

WELCOME

PROPOSALS NEAR COMPLETION

ALTON GREEN

ROEHAMPTON SW15

- June 2013 • Masterplanning process is announced
- September 2013 • Options consultation begins
- February 2014 • Preferred options consultation begins
- October 2014 • Masterplan is approved by Wandsworth Council
- April 2015 • Roehampton SPD consultation
- October 2015 • Roehampton SPD adopted
- March 2016 • Development partner identification begins
- January 2017 • Redrow selected as preferred development partner
- June 2017 • Regeneration agreement completed between Wandsworth Council and Redrow Homes
- July 2017 • Redrow supports the Roehampton Feel Good Festival
- September 2017 • New consultation to revisit the approved masterplan
- November 2017 • Bessborough Road consultation begins
- June 2018 • Final pre-application consultation



For a long time now, Wandsworth has held ambitions 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.

The Alton Area Masterplan, which was finalised in 2014, confirmed the vision for Roehampton and set out clear objectives for the regeneration of key intervention areas (KIAs) – areas of the Alton that are in need of greatest improvement and where investment will benefit the largest number of people. Since then, we've refined the original masterplan, making improvements to it, and we've set out plans for the regeneration process in much greater detail – ensuring that the key objectives of the project will be met and the new homes and facilities can be delivered.

The regeneration project will see the delivery of a new village square, at the junction of Roehampton Lane and Danebury Avenue, with a new library, youth centre, GP surgery and cafe; a new retail area; a new children's centre and nursery; new and improved landscaping and play spaces and around 1,100 new homes including affordable.

Please take some time to review the boards and provide feedback.

REALISING THE VISION

ALTON GREEN

ROEHAMPTON SW15

Throughout the five-year period of masterplanning and consultation, we have received valuable feedback and input which has helped identify key objectives and agree priorities. Thank you for taking part in the consultation and for helping us to decide how the Alton can be changed for the better. Your feedback has confirmed there's support to create a safe, attractive neighbourhood with a wide range of amenities and supporting infrastructure.

DELIVERING HIGH QUALITY NEW HOMES



- A 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 garden areas 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

CREATING A NEW VILLAGE SQUARE



- Creation of an attractive local centre at the heart of the Alton
- 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
- Reconnecting the Alton with Roehampton Village

NEW LANDSCAPING AND PLAY SPACE



- Ensuring there is no net loss of open space
- Preserving and enhancing the open, green character of the estate
- New and improved play, activity and outdoor fitness areas
- 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 pedestrian and cycling routes
- Improved on-street parking design to ease congestion
- Improved loading and servicing facilities and secure undercroft parking

SCALE AND MASSING

ALTON GREEN

ROEHAMPTON SW15



-  FOOTPRINT/SHAPE OF BLOCKS CHANGED
-  ARRANGEMENT OF BLOCKS CHANGED
-  MASSING UNCHANGED

CHARACTER AREAS AND MATERIALS

ALTON GREEN

ROEHAMPTON SW15

The redevelopment area is surrounded by a number of existing areas with their own characters and significantly different architectural and urban qualities (as shown in the numbered areas below). These range from busy Roehampton Lane to the quieter areas towards Downshire Field. The new buildings reflect these existing qualities, and take account of the listed buildings and conservation areas.

The character areas are informed by the following architectural features:

- Materials
- Articulation (facade)
- Roofscape
- Ground / Streetscape
- Balconies



Character Areas
Alton West

Roehampton Village & Alton East

Lighter greys & creams of Alton West & Mount Clare

Transition from dark to lighter tones

Darker red & brown tones in relation to Roehampton Village & Alton East



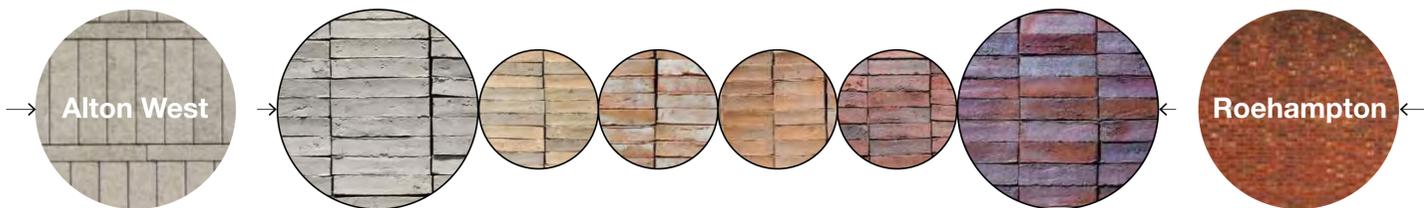
Alton Estate West

Akehurst Street

Alton Estate East

Saint Joseph Church

Use of Materials



THE VILLAGE SQUARE

ALTON GREEN

ROEHAMPTON SW15



Village Square - Programmable Space



During normal activity



During market day



During an event



During Christmas Festival



Book festival



Cinema event

Design Proposals

Strategically positioned at the centre of Roehampton and the wider Alton Estate, the new Village Square will provide a community hub for existing and new residents.

The space unites the Kings Head Pub and Saint Joseph Church with the proposed new library and retail space, to create a more cohesive centre to Roehampton Village.

What will be provided:

- A flexible external space which can be used for events and general amenity
- A play area, which utilises the level difference between the square and the church to create interest
- Open grass area providing informal social and leisure space
- Seating area, in a contained area of the square, protected by tree planting
- Stepped access connecting the square with Alton East



Village Square Section AA across the Square

Village Square Proposed Plan



Village Square - Market day representation



Size of new Village Square created



Market day

NEW BUILDINGS ON THE VILLAGE SQUARE

BLOCK A

ALTON GREEN

ROEHAMPTON SW15



Block A Location



BLOCK A - Typical Upper Floor Plan



BLOCK A Section - From along Holybourne Avenue to Hershams Close



40 Affordable homes



1040 sq m (GIA)
Library



240 sq m (GIA)
175 sq m (GIA)
Youth Centre &
Community Hall



595 sq m (GIA)
GP's Centre /
community space

BLOCK A KEY FACTS:

- This building is the backdrop to the new Village Square. It is the key marker building within the development and includes the new library, youth centre, surgery and cafe, as well as 40 new homes.
- This is an important, distinctive building in a pivotal location between Alton East and Alton West.
- All homes in this block will be available for secure tenants, or resident leaseholders who need to be rehoused.
- It is a building 'in the round' with active frontages on all sides, and is seven storeys in height.

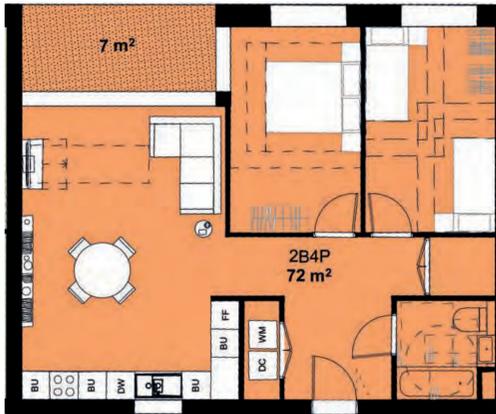


NEW BUILDINGS ON THE VILLAGE SQUARE BLOCK A

ALTON GREEN

ROEHAMPTON SW15

Typical 2-bedroom flat for 4 people



Flat area: 72 sq m
Mayoral standard - 70 sq m
(2 sq m above standard)

External recreational area: 7 sq m
Mayoral standard - 7 sq m

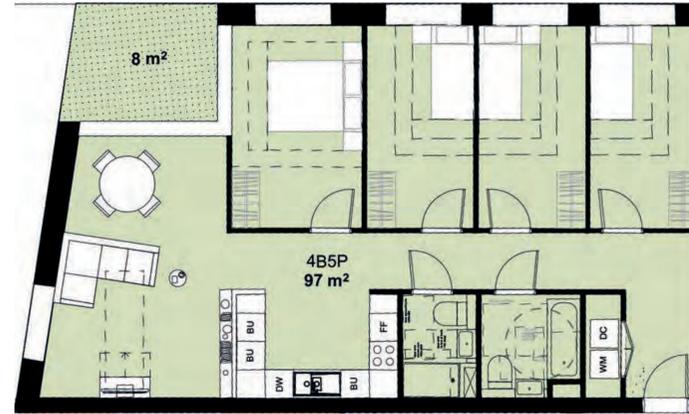
Typical 3-bedroom flat for 5 people



Flat area: 86 sq m
Mayoral standard - 86 sq m

External recreational area: 8 sq m
Mayoral standard - 8 sq m

Typical 4-bedroom flat for 5 people



Flat area: 97 sq m
Mayoral standard - 90 sq m
(7 sq m above standard)

External recreational area: 8 sq m
Mayoral standard - 8 sq m

Typical 4-bedroom flat for 6 people



Flat area: 101 sq m
Mayoral standard - 99 sq m
(2 sq m above standard)

External recreational area: 9 sq m
Mayoral standard - 9 sq m

BLOCK A - FLAT TYPE MIX (all social rent or equity share)

			
2B	4P	--->	20 TOTAL UNITS
3B	5P	--->	10 TOTAL UNITS
4B	5P	--->	6 TOTAL UNITS
4B	6P	--->	4 TOTAL UNITS

Courtyard Design Principles for Block A

The design of the courtyard area has carefully considered factors including light/shade/wind/overlooking/noise as well as the proposed mixture of residents.

Due to the social nature of this block, the courtyard is designed with a playful, layered design.

The design is focusing on a play and seating route, with an open grass leisure space, at the core of the courtyard.

Colonnade circulation space

Main access point linking to core of building

Opportunities for seating throughout

Play deck/wobble bridge



THE NEW MULTI-PURPOSE COMMUNITY SPACE

ALTON GREEN

ROEHAMPTON SW15



View south-east, from Roehampton Lane



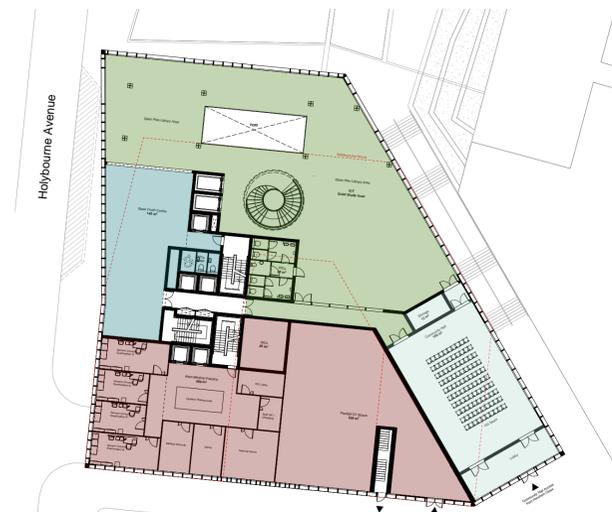
Interior view of new library - Entrance Area



Interior view of new library - First Floor



Library Ground Floor Layout



Library First Floor Layout



1040 sq m (GIA)
Library



240 sq m (GIA)
175 sq m (GIA)
Youth Centre &
Community Hall



595 sq m (GIA)
GP Centre /
community uses

The centrepiece of the Multi-Purpose Community Space on the Village Square will be the new library. Its design provides a high-quality library space, with feature windows maximising daylight to reading areas. Access to the new building from Hersham Close will improve links from Alton East.

Additional community facilities include:

- A new café
- A new space for youth services
- A community hall
- GPs' surgery

NEW BUILDINGS ON THE VILLAGE SQUARE

BLOCKS O & N

ALTON GREEN

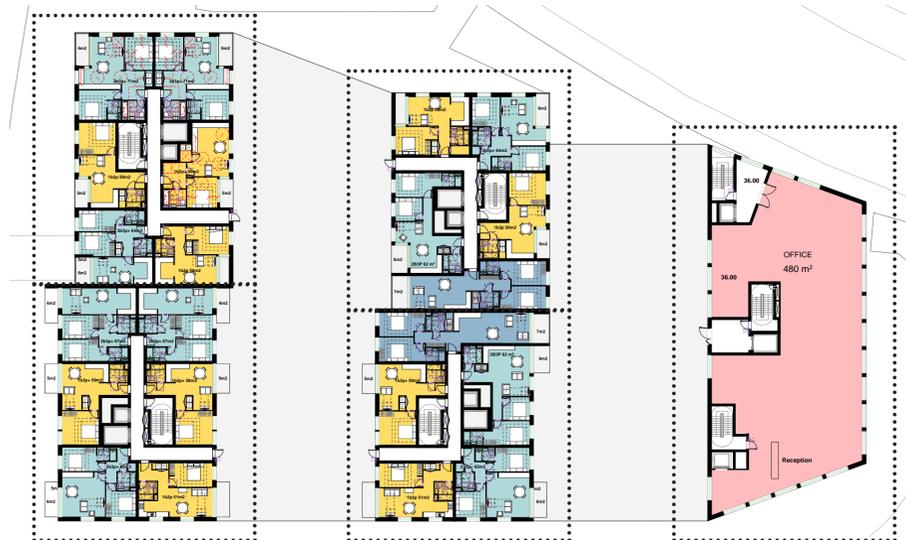
ROEHAMPTON SW15



Block O & N location

BLOCK O KEY FACTS:

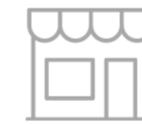
- This seven storey building complements the library building on the western edge of the Village Square
- Key frontages and entrances are provided to both Roehampton Lane and Danebury Avenue, as well as to the Village Square
- The prominent position of the building provides an excellent location for the main retail unit at ground floor level
- Office space is provided at first floor level, including a new front-facing home for the Housing Team, with the remaining five floors providing new homes
- Quality communal garden space is provided at podium level



First Floor Plan - Buildings N (with residential layouts) & Building O (office layout in pink)



159
Building N = 121 Homes
Building O = 28 Homes



3140 sq m (GIA)
Approx. Retail Space
(Below Residential)



480 sq m (GIA)
Approx. Office Space



500 sq m
Approx. New
Public Realm



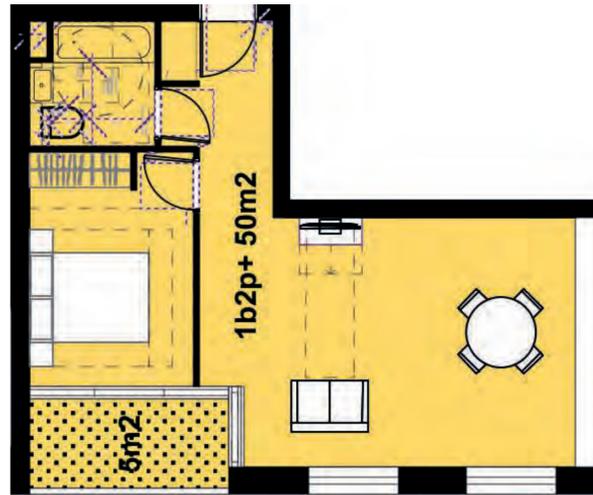
NEW BUILDINGS AROUND THE VILLAGE SQUARE

BLOCKS O & N

ALTON GREEN

ROEHAMPTON SW15

Typical 1-bedroom flat for 2 people



Flat area: 50 sq m
Mayoral standard - 50 sq m

External recreational area: 5 sq m
Mayoral standard - 5 sq m

BLOCK O - FLAT TYPE MIX (all private sale)

		---	→	18 TOTAL UNITS
1B	2P			
2B	3P	---	→	10 TOTAL UNITS
2B	4P	---	→	10 TOTAL UNITS

Typical 2-bedroom flat for 3 people



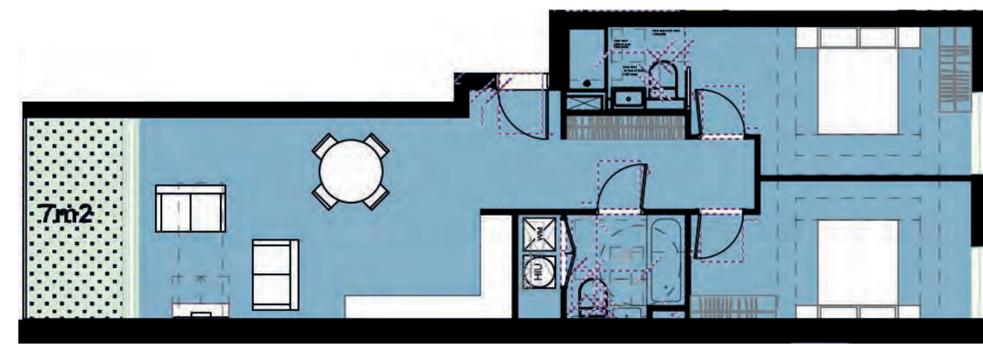
Flat area: 65 sq m
Mayoral standard - 61 sq m
(4 sq m above standard)

External recreational area: 6 sq m
Mayoral standard - 6 sq m

BLOCK N - FLAT TYPE MIX (all private sale)

		---	→	37 TOTAL UNITS
1B	2P			
2B	3P	---	→	73 TOTAL UNITS
2B	4P	---	→	11 TOTAL UNITS

Typical 2-bedroom flat for 4 people



Flat area: 74 sq m
Mayoral standard - 70 sq m
(4 sq m above standard)

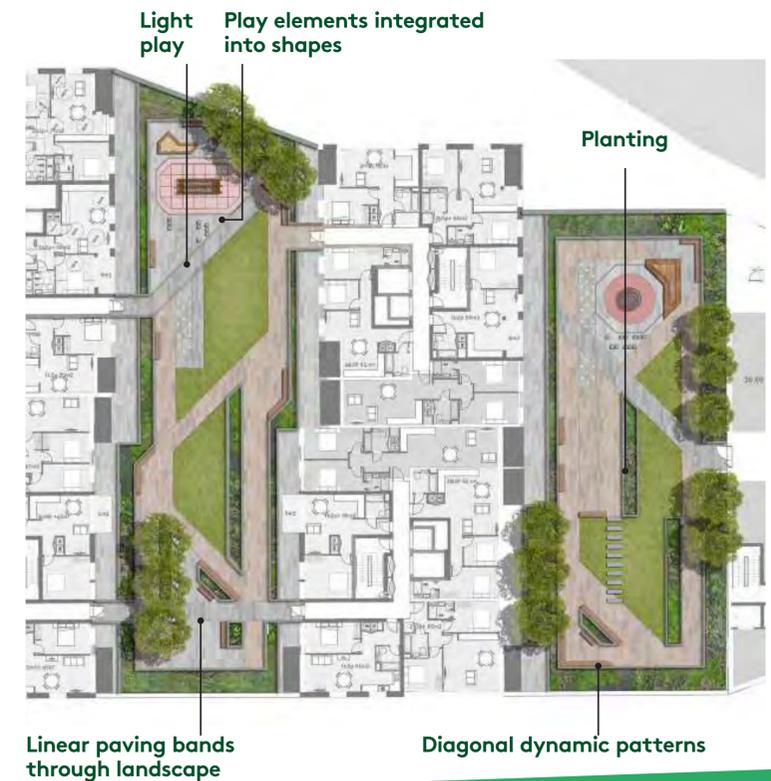
External recreational area: 7 sq m
Mayoral standard - 7 sq m

Courtyard Design Principles for Blocks O & N

The design of the courtyard areas has carefully considered factors including light/shade/wind/overlooking/noise as well as the proposed mixture of residents.

As the units in these blocks are for private sale, the courtyards have been designed with a more mature audience in mind.

The design focuses on a play and seating route, with an open grass leisure space at the core of the courtyards.



DANEBURY AVENUE RETAIL

A VIBRANT RETAIL HUB

ALTON GREEN

ROEHAMPTON SW15



3140 sq m (GIA)
Approx. Retail Space



480 sq m (GIA)
Approx. Office Space



2600 sq m
Approx. New Public Realm

The regeneration allows us to provide a modern and flexible new retail centre at Danebury Avenue.

We are proposing 3,140 sq m of new retail units along the north and south sides of Danebury Avenue, including a new large foodstore.

It is proposed there will be at least the same amount of retail space as is available now, in well designed units suitable for modern retail needs. The units will be owned and let by the council.

The new units to the north of Danebury are expected to be complete in 2024 ahead of the south side of Danebury being redeveloped - enabling existing businesses to operate as usual until some are able to relocate to new premises.



Ground Floor Plan - Danebury Avenue West & Commercial Areas (Red)



THE NEW BUILDINGS BLOCKS K & M

ALTON GREEN

ROEHAMPTON SW15

BLOCK K KEY FACTS:

- 241 units, all for private sale
- Split into three blocks - K1, K2 and K3
- The blocks will range in height from 4 to 9 storeys
- The blocks provide a mixture of 1, 2 and 3 bed private apartments arranged around two courtyards which are accessed from Harbridge Avenue and Kingsclere Close
- Key visual and pedestrian links are created between the blocks fronting Harbridge Avenue and Kingsclere Close through landscaped courtyards, increasing permeability through Alton Green to Danebury Avenue and beyond
- Block K3 maintains a prominent townscape position on both approaches from Roehampton Lane and acts as a key wayfinding marker for Kingsclere Avenue



Aerial view of Blocks K



Looking up Kingsclere Close from Ellisfield Drive



View from Harbridge Avenue

BLOCK M KEY FACTS:

- 107 units, all for private sale
- Block M is located along Roehampton Lane and is a marker building for the regeneration area when arriving from the north
- Block M contains 107 units and its height varies between 7 and 9 storeys
- The residential entrance off Roehampton Lane acknowledges the importance and prominence of this location
- It is served by two cores, both accessed and serviced from Kingsclere Close, with a mix of 1 and 2 bed private units, a communal garden at podium level and an undercroft car park accessed from Kingsclere Close

Courtyard Design Principles for Block M

The design focuses on an inclusive and engaging leisure space, with a social area at the core of the courtyard. The design offers 1.5 sq m amenity space and privacy for the residents of the podium level units.



View along Roehampton Lane looking South



Typical Floor Plan

Nature inspired play elements

Strong visual access points

Social space at core of courtyard

Naturalistic edge to open side



THE NEW BUILDINGS

BUILDING Q

ALTON GREEN

ROEHAMPTON SW15



Building Q location



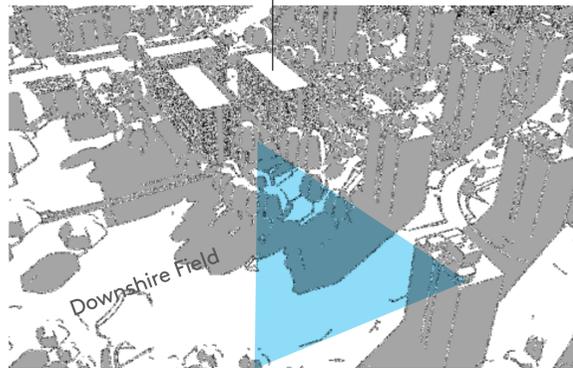
116
Affordable Homes



79
Family Homes
(3B+)



View of Building Q West Elevation



Building Q will provide expansive views of Downshire Field



View of Building Q East Elevation



Typical Floor Layout



East Elevation - Facing Roehampton Lane

BUILDING Q KEY FACTS:

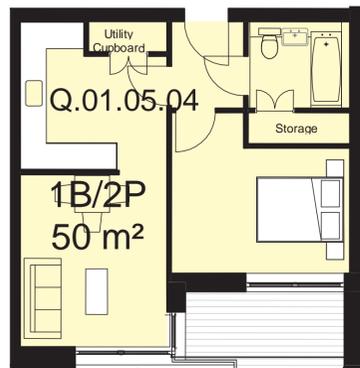
- Building Q is located next to Chadwick Hall Student Accommodation and Grade II Listed Downshire House. The building is designed to respond to the understated elegance of Downshire House and modernist elevations of the Alton Estate buildings.
- A number of existing trees along Roehampton Lane are proposed for retention and these will significantly obscure the views of the new blocks, providing screening.
- Building Q acts as a marker at the southern edge of the estate.
- The building is split into 3 blocks: Block Q2 facing Roehampton Lane and Block Q1 /Q3 offering expansive views of Downshire Field.
- Active frontage along Roehampton Lane is achieved by duplex units, with private entrances and living accommodation located on the ground floor.
- The main entrance to the development is from Roehampton Lane, with Blocks Q1 and Q3 accessed through the communal garden.
- Building Q contains 116 units, over 7 and 8 storey elements with an undercroft car park for exclusive use by residents in the block.
- All homes in this block will be available for secure tenants or resident leaseholders who need to be rehoused.
- High quality communal open space will be provided at podium level.

THE NEW BUILDINGS BUILDING Q

ALTON GREEN

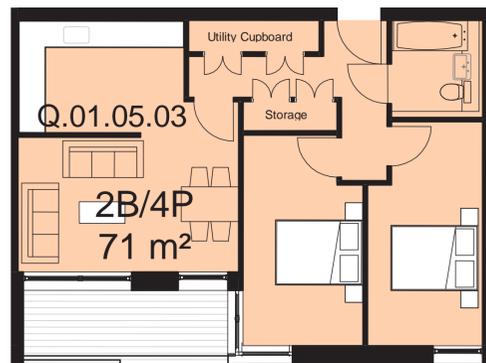
ROEHAMPTON SW15

Typical 1-bedroom flat for 2 people



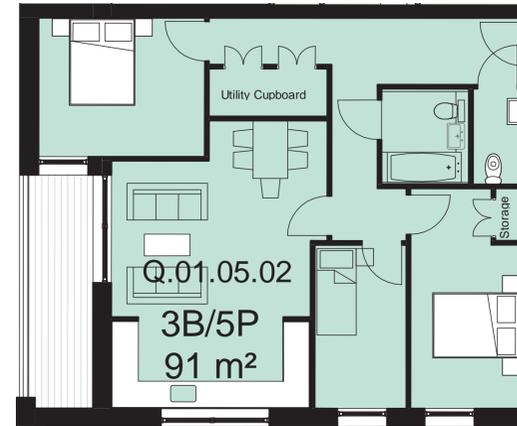
Flat area: 50 sq m
Mayoral standard - 50 sq m

Typical 2-bedroom flat for 2 people



Flat area: 71 sq m
Mayoral standard - 70 sq m

Typical 3-bedroom flat for 5 people



Flat area: 91 sq m
Mayoral standard - 86 sq m
(5 sq m above standard)

Typical 4-bedroom flat for 6 people



Flat area: 102 sq m
Mayoral standard - 99 sq m
(3 sq m above standard)

BLOCK Q - FLAT TYPE MIX (all social rent or equity share)

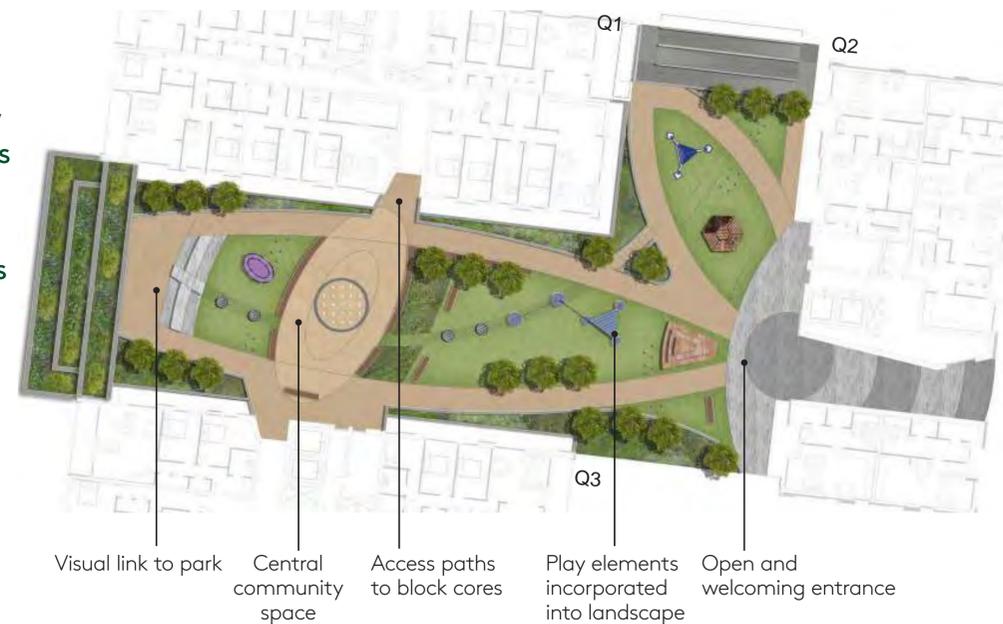
		→	19 total units
1B	2P	→	19 total units
2B	4P	→	19 total units
3B	5P	→	61 total units
3B	6P	→	2 total units
4B	5P	→	7 total units
4B	6P	→	6 total units
4B	7P	→	1 total unit
4B	8P	→	1 total unit

Courtyard Design Principles for Block Q

Building Q includes mixture of 2/3/4 bedroom units. The courtyard is designed with extensive play provision requirements and family oriented units, as well as space for social amenity.

The main access point is from the eastern edge of the courtyard with access to ground floor frontages of Building Q. There is a ramped access link to the footpath of the courtyard.

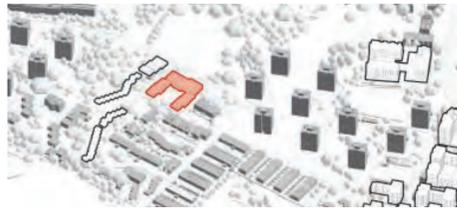
The main access to the cores runs through external space, achieving a sense of unity through the design.



PORTSWOOD PLACE

ALTON GREEN

ROEHAMPTON SW15



Portswood Place location

The regeneration of the community and retail facilities at Portswood Place will create a new focal point in the centre of Alton West, against the backdrop of Downshire Field and Mount Clare.

These new buildings, occupying the heart of the estate, will provide a range of facilities that will open up and activate the area including:

- New nursery and community centre
- New Clubroom for Minstead Gardens
- New retail
- Space for health/community uses

These buildings are sensitively designed to sit within the landscape and be respectful to the setting of the listed buildings and conservation area.

A multi-functional hall can be made available to the local community for shared use.

The new Eastwood Children's Centre and Nursery will be accessed from Danebury Avenue.

Classrooms will be located around a main courtyard, with direct access to external play space.

Community/health/retail uses Eastwood Children's Centre and Nursery



Ground Floor Plan - Portswood Place



First Floor Plan - Portswood Place



1910 sq m (GIA)
Nursery/Children's Centre



588 sq m (GIA)
Community / Health facilities



70 sq m (GIA)
Retail Usage



South West view from Downshire Field



View South from Downshire Field

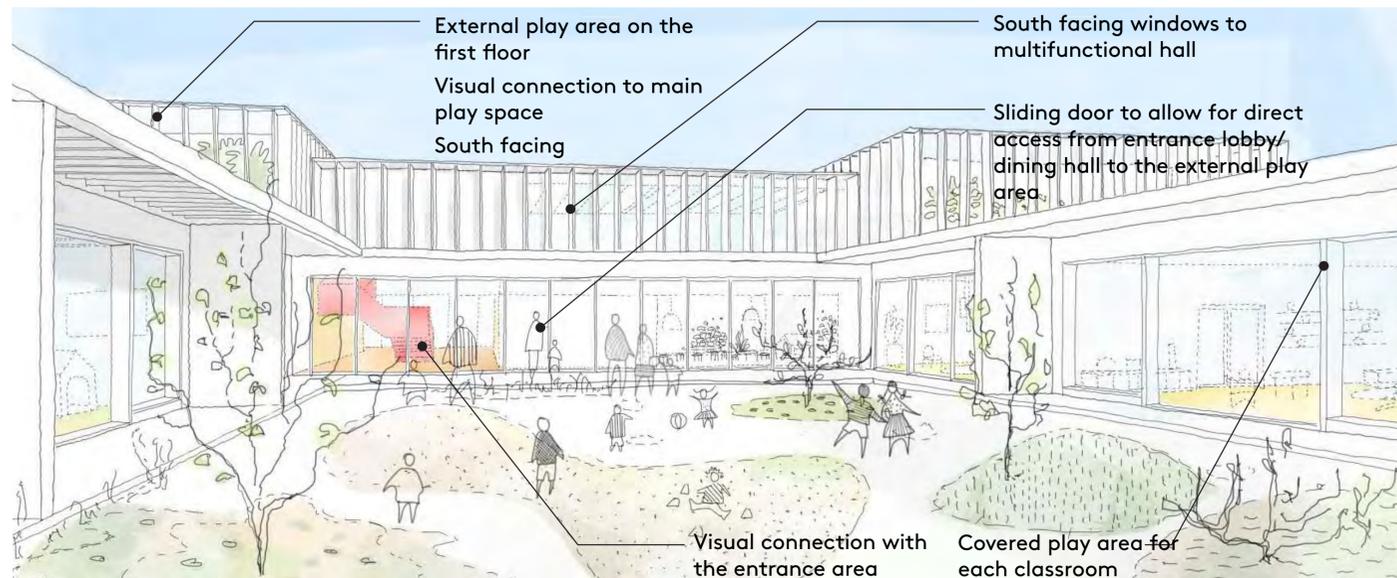
EASTWOOD CHILDREN'S CENTRE AND NURSERY AT PORTSWOOD PLACE

ALTON GREEN

ROEHAMPTON SW15

KEY FEATURES:

- Classrooms are positioned around the main courtyard, with direct access to an external play space from all teaching rooms.
- Foldable partitions allow flexible teaching space and further improve connections to the external playground.
- The multifunctional hall is carefully arranged to allow out-of-hours use. The design provides the hall with separate secure access, creating a new hire-able venue for the community.
- Considered landscape design creates informal and calm areas for external teaching.
- Fitted furniture will provide intimate and enclosed spaces within the generous double height volume.
- The double height space (pictured below) creates a visual connection with the first floor.
- South facing high level windows will ensure spaces are well lit.



Portswood Place - Main Courtyard



Portswood Place - Multifunctional Hall



Portswood Place - Typical Classroom & View towards courtyard



Clearly Defined Entrance & Porch fronting Downshire Field

PARKING, ACCESS AND MANAGEMENT

ALTON GREEN

ROEHAMPTON SW15



Site Principles

- c. 550 additional undercroft parking spaces provided beneath blocks to reduce on-street parking demand
- Improved on-street parking design, balancing parking demand with improved landscaping and level access.
- Pedestrian and cycling routes throughout the site to ensure high permeability
- Access complemented by existing levels
- Improved loading and servicing facilities
- Improved access into Block Q (166-168 Roehampton Lane site)

How will parking be managed?

- On-plot parking will be managed separately from street parking
- Block residents will be able to request a free parking permit for secure podium spaces

How has the parking need been assessed?

We carried out parking surveys across the whole of the estate in November 2017, using 2011 census data to understand predicted trends in future resident car ownership. The below table shows how the level of spaces to be provided will be sufficient to cover numbers of cars on the street after the regeneration:

	Undercroft spaces	Spaces on street in intervention area	Cars on street
Today	0	743	534
After regeneration	c.550	641	491

Numbers subject to change as the scheme develops

TRANSPORT

ALTON GREEN

ROEHAMPTON SW15

NEW BUS TURNAROUND

- The existing bus turnaround is proposed for relocation in front of Shalden House. This will improve the historic parkland setting of Downshire Field
- The improved bus turnaround will provide space for up to four buses to wait, plus an additional running lane
- Additional bus stops will be provided in both directions to serve Tunworth Crescent
- Improved landscaping and screening will soften the interface between the new bus turnaround and Shalden House.



Improving the Danebury Avenue/ Roehampton Lane junction

- The approach to Danebury Avenue will be widened to allow two cars abreast and the number of vehicles that can exit during every traffic signal cycle will be increased
- The principles of TfL's Quietways proposal will be enhanced by providing new cycle facilities

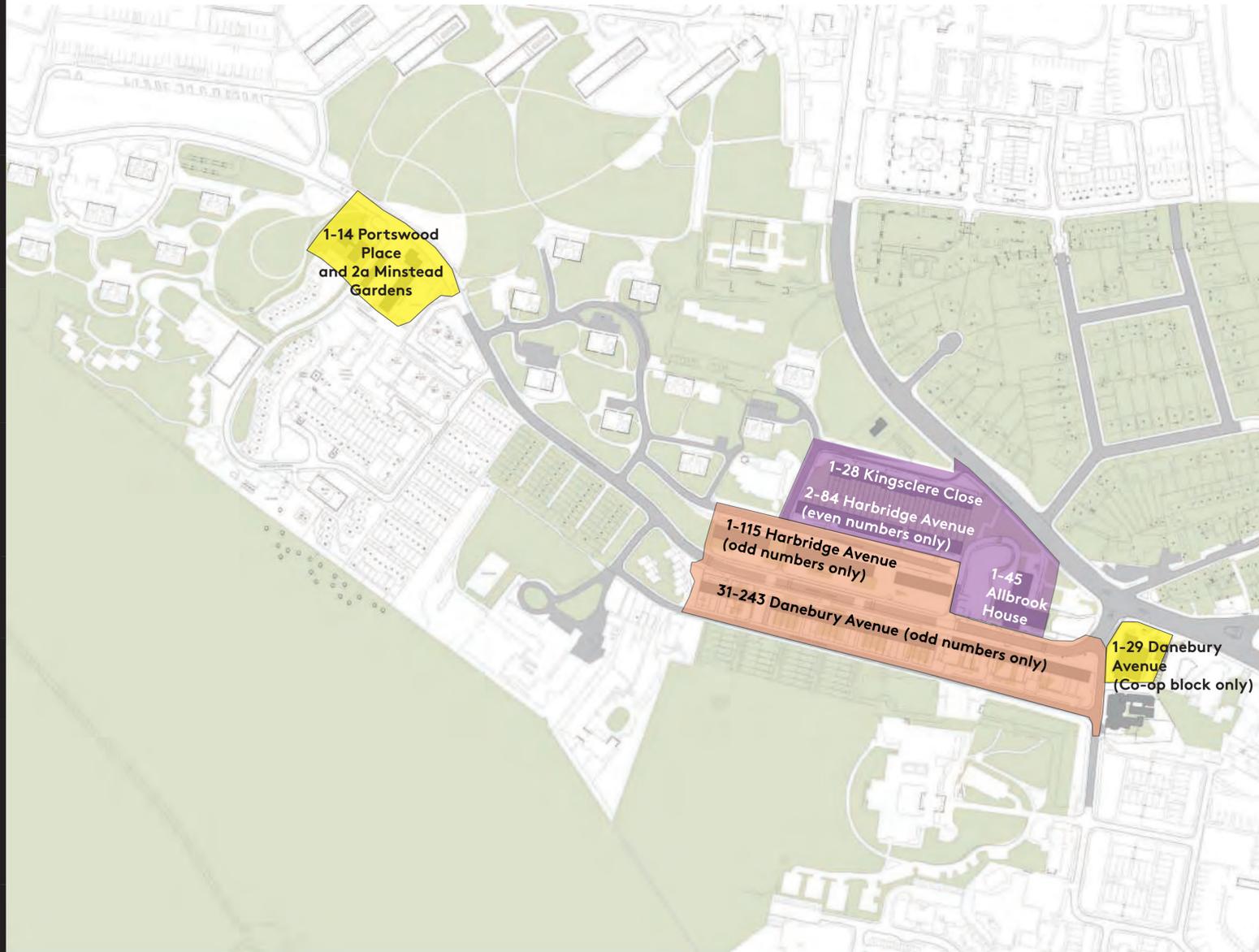


REHOUSING PROPOSALS

ALTON GREEN

ROEHAMPTON SW15

Phase	Homes Included in this phase	Estimated date for moving	Proposed area where tenants and resident homeowners will be offered replacement homes
0	1-29 Danebury Avenue (Co-op block only)	Summer 2020	Bessborough Road (Sherwood Lodge)
	1-14 Portswood Place and 2a Minstead Gardens		Bessborough Road (Sherwood Lodge)
1	2-84 Harbridge Avenue (even numbers only)	Summer 2021	Block A and Fontley Way
	1-45 Allbrook House		Block A and Fontley Way
	1-28 Kingsclere Close		Block A and Fontley Way
2	1-115 Harbridge Avenue (odd numbers only)	Late-2024 onwards	Block Q
	31-243 Danebury Avenue (odd numbers only)		Block Q



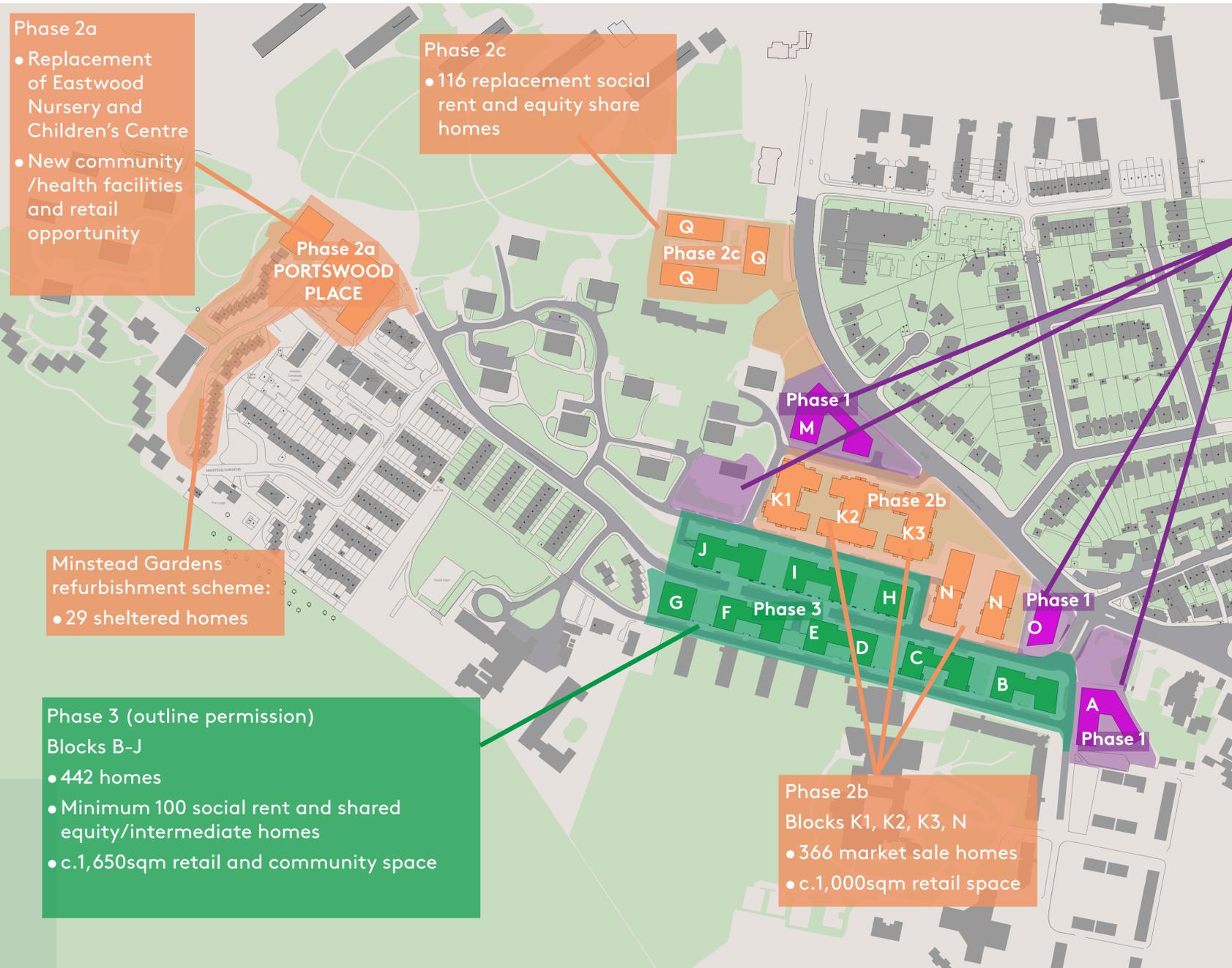
PHASING

ALTON GREEN

ROEHAMPTON SW15

Estimated timeline for delivery:

Dates	Phase
2019	Phase 1 construction starts
2020	Early sites for replacement homes complete
2021	Phase 1 complete
2022	Minstead Gardens refurbishment complete
2023	Phase 2a complete
2024	Phase 2b complete
2024-2027	Phase 2c complete by end of 2024 and 2025 Phase 3 starts 2024 All complete by 2027



Phase 1

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

Early sites for replacement homes to be completed during Phase 0:

BESSBOROUGH ROAD (SHERWOOD LODGE)
COMPLETE: SUMMER 2020

FONTLEY WAY
COMPLETE: 2020

PUBLIC REALM, LANDSCAPE AND PLAY

ALTON GREEN

ROEHAMPTON SW15

KEY DESIGN PRINCIPLES

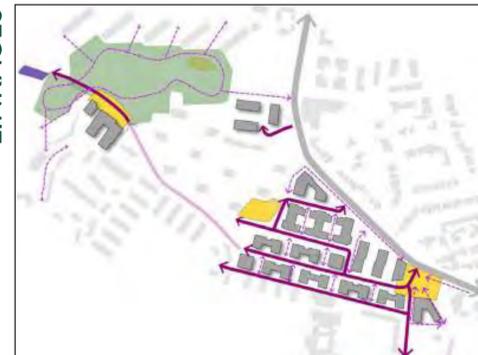
The masterplan focuses on three key areas as centres of public realm and social engagement - Downshire Field, the Alton Activity Centre and the Village Square. These three focal points are supplemented by doorstep play for each of the courtyards in the new blocks, which are being treated as separate independent play areas.

CONNECTIVITY



LINKAGES

Physical links



Visual links



STREETS

The proposals will enhance and create 'healthy streets', ranging from commercial to residential and with different characters depending on level of significance, traffic and other factors.

Street typology



TREES

The overall landscape strategy aims to achieve a net gain of trees. Therefore, the tree strategy takes into account where it will be necessary to carefully thin trees and where to reprove them.

DOWNSHIRE FIELD

ALTON ACTIVITY CENTRE

VILLAGE SQUARE



PLAY STRATEGY

- Key areas of the play strategy, as a vital component for social engagement, connectivity and wellbeing of the community
- Design Proposals for the Alton Activity Centre will revive this space, making it a pivotal space for the community
- Three new core play and amenity areas for all ages and abilities will be built

LANDSCAPE AND PLAY AT DOWNSHIRE FIELD AND PORTSWOOD PLACE

ALTON GREEN

ROEHAMPTON SW15



Illustrative perspective of Downshire Field Playground



Connection between Downshire Field and Portswood Place



NEW BUS TURNAROUND

Masterplan showing newly enhanced connection between Downshire Field and Portswood Place, together with the proposed play nodes across trim trails for the parkland



The dotted red line shows expanded footprint of play area compared to what is currently there

Downshire Field - Design Proposals



Downshire Field Play (Fenced)

Neighborhood Play (Open)

Design Proposals

The redesign of the current Downshire Field Playground is part of the overall landscape and play strategy. This is a key public realm and social engagement area. At the moment it is fenced off, with amenities that are in need of refurbishing. The design proposals are looking to open up the area and make general outdoor play and fitness, available for the wider public.

The design proposes:

- Creating a trail of fitness and play nodes across the parkland
- A careful process of thinning trees, to create a visual connection between Downshire Field and Portswood Place, creating a sense of openness across the estate
- A better, enlarged play area, with natural play and fitness to address all age ranges



Fitness equipment for all ages



Slides and climbing



Rustic play



Sensory experience

ALTON ACTIVITY CENTRE

ALTON GREEN

ROEHAMPTON SW15



3D Perspective of the Alton Activity Centre Proposals



Alton Activity Centre - current situation

Alton Activity Centre Proposals



Impression of the Alton Activity Centre Proposals

Design Proposals

The Alton Activity Centre will play an important role in delivering substantial play provision to the estate.

The proposals will include opening up of part of the space to provide older children's play provision, whilst maintaining a level of play for younger years in a managed environment. A new multi-use games area (MUGA) will be provided which will be accessible to all members of the public.



MUGA (multi-use game area)



Fitness equipment



Climbing structure



Table tennis facilities



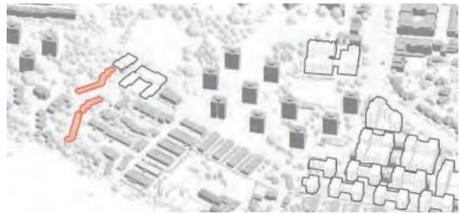
Play sculpture

MINSTEAD GARDENS

Extended and upgraded sheltered housing

ALTON GREEN

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Minstead Gardens bungalows location



29
Sheltered homes in total



28
Extended homes



1
Reconfigured home created by combining two existing units

The renovation works at Minstead Gardens will upgrade existing dwellings, to meet with building regulation standards and provide much improved sheltered housing for the elderly. The existing units will be converted from studio/bedsits into one-bedroom bungalows. The internal space of 28 out of 30 dwellings will be increased to 50 sq m - converting them from studio/bedsits into one-bedroom bungalows. Two remaining units will be combined to create one larger bungalow.

The scheme will preserve the characteristics of the architecture that make this site so unique and special. As the bungalows are Grade II listed, the proposals have involved close consultation with Historic England. The historically valuable aspects of the buildings will be enhanced. The streetscape, which has declined somewhat over recent years, will be improved. Each bungalow will also have its own improved private outdoor space.

The accessibility of the bungalows will be improved by addressing current issues with steep sloping pathways and uneven paving. The main entrances to numbers 2-26 Minstead Gardens will be moved to face the road, to improve access for services and deliveries as well as for the residents themselves.



Minstead Garden Bungalows - Overall Plan



Minstead Garden Bungalows - 1:20 Model



NEXT STEPS AND HOW TO COMMENT

ALTON GREEN

ROEHAMPTON SW15

HAVE YOUR SAY

Thank you for attending our exhibition today and taking part in the consultation to date — we are keen to receive your feedback on the latest proposals ahead of submitting the planning application. Feedback questionnaires and freepost envelopes are available today. You can hand them in today or return them in the post by 29th June 2018. If you need more time to review the exhibition boards, copies will be available in Roehampton Library, or to view on the website, where you can also submit comments: www.AltonEstateRegen.co.uk. We will also be holding some additional drop-in sessions in key locations over the coming weeks. Dates and times will be displayed on the news section of the website.

NEXT STEPS

As the project will be delivered in separate phases, we will be submitting what's known as a "hybrid" planning application, which will seek outline permission for the entire scheme and full detailed permission for the first two phases of development.

FORMAL CONSULTATION ON THE APPLICATION

Once the application has been submitted, Wandsworth Council will undertake a further period of consultation where views on the proposed development can be expressed. This formal consultation period will last for at least 21 days, and more information will be made available about how to contribute to this process once the application is submitted.

TALK TO THE TEAM

If you have any further questions about the proposals, you can:
Call the project team on: 020 7397 5212
Email: info@AltonEstateRegen.co.uk
Write to us: Freepost ALTON ESTATE REGEN

For any housing queries, please contact the regeneration team on 020 871 6207 or email: Roehampton@richmondandwandsworth.gov.uk