

ALTON AREA MASTERPLAN

MASTERPLAN OBJECTIVES

Protecting, strengthening and repairing, or replacing and redeveloping buildings where appropriate;

Looking at the two local centres as priorities which can provide new services, new types of place and better serve residents, neighbours and visitors;

Explore the future of community facilities and how they can be strengthened in place or new facilities provided to create focal points or reinforce centres;

Deliver an economic strategy that advances skill, job and economic prospects for residents;

Re-connecting streets, centres, communities and open spaces to the surrounding area;

Extending a high quality landscape throughout Alton Estate;

Repairing streets, squares and pedestrian links in a way that responds to how residents want to use them;

Revealing the highest qualities of the heritage assets;

CREATE A PLACE THAT PEOPLE ARE PROUD TO LIVE IN.

The Summit

On site Exhibition

On Line Exhibition

Tenant Newsletter

Resident organisation meeting

Stakeholder & service provider meetings

THE OVERALL PROCESS

THE BASELINE - GATHERING THE FACTS THE MASTERPLAN WILL RESPOND TO

TESTING OF OPTIONS THROUGH PUBLIC CONSULTATION

ESTABLISHING A PREFERRED OPTION

PREFERRED OPTION PUBLIC CONSULTATION

FINALISATION AND DECISION MAKING

HOW YOU CAN PARTICIPATE

EXHIBITION FEEDBACK - TELL US WHAT YOU THINK

WEEKLY LIBRARY DROP-IN SESSIONS

DROP-IN SESSIONS AT LOCAL PRIMARY SCHOOL AND FAMILY AND CHILDREN'S CENTRES

ONE ON ONE MEETINGS

HARD COPY AND ON-LINE QUESTIONNAIRE

TO PARTICIPATE IN OUR DROP IN SESSIONS AND WORKSHOPS PLEASE CONTACT JANINE NEWTON FOR MORE DETAILS

020 8871 6207 / ROEHAMPTON@WANDSWORTH.GOV.UK

THE CASE FOR CHANGE

KEY ISSUES FACED BY ALTON WEST TODAY



The Alton West estate framework was built in a short period of time in the Mid 20th Century. It has aged all at the same rate. There is now a need to consider how well the different parts of the Alton West area perform today. There is also a need to address how performance and quality can be raised for current and future residents.

The Alton West and Roehampton areas have considerable assets – a south west London setting, the parks and landscape, historic buildings from many eras, public transport and highway access, a University and community facilities. Despite this, key factors mean that the Alton West area will not reach its full potential without new investment. There are also indicators that the Alton West area will face increasing challenges, with conditions declining without intervention. A masterplan is being prepared now because:

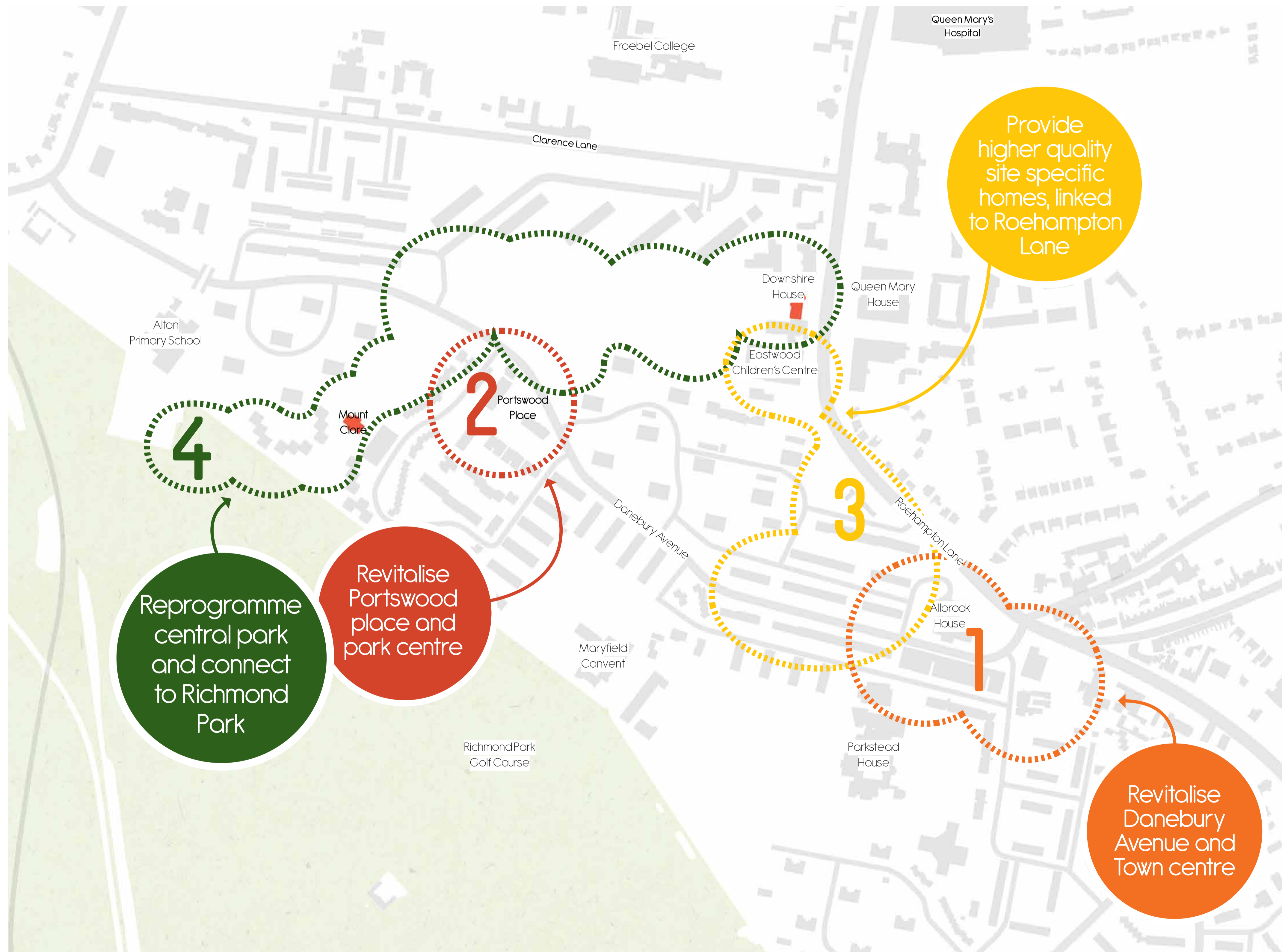
- The centres at Portswood Place and Danebury Avenue have poor quality building frontages, parking and service areas, and a limited range of retail services around harsh public spaces.
- The issues at Danebury Town Centre hamper the recruitment of a full range of retailers and discourage residents and neighbours from supporting the centre except for basic needs. There are incidents of anti-social behaviour and issues with litter and fly-tipping.
- Portswood Place is challenged by the quality of public spaces, lighting, hidden spaces, anti-social behaviour, litter and an aging community infrastructure that limits services that can be provided to the community.
- Some parts of the housing stock were poorly designed and placed when first built in the mid 20th century. The layout and design issues create real problems for residents in terms of waste collection and deliveries, visibility, lighting, parking as well as anti-social behaviour. High levels of private ownership and increasing levels of private renting and resulting high turnover have created problems for individual buildings and the area as a whole.
- Community infrastructure facilities are physically aging 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 that can be provided.
- There is an absence of a significant leisure, recreation or cultural draw. The current leisure centre is hidden and does not support the centre.
- There are higher levels of deprivation among residents than found across the rest of the Borough.

Conditions at key parts of the Alton West area are not as good as they can and should be. There is a significant risk of decline that could affect the entire area without action and intervention. This masterplan is being prepared now to tackle the most significant problems, guide investment in the future and realise the full potential of the Roehampton area.

The masterplan will focus on potential areas of change within Alton West. The components addressed have options attached to each of them and these options could be combined in a number of ways. The goal is to establish a framework that draws from each and guides a preferred option which will be subject to public consultation at the next stage.

MASTERPLAN FOCUS

OPPORTUNITIES IN THE ALTON AREA



Potential Areas of Change

More attractive and welcoming centres, with a wider range of shops and services for the Alton community and the wider Roehampton area can be realised. 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.

Danebury Avenue Town Centre

Through intervention a cleaner, more attractive, more active and safer place can be achieved. More people will visit the centre. New shop spaces 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 Centre to meet the needs of residents and others.

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 centres.

Danebury Avenue Housing

New homes offer the opportunity to create a cleaner, safer, better managed environment. New homes can meet contemporary standards for access, layout, heating, glazing, lighting, materials and decoration. This is also an opportunity to create homes specifically designed to meet the needs of families with children, young people and older people. This is also an opportunity to organise ownership and management among the Council, private landlords and residents. There is the opportunity to create a better place to live on a day to day basis.

Central Park

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? There is an opportunity to provide a much richer range of experiences in the park, and encourage a greater sense of ownership and provide real quality of life benefits.

POTENTIAL AREAS OF CHANGE

KEY ISSUES TO HAVE IN MIND

Town Centre



Park Centre - Portswood Place



Danebury Neighbourhood



Public Realm dominated by Car Parking and Servicing.



Local Parade sits isolated from the Park.



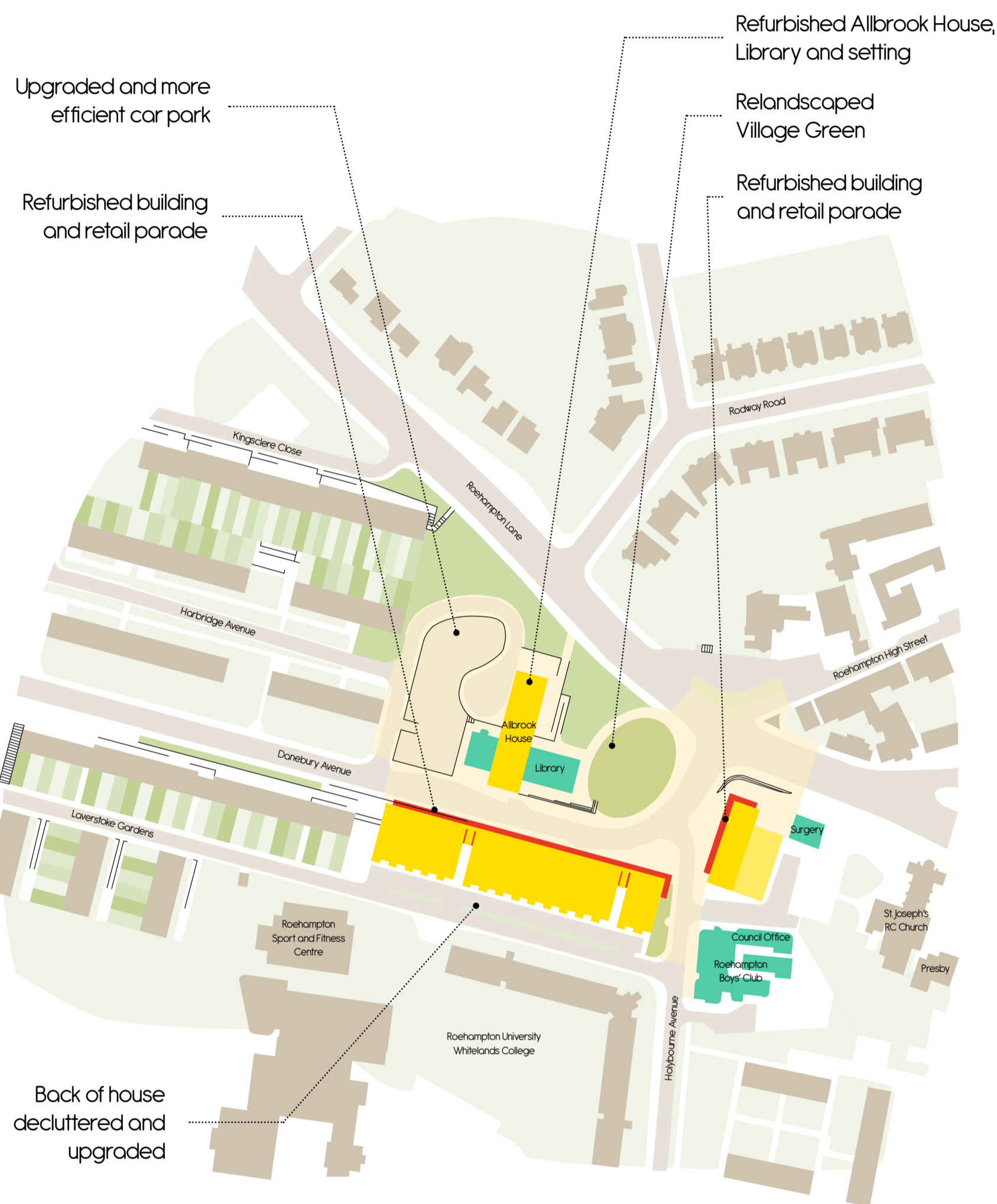
Lack of active frontage onto street.



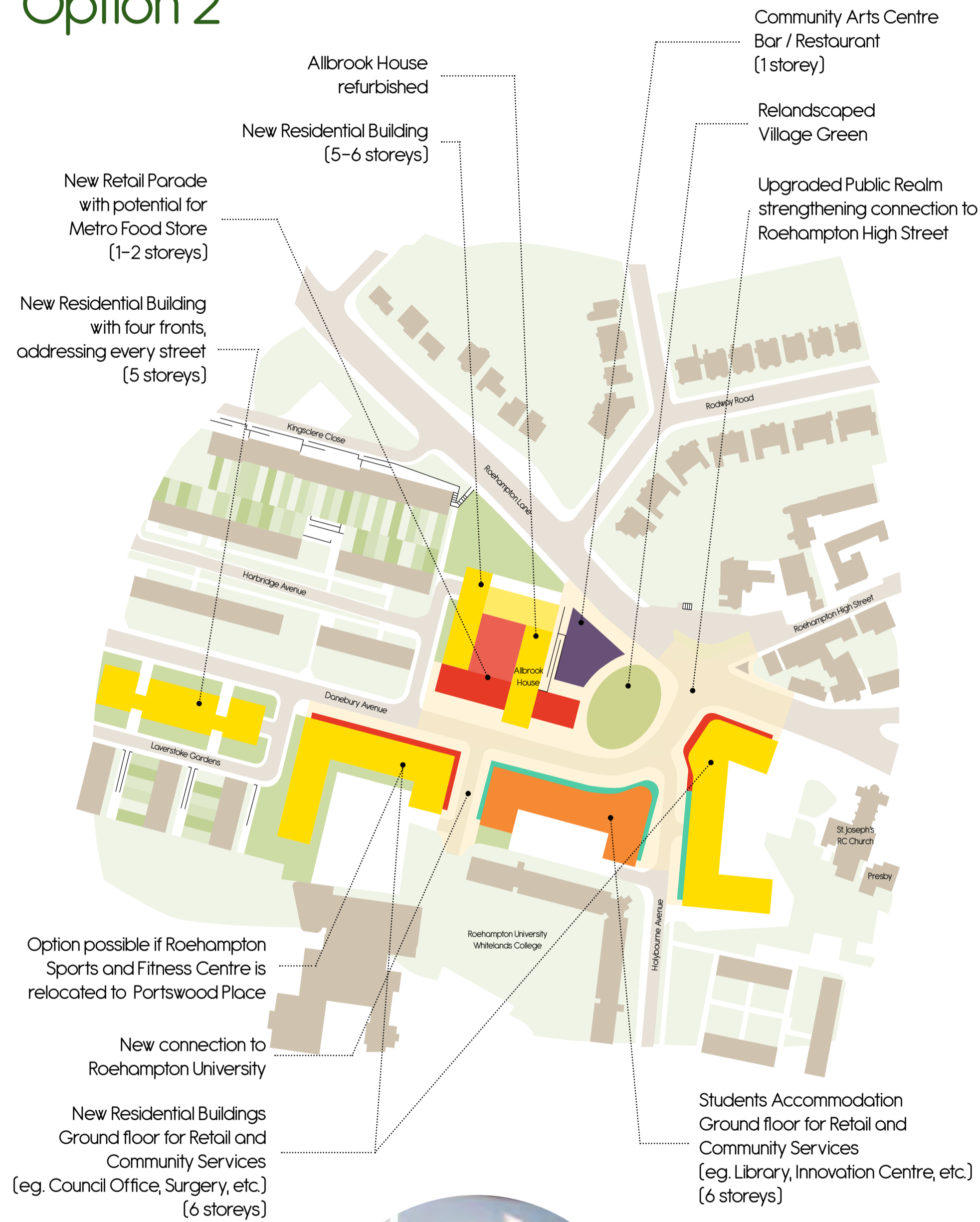
A REVITALISED TOWN CENTRE

Current issues with the quality of buildings and public spaces and a poor quality image and identity presented to Roehampton Lane prevent the centre from reaching its full potential. These options show the range of ways new investment could change the Danebury Avenue Centre. The emphasis would be on creating a new high visibility gateway with new retail and community services. Each takes a progressively more ambitious approach – ranging from renovation to transformation across the three options. There are choices to be made regarding the future of buildings, public spaces and streets and the overall extent of change.

Option 1



Option 2



Option 3



Examples we can learn from:

KEY INTERVENTION 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 new Performance Venue?

New Homes?

A Refurbished Town Centre?

A new Community Arts Centre?

New cafes and Restaurants?

A new Innovation Centre?



A REVITALISED PARK CENTRE

Portswood Place has a limited range of services and is negatively affected by poor quality public realm, parking and bus turning areas. The emphasis would be on a new centre focused on community services at the heart of the Alton West area. These options show the range of ways new investment could change the Portswood Place Centre. Each takes a progressively more ambitious approach – and requires redevelopment of a greater number of existing buildings. Existing housing and services would be replaced in higher quality buildings and spaces. There are choices to be made regarding the overall extent of change.

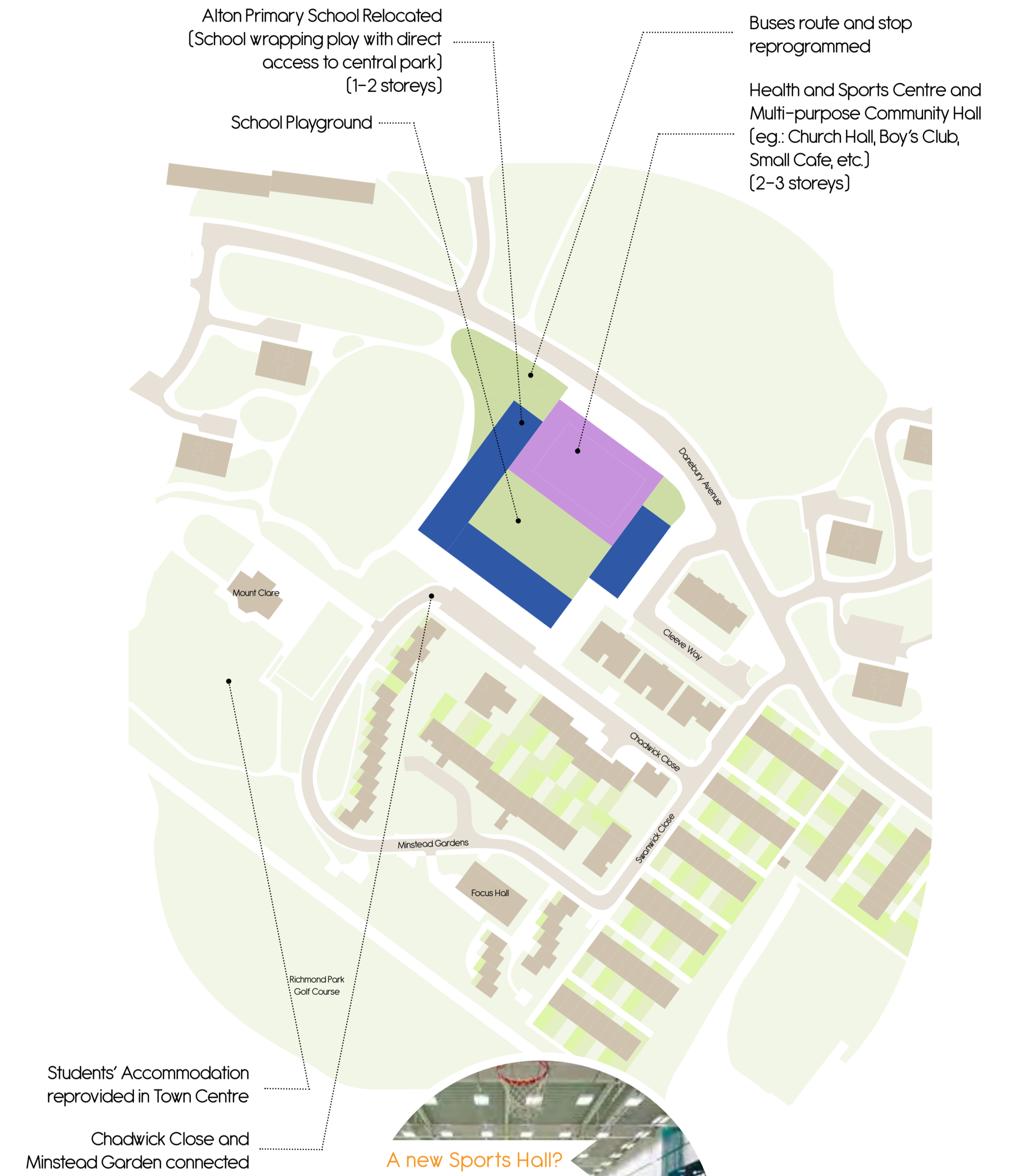
Option 1



Option 2



Option 3



Examples we can learn from:

KEY INTERVENTION 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

New Homes addressing the Neighbourhood Park?

A new Community Meeting Point?

A new Multi-purpose Community Hall?

A new Sports and Health Centre?

A new Sports Hall?

A new Sports Hall?

A relocated and improved Primary School?



HIGHER QUALITY HOMES LINKED TO ROEHAMPTON LANE

The housing stock in the Danebury Neighbourhood has a number of problems including: a poor relationship to streets, a weak response to shifts in site grade, a confusing positioning of fronts and backs, unclear public and private outdoor spaces and poor quality entrances and circulation areas. The emphasis would be on new, high quality homes for current and future residents with a clear management structure for tenants and the private sector – whether owner occupiers or renters. Each option takes a progressively more ambitious approach – and requires redevelopment of a greater number of existing buildings. There are choices to be made regarding the overall extent of change.

Option 1



Option 2



Option 3



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 and an Improved Public Realm?



POTENTIAL PUBLIC REALM FRAMEWORK



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.



Site wide tree management plan

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



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.



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.



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.



Portwood Centre streetscape and Danebury Avenue [central]

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



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 REPROGRAMMED 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.

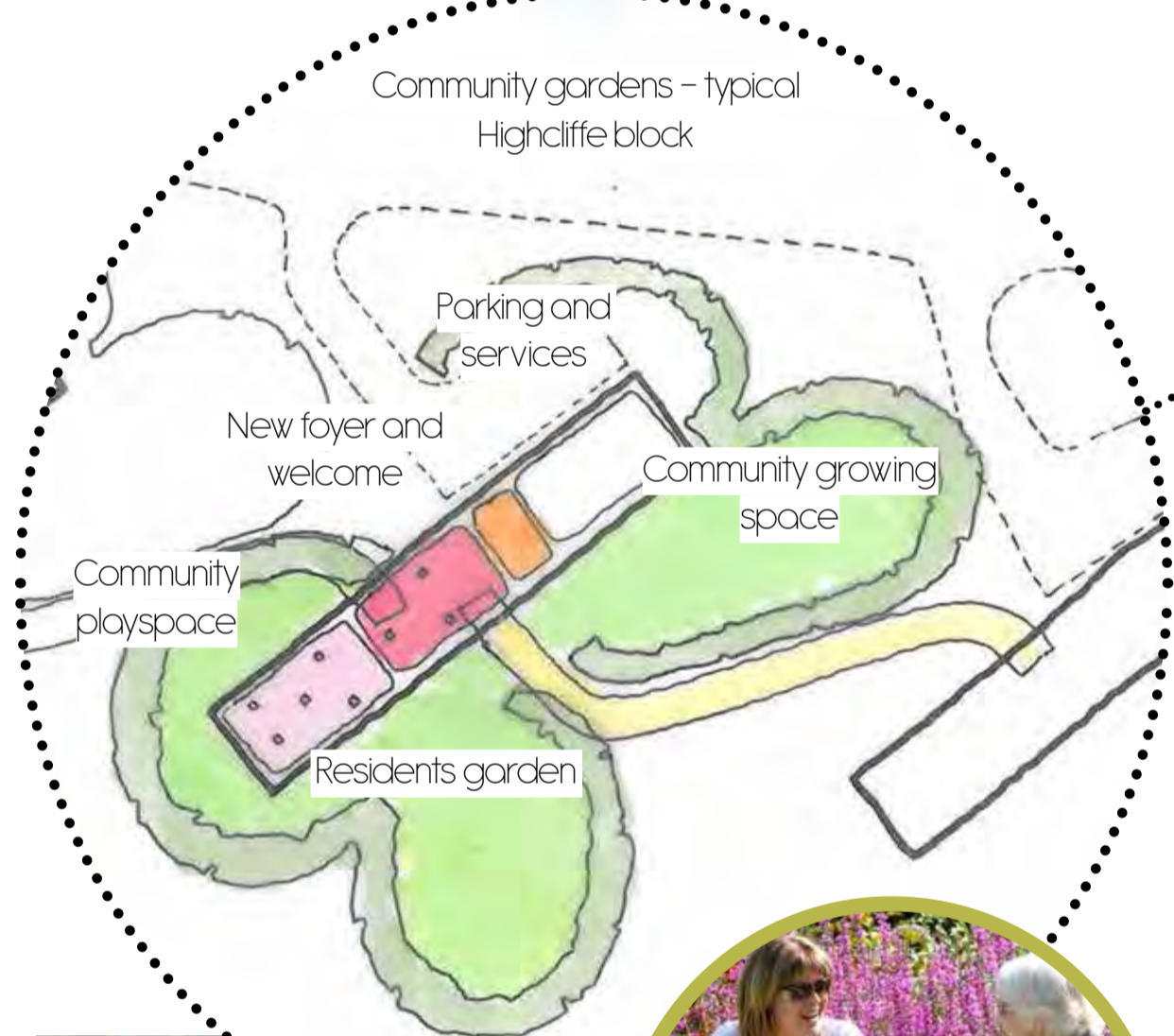
Provide a residents garden to include seating, seasonal colour, beautiful planting and biodiversity.

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.



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.

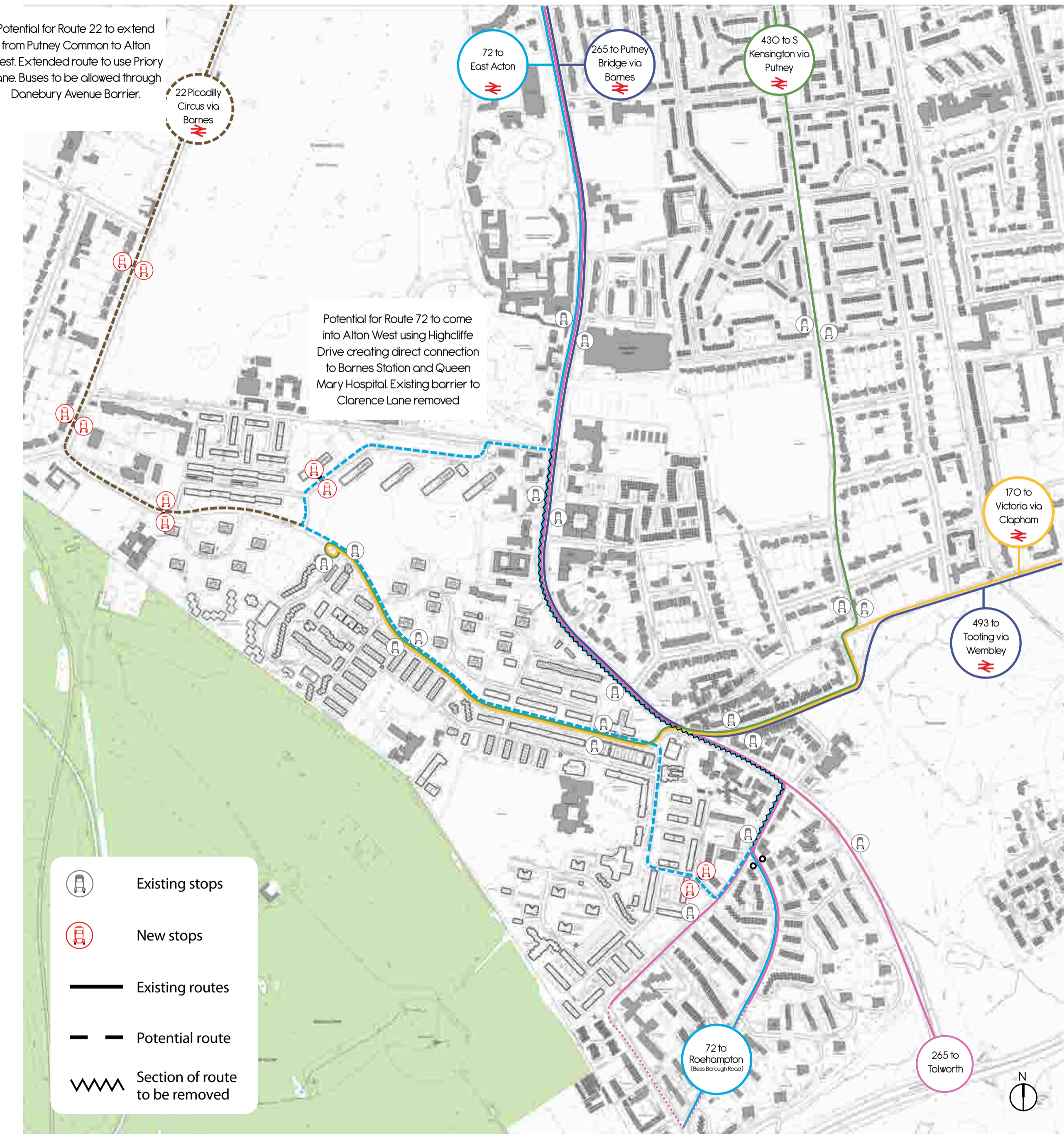
New sensory gardens - fragrant flowers, nectar rich and species rich planting to encourage biodiversity, sheltered seating, new path networks.

New path network with improved lighting.



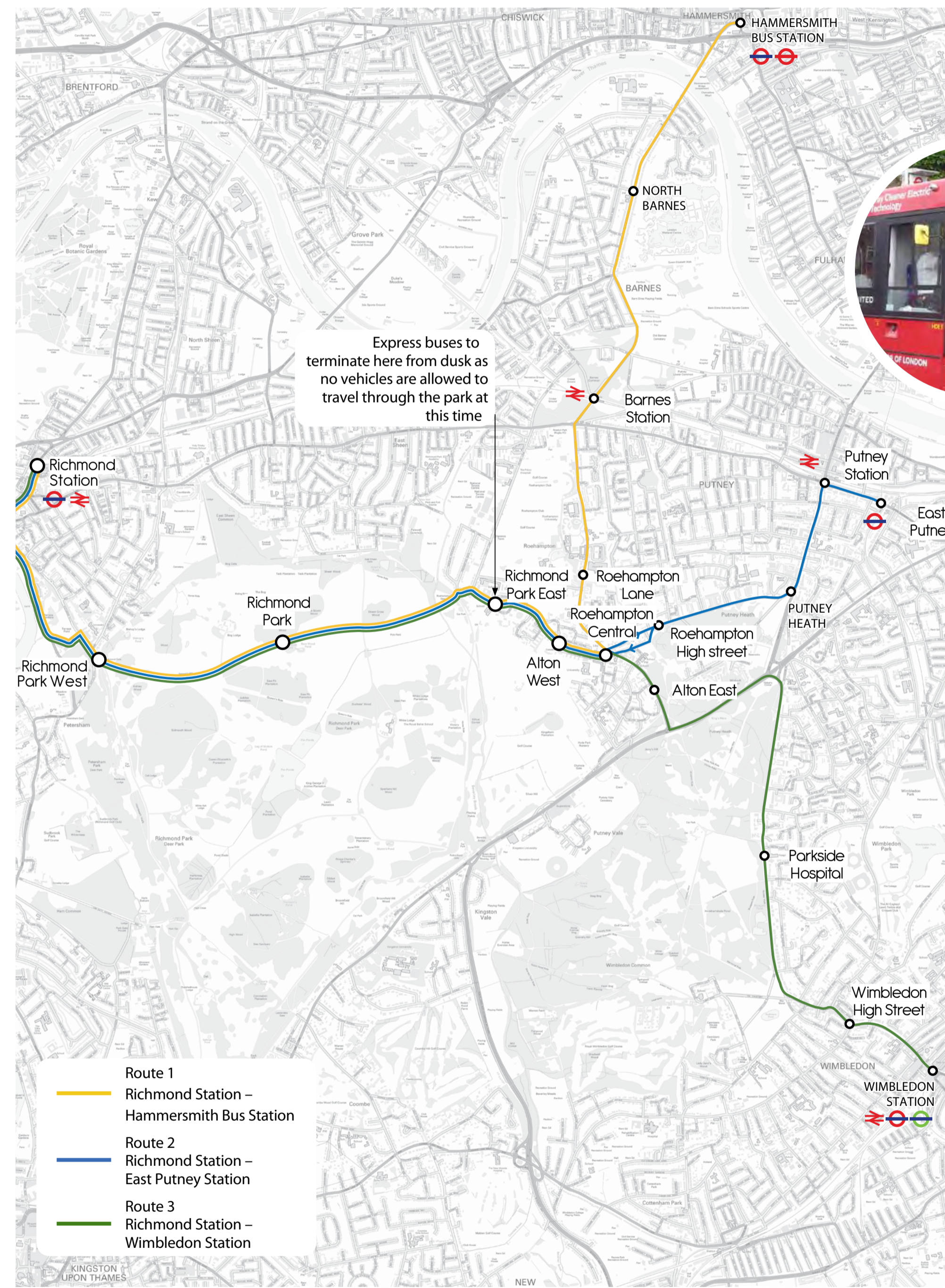
POTENTIAL MOVEMENT FRAMEWORK

WIDER CONNECTIVITY



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?

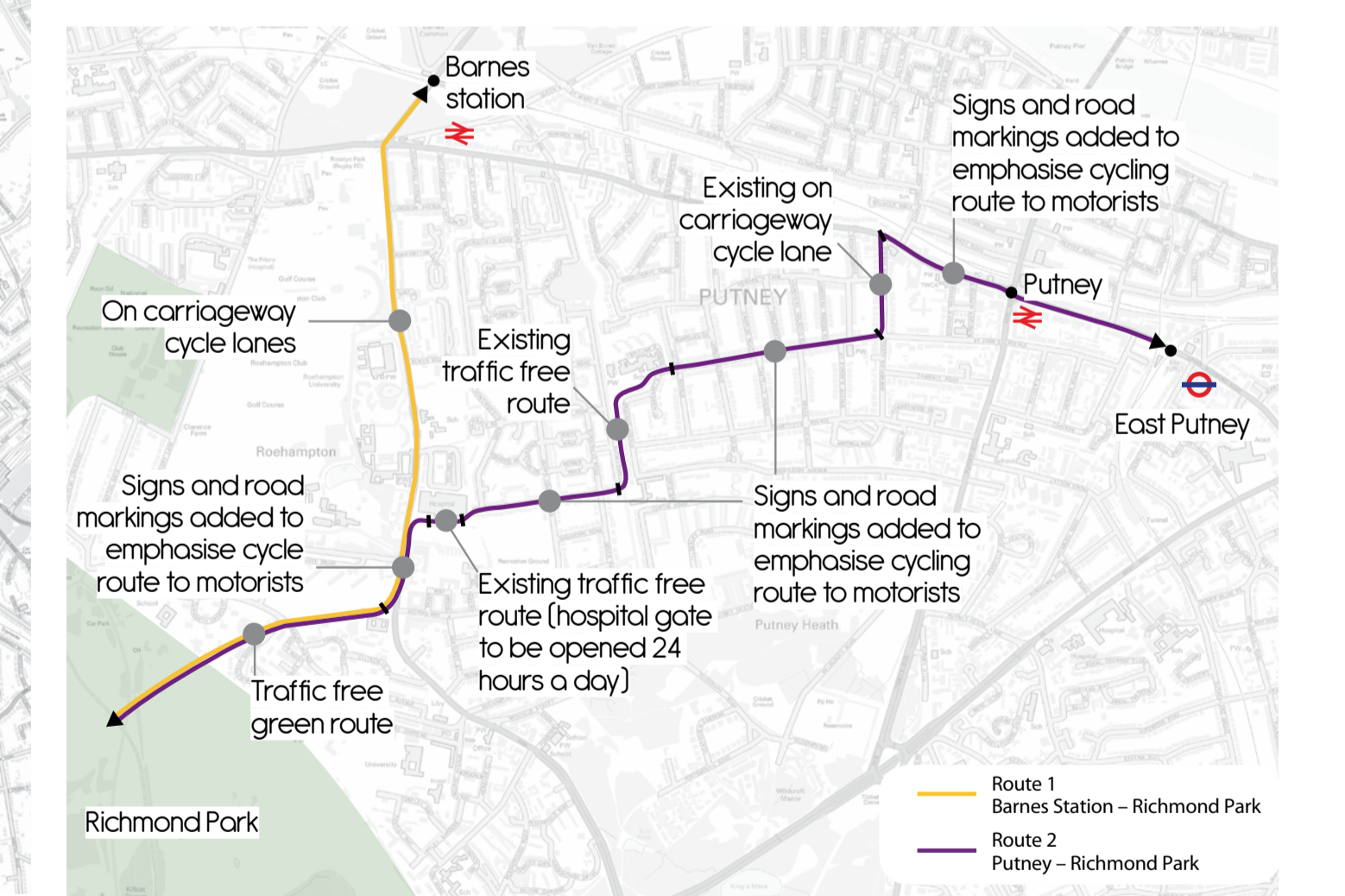


Potential Express Bus Options

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



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.



Potential Cycle Connections

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.

POTENTIAL MOVEMENT FRAMEWORK

LOCAL CONNECTIVITY

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

Successful places are connected to their surroundings and have people and vehicles moving through them.

We are proposing options for reconnecting Alton West to wider Roehampton and Richmond Park, making it easier for residents to move around. Road safety is an understandable concern but streets and junctions can be changed to naturally calm vehicle speeds and the level of traffic.

All options would include new streetscape and a pedestrian emphasis across the wider area.



Potential to reduce size of junction to improve pedestrian crossing facilities and create more space for people

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.

Compensation

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.

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.

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.

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.

PLEASE ASK A MEMBER OF COUNCIL STAFF IF YOU WOULD LIKE FURTHER DETAILS

