



REGENERATION OF THE ALTON ESTATE

Listening and responding to your views

Discover the outcomes of the June
consultation with the Alton Estate community

300+

**PEOPLE ATTENDED
EXHIBITIONS AND YOUTH
CONSULTATIONS**

In June 2018, Redrow and Wandsworth Council asked the Alton Estate community for their feedback on the refined Masterplan for Alton Estate.

People from the local community attended a public exhibition held over two days, visited three 'pop-up' events, and shared their opinions by post, by email, in workshops and through a dedicated telephone line.

59

**PEOPLE COMPLETED
QUESTIONNAIRES**

WE ASKED:

WHAT ISSUES ARE IMPORTANT TO THE REGENERATION OF THE ALTON ESTATE?

This is a summary of the conversations we had. Your feedback is helping to shape the future of Alton.



1 MINSTEAD GARDENS

Refurbishment and extension of existing sheltered bungalows

2 PORTSWOOD PLACE

The location for the new nursery, children's centre, retail space and improved community facilities

3 CENTRAL PLAY SPACE

Improved and upgraded play space facilities at Alton Activity Centre

4 DANEBURY RETAIL

A new retail parade with shops lining both sides of the street

5 VILLAGE SQUARE

A new and vibrant public space that's adaptable to wide-ranging community activities

6 NEW MULTI-PURPOSE COMMUNITY CENTRE

A contemporary and spacious building containing the new library, GP surgery, café, flexible spaces for community uses and a new youth facility for Base.

7 DOWNSHIRE FIELD



Improved and upgraded play space and wider improvements

An architectural rendering of a modern multi-story building. The ground floor features large glass storefronts for retail or commercial use, with people walking on the sidewalk. The upper floors have a mix of brick and light-colored panels, with balconies and windows. A white rectangular box with the word 'GENERAL' in bold, white, sans-serif capital letters is centered over the building. The scene is set in an urban environment with trees and other buildings in the background under a cloudy sky.

GENERAL



What's happening next with the Alton Estate?



The Council and Redrow are submitting a 'hybrid' planning application. This has three components that reflect the early phases of the development. The first establishes the overarching principles of the Masterplan in the main intervention area. The second includes more detailed information on the first phases of construction work. The third covers the refurbishment works to Minstead Garden bungalows.

When will work on the regeneration of Alton begin?

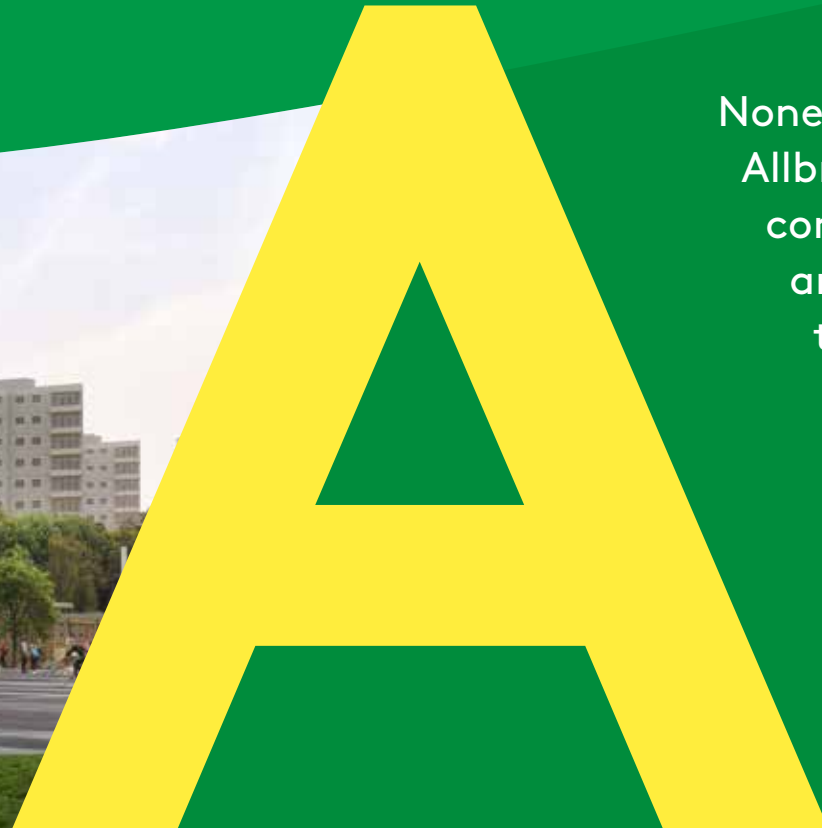
Work on phase 1 including construction of new homes on Bessborough Road and Fontley Way is expected to start in 2019.

The full timetable is available in the July 2018 Alton Area newsletter and on a presentation board in the Get Active Roehampton tipi.





Why will there be taller buildings than we have now?



None of the proposed buildings are taller than the existing Allbrook House and the heights have been carefully considered so that they are appropriate for the area. They are also being set into the sloping land which will mean they appear one or two storeys lower when you see them from Roehampton Lane.

Through our design process we have also addressed issues around overshadowing, daylight and sunlight on nearby properties and landscape.



TRANSPORT &

INFRASTRUCTURE

How will traffic be managed during the build stages?

Redrow is an accredited member of the Considerate Constructors Scheme and will work with the Estate Management team, the Highways Department and the Council to keep traffic moving while construction takes place.

Extra consideration will be given to peak times of day and a planned approach to deliveries will help to ensure a fully working high street with buses that run as scheduled. A strategy for construction management and traffic planning will be submitted to the Council before works begin and Redrow will also engage with the community on the proposals.

Are any improvements being made to transport?



The approach to Danebury Avenue will be widened to allow two cars abreast. This will allow the number of vehicles that exit onto Roehampton Lane during every traffic signal cycle to increase.

Additional bus stops close to Tunworth Crescent, clearer cycle routes through the site and safe cycle storage are also going to be provided.


There is a further proposal to relocate the bus turnaround to a site in front of Shalden House. This would mean up to four buses have space to wait, enabling an increase in the number that operate.

Improved landscaping and tree-planting will provide a visual screen and enhanced landscape buffer to Shalden House.





What parking facilities will be available during the build stages?



The construction and traffic management strategy submitted by Redrow for Council approval will establish parking provisions throughout the development process. The strategy will be updated on a phase by phase basis and the community will be kept informed throughout the project. Every effort will be made to provide adequate parking spaces while building takes place.



710
FUTURE CAR PARKING SPACES

How will refuse collection work during the building stages?



Refuse collection will be managed as part of the overall traffic management plan to limit disruption. It will follow the normal timetable, though some adjustments may be made to the location of collections for people with their own bins.






HOUSING



What types of new homes will be available?



Redrow have worked with the Council to provide residents with as much choice as possible. There are homes to suit different sizes of family and needs: Apartments and duplexes ranging from one to five bedrooms, on the ground or higher floors, and offering open-plan or separate kitchen and living spaces.



1,103
NEW HOMES

What does affordable housing mean? Will it look different to other housing?



On this development, affordable housing is the term used for housing provided by the Council to replace all council homes at council rents, as opposed to market value or affordable rent, and homes for existing resident leaseholders on equity share.


The Council is investing in homes of a very high standard. They are tenure blind which means affordable homes will not be distinguishable from other homes on the scheme sold by Redrow on the open market.

256
AFFORDABLE HOMES






How many homes are being knocked down and how many are being replaced?



At least 256 out of the 1,103 proposed homes in the main intervention area will be council rent or shared equity homes. This includes 188 council rent homes, which is 30 more than currently, plus 68 homes for equity share/intermediate. We are also delivering 20 plus additional replacement council rent and equity share homes at Bessborough Road and Fontley Way.



Why can't the scheme deliver more affordable homes?



A robust review of affordable homes provision will be carried out by the Planning Department and the Greater London Authority and the outcome will be publicly available. As the scheme takes place over several years there will be regular reviews of this position, with more affordable homes delivered later on if financially possible.


256
AFFORDABLE HOMES




A woman with long brown hair, wearing a white floral-patterned blouse and blue jeans, is shown from the side, holding a red apple in her hands. She is standing in a market stall filled with several green plastic crates overflowing with red and yellow apples. The scene is brightly lit, and the overall color palette is dominated by the reds and yellows of the fruit and the green of the crates. The image has a slightly desaturated, vintage feel.

BUSINESS

RETAIL



Will there be new shops and will some of the existing shops stay in the area?



Danebury Avenue, leading up to the new village square, is being recreated as a traditional parade of shops, with retail units on both sides of the road. Phasing of the development process means there will always be shops for residents. It will also enable some of the existing shops to relocate straight into new premises.




3,140 SQM
RETAIL SPACE





Are there going to be new offices?



Block O, delivered in the first phase of the construction works, includes office space for the Area Housing management team. Flexible working areas have been incorporated into the design. These can be used by other council departments or as affordable work space for local businesses or local community groups.



480 SQM
OFFICE SPACE






COMMUNITY



Will there be facilities for young people in the development?



Lots of fantastic ideas are being considered to give young people great places to meet their friends, be active and enjoy themselves. Base, the local youth group, will have a new space in the multi-purpose community facility overlooking the village square and access to the library and community hall. There will also be a rejuvenated multiple-use games area and play facilities throughout the Alton Estate.



390 SQM

YOUTH CENTRE & COMMUNITY HALL



An aerial photograph of a large, vibrant green lawn. Numerous people are scattered across the grass, many sitting on colorful blankets or towels, engaged in social activities like picnicking or playing. The scene is bright and lively, with people of various ages and clothing colors. In the center of the image, the words "OPEN" and "SPACES" are overlaid in white, bold, sans-serif font, each enclosed in a white rectangular box. The "OPEN" box is positioned above and to the left of the "SPACES" box, with their right sides overlapping.

OPEN

SPACES

Where will children and young people play?

Each new block has communal gardens enabling doorstep play near homes for the under 5s and there are “play-on-the-way” schemes to make journeys to and from destinations fun and exciting. Everyone also has access to the rejuvenated multi-use games area and the enlarged and improved play park on Downshire Field.



1,825 SQM
PLAY PROVISION

Will we lose open space overall and how will open space continue to be accessible throughout construction?

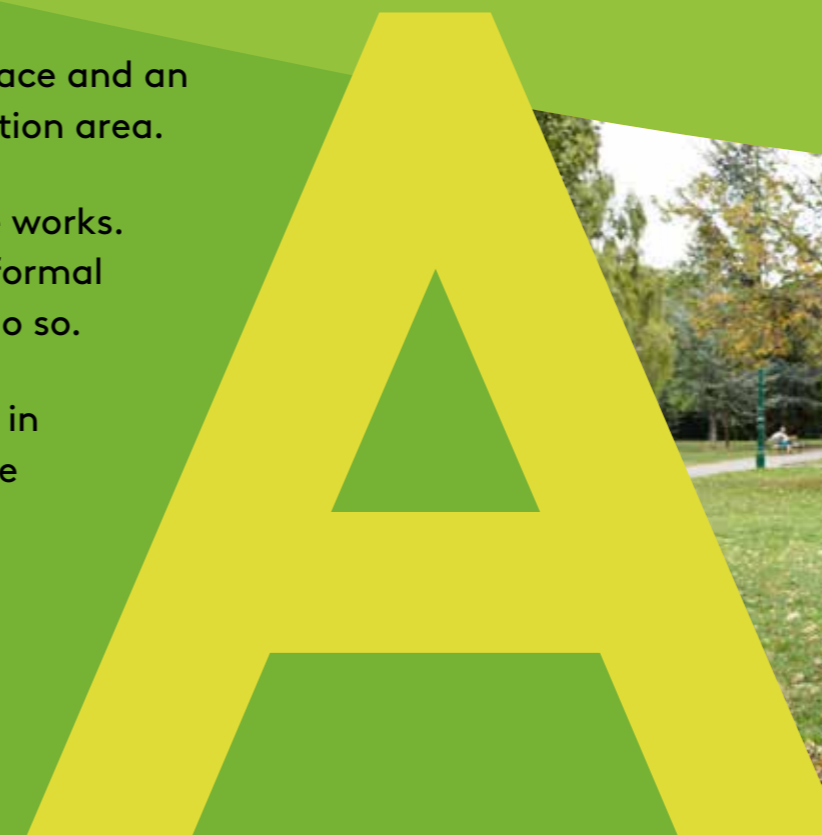
The overall approach of the masterplan is no net loss of open space and an improvement in the quality of existing areas within the intervention area.

Some open space will be needed temporarily to support the works. We will provide as much notice as possible and provide informal alternative play spaces when there is space to do so.

Our strategy is improving the open spaces and play areas in tandem with the works, so the community can enjoy these new facilities as soon as possible.

3 NEW

PLAY AND AMENITY AREAS FOR ALL AGES






EMPLOYMENT



Will there be job opportunities for local people?



An important component of Redrow's selection as development partner was the commitment they made to supporting local employment, skills and enterprise. Where possible, Redrow will employ local companies and seek local labour, working with the Council's Work Match team. This approach supports Redrow's wider company commitment to addressing the skills shortage in the construction sector.

People who are interested in apprenticeship schemes can contact the careers team at Redrow.


www.redrowcareers.co.uk



MISCELLANEOUS



How noisy will it be during the works?



Inevitably the construction works will create some additional noise. However, as an accredited member of the Considerate Constructors Scheme, Redrow has fixed times it can operate that contain noise to certain times of day.

Standard working hours will be 8am-6pm Monday to Friday, 8am-1pm on Saturdays and not at all on Sundays or bank holidays. Work outside of these times will not be allowed unless special permissions are obtained.



Will Redrow work on Saturdays?



Some Saturday working is anticipated to help delivery of the scheme to the agreed timetable. As an accredited member of the Considerate Constructors Scheme, Redrow will only work between 8am-1pm on Saturdays. Work outside of these times will not be allowed unless special permissions are obtained.



More information on the Masterplan consultation and the feedback received from the local community can be found on the presentation boards in the Get Active Roehampton tipi. Further communication with residents is also scheduled for September 2018.



ALTON GREEN

ROEHAMPTON SW15

REGENERATION OF THE ALTON ESTATE

Realising your vision

With the community of Alton Estate, we're creating a safe and attractive neighbourhood.

A place with high quality new homes, wide-ranging community facilities, rejuvenated open spaces and play spaces, and a vibrant village square that sits at the heart of it all.