

## Planning approved!

We're delighted that the plans for what is known as 'Block A' have now been approved by the Wandsworth Council planning committee.

We now have approval to start the demolition and construction of the area at the corner of Roehampton Lane and Holybourne Avenue (the site of the old Co-op and pharmacy, youth club and housing offices).

We committed to building on this site first because you told us you were unhappy that the site had been vacant for so long.

**New Community Hub** - local landmark building that is highly flexible and adaptable to meet the needs of local people today and in the future.

**New Homes** - 55 Low Cost Rent homes with a mix of 1, 2, 3 and 4 bed apartments, including wheelchair accessible homes, creating a balanced community that offers choice and homes for life.

**High Quality Landscape & Play Space** - creatively reworking the site levels to provide a range of spaces for residential amenity and play space, some of which will be accessible to all and benefit the wider community.

**Improved Landscape** - A new community courtyard space in the centre of the site, alongside enhancements to the surrounding streets and spaces.



Illustrative site plan

- New 'The Base' youth facilities
- New council offices and public access to services
- Bookable meeting rooms and a roof terrace
- Multi-use community space
- A new library including children's library
- A new GP Surgery with private entrance

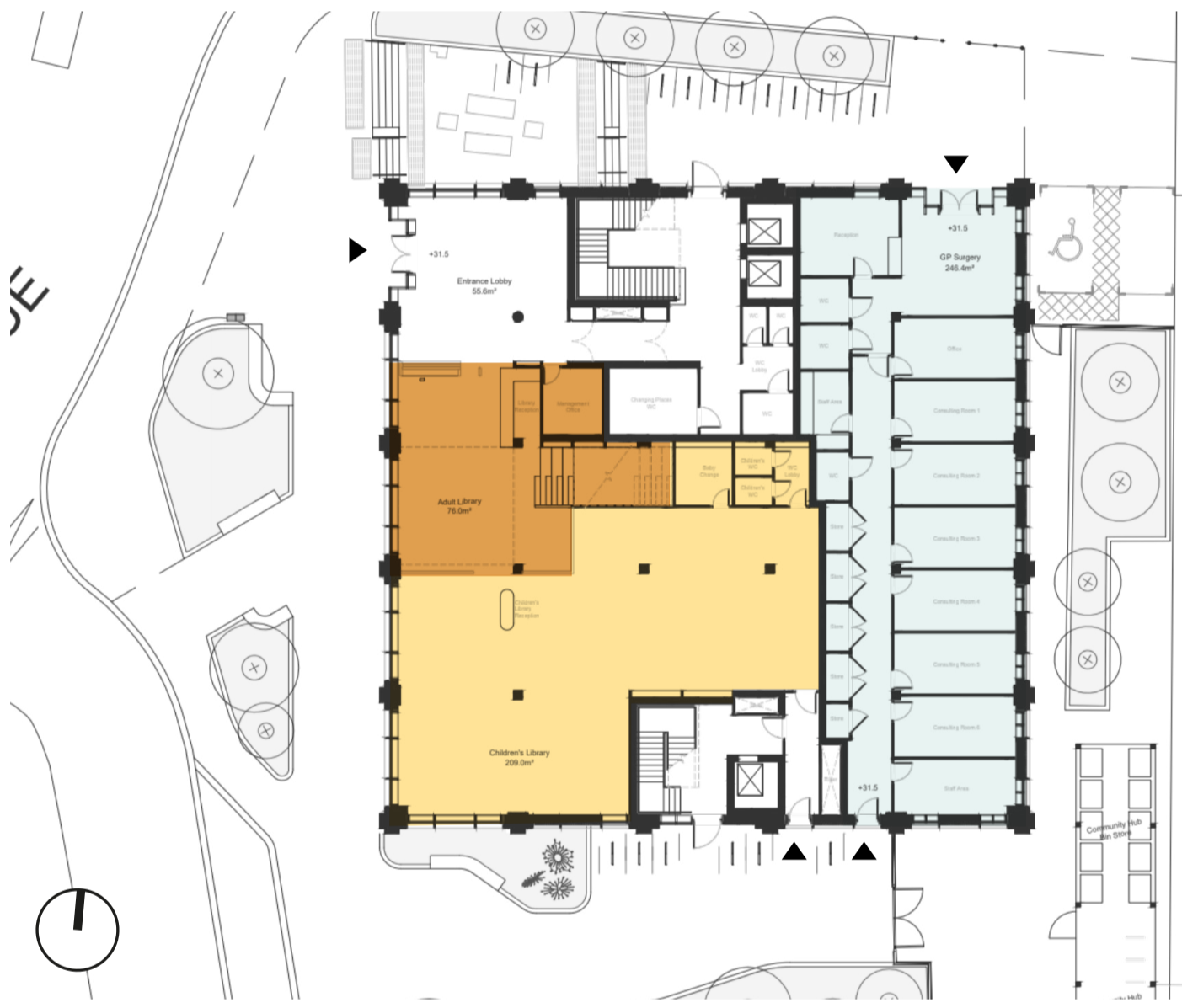


View from Roehampton Lane





View from Danebury Avenue



Ground Floor



First Floor



Second Floor



Third Floor

- Children's Library
- Adult Library
- Council Office
- Staff Welfare Facilities
- Youth Space
- Bookable Meeting Rooms
- Community Hall & Kitchen
- GP Surgery



A model of the inside of the building



What the entrance might look like



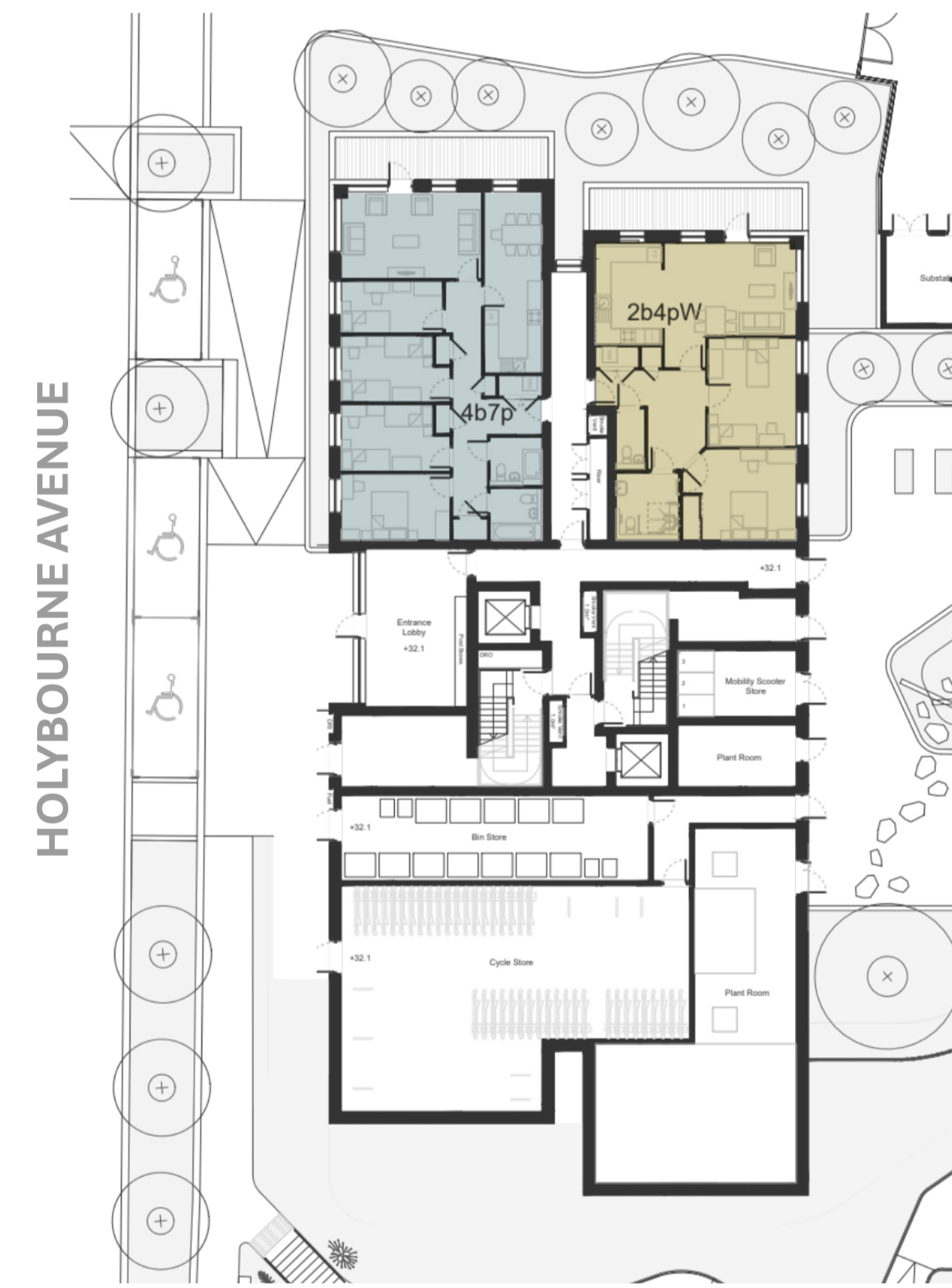
View from Danebury Avenue shops



View from Holybourne Avenue



View from Laverstoke Gardens



Ground Floor



First Floor



Second to Fourth Floor



Fifth to Eighth Floor

- 1 bed/ 2 person
- 2 bed/ 4 person
- 3 bed/ 5 person
- 4 bed/ 6 person
- 4 bed/ 7 person



1 bed 2 person



2 bed 4 person



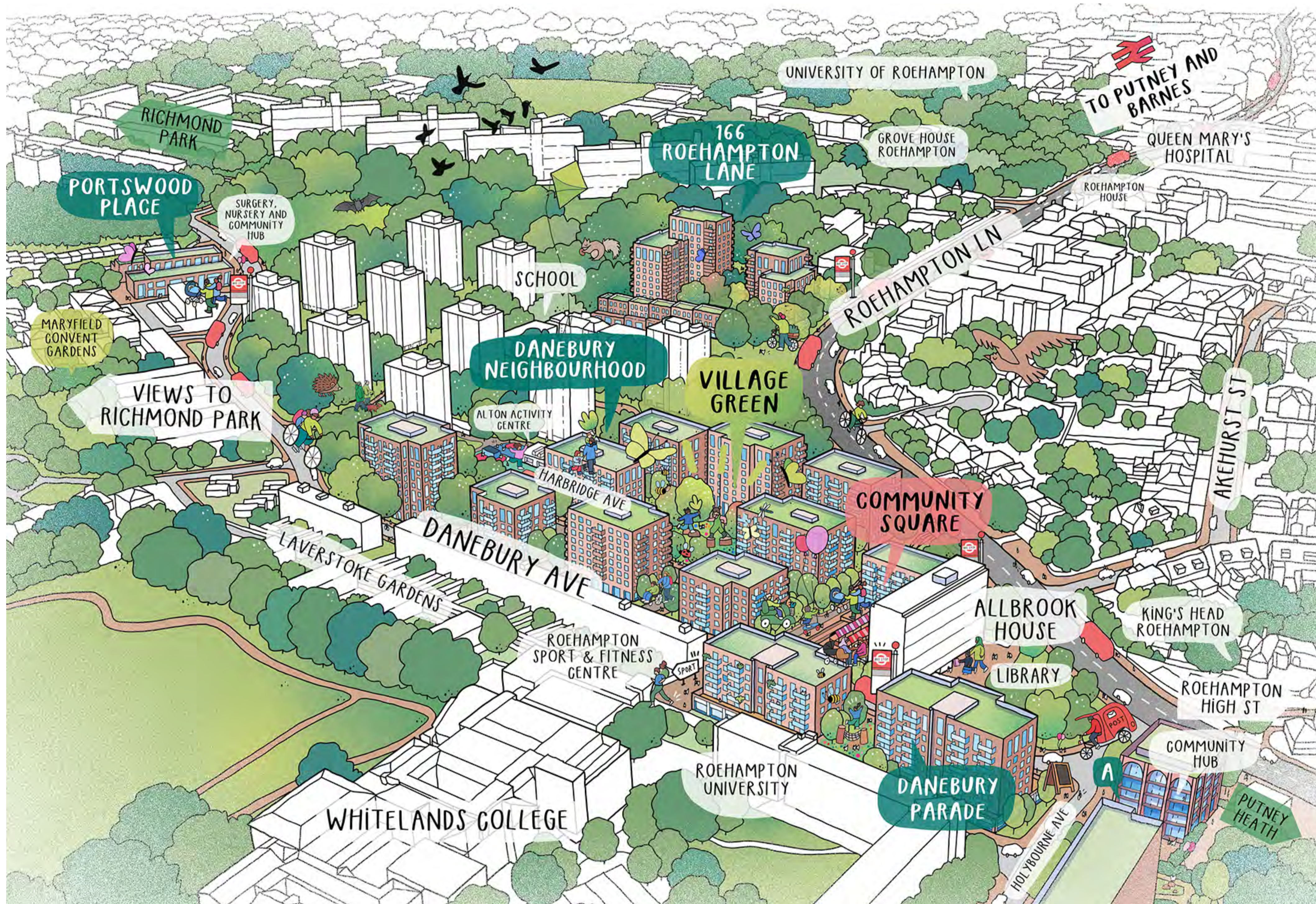
3 bed 5 person



4 bed 6 person



## Renewal areas



Danebury Neighbourhood



Family Hub - Portswood Place



166/168 Roehampton Lane



Community Square

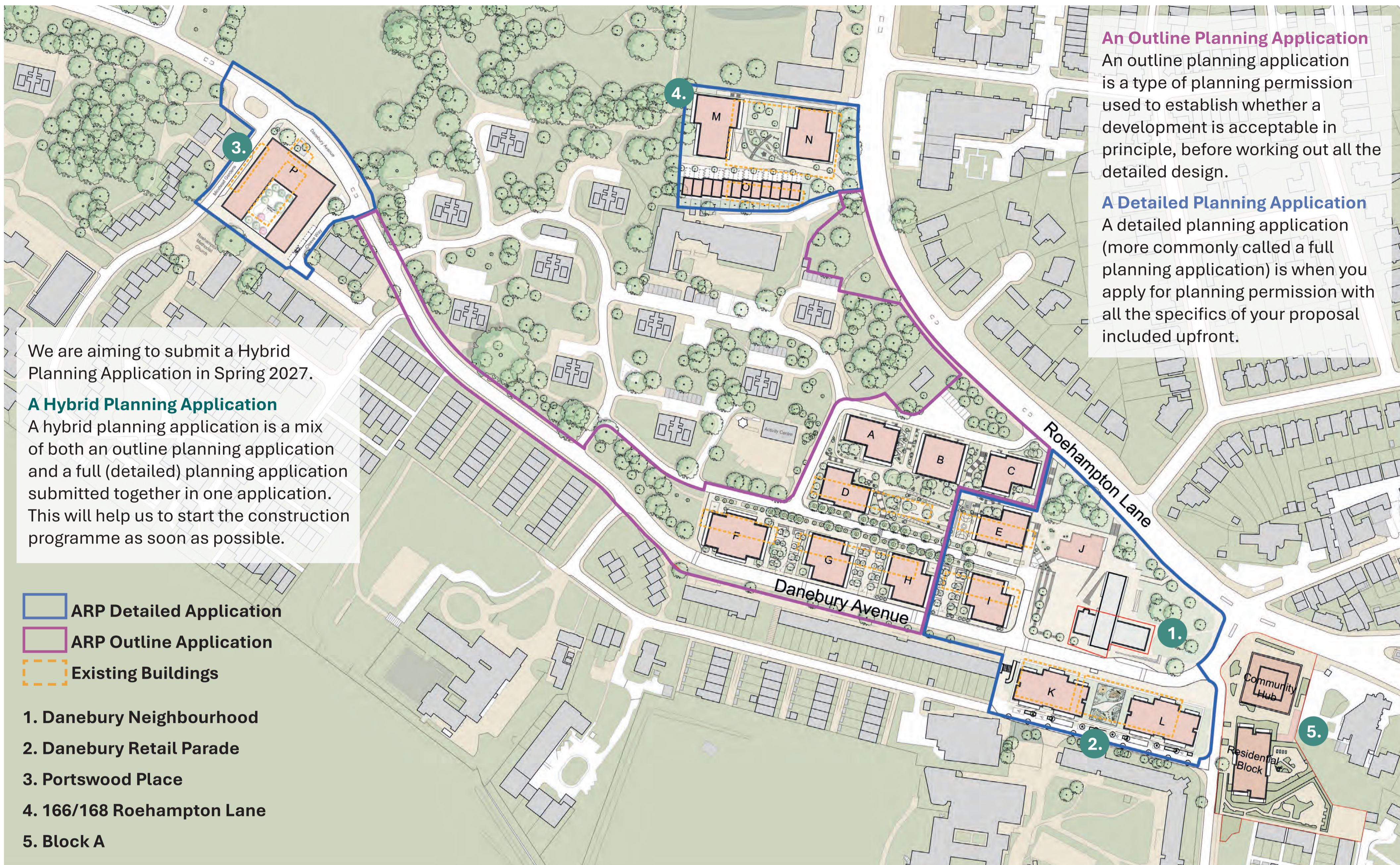


Danebury Retail Parade



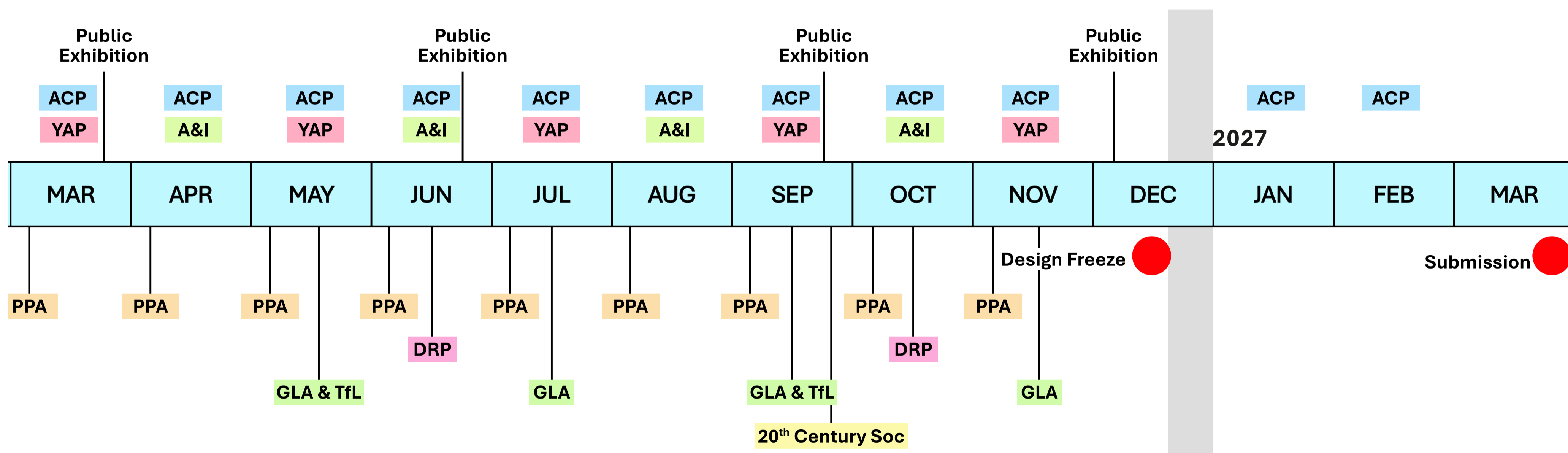
166/168 Roehampton Lane





Proposed areas for change shown within the red lines

## Masterplan - Planning Timeline



- GLA** Greater London Authority - The London Mayor's Office
- TfL** Transport for London
- PPA** Meetings with Wandsworth planning Department
- ACP** Alton Community Panel
- A&I** Access & Inclusion Panel
- YAP** Youth Advisory Panel
- DRP** Design Review Panel



2026

## Spring

- Focus Hall refurbished and re-opened
- Demolition works to start on site of 'Block A' new community hub and council homes
- Improvement works continue on Alton Activity Centre & Downshire Field play spaces
- New ramp at Roehampton Family Hub to improve accessibility
- Portswood Place artwork unveiled
- Play Rangers start
- Food waste bin roll-out completed across Alton
- Youth Hub opened at Roehampton Family Hub
- Drop kerbs delivered across the Alton
- E-bike/E-scooter parking bay installed at the Base

## Summer

- Detailed design work with community on Alton area masterplan
- Alton Activity Centre & Downshire Field playspaces open
- New creative lighting projects installed

## Winter

- Community bluescapes programme delivered (co-designed SuDS systems across 4 priority areas: Alton School, Highcliffe Drive, Roehampton Methodist Church & Norley Value)

2027

## Spring

- Construction works continue on 'Block A' community hub and council homes
- Alton masterplan considered for planning permission

2028/  
2029

- 'Block A' community hub and homes completed
- Construction works start on Portswood Place new community building

2030/  
2031

- Construction works start on Danebury Neighbourhood new homes, public square and retail parade
- New Portswood Place community building with nursery and GP surgery completed

2032

- Danebury Neighbourhood completed with new homes, public square, community spaces and retail parade





**Estate walkabout**  
November 2024

**Key takeaways:**

- Discussions during the walkabout:**
- Improve the area around Allbrook House & Carpark
  - Congested streets and parking problems
  - Typical Alton building types and shapes
  - How a community square could work
  - What shops and community uses are needed



**Designing Danebury**  
November 2024

**Themes of the workshop:**

- Housing and Public Realm
  - Shops
  - Community Facilities
- Takeaways:**
- Preference for smaller block footprints with space between

- Open deck access to flats is not preferred
- A larger, better stocked supermarket is needed
- Need for a mix of shops that open into the evening



**Access & Inclusion Panel & Wheelabout workshop**  
November 2024, January & April 2025

**A walkabout on the estate with wheelchairs and mobility scooters**

- Takeaways:**
- Home design must cater for mobility needs
  - Bad pavement quality and uneven surfaces

- The lack of safe road crossings with dropped kerbs
- Some shops have no level access
- A lack of organised cycle parking on the estate



**Youth Advisory Panel**  
April 2025

**Members of The Base discussed the youth space in Block A**

- What should the new space be like?
- What needs to be in it?

- Some quiet study space in needed
- A creative space, spaces to make films and music
- Storage is important
- How the youth space integrates with other uses in the building



**Community Space Needs Assessment workshops**  
June & September 2025

**Workshops with community leaders.**

- What community spaces are needed? Who will use them?
- Where different community uses could be located

- Which uses are able to share spaces
- The need for a large hall space at Portswood Place
- What uses the re-purposed library space could provide



**Public Exhibitions**  
June 2025

**Design update for discussion:**

- The creation of a large central green space
- Allow more routes through to Roehampton Lane and buses

- Possibilities to improve Danebury Avenue by including it in the masterplan
- Safe pedestrian and cycle routes



**ACP Masterplan/Character**  
May - current

**A variety of sessions to discuss:**

- The identity of the Alton Estate
- The character and uses of the village green
- The community square and its uses

- Neighbourhood characteristics
- Naming of proposed new buildings and spaces
- The design evolution of Block A
- New lighting strategies
- Improved pedestrian routes

Alton Community Panel is a group of 15 residents from across both Alton East and West. They meet once a month to discuss the regeneration and to look at a detailed element of the design which is presented by either the design team, or an expert from a certain area - such as a specialist lighting designer, or the transport team at Wandsworth Council.

So far, the panel have met ten times - for 2 hours every month, building understanding, providing input and working together to make decisions.

The panel also went to visit the Una Marsden Library in Southwark - designed by HTA - for a comparison visit to help inform the design of Block A.



## Session 1 - May 2025

### Welcome session

Panel Launch: get to know each other, introduce the renewal programmes. Setting expectations: opportunities for influence, learning, impact and future legacy

**Takeaways:** The panel wants involvement in decision making, and clear explanation of programmes.

## Session 6 - September 2025

### Lighting Strategy

Make resident-led decisions on lighting projects in the 'meanwhile' use.

**Takeaways:** The panel identified priorities for lighting projects: Estate access routes, Library area, Portswood Place. Decisions to be implemented where possible.

## Session 2 - May 2025

### Understanding Renewal & Alton's Identity

Providing a deeper understanding of the renewal programme, and discussions defining Alton's identity

**Takeaways:** The panel drafted a 'statement of identity', covering heritage, green space, multicultural life and peacefulness.

## Session 7 - October 2025

### Block A & Health Impact Assessment

Providing resident-led impacts of the Block A proposals on health and wellbeing

**Takeaways:** Planning Health Impact Statement for Block A drafted to incorporate panel priorities and insights

## Session 3 - June 2025

### Village Green design brief and panel influence

Building knowledge to co-create a resident-led briefing statement for the design of the village green

**Takeaways:** The panel drafted an outline design brief to inform future landscape and public realm design.

## Session 8 - November 2025

### Pedestrian Improvements

Strategise estate-wide priorities for improving the pedestrian experience

**Takeaways:** The panel identified the priorities for improvements. The panel provided resident-led experience to be integrated into safety, accessibility and useability considerations.

## Session 4 - July 2025

### Setting the panel's forward plan

Planning the activities and themes for the next 6 months

**Takeaways:** The panel agreed to focus on one topic per meeting, better panel briefings and feedback loops requested, agreed some sessions would involve direct decision making.

## Session 9 - December 2025

### Update on the Block A proposals

Providing an update of the status of the Block A proposals and future engagement opportunities.

**Takeaways:** Aspects of design were identified where the panel could engage after planning submission. The inclusion of the wider community in some of these aspects for 2026 was agreed.

## Session 5 - August 2025

### Masterplan sites - character and identity

Informing designers of the 'look & feel' of key sites

**Takeaways:** The panel drafted outline character briefs for: community buildings, green spaces, and architecture. These are to be used to inform the architect's design development.

## Session 10 - February 2025

### Evaluation and Priorities

Feedback on the first year of meetings and programming the upcoming year.

**Takeaways:** Priorities and improvements identified for future panel meetings and formats.



Put stickers next to the things you think are most in need of community input and feedback



## Community Square

A new community square and events space west of Allbrook House (currently the ramp and carpark location).



## Public Realm

The design of the streets, the green spaces and everything that sits between the buildings.



## Village Green

The new green space in the centre of the Danebury Neighbourhood.



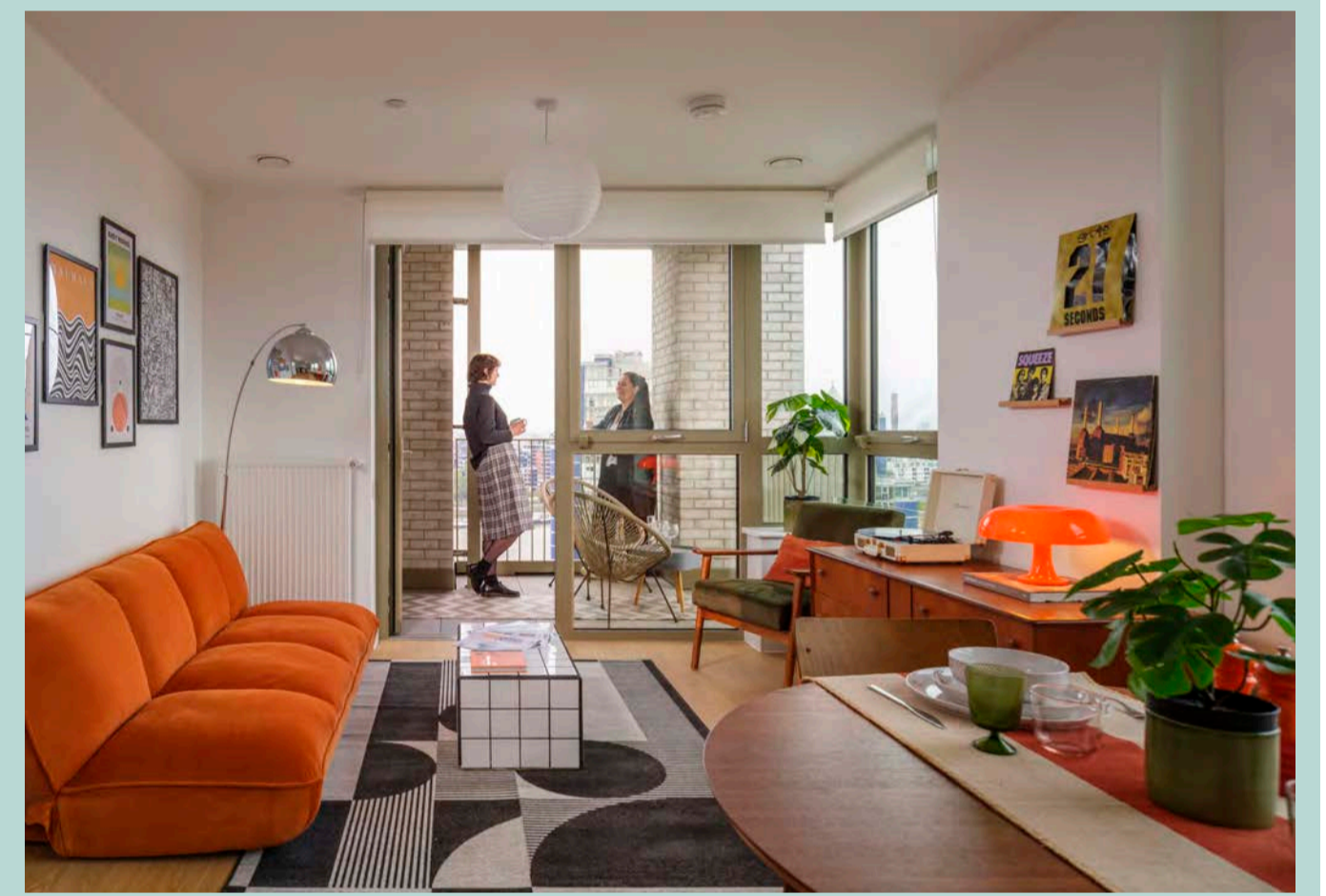
## Shopping Parade

The renewed shopping parade at Danebury Avenue with a bigger supermarket and new shops.



## Portswood Place

The new family hub with community facilities for everyone to use.



## Homes

The homes themselves - what they look like, options for internal layouts and communal spaces like corridors and entrances.



## Block A

The community hub building with the relocated library, new youth space, community hall, meeting rooms and a new GP surgery.



## Library Refurbishment

The renewed library building - reimagined with new uses - what should they be?



## Playspaces

Playspaces for all ages and abilities - what would you like to see?