

Bessborough Road

Your Views Matter

THE  
ALTON ESTATE

2017



# WELCOME!

to the resident consultation on the initial designs for Bessborough Road

The Bessborough Road site will be the first site to be developed for the regeneration of the Alton Estate

# Bessborough Road

## Where is the site?

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## Welcome

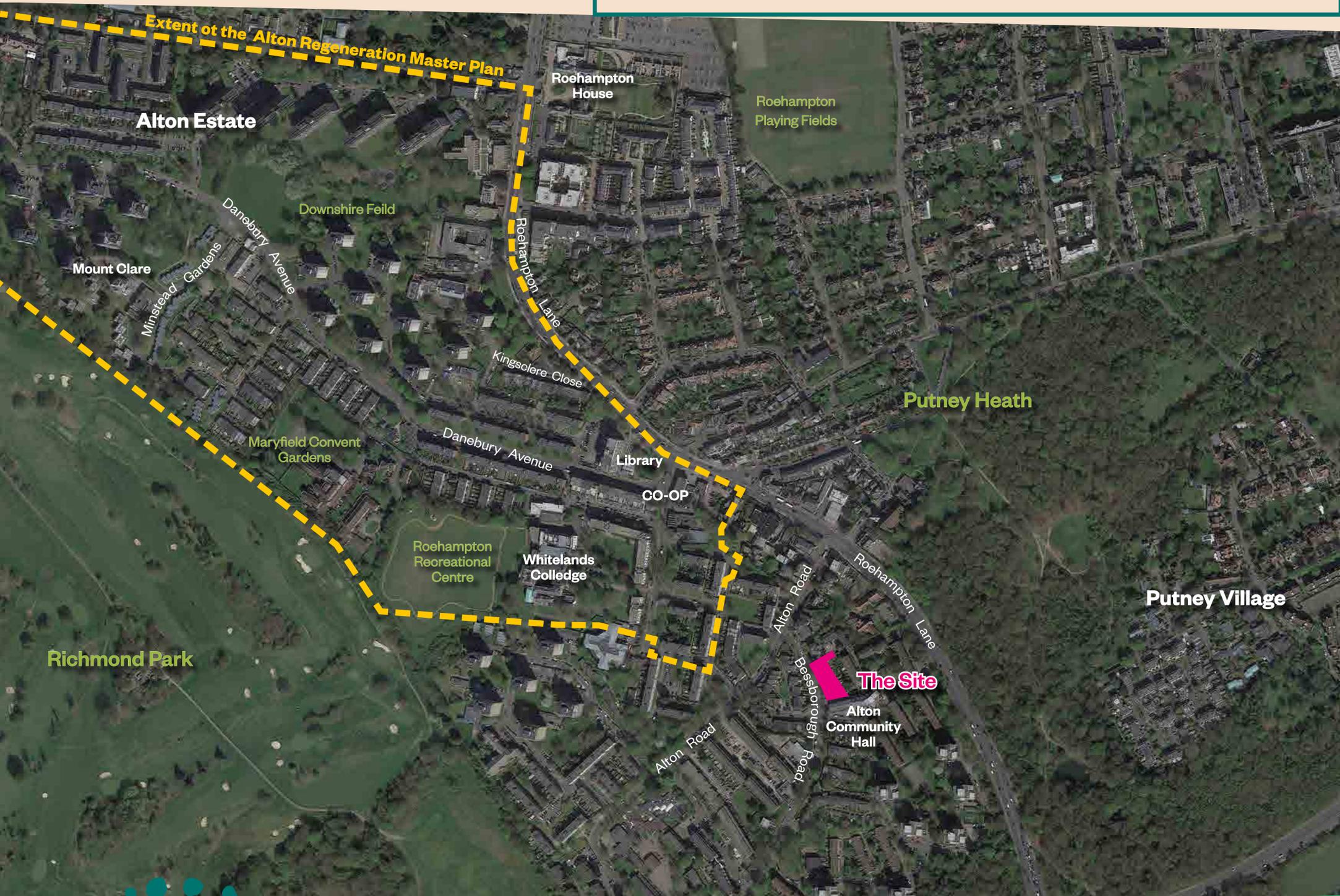
Wandsworth Council working with Redrow, is developing proposals for the site at Bessborough Road, as the first residential development built to the new regeneration standards.

This site will provide some of the new homes for residents that are affected by the first phases of the Alton Estate Regeneration Project. Completion of the development is planned for the end of 2019.

Initial ideas for the site were presented to residents in September 2017 and after careful consideration have now been developed in more detail.

Today's proposals will be developed further, taking account of your comments, and aiming for an application for planning permission in late 2017.

There will be a further opportunities for local residents to comment in early 2018, when the planning application is considered.



# Bessborough Road

## What is currently on the site?

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#### The existing condition

The site is located near the junction of Petersfield Rise with Bessborough Road. Currently, it is occupied with a small car park area and Sherwood Lodge, which will be demolished.

To the front of the site, along Bessborough Road, there is a green open space, with existing mature trees on it that will be retained, together with new enhancements and planting.

Adjacent to the site is Alton Community Hall and below on the ground floor there is a shopping parade along Petersfield Rise. These will also be retained and there will be additional pavement improvements in front of them.



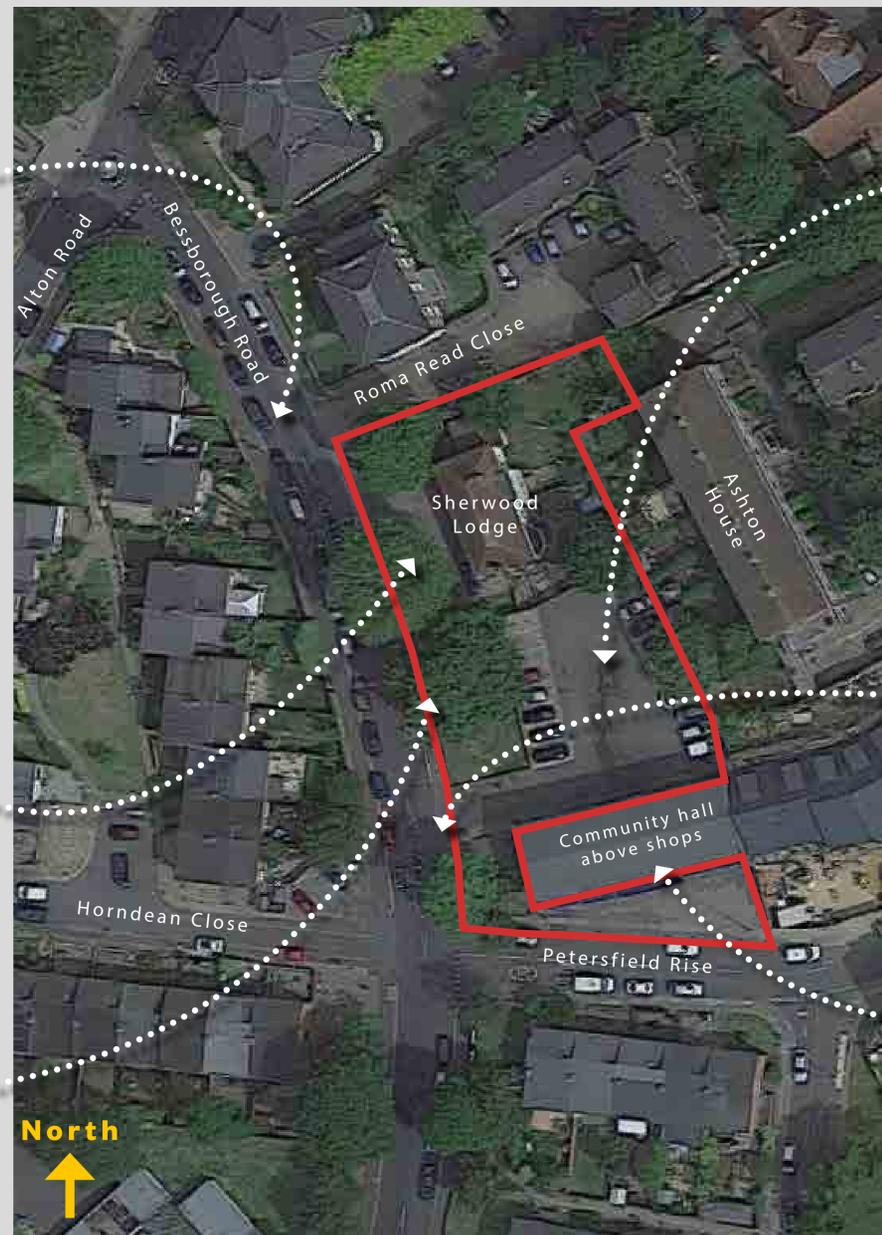
Bessborough Road



Sherwood Lodge to be demolished



MATURE TREES ALONG BESSBOROUGH ROAD TO BE RETAINED



Existing car park



Vehicle access to the car park & rear of the shopping parade



ALTON COMMUNITY HALL & SHOPS TO BE RETAINED

# Bessborough Road

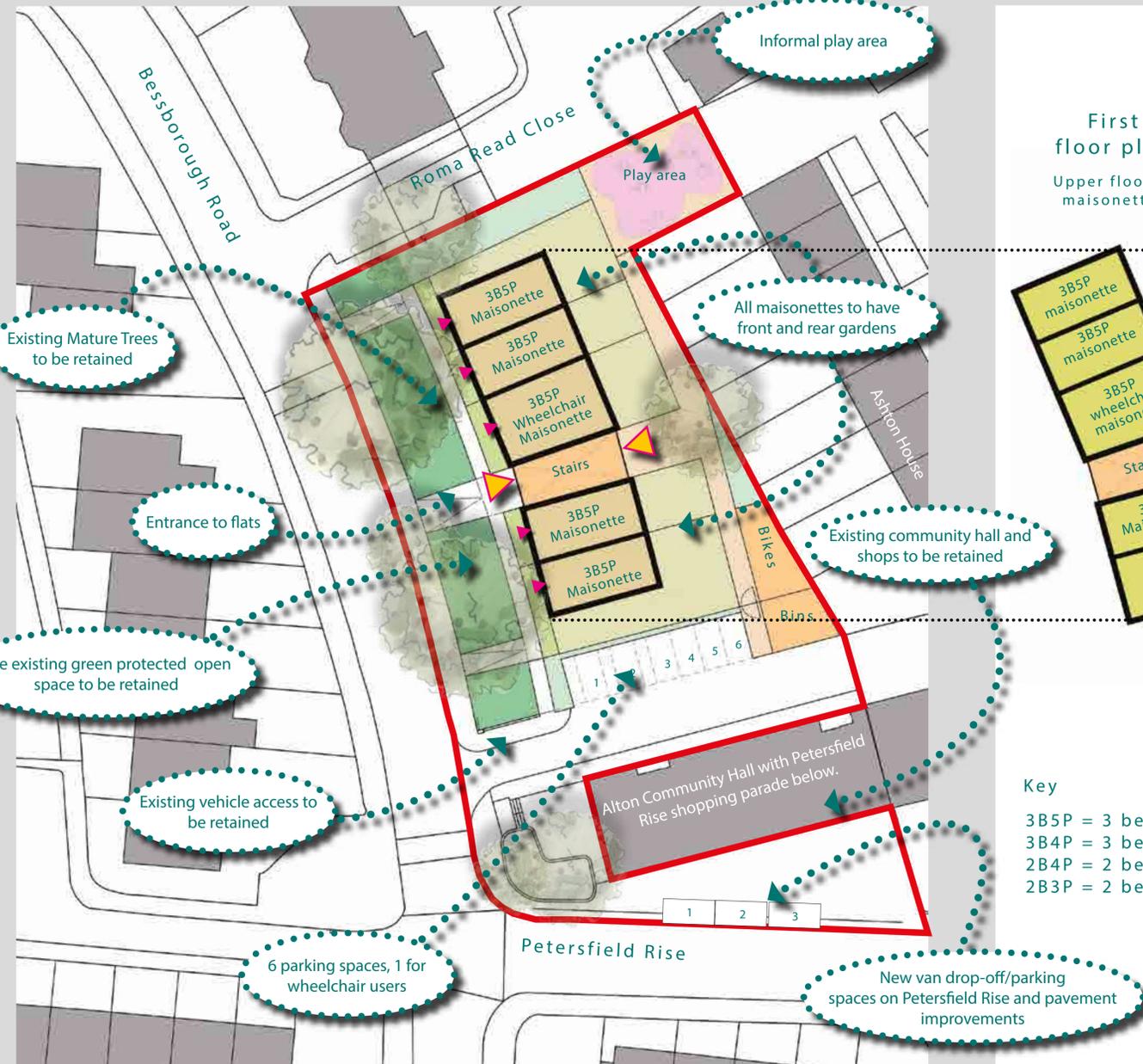
## What will the new building contain?

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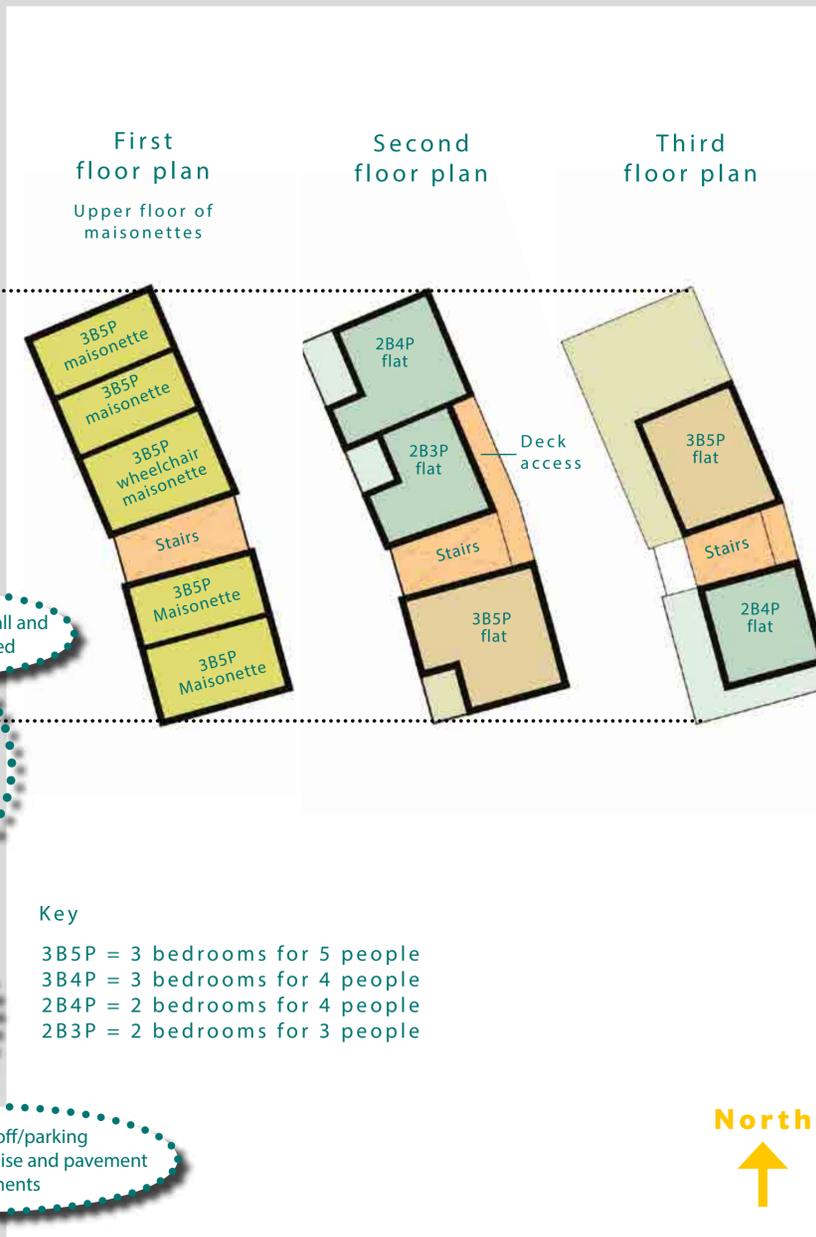
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## The Proposal

Ground floor plan



Upper floor plans



The proposal provides 10 new affordable homes, with a mixture of shared equity and council rent homes to meet the needs of the residents that will move in.

All new homes are to:

- meet or exceed all of the housing policy standards set by Wandsworth Council.
- have fitted kitchens & bathrooms.
- provide sufficient space for normal furniture and for storage.
- have individual gas boilers, be well insulated with double glazed windows to reduce energy bills.
- be fully adaptable, to reflect the changing mobility requirements of residents
- one maisonette will be designed for a wheelchair user.

The proposal will also offer:

- 6 parking spaces, one of which shall be designated for a wheelchair user.
- a safe play area for younger children accessible to all homes.
- a securely designated communal bike & bin storage area provided externally within the site.

# Bessborough Road

## What will the new homes look like?

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### 3 bed 5 person Maisonette

The proposal provides five 3 bedroom maisonettes on the ground floor, individually accessed via their own front doors through a front garden.

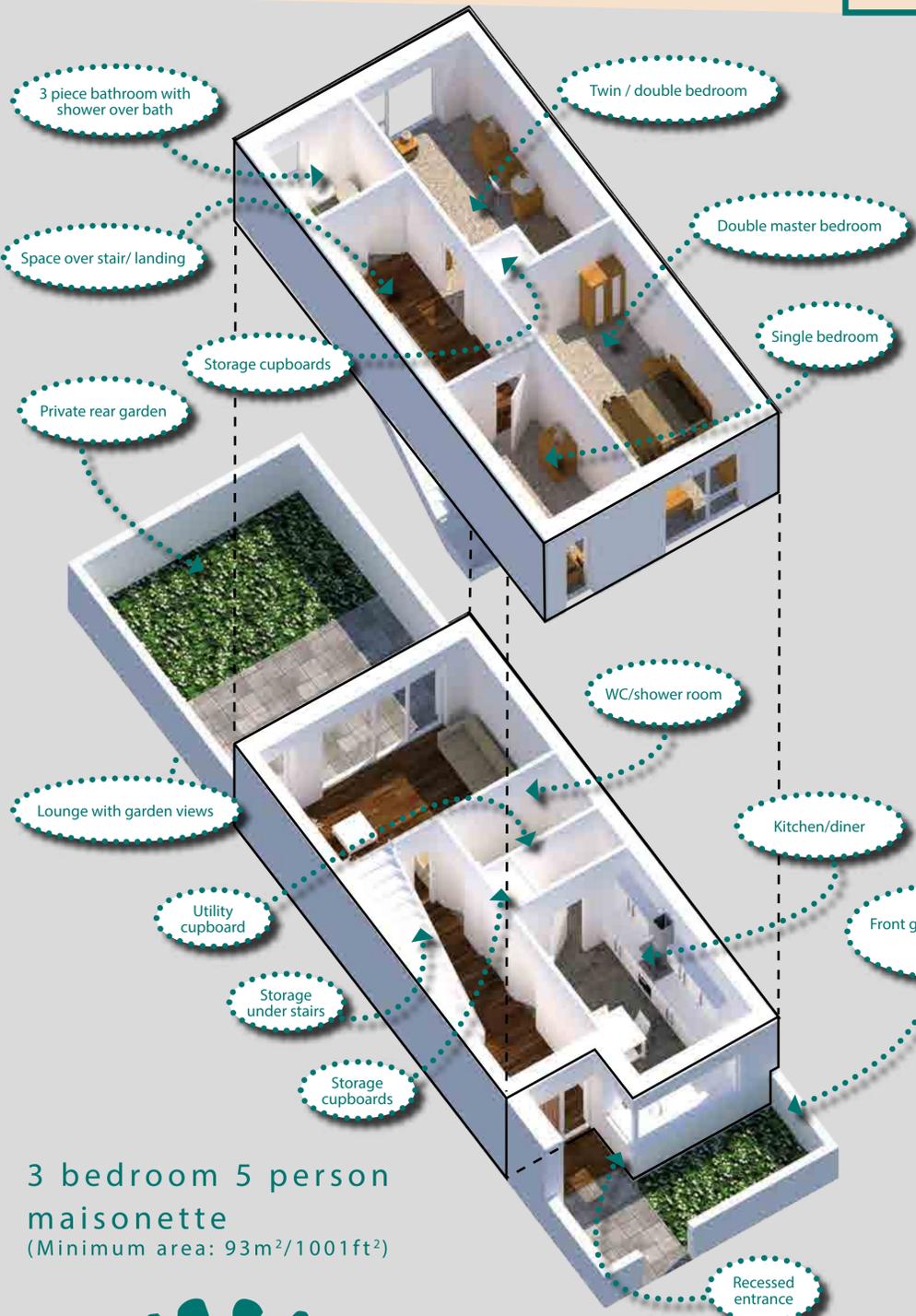
The maisonettes will be very similar to a traditional two storey home with a private front and rear garden.

The overall area will meet or exceed the minimum requirements of current planning standards and include over 3m<sup>2</sup> of storage area.

The floor plans opposite demonstrate that all rooms can accommodate a normal selection of furniture, and an allowance is made for bikes to be stored in the garden or the shared bike store at the rear.

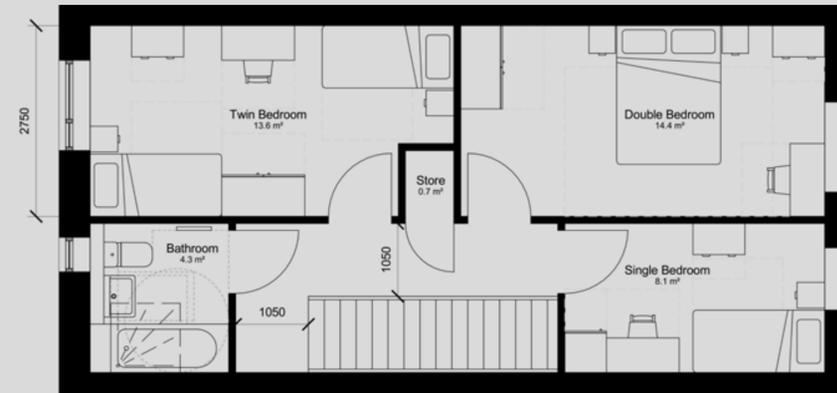
One of these maisonettes will be designed to wheelchair standards, with a larger area to ensure that anyone using a wheelchair or mobility aid will be able to move around and use all the parts of the home.

All living rooms and bedrooms will be well ventilated, well lit, with views towards either the rear gardens or the green open space along Bessborough Road.



3 bedroom 5 person  
maisonette  
(Minimum area: 93m<sup>2</sup>/1001ft<sup>2</sup>)

Upper floor plan



Lower floor plan



MINIMUM ROOM AREAS	2 BED	3 BED	BUILT-IN STORAGE AREAS	AREA
Double bedroom	12m <sup>2</sup> /129ft <sup>2</sup>	12m <sup>2</sup> /129ft <sup>2</sup>	2B3P flat	2m <sup>2</sup> /22ft <sup>2</sup>
Single bedroom	8m <sup>2</sup> /86ft <sup>2</sup>	8m <sup>2</sup> /86ft <sup>2</sup>	2B4P flat	2.5m <sup>2</sup> /27ft <sup>2</sup>
Living room/diner	17.6m <sup>2</sup> /189ft <sup>2</sup>	20.5m <sup>2</sup> /221ft <sup>2</sup>	3B4P flat	2.5m <sup>2</sup> /27ft <sup>2</sup>
Kitchen	7.5m <sup>2</sup> /81ft <sup>2</sup>	8.3m <sup>2</sup> /89ft <sup>2</sup>	3B5P maisonette	3.0m <sup>2</sup> /32ft <sup>2</sup>
Kitchen/diner	11.2m <sup>2</sup> /121ft <sup>2</sup>	12.8m <sup>2</sup> /138ft <sup>2</sup>	<b>MINIMUM PRIVATE AMENITY AREA</b>	
Living room	14m <sup>2</sup> /151ft <sup>2</sup>	16m <sup>2</sup> /172ft <sup>2</sup>	2B3P flat / 2B4P flat	10m <sup>2</sup> /107ft <sup>2</sup>
living/kitchen/dining	27m <sup>2</sup> /291ft <sup>2</sup>	n/a	3B5P maisonette / 3B5P flat	15m <sup>2</sup> /161ft <sup>2</sup>

\* Private amenity such as balconies, terraces or gardens will vary with flat type & location, however all flats will comply with the minimum areas indicated in the above table.

# Bessborough Road

## What will the new homes look like?

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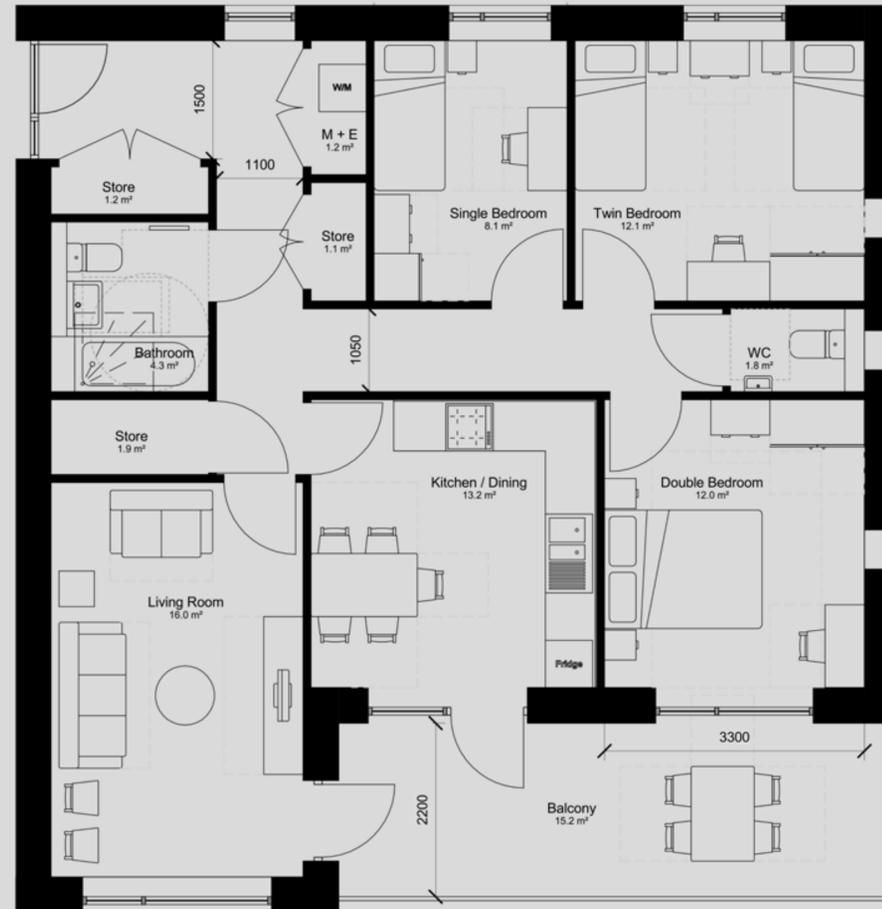
### 3 bedroom flats

There will be two 3 bedroom flats for 5 people of which the layout to the left is an example. The areas of the flats will allow for normal furniture layouts and have at least 3 m<sup>2</sup> of storage.

The flats are situated on the 2<sup>nd</sup> or 3<sup>rd</sup> floor and they will be accessed from secured and shared common stairs and deckway. Each individual flat will have a private entrance.

All three bedroom flats will have either a large external inset balcony or a roof terrace with a minimum area of 15m<sup>2</sup>\*.

All living rooms and bedrooms will be well ventilated, well lit, with views towards either the rear gardens or the green open space along Bessborough Road.



MINIMUM ROOM AREAS	2 BED	3 BED	BUILT-IN STORAGE AREAS	AREA
Double bedroom	12m <sup>2</sup> /129ft <sup>2</sup>	12m <sup>2</sup> /129ft <sup>2</sup>	2B3P flat	2m <sup>2</sup> /22ft <sup>2</sup>
Single bedroom	8m <sup>2</sup> /86ft <sup>2</sup>	8m <sup>2</sup> /86ft <sup>2</sup>	2B4P flat	2.5m <sup>2</sup> /27ft <sup>2</sup>
Living room/diner	17.6m <sup>2</sup> /189ft <sup>2</sup>	20.5m <sup>2</sup> /221ft <sup>2</sup>	3B4P flat	2.5m <sup>2</sup> /27ft <sup>2</sup>
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Living room	14m <sup>2</sup> /151ft <sup>2</sup>	16m <sup>2</sup> /172ft <sup>2</sup>	2B3P flat / 2B4P flat	10m <sup>2</sup> /107ft <sup>2</sup>
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\* Private amenity such as balconies, terraces or gardens will vary with flat type & location, however all flats will comply with the minimum areas indicated in the above table.

3 bedroom 5 person flat  
(Minimum area: 86m<sup>2</sup>/952ft<sup>2</sup>)

All flats to have fitted bathrooms

# Bessborough Road

## What will the new homes look like?

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### 2 bedroom flats

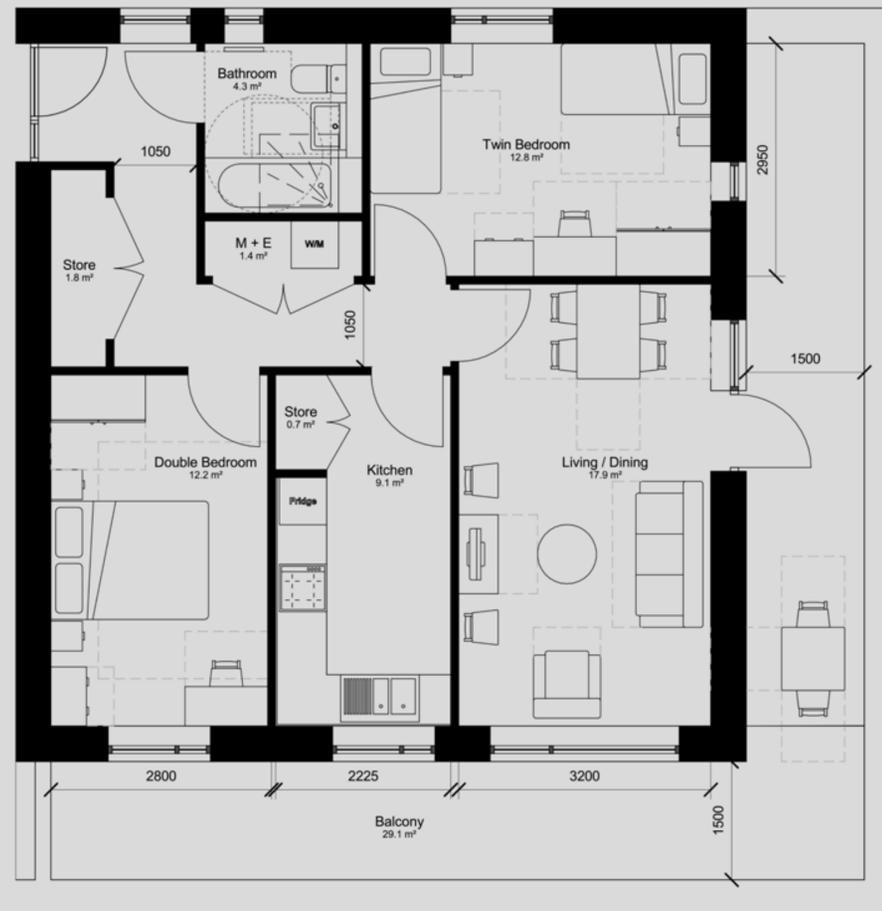
There will be three 2 bedroom flats for either 3 or 4 people. The image to the left is an example of an internal layout for a 2 bedroom flat for 4 people.

The areas of the flats will allow for normal furniture layouts and have at least 2 to 2.5m<sup>2</sup> of storage, depending on type.

The flats are situated on the 2<sup>nd</sup> or 3<sup>rd</sup> floor and they will be accessed from secured and shared common stairs and deckway. Each individual flat will have a private entrance.

All two bedroom flats will have either a large external inset balcony or a roof terrace with a minimum area of 10m<sup>2</sup>\*.

All living rooms and bedrooms will be well ventilated, well lit, with views towards either the rear gardens or the green open space along Bessborough Road.



All flats to have fitted kitchens & storage areas

2 bedroom 4 person flat  
(Minimum area: 70m<sup>2</sup>/754ft<sup>2</sup>)

MINIMUM ROOM AREAS	2 BED	3 BED	BUILT-IN STORAGE AREAS	AREA
Double bedroom	12m <sup>2</sup> /129ft <sup>2</sup>	12m <sup>2</sup> /129ft <sup>2</sup>	2B3P flat	2m <sup>2</sup> /22ft <sup>2</sup>
Single bedroom	8m <sup>2</sup> /86ft <sup>2</sup>	8m <sup>2</sup> /86ft <sup>2</sup>	2B4P flat	2.5m <sup>2</sup> /27ft <sup>2</sup>
Living room/diner	17.6m <sup>2</sup> /189ft <sup>2</sup>	20.5m <sup>2</sup> /221ft <sup>2</sup>	3B4P flat	2.5m <sup>2</sup> /27ft <sup>2</sup>
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## How the building might look

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The use of durable & easy to maintain materials



Fourth storey set-back



Changes in brick textures to create interest



## Facades

The proposed building will be constructed of quality materials that are hard wearing, easy to maintain and similar looking to the buildings in the surrounding area.

Two brick tones of contrasting colours will be used to divide up the façade, reflecting the changes in the building's volume and/or the internal composition of the flats within.

Entrance areas could be picked out with the use of colour or by a variation in the brick pattern.

The central entrance and stair area will be secure and transparent for good overlooking of the stair and rear area. It will visually split the building into smaller buildings.

Colour could also be used in this area to identify its importance and to help create a unique identity for the building.

Two tones of brick used in facades



Inset private balconies



Brick detailing to mark the location of different flat types

Individual front entrances and gardens



The use of colour to help clearly define entry areas



# Bessborough Road

## What about the outside spaces?

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#### Green open space



Green Space off Bessborough Road



Landscaped Play Area



Private Parking Spaces

#### Private Spaces



Private Front Gardens & Entrances



Private Back Gardens



Large Private Balconies or Roof Terraces



### External Spaces

#### Public Open Space:

An existing open space with mature trees, along the edge of Bessborough Road, will be retained.

There will be a secure informal play area at the rear of the development. There will also be a secure communal area with secure bicycle storage. These areas will have controlled access to guarantee security for the residents.

6 parking spaces and communal bin stores will be provided in the southern part of the site. Access to the car park and bins will be from the existing entry point.

#### Private Open Spaces:

All ground floor maisonettes will have private front areas and rear gardens. All remaining flats will have either a large balcony or a roof terrace.

#### Other Improvements:

The proposal will also create three new parking spaces and make pavement improvements to the areas along Petersfield Rise, adjacent to the retained shops & community hall.

Bessborough Road

Have your Say...

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Your views matter !

The Council would like to hear your views before finalising the proposals. Please leave your comments on the sticky notes and stick them to this board **or please fill in one of the feedback forms provided.**

What happens next ?

Today's proposals will be developed further by our design team, taking into account your comments, views and ideas. We will aim for an application for planning permission in late 2017.

A further exhibition of the actual application will be held early next year in 2018 for residents to comment on.

For more information concerning the development you can contact :

**020 8871 6207**

or email us at :

**[roehampton@wandsworth.gov.uk](mailto:roehampton@wandsworth.gov.uk)**

