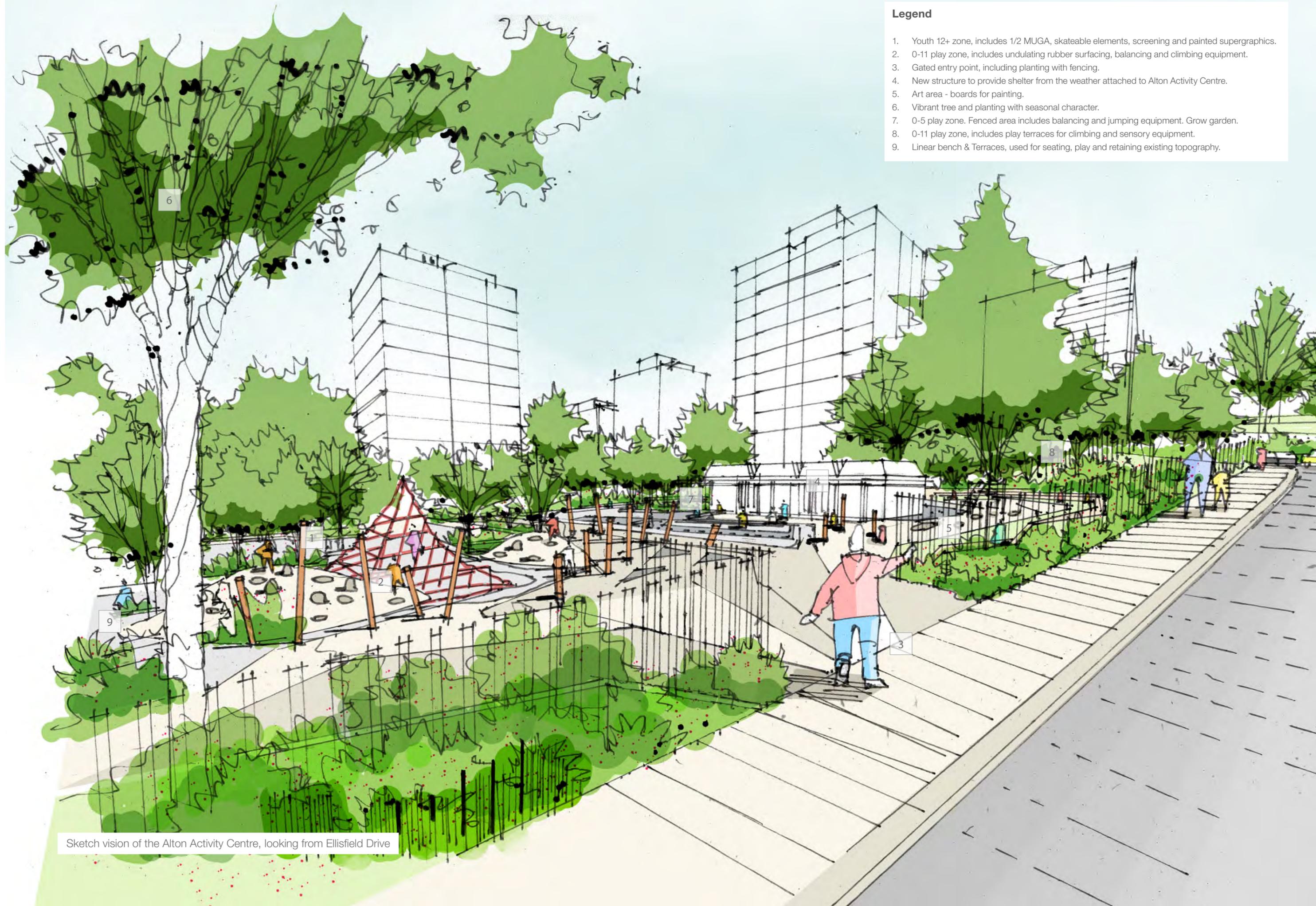


Table with bench seating
'Vroom' table and bench by Vestre

Legend

1. Youth 12+ zone, includes 1/2 MUGA, skateable elements, screening and painted supergraphics.
2. 0-11 play zone, includes undulating rubber surfacing, balancing and climbing equipment.
3. Gated entry point, including planting with fencing.
4. New structure to provide shelter from the weather attached to Alton Activity Centre.
5. Art area - boards for painting.
6. Vibrant tree and planting with seasonal character.
7. 0-5 play zone. Fenced area includes balancing and jumping equipment. Grow garden.
8. 0-11 play zone, includes play terraces for climbing and sensory equipment.
9. Linear bench & Terraces, used for seating, play and retaining existing topography.



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

2 Landscape Design Update

Play Strategy

Downshire Field

The Parkland Quarter is an incredible asset for Alton Green. Previous feasibility proposals included intensive landscape works, but it was decided through consultation with residents this was not appropriate, instead a sensitive and enhancement works is proposed. The field is a fantastic opportunity for formal and informal play and recreation. The following are some of the key design features:

1. Resin bound loop path network for cyclists and pedestrians. Includes distance markers.
2. Existing tree network retained. Sensitive tree removal only where required. Below the trees includes a carpet of shade tolerant meadow below.
3. Timber trim trail dotted beneath the tree canopy along 1km path network. Timber trim trail equipment will be sensitively designed and located in relation to the landscape setting and views of the conservation area and listed buildings.
4. Open cut Downshire Field lawn. Used for events, and general residents and community use.
5. Rain garden planting at road edge. Footpath runs between planting and lawn.
6. Existing tree cluster - minor thinning of trees to allow for safe circulation.
7. Wild-flower meadow. Pocket greens that respond to Highcliffe Drive. Includes cut lawn area with picnic tables.
8. New paths connect blocks to Downshire Field loop path. Resin bound paving.
9. Downshire Field Play Space. Naturalistic play, 0-11+ years old. Perimeter planting and meadow with fencing around play space.
10. Mount Clare existing trees - minimal intervention. New resin bound path network continues across from Downshire Field.
11. Wild-flower meadow with picnic seating opportunities and timber trim trail stations.

Timber Trim Trail Stations (refer to palette on following page for equipment look and feel):

- a. Thermoplastic line markings to denote distance on the footpath.
- b. Leapfrogging fitness station
- c. Gate climbing
- d. Parallel Bar
- e. Ab bench
- f. Arm stretch
- g. Triple balance beam



2 Landscape Design Update

Play Strategy

Downshire Field - Trim trail and Incidental Play Palette



Location Key Plan

PLAY



Incidental Play
Type: Natural boulders dotted randomly surrounding meadows



Picnic Bench
Product: X-Table picnic table by Streetlife



Trim Trail Element A
Type: Thermoplastic line markings to denote distance on the footpath.



Trim Trail Element B
Type: Leapfrogging fitness station.

PLAY



Trim Trail Element C
Type: Gate climbing



Trim Trail Element D
Type: Parallel Bar



Trim Trail Element E
Type: Ab bench



Trim Trail Element F
Type: Arm stretch



Trim Trail Element G
Type: Triple balance beam

2 Landscape Design Update Play Strategy Downshire Field Play Space (existing local play space - redesigned)

Situated at the top of Downshire Field, the proposed Downshire Field Play Space forms a naturalistic play area responding to its unique location amongst parkland mature trees. At ground level the play space is nestled within wildflower meadow and lush native plant mixes. The planting provides the backdrop for exploration, discovery and endless imaginative play.

This space will be the main play space on Downshire Field. It is a complete redesign of an existing play space of poor quality that is no longer fit for purpose.

A palette of natural materials will create seating, fencing and playable features. The play space will be informal, rather than the civic qualities of Alton Activity Centre. It will primarily use natural surfaces such as lawn, planting, bark, sand and gravel with some neutral toned rubber safety surfacing.

The design features a variety of scaled spaces that cater for different age groups (0-11 years), carefully positioned to create a safe environment for all ages to play freely as well as providing seating for guardians to perch, socialise and watch on.

The play space includes various play elements to test gross and fine motor skills, spatial, balance and climbing practice, social play, changes in level with undulating planted topography and areas to dig and build.

To ensure safe play and security for children, a simple boundary fence set amongst structural planting is incorporated around the perimeter.

Aspects of inclusive play have been considered with wheelchair accessible zones. A range of sensory play activities are included that enable all children to play together, no matter what their ability. Sensory play includes touch, smell, sound and visual stimulation.

The Downshire Field Play Space fits within a wider parkland zone (Downshire Field & Mount Clare). Other amenity features include visible biodiversity enhancement (bird/bat boxes and log piles), a 1km marked running, walking and cycle loop path, wildflower meadows with clearings of cut lawn with picnic tables, retained existing mature trees and a large lawn space for picnics, kick about and community events.

A trim trail with natural exercise stations is included along the 1km path. These are integrated in the landscape using timber elements for sitting, stretching, jumping and exercising.

The play space will not include lighting.



Legend

1. Pocket seating spaces.
2. Perimeter tree and planting with fencing. Existing trees retained.
3. 0-11 play zone, includes wildflower mounded landform, timber balancing, climbing and sliding equipment.
4. Rubber, bark and sand play surfacing.
5. Dried and treated felled tree.
6. Gated entry points.
7. Natural stone and timber play trail.
8. Vibrant tree and planting with seasonal character.
9. 0-5 play zone. Fenced area includes balancing and jumping equipment trail and sand digging.
10. Linear timber bench used for seating, play and retaining existing topography.



2 Landscape Design Update

Play Strategy

Downshire Field Play Space



Legend

- 1 Pocket seating spaces.
- 2 Perimeter tree and planting with fencing. Existing trees retained.
- 3 0-11 play zone, includes wildflower mounded landform, timber balancing, climbing and sliding equipment.
- 4 Rubber, bark and sand play surfacing.
- 5 Dried and treated felled tree.
- 6 Gated entry points.
- 7 Natural stone and timber play trail.
- 8 Vibrant tree and planting with seasonal character.
- 9 0-5 play zone. Fenced area includes balancing and jumping equipment trail and sand digging.
- 10 Linear timber bench used for seating, play and retaining existing topography.

Above: Play hub section looking north



2 Landscape Design Update

Play Strategy

Downshire Field Play Space - Materials and Equipment Palette



Location Key Plan

SURFACES



Play surface
Type: Rubber safety surface, neutral earth tones.



Play Surface
Type: Bark chippings



Play Surface
Type: Sand



Lawn Area
Type: Fibre Reinforced Turf

PLAY



Boulder trail
Type: Natural stone boulders

PLAY cont



Natural log
Type: Dried and treated felled log



Natural exploration trail
Type: Timber trotter trail



Natural tangle equipment
Type: Timberwood tangle with cargo net



Balancing equipment
Type: Timber see-saw



Natural landform with integrated elements
Type: Sensory planting & meadow landform trail

PLAY cont.



Balancing equipment
Type: Timber balancing disc



Natural landform with integrated elements
Type: Reinforced grass mound with small slide.



Digging equipment
Type: Sand digging equipment - including wheelchair accessible.



Sensory equipment
Type: Periscope

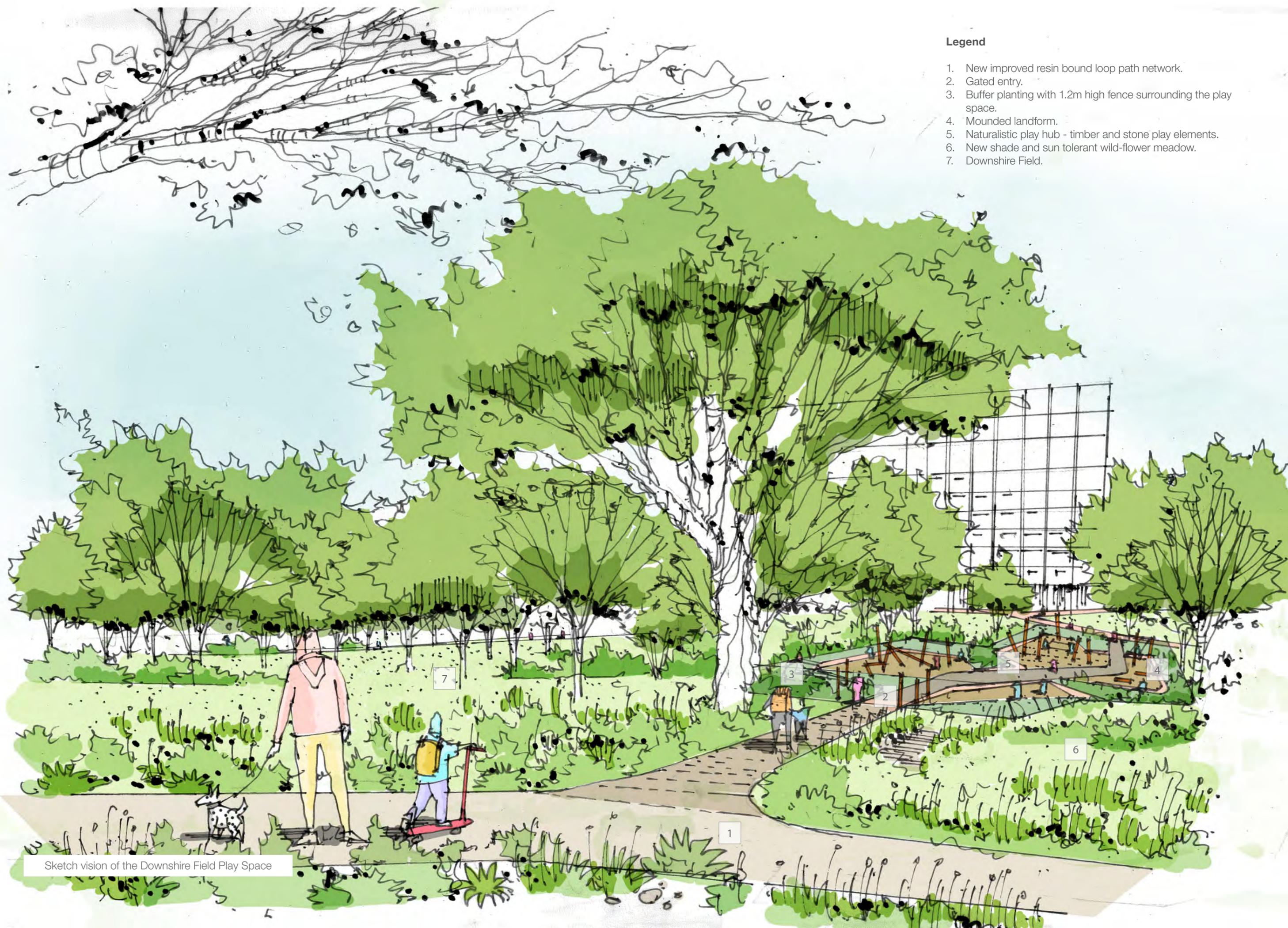
FURNITURE



Linear seating
Type: Concrete/Timber seat and play element. Varied height to allow for incidental play

Legend

1. New improved resin bound loop path network.
2. Gated entry.
3. Buffer planting with 1.2m high fence surrounding the play space.
4. Mounded landform.
5. Naturalistic play hub - timber and stone play elements.
6. New shade and sun tolerant wild-flower meadow.
7. Downshire Field.



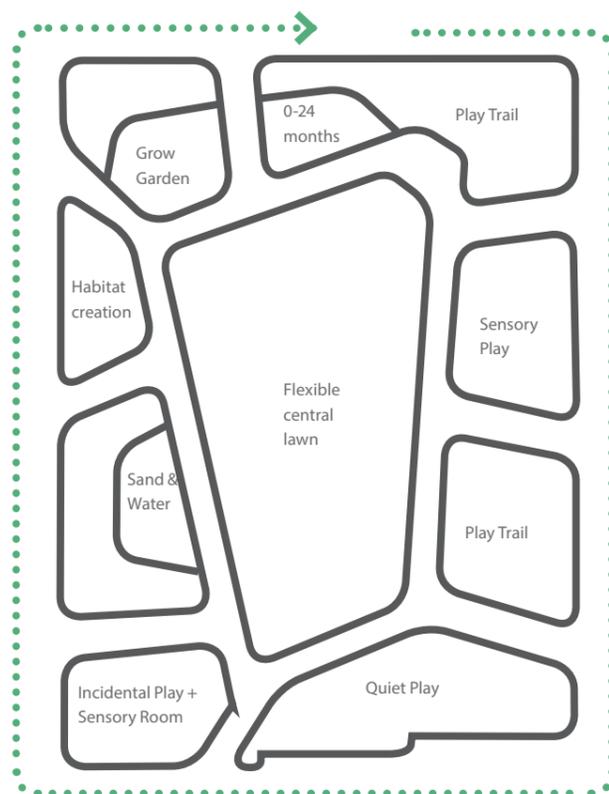
Sketch vision of the Downshire Field Play Space

2 Landscape Design Update Play Strategy

Portswood Place Children's Centre (PPCC) Courtyard

The following components make up the PPCC courtyard:

1. Grow garden - facilitates endless growing opportunities
2. 0-24 months zone, fenced. Shaded by feature blossom tree and building canopy.
3. Pocket seating space - resin bound paving with timber stools for sitting and for jumping play
4. Sensory play - to include sound pipes and aromatic and textured planting for crafts.
5. Play trail. Timber and stone stepping, jumping objects and willow tunnel set within a robust planting mix and mounded landform.
6. Quiet zone - sheltered area for sitting and resting. Log stack
7. Sensory Room - relocated from existing nursery
8. Incidental play - Boulders and stones within garden bed
9. Classroom terrace (sheltered)
10. Sand & Water play
11. Dismountable shade sail for summer use
12. Flexible open lawn space for external classrooms and play
13. Mounded grass landform with natural play elements
14. Biodiverse zone - bug hotels, bird box and water bath.



Flexible programme. Each zone is adaptable for change as PPCC occupants becomes established.



2 Landscape Design Update

Play Strategy

Portswood Place Children's Centre (PPCC)
 Courtyard Materials and Equipment Palette

The following palette describes the general type of equipment to be considered within the PPCC courtyard. This palette responds to discussions held with the Eastwood Nursery staff to meet their needs and to ensure the space provides room to grow, adapt and change as they settle in their new home.



Location Key Plan

PLAY



Mounded Landform
 Type: Fibre reinforced turf



Natural log
 Type: Dried and treated felled log



Sand digging
 Type: Opportunity for future digging equipment



Natural tunnel
 Type: Willow play tunnel



Sand / water play
 Type: Timber play sand table

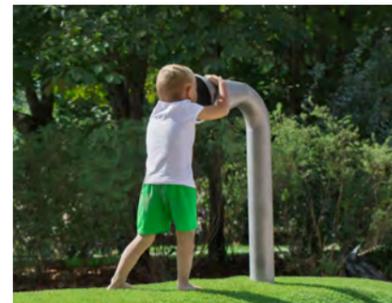
PLAY



Log stack
 Type: Treated timber log stack for play and seating



Doorstep 'Play on the way'
 Type: Natural Boulders



Doorstep 'Play on the way'
 Type: Sensory - Sound pipe
 Product: Richter acoustic play tubes



Grow Garden
 Type: Raised timber planter with seating edge.



Timber trail
 Type: Treated timber stepping logs

2 Landscape Design Update

Tree Strategy

Tree Retention and Removal Strategy

An Arboricultural Impact Assessment and Survey of existing trees on site has been undertaken by Tim Moya Associates and assessed all existing trees for quality and longevity, and the impact of the proposed development. This information has been considered within the context of the overall site masterplan, approach to development and site levels. Extensive efforts have been made to retain existing trees where feasible; given the broad scale redevelopment and changes to levels within the site boundaries and the complex nature of underground services (existing and proposed) tree loss has occurred.

A key improvement to the public realm illustrated in this planning addendum is the retention of 29 existing trees on Harbridge Avenue, this includes a range of species, but are predominantly an avenue of lime trees. The retention of the trees maintains the important existing avenue character the community are so fond of.

Four existing trees are removed to facilitate one of two flush pedestrian crossing points on Harbridge Avenue as well as a vehicle entry to Block K. The design team has applied careful consideration in locating these elements to ensure minimal tree loss.

Beneath the retained trees, the existing uneven hardscape is removed and will be replaced and softened with a lush understory planting mix (refer submitted planning application planting strategy). Garden bed planting will not exceed 1.0m in height to ensure clear, unobstructed sight-lines for pedestrians and vehicles are achieved. Taller planting (1.0m) will sit within the centre of the garden beds, while a mix of lower groundcovers will fill the perimeter. This ensures occupants of cars are not obstructed by planting.

The existing tree loss is compensated by a comprehensive new tree planting strategy that significantly increases tree numbers on site and in turn increases local biodiversity, improves stormwater run-off, removes CO² and particulates and enhances the amenity value of the area. A number adaptive and native specimens, planted at a large size will create a comprehensive greening strategy for the new development. The tree planting palette can be viewed in the submitted Design and Access Statement.

New tree planting includes 564 new trees within the public realm and 169 within private communal areas. This is a total of 733 new trees. Refer to the Arboriculturalist Addendum report for further detail.



Diagram: Illustrative diagram describing the removal and retention of existing Alton Estate trees

2 Landscape Design Update

Tree Strategy

Proposed Tree Enhancements

The proposed tree strategy will strengthen the masterplan and the trees will become key features and focal points within each character area.

A mix of native and non-native tree species will define the key character areas, whilst providing biodiversity and seasonal interest across the scheme. The tree planting strategy aims to provide and connect wildlife corridors across the site linking the 'Parkland' Quarter (Downshire Fields) with the 'Urban' Quarter as well as providing wider green connections between Richmond Park, Putney Heath, Barnes Common, and The River Thames.

The tree palette has been developed in consideration of the following:

- Appropriateness to place;
- Aspect and direct sunlight available;
- Biodiversity value;
- Longevity; and
- London Borough of Wandsworth (Enable) input

As described previously the key positive change within this addendum has been the retention of 29 existing trees on Harbridge Avenue. This change reflects comments provided by the community and the local authority. Located within the conservation area the character of this avenue is hugely important for the Alton Estate, and the conservation area in which they sit.

To balance the retention of trees, street levels and accessible connections have been reviewed. An improved street network is still provided, with street geometries adjusted to suit.

There have been minor areas of change to other parts of the scheme since the submitted planning application Design and Access Statement. Review of new streetscape utilities surveys and consultation with TfL resulted in minor rearrangement of the Danebury Avenue and Roehampton Lane Junction. This removed proposed trees on the footpath and within the median strip, but there was no loss of public amenity space within the Village Square.

The Community Hub south (Block A rear) includes a redesign of the ramp and stair arrangement to improve access. This redesign includes stretching the ramp east toward the existing trees. There is no impact on these existing trees. Soft landscaping including new trees are positioned between the ramps with seating to provide an elevated area to perch and socialise.

Blocks A, O, K, M & Q all included minor shifts in tree locations to suit architecture geometry changes, but there was no loss of proposed trees.



- Legend**
- Addendum amendments
 - Existing Trees retained
 - Parkland
 - Streetscape
 - Village Square & Community Hub
 - Pocket Green Squares & Courtyards
 - Play spaces



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

2 Landscape Design Update

Tree Strategy

Proposed Tree Size

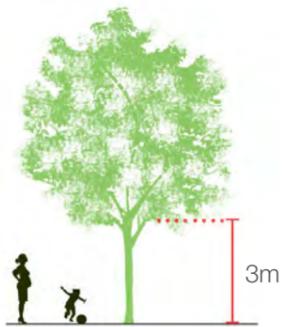
The adjacent diagram describes the general location of site trees and their size. Trees shown vary from small specimen (2-3m high) to large feature trees (8-10m)

Large trees will be planted at a size of 45-70cm girth, medium trees at 25-40cm girth and small trees 14-20cm girth.

Legend

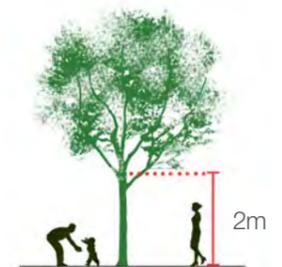
 Existing Mature trees retained

 Large tree size



Planted size
8-10m
Estimated mature size
20m

 Medium Tree



Planted size
5-7m
Estimated mature size
10m

 Small Tree



Planted size
2-4m
Estimated mature size
5m

 Addendum amendments



Diagram: Illustrative diagram describing tree sizes across Alton Green Masterplan

2 Landscape Design Update

Block Q

Revised Landscape Design

The adjacent plan and following page describe the updated defensible boundary treatment strategy surrounding Block Q. This Addendum clarifies the depth of planting and width of paths surrounding the block.

The existing submission provided a footpath between Roehampton Lane and Downshire Field with one consistent 100m length of 1:21, this Addendum includes an amended gradient of 1:21 with landings at max 10.5m intervals (500mm high level changes).

Secured by Design (SBD) has been considered for this path in detail and the risks discussed with the MET SPD officer. The collective aim is to design out crime.

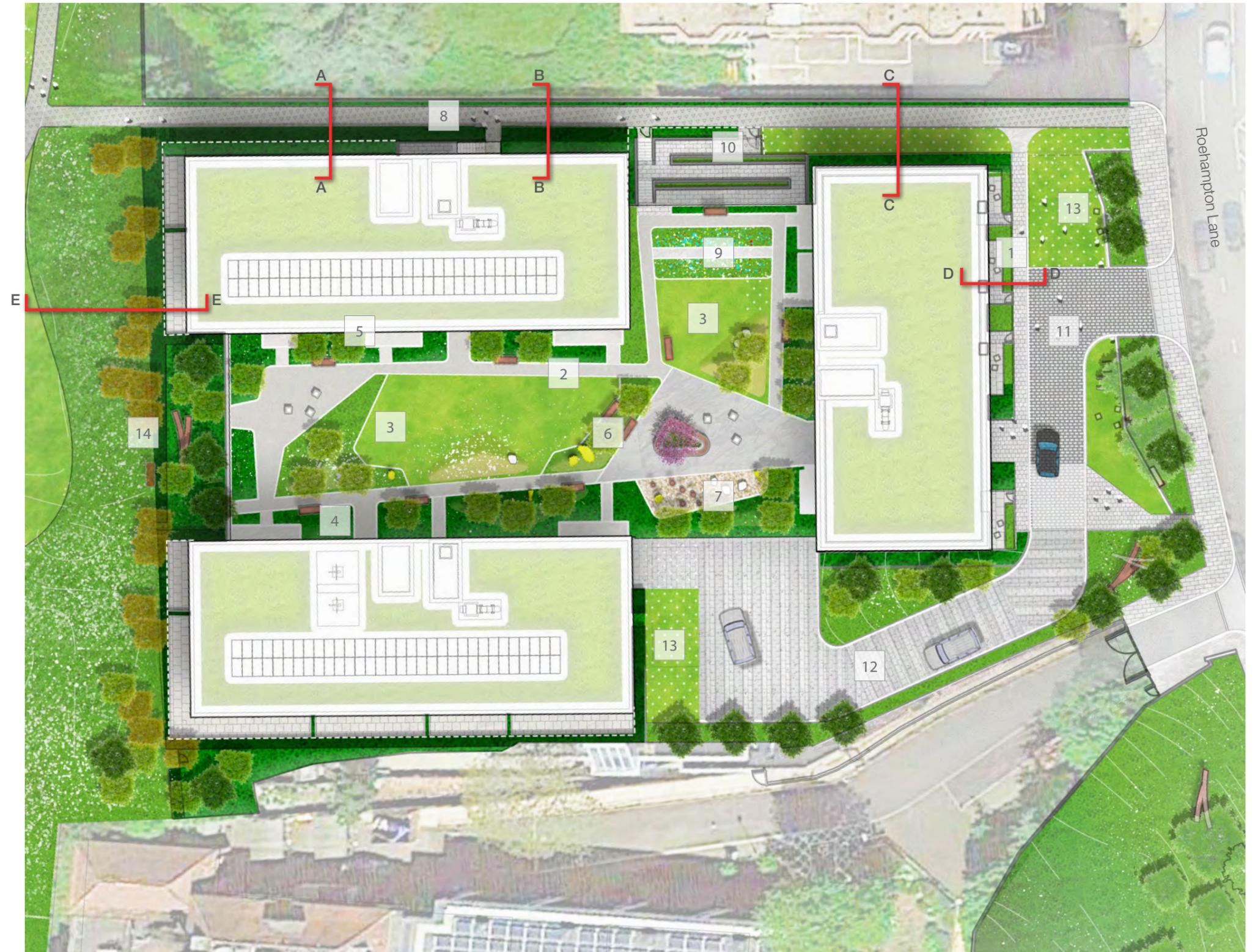
Following SBD and CPTED principles no furniture is proposed along this route to look to discourage potential areas where antisocial behaviour and avoid opportunities to pause for transient persons. Furniture along a confined route may inadvertently discourage the community to take this improved connection should youth congregate and cause an intimidating barrier.

The design locates furniture at either end of the route. Refer 9028-L-Z-M-100-94-0134/9028-L-Z-M-100-94-0113 which shows seating at the top of Downshire Field path and within Block Q entry court green space.

For a summary of landscape design response updates, refer to chapter 9 Block Q Update - Summary of Changes. This notes community and London Borough of Wandsworth comments and how the design has evolved since.

Legend

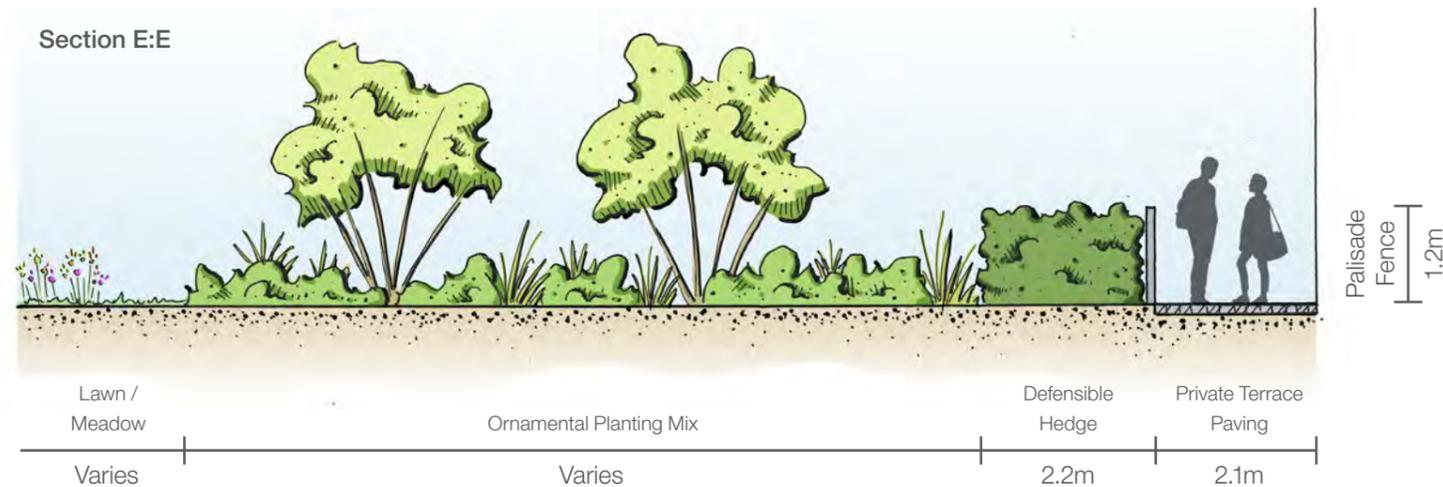
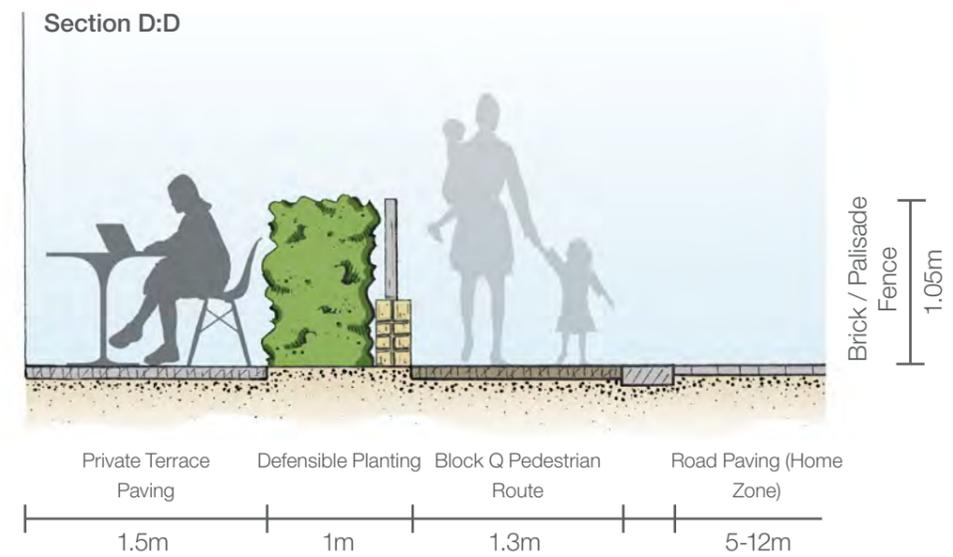
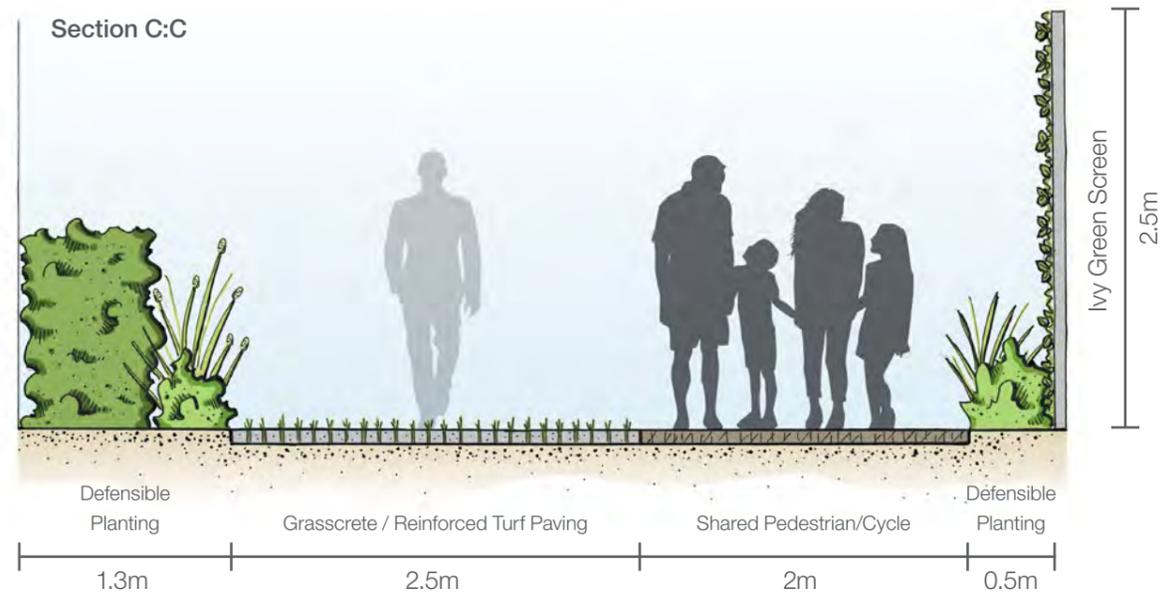
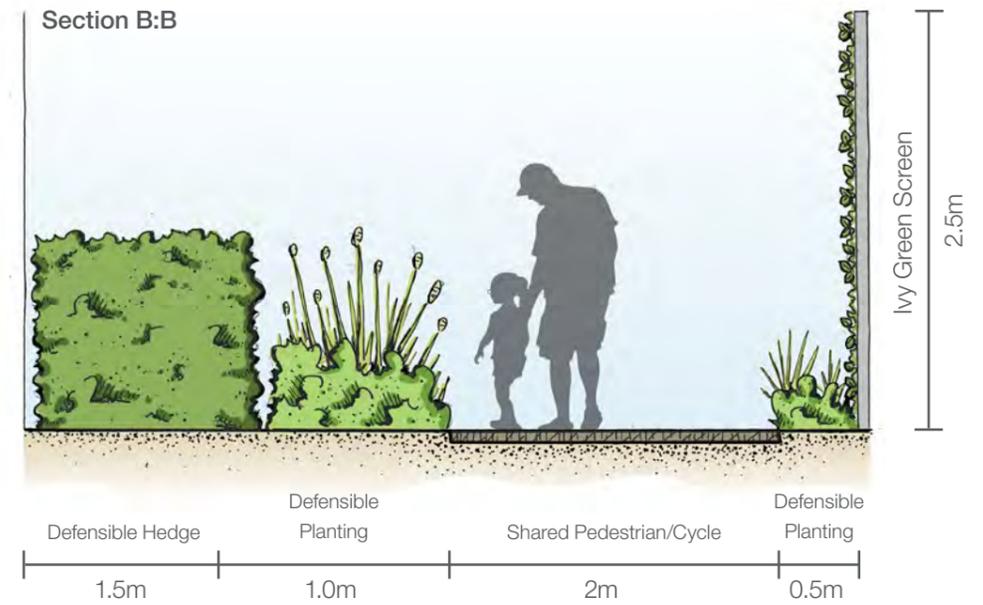
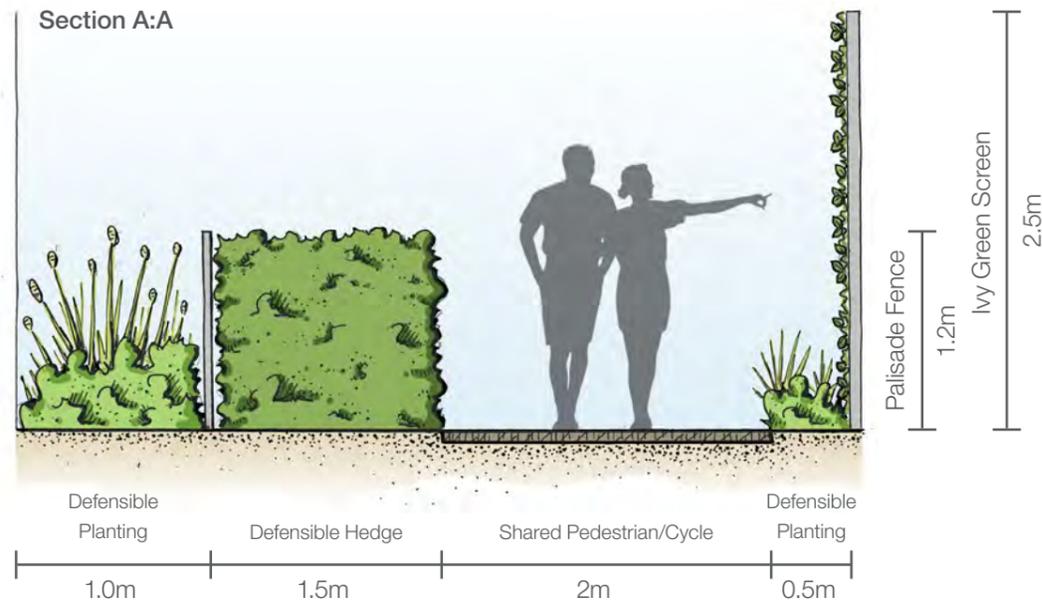
1. Paved patio area with tables and chairs – Residents benefit from views into Downshire Field from the lookout point.
2. Resin bound garden path network.
3. Pocket lawns with mounded forms, including cut and wildflower turf.
4. Perimeter buffer planting with small multi-stem trees.
5. Resident private terrace space protected by a defensible planting buffer. All courtyard terraces have access from door to courtyard.
6. Bench seating areas.
7. Doorstep play opportunities with natural play elements, sensory sound pipes and bark surfacing.
8. Improved pedestrian and cycle path between Roehampton Lane and Downshire Field. Min 2m wide with defensible buffer planting adjacent Block Q. 1:21 ramp with landings at maximum 10.5m intervals or 0.5m high level change to BS 8300-1:2018.
9. Residents 'grow gardens' are provided to help foster a sense of ownership in the courtyard.
10. Gated step and slope (1:21) access to pedestrian/cycle laneway.
11. Paved entry forecourt.
12. Feature paved vehicle ramp.
13. Reinforced turf.
14. Parkland garden frontage 12m wide includes 1.2m palisade fence with defensible hedge along Block Q boundary.



2 Landscape Design Update

Block Q

Boundary Treatment Strategy



2 Landscape Design Update

Block Q Strategy

Defensible Planting

The following mix is an indicative example of species that will be used as defensible buffers between private terraces, windows and public realm adjacent. A variety of colours, textures and heights are intended with year round seasonal character.

Defensible Mix

Robust boundary planting composed of native and exotic shrub species under planted with a simple layer of evergreen and robust grasses and perennials.

Colours:
Green with a flush of white flowers in spring and striking autumn foliage in autumn.

Typical Plant list:
(Specimen shrubs to be planted in 10-15 L pots.)

Aronia melanocarpa
Euonymus alatus 'Compactus'
Taxus baccata
Cornus sanguinea
Ruscus aculeatus

Herbaceous layer:
(All herbaceous plants to be planted in 3 L pot)

Carex oshimensis 'Everdi'
Carex divulsa
Geranium macrorrhizum 'Album'
Luzula sylvatica
Alchemilla mollis
Epimedium perralderianum
Ajuga reptans
Euphorbia amygdaloides var. robbiae
Pachysandra terminalis



Aronia melanocarpa



Euonymus alatus 'Compactus'



Taxus baccata



Cornus sanguinea



Ruscus aculeatus



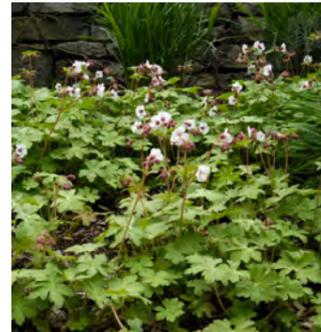
Cornus sanguinea



Carex oshimensis 'Everdi'



Carex divulsa



Geranium macrorrhizum 'Album'



Luzula sylvatica



Alchemilla mollis



Euonymus europaeus



Ajuga reptans



Euphorbia amygdaloides var. robbiae



Pachysandra terminalis



Sarcococca confusa



Polystichum polyblepharum



Cornus sanguinea



Epimedium perralderianum



Chimonanthus praecox



Geranium macrorrhizum 'Album'



Alchemilla mollis



Hydrangea quercifolia



Osmanthus x burkwodii

3 Bus Turnaround Update

3 Bus Turnaround Update

Bus Turnaround Location

Feedback GLA Stage 1 Report (Paragraph 108)

The principle of the design of the relocated bus turnaround area to the Tunworth Crescent junction with Danebury Avenue has been agreed in principle however justification is required for moving the existing bus standing on Danebury Avenue in order to maintain views. The relocated bus turnaround is located next to residential properties which has the potential to generate noise and other impacts. It will also require bus drivers to have to walk 180 metres east to use the bus driver facilities at Portwood Place. Given the stand will be used by night bus route 74, this also raises security issues for drivers using the bus driver facility.

Design Change Narrative

The purpose of the proposed relocation of the bus turnaround facility is a wider planning matter beyond simply transport considerations. The redevelopment of Portwood Place is a fundamental part of the regeneration of the Alton Estate and a strategic objective of the Roehampton SPD. The Council wishes to create a new and vibrant community hub at Portwood Place that focuses on delivering a safe and attractive environment for children living in the area to study and enjoy.

The masterplan proposals include delivering a new children's nursery school and children's centre, along with improved facilities for elderly residents living in the sheltered housing at Minstead Gardens. Improving the quality of the Downshire Field landscape further contributes to this regeneration objective. Care has also been taken during the design development process to ensure that any visual, noise and air quality issues are fully addressed as part of the proposals.

Several options have been explored during the design development process, which have included:

1. Keeping the bus turnaround in its current location;
2. Relocating the bus turnaround adjacent to the junction between Sherfield Gardens and Danebury Avenue; and
3. Relocating the bus turnaround to the junction of Tunworth Crescent and Danebury Avenue supported by new and replacement tree planting.

Due to the considerable adverse impact on the Downshire Field landscape caused by the substantial engineering operation and large retaining walls, plus difficulties in creating a functional turnaround facility that would allow buses to turn and park off the public highway at Sherfield Gardens, this option was discounted.

Further to engagement with TfL following the submission of the planning application, the need for a toilet facility located immediately adjacent to the turnaround area for use by bus drivers was identified and taken into account as part of the options analysis. In addition, the existing eastbound bus stop adjacent to the junction of Danebury Avenue and Minstead Gardens has been retained to ensure elderly residents living in

the nearby sheltered bungalows continue to board and alight bus services in close proximity to their homes.

The design team have subsequently analysed the positive and negative effects associated with the two remaining options, which are summarised in the table below.

Location	Positive effect	Negative effect
Proposal: Provide a new bus turnaround adjacent to junction between Tunworth Crescent and Danebury Avenue, plus provision of driver toilet facility	Enables delivery of new community facility, including enlarged elderly residents club room, convenience retail store and opportunity to deliver new community floorspace consistent with the objectives of the Roehampton SPD.	Modest reduction of the Downshire Field open space, although this is offset by quantitative and qualitative improvements to areas of open space across the wider estate that results in an overall increase and greater variety of open space areas.
	Improve the views across the historic landscape of Downshire Field and the setting of Mount Clare (grade I listed building) by removing bus standing from Danebury Avenue.	Loss 15 x generally poor quality trees (1 x category B tree, 13 category C trees and 1 x category U tree). These will be replaced by 23 x medium to large specimen trees in the immediate vicinity of the bus turnaround (further details in Landscape section of DAS Addendum and Arboricultural Implications Assessment).
	Proposals were subject to a specific consultation with residents held before the application that yielded little opposition. The proposals were also presented to the Wandsworth Design Review Panel (28 September 2018) and Historic England, both of whom were supportive of the approach.	Introducing additional vehicular activity closer to residential properties in Tunworth Crescent has resulted in limited concerns from residents (1 x representation received during the planning application consultation process) have been raised about noise and air quality implications of the bus turnaround in this location. In response to TfL's specific concern over noise implications and the risk that resident complaints in future could result in LBW removing TfL's right to use this turning and standing facility, an acoustic and air quality assessment have been carried out and submitted with the application which demonstrate that there are no unacceptable noise or air quality implications. Reference should be made to the following Chapters contained in the Environmental Statement for further details: <ul style="list-style-type: none"> • Chapter 11 (Noise and Vibration): paragraphs 11.104 to 11.109 (pages 28-30) • Chapter 12 (Air Quality): paragraphs 10.65 (page 21) and 10.133 (page 42)
	Air quality and noise analysis contained in the Environmental Statement included as part of the planning application demonstrates the relocation would not materially harm the amenities of neighbouring residents.	In response to the increased bus running distances a financial contribution has been proposed to be secured through the Section 106 Agreement.
Alternative option: Keep in current position next to Minstead Gardens	Reduction in extent of building work required and possible cost savings.	The loss of the pavilion building from the scheme, which means the proposals fail to deliver the amount of a new and replacement community floorspace referred to in the Roehampton SPD, including the ability to deliver an enhanced elderly residents club room.
		Keeps a busy bus turnaround facility next to the new children's nursery at Portwood Place, potentially resulting in safety concerns.
		Results in pedestrians (and particularly vulnerable road users in this particular location) crossing the junctions of the turnaround – as opposed to the arrangement application which removes these crossing points from this area.
		Bus standing on Danebury Avenue across the frontage of the nursery would introduce a perceived conflict between buses and crossing children. The current applications scheme aims to keep this area clear of parked/waiting vehicles through the parking controls.

3 Bus Turnaround Update

Bus Turnaround Location

Summary

The relocation of the bus turnaround facility was selected as the most beneficial option in response to this analysis and taken forward into the masterplan proposals and consulted upon with residents.

A Stage 1 Road Safety Audit has been undertaken, which identifies no insurmountable issues and all recommendations of the Auditor have been accepted (including the relocation of the final westbound bus stop to Minstead Gardens, the introduction of tactile paving, and suitable waiting restrictions at junctions). The Applicant has also committed to meeting the full costs required to deliver the relocated bus turnaround, bus driver toilet facility and associated infrastructure.

Legend

- ① Proposed location of bus turnaround



Bus Turnaround Location Plan
(excerpt of plan on page 5)

3 Bus Turnaround Update Bus Driver Facility

Design Change Narrative

The design of the bus driver toilet facility has been specified by TfL. An alternative bespoke designed toilet facility was discussed but TfL are standardising bus assets to secure a more economic maintenance regime for the future, and a bespoke facility would be contrary to this approach.

The proposed toilet facility is modest in size and has been positioned to be as unobtrusive in the landscape as possible as well as avoiding impacting on nearby trees. Consideration has been given to the impact on the Alton Conservation Area as part of the Heritage Statement Addendum that accompanies the submission.

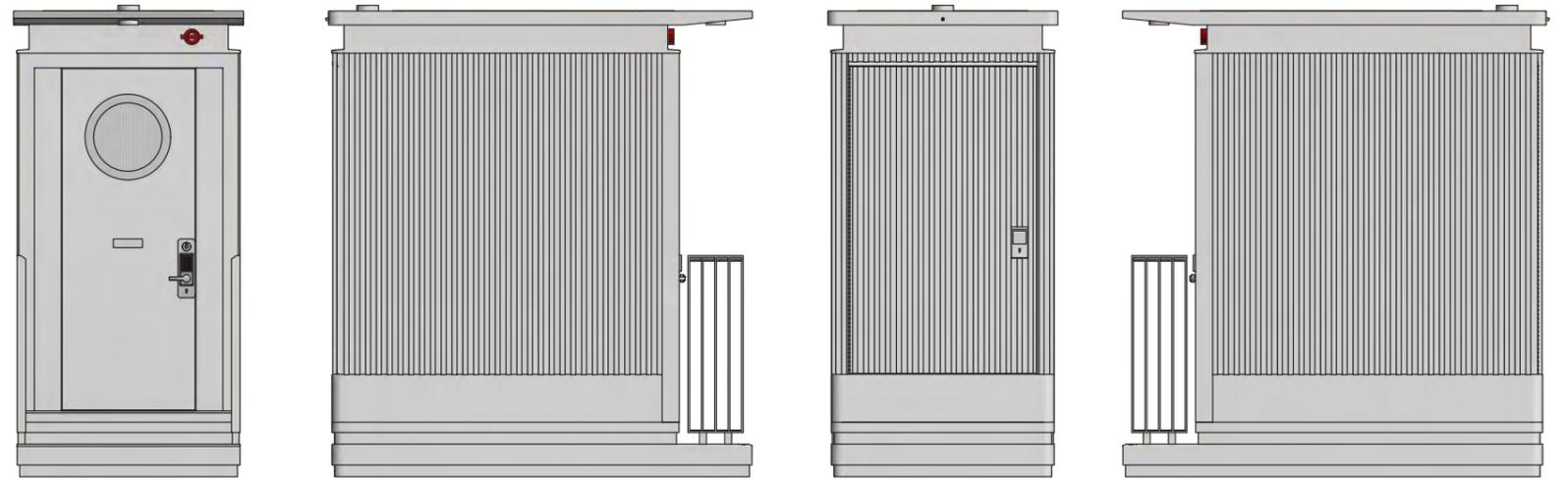
The external materials and colour of the facility would be subject to details provided pursuant to planning conditions.

Legend

- ① Proposed location of bus driver facility



Bus Driver Facility Location Plan
(excerpt of plan on page 5)



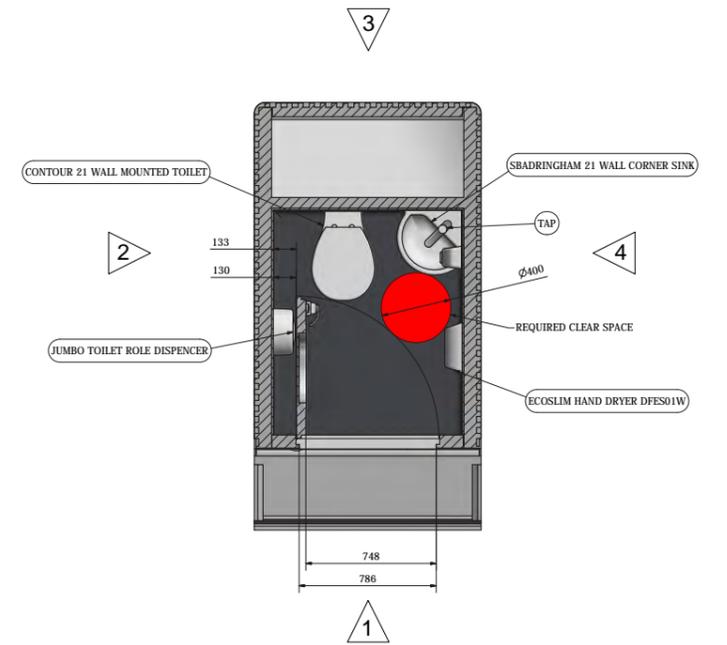
Elevation 1

Elevation 2

Elevation 3

Elevation 4

Bus Driver Facility Plans and Elevations



Plan Layout

4 **Block A Update**

Summary of Changes
Layout Changes
Elevational Changes
Indicative Housing Tenure

4 Block A Update

Summary of Changes

Feedback

Additional feedback from Wandsworth LPA and Wandsworth Council Regeneration team has been received and resulted in design improvements:

- Ground floor parking and cycle storage provision updated:
 - Car park level has been raised to allow level access from the car park to the residential lobby.
 - Pedestrian access ramp reconfigured to meet Part M4(3) requirements, provide turning space on landing where the ramp changes direction and provide a demarcated bottom landing.
 - Residential wheelchair parking bays reconfigured to provide 1.2m clear access zone to both sides of both spaces.
 - Residential cycle storage is now accessed from the carpark. Residents can use the new platform lift to get from the carpark to the residential lobby.
 - Ground floor commercial bin storage for the library, youth centre and GP surgeries is reconfigured to allow the parking and cycle storage alterations.
- Requested updates to apartment layouts in order to address improve room areas and usability of spaces.
- Apartment mix has been amended as outlined below to improve usability of spaces.

Design Change Narrative

Block A is located off Holybourne Avenue. As it faces the new Village Square to the north, and houses Alton Library, The Base youth centre facilities and GP surgeries, it will be a destination building serving the community.

The block is composed of a five storey U-shaped residential block sitting over a two storey podium housing the community facilities. The U-shaped block surrounds a landscaped courtyard providing amenity space for all residents. Access to the apartments is via an open access deck on each level. The deck is served by one main stair and lift core (with two lifts). There is a second stair, providing escape only.

Following the work carried out with the Wandsworth Design Review Panel, the building has been designed to maximise active frontages across the development, so far as site constraints permit. There are entrances on each of the elevations; as well as providing activity on all sides of the building. This avoids presenting a 'back' to church to the east and the existing estate to the south.

The ground floor includes a parking area, cycle storage and residential and community bin store areas. The gradient along Holybourne Avenue rises from north to south, the ground floor level has several different levels relating to the back of pavement levels.

Community Facilities

The community facilities - Roehampton Library, The Base Youth Centre and GP surgeries - have been co-located to create an integrated multi-generational community building where users of each service have access to the other facilities.

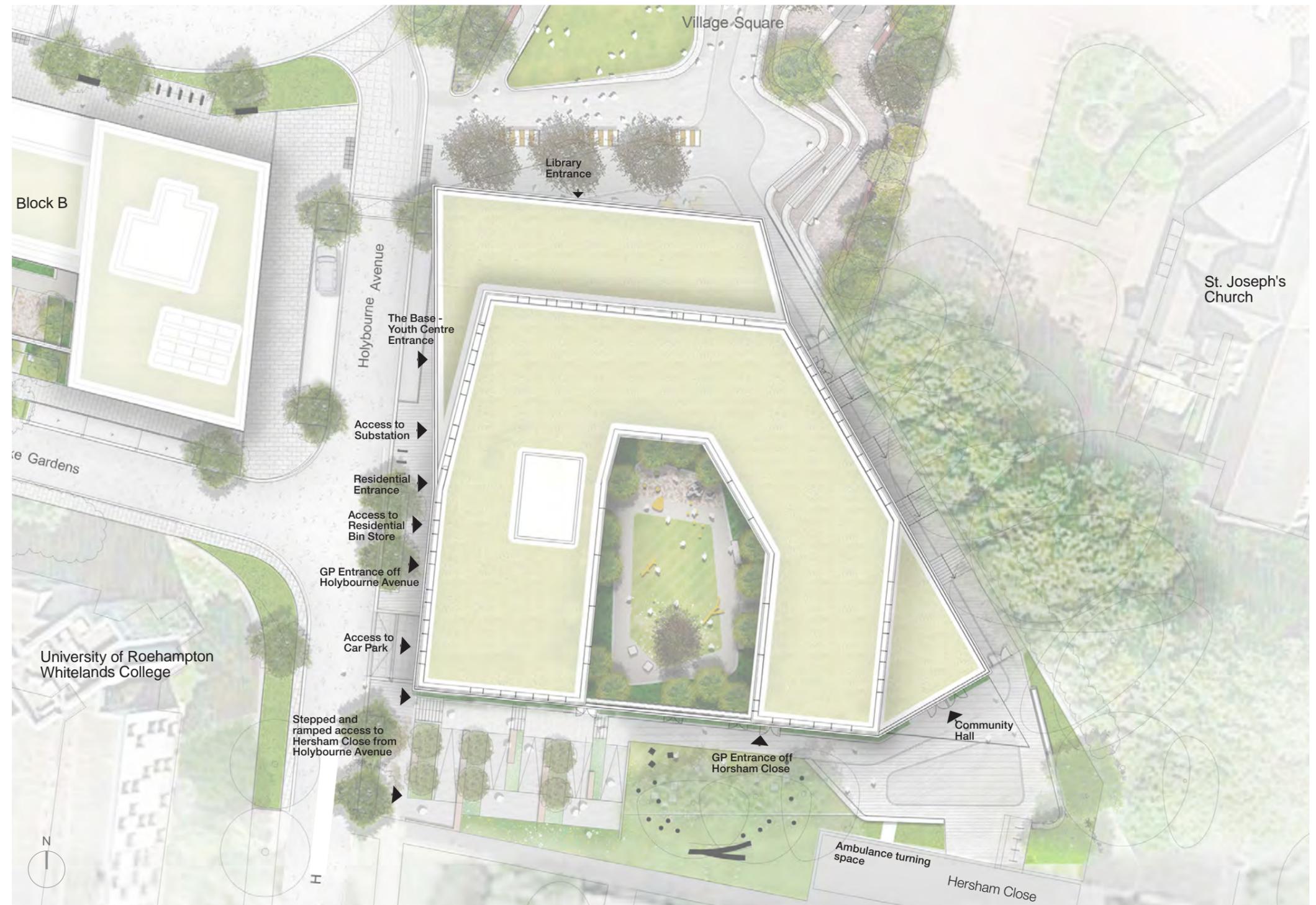
Library and Youth Centre

Detailed layouts for the library and the youth centre are being developed in close consultation with the service providers, LBW Childrens Services and LBW Library Services. The library and youth centre are spread over the ground and first floors, with the library facing the new village square. The entrance to the library is from the square and the entrance to the Base is from Holybourne Avenue. The management of the community facilities is proposed as by the London Borough of

Wandsworth on behalf of Childrens and Library services and the building will be staffed during it's opening hours. The library includes a community hall, which can be hired for out of hours use; the remainder of the building can be secured to allow this. Direct access to the community hall is from Hersham Close to the south.

GP Surgery

The GP surgery is located on the ground and first floors. There are two entrances; one entrance off Holybourne Road, also used for servicing and staff access, and a second off Horsham Close, located close to the existing ambulance bay. Merton and Wandsworth Clinical Commissioning Group are being consulted with for the detailed design of the GP Surgeries.



4 Block A Update Layout Changes

Vehicle / Cycle Parking and Refuse

The proposals include a parking area at ground floor level that provides six parking bays. The parking area has been set at the same level as the library level. The parking area is accessed from Holybourne Avenue and is at a lower level than the back of pavement in this area, requiring a vehicle ramp and a separate pedestrian ramp. 80 cycle parking spaces are provided in a secure room for the residents. Refuse facilities for the library, youth centre and GP surgeries are also located in the parking area; the pedestrian ramp provides access for all pedestrians, including wheel chair users, and pedestrian access to the community refuse facilities.

Vehicle Parking

The parking area includes six bays in total, comprising four accessible parking bays associated with the wheelchair accessible units and two parking spaces for use by the community building (Library, Youth Centre, GP Surgery & Community Hall) with no specific allocations.

The number of wheelchair accessible bays has been increased to respond to concerns raised regarding the shared accessible parking and loading bays on Holybourne Avenue. By providing an additional two spaces in Block A, the on-street bays can be used solely for loading. The change to the parking arrangements was agreed with Wandsworth LPA at a meeting held in October 2019.

The entrance to the carpark is off Holybourne Road. As the carpark level is lower than the street level, the carpark contains a short 1/20 ramp giving access to the parking level.

The carpark is located at the same level as the residential lobby so that the wheelchair accessible parking bays can be directly accessed via a level access route from the car park.

The GP surgery does not have direct access to the car park area; access for the GPs is via the vehicle and pedestrian access on Holybourne Avenue. Deliveries and servicing to the GP surgery will be from Holybourne Avenue.

The library has direct access from the library to the carpark space to facilitate their anticipated delivery and servicing requirements. Due to the site levels, the library has a platform lift and stair access from the carpark.

Cycle Parking

Residential cycle parking spaces have been increased to 80 spaces, to meet the Draft London Plan standards. The cycle storage is now provided by a mix of wall mounted vertical racks and two-tier racks in a secure room. Cyclists access the room from the carpark, via the vehicle ramp from the entrance entrance off Holybourne Road.

Pedestrian Access to the Carpark

Pedestrian access to the carpark is either from the residential lobby or via the pedestrian ramp from the Holybourne Avenue entrance. The pedestrian access ramp meets part M4(3) requirements. The ramp is 1500mm wide and has a maximum gradient of 1 in 20.8.

There is a safe landing area at the bottom of the ramp. Users are able to see if they can have unimpeded use of the ramp before they start. Detailed design of the ramp will include handrails and guarding as per AD Part K and Part M4(3) requirements. The pedestrian ramp is separated from the vehicle ramp by a barrier.

Refuse Provision

Refuse storage for the library, youth centre and GP surgeries are provided within a secure enclosure in the carpark. The area is indicated as full height weld mesh fencing, allowing binstore users to see the carpark area and providing security.

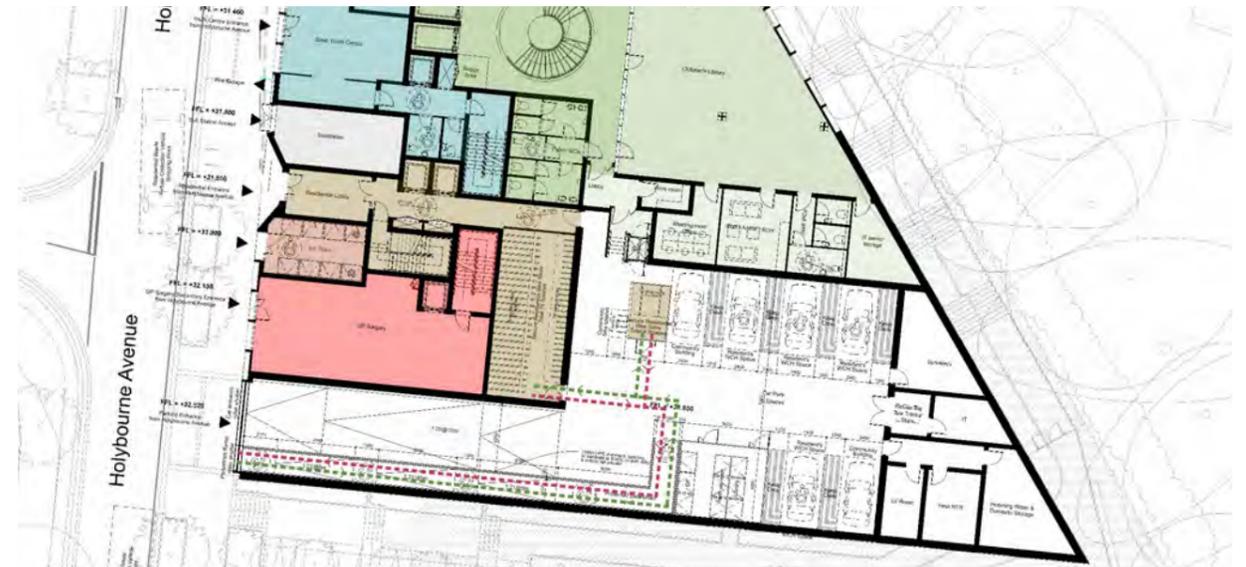
Library staff can access the binstore area via direct access to the carpark. The GP surgeries and the youth centre will access the binstore area via the carpark entrance on Holybourne Avenue.

The refuse containers can be taken in and out via the vehicle ramp for collection using a motorised tug by the building management and placed in designated areas in the public realm for collection.

Residential refuse storage is in a separate secure enclosure with direct access off Holybourne Avenue and will be collected directly from the storage area.



Wheelchair Accessibility Strategy



Cycle Strategy



Refuse Strategy

Legend

- Wheelchair Strategy
 - Wheelchair Access
- Cycle Strategy
 - Cyclist In
 - Cyclist Out
- Refuse Strategy
 - Youth Centre
 - GP Surgery
 - Library
 - Waste Management

4 Block A Update Layout Changes

Legend

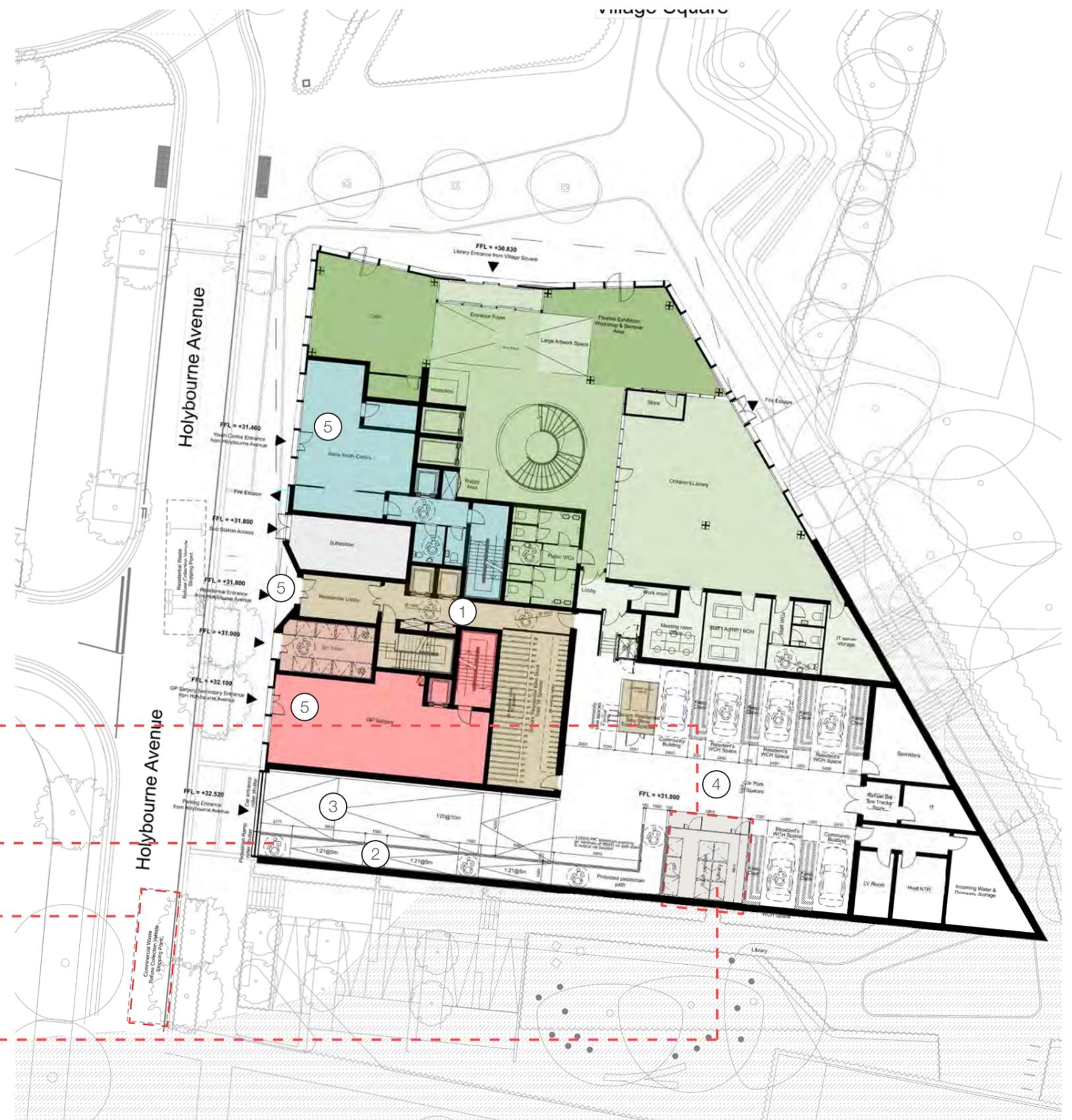
- ① Access from residential carpark spaces to residential lobby is now level access.
- ② Pedestrian access to the carpark is via a short ramp, with a gradient of less than 1 in 20. The ramp complies with Part M4(3).
- ③ Cyclist access to the carpark is via the vehicle ramp.
- ④ The carpark initial feasibility assessment by the Structural Engineer has indicated that structural columns can be designed so that they do not restrict access routes and the parking bays. Detailed design of the structural layout will be carefully developed during the next stage of design development to ensure that the structure does not impede access routes or the parking bays.
- ⑤ Entrance doors to the building where possible have been shown opening into the building. Exceptions are for the substation doors and for fire escape doors where outward opening is required. Generally double doors have been replaced with one and a half leaf doors.

Community facility bin enclosure with full height screen mesh fencing

Wheelchair users ramp with guarding; all landings provide wheelchair turning space

Suggested refuse collection vehicle stopping point

Commercial waste collection contract to include moving containers to and from the enclosure



4 Block A Update Layout Changes

Residential Mix and Layout

The original proposed scheme comprised 40 replacement units with a mix of social rent and shared ownership homes, including four wheelchair accessible units to AD Part M4(3) standards in the following mix:

Unit Type	Number
2B4P	20
3B5P	6
3B5P {AD Part M4(3)}	4
4B5P	6
4B6P	4
TOTAL	40

The original mix was developed in response to the decant requirements for the estate as well as predicted future need for social rent units. Larger family units are required, whilst smaller 1-bed or 2-bed 3-person units are not required.

The apartments' arrangements applied the general principle of locating bedrooms away from the access deck.

The deck access arrangement coupled with the building footprint results in flats with a low perimeter to area ratio, which creates some constraints to flat internal layouts. In addition, the top floor south facing flats (located in the ends of the U-shape) have angled setbacks, creating some rooms with acute corners.

In response to the comments received relating to the internal layouts of the apartments, the mix and layout of the apartments has been reviewed in a workshop held with Wandsworth's planning team and developed as described in detail below.

The constraints are that the footprint of the block cannot change significantly nor can locations of the stair cores, as this would have an impact on the community facilities below.

The revised proposed scheme has an updated unit mix in response to an updated local housing needs assessment conducted by the Council. The revised mix is as follows:

Unit Type	Number
2B4P	15
2B4P {AD Part M4(3)}	4
3B4P	6
3B5P	5
3B6P	5
4B5P	5
TOTAL	40

Generally, the plot sizes and mix have been adjusted to ensure that all units meet Wandsworth's Affordable Housing Design Standards for the Alton Estate Regeneration project, as well as complying with the Draft London Plan. Screens between the kitchen and living / dining space have been removed from all units.

Unit Layout Changes

Detailed changes for each unit are outlined below. The main entrance to the residential element is off Holybourne Avenue. There is a fire exit only onto Hersham Close. Each apartment has a letterbox in the front door in line with London Borough of Wandsworth preferences. The CCTV strategy is being developed; communal areas and entrances/ exits will have coverage.

Unit Type A01

This unit type has been changed from a 4B6P to a 4B5P dwelling. The reduction in one double bedroom's width to a single bedroom enables the living area to enjoy a wider aspect towards the south. The angled set back on the top floor has been omitted to remove the acute angle within the flats.

Unit Type A02 and A03

These have been arranged with one bedroom on the deck side of the building. This, coupled with relocating the balconies within these units and making the kitchens open plan, has enabled the living/kitchen/ diners to be enlarged and have improved layouts; living/ kitchen/ diners areas have been made as rectangular as possible to avoid narrow spaces or L-shaped rooms with dark corners and to give users some choice in how furniture may be arranged. To mitigate compromise to privacy for the bedrooms on the deck side, obscure window glazing will be provided up to 1.8m.

In addition to the internal layouts comments, the specific issue of unit type A03 having a front door off the lift lobby was discussed. This was considered a nuisance issue for the flat's residents for noise and disturbance and a potential security issue due to the high volume of people using the lobby. Unit type A03 is now accessed directly from the access deck, not from the lift lobby.

Unit A04

This unit type has been changed from a 4B5P to a 3B6P dwelling. The reduction in number bedrooms allows the northern aspect of the open space living diner kitchen to be widened to provide a more spacious living area.

Unit A05

Except for the removal of kitchen screens, this unit type has largely remained unchanged.

Unit A06

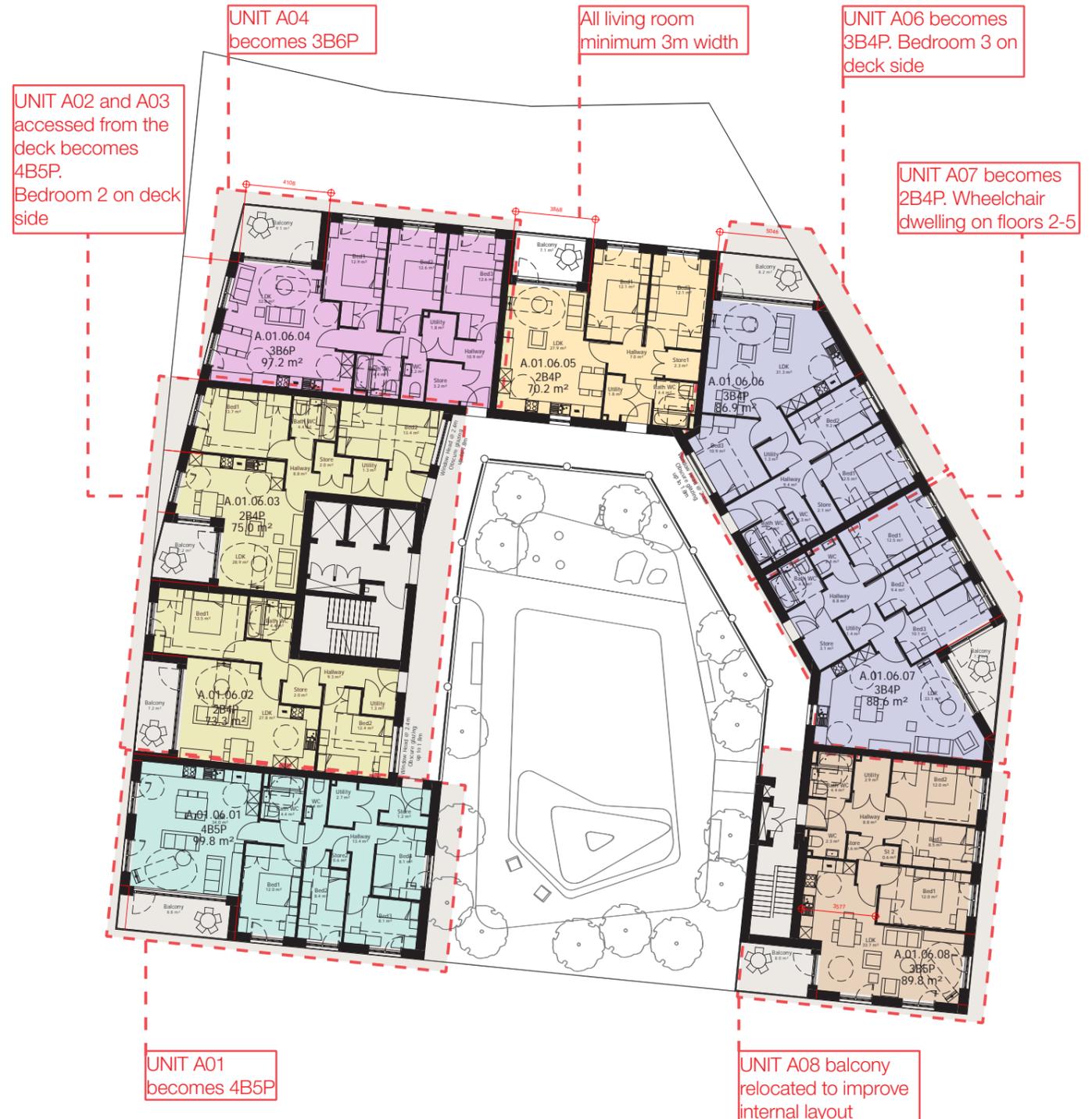
Due to a lack of need for large wheelchair dwellings, as instructed by Wandsworth Council Regeneration team this has been changed from a 3B5P wheelchair dwellings to a 3B4P non-wheelchair dwelling. Similar to Unit A02 and A03, this has been arranged with one bedroom on the deck side of the building. This creates a wider and more usable open plan Living Dining and Kitchen space. To mitigate compromise to privacy for the bedroom on the deck side, obscure window glazing will be provided up to 1.8m.

Unit A07

From the 2nd to 5th floor, this has been changed from a 2B4P to a 2B4P wheelchair dwelling. Wandsworth Council's Occupational Therapist has been consulted and has signed off the unit type layout. On the 6th floor, this is now a 3B4P non-wheelchair dwellings.

Unit A08

This remains as a 3B5P dwelling. The balcony is relocated from the south-east to the south-west corner. The angled set back on the top floor has been omitted to remove the acute angle within the flats.



4 Block A Update Elevational Changes



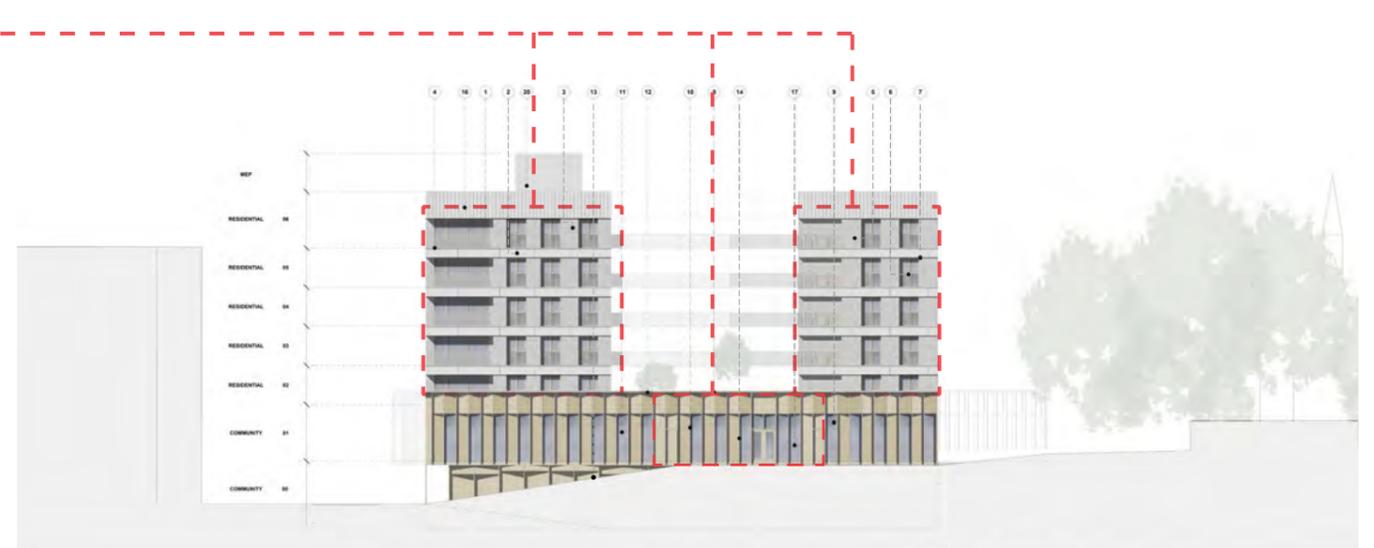
Original North Elevation Planning



Original South Elevation Planning



Proposed North Elevation Planning



Proposed South Elevation Planning

Legend

- ① Balcony and window arrangements updated to suit revised internal layouts

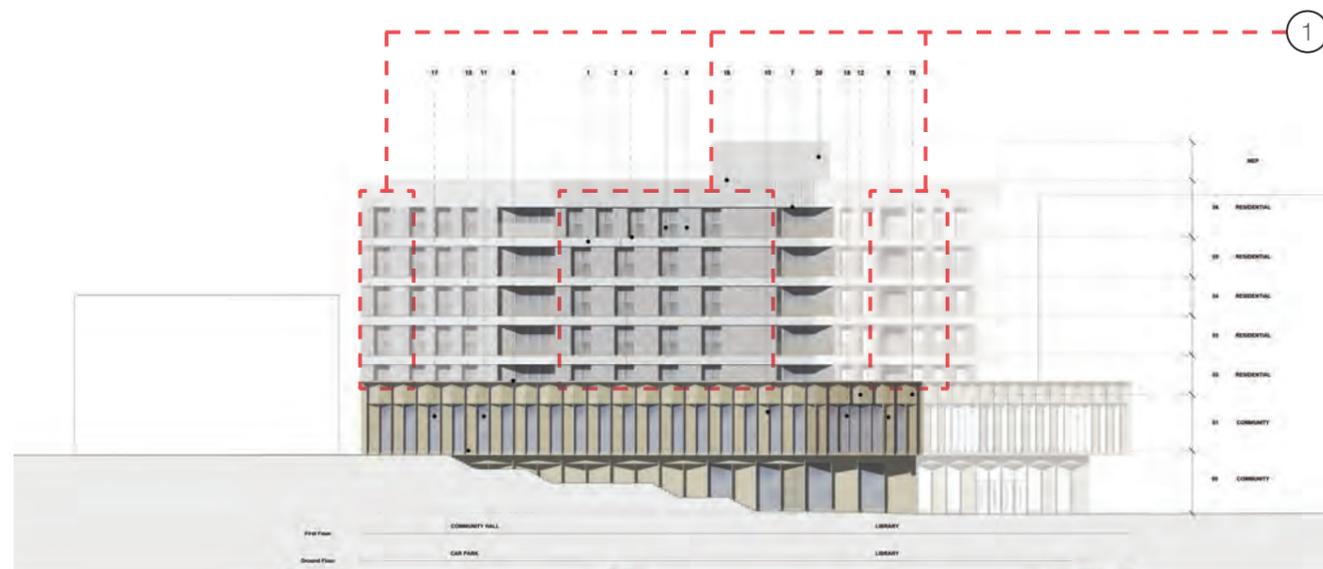
4 Block A Update Elevational Changes



Original East Elevation Planning



Original West Elevation Planning



Proposed East Elevation Planning



Proposed West Elevation Planning

- ① Balcony and window arrangements updated to suit revised internal layouts
- ② Access to the car park updated to suit revised internal layouts

4 Block A Update

Indicative Housing Tenure



Second Floor Level



Fourth Floor Level



Sixth Floor Level



Third Floor Level



Fifth Floor Level

Legend

- Social Rent
- Shared Equity

The indicative tenure mix illustrated here shows a higher number of social rent units than the original planning application proposals.

Unit Type	Social Rent	Shared Equity
2B4P	12	3
2B4P (AD PartM4(3))	4	
3B4P	5	1
3B5P	4	1
3B6P	5	
4B5P	5	
TOTAL	35	5

5 **Block O Update**

Summary of Changes
Layout Changes
Elevational Changes
Indicative Housing Tenure

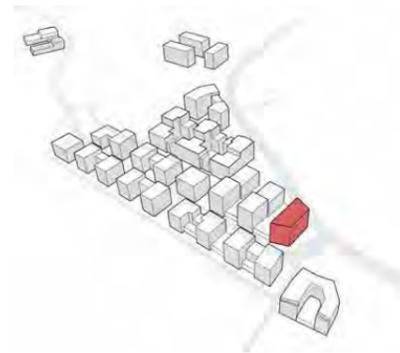
5 Block O Update

Summary of Changes

Feedback GLA Stage 1 Report - Section 118 on Affordable Housing

'The affordable housing is segregated in single tenure blocks on the periphery of the site, which is unacceptable and must be better integrated throughout the scheme.'

Design Change Narrative



General Position

Block O sits adjacent to Block N and marks the entrance to the regeneration by sitting prominently on the new village square. It was originally designed as a private block, which offers a mix of uses, incorporating commercial/office zones at the three lower levels. Its distinctive “wedge” shape responds to its respective position facing both the Village Square to the East and the Block N/O podium to the west, with Roehampton Lane to the north.

Residential Aspect

The originally proposed scheme offered a total number of 40 private units across five levels.

In response to the GLA comment related to single tenure blocks being segregated on the periphery of the site, Block O was re-designed in its entirety with a view to change the residential accommodation tenure from Private to Affordable.

As a result of the tenure change and in order to appropriately meet the requirements stipulated by the Wandsworth Affordable Housing Design standards, the number of units per floor was reduced from eight units to seven units.

This brought the overall total of offered affordable accommodation to 35 units across five floors, including a 10% provision of Part M4(3) accessible/adaptable units. The offered occupancy of the accessible units was determined in the context of providing a like for like basis of affordable accommodation, under the provisions of London Plan Policy 3.14, the Draft London Plan Policy H10 and in line with the confirmed requirements of the LBW Housing Regeneration team.

All proposed residential units have undergone an accessibility review and any minor identified issues have been rectified as part of the proposed design, namely to do with external balcony dimensions, internal door widths/nibs, accessible bathroom sizes and kitchen worktop runs.

Ancillary Areas

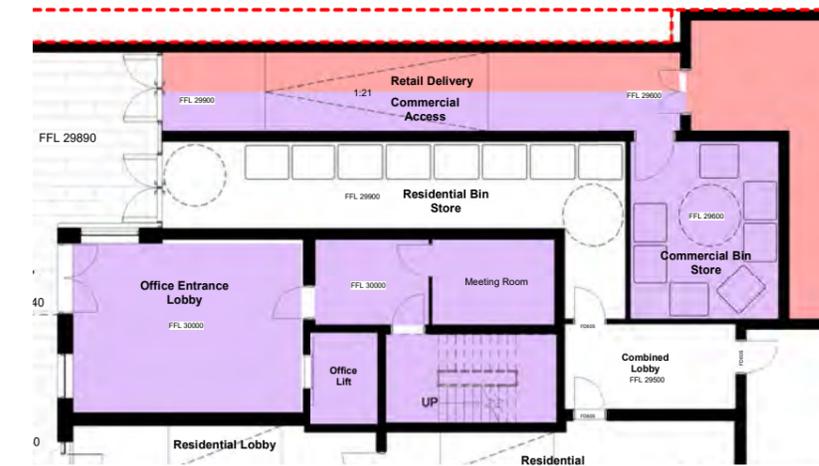
In terms of the distribution of ancillary space at the Ground and Upper ground levels, the bike store and bin store provision have been restructured in response to various comments received by statutory and governing authorities.

The bike store has been retained at level 0, in line with the original planning submission and has been rationalised in order to provide the correct quantum of bike spaces in line with the TfL requirements (63 in total), offering a variety of single racks, double stacked racks and space for accessible bikes.

The residential bin store has been redesigned and repositioned in response to comments received by the MET, LBW Regen and the LPA teams, addressing concerns related to waste collection management and the safeguarding of the tenants. It is now located at level 0.5 and will be accessible to residents via the residential lobby opposite the lift cores on the same level.

A high-level vision panel to the bin store room will be provided to allow views into the room, in response to the MET Police’s concerns about risks to residents’ safety.

Residential refuse collection will be from the bin store on collection days. Commercial refuse collection, access/egress for collection operatives will be through the shared retail delivery / commercial access external corridor.



Repositioning the residential refuse aims at protecting the internal residential lobby finishes and interiors in the long run. The residential bin store, doors and lobby have all been sized appropriately to be universally accessible by all tenants.

External Façade Treatment

There are varying façade treatments applied on all four elevations, which assist in representing the change of use from commercial (bottom), office (middle) and residential (upper) uses. The overall massing of Block O is “crowned” by a wide concrete effect band which matches the consistent narrower concrete effect bands on the levels below.

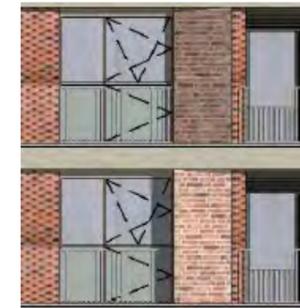
Large windows offer views to the new village square, Roehampton village and the shared podium amenity with Block N. There are a number of clearly defined commercial uses on the lower floors which are expressed with high quality concrete effect material, which gives the building a robust civic character onto the street scene.

The Private tenure scheme windows were originally designed to be full height, side hung and opening inwards with Juliet balconies fitted in front.



As a result of the tenure change from Private to Affordable, the LBW team confirmed that all windows need to be fully accessible from the inside for cleaning purposes as external and/or professional cleaning would not be an option.

We have addressed this requirement by introducing a transom across the full width of all window sets, which sits at 1100mm from the inside finished floor level in line with the Juliet balcony height. The transom is proposed to run consistently at this height across both the openable and the fixed sections of the window units, in order to provide visual cohesion across the façade.



The top part of the window side is proposed to be top hung, with a tilt and turn function and can be cleaned from the inside whilst allowing safe sideways access to the top part of the glazed fixed screen.

Ancillary comments made to other Blocks as a result of the full height windows spanning across all residential levels, which is a key element of the originally submitted scheme. The comments were related to:

1. Privacy concerns as bedrooms/habitable rooms appeared too exposed from the street/podium/other Blocks levels due to the windows’ full height.
2. Furniture/bed positions proposed against full height windows on plan, which are not favourable to the LPA and the LBW teams and tie back to the previous point on privacy.

In order to address the raised concerns, we propose to introduce spandrel panels on the lower bottom sections of the full height window units. This will be in keeping with the original architectural façade intent as it retains the impression of full height glazing across all residential floors externally.

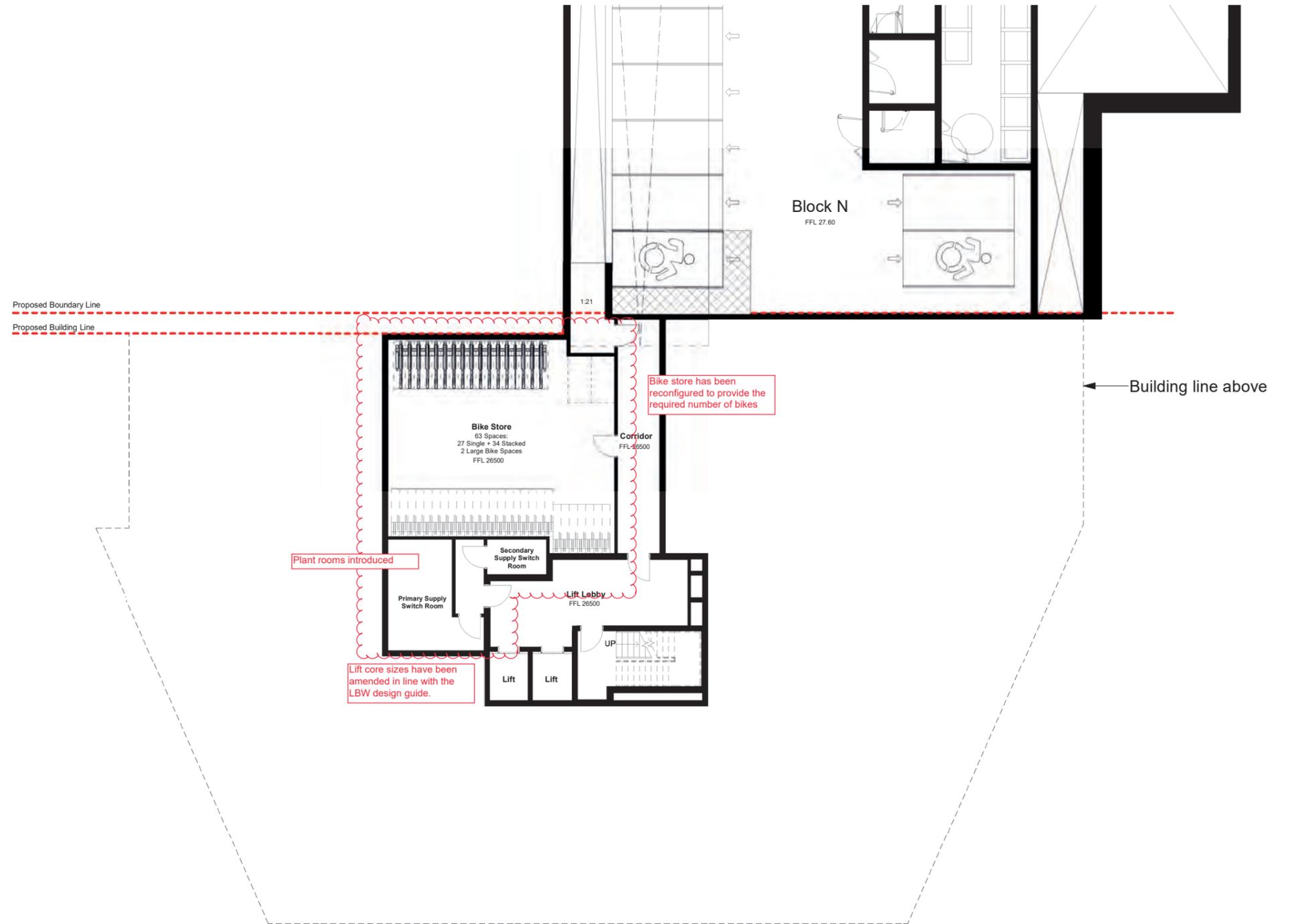
The lower spandrel panel will be side hung and openable to permit cleaning of its external surface from the inside, in order to satisfy the expected warranty requirements. The Juliet balconies will be retained in order to provide the required fall arrest during cleaning times.

All efforts have been made to position furniture away from external walls and full height windows. In the rare occurrence that this was not doable, the presence of spandrel panels at low level will visually conceal any furniture within the habitable rooms.

5 Block O Update Layout Changes

Level 0 Legend

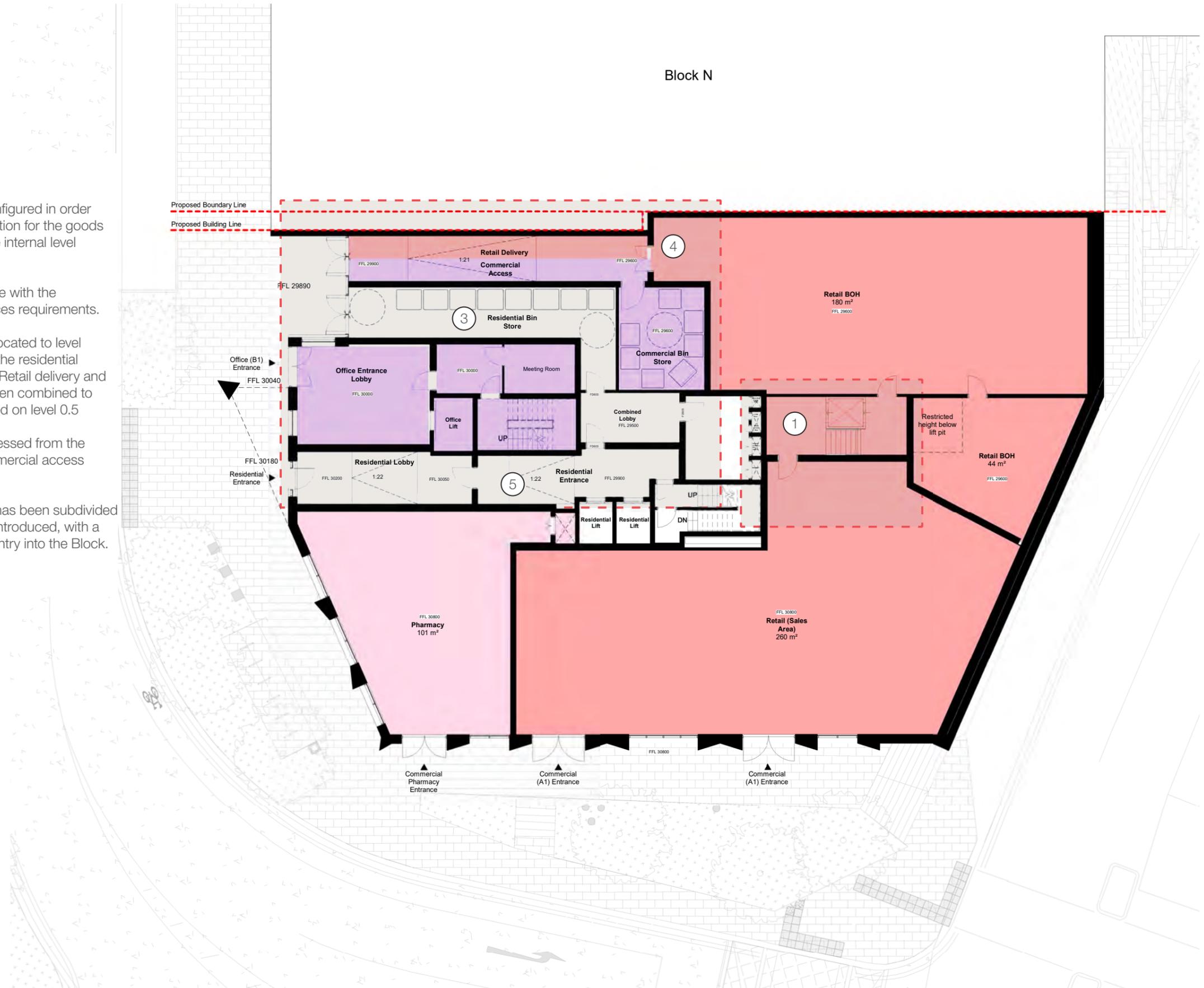
- ① The bike store has been reconfigured in line with the TFL confirmed requirements for bike spaces' allocation to the affordable tenure units and now accommodates a range of single, stacked and accessible bikes (5% of the overall provision).
- ② Plant room space has been introduced in order to accommodate the anticipated incoming services and associated plant/equipment.



5 Block O Update Layout Changes

Level 0.5 Legend

- ① The retail BOH space has been reconfigured in order to accommodate an appropriate position for the goods platform lift/stair which addresses the internal level change.
- ② Riser space has been increased in line with the anticipated landlord and tenant services requirements.
- ③ The residential bin store has been relocated to level 0.5 and is now directly accessed via the residential entrance zone in front of the lift core. Retail delivery and commercial bin store access have been combined to allow residential bin store to be located on level 0.5
- ④ The commercial bin store is now accessed from the shared, external, retail delivery / commercial access corridor.
- ⑤ The residential entrance lobby ramp has been subdivided and intermittent landings have been introduced, with a view to ease the gently descending entry into the Block.



5 Block O Update Layout Changes

Level 3 - Typical Upper Level Feedback

In response to the GLA comment regarding the quantum of affordable accommodation provided, the tenure of Block O has changed from Private to Affordable. All residential units have been audited by the accessibility/inclusive design consultant. The accessibility review has identified minor issues regarding the internal layouts of Block O to ensure compliance with Approved Document M and the Mayor's SPG.

Legend

- 1 Each floor plan was reconfigured to accommodate an overall number of seven units per floor, as opposed to eight, which all share one central core. This amounts to 35 no affordable units overall, compared to the original 40 units of private tenure.
 - 2 The number of balconies per floor has been reduced from eight to seven, this change is visible from the West facing elevation which looks onto the Podium and has been highlighted in the elevational comparison.
 - 3 A total number of 4no 1B2P M4(3) accessible units have been introduced as part of the new quantum, in response to the specific LBW tenant needs and the GLA and LBW requirements.
 - 4 The M4(3) accessible units have been distributed across three levels (levels 3-5) in locations which have been suggested by the Wandsworth Council Regeneration team and the OT in charge.
 - 5 All M4(3) units have been designed to be adaptable in the future should the need arise.
 - 6 All units have been adapted to meet the LBW Affordable Housing Design Standards.
- All changes on a typical residential floor in response to the accessibility review comments are summarised as follows:
- 7
 - Furniture have been introduced in all rooms to ensure that the layouts are compliant and functioning.
 - Minor internal door width changes
 - Minor balcony size/depth amendments
 - Minor door nib corrections
 - 8 The risers have been adapted accordingly in order to respond to the expected services provision of the revised offered units' number.
 - 9 The lift core sizes have been adapted to meet the LBW Affordable Design Guide requirements.



5 Block O Update Elevational Changes

- 1 The balcony position has been amended as a result of the new location of the apartment flat layout in plan and the redistribution of 7 apartments per level. The balcony width has also been amended in order to offer adequate external space to residents, in line with the statutory, the GLA and the local planning authority.
- 2 As a result of the removal of one apartment unit per floor, one balcony has been replaced by a wide window which closely matches the former balcony in width. The proposed window location and size corresponds to the interior needs of the apartment layout.
- 3 There are currently 3no apartment units set out along the west elevation, as opposed to the 4no of the original planning scheme. The numbers, width and setting out of the proposed windows have been adapted to suit the revised general arrangement plans.
- 4 A number of windows have been added along the West elevation in response to the position and setting out of the revised apartment layouts. The original hierarchy of windows/Juliet balconies in relation to the internal layouts has been retained.
- 5 All Proposed materials remain the same as per original submission
- 6 A consistent transom has been introduced across the full width of all window sets at 1100mm from the internal FFL, the top window sections are intended to be openable in order to facilitate safe cleaning. The bottom panel will be opaque and also openable inwards to aid in cleaning of the windows as per the manufacturers warranty. The Opaque glass is in keeping with the design whilst creating a better sense of enclosure/privacy from within bedrooms/habitable spaces. The Opaque glass help permit the positioning of furniture or kitchen worktops closer to the external walls if deemed necessary. As a result, the habitable rooms will be less overlooked and the apartment layouts will benefit from enhanced flexibility, corresponding to the tenants' needs. Juliet Balconies shown in front of all full height windows, in line with original planning submission in order to act as fall arrest when windows are open
- 7 All openable windows have been adapted accordingly, to include both a top and bottom portion which tilts and turns, in order to enable safe and full access from the inside by the tenants for cleaning purposes.
- 8 The entry points, materiality and proposed openings to all non-residential aspects of the west elevation remain unaffected by the latest amendments to the GA layouts.
- 9 All proposed levels to Block O remain the same as per the original planning scheme. The massing, elevational subdivision and hierarchy of openings have also been retained.



9. Brickwork, patterned header bond. Colour: Medium-dark red finish. Red mortar to match.
 10. Brickwork, Stretcher Bond. Colour: Medium red finish. Light Cream mortar.
 11. Light cream brown/beige concrete effect banding.
 14. Typical Window
 15. Typical balustrade.



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 10. Brickwork, Stretcher Bond. Colour: Medium red finish. Light Cream mortar.
 11. Light cream brown/beige concrete effect banding.
 14. Typical Window
 15. Typical balustrade.

5 Block O Update

Indicative Housing Tenure



Third Floor Level



Fourth Floor Level



Fifth Floor Level



Sixth Floor Level



Seventh Floor Level

Legend

- Social Rent
- Shared Equity

Floor	Flat No.	Bed/Person	Tenure
3rd	O.01.03.01	1B2P M4(3)	SR
	O.01.03.02	1B2P M4(3)	SR
	O.01.03.03	3B5P	SR
	O.01.03.04	2B3P	SE
	O.01.03.05	1B2P	SR
	O.01.03.06	1B2P	SR
	O.01.03.07	2B3P	SR
4th	O.01.04.01	1B2P M4(3)	SR
	O.01.04.02	2B4P	SR
	O.01.04.03	3B5P	SR
	O.01.04.04	2B3P	SE
	O.01.04.05	1B2P	SE
	O.01.04.06	1B2P	SR
	O.01.04.07	2B3P	SR
5th	O.01.05.01	1B2P M4(3)	SR
	O.01.05.02	2B4P	SR
	O.01.05.03	3B5P	SE
	O.01.05.04	2B3P	SR
	O.01.05.05	1B2P	SR
	O.01.05.06	1B2P	SR
	O.01.05.07	2B3P	SR
6th	O.01.06.01	2B4P	SR
	O.01.06.02	2B4P	SR
	O.01.06.03	3B5P	SR
	O.01.06.04	2B3P	SR
	O.01.06.05	1B2P	SE
	O.01.06.06	1B2P	SR
	O.01.06.07	2B3P	SR
7th	O.01.07.01	2B4P	SR
	O.01.07.02	2B4P	SR
	O.01.07.03	3B5P	SE
	O.01.07.04	2B3P	SR
	O.01.07.05	1B2P	SR
	O.01.07.06	1B2P	SR
	O.01.07.07	2B3P	SR

NOTE:
Proposed Tenure Split is indicative and may be subject to change; please refer to Decant Strategy Document for further information.

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6 Block N Update

Summary of Changes

6 Block N Update

Summary of Changes

Accessibility Audit

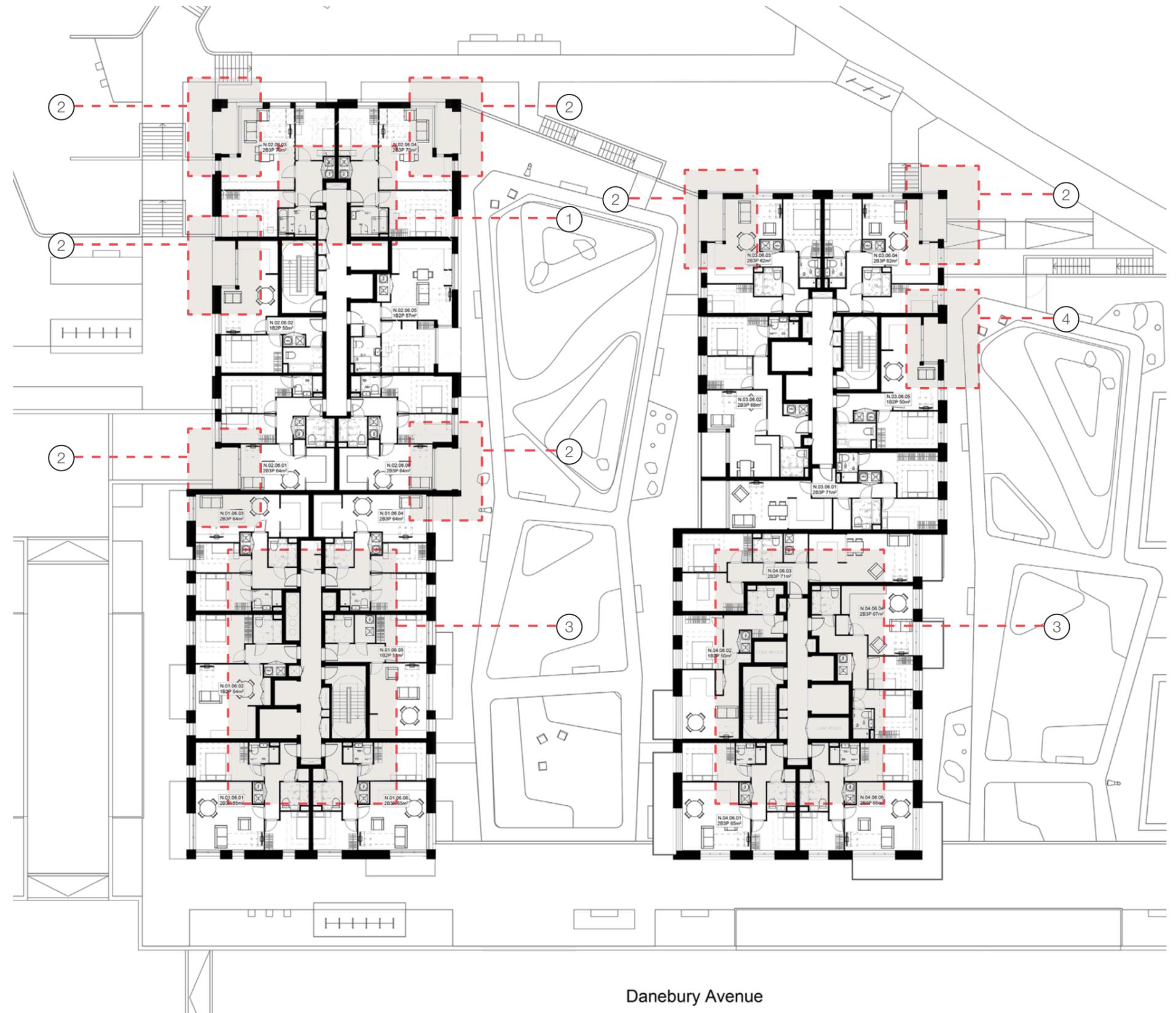
Feedback

The accessibility review (refer to separately submitted audit) has identified minor issues regarding the internal layouts of Block N to ensure compliance with Approved Document M and the Mayor's Housing SPG.

Design Change Narrative

The changes on a typical residential floor are described on the annotated drawing shown here, and summarised below:

- ① Minor internal door width changes
- ② Minor balcony size and depth amendments
- ③ Internal door nib corrections
- ④ Balustrades indicated on balconies



Typical Upper Level Layout

6 Block N Update

Summary of Changes

Podium Access

Feedback

Block N shares podium level residents amenity space with the adjacent Block O, which has been changed to affordable tenure housing since the planning application.

In order to encourage better usage of podium space, it was felt that the podium space previously allocated to Block O only should be made accessible to the Block N tenants as well, to encourage mixing of private and affordable tenants.

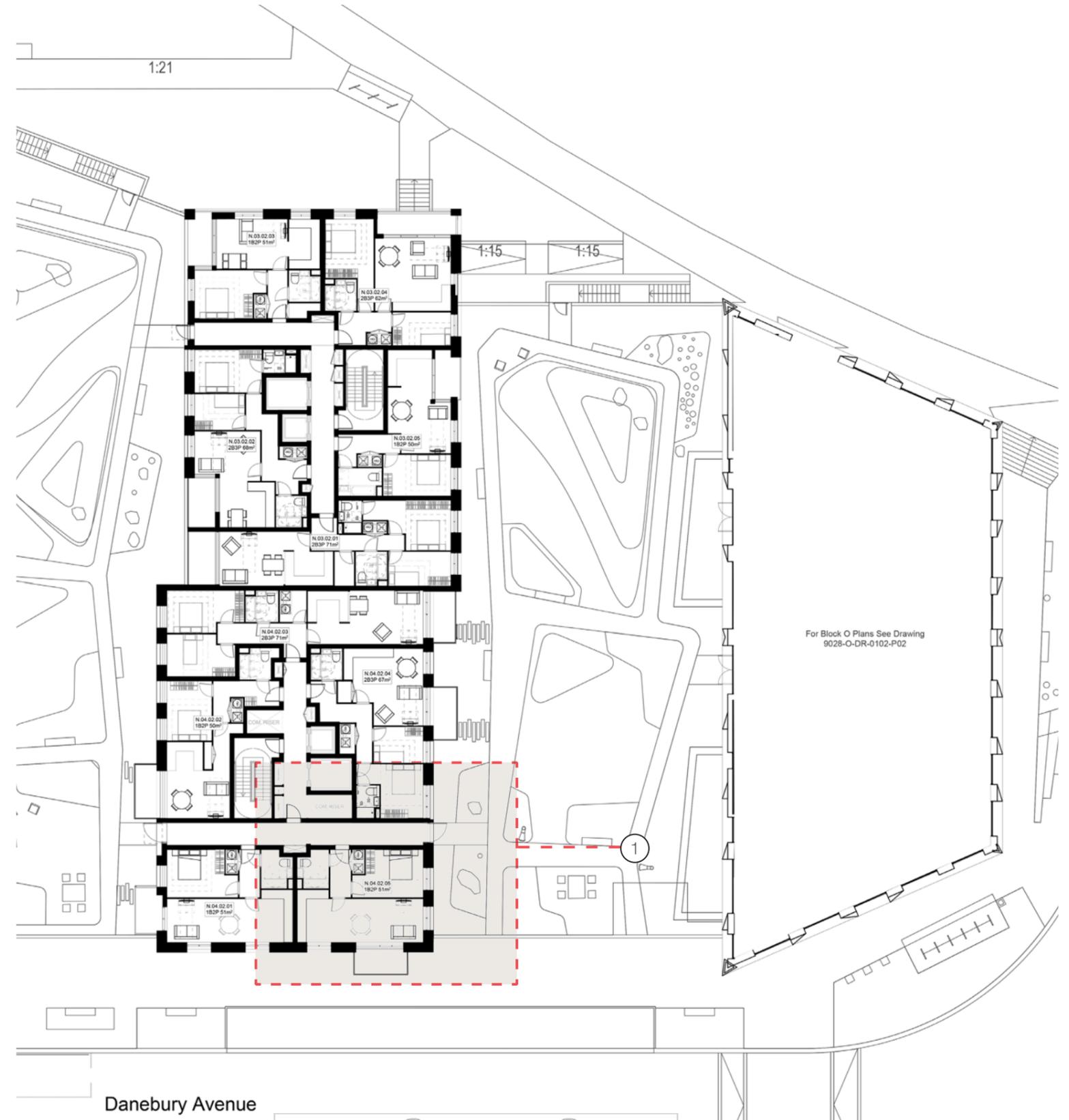
Design Change Narrative

Access to the podium space between Blocks N and O has been introduced in the form of a corridor extending off the Block N4 core. This has resulted in the reduction of one of the units from a 2 bed (3 person) flat to a 1 bed (2 person) flat.

- ① Location of new corridor access and revised flat layout
- ② Access door and revised windows to east elevation



Block N3 / N4 East Elevation



Podium Level (02) Layout

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7 **Block K Update**

Summary of Changes
Layout Changes
Elevational Changes
Landscape Changes

7 Block K Update

Summary of Changes

01. Feedback: Apartments layouts

The local authority identified the following points:

- All homes with front doors onto a street and podium level should contain a lobby.
- Omit the two duplexes in K1-2 facing Ellisfield Drive and convert into two apartments to benefit from a better layout.
- Apartments K1-2-04-03 and K3-2-04-05 are converted into a family home (3B5P) on the basis they benefit from a large private amenity space.
- Review the amount of doors opening onto balconies. Access from the master bedroom onto balconies and terraces is acceptable where balconies are of adequate size.
- Provide access to the duplexes in K2-1 from the courtyard rather than the internal corridor.

Design Change Narrative

The changes to Levels 00, 01 and 02 are described on the annotated floor plans over the following pages. In addition:

- The location of some apartments and duplexes have been amended with new typologies created to address the feedback highlighted above (and in the other sections below). This has been done to ensure that no homes are lost as per the June 2019 Planning Submission (230 homes).
- 3B5P apartments have been added to the upper floors of blocks K1-2 and K3-2. This, in conjunction with the other changes, has resulted in the mix changing to provide an extra 2 x 3B5P family homes providing more than the policy requirement for 3B5P homes in the overall scheme. These family homes will have access to the roof terraces.
- Access to balconies provided from master bedrooms where deemed feasible.
- Minor revisions to furniture positions and layouts and areas added to M4(2) and M4(3) apartments as identified by the accessibility review.
- Access to the duplexes in K2-1 provided from the courtyard rather than the internal corridor.

02. Feedback: Elevations

Further detail is sought over the treatment of the perforated metal doors used for bin stores and the podium parking entrance. The use of Juliet balconies and full height windows was questioned with further clarity needed over the alignment of windows and doors, with respect to the entrance cores.

Design Change Narrative

The elevational treatment of the buildings has been designed with a strong design narrative referencing the key characteristics of the existing Alton Estate as outlined in the masterplan principles. The changes are described on the annotated elevations over the following pages. In addition:

- The use of Juliet balconies and full height windows has been reviewed in tandem with the changes highlighted

under the apartments section. Juliet balconies are provided to the outer street elevations and duplexes. These are then omitted from the apartments within the courtyard to provide a calmer elevation.

- Minor changes to the entrance cores to better align with their respective facades.
- Minor changes to window positions and addition of windows to address feedback as highlighted in the other sections.

03. Feedback: Active frontage

The local authority identified the following points:

- Further clarity sought over the active frontage strategy to Ellisfield Drive; it was suggested that the stepped access is omitted and converted to private amenity space.
- Further exploration needed whether access from the street or the core could be achieved for the corner apartment adjacent to core K1-1 as well as increasing the amount of active frontage along Kingsclere Close.
- Explore activating the south-east corner of K3-2.

Design Change Narrative

Blocks K1, K2 and K3 sit within the steep topography of the Alton Estate with a level change of at least 3-storeys from the south-west corner of Harbridge Avenue through to the north-east corner of Kingsclere Close and Roehampton Lane. We have worked within these challenges to ensure that active frontages are maximised throughout whilst meeting practical needs.

The submitted scheme provided stepped-access from Ellisfield Drive to provide activity to Ellisfield Drive as a response to the DRP feedback. However, in response to the feedback since the submission, we have omitted the stepped access and converted it into private amenity space. The size of the duplexes have also increased providing a strong rhythm to the elevation whilst enhancing the internal layouts.

An additional window has also been placed to replace the hit and miss brick work to the bin store which has been relocated as part of the revised refuse strategy. These changes have increased the amount of windows facing the street and enhanced the level of activity and visual surveillance provided to Ellisfield Drive.

The corner 3B5P maisonette next to core K1-1 that was submitted as part of the planning scheme has been replaced with two 1B2P apartments with access provided from within the core.

It has not been possible to add front doors from the apartments to further activate Kingsclere Close due to the steep topography of the street. The levels around the perimeter of block K need to work together to ensure level access is maintained throughout without compromising the internal layouts. The entrance cores are prominent; emphasised through their detailing and clearly visible when viewed from either end of Kingsclere Close. Apartments also face Kingsclere Close providing further activity.



Harbridge Avenue Street Elevation
May 2019 Planning Application



Harbridge Avenue Street Elevation
2020 Planning Addendum



K1 - Ellisfield Drive Street Elevation
June 2019 Planning Application



K1 - Ellisfield Drive Street Elevation
2020 Planning Addendum

7 Block K Update Summary of Changes

However, as part of the redistribution of apartments and cycle stores, the cycle store adjacent to core K1-1 has been converted into a 1B2P apartment providing further activation to Kingsclere Close.

The submitted planning scheme provided a refuse and holding store to the south-east corner of K3-2. Whilst reviewing the refuse strategy as highlighted in the following section, numerous options were explored and presented to the local authority including providing an enlarged entrance core and relocating the concierge. Due to the retention of existing alignment of Harbridge Avenue and the need to maintain the existing trees along the street, the location remained in its current position. This is further explained in section 04.

04. Feedback: Refuse Strategy

The local authority were not clear how the size and access arrangements for the refuse store on Harbridge Avenue would allow empty and full bins to be moved around without needing to place a large number of bins on the street on collection day that would cause substantial visual clutter.

Design Change Narrative

The submitted planning scheme provided a refuse store and holding store to the south-east corner of K3-2 as well as a holding store in K2-2 (adjacent to the refuse store for that core). The vehicle would have had to stop twice on the street.

Through the post-planning design development, various options were explored and presented to the local authority including providing the holding stores adjacent to the steps leading up to the courtyards and in block K2-2. It would not be possible to collect the refuse from within the podium car park as there would have been a significant loss of car parking spaces and a major re-design of the building levels to accommodate a refuse truck internally.

With the retention of existing alignment of Harbridge Avenue and the need to maintain the existing trees, it would have not been possible for the refuse vehicle to stop on the street as this would have an adverse effect on the parking strategy as well as access issues. As a result, the holding store has been maintained in its current location. To address this, a loading bay has been added to Harbridge Avenue opposite the holding store. The location of the bay would ensure that the refuse vehicle can stop without causing traffic to Harbridge Avenue whilst providing level access to the store. The loading bay will have the same characteristics as others located within the masterplan.

In order to facilitate the refuse collection from Harbridge Avenue from a single point, whilst maintaining a strong active frontage, the basement parking has been redesigned to accommodate a single holding store adjacent to block K3-2. The holding store is large enough to accommodate the logistics of moving bins in and out and to prevent any bins being held on the street. In addition, the bin store for K2-2 has been relocated to be accessed from

within the podium. A managed system will ensure that the bins within this store are shifted to the holding store once they're full and replaced with empty ones.

This re-design of the ground floor provides a practical design solution to the refuse strategy. There will be an opportunity for the perforated metal doors and the adjacent concrete effect panel to have their own distinct pattern and be led by the Arts strategy for the estate providing visual joy whilst further emphasising the thresholds to the key public pedestrian gateways. The arts strategy would apply to all the blocks where this treatment has been applied.

The Waste Strategy has been amended and demonstrates the logistics of the access and movement arrangements on bin day. No bins will need to be stored on the street.

05. Feedback: Parking / Ancillary / Basement / Cores

A review of the podium parking and cycle parking is needed in particular, the location of cycle stores and distances to cores and proximity of wheelchair parking spaces relative to cores to be reviewed and evenly distributed across the parking area. A review of the cycle parking requirements needed to be undertaken as identified by the GLA. Comments were also received from the SBD office with potential to add an extra door from the courtyard lobby core entrance for added security and to ensure that the concierge has adequate space for parcels and storage.

Design Change Narrative

In light of the changes highlighted in the above sections, the basement parking layout has been reviewed with the location of cycle stores amended, access to cores amended and location of wheelchair parking spaces moved relative to their cores.

Secure lobbies have been added to cores that didn't contain them originally and an extra door has been added from the courtyard lobby entrance for added security.

06. Feedback: Concierge

The local authority were unclear how the size and location of the concierge provided an active frontage and how the information hub will be open to all residents of the estate.

Design Change Narrative

The submitted planning scheme provided a concierge on L03 K3-1. During discussions with the local authority and secured-by-design officer, it was highlighted that the storage area for deliveries and parcels was small in relation to its wider use. In tandem, there were other areas on L00 that required further activation as identified by the planning officers.

This provided us with an opportunity to re-locate the existing concierge to the south-east corner of L00 K3-2 to activate the south-west corner. However, this was not possible due to the

changes required to the refuse strategy which is further explored in the section 04.

As a result of the changes happening to the location of the apartments in order to meet the other ground floor activation goals along Harbridge Avenue, an opportunity was created to re-locate the concierge to the south-west corner of K1-2, replacing an existing 2B3B WCH apartment. The proposed location allows for greater storage provision and provides much needed activity and natural surveillance to a prominent corner within the masterplan. The increased glazing along Harbridge Avenue and Ellisfield Drive opens up the concierge area as an accessible, open and busy space further strengthening its position on the corner whilst celebrating the arrival into the new development from the wider Alton Estate.

The concierge area will have regular footfall, staff in situ and continue the principle of active frontages leading into the estate like the retail in block N.

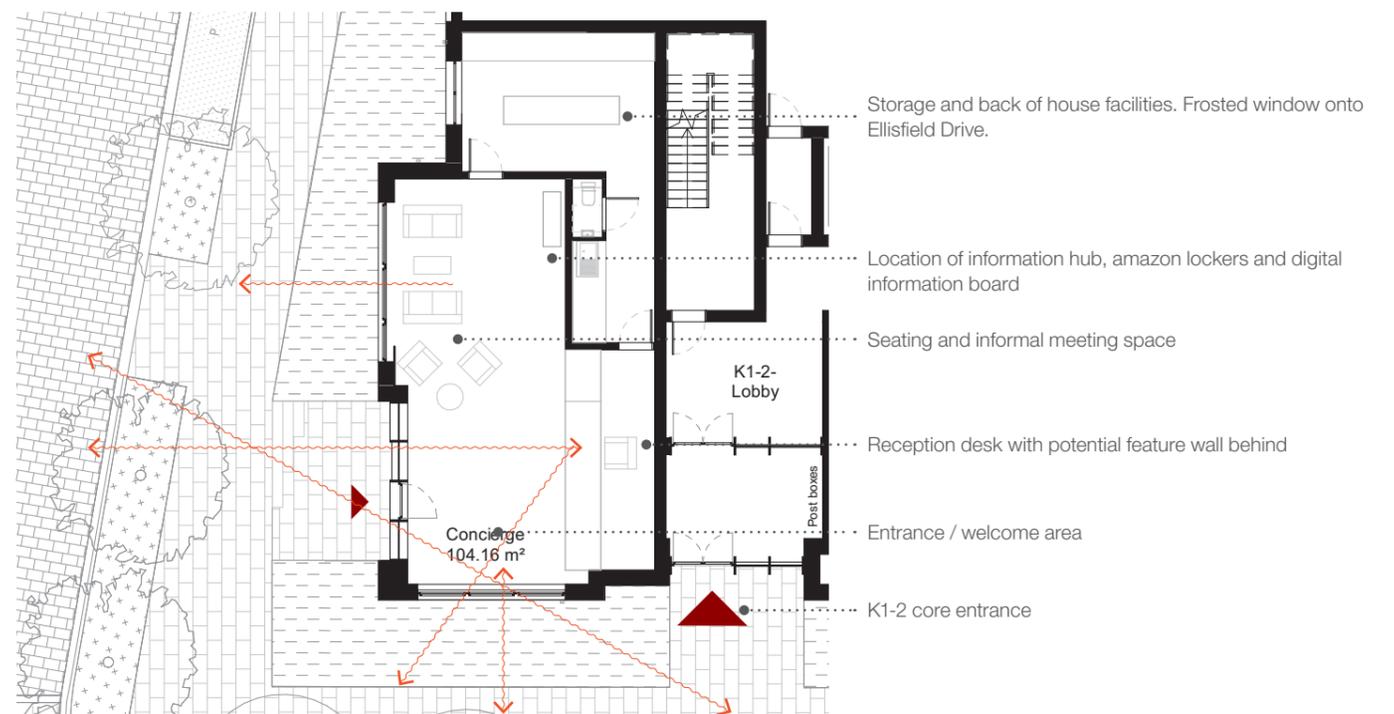
This concierge area has been designed to not only activate as much of the western corner of block K as possible, in order to create an inviting and open entrance to this private block, but also to address the management and commercial expectations from Redrow Homes. We want the concierge at Block K to operate as a concierge for all of the new development's residents, thereby increasing ease of management and desirability to purchasers of these new homes. This approach has worked well at our Colindale Gardens development in Barnet, where a single large concierge area services all the private residents' needs and expectations.

The Block K concierge will ensure a truly active frontage and animated area that will not solely operate as an entrance and exit, but provide a multi-use space that has increased footfall whilst providing a parcel pick-up service and information about the development and estate management approach, as well as advice and instruction from the concierge team.

The changes highlighted in the above sections are described on the annotated plans and elevations over the following pages.



Feature window to concierge along Harbridge



Indicative layout of concierge and information hub in Block K1-2.