

# Regeneration of the Alton Estate

## Listening and responding to your views

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

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

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

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

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

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

300+

PEOPLE ATTENDED EXHIBITIONS AND YOUTH CONSULTATIONS



59

PEOPLE COMPLETED QUESTIONNAIRES

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

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

## The planning application process

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

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

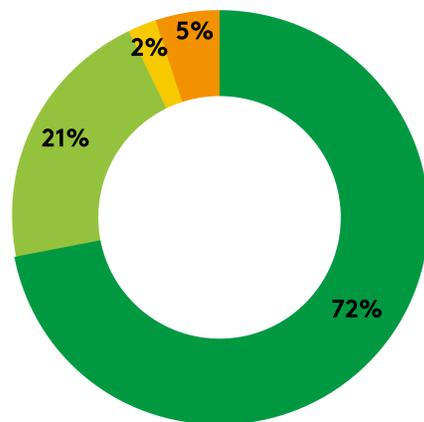
These boards and the presentation on the display screen respond to the questions that were raised about each of these priorities and how construction will progress. They also share residents' opinions and expectations and communicate how plans have evolved.

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

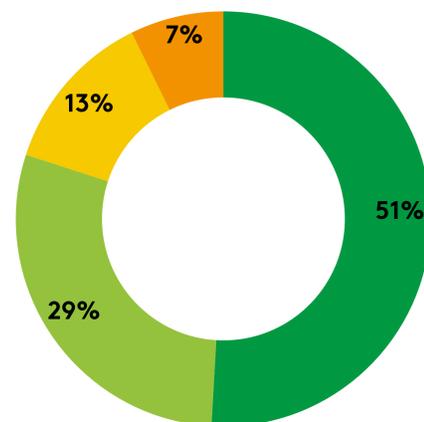
# Do you agree that the following issues are important to the regeneration of the Alton Estate?

## Local community feedback summary

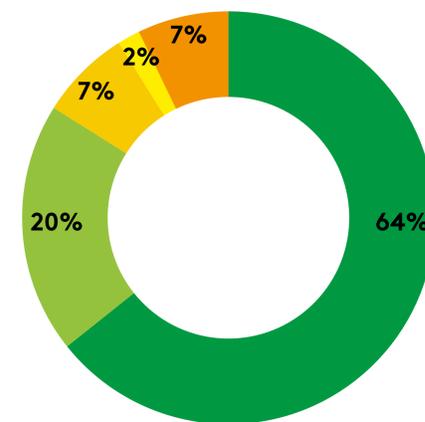
IMPROVEMENT OF NEW COMMUNITY AND HEALTH FACILITIES



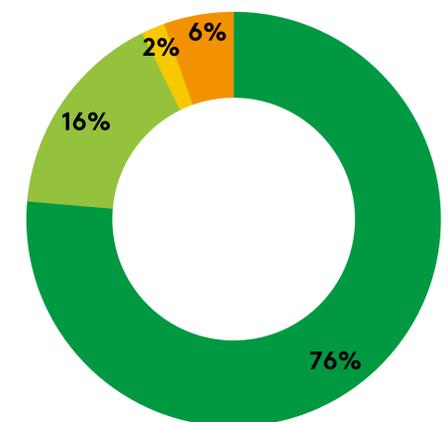
EARLY DELIVERY OF REPLACEMENT AFFORDABLE HOMES FOR EXISTING RESIDENTS



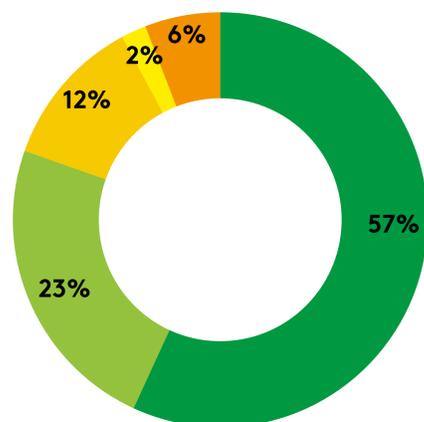
NEED FOR WELL DESIGNED; ATTRACTIVE NEW BUILDINGS



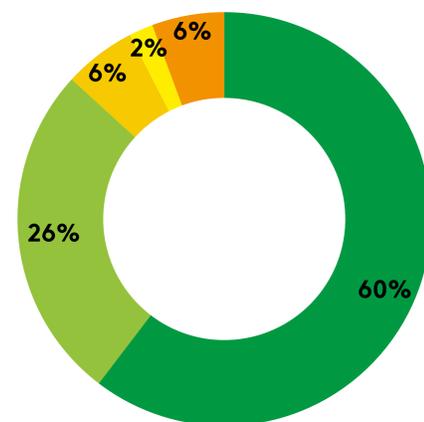
PROTECTION AND IMPROVEMENT OF GREEN OPEN SPACE



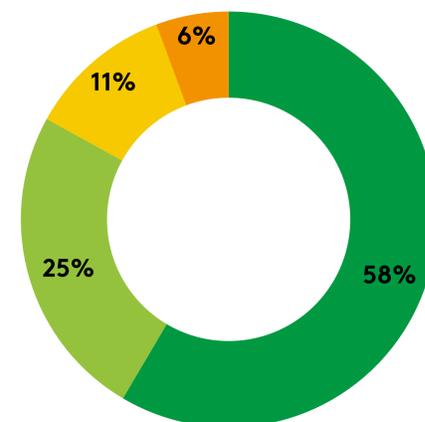
PROVISION OF A NEW FLEXIBLE VILLAGE SQUARE AND PUBLIC REALM



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



JOB OPPORTUNITIES AND DELIVERY OF COMMERCIAL FLOORSPACE



KEY

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

# Realising the vision

## Masterplan



# Realising the vision - overview of plans

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



## NEW LANDSCAPING AND PLAY SPACE

- Ensuring there is no net loss of open space
- Preserving and enhancing the open, green character of the estate
- Play areas throughout the estate that are safe and accessible
- Some careful thinning of trees to open up important views
- Improved public realm and feel of streets



## IMPROVING ACCESS AND MOVEMENT

- Improvements to the Danebury Avenue junction with Roehampton Lane
- Safer pavements and level pedestrian crossings
- Improved loading and servicing facilities and secure undercroft parking
- Improved on-street parking design to ease congestion
- Improved pedestrian and cycling routes
- Improved bus facilities



## CREATING A NEW VILLAGE SQUARE

- Creation of an attractive local centre at the heart of the Alton Estate
- A new multi-purpose community facility to benefit the Alton Estate as a whole
- A public square that can be used for markets and events
- Improvements to the retail area, including a new food store
- Helping to better connect the Alton Estate with Roehampton Village

## DELIVERING HIGH QUALITY NEW HOMES

- Mix of accommodation to provide replacement homes for those most affected and support local housing need
- Homes that meet or exceed the Mayor of London's space standards
- New housing that's designed to be safe and secure
- Maximising outdoor space and private amenity spaces
- Attractive design and high quality materials (with brick preferred)

## NEW COMMUNITY FACILITIES

- A new multi-purpose community building, which will have:
  - A new library
  - Facilities for young people
  - Community hall with meeting/function space
  - New health facilities
- A new community building at Portswood Place provides space for:
  - A new nursery and children's centre
  - Community health and retail uses



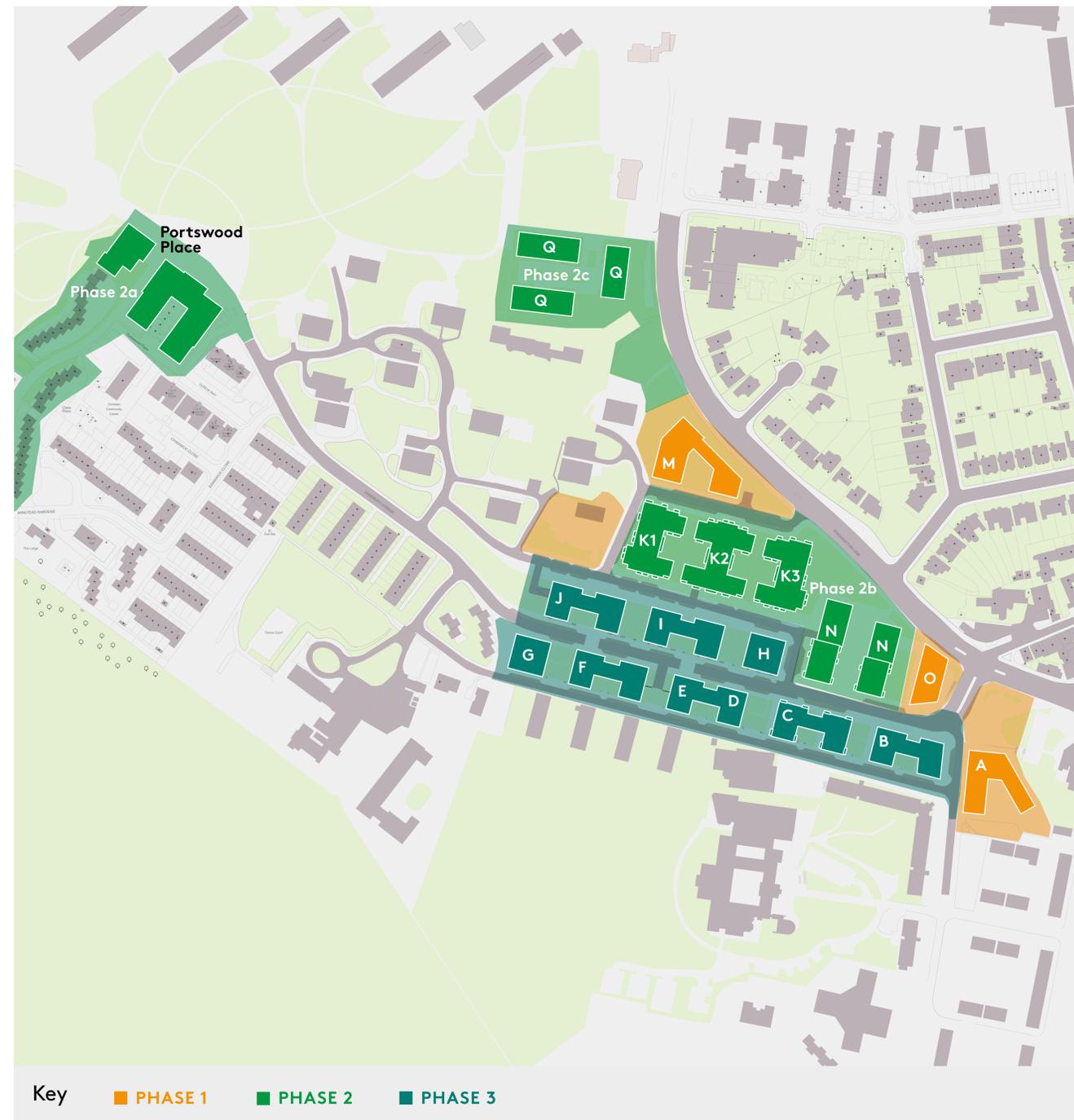
# Timeline

## A phased approach

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

### Alton Regeneration Timeline:

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



### PHASE 1

#### Blocks A, O, M

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

### PHASE 2

#### Phase 2a

##### Portswood Place:

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

##### Minstead Gardens refurbishment scheme:

- > 29 sheltered homes

#### Phase 2b

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

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

#### Phase 2c

##### Block Q

- > 116 replacement social rent and equity share homes

### PHASE 3

#### Blocks B-J

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

# Landscape vision overview

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

## 1 Alton Village Square

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

## 2 Alton Activity Centre

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



# Landscape update - Village Square

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

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

## Key legend

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



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

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

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

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

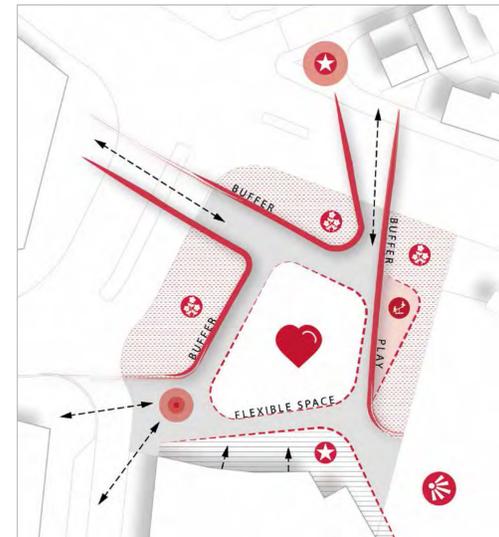
"Outdoor play and meeting spaces for every generation."

# Landscape update - Village Square

## The Village Square

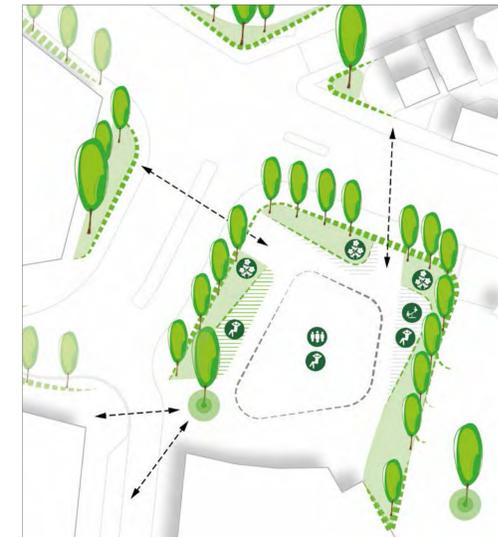
Public open space - the principles behind the designs

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



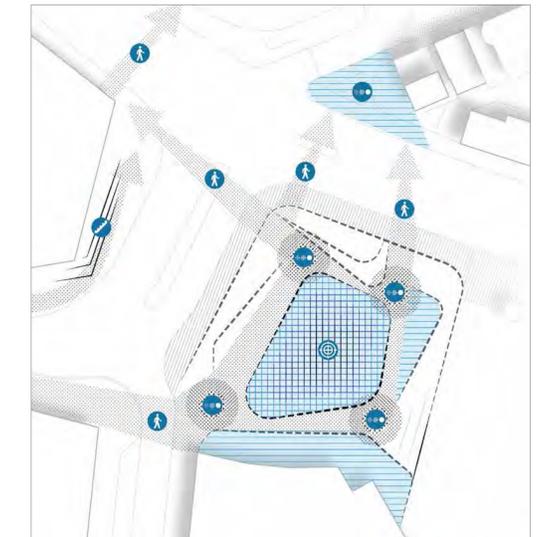
### Zoning

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



### Soft landscape

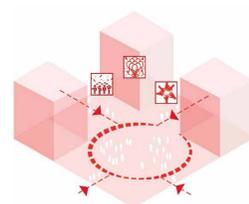
A dense green buffer creates a verdant backdrop to the Square, screening the busy road. Feature trees announce the corners and extend across Roehampton Lane. Seating encircles the green boundary, creating inward-facing activation.



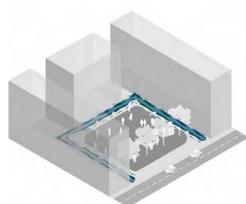
### Hard landscape

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

Landscape features being developed based on community feedback



Focal point/wi-fi hotspot



Definition/activation of edges



Sculptural play hub (0-11+)



Hard flexible space for events & activities



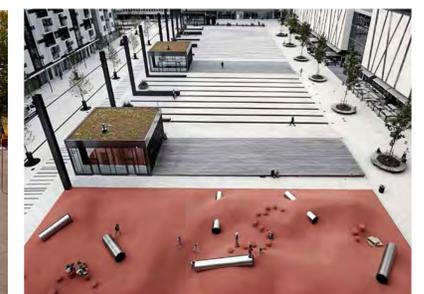
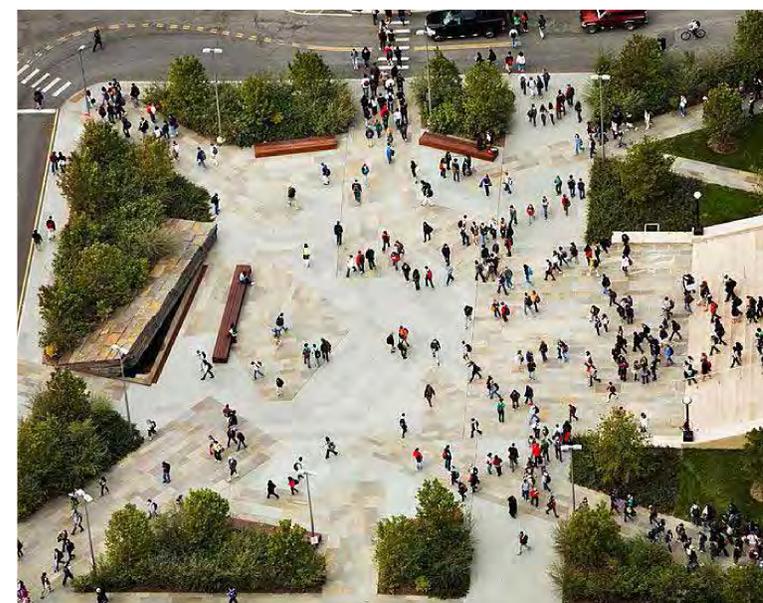
Feature paving & furniture



Public gardens & feature trees



Installations & art



# Alton Activity Centre

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

## Key legend

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



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

"Places to meet, socialise and exercise."

"Skateboarding."

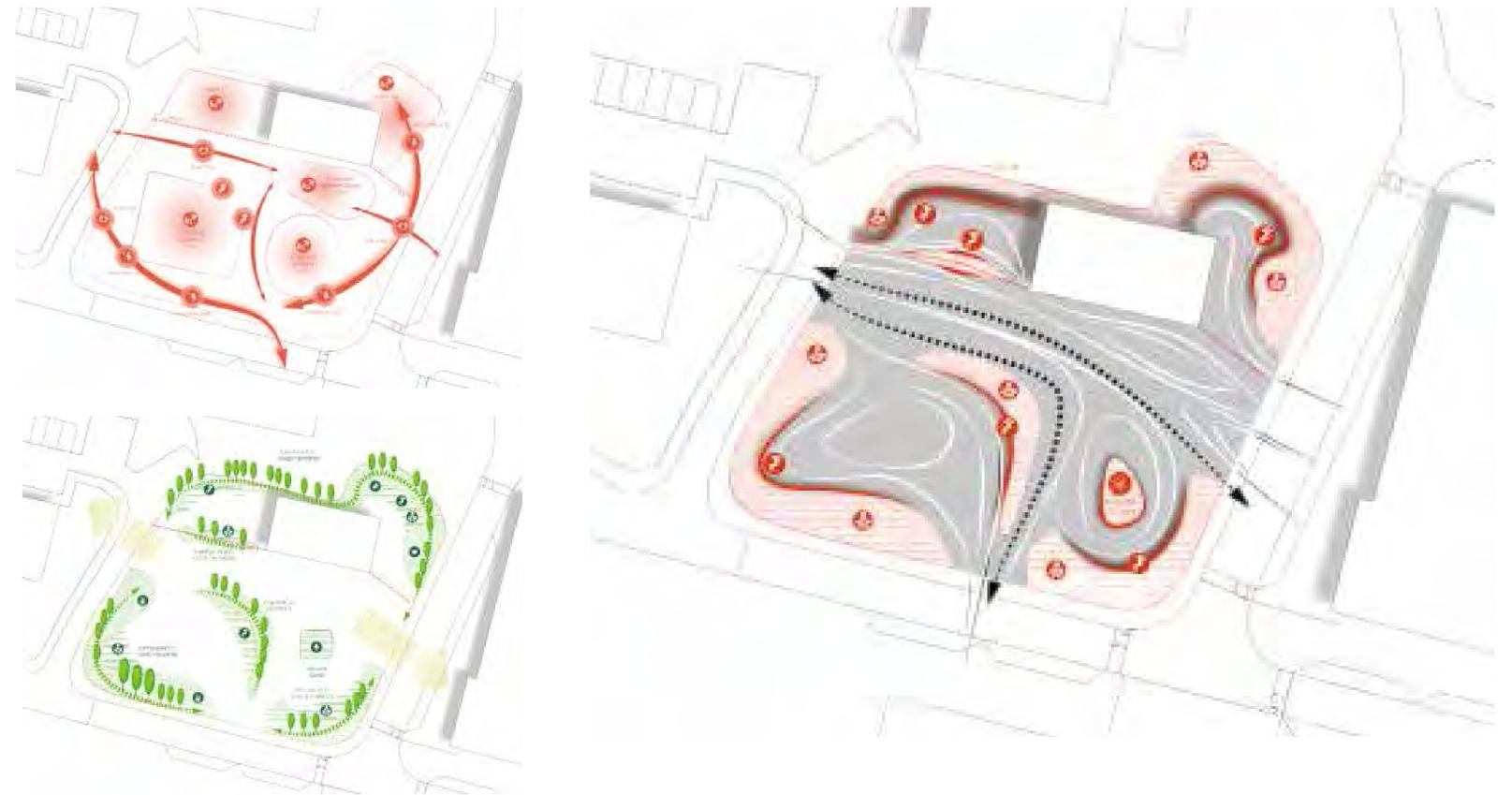
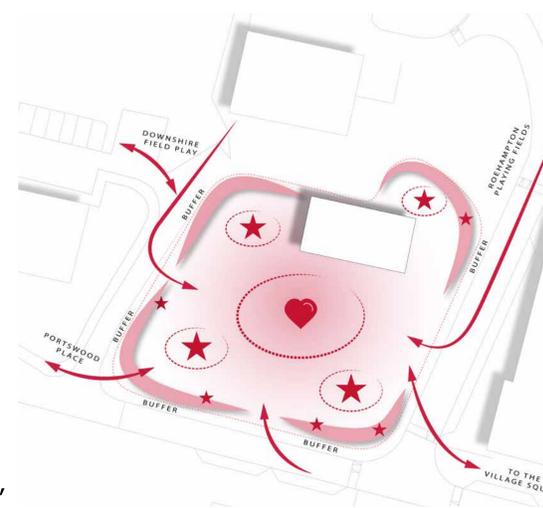
"Outdoor gym equipment would be great."

# Landscape update - Alton Activity Centre and play spaces

## Alton Activity Centre

Public open space - the principles behind the designs

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



Landscape features being developed based on community feedback



Urban Play - Graphic rubber safety surface



Active sculptural play - climbing walls and large equipment



Equipment for 0-11 years old



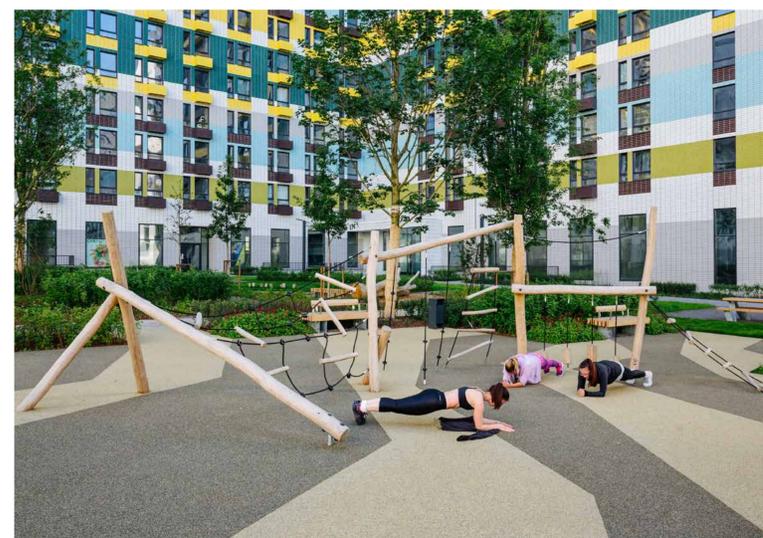
MUGAs & informal kickabout areas 11+



Informal skate area/planted buffer



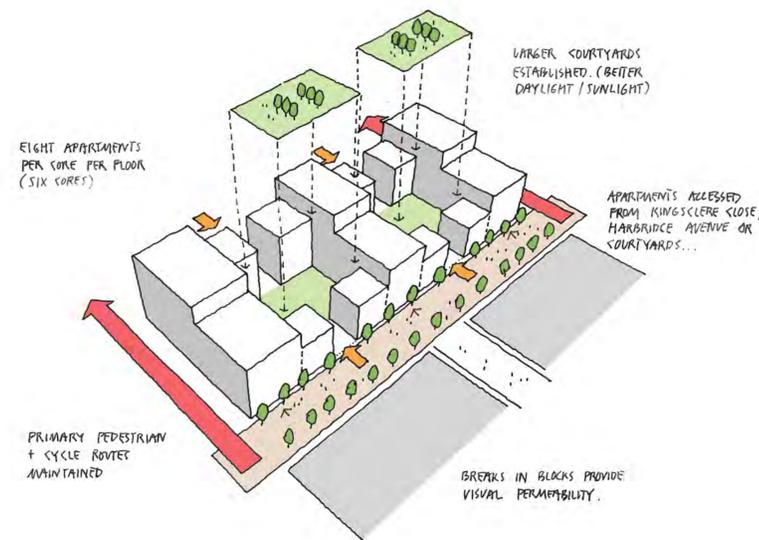
Social areas for young people/adults



# Detailed design update following June consultation

## Block K

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



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

## Increased visual and pedestrian connections



Illustrative aerial view

Kingsclere Close street frontage



Block K3

Block K2

Block K1



Illustrative view looking down Kingsclere Close from Roehampton Lane

# Detailed design update following June consultation

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

## Block A/Library

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



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

Entrance and Signage Under Development

Entrance and Signage

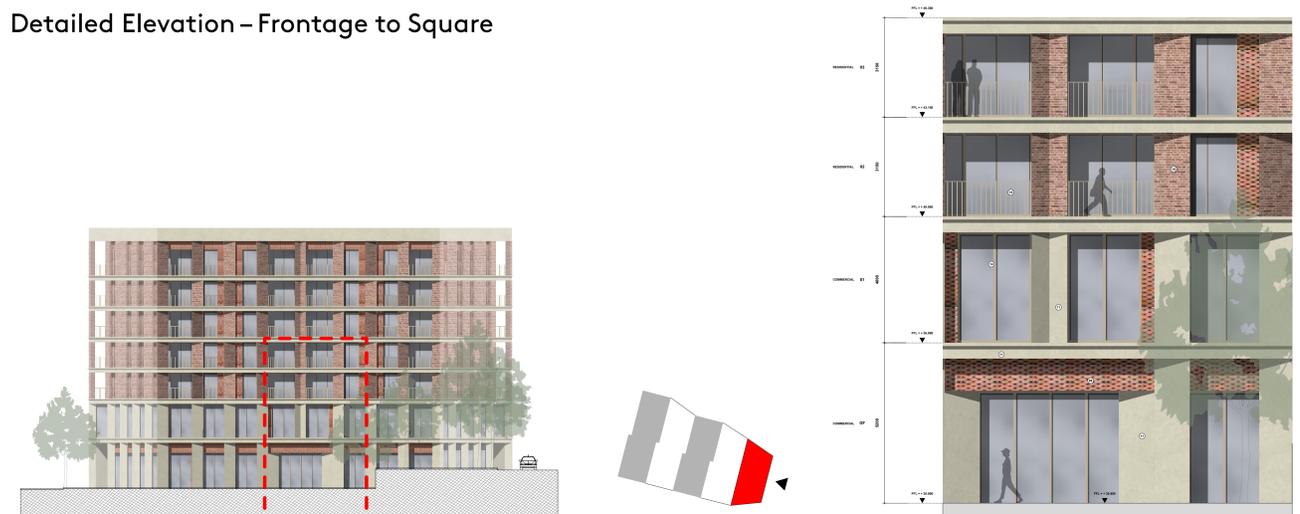


## Block O

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



Detailed Elevation – Frontage to Square



# Fontley Way update

## Context

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

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

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

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

## The Brief

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

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

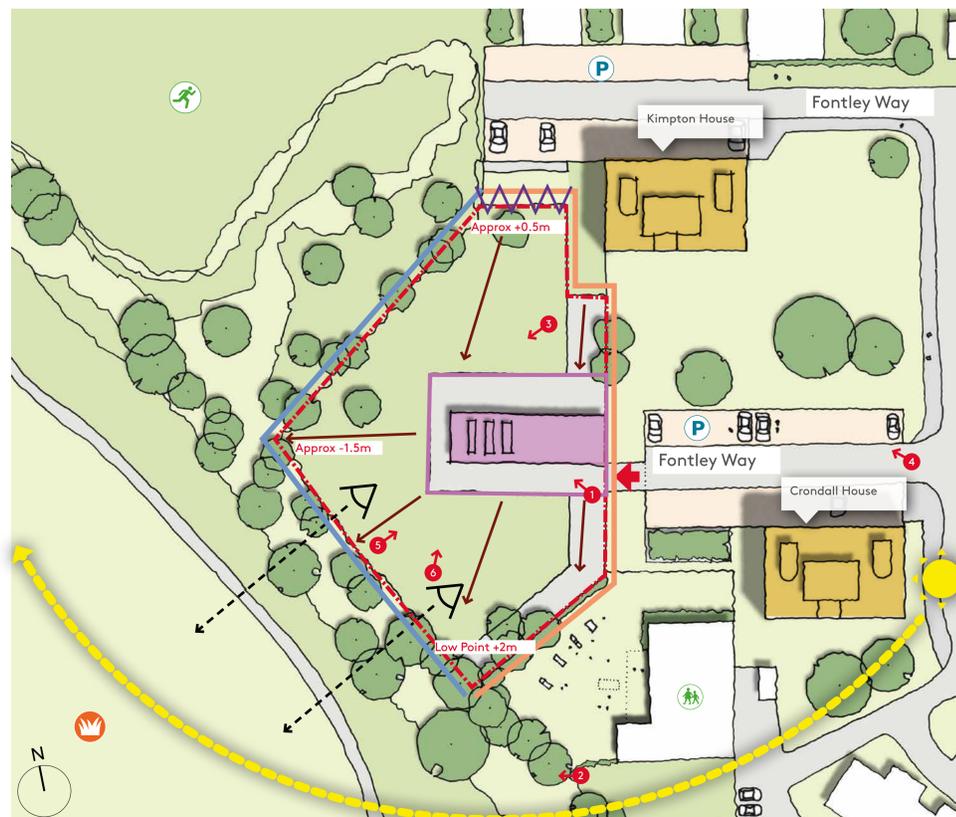
The new homes will be designed to meet or exceed the requirements of the London Plan and London Borough of Wandsworth planning policy in terms of high quality design and sustainability. Every new home will provide:

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

## Next steps

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

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



### OPPORTUNITIES AND CONSTRAINTS

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

### KEY

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