

ALTON AREA MASTERPLAN

PREFERRED OPTION CONSULTATION

HAVE YOUR SAY ON THE FUTURE
OF YOUR NEIGHBOURHOOD



ALTON AREA MASTERPLAN

FOREWORD

Thank you to everyone who took part in the options consultation and gave their time to help shape these new proposals. Thanks to your input we now have a much clearer picture of how this neighbourhood can change for the better.

This 'preferred option' booklet sets out an outline plan for the estate which combines the ideas and proposals which received high levels of local support. Less popular options have been removed. The booklet also introduces new layers of detail which have been

developed based on the feedback we have received so far.

As you will see, the preferred option has the potential to improve living conditions, solve underlying issues and could bring some valuable new services, shops and jobs to your doorsteps. It also involves major upheaval including replacing many homes with new properties on the estate.

It's important that you now examine these ideas and tell us what you think during the course of this consultation. The preferred option is not a fixed

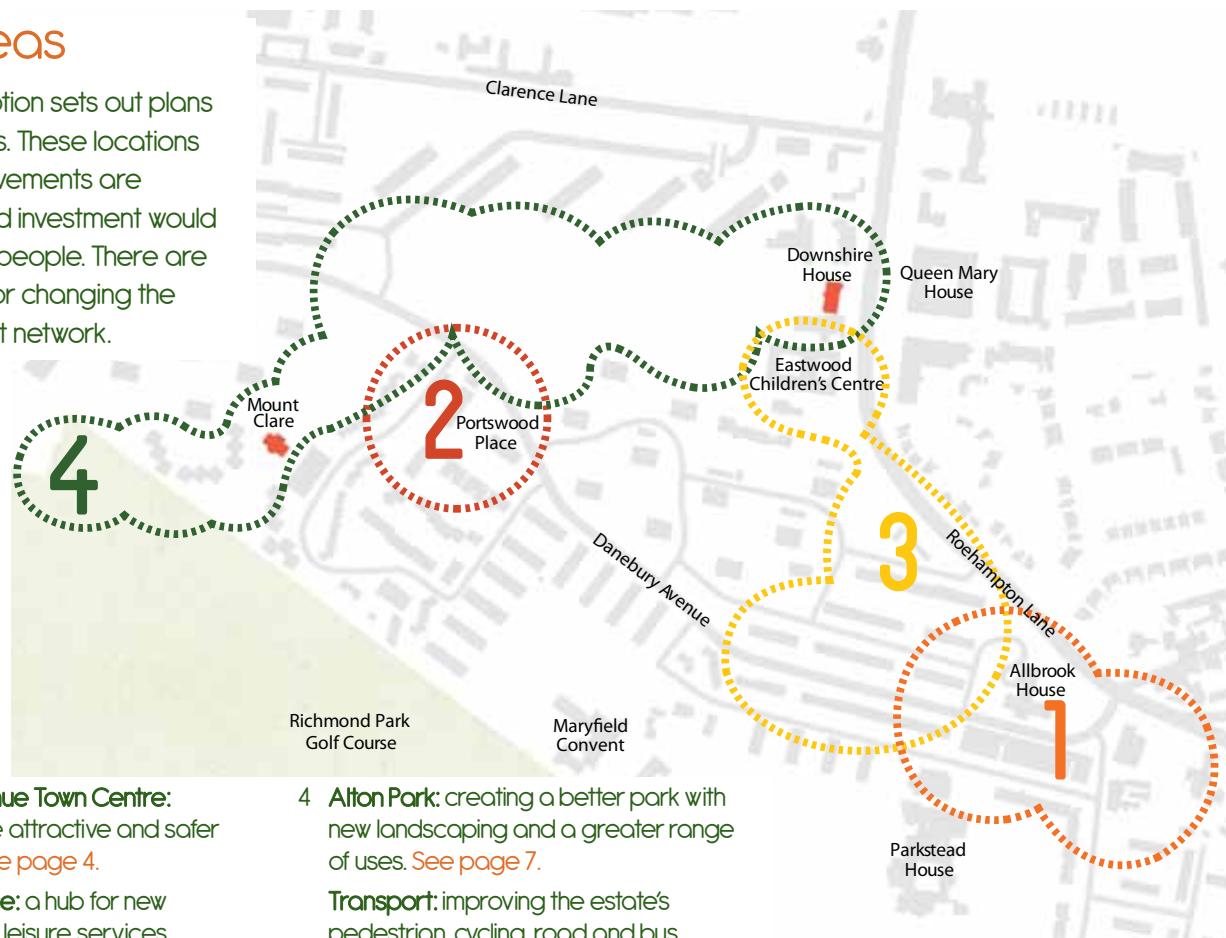
plan and your views can influence the design and development approach. We are listening very carefully to what local people have to say and I hope you will take this opportunity to help us shape the future of your neighbourhood."

Cllr Ravi Govindia,
Leader of
Wandsworth
Council



Focus areas

The preferred option sets out plans for four key areas. These locations are where improvements are needed most and investment would benefit the most people. There are also proposals for changing the estate's transport network.



- 1 Danebury Avenue Town Centre:** a cleaner, more attractive and safer town centre. [See page 4.](#)
- 2 Portswood Place:** a hub for new community and leisure services. [See page 5.](#)
- 3 High quality homes:** modern housing and public spaces in the heart of Alton West. [See page 6.](#)

- 4 Alton Park:** creating a better park with new landscaping and a greater range of uses. [See page 7.](#)
Transport: improving the estate's pedestrian, cycling, road and bus network. [See pages 8 and 9.](#)

OUR REHOUSING COMMITMENTS

This is our offer to the people whose homes are demolished as part of the estate regeneration project.

COUNCIL SECURE TENANTS

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.

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.

A REVITALISED TOWN CENTRE

THE PREFERRED OPTION

The preferred option aims to transform Danebury Avenue town centre, making it a more attractive destination with new shops, better housing and potentially a new place for arts and community activities. There will be inviting public spaces, improved pavements and streets.

The village green will be transformed and a new public square which will connect Danebury Avenue and Whitelands College.

Existing homes would be replaced and new homes added. The town centre could include student

accommodation, ensuring other parts of the Alton have permanent, year-round residents.

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

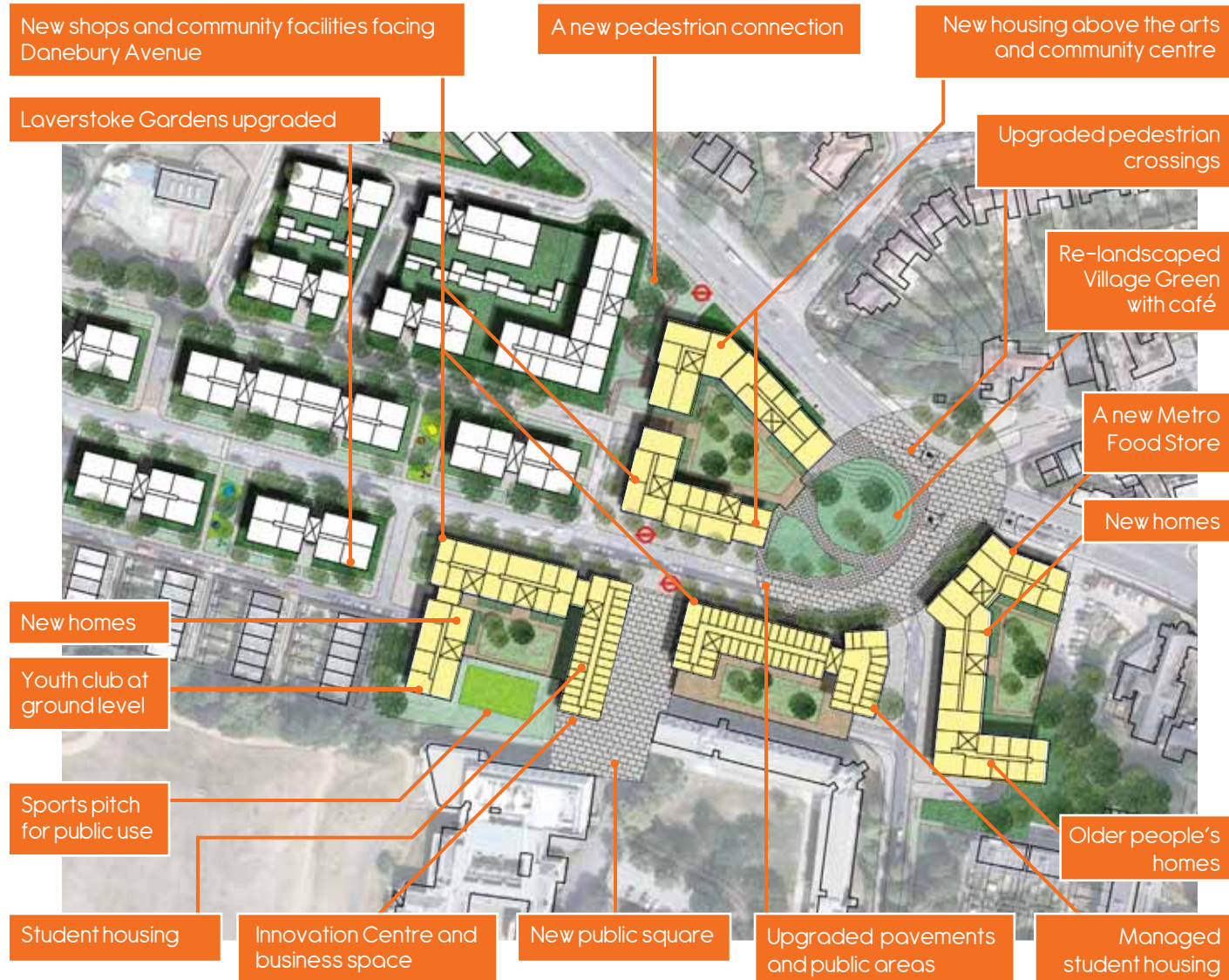
- 1-29 Danebury Avenue (Co-op building)
- 31a-31b, 33, 61a-61b, 89a-89b, 37-115 Danebury Avenue (homes above Danebury Avenue shops)
- 1-45 Allbrook House
- 117-211 Danebury Avenue (odd numbers only)

What you said

• Town centre in need of renewal

• Support for more shops, public realm improvements, arts venue, village green with cafe

• Overall support for demolishing Allbrook House, but some opposed



A REVITALISED PARK CENTRE

THE PREFERRED OPTION

The preferred option would transform Portswood Place to become the heartbeat of the area, acting as a bridge between a new Alton Neighbourhood Park and Richmond Park. It would include new shops, sports and community facilities set within a striking new building. The surrounding area would be re-landscaped and new homes built.

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

- 1-14 Portswood Place
- 2a-26 Minstead Gardens (even numbers only)
- Focus Hall

What you said

• Overall support for major change

• Healthcare and children's service providers support new facility

• Little interest in relocating Alton Primary School



HIGH QUALITY HOMES

THE PREFERRED OPTION

The preferred option is to replace outdated housing with new homes built to modern standards. The buildings would be a much higher quality, attractive and well connected to traditional street layout. New and improved private and public spaces would be created which connect this part of the estate with its surroundings.

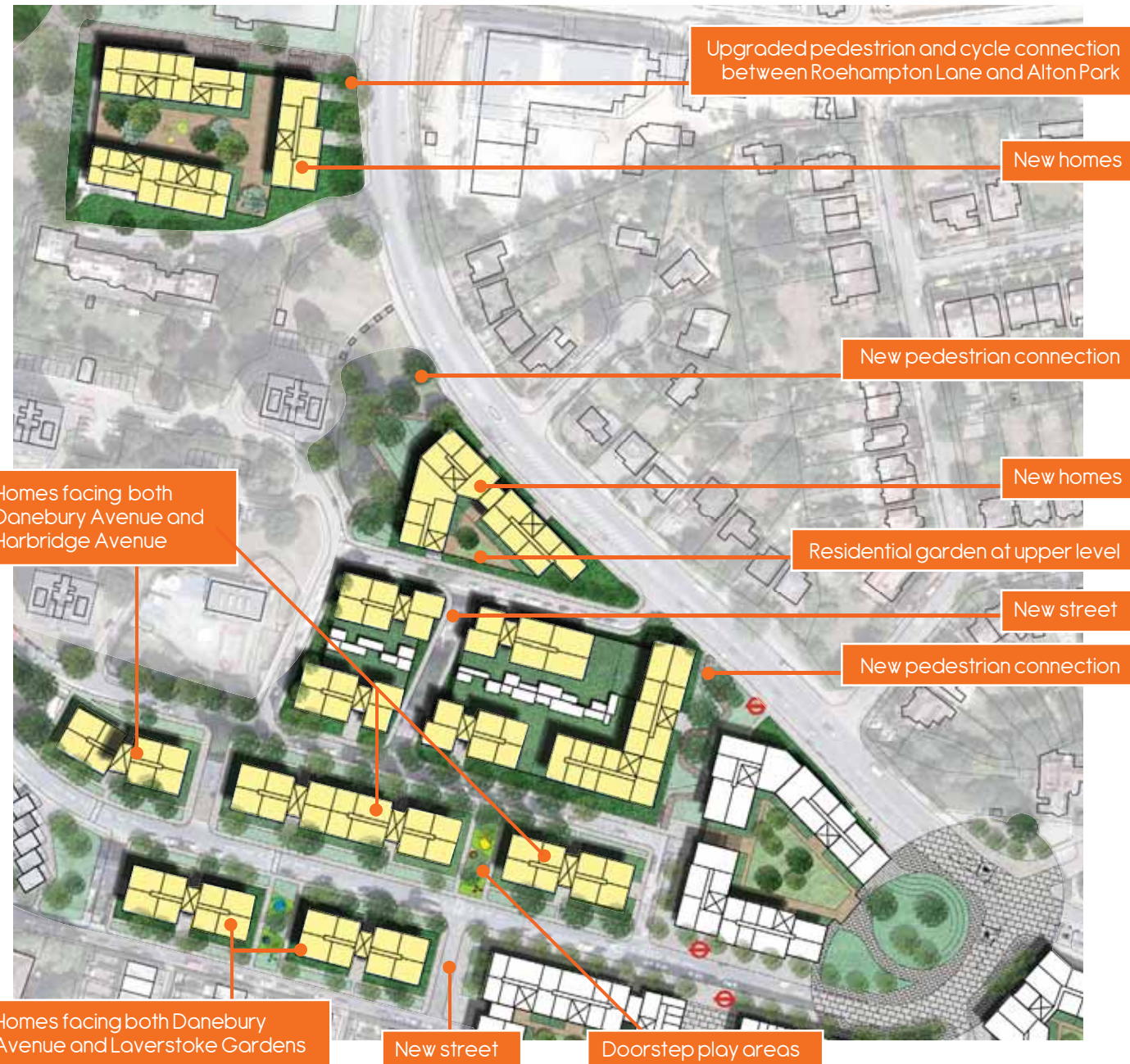
This proposal would involve replacing the following properties with new homes:

- 213-243 Danebury Avenue (odd numbers only)
- 1-115 Harbridge Avenue (odd numbers only)
- 2-84 Harbridge Avenue (even numbers only)
- 1-28 Kingsclere Close
- 166 and 168 Roehampton Lane

What you said

• Support for comprehensive redevelopment

• Support from residents to improve issues such as privacy, external spaces, internal layouts



A NEW ALTON PARK

THIS IS THE PREFERRED OPTION



What you said

• Enhance the park and make it more usable

• Better spaces for families: play, allotments, gardens

• Open up to Richmond Park

• No water features



TRANSPORT AND CONNECTIONS

WALKING AND CYCLING

A network of new and improved streets, cycle paths and footpaths would connect the estate to its surroundings and make getting around on foot or by bike much easier and safer. This would include new routes into Richmond Park and Roehampton Lane.

STREETS

Re-opening blocked road connections are proposed but with controls in place at the entry points and within the estate to regulate traffic levels and speeds. Improving links to its surrounding will be key to the success of the new community, sports and leisure services as well as new shops.

BUSES

An extension of the K3 is proposed which would run through the Alton area. Northbound buses would travel along Alton Road, Danebury Avenue, Highcliffe Drive and on to Barnes. Southbound buses would travel Highcliffe Drive, Danebury Avenue and on to Kingston. This route provides a north - south bus service direct to Queen Mary's Hospital, Barnes Station, Roehampton Asda, Putney Vale, the University of Roehampton's main campus and Kingston.

It also proposed to increase the frequency of Route 72 timetable to relieve overcrowding.

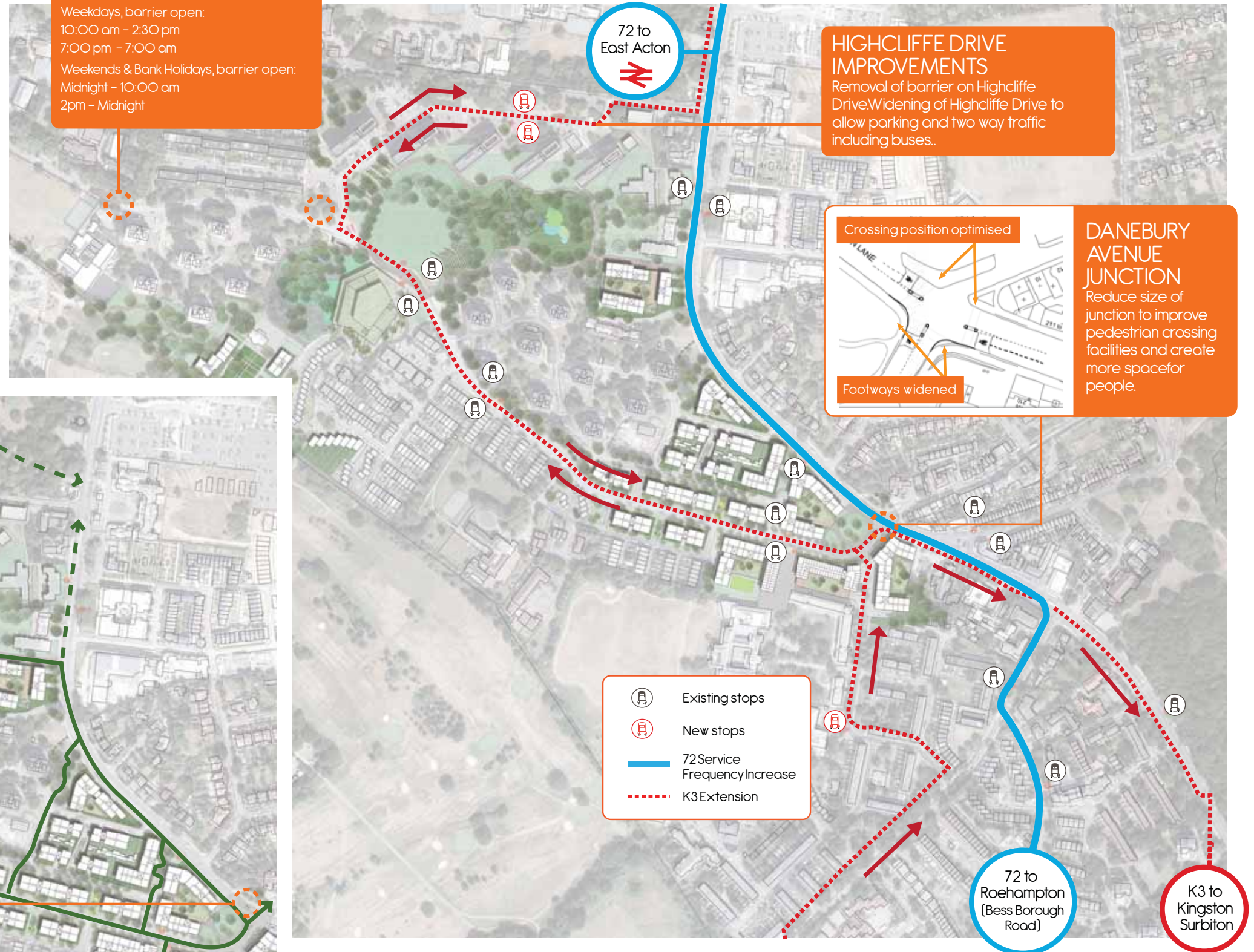
DANEBURY AVENUE BARRIER

Restricted Opening of the Barrier as follows:

Weekdays, barrier open:
10:00 am - 2:30 pm
7:00 pm - 7:00 am

Weekends & Bank Holidays, barrier open:
Midnight - 10:00 am
2pm - Midnight

NEW AND IMPROVED LOCAL TRANSPORT CONNECTIVITY

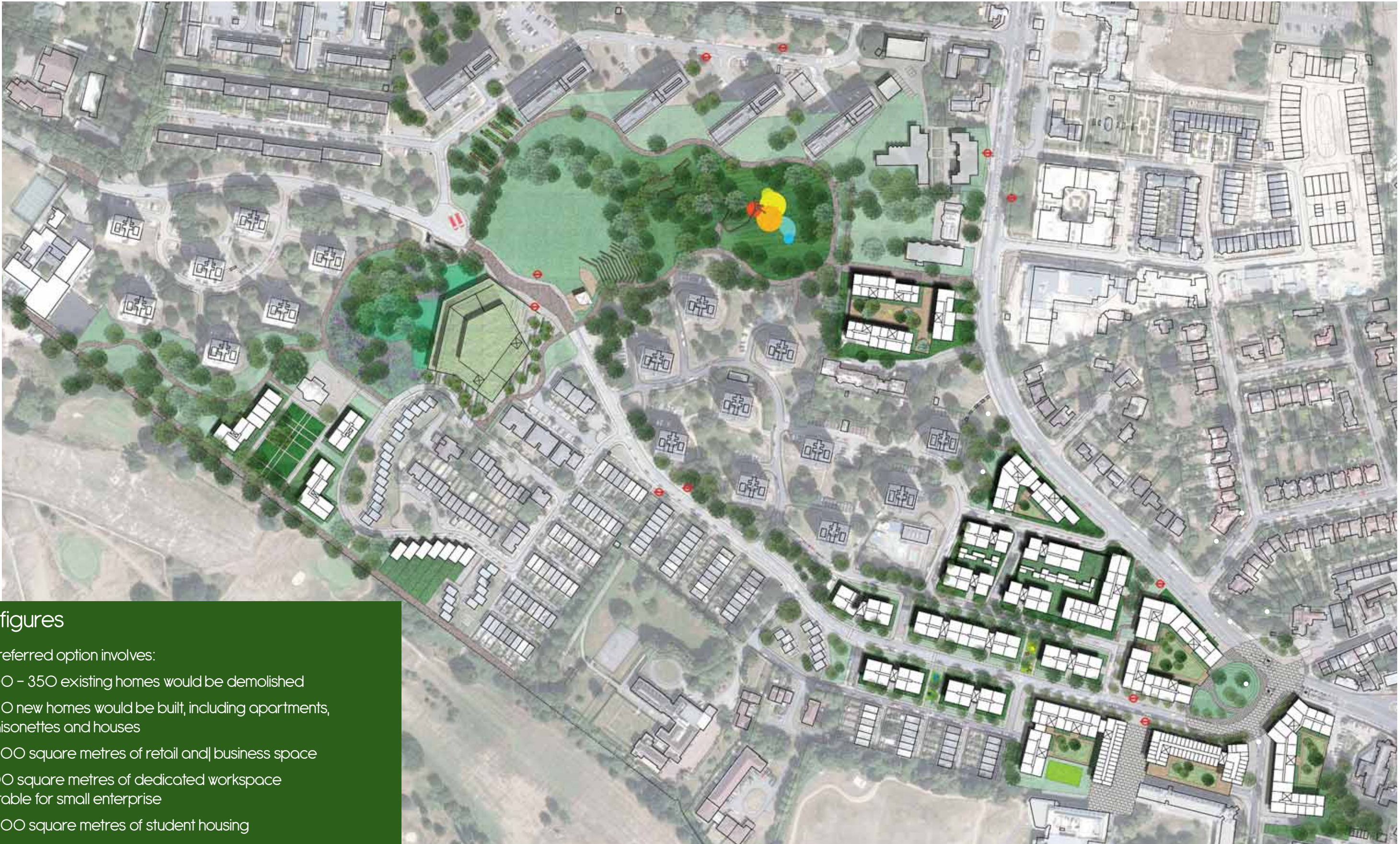


NEW WALKING AND CYCLING PATHS



ALTON AREA MASTERPLAN

THIS IS THE PREFERRED OPTION



Key figures

The preferred option involves:

- 300 - 350 existing homes would be demolished
- 800 new homes would be built, including apartments, maisonettes and houses
- 5,500 square metres of retail and business space
- 500 square metres of dedicated workspace suitable for small enterprise
- 9,500 square metres of student housing
- 10,500 square metres of community facilities including

HOW TO HAVE YOUR SAY

An eight week consultation begins on Monday 10th February, 2014 giving local people the opportunity to examine the preferred option in detail, ask questions and provide feedback. Residents' views will help develop this preferred option into a final masterplan for the neighbourhood. The best way to have your say is to come to the open day or drop-in sessions where our masterplanning team can answer your questions and go through the preferred option with you.

A feedback form is enclosed with this summary booklet. You can return the form via post using the addressed envelope (no stamp required) or drop it off at our open day or drop-in sessions.

OPEN DAY:

2pm - 5pm, Saturday 1st March, 2014
Eastwood Children's Centre, 166
Roehampton Lane, SW15 4HR
Refreshments and activities for
children will be provided

DROP IN SESSIONS:

4pm - 7pm, every Monday from 10th
February to 31st March,
Roehampton Library, Danebury
Avenue, SW15 4HD

EXHIBITION:

The exhibition boards will be on
display at Roehampton Library from
10th February until 31st March 2014.

We're also doing community group
specific drop-ins and attending
community meetings.

ONLINE:

The exhibitions display boards can be
viewed on the council's website. You
can also download the feedback
questionnaire.
Visit: [www.wandsworth.gov.uk/
roehampton](http://www.wandsworth.gov.uk/roehampton)

COMMUNITY AND STAKEHOLDERS MEETINGS:

The masterplanning team will be
meeting with local stakeholders,
community groups and residents

associations to gather detailed
feedback from as many people and
groups as possible.

CONTACT US

The masterplanning team can answer
your questions and explain how you
can get involved:

EMAIL: roehampton@wandsworth.gov.uk

CALL: (020)88716207



Follow us on Twitter:
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Find us on Facebook

THE NEXT STEPS

Following the end of the preferred
option consultation, the Final
Masterplan will be prepared.
This will take the feedback from the
consultation into account along with
further economic viability testing,
discussion with key stakeholders and

service providers, and feedback
from council members and officers.
It is intended that the Final
Masterplan will be reported to the
appropriate overview and scrutiny
committees and the executive in
summer 2014.

