

Masterplan Report
October 2014

Altion Area Masterplan



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Wandsworth Council has commissioned this masterplan for the Alton area. It sets a compelling vision for the future.

It represents the culmination of a year of commitment and participation by residents, local organisations, service providers, institutions, elected members and Wandsworth Council officers to create a strategy to deliver the vision. Baseline investigations have been followed by public consultation on options and on a preferred option.

This document represents the recommended masterplan.

Introduction

Wandsworth Council has sponsored this vision and masterplan for the Alton area to guide the necessary change to create a high quality living environment for residents.

The plan draws on and respects the key elements of its unusual and fascinating heritage, recognising the need for sensitivity to conservation considerations and the complexity of property ownership.

The aim of this masterplan is to guide the delivery of a strong and positive vision for the Alton area. Reflecting the broad consensus of opinion the masterplan advocates bespoke, targeted interventions as opposed to wholesale, comprehensive change across the entire estate.

In addition to creating new residential opportunities and addressing the wider environment the masterplan also seeks to meet the business and service needs of residents and those living in surrounding areas, as well as providing local employment opportunities.

The ambition is to make the Alton area a place that people aspire to live in and which takes full advantage of both local and wider south west London attributes.

It is supported by a suite of reports, including a detailed analysis of the area - compiled into a Baseline Report, a Masterplan Options Report, an Options Consultation Report, a Preferred Options Report, a Preferred Option Consultation Report and an Executive Summary.

How the Masterplan Report is Organised

This document is organised to provide a context for masterplan proposals. An introduction sets the stage for the masterplan and a vision provides a compelling statement of how the Alton area could change and develop. A case for change draws on baseline investigations and local consultation to highlight socio-economic, market and physical factors which need to be addressed.

The masterplan section addresses how the masterplan was created - in terms of the process of plan making & consultation, but also in terms of objectives and principles that set a framework for what the masterplan was expected to achieve. The key role of heritage and conservation factors in influencing the masterplan solution is addressed.

A delivery strategy section highlights the approach to moving from masterplan to realising the vision at the Alton Area itself.

The Vision

The vision sees the Alton area as a place of housing choice for a wide range of households – ranging from tenants who regard it as amongst the best locations in the borough, to owner-occupiers who see it as competing in the wider south west London markets.

The Donebury Centre will be revitalised with new shops, community services, business spaces and a new Library. Plus which would include library services as well as community, arts and cultural offer to serve Alton residents and wider Roehampton neighbours. The masterplan will create space for small businesses to start as an aid to creating new and continuing employment opportunities for local residents. Professionally managed student units could be included.

Portswood Place will host a new landmark building at the foot of Alton Park, with a nursery and family services relocated from Roehampton Lane, extended primary health care services, a linked exercise suite, and spaces for independent non-profit community organisations, workshop and enterprise spaces and local retail services. The focus will be on the wellbeing of the local community. A new community pavilion including a meeting hall, café and bar facing the park will replace the Minstead Gardens sheltered club room. The bungalows on Minstead Gardens will be transformed and extended, allowing mainstream housing or sheltered housing or innovative live-work or studio space. The Methodist Church can be re-provided with its placement coordinated with the whole and a sympathetic design.

The housing area between Roehampton Lane and Donebury Avenue west of the centre will see a new generation of high quality homes. Community facilities will be relocated from 166 Roehampton Lane, creating a new residential site. Existing homes will be replaced and new homes added. New homes will be added along Roehampton Lane. Careful placement and organisation will allow buildings to step down from Roehampton Lane towards Donebury Avenue. Both sides of Donebury Avenue will see new homes. Residential buildings will be a much higher quality, attractive and well connected to the existing street layout. Homes will be built to contemporary standards, meeting the needs of a wide range of residents.

The park will be revitalised and reinforced with a significant improvement of the landscape. Residents will gain from a new range of facilities and activities in the park.

A network of new and improved streets, cycle paths and footpaths will connect the Alton area to its neighbours and surroundings. A new direct pedestrian connection to Richmond Park will be created. There will be significant investment in pavements, street lights, landscape and street furniture on Donebury Avenue. Increasing the frequency of the 72 bus service to relieve overcrowding is recommended along with K3 route improvements. The bus stand on Donebury Avenue at Portswood Place will be relocated further to the west.

Pedestrian crossings will be upgraded at Donebury Avenue where it meets Roehampton Lane to allow people to enter and leave the estate more easily.

Key outcomes of the masterplan will be:

- 309 existing homes replaced;
- Up to 800 new homes – houses, maisonettes and apartments – including those replaced;
- 5,000 sqm retail space;
- 400 sqm dedicated workspace
- 5,000sqm community facilities;
- The potential for up to 400 student units

The Case for Change

The Case for Change

An analysis of the Alton area indicates evidence of a neighbourhood problem?

exhibiting relatively significant socio-economic and physical problems, which are putting

an increasing strain on services and on public expenditure.

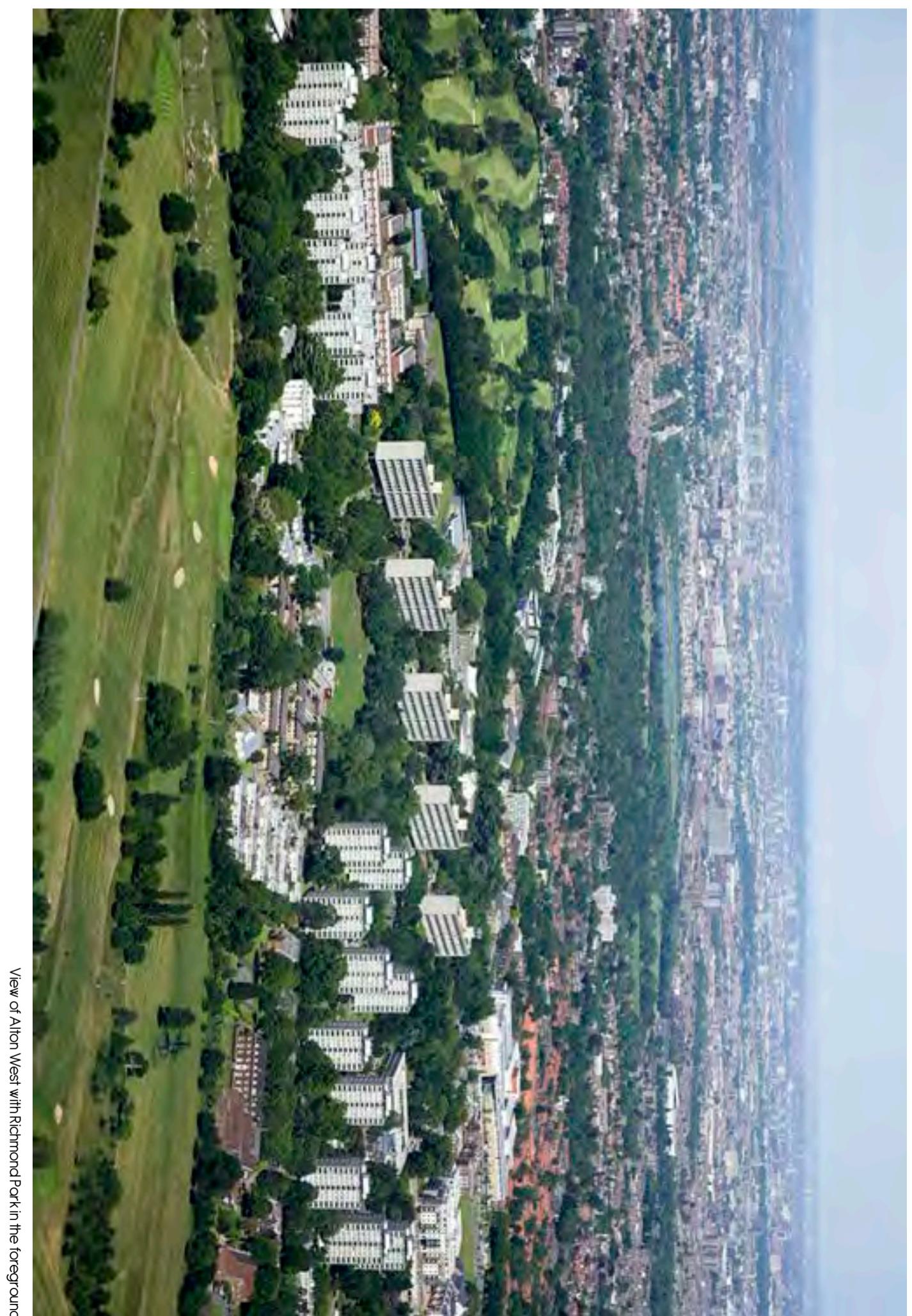
This masterplanning process has sought to define the evidence that the area is not working to its full potential, to understand the reasons for these problems, and to establish a series of interventions to address the main issues.

The masterplan sets clear objectives for the area aimed at focusing intervention where it is most needed. Guided by a set of good practice principles the masterplan defines a series of design and development interventions to address the principal causal factors at the heart of the area's problems, thereby establishing a basis for a more sustainable future for the Alton area and its residents.

An examination of the Alton area illustrates a series of socio-economic and market issues affecting the quality of life of the people who live there. There is a concentration of problems that distinguishes Alton from the surrounding neighbourhoods.

Socio Economic Challenges

The Alton area has a population of approximately 7,000 residents. Although this population is relatively young, economically disparate and ethnically and culturally diverse, residents suffer significant deprivation in comparison to the local area. Only 28% of households in the area are considered not to be deprived against any deprivation measure, compared to 50% across Wandsworth as a whole.



View of Alton West with Richmond Park in the foreground

This could be because this age bracket tends to cover age periods where people are most likely to make decisions about where they wish to live in order to continue or start employment or a career, or where people make a decision about where they will settle or have children.

There are also high levels of economic inactivity and unemployment. Only 38% of the residents are in employment compared to 71% in the borough overall. Even when accounting for the large student population, this indicates that there are a significant number of people in the area who are unemployed or economically inactive. Despite having a strong proportion of young adults in higher education (again largely as a result of the presence of the university), education attainment levels are actually significantly below average, with 16% of residents having no formal qualifications compared to 12% across Wandsworth, and only 23% achieving a Level 4 qualification, compared to 54% in Wandsworth. This combination of low educational attainment and high levels of economic inactivity suggest that there are problems with the labour supply in the area compared to the borough as a whole, with educational attainment and the lack of skills, among other factors, preventing people from entering the labour market.

Furthermore only a relatively low proportion of Alton area residents are engaged in the three highest earning occupations. Less than 30% of those employed Alton area residents work in managerial, professional or associate professional occupations, less than half the proportion for Wandsworth borough as a whole. A fifth of all residents who are in work are employed in elementary occupations, over three times the rate across the borough. Resident employment is higher than average within public administration, education and health sector, with almost a quarter of all residents employed in the public sector. Conversely, private sector engagement in high value sectors [such as finance, business services and professional services] is low. A third of all residents are employed in 'service sector' jobs such as retail and leisure, which typically have lower incomes.

Public Safety Issues

The area also performs relatively poorly on health indicators. 14% of the area's population have long-term health problems or disabilities which limit their day to day activity 'a little or a lot'. This is above the Wandsworth average of 11%. This higher incidence of health problems potentially limits the ability of people in the area to access jobs, or participate in exercise or social activity, or access services or amenities. This also puts significant pressure on health and other community services. Anecdotal evidence from health practitioners in the area suggests that there are particular problems of mental health and physical inactivity which further contribute to the areas problems regarding the health and wellbeing of its residents.

Market Indicators

Residential values on the estate are approximately £270 per sq ft. However, values across the neighbouring context area are approximately £580 per sq ft. Although the market is dynamic and rapidly changing, this is an indicator of a lack of demand from the market in this area and that it is not an area of choice for many potential owner-occupiers. These low prices also make the housing for sale particularly attractive to certain sections of the buying market such as private landlords renting to students from the nearby university. The yield of rental income compared to capital value is higher here than in many other areas given these circumstances.

Tenure Mix

The Alton area has higher levels of Private Rented Sector (PRS) properties than other estates in Wandsworth. This is due to the high rental yield levels and the growing Roehampton University student population.

Student households are proportionally over-represented accounting for 5% of households, compared to 1% for the borough as a whole. This is a clear consequence of the areas proximity to both Roehampton University and Kingston University as well as the relative cost of housing compared to other local areas.

Key Causal Factors

Ownership

The Alton area presents a complex pattern of land-ownership with at least 11 different types of land owners. However, the vast majority of the Alton area's land is owned by the Council and has not been subject to development for the last fifty years. There has been a lack of opportunity to develop on the Alton and this has resulted in the area's housing stock, services and amenities not being significantly refreshed since the estate was built.

Fragmented management of properties

The analysis undertaken as part of this masterplanning process has indicated that there are a number of critically important factors giving rise to the aforementioned problems and issues. There are a myriad of different factors contributing to these issues but the main ones the masterplan needs to focus on are summarised below.

Alton Area Masterplan 14

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Design Factors and Challenges

A combination of physical factors, including fundamental design flaws in the development layout, along with poorly sited and constructed residential buildings are contributing to the area's problems and need to be addressed. Design flaws include poor quality entrances to blocks, spaces not overlooked and residential units overlooking refuse and service areas.

Furthermore the design standards fall considerably short of today's expectations and indeed the standards set in the London Housing Design Guide

The current design of areas such as Danebury and Harbridge Avenues and Portswood Place has resulted in fragmentation and a plethora of leftover, directionless and rarely used spaces. These insecure spaces are created by rear service areas with no ground floor uses or blank boundary or building walls. There are also small spaces between buildings and smaller car parks which are not well supervised or very visible to residents or visitors. High walls on Loverstoke Gardens ensure that the area is not overlooked and can, in the same vein as the large refuse area of Portswood Place, feel particularly unsafe after dark.

Entries to stairwells or ground level units are not secured in every instance. This results in areas, which should be the

sole domain of residents living in these blocks, being openly accessible and deemed to be insecure and unsafe. Entrances are not frequent enough, with a large number of households using the same stairways and corridors to access units. Not only has this resulted in a lack of active frontages but it contributes to security problems.

These design flaws have created an abundance of dark and insecure settings, including non-overlooked alleys and external stairwells, which are conducive to anti-social behaviour such as drug dealing, street drinking and vandalism.

Accessibility and permeability levels reduce at Portswood Place as soon as a detour is taken from Danebury Avenue's main route. Ramps, steps and bollards around the retail parade combine with fences and walls around parking areas to create fragmented spaces and a series of obstacles to movement. This lack of clearly navigable routes contributes to the perception of this area as insecure and providing spaces that are dark, not overlooked and tailored for anti-social behaviour.

The external and internal design of Harbridge Avenue's housing has negative effects on residents and family

living standards. Housing units do not meet contemporary standards in terms of services and layout. Issues such as unattractive and deteriorating stairwells, external walkways exposing residents to the elements, worn exteriors, front doors facing away from the street and back gardens fronting on to Danebury Avenue do not only negatively impact

the lives of residents living in the area, but also shape the perception of those who visit the area.

- 1 Danebury Avenue Town Centre
- 2 Portswood Place
- 3 Danebury Avenue
- 4 Minstead Gardens Housing area
- 5 166 Roehampton Lane
- 6 Sports & Fitness Centre
- 7 Council offices / community centre



Programmes intended to improve the properties have had unintentional consequences for the residents. Internal modification such as new heating and water systems have reduced storage space and useable areas in kitchens which are no longer suitable for modern family living. Overall, the housing in this area is reaching the end of its useful life and suitability to meet current and future housing needs.

Community infrastructure in the Alton area is also significantly outdated. Shopping and other services are very limited, thereby failing to meet the day to day needs of local residents and the wider Roehampton community. Shop units do not provide unit sizes that can attract a range of retailers to meet local and wider community needs. The lack of suitable and modern premises affects the level of services available to the local population. This is clearly demonstrated at Portswood Place where buildings are not fit for purpose; the Danebury Avenue Surgery building is ageing and the internal layout is not sufficient to provide current treatments and practices. There is also a lack of spaces for smaller businesses and local entrepreneurial and social enterprise projects that could increase employment levels in the Alton Area.

The high proportion of households exhibiting multiple signs of deprivation against a range of indicators in comparison to Wandsworth as a whole suggest multiple challenges need to be addressed.

The tenure and type of housing available is limited thereby helping to create an imbalanced community out of kilter with surrounding areas. This can create a sense of isolation and difference from the surrounding areas.

The design flaws referred to primarily need to be directly addressed to significantly improve living conditions and improve security.

Moreover, many of the residential buildings are in fragmented ownership, thereby responsibility for outdoor spaces is not clearly defined which creates management challenges.

Most community buildings across the estate are now outdated and unsuitable for the contemporary provision of health, youth, family and older peoples services. Indeed certain facilities are located on the edge rather than at the heart of the estate which restricts well as other green spaces, restricts opportunities for exercise and physical activities, potentially contributing to the relatively poor health indicators for the population.

Accessibility

The relative distance from town centres and other concentrations of employment could partially explain the relatively low levels of economic activity in the area. Public transport is limited to buses in order to access rail or underground services, and the Public Transport Accessibility Level (PTAL), a method by which an area's accessibility by public transport can be measured) is classed within the 'very poor to mediocre' bracket. It takes an average of 60 minutes to travel from Roehampton to Oxford Circus in comparison to 38 minutes from Wimbledon and 45 minutes from Streatham, which are similar distances from the West End.

As well as affecting accessibility to education and employment opportunities, the relatively high journey times in to central London, coupled with the distances from rail stations and town centres, result in a sense of general disconnection and remoteness for residents in the Alton area.

The Alton area could host a stronger set of destinations to meet resident and neighbour needs and bring more visitors to Roehampton to support the local economy. There is the opportunity to create new homes and a better place to live on a day to day basis.

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Moreover, many of the residential buildings are in fragmented ownership, thereby responsibility for outdoor spaces is not clearly defined which creates management challenges.

The proximity to assets such as Richmond Park, the University of Roehampton as a place to study and a source of employment as well as successful and desirable places such as Barnes and Putney, could all become factors which encourage people to consider living and investing in the Alton area.

The area itself also has a number of assets which are not currently being realised to their full potential. These include a highly valued and high quality setting for buildings, green spaces, and listed buildings within a Conservation Area many of which are valued by currently residents but under appreciated by the wider population.

Specific interventions focusing on the area beyond existing policies and initiatives currently being employed are required given the disparities, across a number of deprivation indices, apparent in the area.

These interventions should address the different themes which can be identified from the analysis presented here and in the baseline report, relating to factors such as employment, skills and education; health & wellbeing, environment and accessibility. The wider Aspirations Programme currently being delivered by the Council, of which this masterplan is part, is aimed to address these themes.

The case for change is not only made on the basis of addressing the challenges highlighted above. There also exists significant potential and opportunity in the area which if realised could make the Alton area into a location of choice for both owner-occupiers and Council tenants.

Nonetheless the problems are not uniform across the entire area.

Therefore there is a need to focus attention on those factors and places where the problems are most manifest, and where the greatest impact can be achieved. Agreement on this has been broadly reached through the community engagement processes.

This choosing of selected areas, when coupled with heritage restrictions, means that certain areas – for example the iconic 'slab blocks', do not warrant radical intervention. That does not mean that 'softer' refurbishment, ongoing maintenance and management interventions are not required here. These are not however a focus for this masterplan. These masterplan interventions are set out over the next two pages.

Matters for Specific Attention

Without intervention these issues will become more acute and the quality of life of residents will deteriorate further.

The cost of maintenance and public intervention to address these and related issues will increase. Intervention is required to prevent further deterioration.

A Rationale for Intervention

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All of these elements can be harnessed by the interventions proposed in this Masterplan to create a neighbourhood valued by existing residents and a place that new residents choose to live.

1. Danebury Centre

Through intervention a cleaner, more attractive, more active and safer place can be achieved. More people will visit the centre. New shops that meet today's retail needs can be provided. A wider range of shops and services will be available close to home for residents. Service areas can be better managed and secured. There is an opportunity to create a better and more diverse Town Centre to meet the needs of residents and others.

2. Portswood Place Centre

New community facilities at Portswood Place will be able to provide a fuller range of services, more efficiently in a more welcoming setting for residents. This can have direct benefits on child development, family life, adult health and the wellbeing of all people in the community throughout their lives.

There is an opportunity to create a revitalised and active focus that is part of the daily lives of residents. New facilities will provide a better platform for the highest quality public services and can help revive the area.

3. Danebury Avenue Housing

New homes offer the opportunity to create a cleaner, safer and better managed environment. New homes can meet contemporary standards for access, layout, heating, glazing, lighting, materials and decoration. This is also an opportunity to better organise ownership and management among the Council, private landlords and residents.

4. A New Alton Park

The parkland landscape is a unique setting and greatly valued by residents, however its potential is not being fully realised. The park is underused and the original design framework has faded due to self-seeding trees, uncontrolled shrubs, rapid growth and weeds.

These factors discourage its use as a resource for the local area, and a lack of activities in the space means it is not fully functioning as an amenity for local residents. It could be significantly improved to become a high quality park at the heart of the area.

5. Transport and Accessibility

The Alton area has limited connections into surrounding areas, with a number of insecure and poor quality pedestrian connections from Roehampton Lane into the area. Public transport accessibility is low and the area is relatively remote from rail and underground services meaning the area is reliant on buses, some of which terminate or turn round inside the estate. Improvements to connections into surrounding areas will make movement more attractive and safer, with improvements to public transport required to allow people to access jobs and services quicker and more reliably.



The Masterplan

Approach

The first step in delivering this vision for the Alton area is to put in place an agreed masterplan which addresses the principal issues identified in the baseline analysis, has a broad consensus across the community and establishes clearly defined interventions and a route to implementation.

Stage 1: Baseline

A review of the opportunities, constraints and issues facing the Alton area, identifying the principal problems in the area and the factors contributing to these issues. The baseline analysis addresses design, planning, socio-economic, market and technical factors – namely transport, environmental, heritage, utilities and flooding matters. Technical analysis was combined with interviews and workshops with local stakeholders and organisations.

Stage 2: Issues and Options

The masterplan was evolved through the formulation of a number of alternative approaches to four areas of intervention highlighted as being the critical areas for change at the analysis stage. These options were subject to more detailed investigation to allow identification of the optimum approach in each instance, taking account of a wide range of factors, including deliverability.

- A stakeholder workshop at the Baseline Stage
- One to one interviews with stakeholders and service providers
- An exhibition at the Roehampton Festival
- Staffed public exhibitions and drop in sessions
- A fixed library exhibition
- A public meeting and exhibition for each consultation period
- Resident newsletters delivered to all homes in the masterplan area

- A direct door knocking campaign to meet the residents directly affected in the potential areas of change
- Questionnaires distributed regarding options and preferred options
- An online presence hosted at the Wandsworth Council website, Facebook and Twitter
- Presentations to the Roehampton Forum and the Roehampton Partnership at each stage of the process

Stage 3: Preferred Option

This stage involved the distillation of a single and integrated direction for each of the identified focused areas, set in the overall masterplan framework.

- Stakeholder meetings with health, education and library services
- Meetings with church based and higher education institutions
- Meetings with community organisations, residents' groups and other organisations such as the Twentieth Century Society

Stage 4: The Masterplan

The completion of the masterplan [this document] – setting out a clear narrative for change with identified actions for each of the defined focus areas and guidelines for implementation.

- Meetings with statutory organisations including the Greater London Authority, Transport for London, English Heritage

Throughout this process, the masterplan engaged in consultation with members of the community. There were formal consultation events and processes throughout the options and preferred option stages. Formal consultation periods of six and eight weeks included:

- At each of the above stages consultation has influenced the development of this masterplan, as detailed later in this report, and it therefore represents a broad consensus on the approach required to bring about the necessary change.



Core Objectives

The masterplan responds directly to the issues identified at the Baseline Analysis stage, and issues raised by the local community and other stakeholders.

This response has been guided by a number of core objectives which can be summarised as follows:

- Improve the two local centres and the services they offer
- Improve or replace poor quality buildings
- Strengthen existing community buildings and create new facilities within local centres
- Re-connect streets, centres, communities and open space to the surrounding area
- Repair streets, public spaces and pedestrian links to make them more convenient and usable
- Extend a high quality landscape throughout the Alton area
- Reveal the highest qualities of the estate's heritage features
- Provide new job and training opportunities for local people

These objectives sit at the heart of the masterplan. They have informed the guiding principles around which the proposed interventions have been framed.



Initial Placemaking Principles

The detailed analysis undertaken as part of this process has demonstrated that the Alton would benefit from focused regeneration of key components of the estate.



1. Breathing New Life into the Centres

A bespoke and sensitive programme of intervention is proposed which incorporates the principles of "protecting", "strengthening" and "repairing" the fabric of the estate as well as, where appropriate "replacing and redeveloping". The interventions proposed at the options and preferred options stage were guided by the following principles.

A strong and sustainable neighbourhood has vibrant and successful local centres. The area's two local centres must be enhanced to ensure they fully function as required and act as attractions for the neighbourhood. Signature architecture can be used to create focal points and reinforce these centres as key hubs of activity.

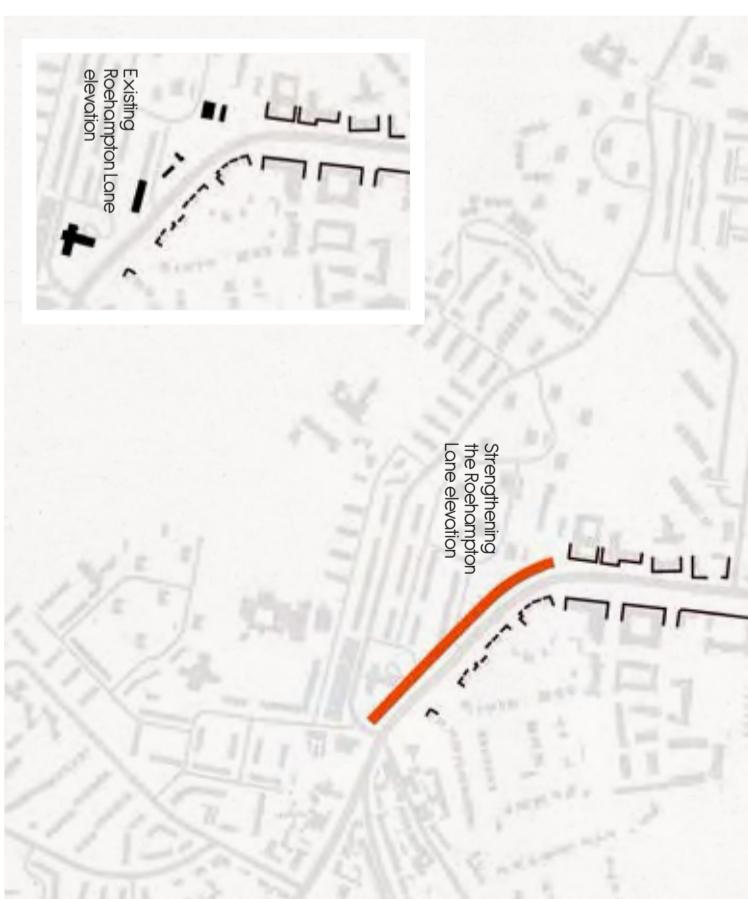
2. Mending the Urban Fabric

Like any other part of London, the Alton area has evolved with layer upon layer added over time, gradually changing the nature of the place. A new perspective is now required to modernise the housing offer; to reconsider building orientation and layout to increase the capacity of some sites, to repair edges and interfaces, to frame streets and public spaces, to rationalise car parks and service areas and to create a more people friendly place.

3. Strengthening the Roehampton Lane Frontage

The centres are less sensitive from heritage perspective, and so the opportunities for change are greater. Enhanced community, commercial, leisure, education and enterprise facilities can significantly improve the quality of life of residents and attract people to the area.

An active frontage would help announce the Alton area and help connect the area with neighbouring communities.



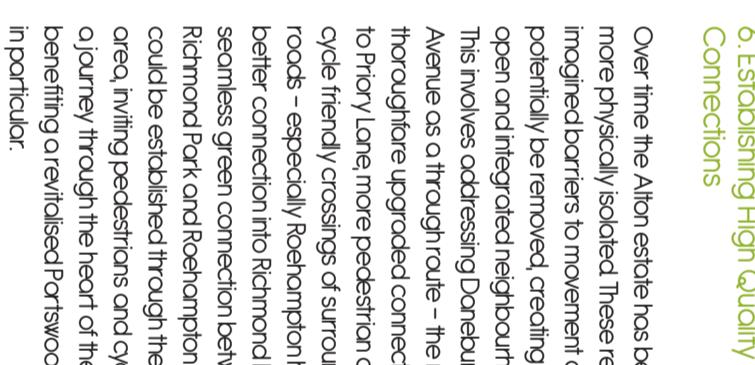


4. Respecting the Heritage of the Area

Heritage and conservation considerations have been central to the masterplan process. An assessment of the heritage significance of the Alton area and its context paid particular attention to the special role performed by the area in the history of post-war social housing, and to the pre-existing Georgian fabric – the Georgian Country houses and landscape. This included an audit of heritage designations, as well as archival research and on site assessment.

The area's built form spans almost 250 years. The principal 18th century houses remain (albeit altered and extended) as the first layer of development in the area. The boundaries of the associated estates set the landscape parameters

- the Watchers by Lynn Chadwick (listed grade II - in storage following repair).
- Many ad hoc interventions and changes over the years have had a significant cumulative and not always positive impact. A strategic framework to shape positive change into the future, protecting and enhancing the areas heritage is required. The main building interventions are focused outside the conservation area with much of the wider building stock left in place.
- Sensitive public realm, landscape, transport and community infrastructure investments can upgrade the estate overall and enhance the setting of designated heritage assets.



6. Establishing High Quality Connections

Over time the Alton estate has become more physically isolated. These real and imagined barriers to movement could potentially be removed, creating a more open and integrated neighbourhood. This involves addressing Donebury Avenue as a through route – the main thoroughfare upgraded connections to Priory Lane, more pedestrian and cycle friendly crossings of surrounding roads – especially Roehampton Lane and better connection into Richmond Park. A seamless green connection between Richmond Park and Roehampton Lane could be established through the Alton area, inviting pedestrians and cyclists on a journey through the heart of the area, benefiting a revitalised Portswood Place in particular.



5. Reprogramming the Central Landscape

The ambition is to make the landscape work harder as a neighbourhood park – a productive central parkland that is more than just an open space and a setting. This involves integrating a range of different uses in a sensitively re-landscaped terrain invigorated by a new planting and activity strategy. This landscape was intended as the glue connecting different neighbourhoods and providing a conceptual link through the area from Roehampton Lane to Richmond Park. Re-establishing its role as an uninterrupted open space requires the downgrading of the intersecting stretch of Donebury Avenue, the relocation of the bus turning and standing, de-cluttering and removal of barriers to movement.

Focused Intervention Areas

The masterplan has focused on four principal areas where specific issues have been identified that need to be addressed and where change could bring the most significant benefits.

This strategy has been supported by the analysis and reinforced through the stakeholder engagement. With new investment in these areas Alton will offer more attractive and welcoming facilities and services, benefit from the high quality public realm and landscape and will provide a wide range of high quality homes making it a more attractive residential neighbourhood overall. The four principal areas of change are:

Danebury Centre

New investment will create a cleaner, more attractive, more active and safer local centre with a wider range of shops and other facilities ensuring better utilisation by local people and people from surrounding neighbourhoods. New high quality housing and public spaces will be added.

Central Landscape

The parkland landscape is a unique setting and greatly valued by Alton residents. However its potential as an amenity is not being fully realised. It could be significantly improved and more directly linked to Richmond Park. The masterplan presents a renewed Alton Park at the heart of the area, a high quality, refreshed street and public space network.

Portswood Place Centre

New community facilities will be provided at Portswood Place, offering a better range of public services in a more welcoming setting. A cluster of modern, efficient community buildings here will benefit education and child development, family life, adult health and better support the well-being of the local community. Portswood Place will become an active, well used part of Alton area.

Danebury Avenue Housing

The area between Roehampton Lane and Danebury Avenue presents a significant opportunity to address the fundamental flows in the layout and design of existing homes. At the same time, new housing will provide an attractive frontage on Roehampton Avenue and also enable greater connectivity with the south surrounding area. New homes will meet modern standards for access, layout, heating, glazing, lighting, materials and decoration. Homes will also be specifically designed to meet the needs of young families, young people and older people and those with disabilities. This is also an opportunity to address ownership and management issues in this part of Alton and create a better place to live.



The Masterplan

The redevelopment includes a renewed Alton Park, an updated public realm, new homes, replacement and additional retail, new community facilities and student housing.

Danebury Centre

- New shops and community facilities
- A new focus of the village green, creating a beautiful public space with a café linked to an extended library and community offer
- New, high quality housing
- Managed and focused student housing
- New pedestrian crossings at Roehampton Lane and Danebury Avenue
- An attractive new public square connecting Danebury Avenue and Whitelands College
- Upgraded pavements and public areas on all streets
- New buildings ranging between 5 and 9 storeys above street level

Central Landscape

- Upgraded pavements and public areas on all streets
- Upgraded public spaces connecting to the Danebury Centre
- New buildings ranging between 4 and 6 storeys above street level
- A transformed Alton Park with links to Richmond Park
- A new pedestrian and cycle loop around the park and encompassing Portswood Place
- Transformed spaces around and under the Highcliffe slab blocks

Connections

- New pedestrian and bicycle connections across the area
- Upgraded pedestrian crossings
- Potential new routes for buses
- Upgraded pedestrian and cycle access at the west end of Danebury Avenue, linking to Priory Lane
- Workshop spaces for training, non-profit and small business activities
- Spaces for residents clubs
- New homes at the Mount Clare site and through the transformation of bungalows
- New streetscape on Danebury Avenue
- A new landscape integrated with the design of a transformed Alton Park
- Relocation of the bus turnaround
- New buildings ranging between 1 and 3 storeys above street level
- New generation of homes that meet today's needs and standards
- New outdoors spaces, gardens and outdoor amenity spaces on each block
- Upgraded pavements and public areas on all streets
- Upgraded public spaces connecting to the Danebury Centre
- New buildings ranging between 4 and 6 storeys above street level
- A transformed Alton Park with links to Richmond Park
- A new pedestrian and cycle loop around the park and encompassing Portswood Place
- Transformed spaces around and under the Highcliffe slab blocks
- New pedestrian and bicycle connections across the area
- Upgraded pedestrian crossings
- Potential new routes for buses
- Upgraded pedestrian and cycle access at the west end of Danebury Avenue, linking to Priory Lane

Overall, the masterplan proposes:

- up to 800 new homes - houses, maisonettes and apartments;
- the replacement of 309 existing homes;
- 400sqm of retail space;
- 5,500sqm community facilities;
- up to 400 student units.



Response to Heritage

How the Georgian Legacy has Influenced the Masterplan

Both Wandsworth Council and the masterplan consultant team have been conscious of heritage and conservation matters from the outset and this has been fundamental in informing all stages of the masterplanning process.

A considerable amount of work has been undertaken both in terms of research and consultation in order to understand the estate and the issues it faces. An assessment of the heritage significance of the estate and its context was undertaken having regard both to the special role of the Alton Estate in the history of post-war social housing and to the earlier layer of 18th century country houses and associated domestic landscapes. This included an audit of heritage designations on the estate, as well as archival research and on site assessment.

The area's built form spans almost 250 years. The principal 18th century houses remain (albeit altered and extended) as the first layer of development in the area. The boundaries of the associated estates set the landscape parameters and influence the principal features of the LCC's approach to the masterplanning of the site. This masterplan area includes part of the Alton Conservation Area and the following statutory listed buildings, which sit within the Area:

- Monresa House [listed grade I]
- Mount Clare [listed grade I]
- The Doric temple [listed grade II*] in the grounds of Mount Clare
- Downshire House [listed grade II*].
- Five slab blocks set in Downshire Field [listed grade II*], Highcliffe.
- The bungalows for the elderly [listed grade II].
- The Bull sculpture by Robert Clatworthy [listed grade II*] and the Watchers by Lynn Chadwick [listed grade II - in storage following repair].

The main building interventions proposed in the masterplan focus outside the conservation areas. Much of the building stock of the estate is left in place as found today. However, layers of public realm, landscape, transport and community infrastructure investments will upgrade the estate overall and the setting of designated heritage assets.

- Many interventions and changes have occurred on an ad hoc basis, with a significant cumulative impact on the overall framework. The estate structure has been dynamic rather than static, and not always with additions that have had a positive impact. The masterplan will provide a strategic framework to shape positive change across the whole in the future.
- 1 Monresa House Grade II Listed
 - 2 Mount Clare Grade II Listed
 - 3 Doric Temple [listed grade II*]
 - 4 Downshire House [listed grade II*]
 - 5 Highcliffe slab blocks [listed grade II*]
 - 6 Bungalows [listed grade II]
 - 7 The Bull Sculpture [listed grade II*]



How the Georgian Legacy has Influenced the Masterplan

The influence of the Georgian landscape, which was first established in the 18th century, informed the landscape structure of the post-war estate.

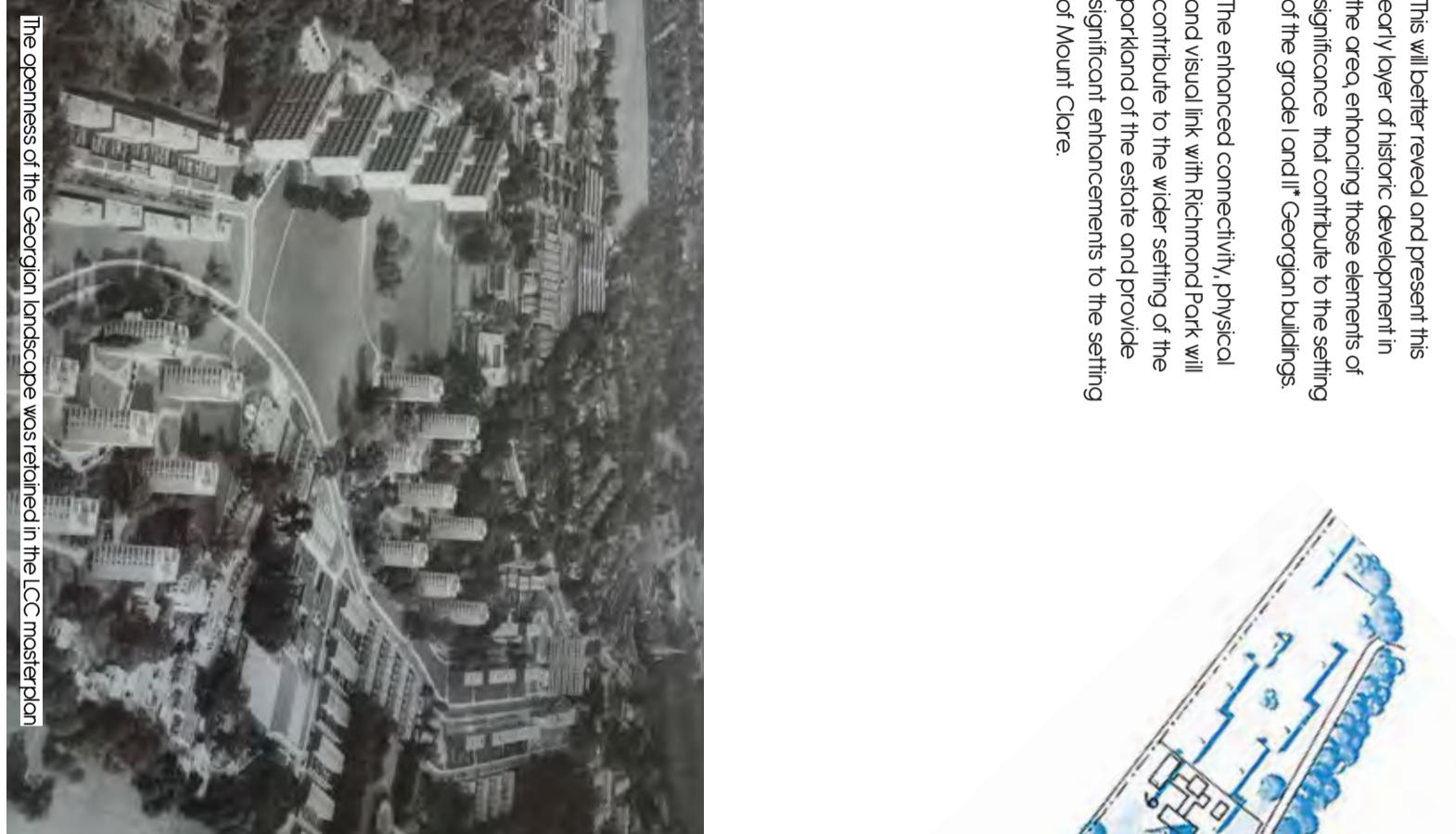
This will better reveal and present this early layer of historic development in the area, enhancing those elements of significance that contribute to the setting of the grade I and II* Georgian buildings.

The enhanced connectivity, physical and visual link with Richmond Park will contribute to the wider setting of the parkland of the estate and provide significant enhancements to the setting of Mount Clare.

The present masterplan is also strongly guided by the structure of the central landscape, which includes remnants of the 18th century landscape and provides the setting for the historic country houses (which are all now in institutional use).

Proposed buildings have been placed carefully to respond to and respect the principal landscape areas and in order to maintain existing sight lines and vistas between the former country houses (which were retained as part of the post-war estate layout) and enhance and restore these where possible.

Specific interventions will restore the openness of the landscape setting of the former country houses, reinstating views from and between Mount Clare and Downshire House, and strengthening the presence of the original parkland landscape within the estate today (a major driver for the design of the LCC estate, see below).



The openness of the Georgian landscape was retained in the LCC masterplan



How the LCC Masterplan has Influenced the Masterplan

The fundamental structure of the layout and pattern of routes, principal groups of buildings and open spaces of the post-war estate have been retained and form the basis of the masterplan.

The principal masterplan elements include the Donebury Avenue Spine; the central parkland; and two centres, each with a distinct focus; Roehampton Local Centre or Donebury Avenue, and Portswood Place.

The masterplan works with and enhances the framework of the estate street pattern and public spaces set by the LCC masterplan. The most significant changes have been focused at Donebury Centre and the housing area to the south of Roehampton Lane – an area outside the conservation area. Housing sites are focused in the eastern part of Alton Estate West, outside the conservation area, and close to the Roehampton Local Centre. The majority of housing renewal sites have been focused at existing housing locations with the poorest quality housing stock, or at sites that have not been previously developed – particularly along Roehampton Lane.

The masterplan will enhance and bring life back to the historic landscape framework and provide a new role for Portswood Place, at the centre of the estate. The masterplan will deliver substantial enhancements to the estate which will deliver significant heritage benefits including:

- the addition of well considered new buildings of a high quality of architectural design;
- Enhancements to the landscape setting of the post-war and earlier listed buildings;
- Direct enhancements to listed buildings;
- Enhancements to the character, appearance and significance of the conservation area through the enhancement of retained building stock, landscape enhancements.



Focused Intervention Areas



A Revitalised Danebury Centre

The redevelopment of the centre at the eastern end of Danebury Avenue is along-standing priority to improve the facilities at the principal entrance to the Alton area.

The proposals will bring about a transformation of the Danebury Centre enabling it to become a more attractive destination and service and shopping centre. The emphasis is on a shopping area to serve the entire community along with a variety of housing types and tenures. Key features are:

- The proposals are explicitly based around the 1950's street framework and will directly enhance 'the green' and create an enhanced sense of arrival at the estate, and conservation area beyond.
- Leftover spaces along the estate frontage to Roehampton Lane are enhanced with high quality new buildings and public realm improvements, creating a strong urban edge and better connections between Alton area and the surrounding area.
- Views from the historically significant Roehampton High Street will be enhanced, and extended along Danebury Avenue; Views and connections to Marresa

- House and Whitelands College will be enhanced;
- New youth and community service space is proposed; and
- Public spaces will be refreshed and renewed, allowing greater usage.

A range of new shops are proposed on each side of Danebury Avenue and Holybourne Avenue. A new mid-sized or metro style supermarket will be provided. A range of smaller shops, cafes and restaurants are proposed.

A purpose built, state of the art library will be provided to replace existing services whilst providing new space for study and meeting.

A new arts facility will provide space for community arts organisations, gallery space and a small rehearsal, performance and screening space. This will be directly linked to a new village green.

The new shopping and the library cultural and arts facility will front Roehampton Lane, presenting a quality entrance to the Alton area.

Additional community services will include health, youth, housing and police services. Small business and workspaces will be provided to support local economic activity.

The existing Sport and Fitness Centre will remain in place, but will benefit from a new outdoor space. A pedestrianised connection to the relocated youth services space and an enhanced environment.

Overall Danebury Centre will provide inviting public spaces, improved streets and pedestrian areas. The village green will be transformed and provide a new setting for the library and arts facility. Pedestrian crossings will be upgraded at Danebury Avenue and Roehampton Lane.

The existing homes will be replaced and new homes added. This will include new homes above the shops, the workspace and the library. Homes will be built to contemporary standards, meeting the needs of a wide range of residents and complying with London Design Guide Standards. High quality entries, access to homes, efficient internal layouts, natural light and outdoor amenity spaces will be provided. Views from homes will be improved in all directions.

The Danebury Centre could include focused and professionally managed student accommodation, ensuring other parts of the Alton have more permanent, year round residents. New investment will create a cleaner, more attractive, more active and safer local centre which would be better used by local people.

Overall the Danebury Centre will deliver:

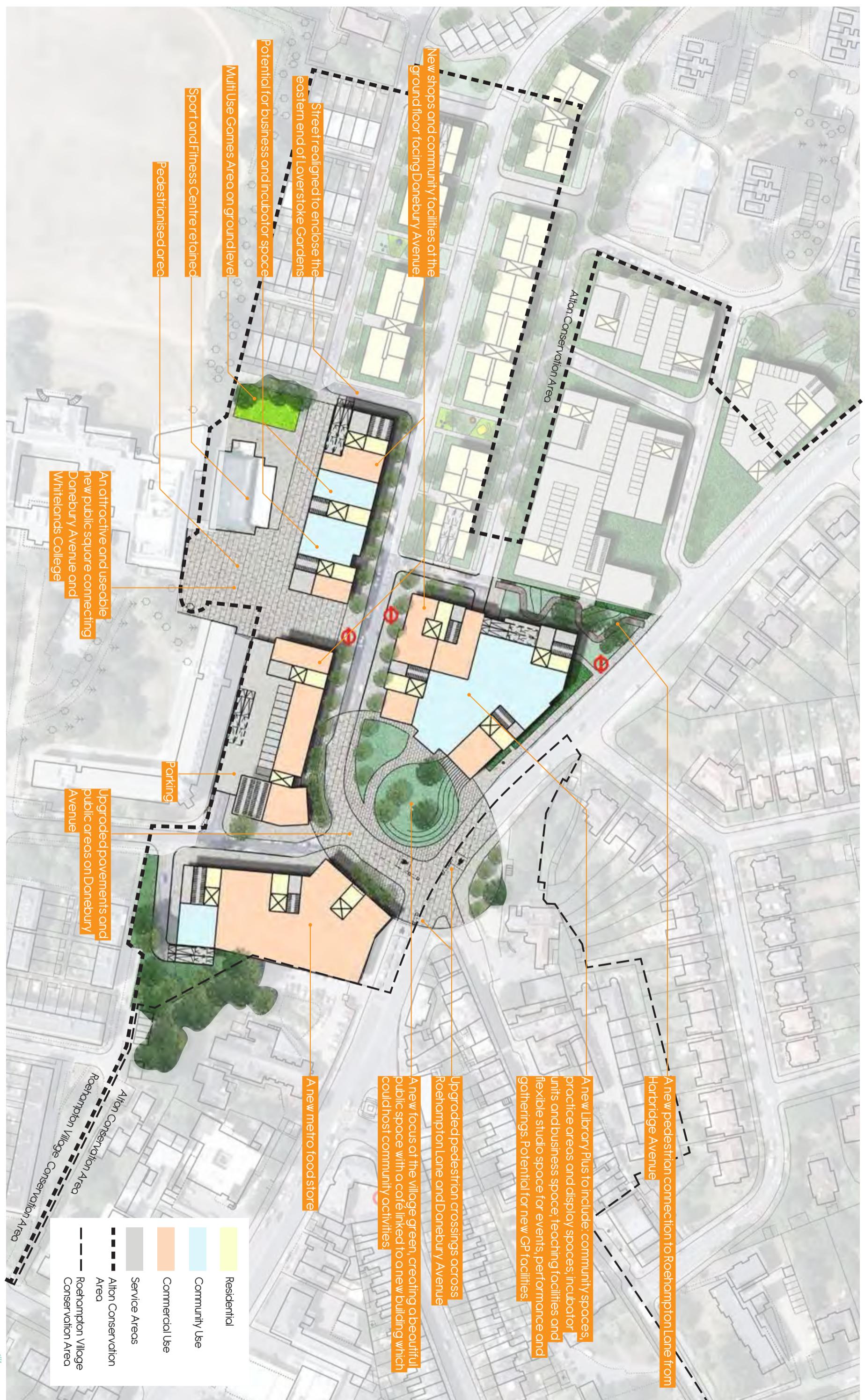
- a total of approximately 250 to 275 new homes;
- 4,300 sqm A1-A5 retail;
- 400 sqm B1 employment space;
- the potential for up to 400 students units.

The Donebury Centre enabling transformed into a more attractive destination and service and shopping centre



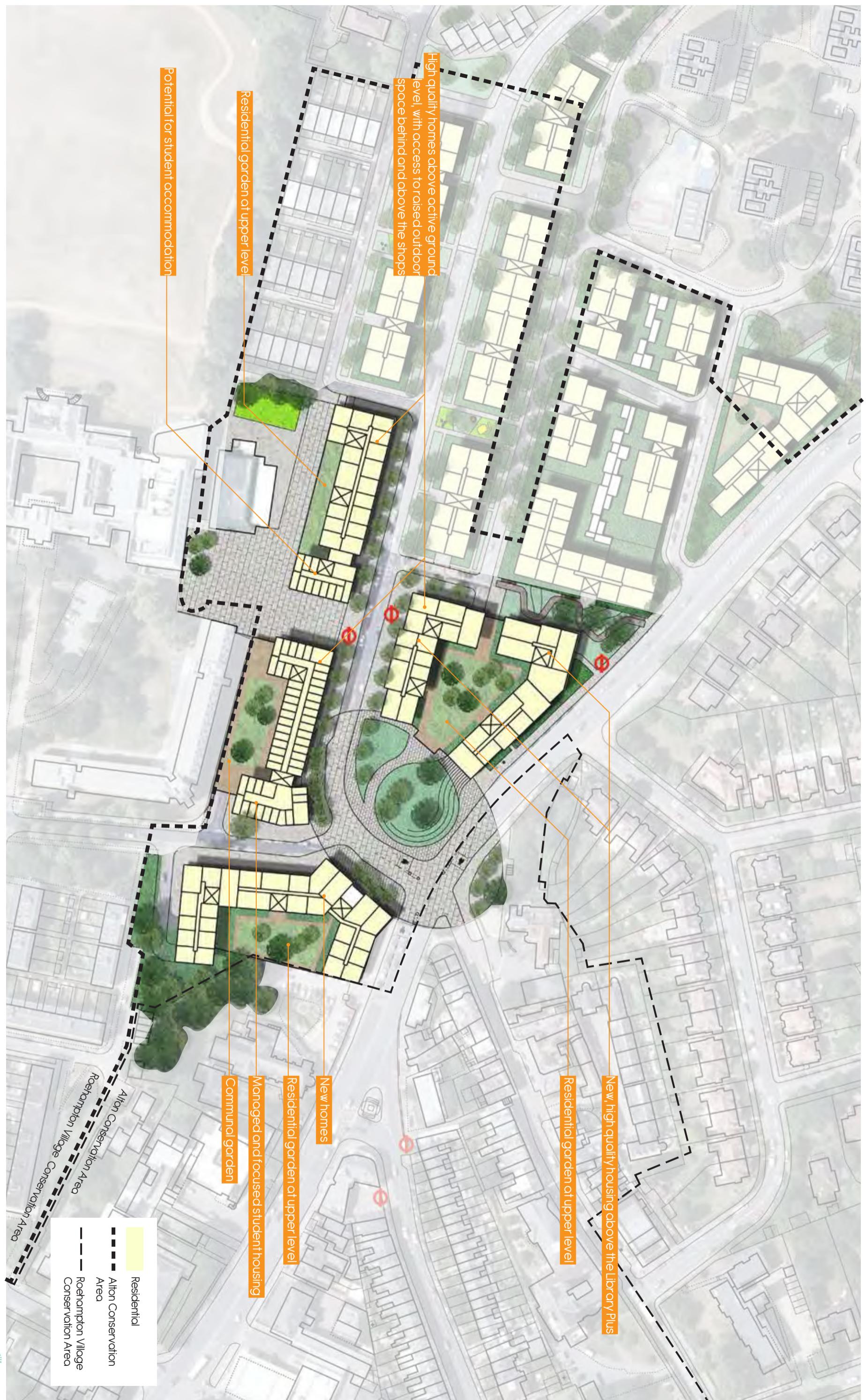
Illustrative Plan: Ground Floor

A Revitalised Danebury Centre



Illustrative Plan: Typical Upper Floor

A Revitalised Danebury Centre



View of the Town Centre from Roehampton Lane



New Retail and Community Facilities Examples We Can Learn From

The Danebury Centre will bring together a diverse and extended offer, including a Library Plus, a metro food store, new shop spaces for existing and new retailers, cafes, restaurants and community uses serving Alton residents as well as the wider area.

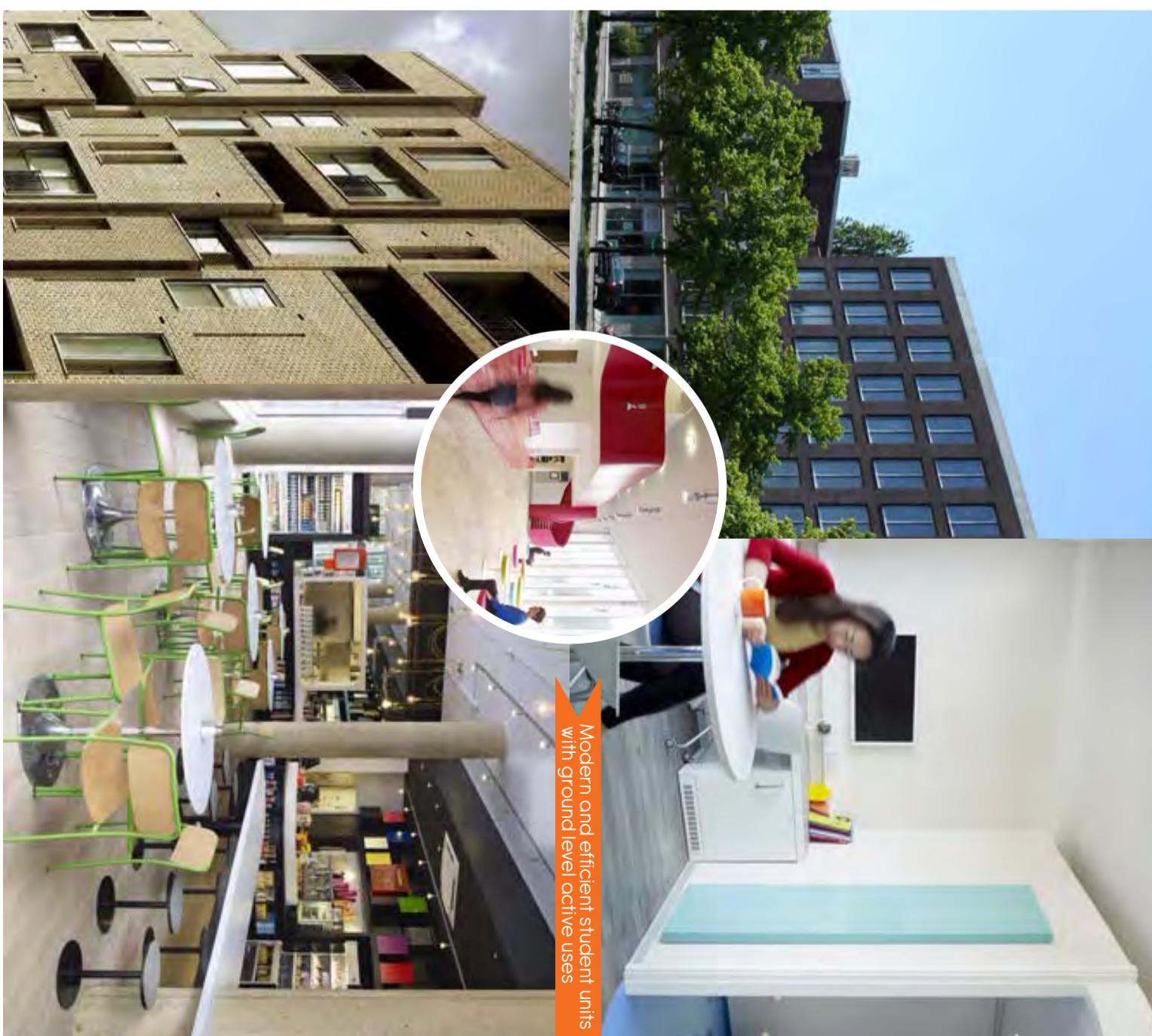
Roehampton Library is rehoused in new premises on the current Allbrook House site, and combined with an assortment of community spaces for meeting, working, exhibiting, socialising and learning.



High Quality Living Examples We Can Learn From

Existing apartment buildings are reprovided to a higher standard of quality, with communal gardens at podium and roof top level.

Modern and efficient student accommodation could be focused in the Donebury Centre towards Whitelands College, releasing homes currently occupied by students to long term residents.

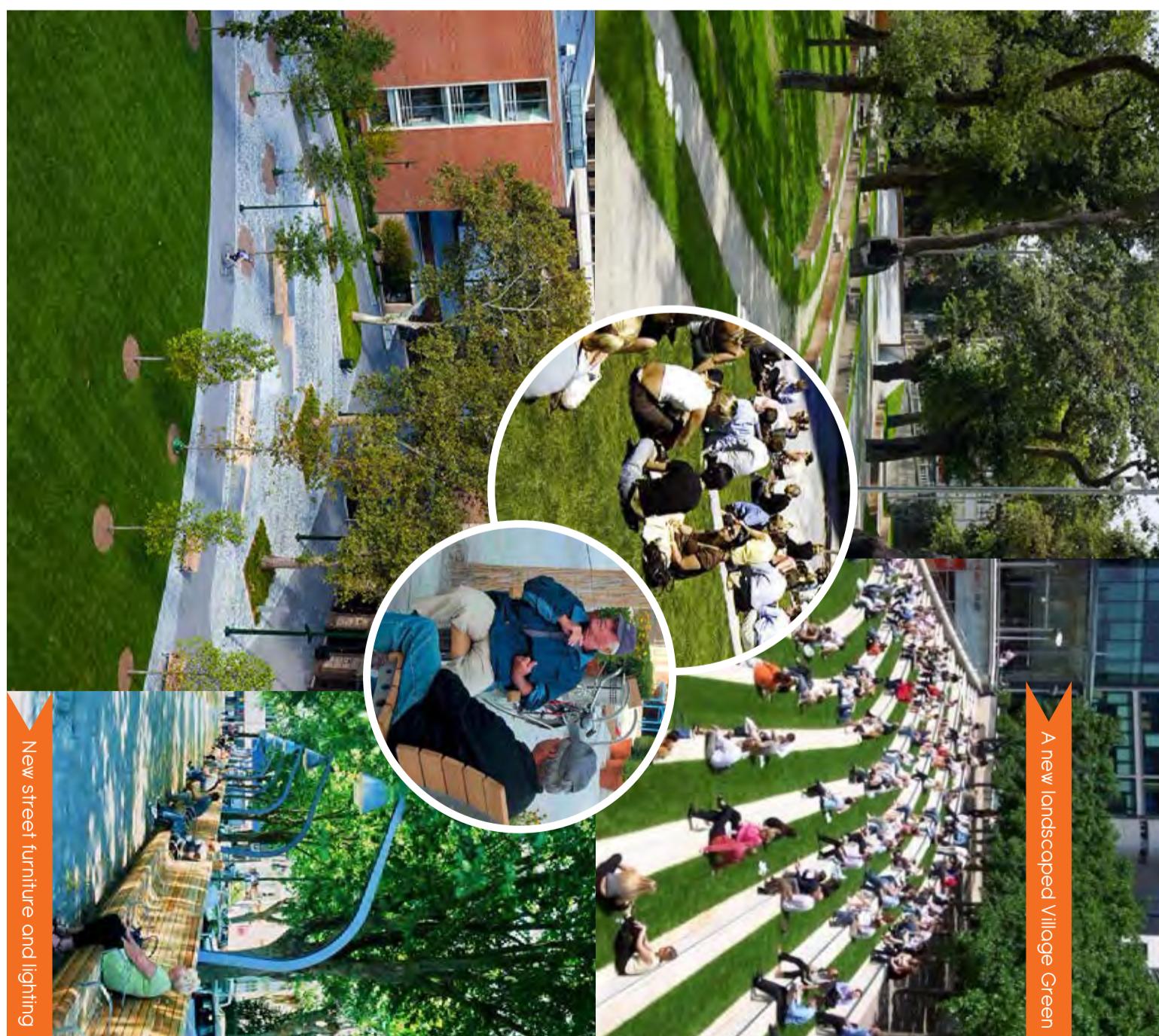


Modern and efficient student units with ground level active uses

An Upgraded Public Realm and Village Green

Examples We Can Learn From

A new village green will serve as a focus for community life – this is a place to meet and greet your neighbours, have a coffee in the sun or lie on the grass. The upgraded public realm and resurfaced Danebury Avenue will prompt cars to slow, allowing pedestrian to take priority.



How Heritage has Informed the Masterplan

The redevelopment of the Danebury Centre sits alongside a long-standing priority to improve the facilities at the principal entrance to the estate.

The emphasis here is on a retail role to serve the wider community along with a variety of enhanced housing types. It will enhance its role as a retail centre for the Alton area and for the wider area. Key features include:

- The proposals are explicitly based around the LCC street framework and will directly enhance 'the green' and create an enhanced sense of arrival at the estate, and conservation area beyond at this location;
- Remnant spaces along the estate frontage to Roehampton Lane are enhanced with high quality new buildings and public realm connections, creating a sense of place along this route and better connections between the estate and the surrounding area;
- Views from the historic Roehampton High Street are enhanced, and extended along Danebury Avenue; Views and connections to Merton House and Whitelands College are enhanced.



A Revitalised Park Centre: Portswood Place

Portswood Place will be transformed to become the heartbeat of the area. It will become an active, well used part of Alton area which plays a significant role in residents' daily lives.

This area was historically the focus for community activities, with a primary school directly linked to the central open space. Following the demolition of the school Portswood Place hosts a poorly performing and poor quality retail parade and housing offer. Community facilities are ageing. The masterplan prepares a new role for Portswood Place, at the centre of the estate – in effect, to deliver the original aspirations of the hand on County Council, whilst also enhancing the setting of Mount Clare. Key features include:

- reflecting the intentions of the original scheme with the placement of community facilities in this location;
- enhance the landscape setting and foreground to Mount Clare, enhancing views and connections from the central open space;
- improve the visual connectivity of the open spaces either side of Danebury Avenue with the relocation of the bus stands; and
- provide an enhanced relationship

between Alton Park and Richmond Park with a new pedestrian route.

A new focus, facilities and setting for a range of community services will act as a bridge between a new Alton park and Richmond Park. A collection of new buildings will be woven into the architectural fabric which includes both Georgian and Post War architecture. A new landmark building proposed at the foot of the Alton Park building to host the nursery and family services relocated from Roehampton Lane, extended primary health care services, a linked exercise suite, and spaces for independent non-profit community organisations, workshop and enterprise spaces and local retail services.

The ground floors will have uses that are active on weekdays, into the evening and on weekends, providing an active presence on Danebury Avenue. This includes health, community, business and shopping spaces. Nursery and children's activities will be accommodated on upper floor within its own dedicated outdoor area. The spaces will be specifically designed to meet children's needs throughout the day, maximise natural light and provide direct access to play areas. This new building will be a design quality befitting its central and high visibility location, exhibiting an innovative layout and utilising high quality materials. It will be a source of pride for residents, service providers and their users.

The Methodist Church is provided with a new church hall fronting onto and engaging with Minstead Gardens. To the rear lie the church gardens and the re-provided residential dwelling.

A new community pavilion including a meeting hall, café and bar facing the park will replace the Minstead Gardens senior citizens club. It will be placed and orientated to address the park, reducing any noise impact on nearby residential accommodation.

The Minstead Gardens bungalows will be refurbished to meet current standards of living. A 1.3m extension would allow the transformation of these studios to 1-bedroom flats. Flexible interiors could make them ideal as live/work accommodation. New high quality homes replace the Mount Clare student housing. A central garden for growing will be open to the public during the day. Family maisonettes with views across Richmond Park will replace the relocated Focus Hall. Some may be retained as sheltered accommodation, but a number of new locations for sheltered accommodation could be provided across the estate. There is also the potential to bring new housing to the Mount Clare site.

The landscape in front of Mount Clare will be improved, with tree management allowing more light to the ground, opening views to Mount Clare from the park. A continuous, sinuous path will wind around the park centre and connect it back into the park. A pedestrian and cycle path will link it directly to Richmond Park. The bus turnaround and stops will be relocated further west, removing a barrier between Portswood Place and the Park.

The Portswood Place Centre will deliver:

- a total of approximately 60 to 70 new homes overall;
- 200 sqm A1-A5 shopping; and
- 3,500 sqm community facilities



Portswood Place Community Hub and Community Pavilion with the upgraded Central Landscape in the foreground

Illustrative Plan: Ground Level

A Revitalised Park Centre



Illustrative Plan: Typical Upper Level

A Revitalised Park Centre

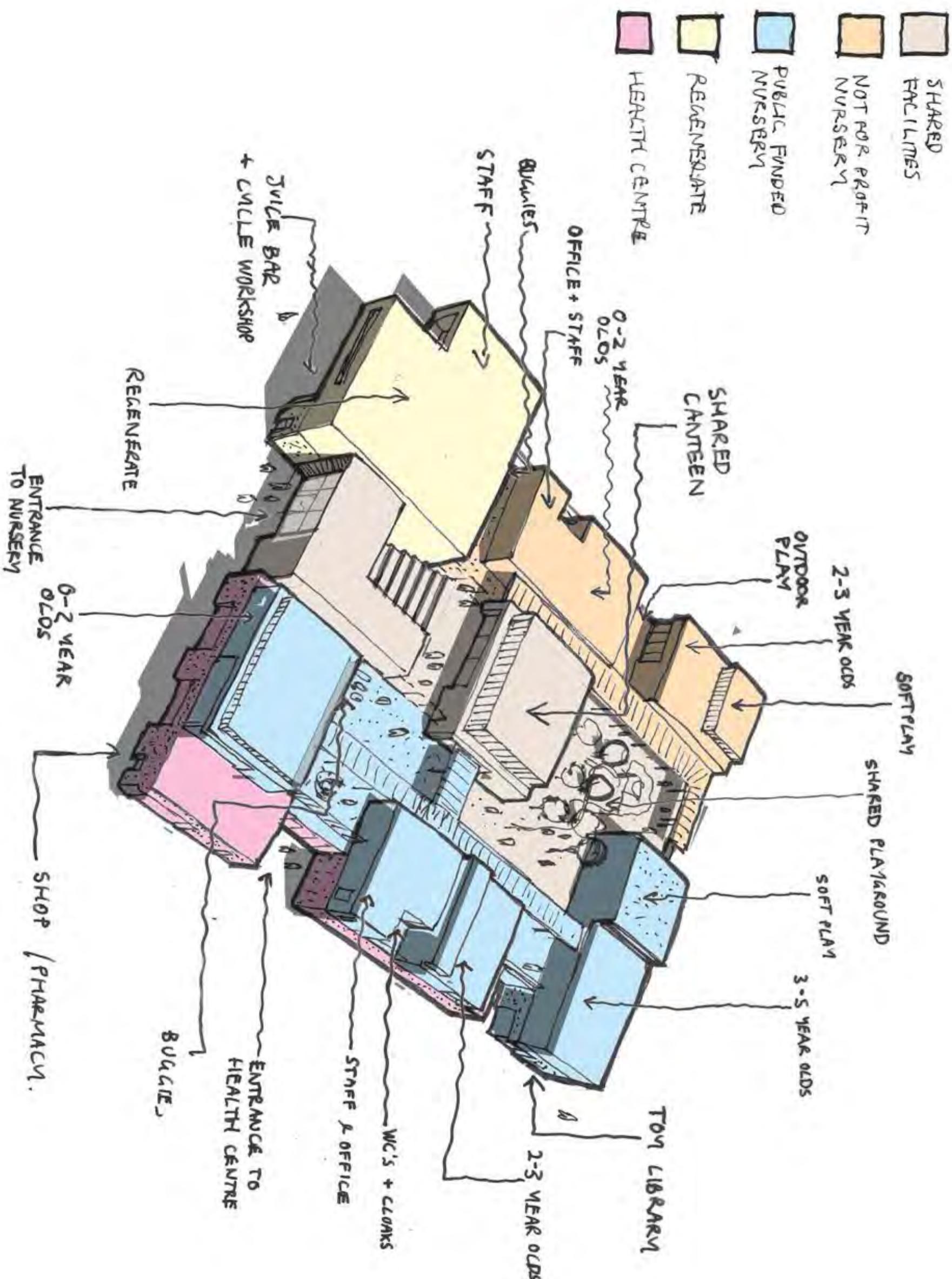


Birds eye view of the Portswood Place community cluster with Richmond Park in the background



A New Wellness Centre

Building Organisation and Uses



A New Wellness Centre

Examples We Can Learn From

A new Wellness Centre brings together the Danebury Avenue Surgery with the 166 Roehampton Lane health facilities in a new one stop facility.

Above the Wellness Centre are the two nurseries currently housed in 166-168 Roehampton Lane. A central courtyard provides safe play areas with views across the Central Landscape.



A new community centre at the heart of Portswood Place

An extended health offer in new facilities

Bespoke nursery provision organised around a secure outdoor play area

Youth and Enterprise Space

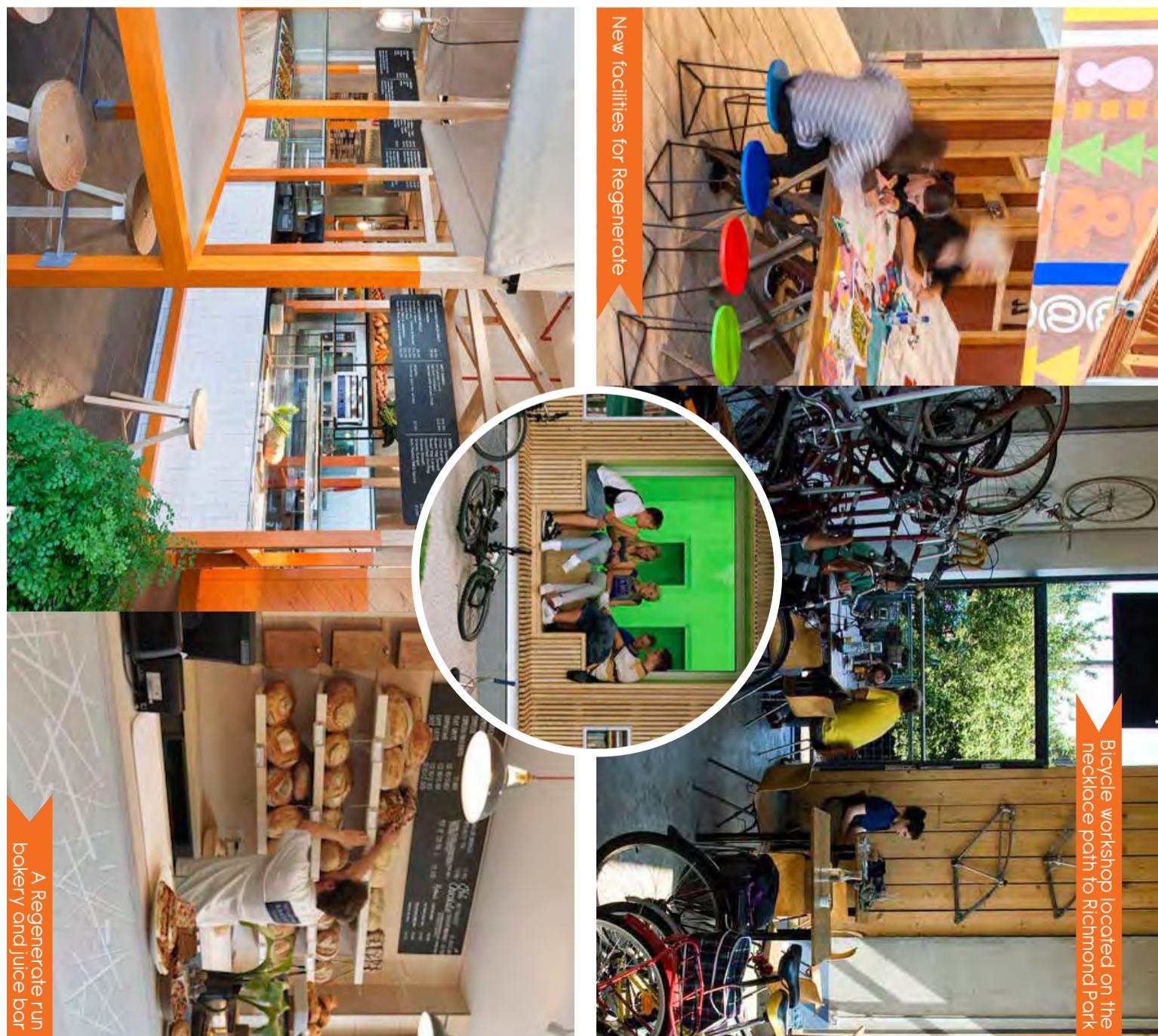
Examples We Can Learn From

Located at ground and first floor are the new facilities for Regenerate, including a juice bar and bakery, meeting rooms, a bike workshop and offices.



Flexible entrepreneurial space is available for the wider community to rent.

Multi-purpose space for entrepreneurial or community use



A Regenerate run bakery and juice bar

New facilities for Regenerate

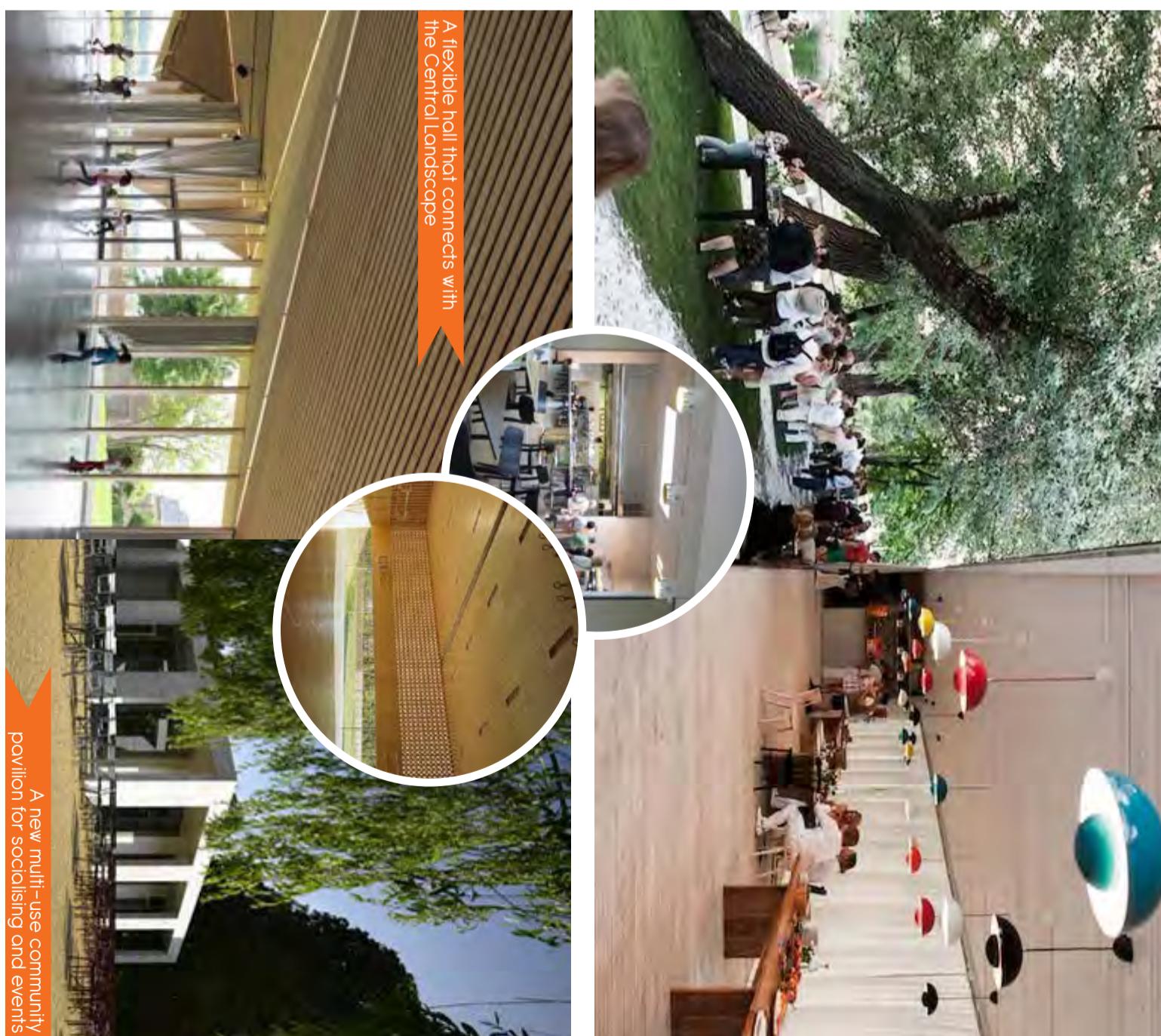
Bicycle workshop located on the necklace path to Richmond Park

Community Destinations

Examples We Can Learn From

The sheltered housing club room is demolished and replaced with a flexible, multi-purpose Community Pavilion for the Use of Focus Hall, community groups, local clubs, the sheltered housing officer and Alton residents.

Mount Clare is a significant building that deserves to be enjoyed by a wider group of people. There are many successful examples in London and the UK where listed buildings have been given a new life as a public facility and event space.



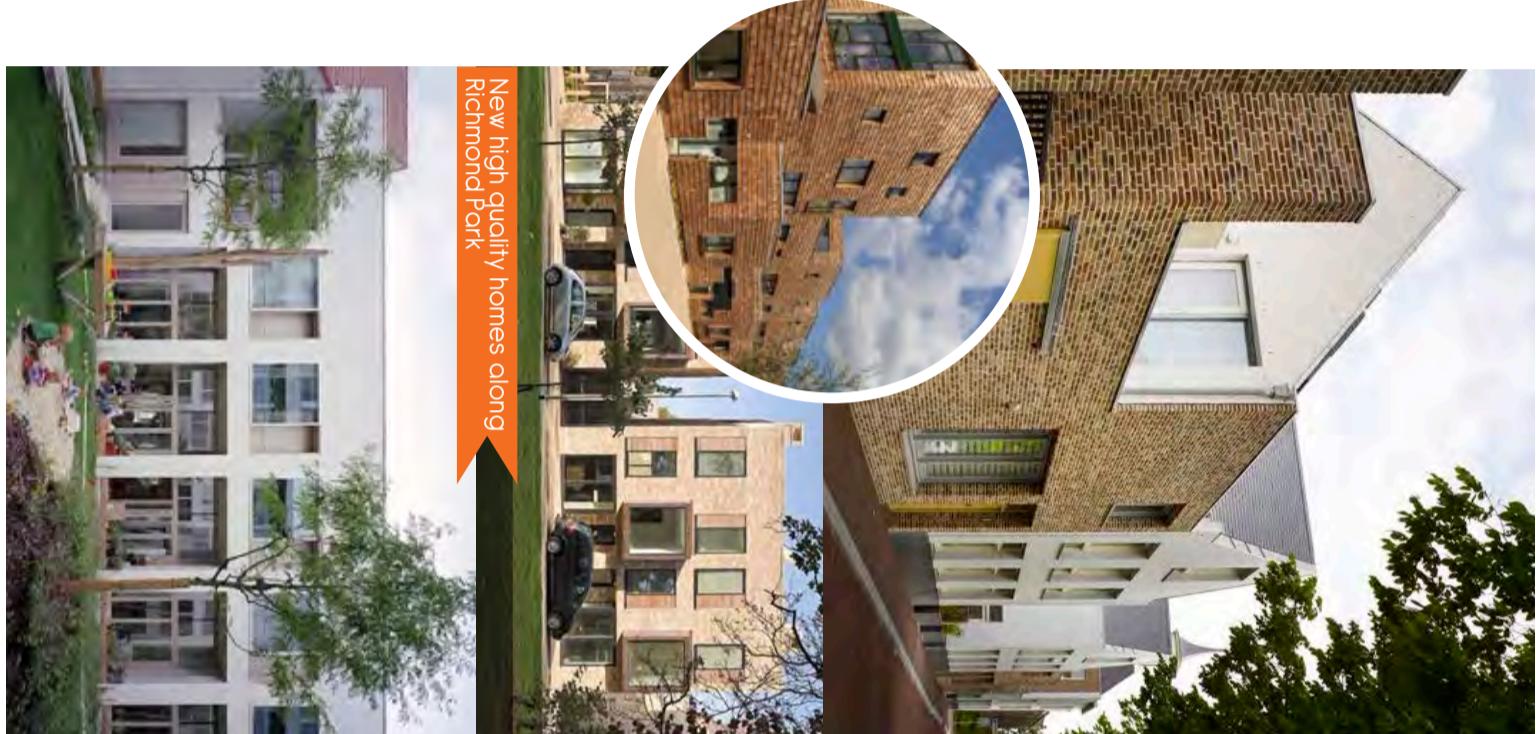
Methodist Church

Examples We Can Learn From

The Methodist Church is provided with a new church hall fronting onto Minstead Gardens. To the rear lie the church gardens and the re-provided residential dwelling.

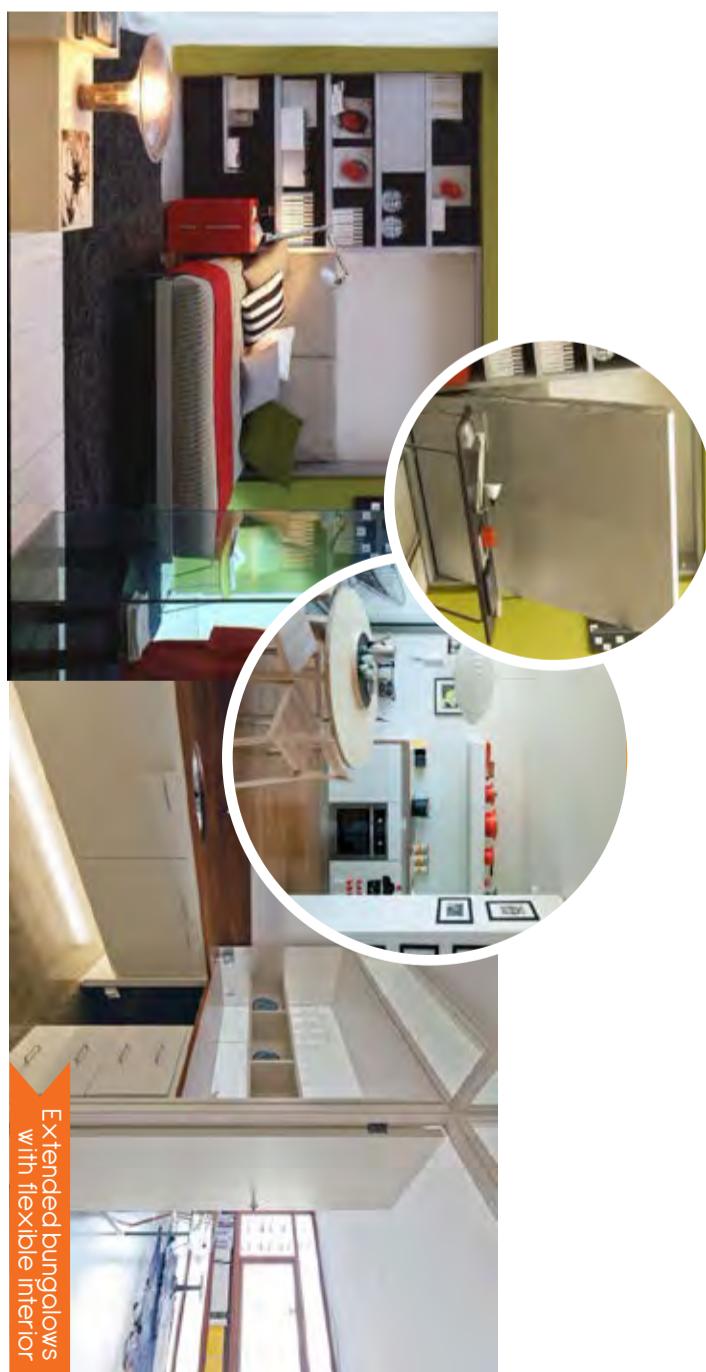


New And Refurbished Homes Examples We Can Learn From

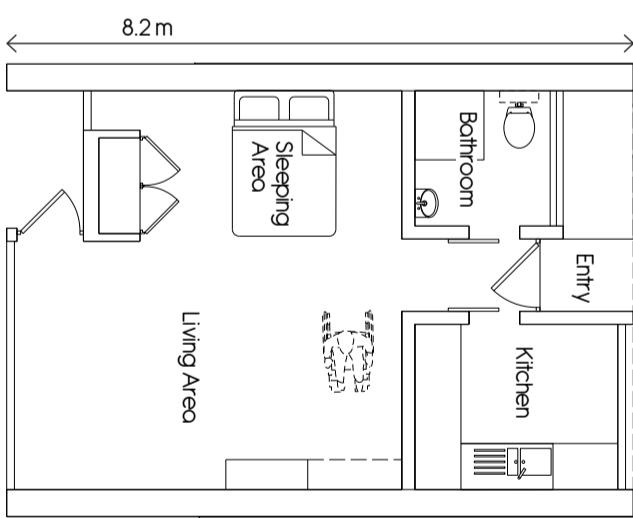


The Minstead Gardens bungalows are refurbished to meet current standards of living. A 1.3m extension allows us to transform these studios to 1-bedroom flats. Flexible interiors make them ideal as live/work accommodation.

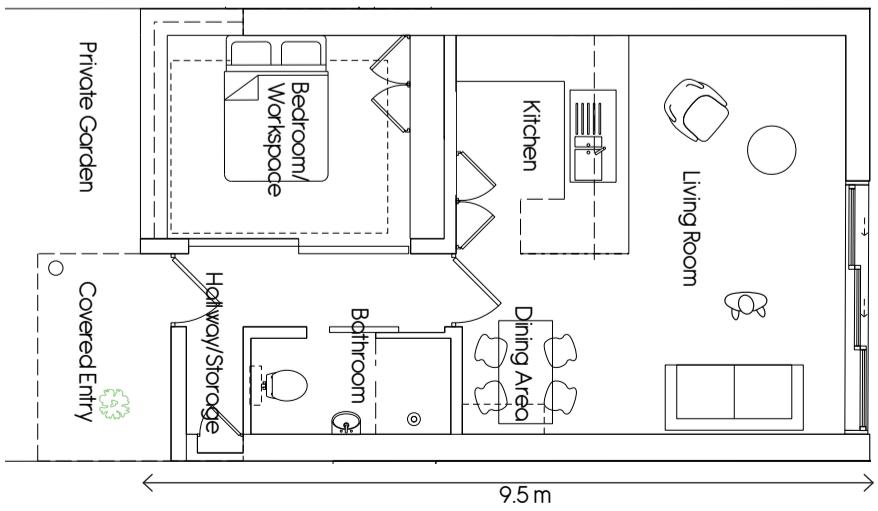
New high quality homes replace the Mount Clare student housing. A central garden for growing is open to the public during the day. Family maisonettes with views across Richmond Park replace the relocated Focus Hall.



Existing Plan: 34m² NIA



Proposed Plan: 43m² NIA



Minstead Gardens

Minstead Gardens

View of the refurbished bungalows from the Central Landscape





A Revitalised Park Centre

How Heritage has Informed the Masterplan

This area was historically the focus for community activities, with a primary school directly linked to the central open space.

Following the demolition of the school, Portswood Place hosts a poorly performing and poor quality retail parade and housing offer. Community facilities are ageing. The masterplan approach is to provide a new role for Portswood Place, at the centre of the estate – in effect, to deliver the original aspirations of the LCC masterplan and in doing so also enhance the setting of Mount Clare. Key features include:

- Reflecting the intentions of the LCC masterplan with the placement of community facilities in this location;
- Enhance the landscape setting and foreground to Mount Clare, enhancing views and connections from the central open space;
- Improve the visual connectivity of the open spaces either side of Danebury Avenue with the relocation of the bus stand;
- Provide an enhanced relationship between Alton Park and Richmond Park with a new pedestrian route.



— — — Alton
Conservation
Area

High Quality Homes: Roehampton Lane

The area between Roehampton Lane and Danebury Avenue will see a new generation of high quality homes that address the dramatic topography and relate to surrounding streets and buildings.

This will include new development on surplus land along the Roehampton Lane edge and redevelopment of poorer quality housing stock. The proposed approach will be to reflect and enhance the street and public space framework set by in the original framework. This will also enhance the frontage along Roehampton Lane and the wider setting of the conservation area and the historically important Roehampton High Street.

New homes along Roehampton Lane will create a strong and continuous frontage to the street. The design layout will allow buildings to step down from Roehampton Lane towards Danebury Avenue. Both sides of Danebury Avenue will be fronted by new homes.

The existing housing blocks will be demolished and replaced with high quality, site specific typologies that front onto Roehampton Lane and Danebury Avenue. The new homes will respond to and make sure of the dramatic topography with a podium car parking deck that negotiates the 9m level drop.

The existing homes will be replaced and supplemented by additional new homes. The buildings will be a much higher quality, and well connected to the existing street layout.

Homes will be built to contemporary standards, meeting the needs of a wide range of residents. High quality entries, access to homes, efficient internal layouts, natural light and outdoor amenity spaces will be provided.

They will meet modern standards for heating, glazing, lighting, materials and decoration. The homes can also be specifically designed to meet the needs of young families, young people and older people. Resident outdoor spaces will be distinguished from public spaces.

The outlook from these homes will be improved in all directions. New parking will be incorporated into the buildings and a careful parking management regime established for residents.

The existing tree stock will be retained where possible and managed to become part of a new high quality public realm. Pavements will be

upgraded. New street connections between buildings will be created to allow residents to move around more freely.

New and improved private and public spaces will be created, connecting this part of the estate with its surroundings.

This proposal would involve replacing the following properties with new homes.

- 213-243 Donebury Avenue [odd numbers only]
- 1-115 Harbridge Avenue [odd numbers only]
- 2-84 Harbridge Avenue [even numbers only]
- 1-28 Kingsdene Close
- 166 and 168 Roehampton Lane

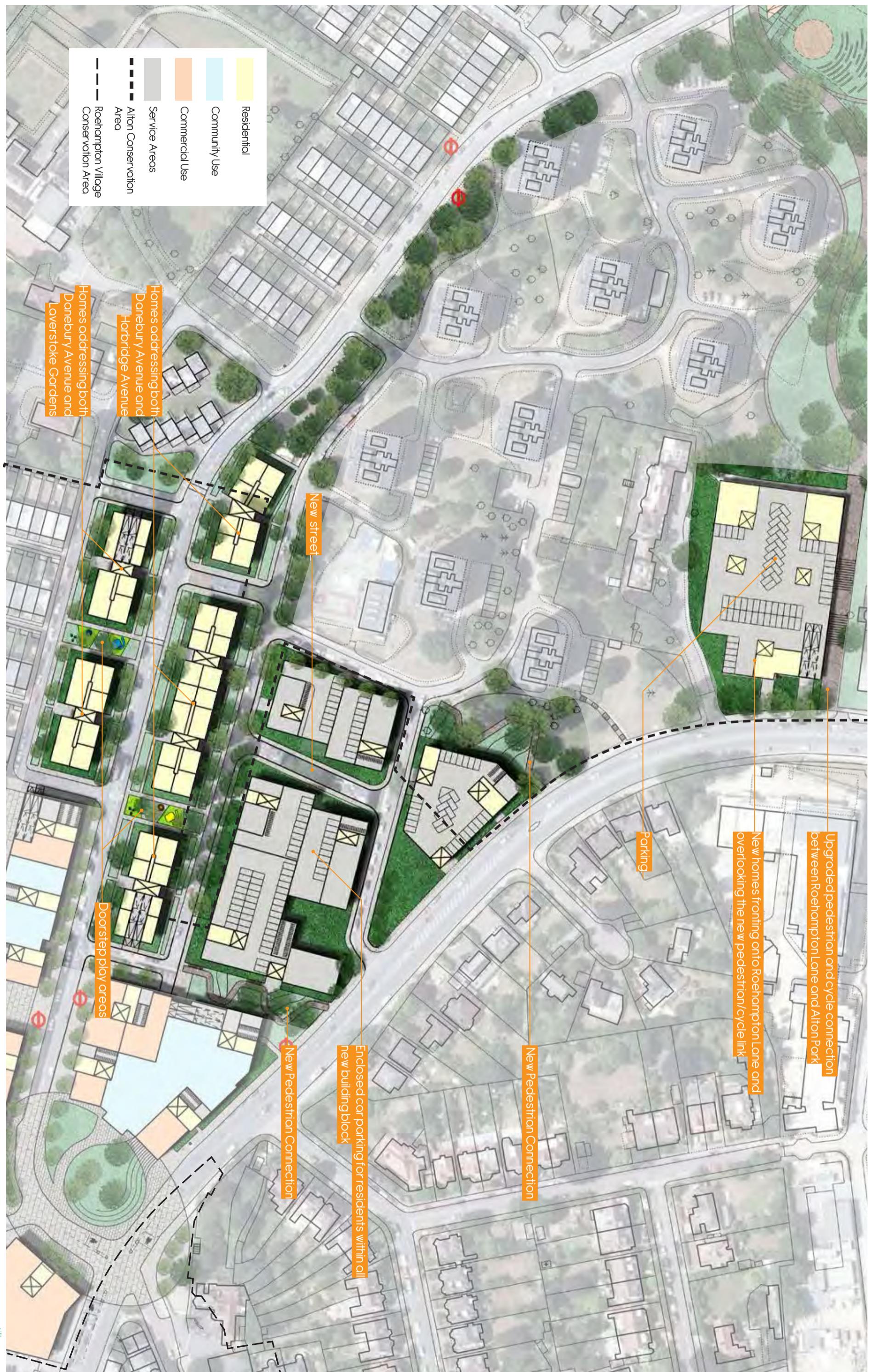
A total of approximately 375 to 400 new homes will be provided on these sites.



A new generation of high quality homes

Illustrative Plan: Ground Floor

High Quality Homes



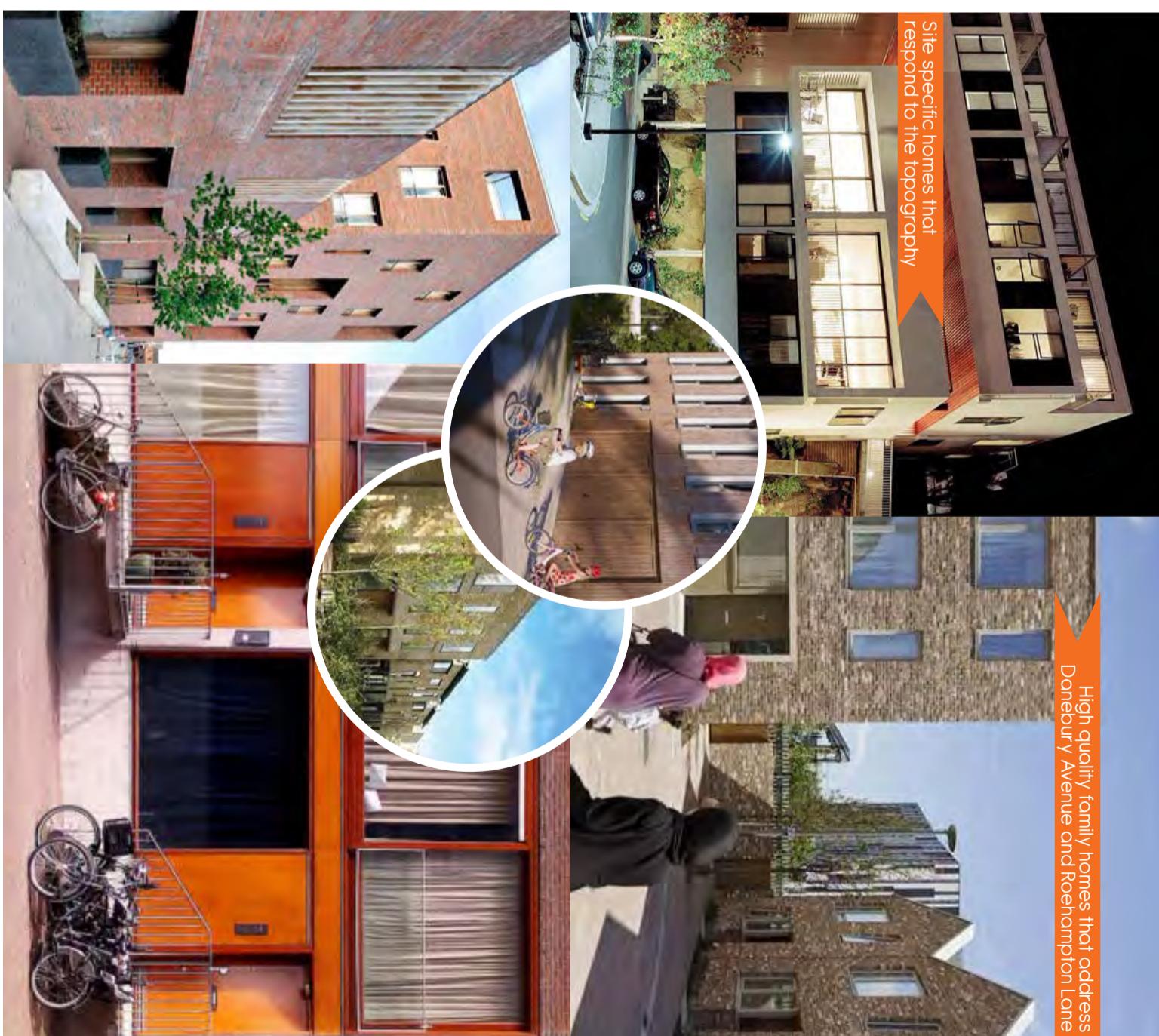
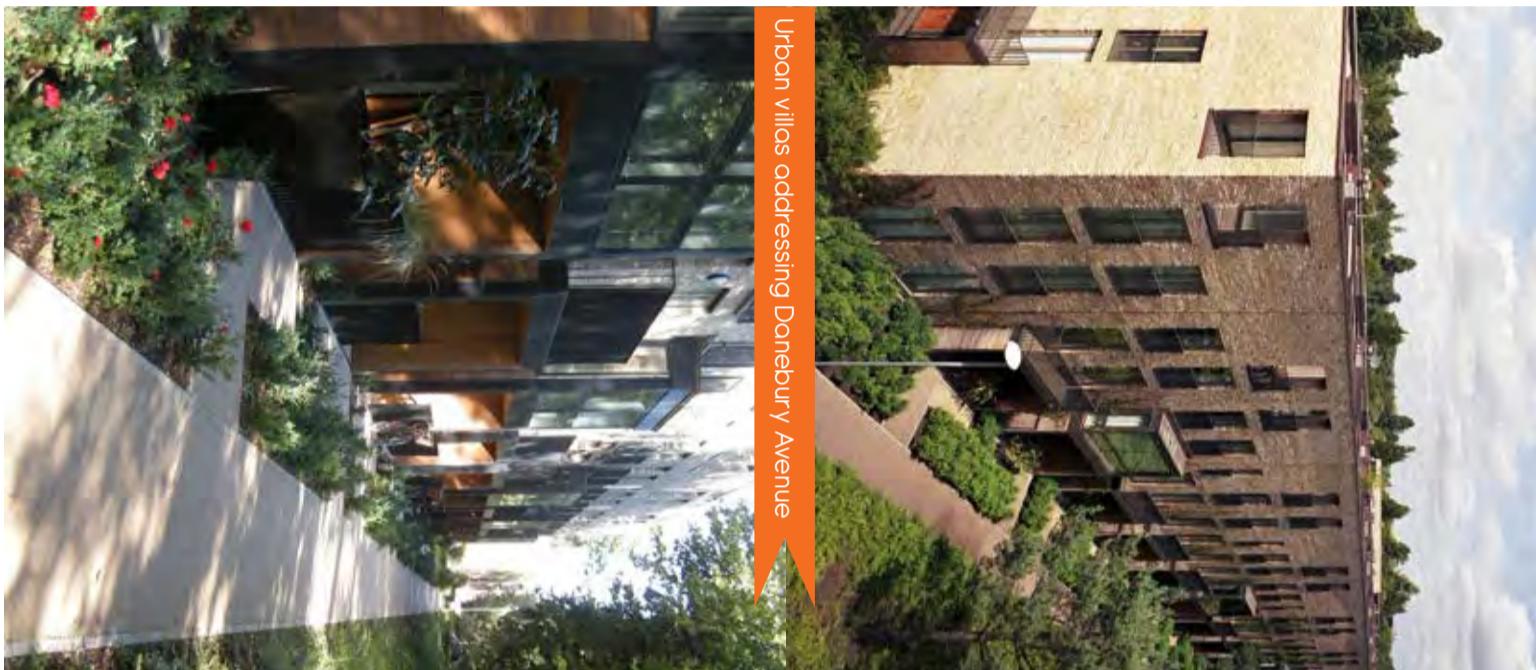
Illustrative Plan: Typical Upper Level| High Quality Homes



Site Specific Typologies

Examples We Can Learn From

The existing housing blocks will be demolished and replaced with high quality, site specific typologies that front onto Roehampton Lane and Danebury Avenue. The new homes will respond to and make use of the dramatic topography with a podium car parking deck that negotiates the 9m level drop. Existing mature trees are retained.



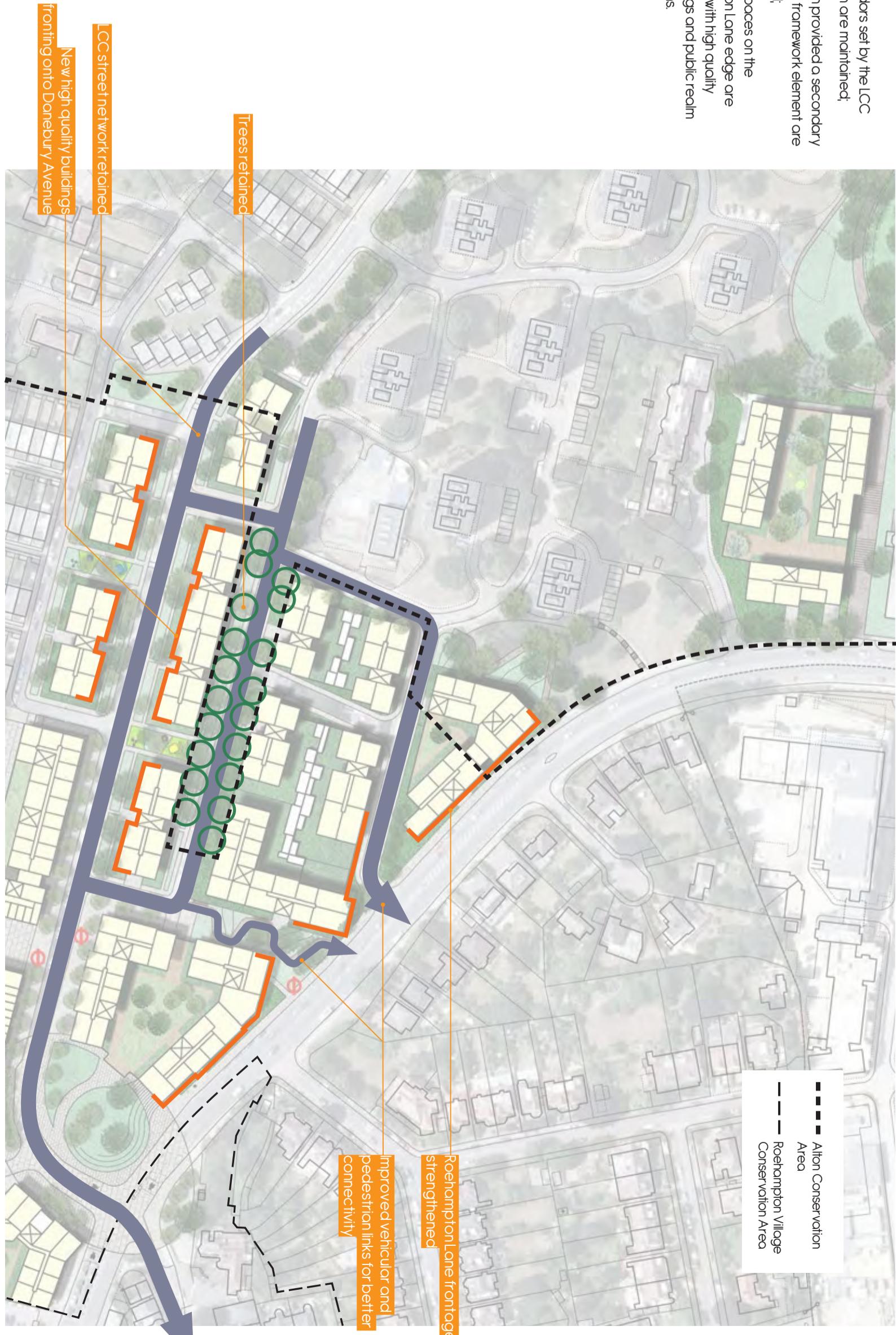
How Heritage has Informed the Masterplan

Further housing development will be focused between the Roehampton Lane edge and Donebury Avenue at the east of the Alton area.

This will include surplus land along the Roehampton Lane edge and redevelopment of poorer quality housing stock. The approach is to reflect and enhance the street and public space framework set by the LCC masterplan with better quality housing. This will also enhance the frontage along Roehampton Lane and the wider setting of the conservation area and the historic Roehampton High Street. Key features include:

- The central spine street, Donebury Avenue, is maintained and enhanced with high quality buildings which frame and address it;
- The remaining development blocks are organised within the LCC defined street framework, or encompass remnant spaces towards Roehampton Lane;

- View corridors set by the LCC masterplan are maintained;
- Trees which provided a secondary landscape framework element are maintained;
- Remnant spaces on the Roehampton Lane edge are enhanced with high quality new buildings and public realm connections.



A New Alton Park

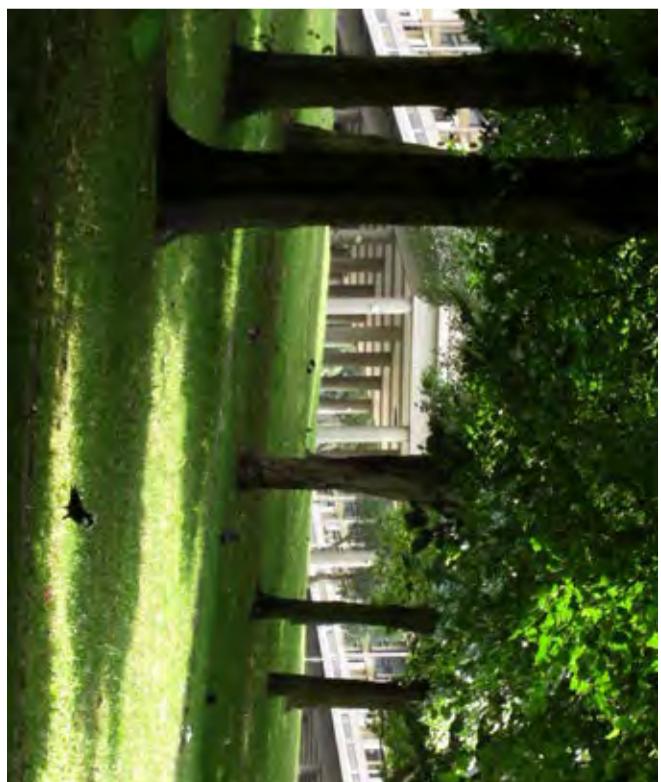
Alton Park will become the centre piece of the neighbourhood.

Many interventions and changes have been implemented in the Alton area, which have diluted the original vision, function and impact of the park. The original masterplan provided a central park linking two historical country estates.

A grand sweep of green open space with a sequence of connected zones stepping from the upper level Downshire House to the low lying Mount Clare. Today that vision is distorted by over grown vegetation and urban interventions that prevent visual connectivity through the space.

There are a number of constraints and opportunities associated with the site that have informed and shaped the proposals.

The masterplan seeks to realise the full potential of the park as an amenity. A sensitively enriched landscape will be created that retains the qualities of nature and actively supports the community.



The approach is to respect the echoes of the Georgian landscape and the principles of the original masterplan, contributing to the setting of surrounding heritage assets and other development.

The Vision

The park should play an important role in the local community and event calendar. To support this there are several flexible and complementary features and elements proposed.

Identity and Unification

The landscape design should identify a unique landscape signature for Alton. This identity should be drawn from the existing site, wider city landscape, architectural language and from deliberate design decisions that seek to embody the neighbourhood and community. The landscape should aspire to provide a common thread of ideas, materials, colours and themes that unifies any retained features with the new into a single place and entity.

Contact with Nature

We aspire to place people, plants, and wildlife together. To achieve this we aim to enhance peoples contact with nature and localised biodiversity by integrating planting and habitats within the landscape along circulation routes and gathering spaces.

Occupy the Edges, Extend into the Park

The landscape needs to merge and blur boundaries through layered enclosure and amenity provision to ensure it is efficient and highly functional. This approach will retain the scale and flow of circulation routes whilst placing hovering spaces, perch points and seating areas along the edges.

Creative Water Systems

The existing site condition includes a flowing landform which could easily and beautifully create a water system that supports localised drainage and

provide biodiverse areas. We believe drawing these existing features into the proposed landscape will provide an instant landscape character, enhancing the setting of the park.

There are also opportunities to include

retrofit rainwater harvesting from roofs and hard surfaces to below ground storage tanks and/or surface water catchment. These storage and

conveyance systems would attenuate the run-off and provide an irrigation system for roof gardens and landscape (conserving potable water). This would also provide an integrated storm water management system for future climate change.

Increase and Enhance Biodiversity

The landscape should draw nature into the project and introduce local rare and endangered species to enhance and support local biodiversity and the surrounding Biodiversity Action Plans.

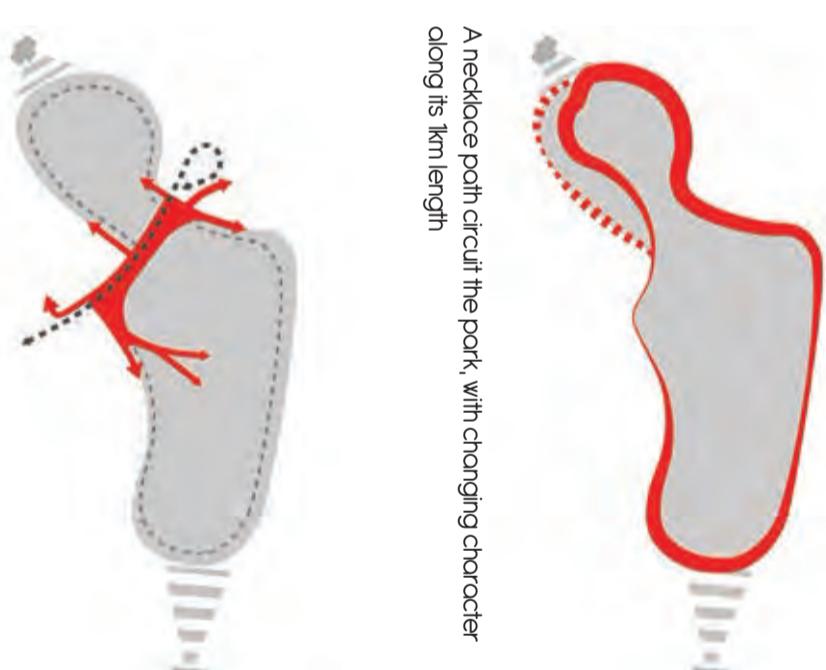
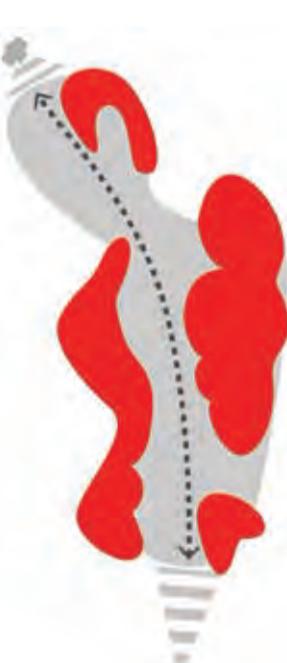
Connect and Activate

The proposed landscape needs to create elements that provide connectivity for both people and wildlife, clear pedestrian routes alongside continuous plotted areas to connect habitats. This supports the masterplan, which aims to reinforce the pedestrian axis through the neighbourhood.

Visually connect Mount Clare and Downshire House, respecting the original masterplan and pulling the connection across the park



A strategic approach to tree cover that creates a visually open character across the park



A park connector that provides a shared space alongside community facilities and engages with park activity

Engage and activate edges, increasing natural observation and the sense that the park is part of the community

Reading the Existing Landscape

A space in the neighbourhood that needs to become a place in the community.

There are a number of constraints and opportunities associated with the site that will inform and shape the proposals:

- 1 The sweeping link between the two historic mansions has been blocked by fences, retaining walls and the bus turning / standing on Danebury Avenue.
- 2 Strategic tree planting once used to frame views and enclose spaces has been left to grow unmanaged, resulting in obscured views and dark areas. However with considered management the tree stock is worth retaining for character and wildlife value.
- 3 Mount Clore and Downshire House are surrounded by mature trees and shrubs, making them no longer visible from a distance nor up close from within the park.
- 4 The building lines form a strong character influence, but are currently not activating the borders of the park.
- 5 Desire lines cut the existing open lawn areas, suggesting the chance to rethink pedestrian connections throughout the site. The location of bus stops and local services appear to have a strong relationship with these desire lines.
- 6 Danebury Avenue cuts the park in two, creating separate green areas which gently rise to higher levels and eventually to the historical country estates.

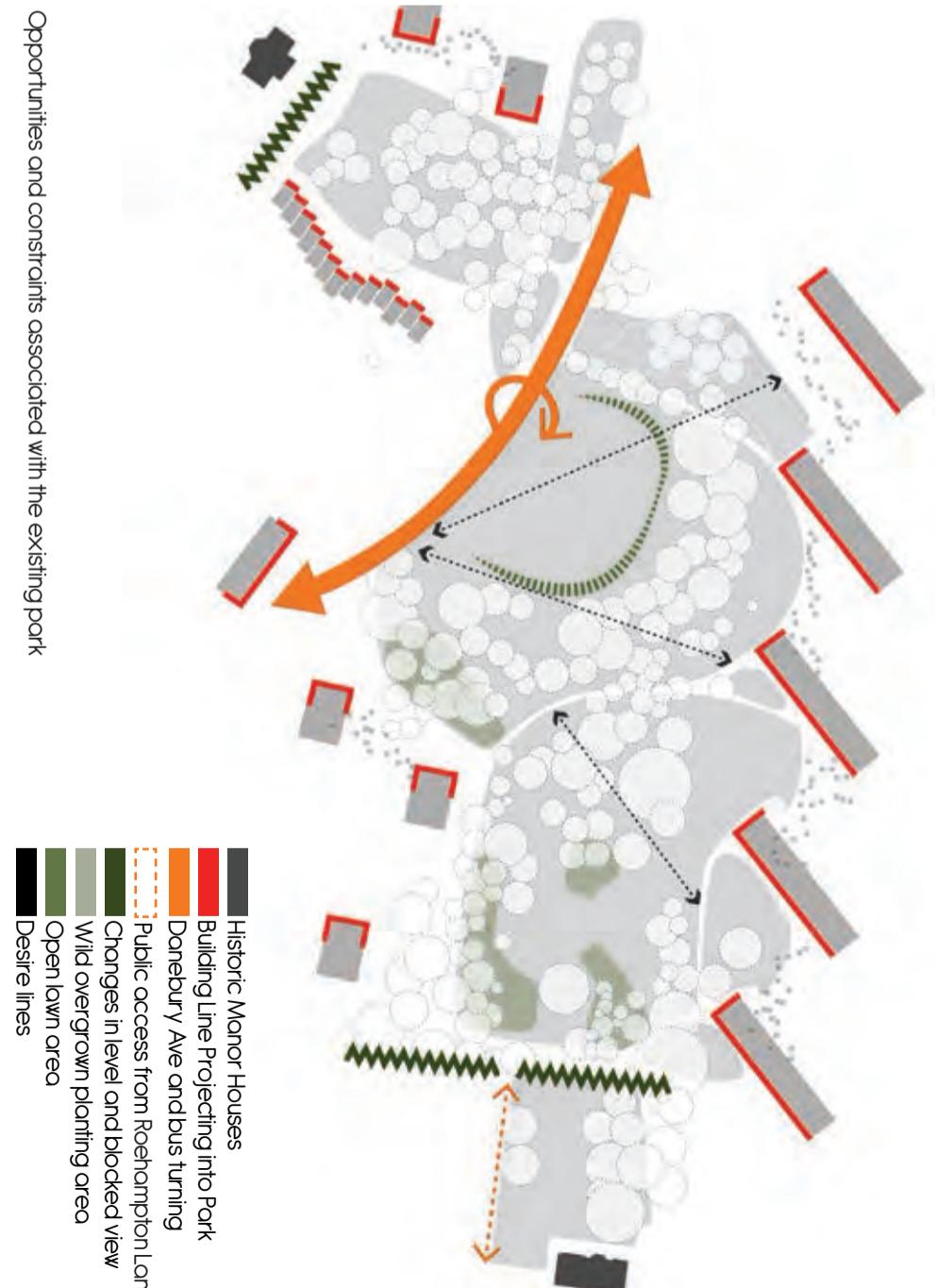


Over grown trees and level changes form barriers between the park and key buildings



Over-grown areas of vegetation block views across the park

Opportunities and constraints associated with the existing park



The tree line around the existing open lawn area forms a strong character

Illustrative Plan





View of the Central Lonsdale with the Community Pavilion and the Community Hub in the foreground

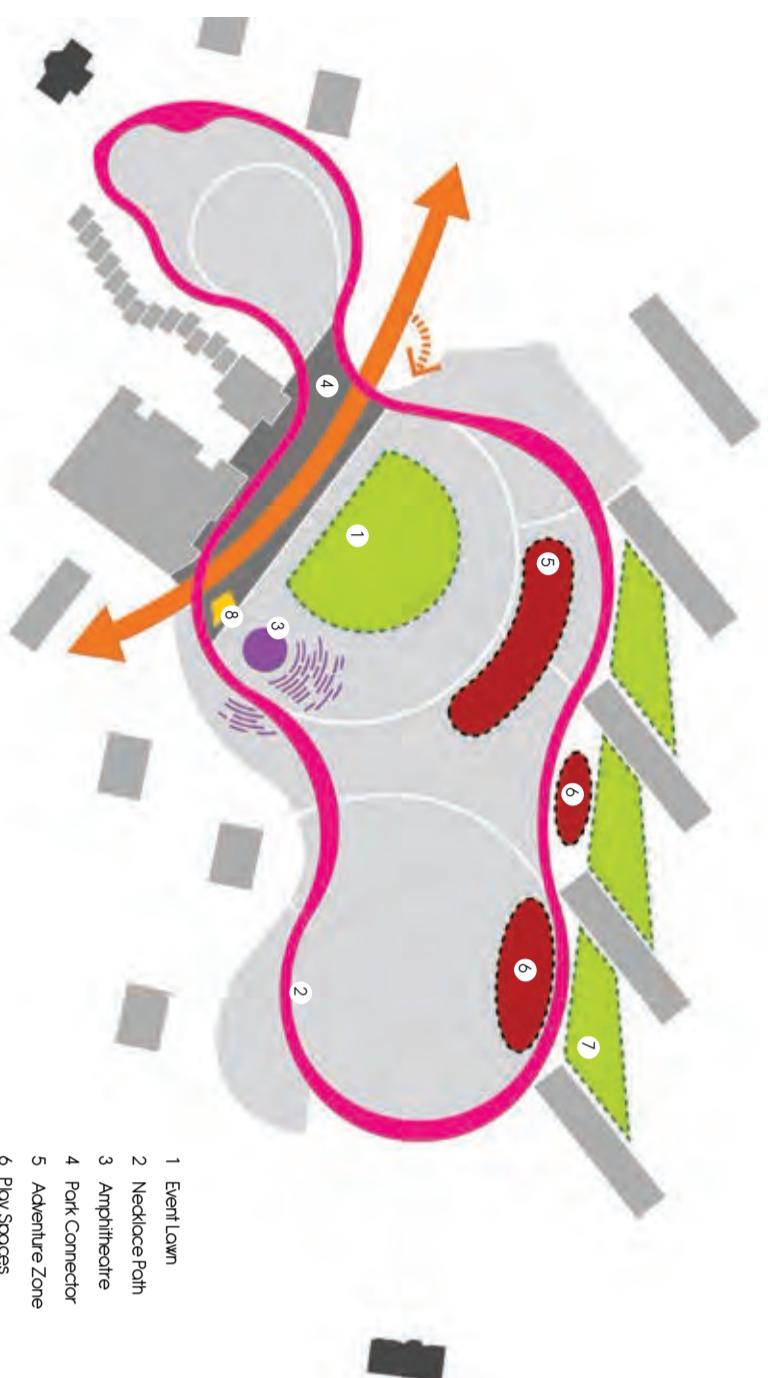
Activity and Provision – A Community Park

The park should play an important role in the local community and event calendar.

To support this there are several flexible and complementary features and elements proposed.

1km Necklace Path

A flowing route that takes in varied characters and experiences, from shady trees and quiet corners to open lawns and active areas.



1 Event Lawn
2 Necklace Path
3 Amphitheatre
4 Park Connector
5 Adventure Zone
6 Play Spaces
7 Community Gardens
8 Pavilion

The Event Lawn

Retain the current location of the event lawn, which reinforces the community hub. There is potential to contour the space to flatten the event area and provide a seating slope. This space could also be utilised as an exceedance event retention area as part of the site wide sustainable urban drainage systems.

Amphitheatre

Take advantage of the natural bowl shaped landform and low tree cover to locate the amphitheatre.

Park Terrace

Activate the interface with the residential towers and their undercroft spaces by connecting them with a continuous terrace, containing seating that looks out over the park and play areas.

Park Pavilion

Aid the connection between the park and the community facilities with a pavilion, which could be a simple canopy space to complement the event lawn.

Play Zones

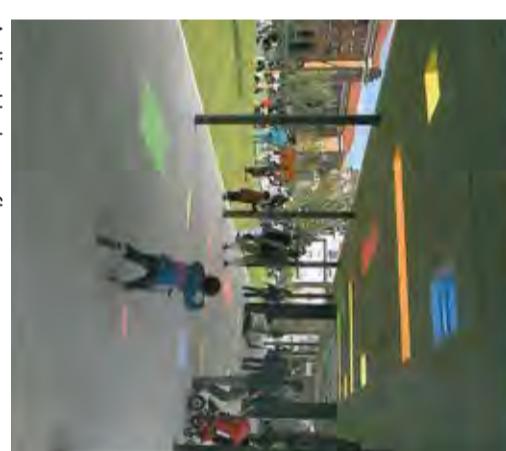
Provide play facilities for a range of ages and abilities, including sensory play and explorative learning.

Adventure Zone

Provide play facilities for a range of ages and abilities, including sensory play and explorative learning.

Communal Gardens and Floral Terraces

Locate community gardens between the residential towers, creating semi-public spaces for residents to grow flowers, fruits and vegetables within a permanent planted structure.



Active Undercrofts
Park Connector Shared Space



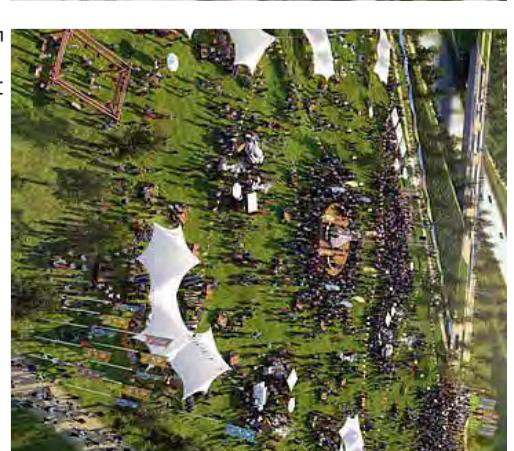
Adventure Zone



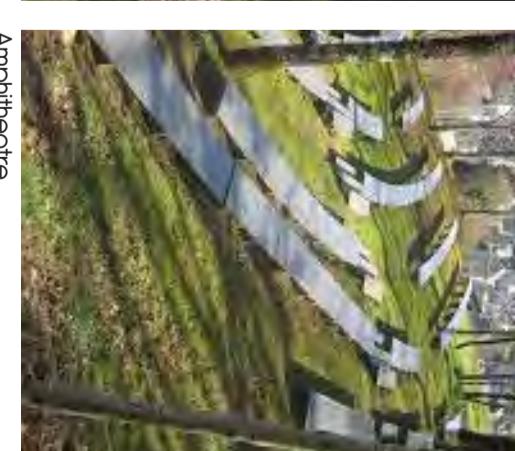
Necklace path



Community gardens



Event Lawn



Amphitheatre



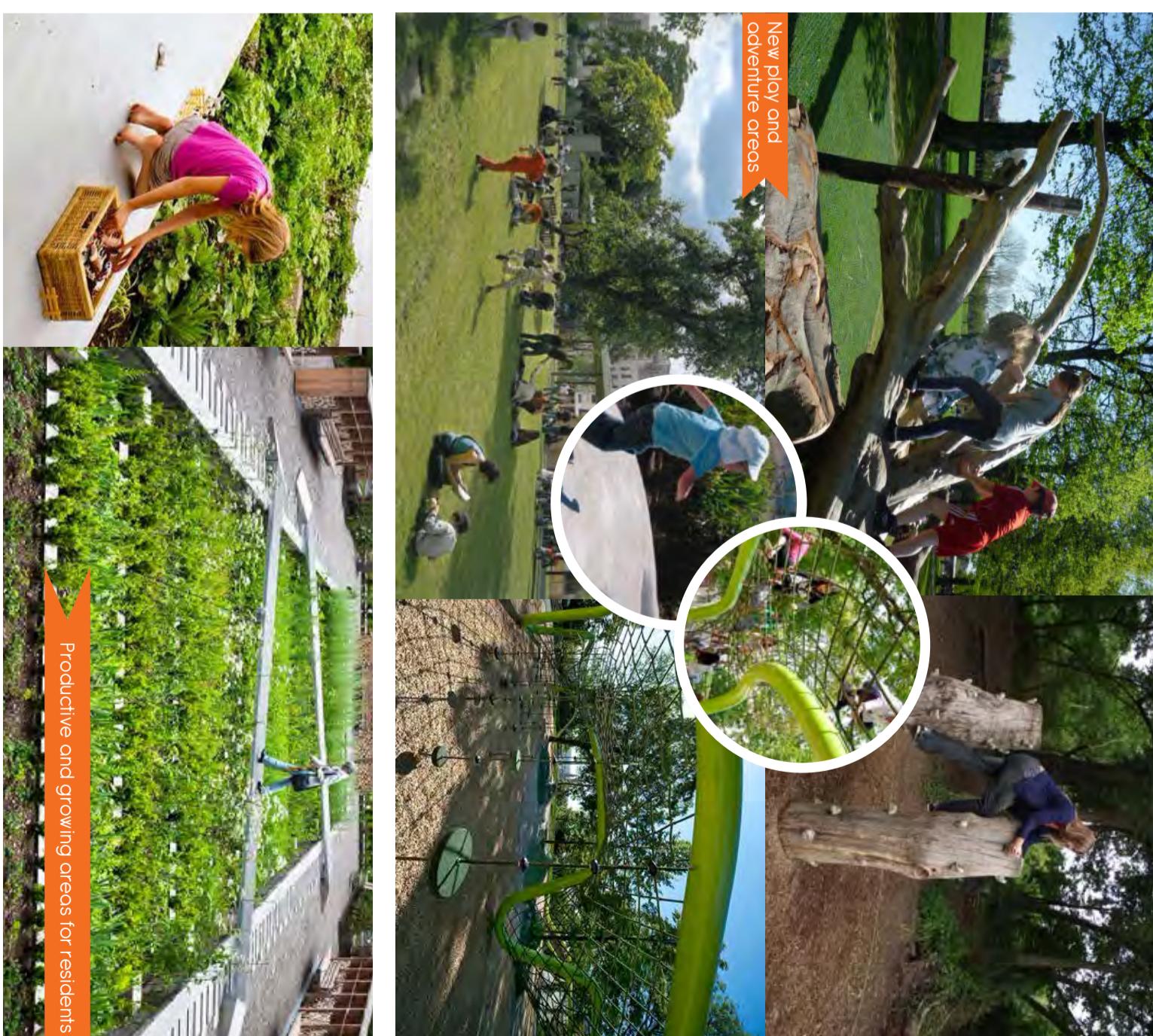
Park Pavilion

A New Alton Park

Examples We Can Learn From



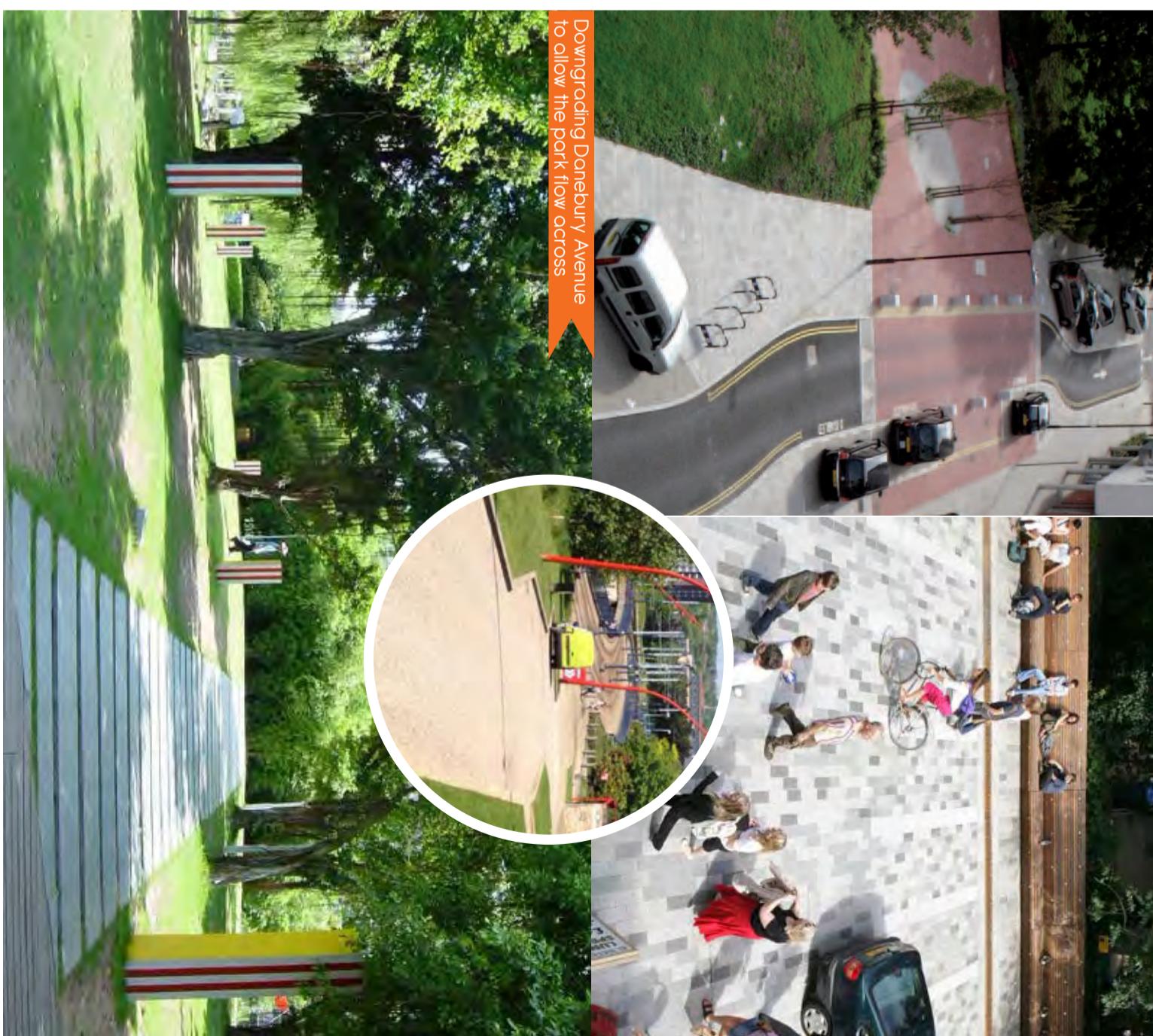
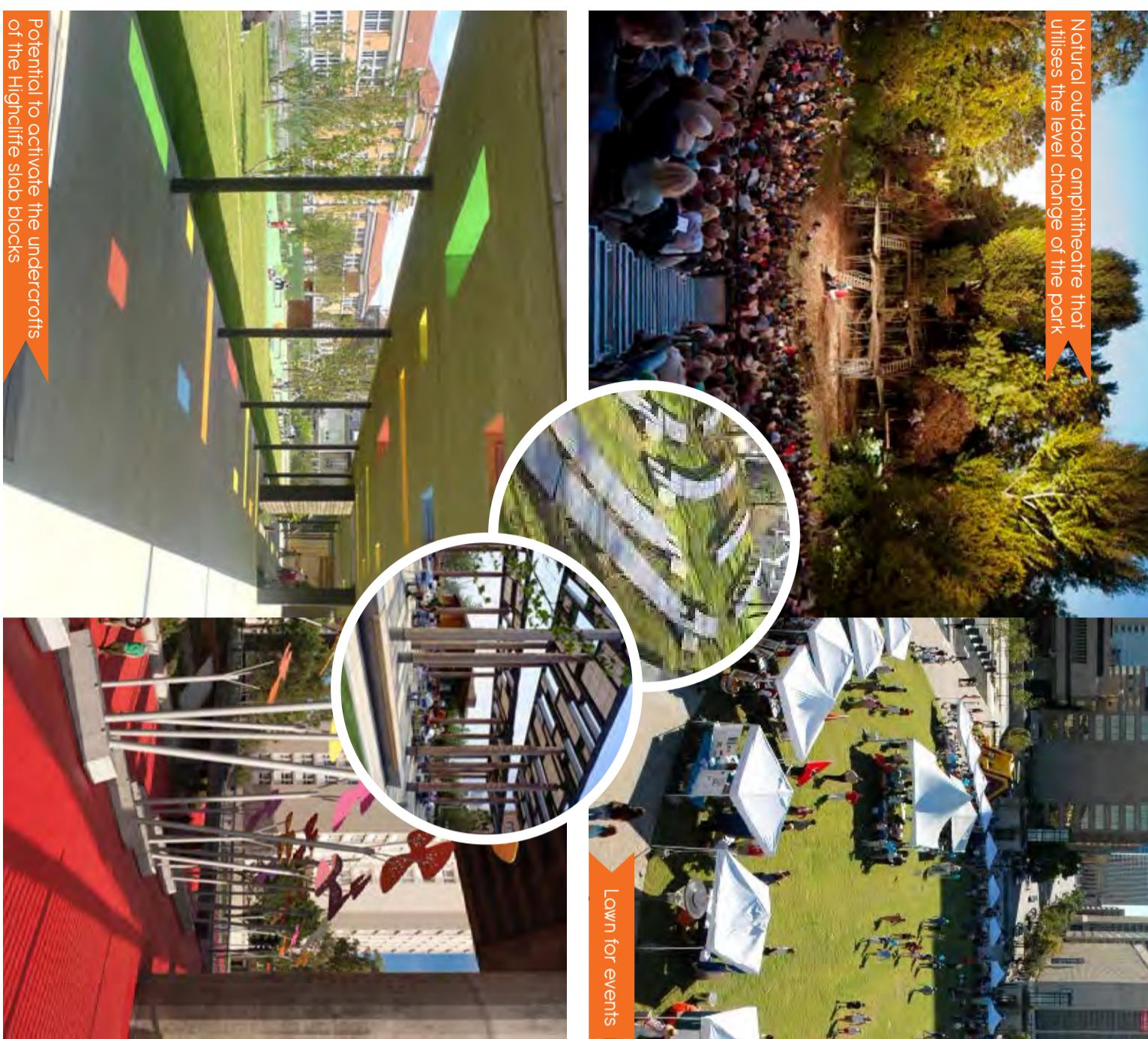
A necklace path for pedestrians and cyclists circuit the Central Landscape



Productive and growing areas for residents

A New Alton Park

Examples We Can Learn From



Surface Water Management

The future works to public realm

and infrastructure should provide a

Sustainable Urban Drainage system

(SuDS) to catch the surface water

run-off, slow it down through infiltration

and attenuation measures, cleanse it and store it for reuse.

A series of potential SuDS interventions are proposed:

1 Surface water run-off from pathways and lawn areas along channels associated with the path network. These channels can be designed to create habitat and sculptural elements within the park.

2 Cleanse surface water run-off along planted dry swales, which will not have visible surface water but will provide niche habitats for wildlife.

3 Tree planting within hard surfaced areas providing water retention. These zones would flood infrequently during extreme weather events, relieving pressure on the local drainage systems. Any retained water would gradually drain away over a couple of days.

4 Management of the planting regimes will ensure that the year-round appearance of the SuDS components appear well kept and deliberate.



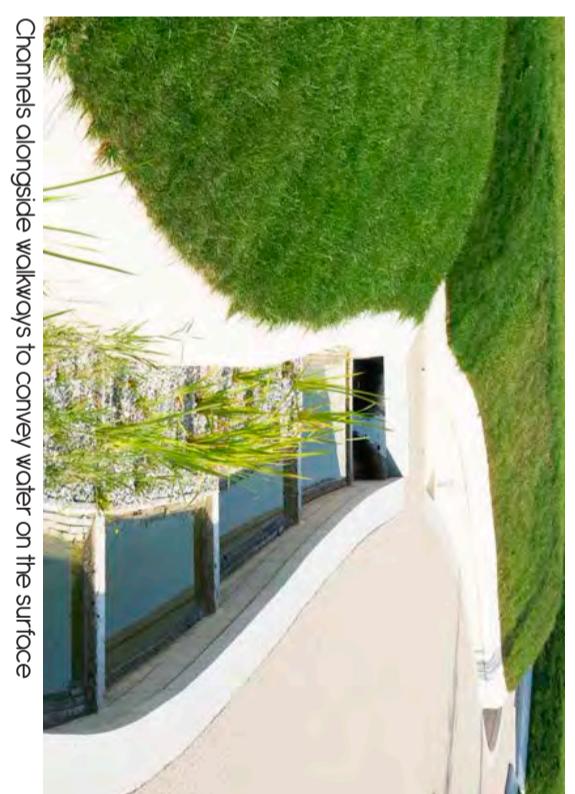
- 1 Potential exceedance zone
- 2 Dry swale
- 3 Surface channel
- 4 Potential location for below ground storage tank



Rain gardens within streetscape



Catchment details integrated within streetscape



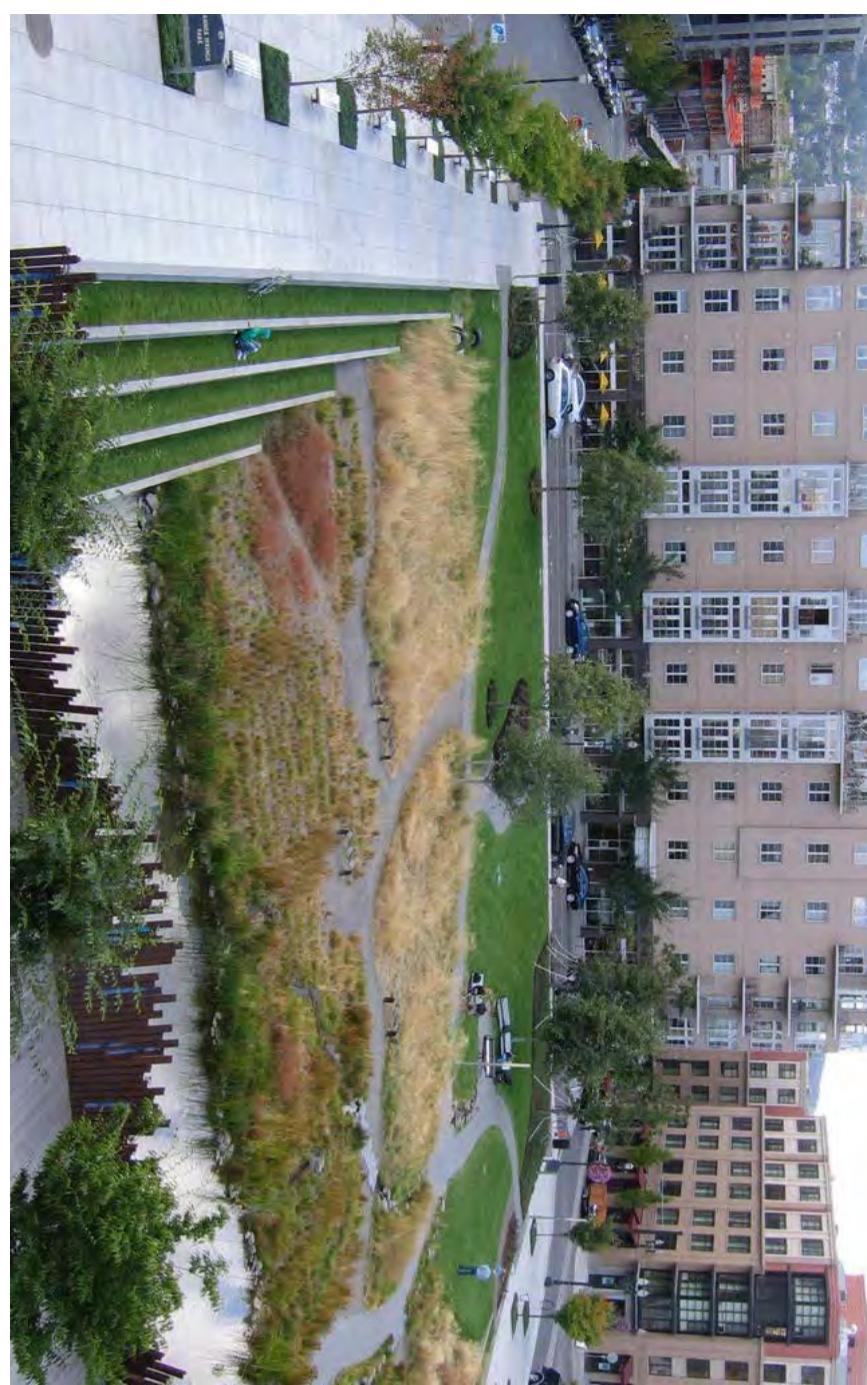
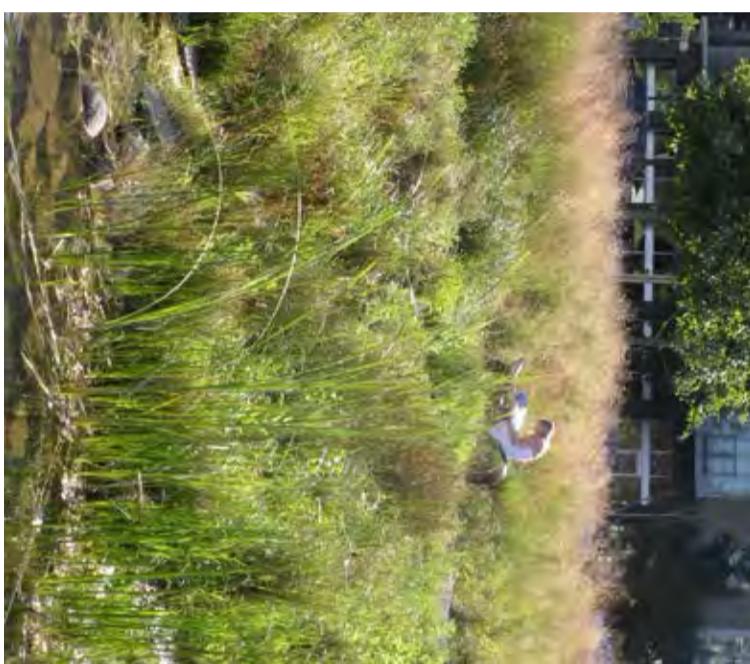
Tree planting providing retention zones

Water Sensitive Urban Design

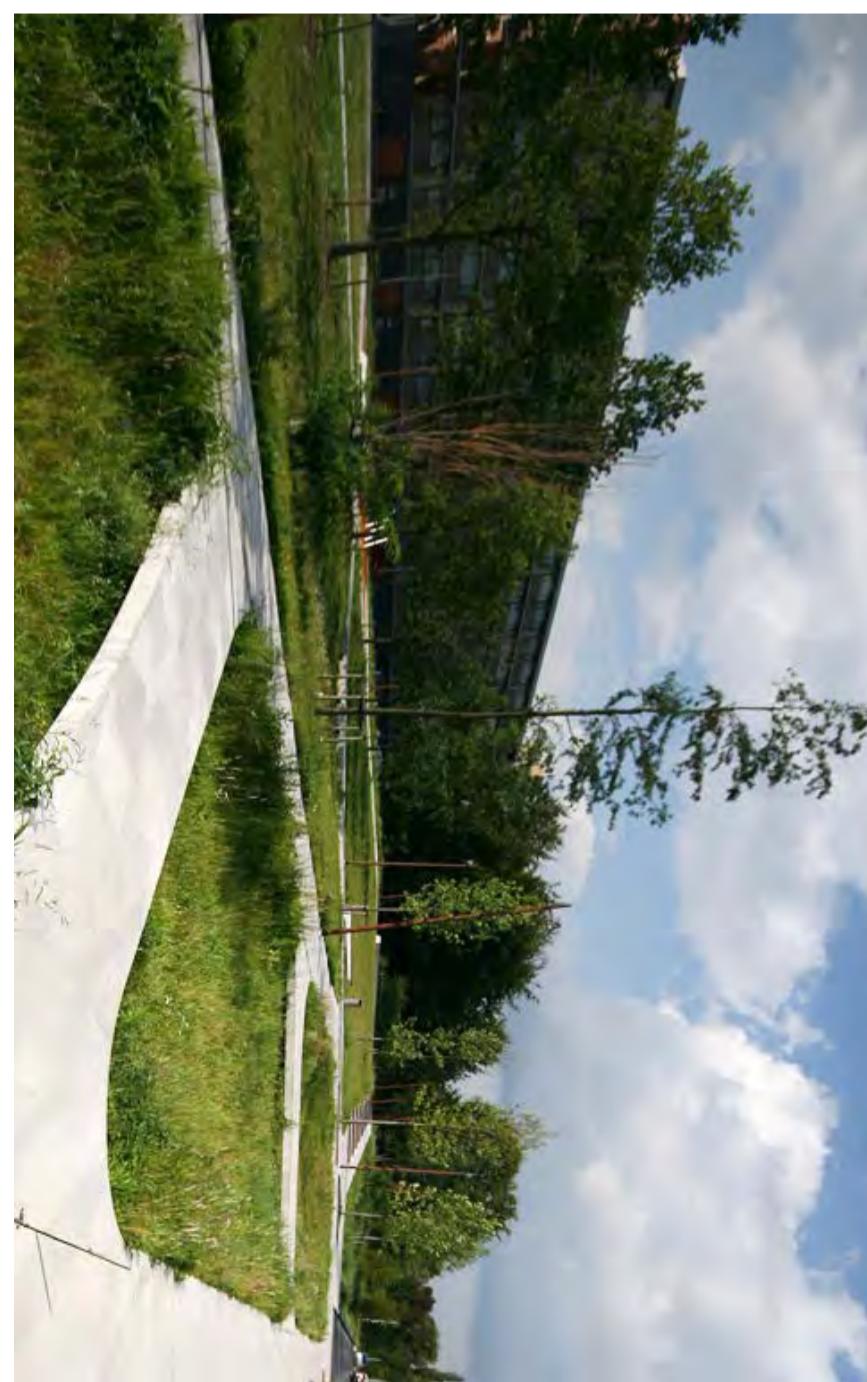
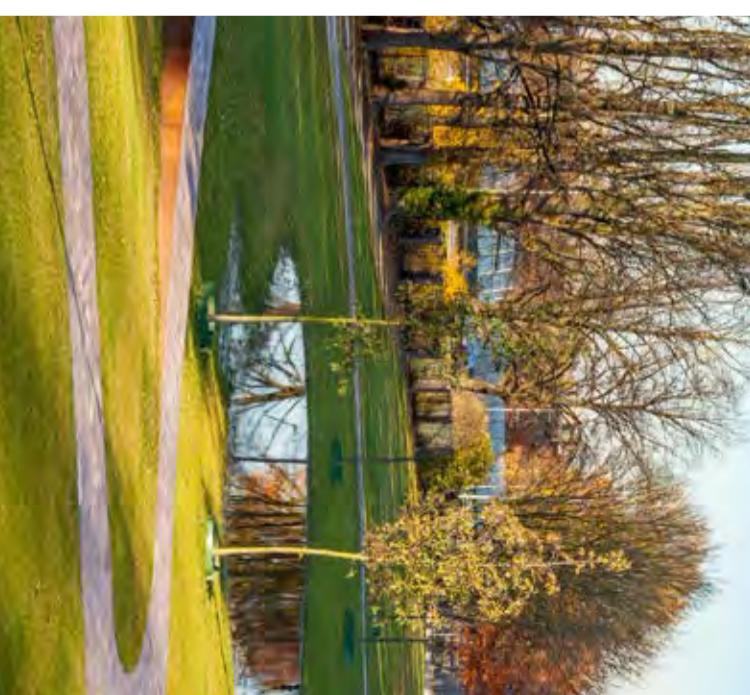
Examples We Can Learn From



Tanner Springs Park, Portland, a dynamic landscape designed to flood during exceedance events



Quirijn Park, Netherlands, a dynamic landscape designed to flood during exceedance events



Tree Strategy

The new masterplan vision for the central area includes a tree strategy that engages with the overall design scheme.

Good quality trees will be retained and used to frame special areas, to enhance the pedestrian experience, shelter the play areas from weather changes, increase biodiversity and reinforce visual connections between landmarks.

Before more detailed design proposals can take place, a full arboriculture survey should be commissioned. This will help to prepare a long term management plan and to ensure longevity for the existing tree structure within the park.

A number of good quality trees should be retained that demonstrate certain characteristics:

- 1 Have a large and balanced canopy
- 2 Lay in particular locations to frame existing key areas
- 3 Provide shade and shelter
- 4 Encourage wildlife and biodiversity
- 5 Improve the value of the site, also providing proposed tree additions where suitable



Indicative approach to the management of trees



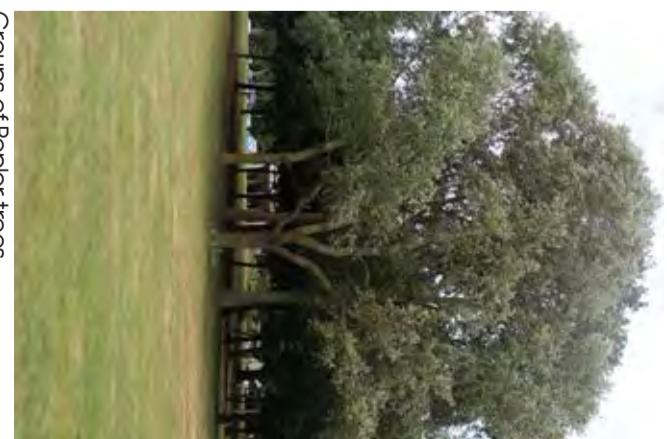
Isolated large London Plane trees



Open view through the park



Groups of Pine trees



Groups of Poplar trees

Site Clearance

A site clearance process needs to be undertaken for a variety of reasons:

Overgrown Trees and Shrubs

Trees and shrubs have been allowed to grow too large over the years and they are not providing a suitable place for community activities across the park.

Obstructed Views

The existing condition obstructs views through the park and potentially contributes to perceived security issues.

Highlight Key Areas

Reducing the number of trees will highlight key areas, encouraging people use and enjoy the open spaces as opposed to occupying the edges.

Visual Connection between Country Estates

The landscape strategy follows the principle of opening the views while being in the park, especially the visual connection between the two country estates: Mount Clore and Downshire House. At the moment the two mansions are surrounded by mature trees and shrubs, making them no longer visible from a distance nor up close from within the park.

Recycling for Park Facilities

The park should include informal interventions, engaging with mature trees that involve play structures, footpaths and ground level planting. The proposed adventure area might be constructed from the timber reclaimed from site clearance while retaining the existing environment and make it suitable for children's play.

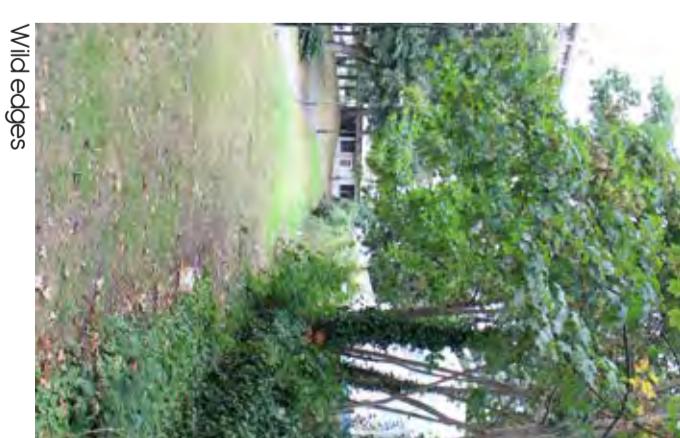
Existing tree coverage



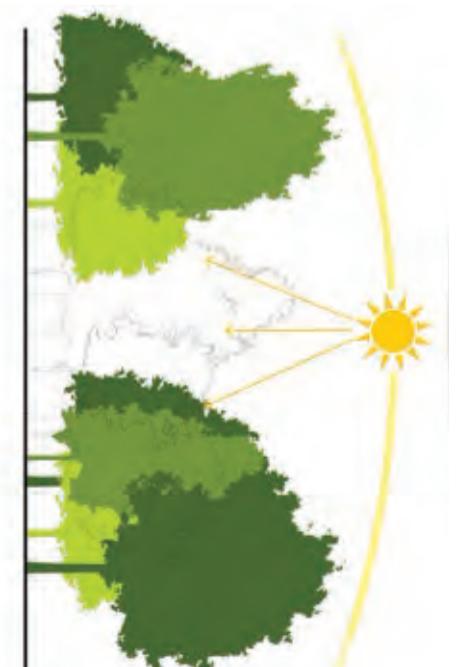
Removing trees will open views through the park and make a safer place for activities and accommodate park facilities.



Wild overgrown areas that block views and provide potential concealed spaces



Wild edges

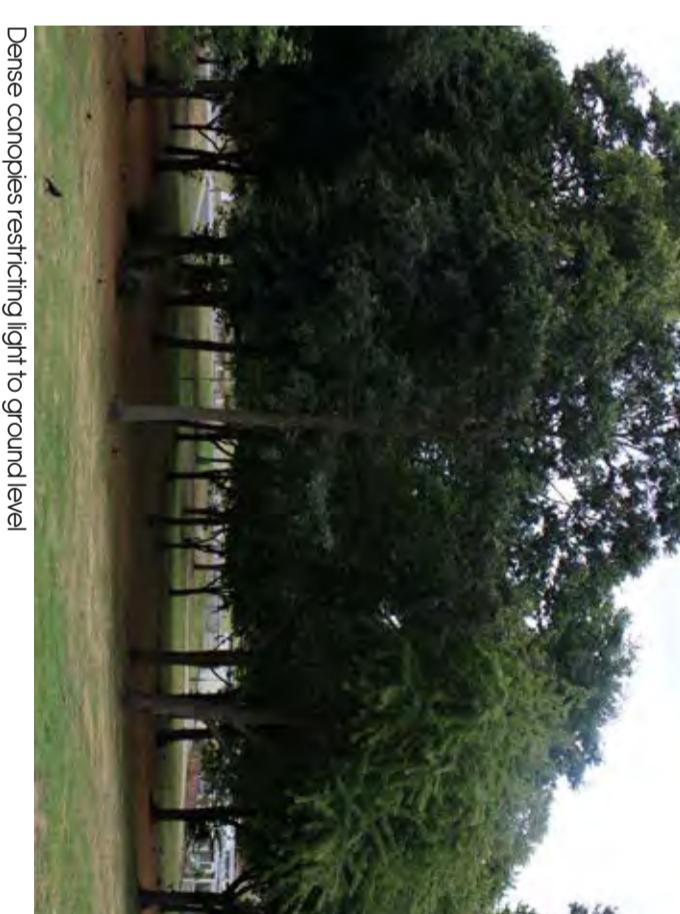


Poor quality tree



Indicative approach to the management of trees

- Existing trees to be removed
- Other trees



Poor quality tree

Biodiversity Strategy

The park should include informal interventions, engaging with mature trees that involve play structures, footpaths and ground level planting.

The proposed adventure area might be constructed from the timber reclaimed from the site clearance while retaining the existing environment and make it suitable for children's play.

The landscape proposals will connect with the existing green network, maintaining and enhancing the flow of habitat provision across the park. Therefore, where possible, the

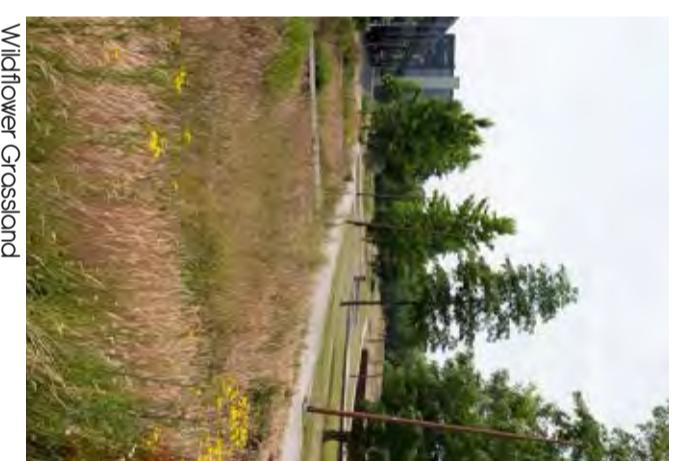
landscape proposals will retain some of the existing habitat and provide additional and more diverse areas for foraging opportunities

The strategy is to create a biodiverse local landscape that will support a range of habitat types and provide opportunities for wildlife. These are often likely to be low tech solutions that provide maximum return for wildlife. These include the following:

- native species will be prioritised, with supporting planting for some non-native species that have a landscape and habitat value;
- to further enhance the vegetative habitat provision there is an opportunity to incorporate wildlife features within the overall proposals. These are likely to be in the form of nesting boxes, hibernacula and log piles;
- birdboxes could be placed in the upper branches of the existing mature trees to enhance the

ecological provision along with Insect Hotels to help kick start the re-colonisation process;

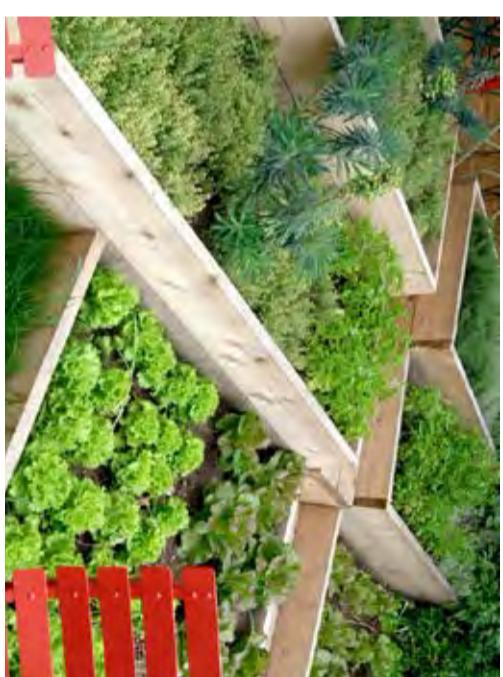
- bat boxes could also be placed within existing trees to encourage the neighbouring populations;
- habitats for hedgehogs could also be provided through hedgehog boxes that will be placed within ground cover planting in quieter corners;
- log piles will be constructed using any existing trees removed prior to works. These log piles should be inter-planted with ferns, and allowed to moss over and colonise creating a new habitat type for the area. The log piles could be placed within ground cover planting in quieter corners; and
- grass management should consider the species rich grass and life cycle, allow areas to grow flower and seed



Wildflower Grassland

Woodland Edge Understory

Bioretention Area



Insect Hotels



Bird Boxes



Community gardens

Community Gardens

Nectar Gardens

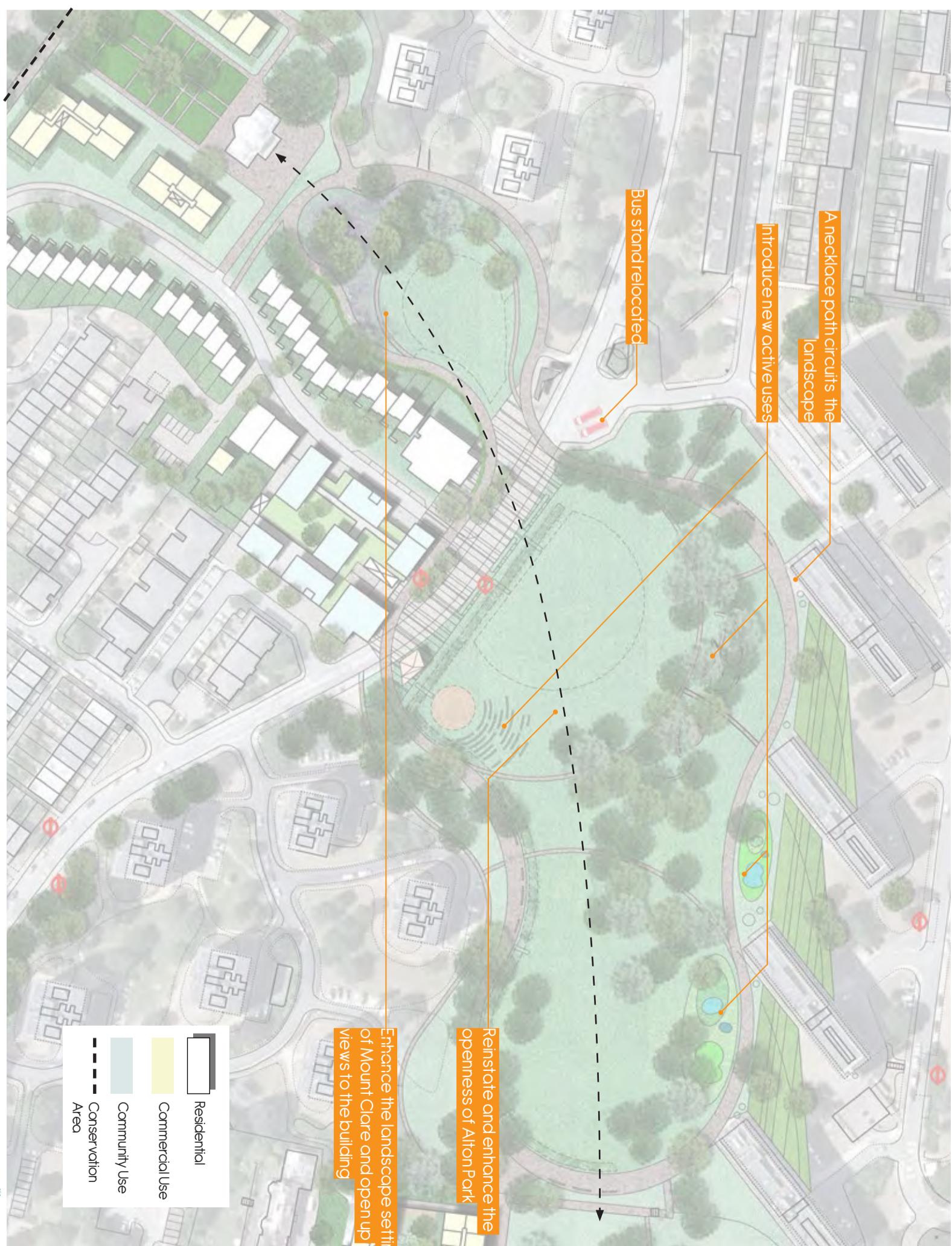
How Heritage has Informed the Masterplan

The approach is to enhance the larger framework of the central open space, with its echoes of the Georgian landscape and the principles of the LCC masterplan, in terms of its own appearance and role, as well as its contribution to the setting of surrounding heritage assets.

Key features include:

- Strengthen the role of the layer of the 18th century historic landscape framework including views between the historic country houses - this will better reveal the significance of the parkland setting of the former country houses and the landscapes' role as the open space framework of the estate today;

- Reflect the LCC masterplan (designed to work with the surviving 18th century landscape) through reinstating and enhancing the openness of the central parkland,
- Open up views through the park, between historic houses and their immediate settings and to Richmond Park, through tree management;
- Enhance the central open space and people's interaction with it and encourage the active use of the landscape;
- Placing activities around the outer edge of the central lawn to enhance the central view;
- Creating a walking and cycling circuit - the necklace path - that enhances access to, and appreciation of, the historic views, the sinuous route reminiscent of 18th century landscape concepts;
- Relocating the bus stand to the west to enhance the views from Alton Park to Mount Clare House and Richmond Park.



Improved Connectivity

Alton was designed to be connected to its surroundings but over time these connections have been blocked. It is now a large cul-de-sac.

Successful places are connected to their surroundings and have people and vehicles moving through them. Improvements are proposed to re-connect Alton to wider Roehampton and Richmond Park, making it easier for residents to move around.

Walking and cycling are methods of travel that are key components of successful places. Next to Alton is Richmond Park, offering some of the best places to walk and cycle recreationally in London. Currently there is no direct route to the park from Alton.

A new path linking Roehampton Lane to Richmond Park is proposed, creating o high quality link for pedestrians and cyclists. Smaller walking and cycling improvements are proposed elsewhere. These improvements combined will help to increase the number of people moving through the area, creating opportunities for local businesses and a more vibrant environment.



Wider Connections

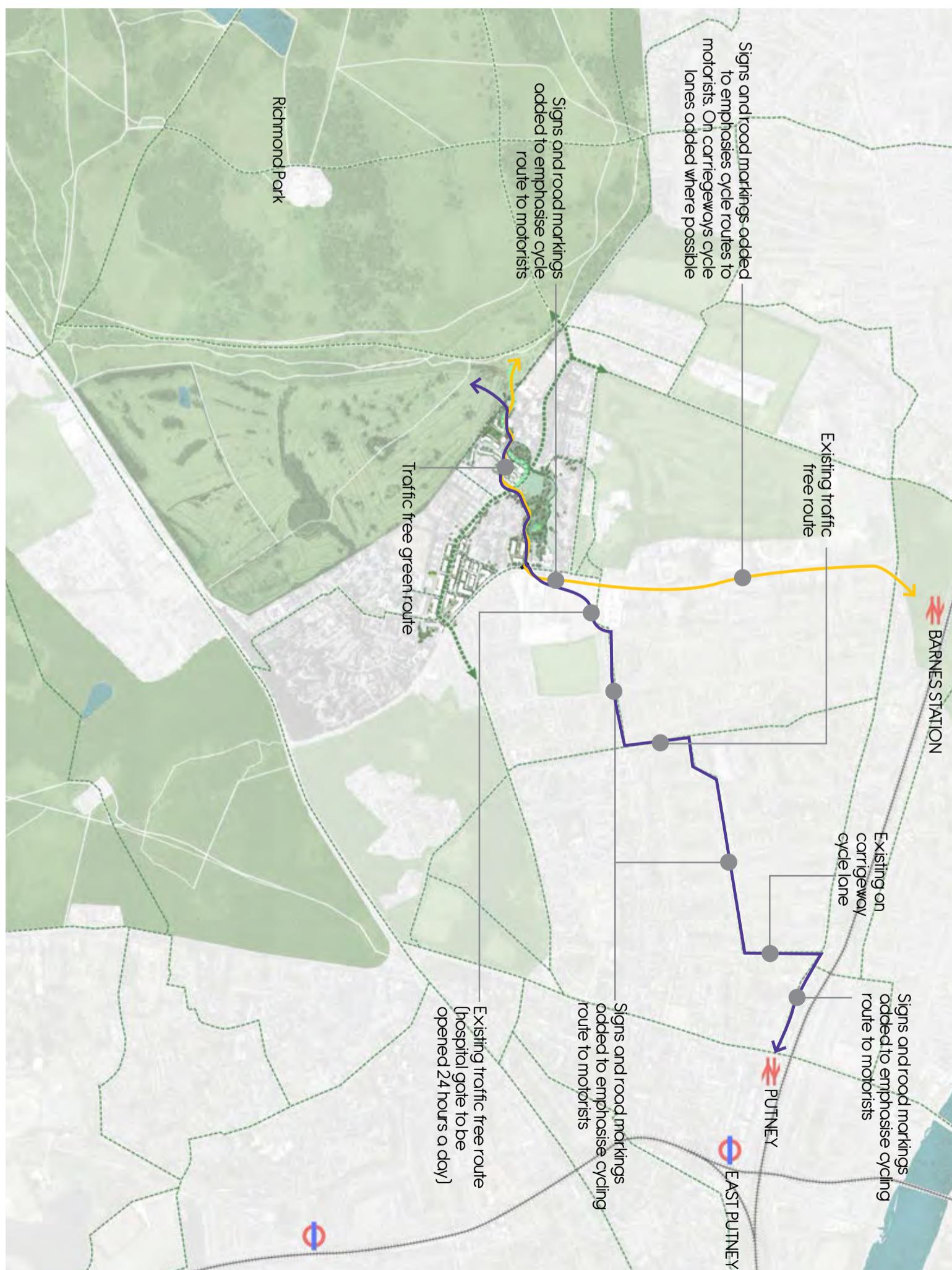
Strategic Cycle Routes

A traffic free, green walking and cycling route will be created through the Alton area, with a new entrance opened up into Richmond Park.

This new route will connect with established routes through adjoining residential areas and green spaces. This new green route will also become part of an improved network which connects to nearby rail/underground stations, green spaces and town centres.

The connection to Barnes station along Roehampton Lane will be improved with better signs, road markings and where possible, cycle lanes. Access to Putney town centre and station is through the Dover House Road residential area. This is an established cycling route, but will be enhanced with a particular focus on improving the heavily trafficked section of the route between Alton and Queen Mary's Hospital.

- Cycle Route 1
Barnes Stn -
Richmond Park
- Cycle Route 2
Putney -
Richmond Park



Wider Connections

Bus Routes

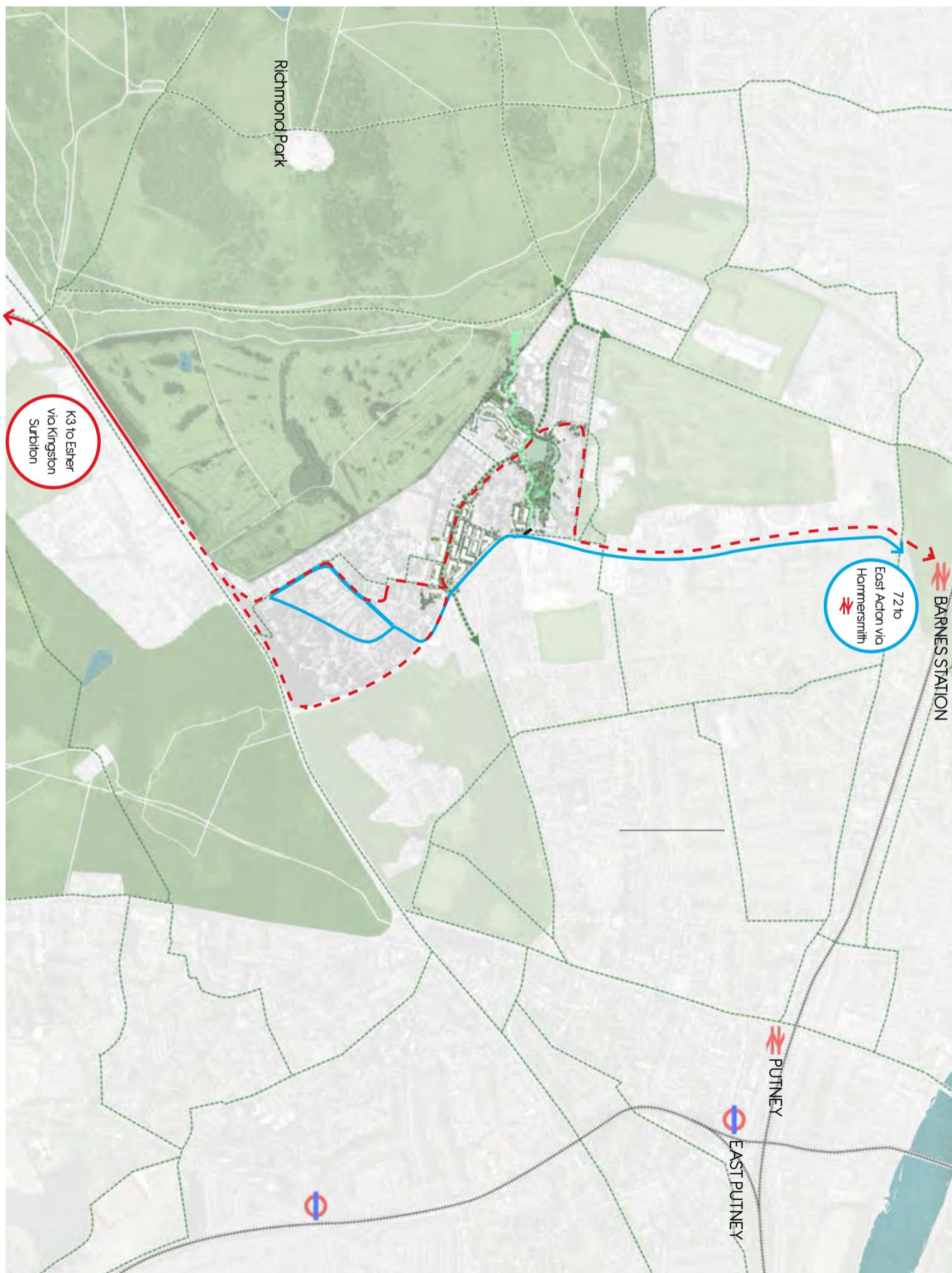
Various options for new public transport routes have been considered.

The Alton area has a low level of accessibility to public transport generally and is also remote from rail/underground stations in the area. The masterplan proposals will increase the number of residents, thereby supporting an improvement to the bus service provision in the area. This is likely to be reflected in an increase in the frequency of buses on existing routes including the No. 72 on Roehampton Lane, and also the provision of a new route passing through the heart of the estate.

The preferred approach is to extend the existing K3 service – this service currently runs from Esher via Kingston and Surbiton and terminates at Putney Vale. The proposal is to provide direct connections to key destinations to the north, but would also link Alton to Kingston Hospital and Kingston town centre to the south west.

Throughout the implementation of the masterplan, the Council will continue to work with Transport for London to deliver improvements to bus services that balance the needs and concerns of Alton residents with operational constraints of running bus services in London.

K3 Existing
K3 Potential Extension



Local Connections

Walking & Cycling Routes

When originally designed and built, the Alton was connected to its immediate surroundings but over time some of the main vehicle connections have been blocked.

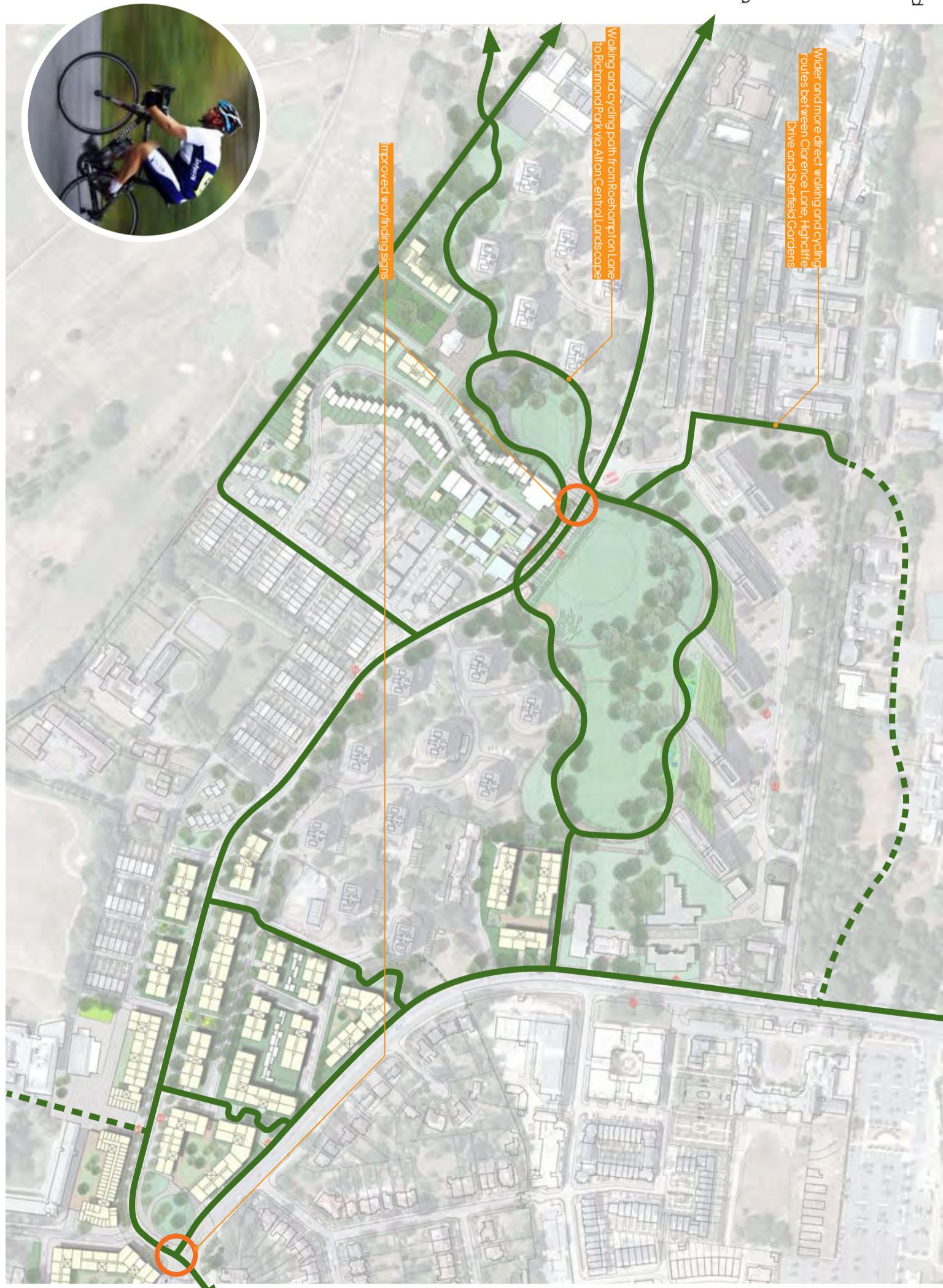
In essence it is now a large cul-de-sac, a dead end with no through movement of vehicles. Successful places are connected and permeable with their surroundings for all modes of transport but these issues need to be balanced with the desire to create streets in which pedestrians and cyclists feel comfortable and safe. Through the consultation process for the masterplan it has become clear that residents value highly the quiet nature of the estate and do not want the through movement of vehicles.

In its connections at either end. Smaller scale improvements will be implemented elsewhere in the Alton area along existing routes, on new routes through development areas and along the edge of Richmond Park. The combined effect of these improvements will be to help increase the number of people moving through the estate, creating opportunities for local businesses and a more vibrant environment.

The junction of Donebury Avenue with Roehampton Lane is a key gateway to the Alton area but the current layout and public realm treatment prioritises the needs of motor vehicles. The layout of the junction will be modified to improve pedestrian crossing facilities and create more space for people. Together with the creation of a new landscaped village green and public realm treatment of the junction, this will emphasise this as a key node connecting Donebury Centre with Roehampton High Street.

The current bus turnaround and standing facility is on Donebury Avenue near to Minstead Gardens. These facilities will be moved further to the west next to Sherfield Gardens in order to create space for the Wellness Centre and the new bus stops on Danebury Avenue.

In terms of walking and cycling, the existing situation is one of impermeable and semi-impermeable edges. To address this condition a key measure will be to create a traffic free green walking and cycling route running east west through the estate connecting Roehampton Lane with a new gate to Richmond Park. The landscape treatment of this route will mean that it will be highly visible within the estate and



Parking Strategy

Parking is to be provided either on street and/or on plot (within the structure of new buildings). On street parking will be managed in a way to ensure that the needs of residents are met.

Parking provision for new residential units is within London Plan standards. In addition to the residential parking, some provision will be made for parking associated with visits to the retail offer at the Donebury Centre. This centre will continue to have a role focused primarily on the Alton area, with a high number of visits to the centre made on foot or by bike. There will also be parking for employees and visitors to the Park Centre / Portswood Place. Overall it is not expected that redevelopment will increase parking stress in the parts of the estate beyond the redevelopment focus areas.

Enclosed car parking



How Consultation has informed the Masterplan

- During the design evolution process, we established three different options for each intervention area to test our approach to regeneration with residents, key stakeholders, statutory consultees and Council members.
- The consultation process led to the following refinements to the masterplan proposals:
- A Revitalised Donebury Centre**
 - A comprehensive approach that addressed the entire town centre area
 - Focusing of arts proposals, reducing their size to reflect the absence of a sponsor for a larger performance facility, and a greater focus on community based arts organisations
 - A focus on improving the village green and public spaces
 - Retaining the leisure centre in its current location and linking it with youth club services
 - Higher Quality Homes**
 - The Preferred Option consultation process did not lead to significant changes to proposals for this area. However, the extensive consultation process, where discussions were held with residents in 74% of the housing units within the focus area, did result in refinement of the parking options and the resident offer.
 - A New Alton Park**
 - Consultation drew strong support for upgrading the park and developed new suggestions for activities. Proposals for water features did not draw local support and were therefore discarded. Statutory



agencies sought opportunities to reveal a more open landscape echoing both Georgian and post war design principles. Transport and Connections

The consultation process drew concerns in regard to proposals to change the barrier on Donebury Avenue to a managed and time limited access point. The Council has decided not to pursue this option. Proposals for Highcliff Drive will be subject to further investigation.

- Focusing of student housing to allow intensive and professional management
- Refinement of requirements of service providers and community organisations, including nursery and health services
- Retention of bungalows whilst allowing for their extension, reorganisation, change of use and introduction of new materials at the request of heritage organisations
- A separate Methodist Church following requests from the church
- Retraction of earlier proposals to include a sports hall and retain the leisure centre in the Donebury Avenue Centre leading to a smaller scaled space requirement overall relocate Alton Primary School

agencies sought opportunities to reveal a more open landscape echoing both Georgian and post war design principles. Transport and Connections

Implementation Strategy

Implementation Strategy

Throughout the evolution of the masterplan, project feasibility and viability have been primary considerations to ensure a deliverable solution that meets market aspirations and which takes full advantage of public and private sector funding schemes.

Local retail demand has also increased in recent years, particularly with new residents arriving in the area of schemes along Roehampton Lane such as Queen Mary's Emerald Square and other infill developments. New residents coming into the area as the masterplan is implemented will increase the demand for shopping in the area. Similarly, any additional future student accommodation also creates additional demand for services. Soft market testing has confirmed market interest in future retail provision at the scale indicated by the masterplan.

Demand for purpose built and professionally managed student accommodation will continue to grow. There is demand from students attending the adjacent Roehampton University. There is also demand in the area from Kingston University. Consultation with specialist student accommodation providers has indicated there would be strong interest from market developers in providing student accommodation on a commercial basis with a nominations agreement.

In other service areas, such as health provision, it is also expected that service specific funding sources for new facilities and services should be forthcoming.

Existing resident leaseholders and resident freeholders will be able to purchase on intermediate affordable home in the new development. Statutory Basic Loss Compensation will be provided in line with government guidance. Reasonable decoration costs of move will be covered. The Alton Masterplan will be translated into a Supplementary Planning Document (SPD) for the area. The SPD will establish planning policies and guidance to allow the Council and other partners to deliver the proposals. The SPD will form part of the Wandsworth Local Plan, and will supplement the Site Specific Allocations Document, the Development Management Policies Document, the Core Strategy, and the London Plan. The SPD will provide further detail and guidance to the policies contained in these documents.

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The Council will deliver the masterplan in partnership with the private sector. The form and extent of this partnership will be determined during the Autumn of 2014 and Spring of 2015. This phase of work will identify components to be delivered by the private sector as lead, the Council as lead and any shared delivery arrangements. Procurement processes will reflect these requirements.

Private investment is expected to be a major source of funding to deliver the new housing, shopping and student housing, as well as contributing to public realm, community infrastructure and transport infrastructure to improve the place as a whole.

Residential Offer

Embedding the Masterplan in Town Planning

Scheme Viability

The Council's secure tenants will be offered a council managed property on the Alton Estate.

Non-resident leaseholders and non-resident freeholders will be offered the market value of the property assessed on the basis of a 'no scheme world' – that is, the value prior to any development. Statutory Basic Loss Compensation will be provided in line with government guidance. Reasonable valuation, purchase, legal, moving and disconnection and reconnection costs of a move will be covered.

Wandsworth Council will also work with community service providers to create an integrated funding package for community facilities. The Council has a direct role on nursery, child services, family services, job placement, leisure, library and arts services. Capital and revenue funding will be coordinated and integrated with private sector to deliver new facilities and services.

A financial model tested viability and cashflow implications in line with infrastructure requirements and phasing.

Options, the Preferred Option and the Final masterplan have been subject to appraisal. The potential costs of acquisition have been considered. The costs of demolition, construction and new development and public realm, community facilities, highways and utilities projects have been identified.

Appraisals have been based on an assessment of property values and the potential receipts and revenue from development. The latter has considered market sales, shared ownership sales, and Council rental income from its own tenants.

The Council's advisors, GVA, have reviewed the masterplan at each stage of its development.

Wandsworth Council will be able to draw on Housing Revenue Account and other funding sources to play an enabling, leveraging or direct investment role in delivery. Specifically the council may potentially use its resources for targeted housing development, employment provision or targeted investment in public realm and landscape.

Initiating Delivery

In order to start the process of redevelopment a number of development sites have been identified.

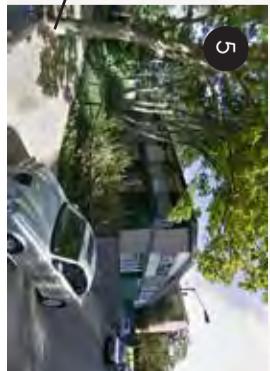
These are sites where an early phase of new housing development can provide spaces for approximately 60 existing households in regeneration areas to relocate to if they choose these locations.

- 1 Existing house and garages between Kingsclere Close and Roehampton Lane
- 2 Existing retail arcade, surface car park on Petersfield Rise
- 3 Concrete structure on Fontley Way
- 4 Open green space on Bessborough Road
- 5 Youth Club site and car park area

The decent sites can allow residents to relocate as part of a block by block redevelopment programme of the Danebury Centre. The redevelopment of Portswood Place would allow the relocation of services from 166 Roehampton Lane, in turn allowing this site to provide new housing.

It is expected that housing regeneration across Danebury Centre and south of Roehampton Lane recommended in this masterplan would occur in groups of blocks in a rolling programme, rather than all at once.

These steps are intended to support the objective of a 'one move' approach to rehousing existing residents.



Next Steps

The Alton Masterplan will be translated into a Supplementary Planning Document (SPD) for the area.

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