

ALTON AREA MASTERPLAN OPTIONS CONSULTATION

HAVE YOUR SAY ON THE FUTURE
OF YOUR NEIGHBOURHOOD



FOREWARD

“The council is committed to investing millions of pounds in the Alton area and this booklet provides local people with a menu of options for how the area could be improved.

“Each of these proposals would represent a major change to the neighbourhood and it’s vital that residents examine them closely and help decide which ideas are developed further. The feedback we receive during this consultation will help to shape a new masterplan for the Alton area.

“Some of the redevelopment options in this document involve replacing existing homes and we understand that this can be an unsettling prospect for the households concerned. That is why we have also set out how we would compensate people who move home including a guarantee to provide them with a new home on the estate or in the local area – see page five.

“During this consultation we will be listening carefully to local residents’ views to arrive at a preferred option with broad local support. Check the back page to see how you can find out more and get involved.”

Ravi Govindia
Leader of Wandsworth Council



Masterplan Objectives

- 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 THE LOCAL CENTRES
- PROVIDE NEW JOB AND TRAINING OPPORTUNITIES TO HELP LOCAL PEOPLE GET ON IN LIFE
- 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

The Masterplanning Process

- 1) THE BASELINE – GATHERING THE FACTS THE MASTERPLAN WILL RESPOND TO
- 2) TESTING OF OPTIONS THROUGH PUBLIC CONSULTATION (THE CURRENT STAGE)
- 3) ESTABLISHING A PREFERRED OPTION
- 4) PREFERRED OPTION PUBLIC CONSULTATION
- 5) FINALISE AND DECISION MAKING

SEE BACK PAGE TO FIND OUT HOW YOU CAN PARTICIPATE



THE CASE FOR CHANGE

KEY ISSUES FACED BY ALTON WEST TODAY



- The centres at Portswood Place and Danebury Avenue have poor quality building frontages, parking and service areas. They offer a limited range of shops around poor quality public spaces.
 - The issues at Danebury Town Centre make it difficult to attract a full range of retailers and discourage residents from supporting the centre except for basic needs. There are issues with anti-social behaviour, litter and fly-tipping.
 - Portswood Place has poor quality public spaces and lighting, hidden spaces, anti-social behaviour, litter and ageing community buildings.
 - Some housing within the Alton area is poorly designed and positioned. The layout and design issues create real problems in terms of waste collection and deliveries, visibility, lighting, parking as well as anti-social behaviour.
 - Community buildings are now outdated and do not reflect how health, youth, family and older persons services are provided today. Some facilities are at the edge rather than the heart of the estate. This limits the range and quality of services provided.
 - The estate lacks a significant leisure, recreation or cultural attraction. The current leisure centre is hidden and does not support the local centre.
 - The levels of deprivation are above the borough average.
- There is a significant risk of decline without action and intervention. This masterplan will be developed with local people to tackle the most significant problems, guide investment in the future and help realise the full potential of the Roehampton area.

MASTERPLAN FOCUS

OPPORTUNITIES IN THE ALTON AREA



Potential Areas of Change

With new investment the Alton area could offer more attractive and welcoming local centres, with a wider range of shops and services. It could be home to higher quality leisure and retail uses to meet residents' 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.

1 Danebury Avenue Town Centre

New investment could create a cleaner, more attractive, more active and safer local centre which would be better used by local people. New shops could be provided and service areas could be better managed and secured.

2 Portswood Place Centre

New community facilities could 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 could benefit education and child development, family life, adult health and better support the wellbeing of the local community. Portswood Place could become an active, well used part of the Alton area which plays a significant part in residents' daily lives.

3 Danebury Avenue Housing

Building new homes here could create a cleaner, safer and better managed environment which is better connected to Roehampton Lane. New homes can meet modern standards for access, layout, heating, glazing, lighting, materials and decoration. Homes could also be specifically designed to meet the needs of young families, young people and older people. This is also an opportunity to solve ownership and management issues in this part of Alton and create a better place to live.

4 Central Park

The parkland landscape at Alton West is a unique setting and greatly valued by Alton residents. But does it provide a useable park for the community and could it be connected to Richmond Park? Can new facilities be included within the existing parkland without spoiling its character? There is an opportunity to provide a greater range of experiences in the park which make it a more popular local amenity that more local people use.

THE OFFER

TO TENANTS AND LEASEHOLDERS

IN THE EVENT OF THERE BEING A REQUIREMENT FOR DEMOLITION OF RESIDENTIAL PROPERTIES IDENTIFIED WITHIN THE REGENERATION PROPOSALS BEING DEVELOPED FOR THE ALTON WEST AREA, COUNCIL TENANTS AND RESIDENT LEASEHOLDERS WOULD BE MADE THE FOLLOWING OFFER TO ALLOW THEM TO STAY IN THE AREA.

COUNCIL SECURE TENANTS

Secure Council tenants will be offered an alternative affordable home on a social rent either within the new development or within the local area.

The new home will have no less security of tenure than your existing tenancy.

The size of the new home will be based on your housing need.

If you are under-occupying, you will be offered compensation or the choice of a new home one bedroom over your assessed need, should you want it.

Housing benefit issues arising from the impact of the Social Sector Size Criteria requirements will be considered.

The Council will endeavour to avoid the use of interim housing before your move to a suitable new property.

You will retain your Right to Buy/ Right to Acquire qualification period.

There will also be opportunities to purchase new low cost homeownership properties within the new development or elsewhere in the Borough.

If you have lived in your property for over a year you will be entitled to compensation. Government guidance currently sets this at £4,700 per household. Eligible moving and decorating costs may also be covered.

NON RESIDENT LEASEHOLDERS AND FREEHOLDERS

You 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 redevelopment.

You will also be offered compensation in line with the Statutory Basic Loss Compensation. Government guidance sets this at 7.5% of the value of your home, with a minimum of £7,500 and a maximum of £75,000.

You will be entitled to claim costs incurred as a result of purchasing a property elsewhere in the UK for reasonable valuation, legal, removal and disconnections and reconnections costs.

RESIDENT LEASEHOLDERS AND FREEHOLDERS

You will be offered the market value of your property assessed on the basis of a 'no scheme world' – that is, the value prior to any redevelopment.

You will also be offered compensation in line with the Statutory Home Loss Compensation. The level of this is set by the Government and is currently set at 10% of the value of your home, with a minimum of £4,700 and a maximum of £47,000.

Reasonable valuation, legal, moving and decoration costs of a move will be covered.

Existing resident owners will be able to purchase intermediate affordable properties in the new development.

GENERAL PRINCIPLES

The Council will consult on details of the Residents Offer with accredited Resident Associations in any affected areas.

At this options stage there is no commitment or decision on any development plans. A detailed resident offer is likely to be formed only in tandem with the development of a masterplan and associated business case.

A meanwhile management strategy for the estate will be agreed to ensure continued effective management of the estate in the event new development occurs.

The Council will consult with the Residents Associations on the phasing plans for any development to be undertaken.

The Council welcomes discussion with residents about these principles and the opportunities to refine and develop them as the masterplan progresses.



The masterplanning team has developed three options for improving this part of the estate, each taking a progressively more ambitious approach. These proposals are not fixed and ideas from the different options could be blended and combined to form a preferred option. The emphasis would be on creating a new high visibility gateway with new retail and community services. There are choices to be made regarding the future of buildings, public spaces and streets and the overall extent of change.

A REVITALISED DAN

Option 1

Upgraded and more efficient car park

Refurbished building and retail parade

Refurbished Allbrook House, Library and setting

Relandscaped Village Green

Refurbished building and retail parade



Back of house decluttered and upgraded

Option 2

New Retail Parade with potential for Metro Food Store (1-2 storeys)

Allbrook House refurbished

New Residential Building (5-6 storeys)

New Residential Building (5 storeys)

Option possible if Roehampton Sports and Fitness Centre is relocated to Portswood Place

New connection to Roehampton University

New Residential Buildings Ground floor for Retail and Community Services (eg. Council Office, Surgery, etc.) (6 storeys)



Examples we can learn from:

KEY GOALS

- A cleaner, more attractive, active and safer place
- More people will visit
- A wider range of shops and services close to home

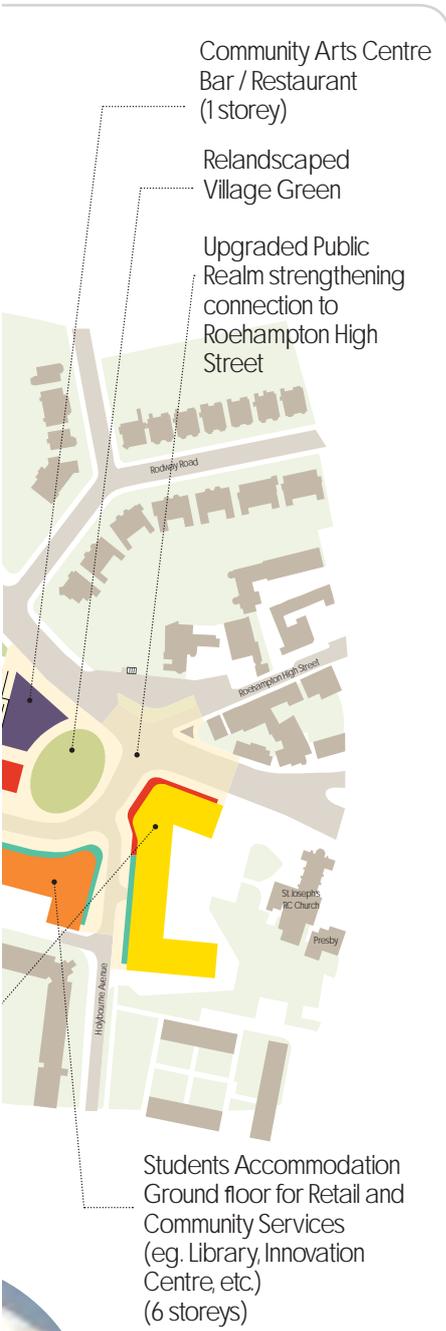
High Quality Refurbished Homes?

A new Metro Food Store?

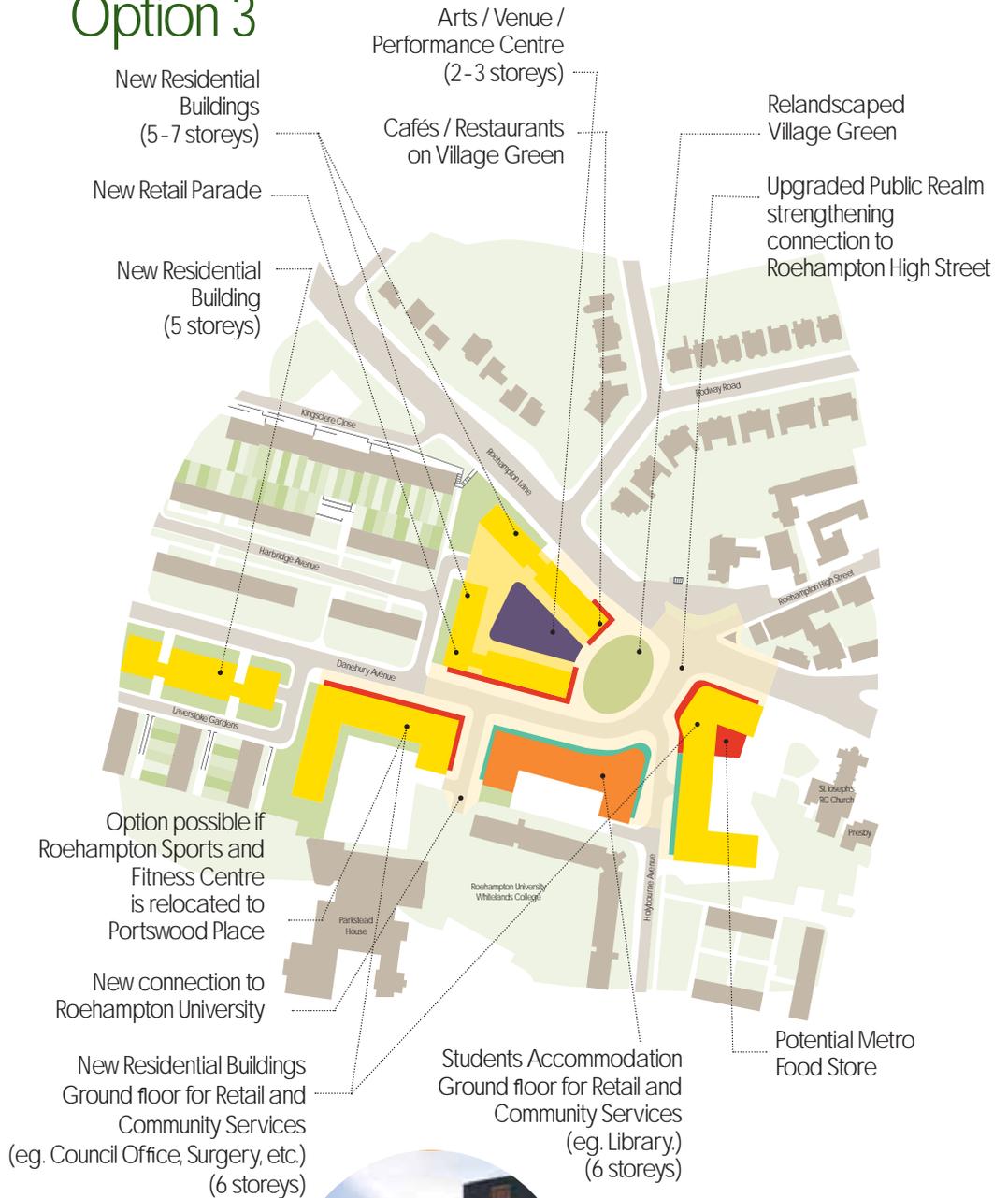
A Refurbished Town Centre?

A new Community Arts Centre?

EBURY AVENUE TOWN CENTRE



Option 3



KEY

- Existing buildings
- Refurbished or new build homes
- New shops/café's
- Community buildings
- Arts venue
- Student accomodation

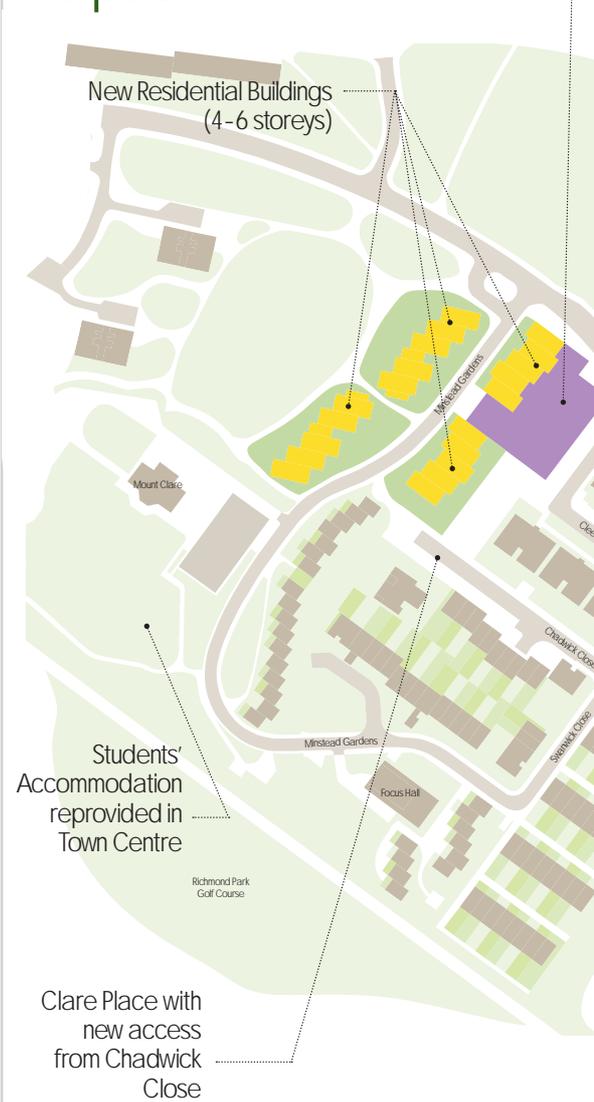
The masterplanning team has developed three options for improving this part of the estate, each taking a progressively more ambitious approach. These proposals are not fixed and ideas from the different options could be blended and combined to form a preferred option. The emphasis would be on creating a new centre focused on community services at the heart of the Alton West area, with improved public spaces and parking areas. There are choices to be made regarding the future of buildings, public spaces and streets and the overall extent of change.

A REVITALISED PARK

Option 1



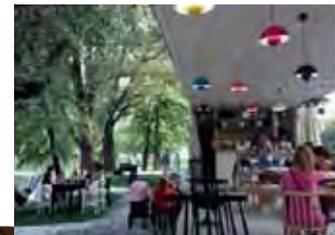
Option 2



Examples we can learn from:

KEY GOALS

- A fuller range of services
- Direct benefits on child development, family life, adult health and wellbeing
- A revitalised and active focus
- Part of the daily lives of residents



A new multi-purpose Community Hall?



CENTRE AT PORTSWOOD PLACE

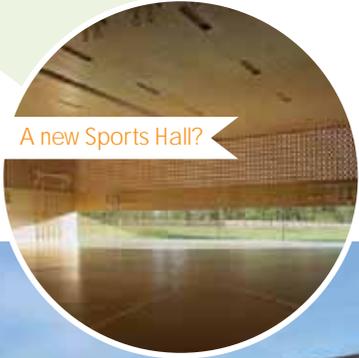
Health and Sports Centre and Multi-purpose Community Hall (eg. Church Hall, Boys Club, Old Peoples Club, Small Cafe, etc.) (2-3 storeys)

Option 3



Students' Accommodation reprovided in Town Centre

Chadwick Close and Minstead Garden connected



- KEY
- Existing buildings
 - Refurbished or new build homes
 - School
 - Community buildings

The masterplanning team has developed three options for improving this part of the estate, each taking a progressively more ambitious approach. Ideas and proposals from the different options could be blended and combined to form a preferred option. The emphasis would be on creating new, high quality homes for current and future residents within buildings that face the street.

HIGHER QUALITY AVENUE LINKS

Option 1



Option 2

Relandscaped green space with new pedestrian connections to Roehampton Lane

New Residential Buildings (4-6 storeys)



KEY INTERVENTION GOALS

- A cleaner, safer, better managed environment
- Today's housing and community design standards
- Homes to meet needs of families with children, young people and older people
- A better place to live day to day

Key residential goals for all new development

- Variety of homes including 1 bed, 2 bed, 2 bed duplexes, 3 bed and 4 bedroom duplexes.
- Clear public and private spaces around buildings
- High quality and well managed entrances and shared circulation spaces
- Incorporation of private amenity spaces, including balconies
- Dual aspect living rooms

(Meeting London Plan standards)

Examples we can learn from:



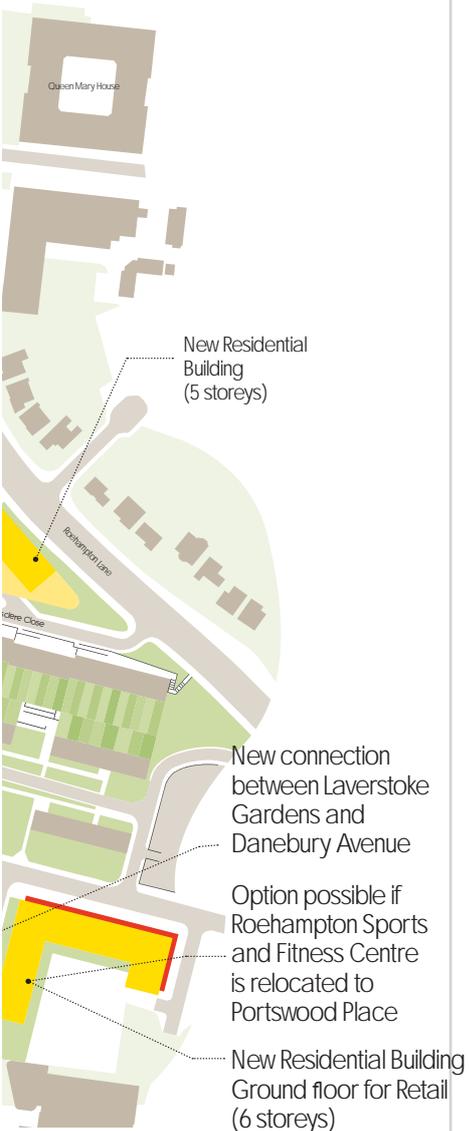
New residential safe streets?

New Homes addressing Roehampton Lane and the Alton area?



TY HOUSING ON DANEbury D TO ROEHAMPTON LANE

Option 3



KEY

- Existing buildings
- Refurbished or new build homes
- New shops/café's

IMPROVING PUBLIC SPACE



Danebury Avenue [west]

Upgraded streetscape to improve quality of materials, street lighting. Potential to reduce street width and improve pedestrian footways.



Water and wetland

The natural topography of the valley suggest the collection and storage of water to create water gardens or biodiverse wetland gardens. These could be part of an improved central park landscape.



Connection to Richmond Park

Create a new direct footpath link from Alton Park into Richmond Park. A new gateway feature, lighting, footpath connections and removal of overgrown planting will create a safe and welcoming access point.



Woodland garden to the north of Mount Claire House

A woodland setting planted with flowers and grasses which thrive in a shady environment. A perfect place for a picnic on a hot summers day.



Portswood Centre streetscape and Danebury Avenue [central]

New high quality paving, furniture and street tree planting will help make Portswood well connected, accessible and safe. Re-design of Danebury Avenue to a shared surface street improves connections to the central park.





Site wide tree management plan

Alton Park has a wonderful collection of trees and woodland groups. A site wide programme of ongoing maintenance and renewal to protect and enhance this asset.



Gateways from Roehampton Lane

Upgraded gateway and path link from Roehampton Lane. These will help to improve connection to the park and to the new town centre. Upgraded path and universally accessible ramps and steps, with new lighting and high quality paving.



Danebury Avenue [east]

Streetscape improvements including removal of street clutter and localised widening of footways to improve the pedestrian realm. Potential to introduce a cycle lane. Upgrades to Danebury Avenue would include new surfacing, coordinated street furniture, improvements to lighting and new street tree planting.



New town centre public realm

High quality public realm improvements to create a pedestrian dominated shared space to Danebury Avenue. This will provide a sense of focus to the new centre and connect two sides of the street together. Works include new paving, street lighting, tree planting, coordinated furniture and public art.

A NEW CENTRAL PARK

Highcliffe - Landscape and Gardens

Provide each of the individual buildings with a new community garden and an improved welcome. Improve connections to the adjoining blocks.

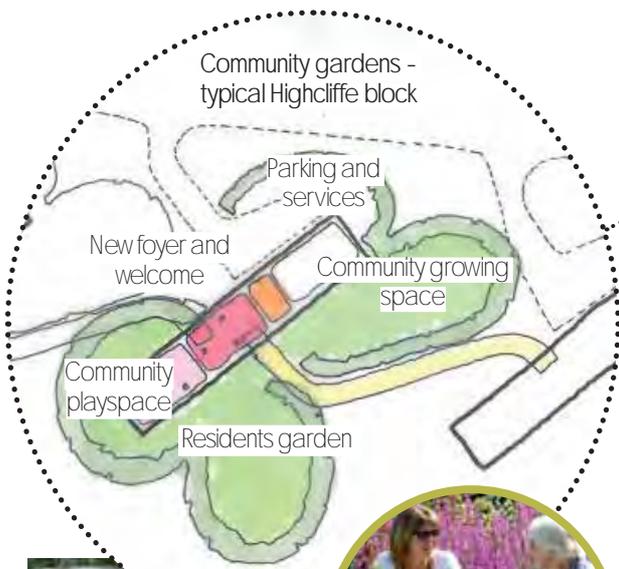
Provide a residents garden to include seating, seasonal colour, beautiful planting and biodiversity.

Create a community growing space for use by residents.

Where possible, create a new toddler play area, partly covered below the building.

Improve the back of house service area, and upgrade the landscape associated with the car park space.

Be sympathetic to the conservation setting of the buildings in the parkland.



KEY

- 1 Community growing space
- 2 Residents garden and play space
- 3 Existing parking retained
- 4 New link path
- 5 Improved pedestrian link
- 6 Gateway to Roehampton Lane
- 7 Playspace and gardens within existing trees
- 8 Existing trees retained
- 9 Performance lawn and seating in landform bowl
- 10 Park cafe and stage
- 11 Water
- 12 Shared space to Danebury Avenue
- 13 Link to Portswood Place
- 14 Wetland garden
- 15 Woodland garden



Central Park - A Vision for the Future

The parkland landscape at Alton West is a powerful setting for the buildings and offers great visual amenity across the site. But does it provide a useable park for the community? Can new facilities be included within the existing parkland without spoiling its character?

New user facilities, which engage with the community help provide a much richer range of experiences in the park, and encourage a greater sense of ownership and provide real quality of life benefits.

We suggest the new park facilities may include:

Open lawns and level performance areas; seating terraces; a simple stage; a park cafe; new sensory gardens of flowers and ornamental planting; extended play structures and play spaces; and enhanced woodland planting.

Central Park - New Facilities

Play space - extended provision with new woodland play and exciting play structures in and around the existing trees.

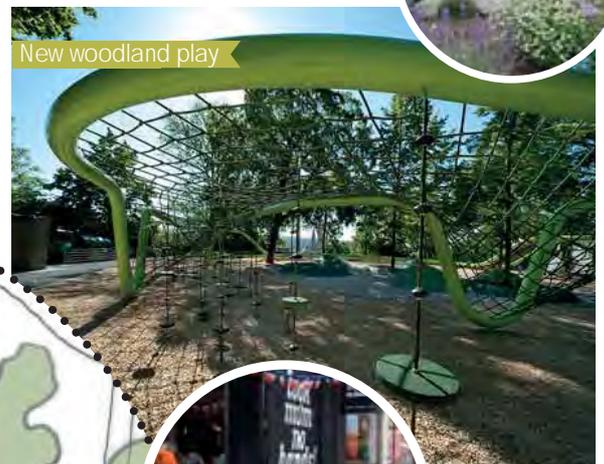
Increasing species richness and biodiversity amongst the existing tree groups - new understorey planting, grass and meadow mixes, replacement trees.

New sensory gardens - fragrant flowers, nectar rich and species rich planting to encourage biodiversity, sheltered seating, new path networks.

New path network with improved lighting.



New garden spaces



New woodland play

Cafe and cycle workshop



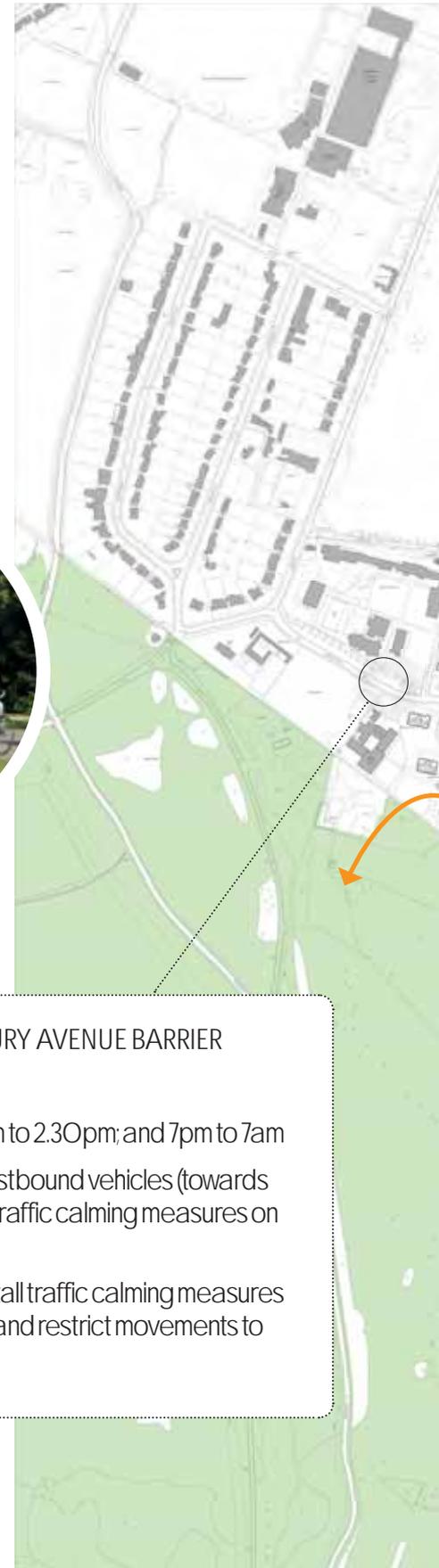
Performance Lawn and cafe

IMPROVING LOCAL CONNECT

Alton West was designed to be connected to its surroundings but over time some of these connections have been blocked and the estate has become more isolated. The masterplanning team has put forward options for reconnecting the area to neighbouring parts of Roehampton and Richmond Park, making it easier for residents to move around.

The options which include new vehicle access would come alongside changes to streets and junctions which would reduce vehicle speeds, reduce traffic levels and prevent rat running.

Every option put forward in this document includes measures to make Alton West a more pedestrian friendly place with more convenient walking routes.



OPTIONS FOR DANEBURY AVENUE BARRIER

- Option A: Keep the Barrier
- Option B: Open the Barrier: 10am to 2.30pm; and 7pm to 7am
- Option C: Open the Barrier to westbound vehicles (towards Richmond Park). Install traffic calming measures on Danebury Avenue
- Option D: Remove the Barrier; install traffic calming measures on Danebury Avenue and restrict movements to Priory Lane

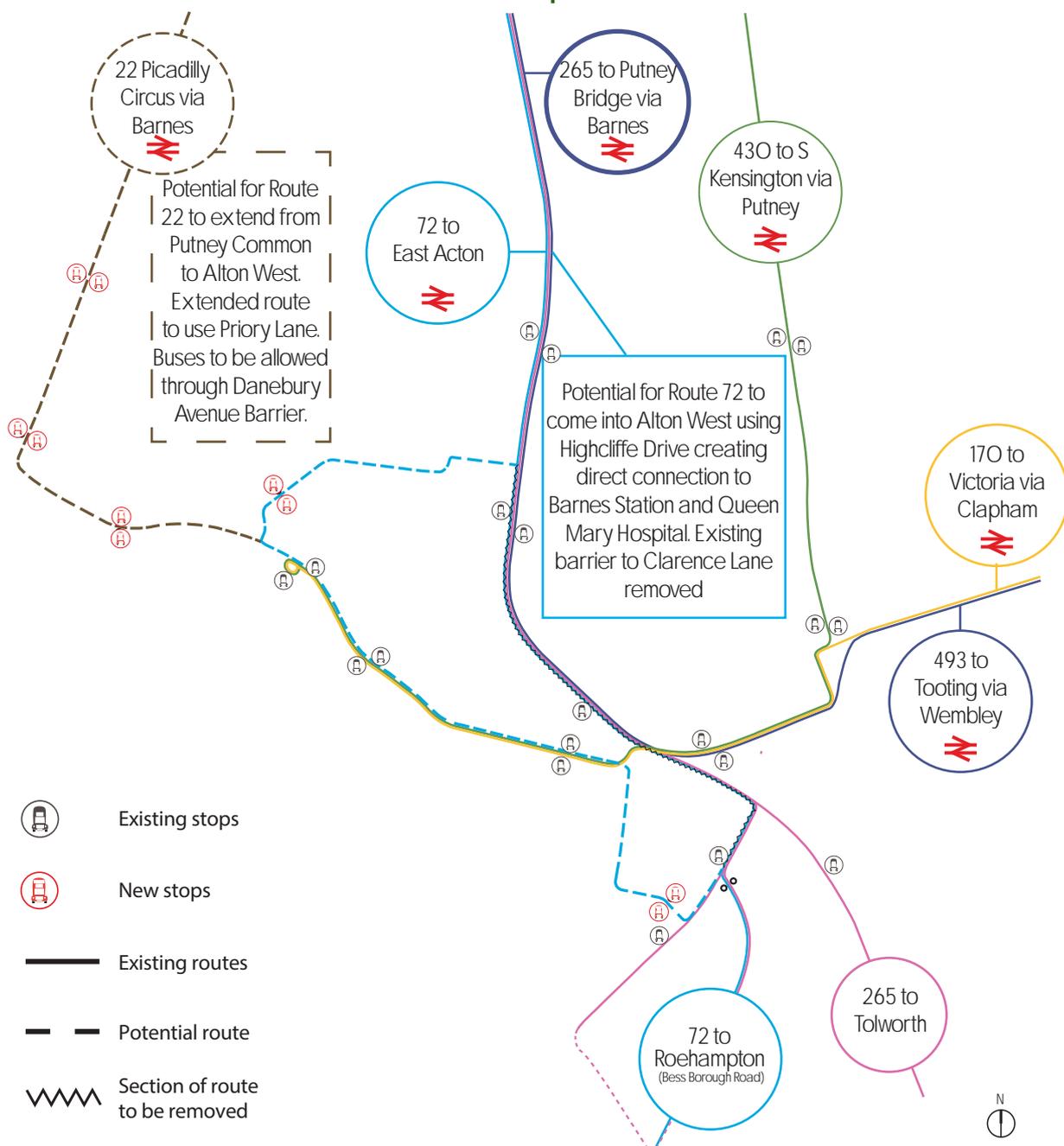
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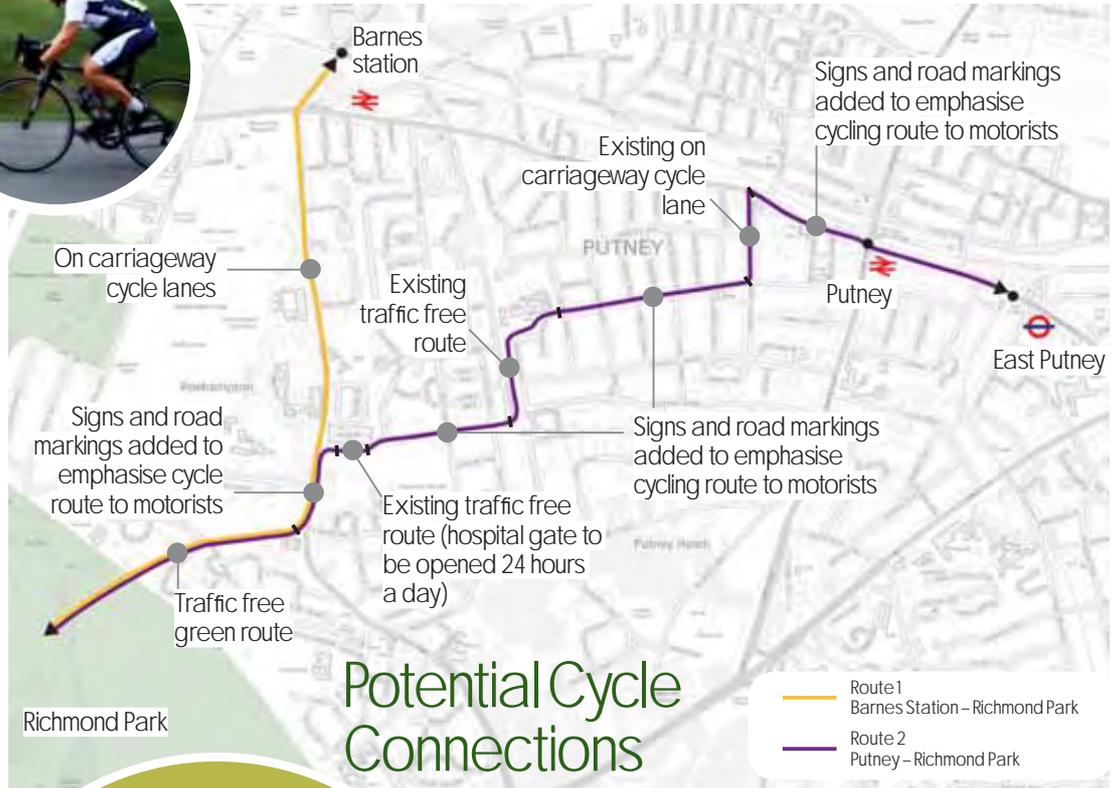
TRANSPORT IMPROVEMENTS BUILDING THE CASE

Delivering better transport connections will be key to improving the Alton area and the masterplanning team has put forward a series of ideas for how bus and cycling connections could be improved in the future. Some of these outline proposals would depend on physical changes to the Alton area and changes to local bus services would need to be approved by Transport for London. The masterplanning process is an opportunity to develop a business case for new transport investment. Which proposals would you support?

Potential Conventional Bus Options

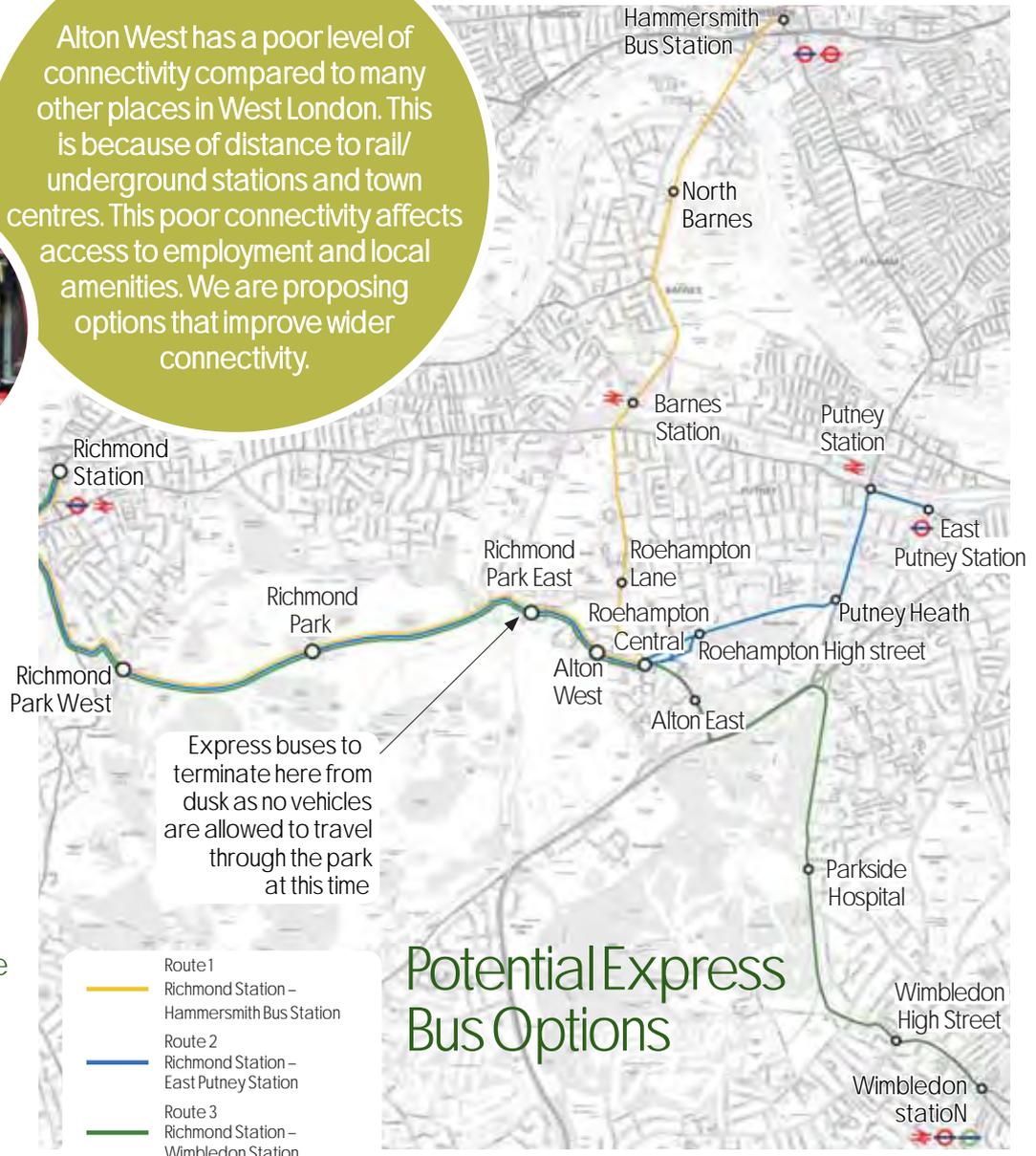


If routes through Alton West could be opened up for bus use then the level and reach of service might be improved. Would this be beneficial and worth opening up Danebury Avenue for?



Potential strategic cycle routes providing connections to rail/ underground stations, green spaces and town centres. A potential cycle and pedestrian route into Richmond Park could be created.

Alton West has a poor level of connectivity compared to many other places in West London. This is because of distance to rail/ underground stations and town centres. This poor connectivity affects access to employment and local amenities. We are proposing options that improve wider connectivity.



Alton West could benefit from express bus services providing connections to rail/ underground stations, green spaces and town centres. Which one is the most useful?

HAVE YOUR SAY

We appreciate there is a lot of detailed information in this booklet and that residents will want to ask questions and learn more about how you could be affected by the different options. The best way to find out more is to come to one of our drop in sessions (details below) where a member of the team can go through your queries face to face.

DROP-IN SESSIONS

Residents are welcome to come to our weekly drop-in sessions to discuss the options with a member of our masterplanning team and to tell us what you think.

WHEN: every Monday between 4pm and 7pm until October 28

WHERE: Roehampton Library, Danebury Avenue

Drop-in sessions are also being held at local primary schools and family and children centres.

CONTACT US

The masterplanning team can help answer your questions and explain how you can get involved in the process.

EMAIL: roehampton@wandsworth.gov.uk

CALL: (020) 8871 6207

 Follow us on Twitter: [@altonareamasterplan](https://twitter.com/altonareamasterplan)

 Find us on Facebook

ONLINE

Our exhibition display boards can be viewed online on the council's website along with a feedback questionnaire.

VISIT: www.wandsworth.gov.uk/roehampton

QUESTIONNAIRE

A questionnaire is included with your options information pack which can be completed and returned using the addressed envelope provided. No stamp is required, just drop it in the postbox.

WHAT HAPPENS NEXT?

The options consultation will continue until the end of October during which time the team will be gathering feedback and explaining the proposals to local people.

The feedback collected will be used to develop a 'preferred option' which will be put to public consultation later this year.

