



Alton Area Masterplan

Baseline Report
September 2013



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Lead Consultants:



Consultants:



The Alton Estate is located in the west of the London Borough of Wandsworth, between Putney Heath and Richmond Park at Roehampton. Built in the 1950s, the estate was developed in two phases, Alton East and Alton West, which were each designed by separate architectural teams. It is the majority of Alton West that comprises the study area of this baseline report.

Alton West is defined by Priory Lane to the west, Clarence Lane to the north, Roehampton Lane and Holybourne Avenue to the east, and Richmond Park to the South. The future success of the Alton area will also be linked to the wider Roehampton area.

Why is a Masterplan Needed ?

Alton West holds a special place in the history of housing development in the United Kingdom, based on its highly influential post-war conception of towers in a parkland setting.

It is recognised for its bold masterplan and the importance of key buildings at this location, and also as a template for components applied to social housing across the UK. The estate is visible locally and nationally. However, significant parts of the estate have suffered from a flawed layout as well as poorly sited and executed buildings. The quality of entries and access to residential buildings is poor and some units overlook service and refuse areas. There are insecure areas. Housing units do not meet contemporary standards in terms of services and layout. The centres at Danebury Avenue and Portswood Place do not meet current shopping and service needs, while community infrastructure is outdated. Without intervention, these issues will become more acute, and the quality of life of residents will suffer.

The baseline report reflects investigations carried out by the project team during the first stage of the masterplan process. These investigations addressed a range of locational, historical, physical, economic

and transportation issues. The purpose was to establish a baseline compendium of facts which the evolution of masterplan options could be based on. It was also used to analyse conditions at Alton West today and highlight issues and opportunities for the masterplan to focus on. Discussions were also held with a range of Council officers with experience of the estate, local service providers and representatives of residents' organisations during the baseline stage.

This document is a reference tool. The information gathered responds to the level of detail the masterplan addresses. Further local information was gathered as the masterplan progressed through Options and Preferred Options and their related consultation stages.

The Baseline Report considers:

- Alton West in context
- The evolution of the estate
- Changes that have been made to the London County Council scheme
- The open space framework
- The transport framework
- Socio-economic conditions
- Property and Town Planning factors

The masterplan has established a suite of reports that now includes:

- The Baseline Report
- Masterplan Options Report
- Options Consultation Report
- Preferred Option Report
- Preferred Option Consultation Report
- The Masterplan Report

These investigations are brought together to form a concluding case for change. This provides a platform for the preparation of the masterplan.



The Wider Area

The Wider Area

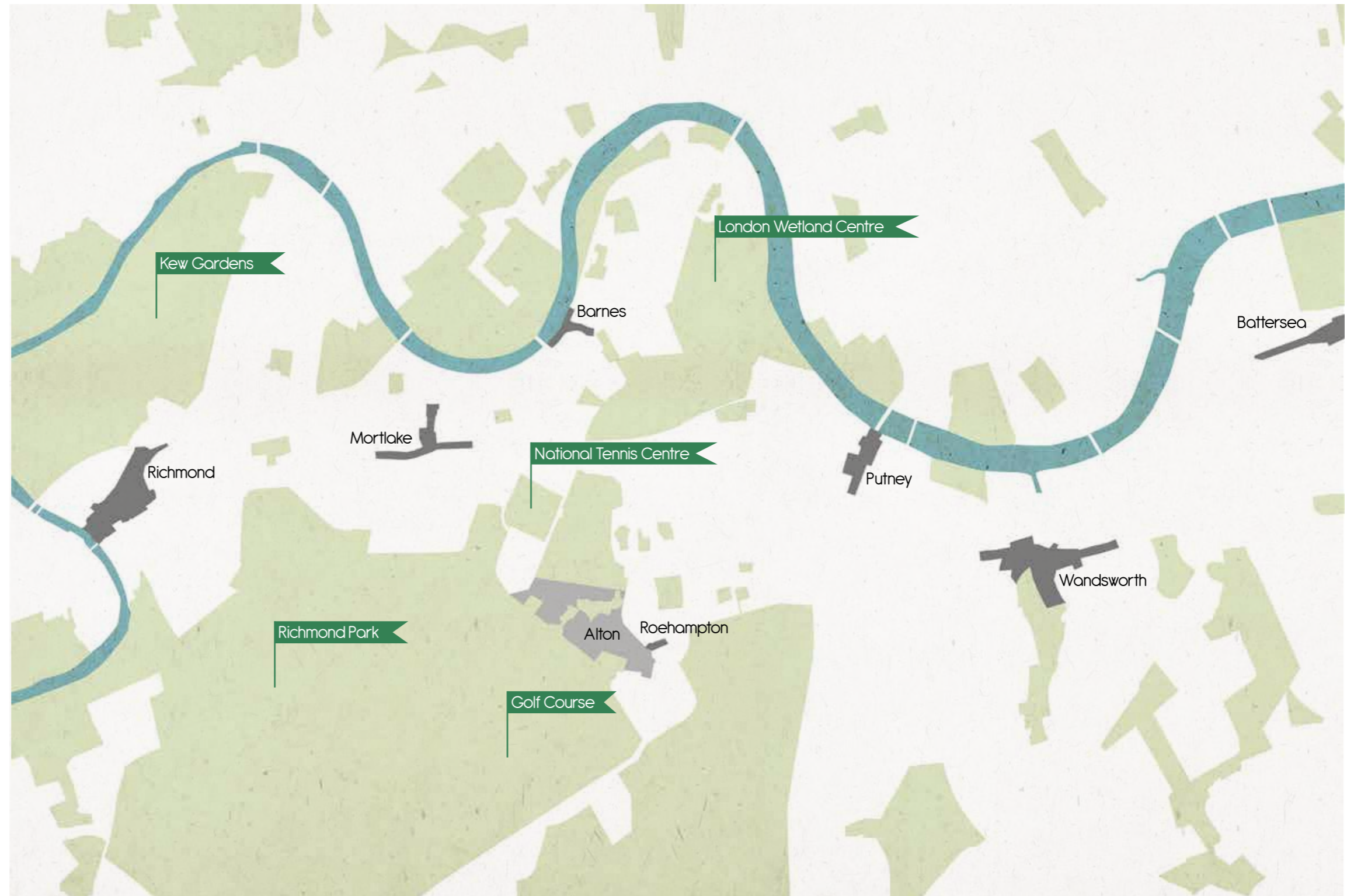
A Landscape of Ancient Towns & Villages

The Alton Estate sits in a rolling landscape directly north of Richmond Park in south west London.

It is surrounded by a remarkable set of historic towns and villages; Roehampton, Richmond, Barnes and Mortlake are amongst the most affluent communities in London and in the world.

The National Tennis Centre, the London Wetland Centre and Kew Gardens draw visitors from across the UK and abroad. The Heathrow approach hovers overhead.

- Open/Green Space
- Towns & Villages
- Alton West
- The Thames



The Wider Area

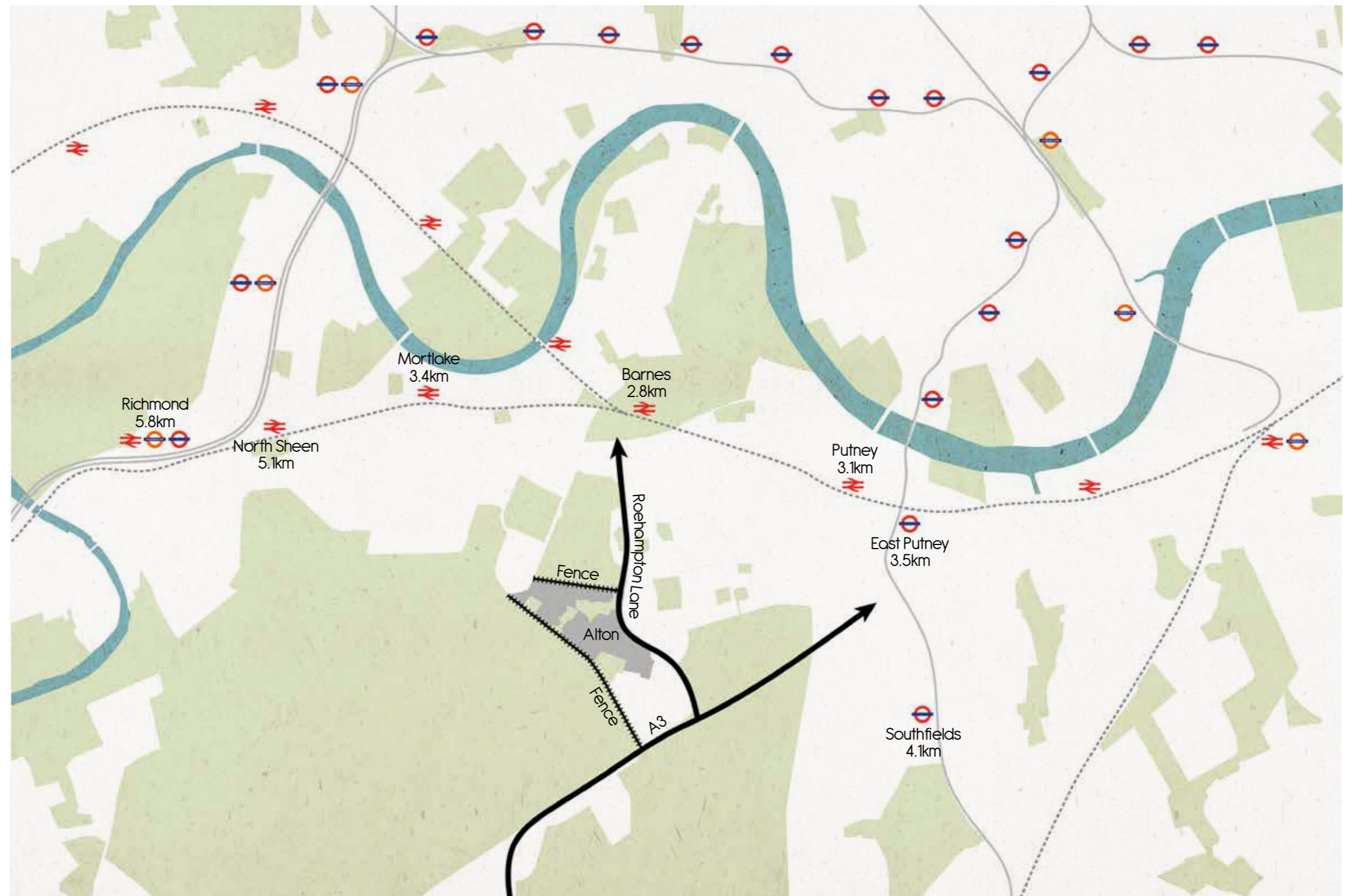
Isolated From Its Surrounding Context

But at the same time, the estate is a disconnected and isolated entity:

The A3 and Roehampton Lane rumble close by, producing hard physical barriers; continuous fences along Richmond Park and the Golf Course prevent residents from accessing the park; enclosed and insular institutions turn their back on the estate; pedestrian and vehicular movement is restricted and controlled through physical barriers.

Despite being at a commuter distance from Central London, the lack of efficient transport infrastructure makes Alton inaccessible and isolated. The estate has become an island. Although geographically embedded, it feels disconnected from the wider area.

Distance by road to nearest National Rail, London Underground and London Overground.



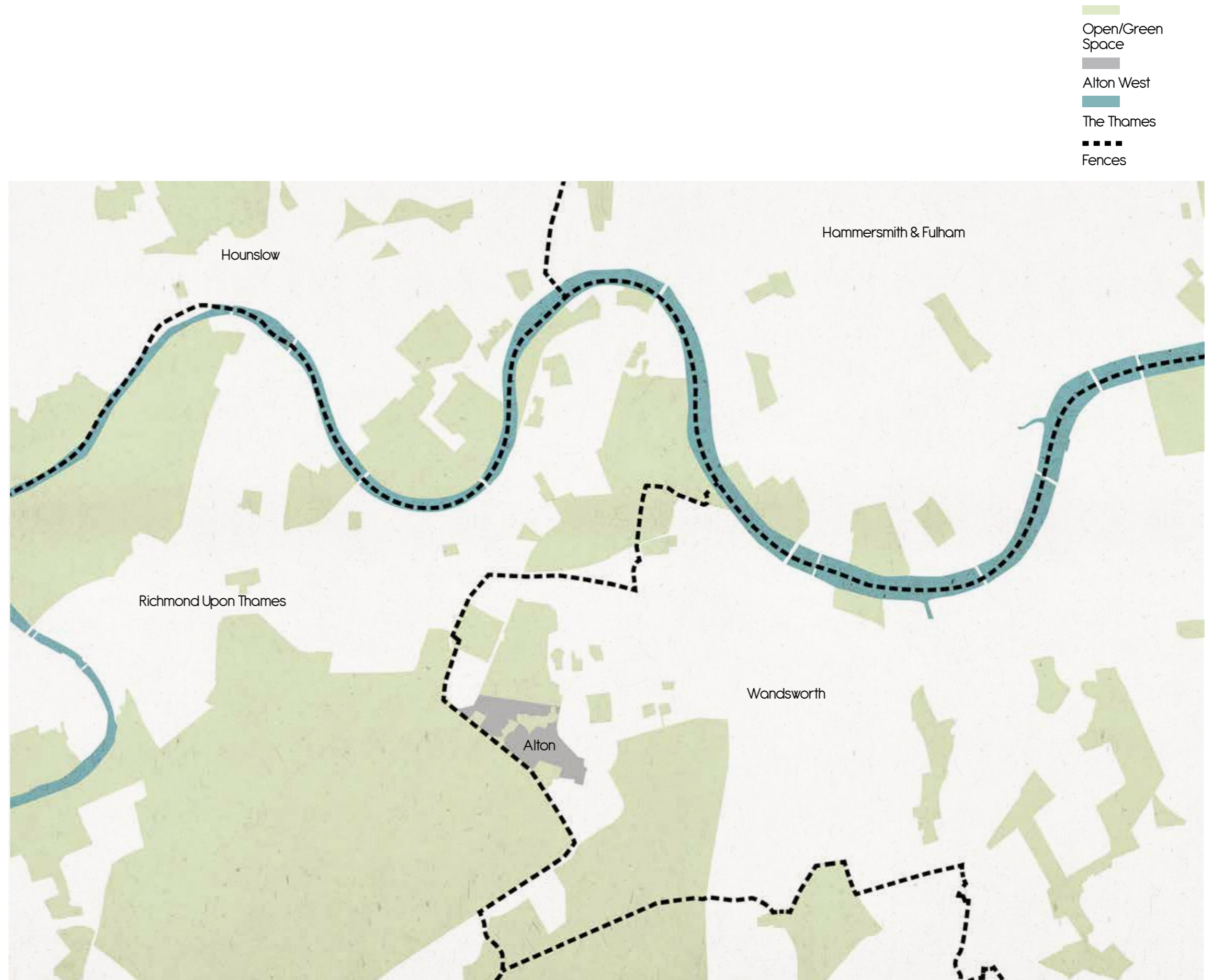
The Wider Area

On the Boundary of Two London Boroughs

The Alton Estate suffers from the disadvantage of being located on the threshold of two London Boroughs.

These edges and corners tend to be forgotten spaces, left behind and overlooked.

But they are also the seam that stitches places together, that connects neighbourhoods and could produce an integrated whole.



The Wider Area

A Potential Part of the London Green Grid

The London Green Grid is a landscape infrastructure network of interlinked, multi-purpose open spaces.

This network will help connect neighbourhoods and points of attraction, increase access to recreational spaces and promote walking and cycling.

The Alton Estate falls into the Arcadian Thames section of the Green Grid, stretching from the Thames to Kingston and Epsom Common. It incorporates the biodiverse wetlands of Barnes and the large open spaces of Richmond Park, Wimbledon Common and Putney Heath.

A strategic corridor sweeps across the estate, suggesting a physical green connection from Richmond Park all the way to the Thames via the Alton Estate.

- Alton West
- The Thames
- Regional Parks
- Local/District Parks & Other Open Spaces
- Strategic Corridors
- Strategic Links

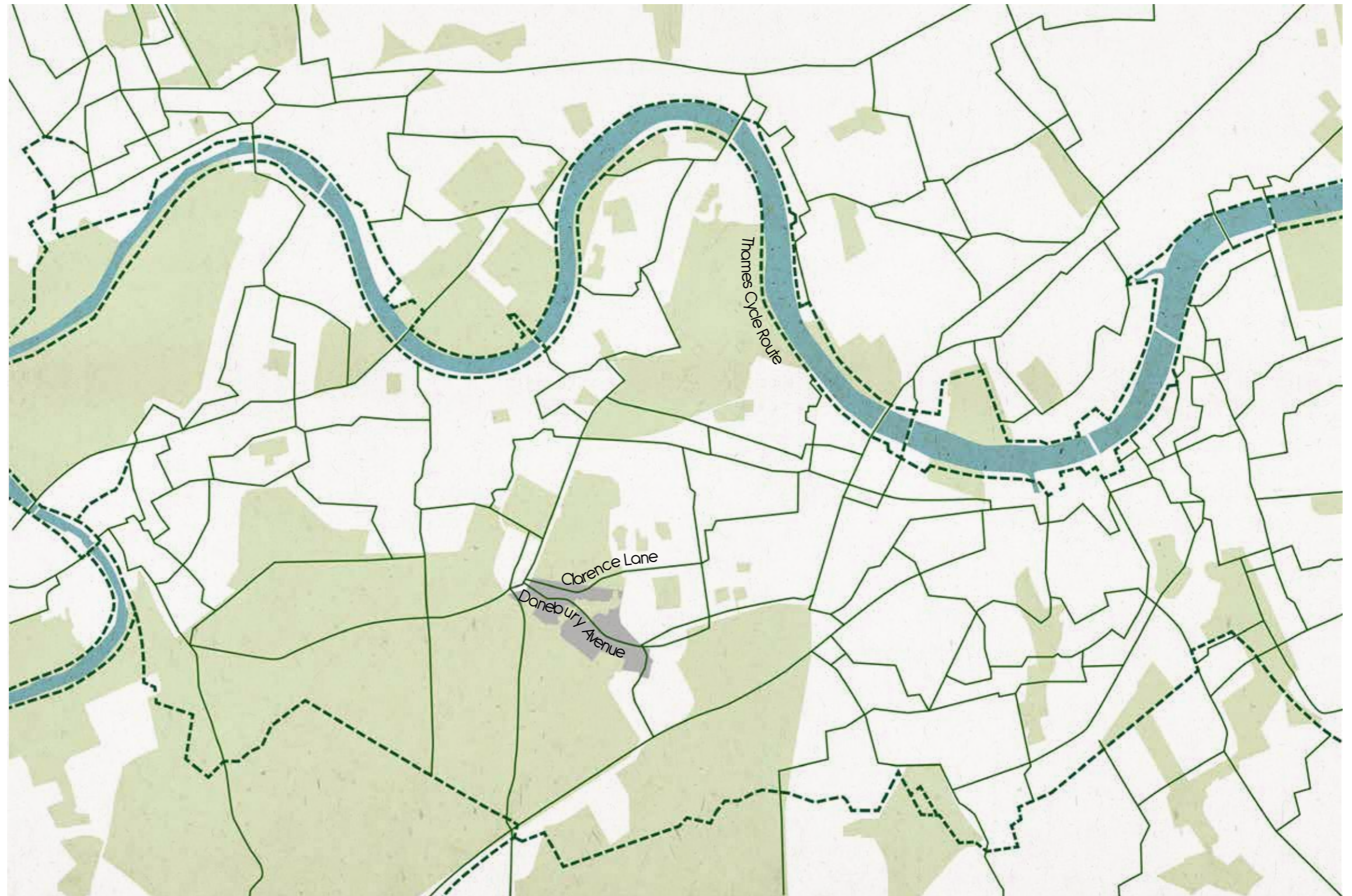


The Wider Area

Traversed by Green Grid Strategic Connections

A network of cycle routes and walkways encourage sustainable transport throughout the Green Grid.

Danebury Avenue is one such strategic cycle route, as is Clarence Lane. They connect to the Thames Cycle Route along Priory Lane to the west of the estate, which extends to Kingston via Richmond Park to the south and to Kings Road via Putney to the north.



— Strategic Cycle Routes

- - - Strategic Walking Routes

Evolution of Place

A Landscape of Country Estates

Roehampton 1860

Roehampton emerged as a favoured summer residence away from the crowded city with the construction of Putney Bridge in 1729.

The well-heeled established a series of small country estates in the leafy Georgian landscape, several of which still survive although many altered, extended or part demolished.

The 1860 Ordnance Survey map includes the buildings and grounds of Downshire House (1770), Manresa House (1772) and Mount Clare (1772). It also reveals the tree lined country lane that precedes Danebury Avenue and the parcels of land that eventually became the Alton Estate neighbourhoods - one can actually hint the outlines of Highcliffe and Tangley.

The first major change to the Georgian aristocratic landscape occurred when parts of the Manresa House grounds were divided up into small plots to be developed for Victorian villa dwellers.



The Georgian Legacy

The Georgian era is reflected in a number of country houses and the structure of the central open space in the Alton area.

The Country Houses

A number of aristocratic families established country estates in the area close to Richmond Park, primarily for use as summer residences, following the opening of Putney Bridge in 1729. There were three in the area now covered by the Alton West Estate, all reflecting the latest architectural and landscape trends. Together with the remnants of their parkland and garden settings, these provide a layer of 18th century landscape.

Manresa House (listed grade I), originally called Parksted, was built in 1760 by Sir William Chamber for Lord Bessborough. It has late 19th century and post war extensions. A Doric temple formerly in its grounds (listed grade II*) was moved to the grounds of Mount Clare in 1913. The 5th Earl of Bessborough (who had never lived at Roehampton) sold Parksted in 1858. The house and forty-two acres of the estate were eventually acquired by the Society of Jesus (Jesuits) who renamed it "Manresa" (in honour of their founder's Spanish origins). The rest of the estate, still known as "Roehampton

Park", was divided up at that time into relatively small parcels, to be developed as villas (site of Alton East). There were no other significant changes until the LCC acquired the land for housing in the 1940s.

Mount Clare (listed grade I) was built in 1770-3 for George Clive (a banker and cousin of Lord Clive) to the designs of Robert Taylor for George Clive. The wooden Doric portico was added by P Columbani c 1780. Capability Brown was paid for works on the grounds in 1774-5 but the surroundings are significantly altered today.

Downshire House (listed grade II*) was built in 1770 for the Marquess of Downshire. The house is much altered. Extensive formal gardens were laid out between 1912 and 1920 for Sir Stephen Herbert Gatty, and a small part of these survives to the north of the house.

Estate Structure

The main routes and edges of the Alton West Estate are defined by the former estate boundaries and historic lanes: Clarence Lane, the boundary with the former Grove House estate to the north; the boundary with Richmond Park to the south; Danebury Avenue east west through the estate and the route between the Mount Clare and Devonshire House Estates, aligned along the line of the lane from Priory Lane, past the gatekeeper's lodge to Mount Clare. The main landscape features that remain are the surviving mature trees, and the lawned areas immediately associated with the original houses.



Mount Clare and the Capability Brown landscape



Downshire House seen from Roehampton Lane



Manresa House viewed from the estate grounds

An Established Residential Suburb

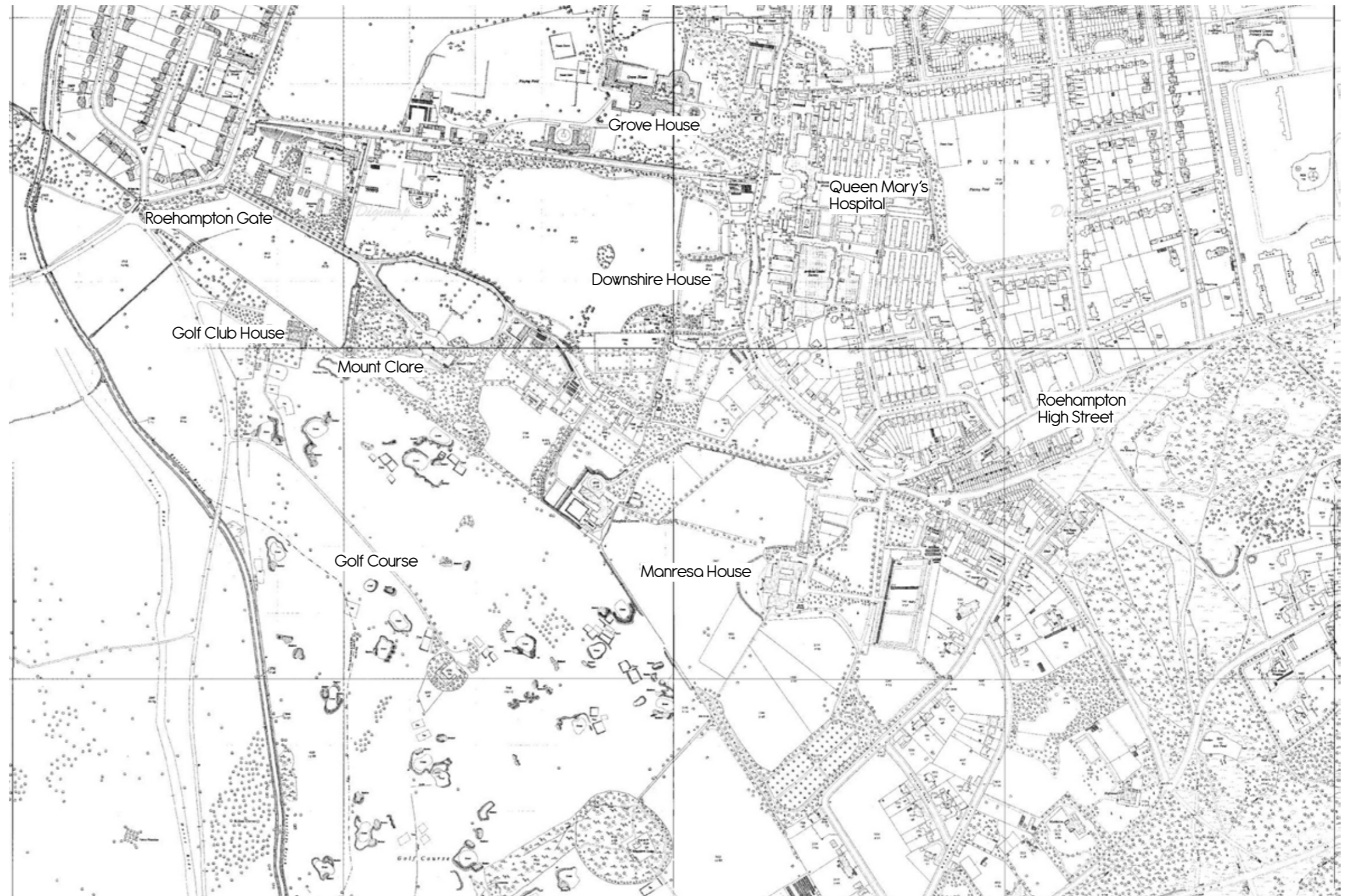
Roehampton 1950

Whilst the Alton area remained very much intact through the first half of the 20th century, the surrounding landscape was transforming.

Dramatic change came to Roehampton when the London County Council built the Garden City inspired Roehampton Estate (now the Dover House Estate) in the 1920s and 1930s. The Queen Mary's hospital was opened in 1915 to provide care for soldiers wounded in WWI, covering an extensive area immediately east of the site.

The Richmond Park Golf Club was founded in 1924 as a public facility. The historic footpaths were retained and incorporated into the layout, with a link extending through the Manresa House grounds.

In the late 1940s, the LCC acquired Mount Clare, Downshire House and Manresa House, including the villas. The intent was to restore the Georgian villas and develop the grounds.



The Alton Estate Masterplan

Alton West and East 1960

The development of the historic country estates became a flagship LCC housing scheme in the 1950s.

The project was divided into two phases with Manresa House in the middle. The Victorian villa neighbourhood became the Portsmouth Road Estate, later the Alton East. This was the first phase of development, constructed between 1952 and 1955. The area west of Manresa House was developed between 1955 and 1959 and became the Roehampton Lane Estate, renamed Alton West after completion.

The Alton Estate is one of the largest council estates in the UK, built to rehouse people as part of slum clearance schemes in Hammersmith, Fulham and Shepherds Bush.



The Alton Estate Masterplan

Building Typologies

Alton West was conceived as elegant and harmonious clusters of residential accommodation set within a generous parkland.

The intent was to provide a mixture of housing types, not just high-rise flats, but also low-rise flats, family houses and bungalows for older people. Five basic types were designed to provide a variety of accommodation:

The Highcliffe Slab Blocks

Five eleven storey slab blocks within the Highcliffe neighbourhood (Binley, Winchfield, Charcot, Denmead and Dunbridge Houses) - listed Grade II*. These were designed in 1952 - 8 under the lead LCC architect Colin Lucas and are angled into Downshire Field above Danebury Avenue. The plan arrangement consists of 5 tiers of maisonettes. Pevsner describes them as the most important innovation of the estate.

The Tangley and Tunworth Point Blocks

Twelve storey point blocks - six located along Tangley Grove within the Tangley neighbourhood (Egbury, Brockbridge, Holmsley, Hurstbourne, Finchdean and Overton) and a further six along Tunworth Crescent with the Tunworth neighbourhood (Warnford, Tatchbury, Allenford, Swaything, Penwood and Shalden House).

The Danebury Avenue Maisonettes

A collection of four storey maisonettes found at either end of Danebury Avenue.

Terraced Houses

Two and three storey terraces.

Bungalows

Two groups of one storey older people's bungalows, one on Minstead Gardens, the other on Danebury Avenue. These were designed 1952-3 and built in 1957-8 (Colin Lucas was the lead LCC Architect) and include prefabricated elements. They now have UPVC windows.

The main developments of terraced houses and maisonettes blocks are focused to the east and includes areas both inside and outside the Alton Conservation Area. These buildings were standard LCC typologies for the time. Pevsner describes this part of the estate as "rather rigid lines of maisonette blocks and terrace houses, less informal than the groups at Alton East but not quite urban enough to make an impressive promenade".

Other development included a primary school (now demolished) and a small parade of shops at the centre of the estate on Portswood Place; and maisonette slab blocks with retail units at ground floor level, Allbrook House and Roehampton Library, all at the south-east end of Danebury Avenue at the junction with Roehampton Lane.



Highcliffe slab blocks



Highcliffe slab blocks



Tangley and Tunworth point blocks



Danebury Avenue maisonettes



Terraced houses



Bungalows

Additions and Adaptations

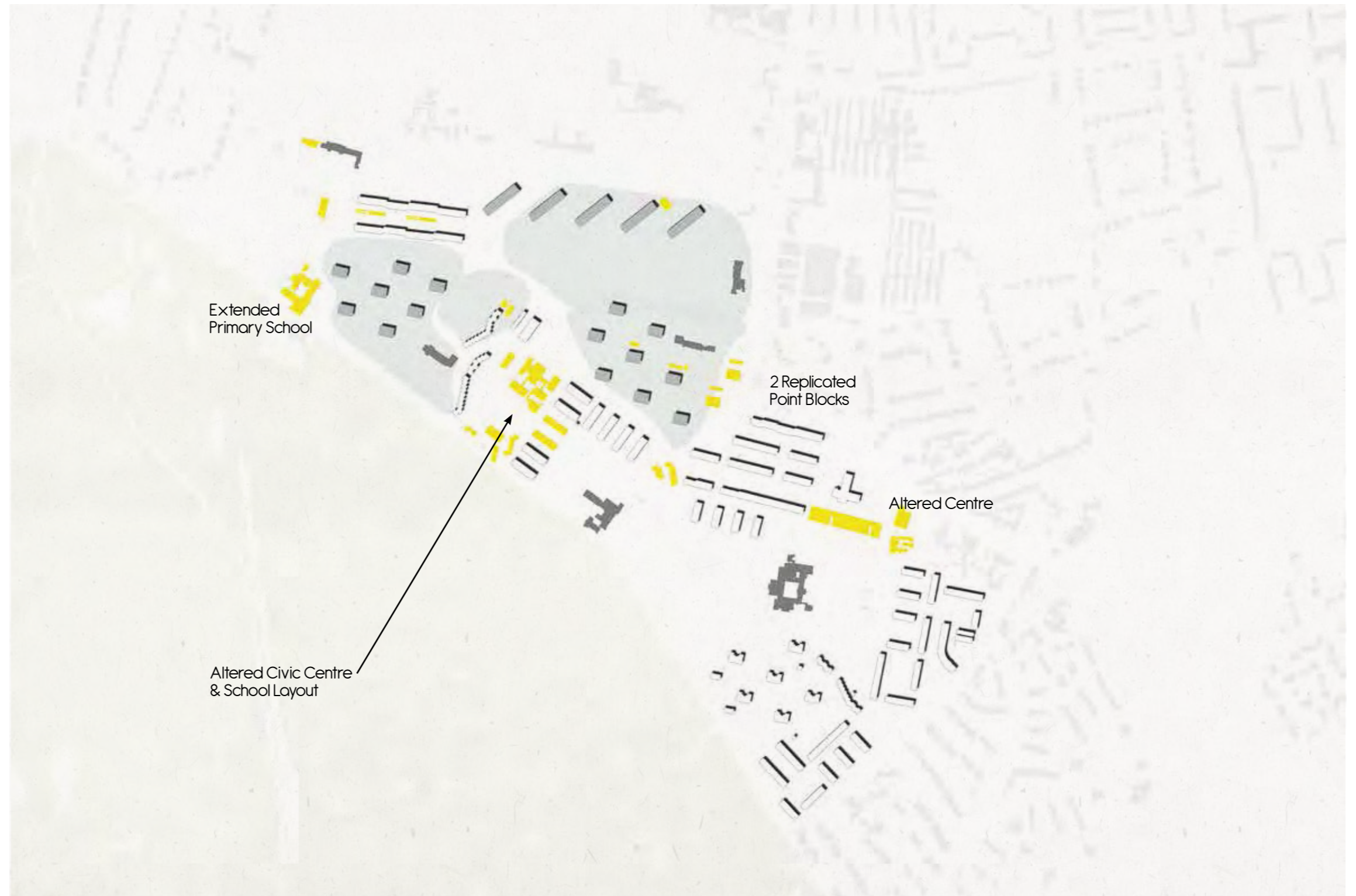
1960s: Masterplan Anomalies

There have been a great deal of additions and adaptations to the original masterplan, most of which appear to have been shortsighted and undermine the whole.

The two centres were not delivered in line with the original plan; an extended primary school was located on the western part of the site; two additional point towers were built as part of the Tangley neighbourhood; the bungalow typology was constructed almost as infills on left over and available land.

All in all, these anomalies compromised the vision of the original masterplan, produced a somewhat confused place, and muddled the concept of distinct neighbourhoods.

- Masterplan Anomalies
- Historic Estates
- Feature Buildings
- Standard Buildings



Additions and Adaptations

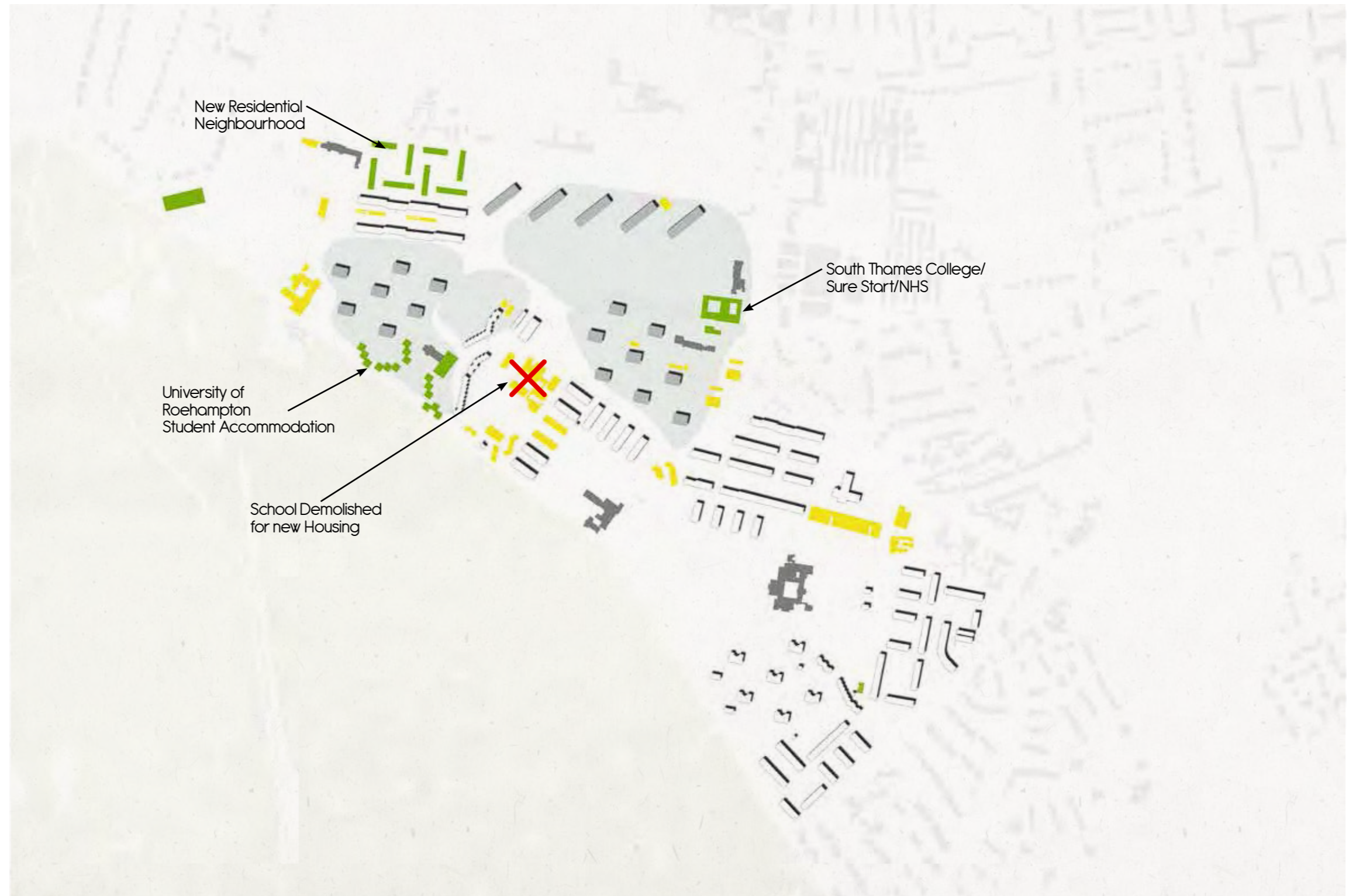
1970s to 1980s Additions and Demolitions

The centrally located primary school was demolished and merged with the Roehampton Gate School.

Further additions include: the physically isolated Clarence Lane residential neighbourhood; rows of view stealing student accommodation behind Mount Clare; and South Thames College plugging the link between the central landscape and Roehampton Lane.

Many of these additions are awkward and unfortunate as they compromise the openness and connectivity of the estate.

- 1970s Additions
- Masterplan Anomalies
- Historic Estates
- Feature Buildings
- Standard Buildings



Additions and Adaptations

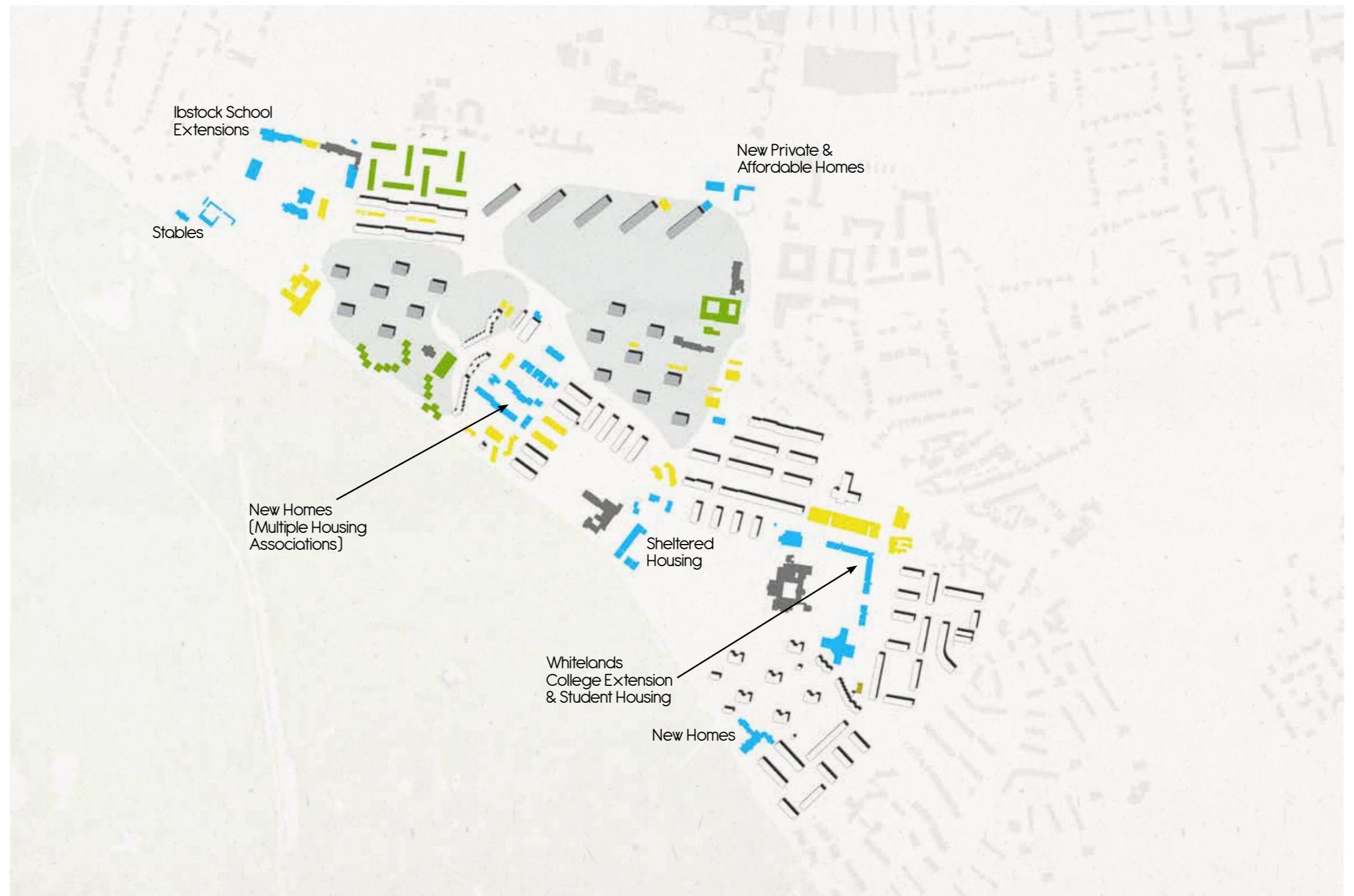
1980s-2010s: New Development

This era has seen extensive development and redevelopment.

Most "spare" bits of land dotted around the estate have been filled in over the years: an area of poor quality 1980s housing on the Danebury Avenue civic centre site; awkwardly located private and sheltered housing; a new Sports & Fitness tucked away behind Danebury Avenue.

Both the Ibstock School and the University of Roehampton have expanded within their confines.

- 1980-2010 Development
- 1970's Additions
- Masterplan Anomalies
- Historic Estates
- Feature Buildings
- Standard Buildings



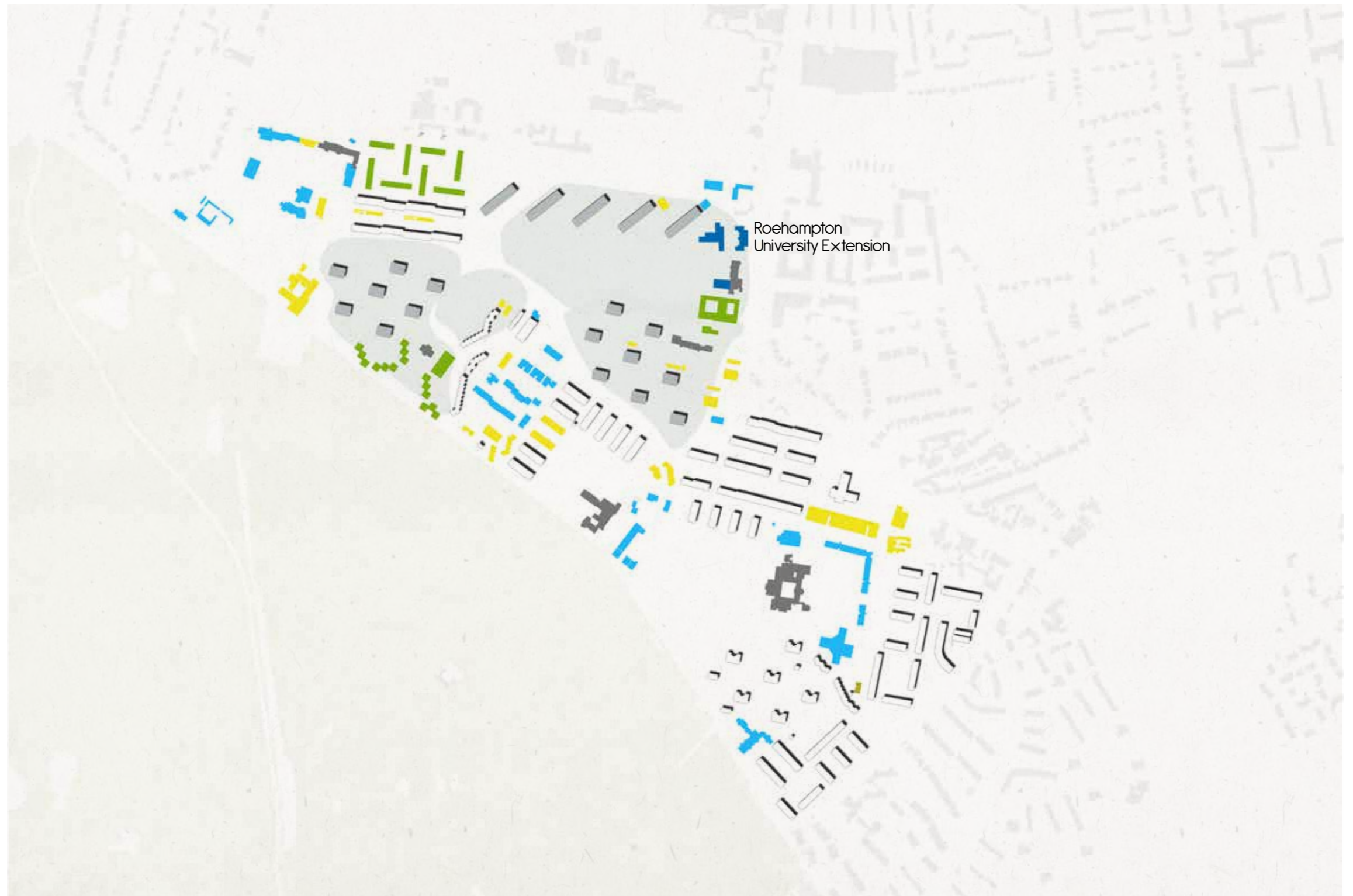
Additions and Adaptations

Consented Future Development

The University of Roehampton recently gained approval to expand its Downshire House premises with three new buildings for student accommodation.

All in all, these anomalies, additions, demolitions and extensions have eroded the overall vision and sense of place. The Alton Estate feels a little confused as a result, and some neighbourhoods have lost their flare. Often, the real issues appear in the interface between neighbourhoods, and around the perimeter of the estate.

Well described by one of the residents at an early consultation, this is a mishmash of a place.



The Alton Estate Today

Housing is the primary use across the estate. However, there is a wide range of institutions, community infrastructure and retail activity within the Alton area.

Although there are shops and a library clustered in two locations along Danebury Avenue, the estate was designed without a single focus or a real town centre with a bigger draw. Entertainment facilities and restaurants are missing from the area and this has had an impact on how the estate functions today.

Roehampton University has campus sites dotted around the estate. Other large institutions include the Maryfield Convent, the Alton and Ibstock Primary Schools, and 166 Roehampton Lane which houses an NHS centre, the South Thames College, a Sure Start centre and nursery.

Looking at the wider area, we find a number of well-known institutions, including: Kingston University; Queen Mary's Hospital; Bank of England Sports Centre; International Tennis Federation; and the Lawn Tennis Federation.

- Residential
- Residential Institutions
- Commercial
- Non-Residential Institutions
- Business
- Miscellaneous
- Service
- Infrastructure



1. Ibstock Place School
2. The Equestrian Centre
3. Alton Primary School
4. University of Roehampton
5. Sheltered residents' Clubroom
6. The Danebury Avenue Surgery
7. Methodist Church
8. Focus Hall Community Centre
9. Maryfield Convent
10. University of Roehampton
11. Eastwood Day Nursery / Citizen Advice Bureau / Sure Start / Small Steps / University of Roehampton
12. Alton Activity Centre
13. Roehampton Library
14. Roehampton Sports & Fitness Centre
15. University of Roehampton
16. The Huntercombe Hospital
17. Roehampton Youth Club / Western Area Housing Office
18. St Josephs RC Church
19. Alton Medical Practice
20. Chapel Street Family Hub

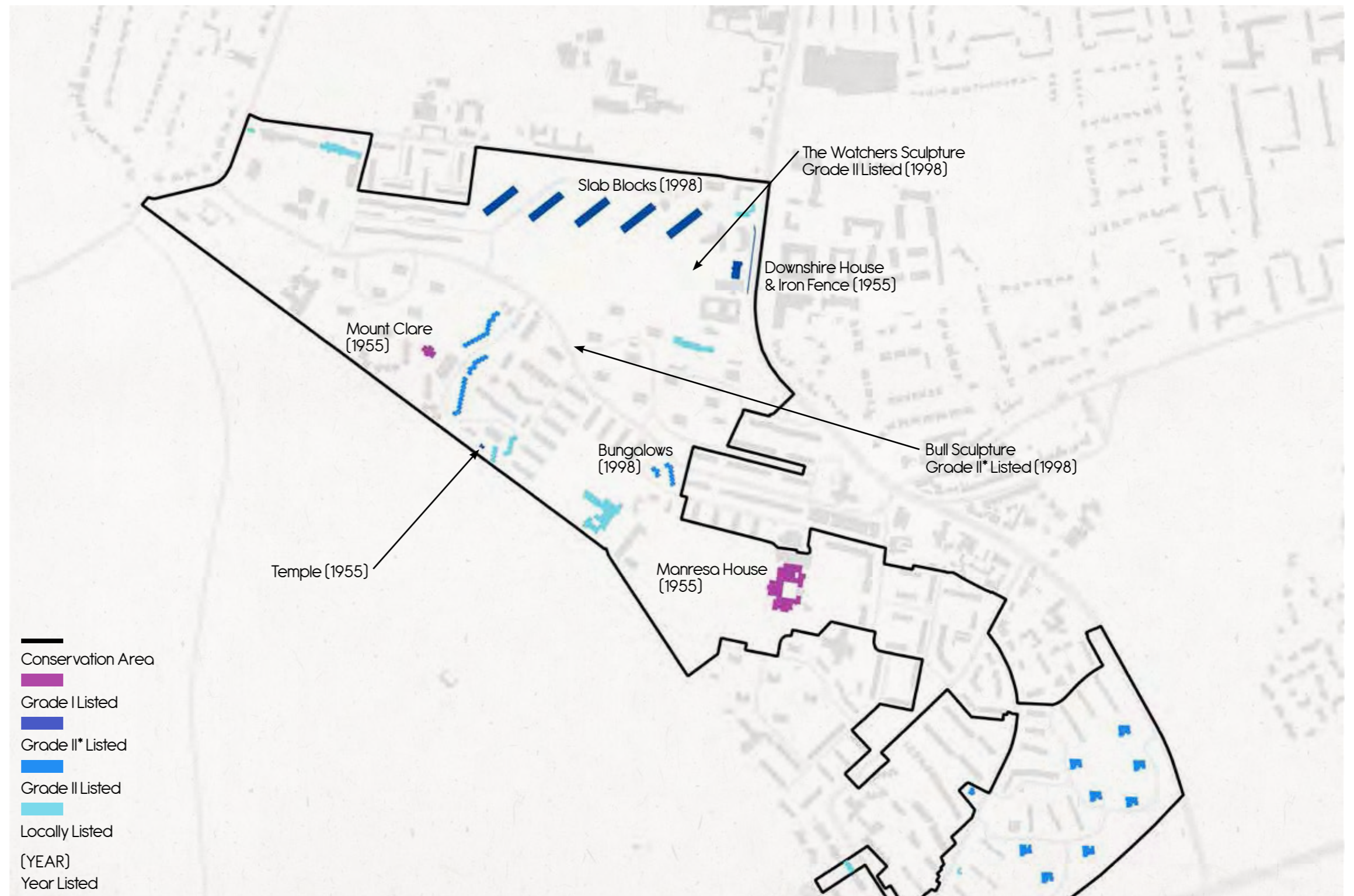
The Alton Conservation Area

Listed Buildings within the Alton Estate

The Alton Conservation Area was designated in 2001. Despite this, the estate has seen extensive change to listed buildings and to the setting of listed buildings.

The Conservation Area covers 58 hectares of land, a significant portion of the Alton Estate. The area around Allbrook House, as well as parts of the Danebury neighbourhood and the Ibsley neighbourhood are not included.

The significance of the conservation area is derived from the unique character of the layers of development from successive historical eras that survive within a landscape setting first laid out in the 18th century. These include development from the Georgian, Victorian and post-war period all set within a distinctive parkland environment. Many of the buildings are statutorily listed, eight at grade I or II*, in recognition of their special architectural and historic interest.



What Happened to the LCC Masterplan?

The Alton West Estate was conceived as elegant and harmonious clusters of residential accommodation set within generous parkland. The principles of this civilised and “free” environment have been eroded over time and now is the opportunity to reconsider both the built and unbuilt spaces.

This chapter considers the present day estate in light of the architects’ original intent. We will outline the LCC key place making components and explore how these elements of the masterplan have evolved over time.

The Grand Vision

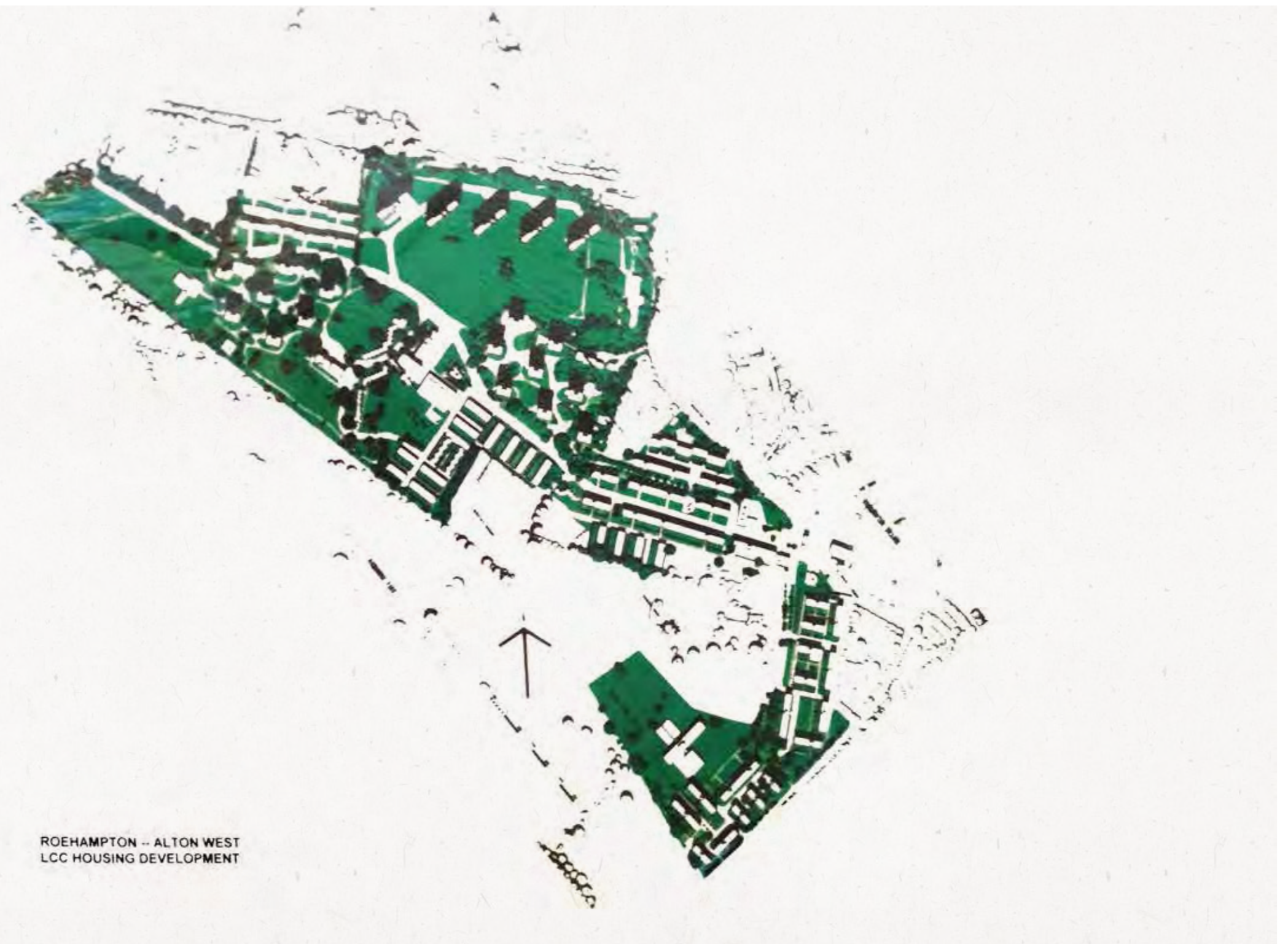
In the late 1940's, the LCC bought Roehampton Park and the three former Georgian country estates. They resolved to restore the eighteenth century houses and to develop their grounds with new housing.

The result was a comprehensive development of new housing with reference to the existing landscape. This was to be one of the LCC's flagship developments for the 1950s. Much of the land around the house was compulsory purchased for the project.

The project was divided into two phases, with Manresa House in the middle. Alton East was developed first followed by Alton West, originally known as the Roehampton Lane Estate.

The LCC sought architectural solutions to maintain the sense of openness of the earlier country estates with the presumption that the maximum amount of parkland should be left open for amenity and landscape values. This led to clusters of distinct building types being sited within the wider parkland setting (itself reordered as part of the masterplan) accessed off Danebury Avenue, a central route that ran through the site from north-west to south-east.

Part of the original concept was to provide a mixture of housing types, not just high-rise flats, but also low-rise flats, family houses and bungalows for old people. Five basic types of housing accommodation was designed to provide a variety of accommodation and forms of built interventions within the landscape. Some of these were designed specifically for this project, most notably the slab blocks which provide the 'iconic' image of the Alton Estate. These are grade II*.



The Grand Vision

Alton West

The Alton Estate was developed in the early fifties as a response to the severe housing shortage in London after the Second World War.

Alton West was developed and completed slightly later than Alton East and is totally different in character. The architecture is mainly split between brutalist architecture and its Scandinavian-inspired counterpart. While this is in part due to differences in landscape and scale, the main reasons for the differences are the influences and ideology of the team of generally younger architects. The influence of Le Corbusier is clear, particularly in the eleven-story slab blocks which were inspired by a visit to the recently completed Unité d'Habitation in Marseilles. Although brick is used in some places, the overall impression is of light coloured concrete, particularly on the point blocks.

Alton West (1959) is a far larger site than Alton East and its landscape is more open. The LCC sought to retain the sense of openness of the historic rolling landscape as the setting for a reinvented country estate, and a platform for recreational pursuits. Danebury Avenue was established along the line of the old lane to Mount Clare, and the five slab blocks are set in Downshire Field, the principle part of the grounds of Downshire House.

Design work commenced in 1951. The Alton West was conceived as an elegant and harmonious cluster of residential accommodation set within a generous parkland. The Alton team of architects wanted tall buildings, whilst the LCC planners favoured low rise development. The end result was a compromise.



Aerial view of the Alton Estate - a mix of high and low rise

The Grand Vision

Alton East

Alton East (1958) was conceived in a subtle Scandinavian style, along the lines of the softer humanistic architecture of the Swedish welfare state.

This style tended to be more cautious than pre-war modernism, and more in tune with the national vernacular. Despite the need for economy, the architects tried to bring a touch of brightness and individuality.



Axonometric drawing of Alton Road houses and apartment block



Scandinavian inspired houses at the time of completion



Scandinavian inspired houses at the time of completion



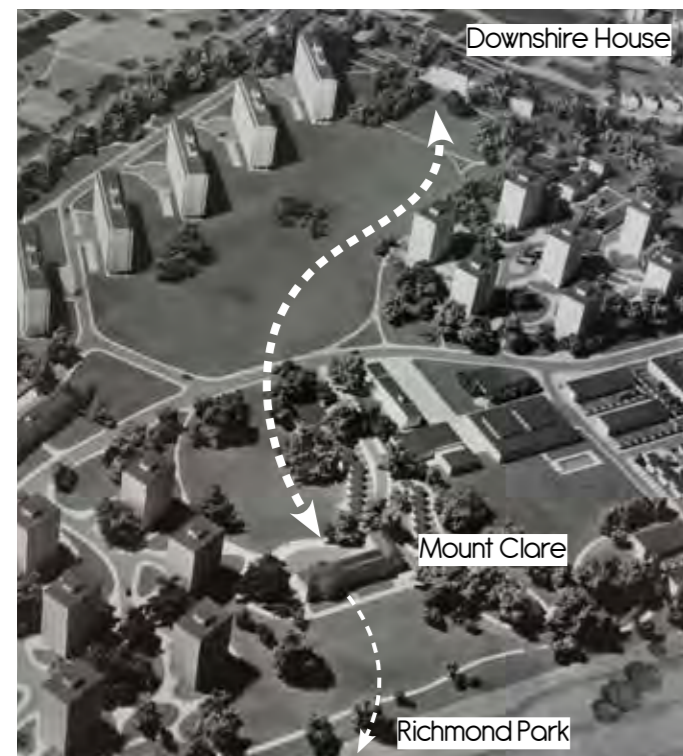
Aerial view of Alton East looking east

LCC Original Concept 1

The Central Landscape

The masterplan was fundamentally about the central park linking two historical country estates: Mount Clare and Downshire House.

It was a bold gesture, a grand sweep of green open space, conceived as a series of open plateaus – a sequence of connected spaces stepping from the upper level Downshire House to the low lying Mount Clare. Strategic tree planting was used to frame and enclose, but never obscure.



The masterplan was about the central park, linking Mount Clare and Downshire House.

The dominance of the landscape and the concept of "living in the park" was fundamental.

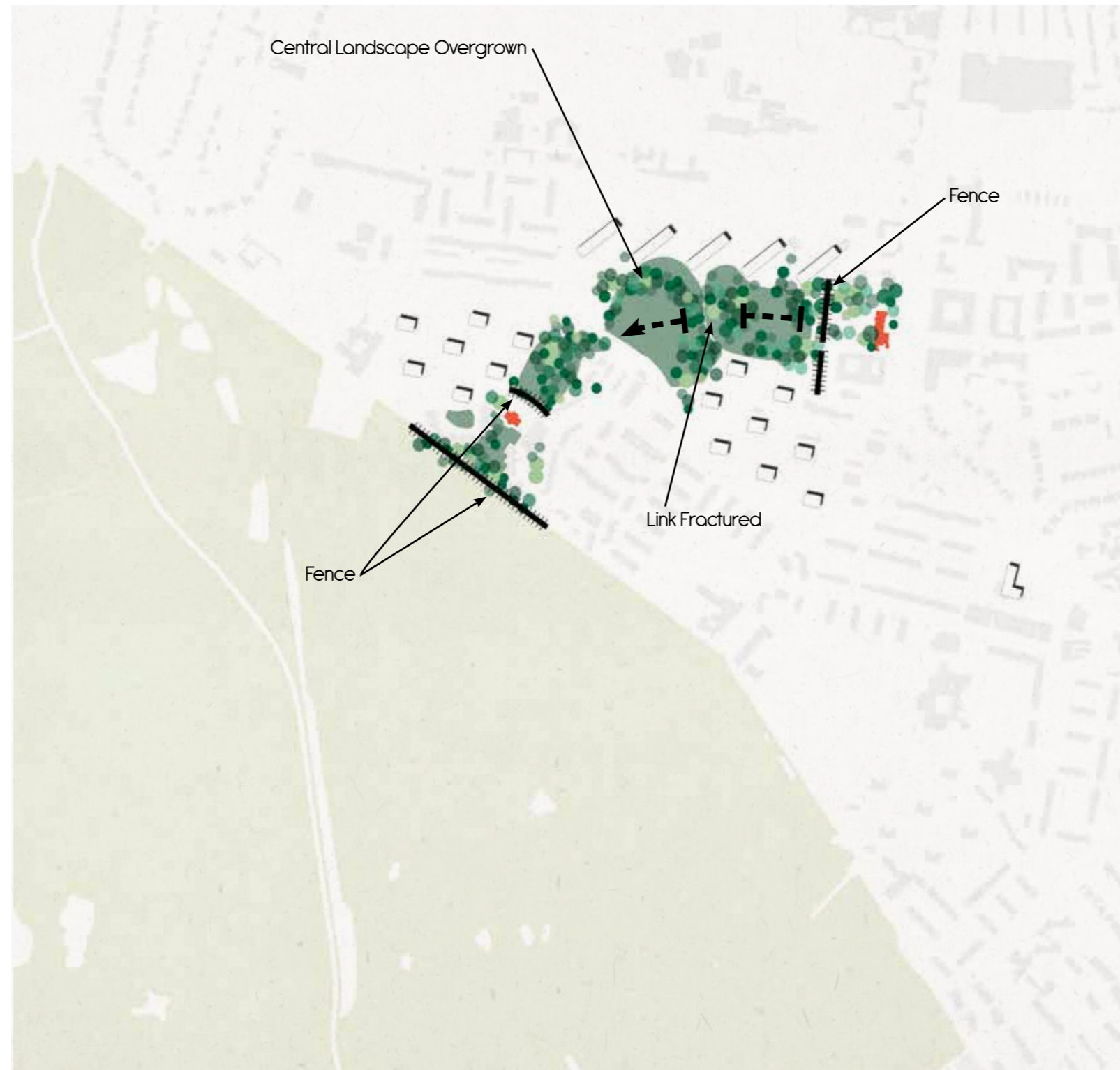
LCC Original Concept 1

The Central Landscape: What Really Happened?

Over the years, the central landscape has become overgrown with trees and sections of impermeable wilderness.

The space has become a setting to be appreciated at height or at a distance, as opposed to a public amenity to enjoy on the ground. The space feels dark, unsafe and unusable. CCTV keeps a watchful eye in the absence of natural surveillance, but fails to provide a sense of security.

The sweeping link between the two historic mansions has been severed by fences and the bus turning / standing on Danebury Avenue. Mount Clare and Downshire House are surrounded by mature trees and shrubs, and no longer visible even at close distance.



LCC Original Concept 1

The Central Landscape: What Really Happened?



LCC Original Concept 2

Richmond Park on the Doorstep

The original masterplan positioned Mount Clare as a free standing mansion within the central landscape, its ground open to the public, providing a link between the estate and Richmond Park.

The proud slabs and towers of Alton were dancing along the park edge, providing a visionary and ultra-modern backdrop to the park and the golf course.

A footpath ran along the park edge, connecting the Tunworth point blocks with the primary school playing field and the Danebury Avenue terraced family homes. The park interface was open and clear of planting, allowing views from the estate to the park and from the park to the estate.



View of Primary School grounds with the Tangle point blocks in the background

LCC Original Concept 2

Richmond Park on the Doorstep: What Really Happened?

Today, the park edge is impassable. The full length of the Alton Estate, from the Roehampton Gate to Kingston Road/Roehampton Vale, is fenced off. Sometimes the edge is double fenced.

Earth mounds and intense planting prohibits views across. Forbidding security gates effectively deter potential trespassers. Walking along the park edge, one can get close. Very close. You can almost reach out and knock on someone's front door. Peer into a back garden. But at the same time, Alton Estate is oh so far away.

The installation and construction of a pedestrian entrance to Richmond Park from the Alton Estate was secured in 2007 by local politicians, approximately in the same location as suggested by the Mayor of London's Green Grid. Nothing has yet materialised.



Danebury terraces viewed from the golf course



Golf course/Alton Estate boundary



Alton East point blocks seen from the golf course



Visitor car park in Richmond Park / Roehampton Gate entrance

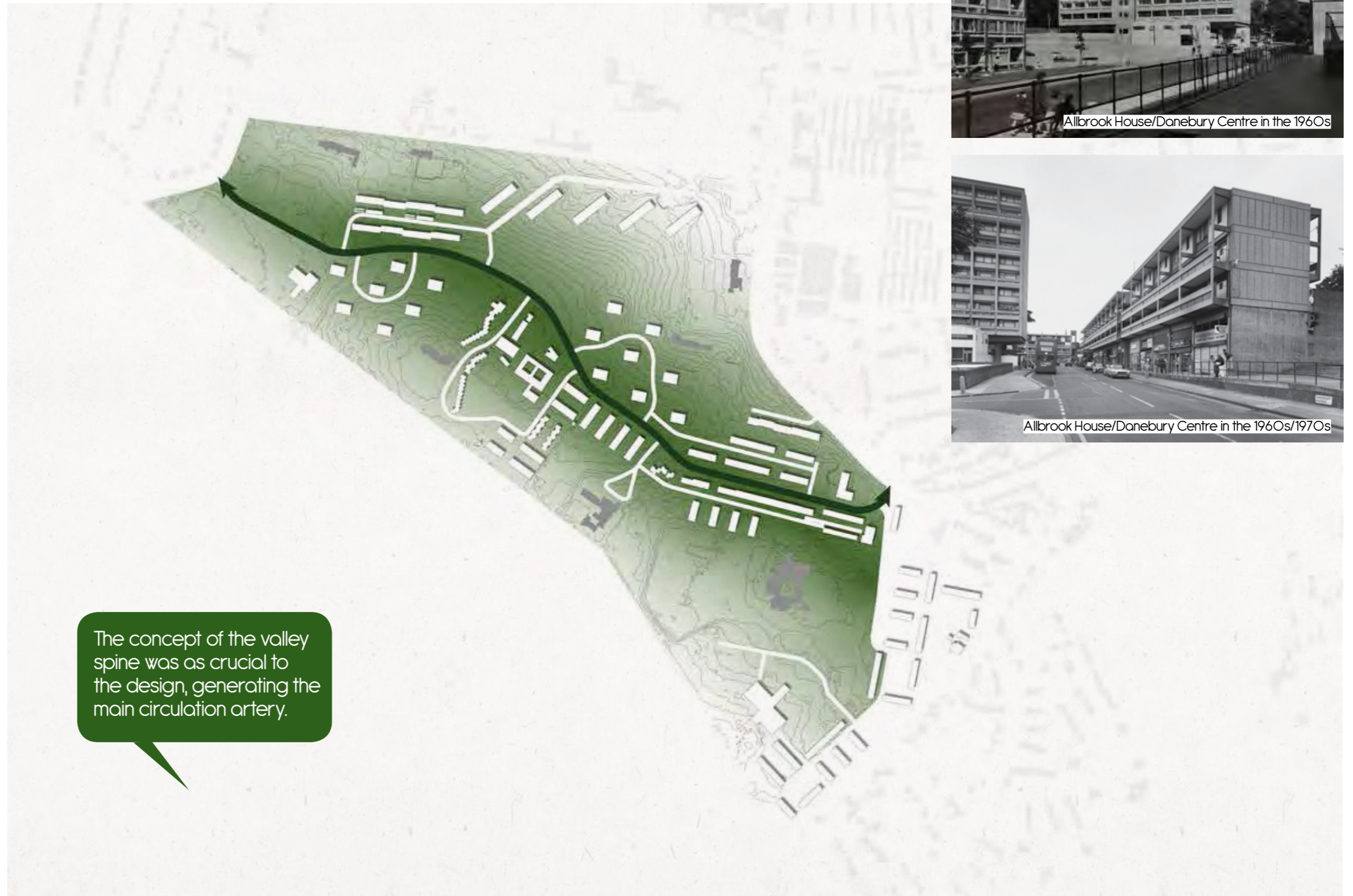
LCC Original Concept 3

The Valley Spine

The valley spine runs the course of the historic access route to Mount Clare. It was crucial to the design, generating the main circulation spine and reaching out to the neighbouring Roehampton High Street and residential areas.

It also invited people in, giving life to local centres, to the central landscape, to streets and the public realm. It was the lifeline of the community.

The concept of the valley spine was as crucial to the design, generating the main circulation artery.



LCC Original Concept 3

The Valley Spine: What Really Happened?

With the main movement route curtailed, the whole estate has turned into a cul-de-sac.

Traffic comes to a halt at the road barrier by Alton Primary School, further limiting access from the estate to Richmond Park. Buses turn around and stand in line at Minstead Gardens, instead of providing a potential link to the park and beyond.

With the Highcliffe approach barred, access to the estate is now limited to Danebury Avenue and Kingsclere Road, both off the busy Roehampton Lane.

Circulation is poor and to visitors the estate has become difficult to navigate.



Road barrier by Alton Primary School



Highcliffe Drive road barrier



Bus stand on Danebury Avenue

LCC Original Concept 4

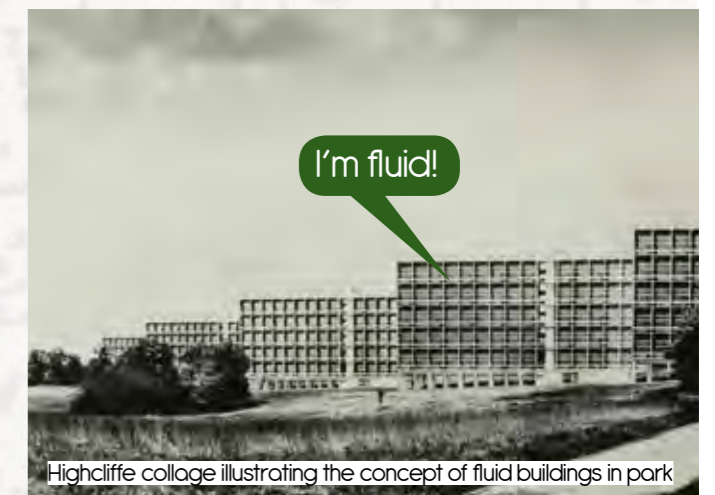
Foreground and Background Architecture

Highcliffe, Tunworth and Tangley were the innovative typologies designed as “foreground” – fluid buildings in parkland.

These were site specific architectural components, designed for the Alton landscape and characteristics.

The rest of the homes were of a lower quality and delivered as “background”. Their role was to frame the parkland and financially underpin the more ambitious “foreground” architecture.

This approach leads to clear building clusters and a set of distinctive sub-neighbourhoods that help improve legibility and a sense of belonging for residents. The “foreground/background” approach also helps explain why some areas work better than others.



LCC Original Concept 4

Foreground and Background Architecture: What Really Happened?

With more recent additions, adaptations, extensions and reconfigurations, the concept of the “foreground” and “background” has become muddled.

In fact, the “background” has started to encroach on the “foreground”, sometimes cornering buildings and creating a rather uncomfortable and claustrophobic setting for buildings that were designed to be free and fluid. The clarity between the two types has become clouded and begs the question of whether this eroded concept is still a consideration.

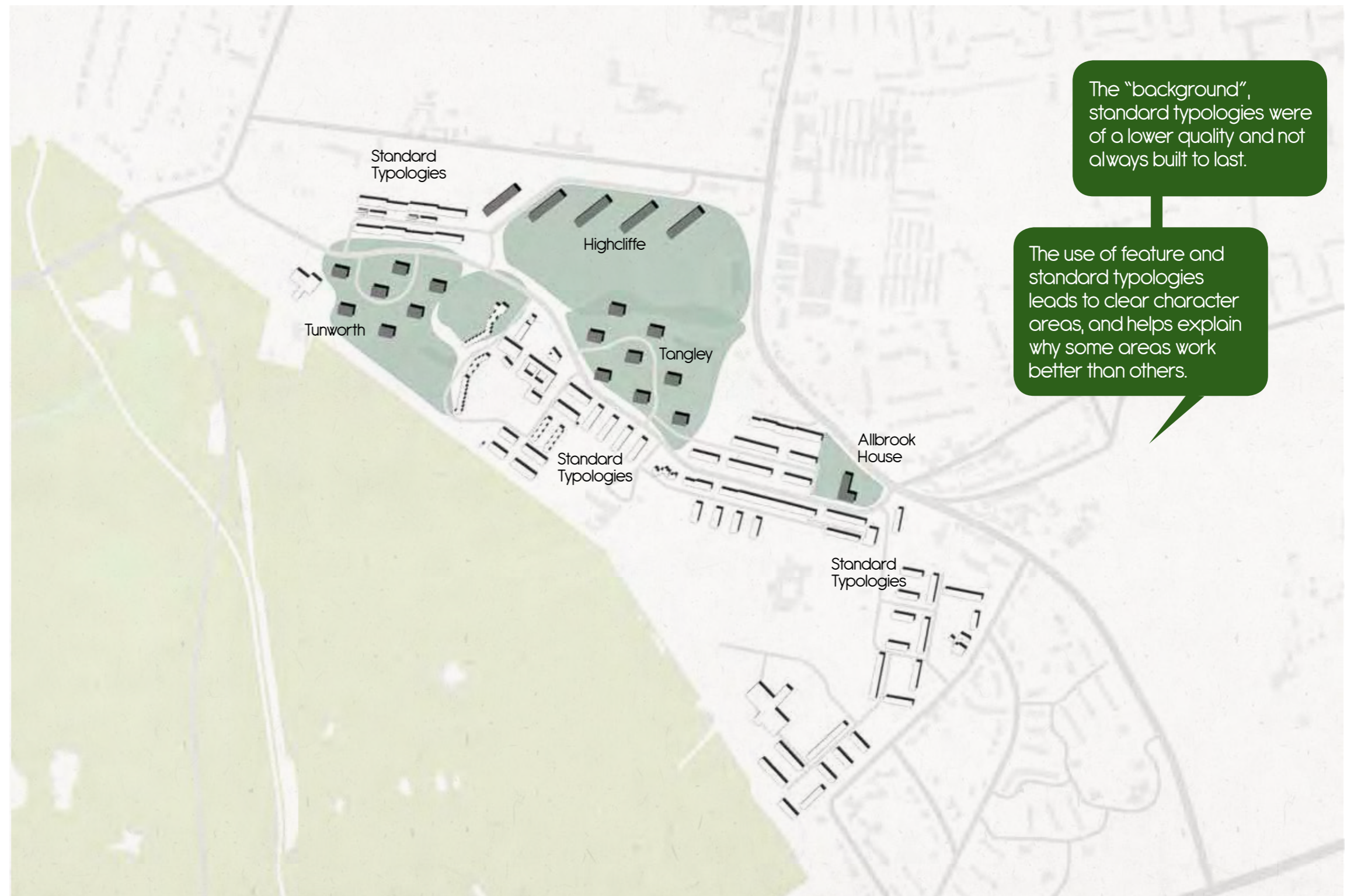


LCC Original Concept 5

Feature and Standard Typologies

The plan was not perfect, and some of the grand ambitions were compromised by the use of standard LCC typologies.

Budgets were so tight that in certain places some accommodation was not built to last, but were merely temporary solutions. For example, at that time, homes for the elderly had to be single storey. The bungalows were a slight afterthought and done very cheaply. In a sense, they were fillers, easily plugged into gaps in the plan, grouped and aligned as required.



The "background", standard typologies were of a lower quality and not always built to last.

The use of feature and standard typologies leads to clear character areas, and helps explain why some areas work better than others.

LCC Original Concept 5

Feature and Standard Typologies: What Really Happened?

The use of standard typologies has led to some obvious issues across the site.

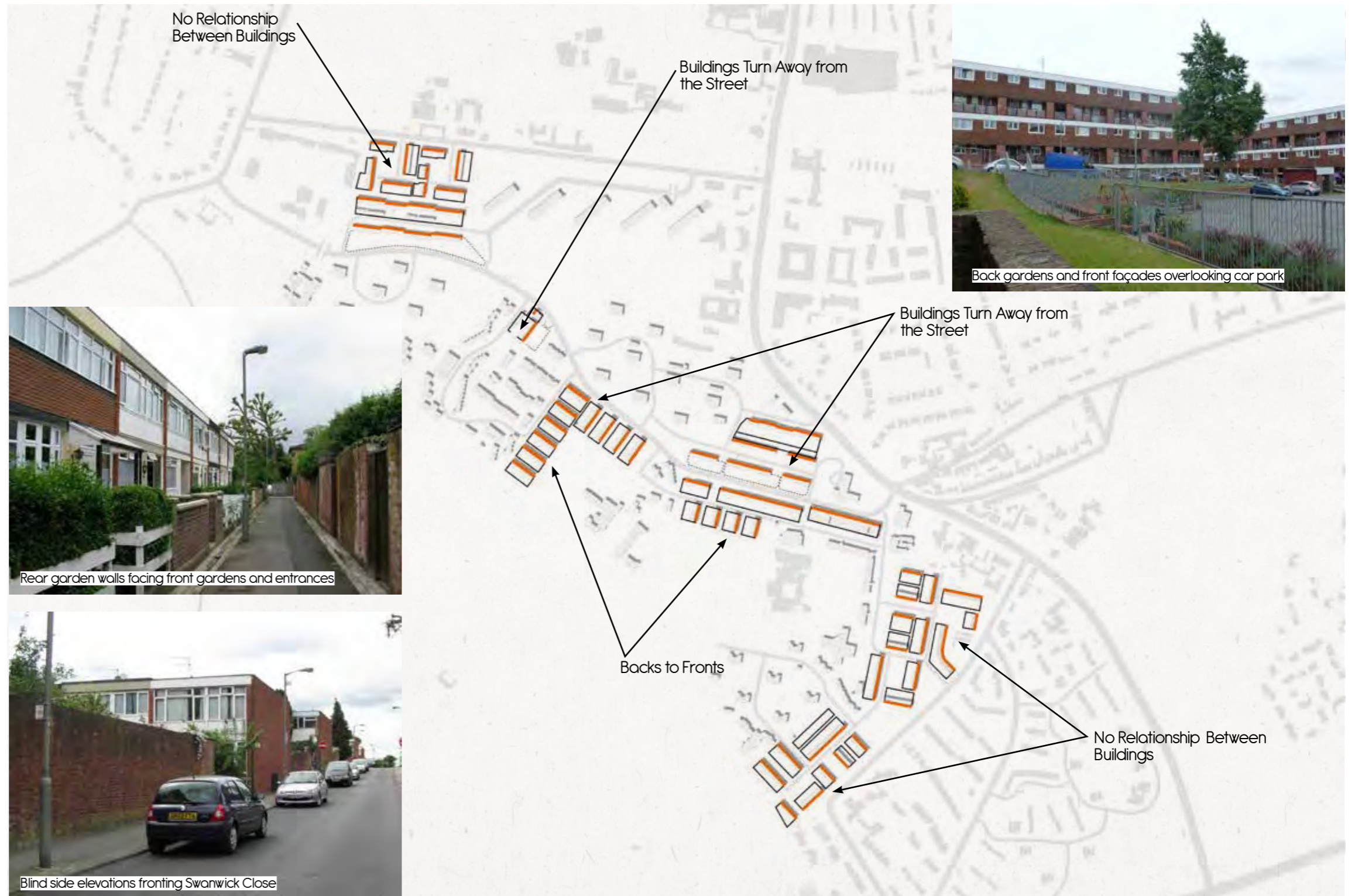
Building Orientation

Building Orientation has become a particular issue around the Danebury and Ibsley neighbourhoods, both made up of low-rise single family terraced houses and 4-storey apartment slab blocks.

The terraced houses are stacked back to front, with all buildings arranged to face the same direction. Narrow access routes are provided between walled rear gardens and front gardens, creating rather awkward back of house type of spaces. Blank side walls front onto main streets and fail to create an active and overlooked street environment.

The 4-storey apartment slabs have a tendency to turn away from the street which they should be addressing, instead exposing rear private or communal gardens. This means that residents' back yards including drying laundry, inflatable pools, barbecues and bicycles are directly juxtaposed with Danebury Avenue, which is supposed to be an urban street and the main shopping parade.

In some neighbourhoods there is no apparent relationship between buildings and they seem to be arranged in a rather random fashion.



LCC Original Concept 5

Feature and Standard Typologies: What Really Happened?

Relation to Topography

The estate occupies a rolling landscape that slopes down towards Danebury Avenue with dramatic level changes in places. There is little scope for the standard architectural types applied here to respond to even the slightest variations in the ground plane. As a result, many street frontages are cluttered with steps and ramps to overcome level differences. Sometimes stepping up from the street, only to step down again towards a residential lobby.

This also means that in some instances, to ground one end of a building, the other end is raised above ground, exposing basement areas or residents' storage units.

In the most extreme case, a full building is set below street level, with homes facing a retaining wall. Access is via a long, pedestrian, stepped, dead end route. Not a fantastic setting for any kind of building.



LCC Original Concept 5

Feature and Standard Typologies: What Really Happened?

Left Over Space

The quality of the open space varies enormously. High quality spaces are matched by low points which are overwhelmed by the level of pedestrian use and dog-walking. There are mud zones. In some cases the landscape setting of buildings and whole neighbourhoods has become overtaken by car parking, waste storage and underutilised spaces.

There is a significant amount of non-descript space with no apparent owner. It is difficult to determine whether these are for the use of residents or the public, if they are communal or private, back gardens or front lawns. In many occasions, these non-descript spaces appear to be what was left over rather than planned green areas.



Open space at Tunworth adjacent Alton Primary School

Green space along Minstead Gardens

Non-descript space with no apparent owner

LCC Original Concept 5

Feature and Standard Typologies: What Really Happened?



Green space surrounding the Highcliffe slab blocks



Semi-private back gardens along Danebury Avenue



Am I a back or a front?

Semi-private or public space along Harbridge Avenue



Green space between Danebury maisonette blocks



Semi-private back gardens along Danebury Avenue



Am I private or public?

Semi-private back gardens along Danebury Avenue



Communal back gardens at the Swanwick Close bungalows



Green space surrounding Mount Clare student residences

LCC Original Concept 6

The Urban Street

LCC's aspiration was to establish Danebury Avenue as an urban street from Minstead Gardens to Roehampton Lane, connecting with Roehampton High Street across the junction.



Alton Estate physical model showing the original Danebury Avenue layout and the attempt at creating an "urban street"

LCC Original Concept 6

The Urban Street: What Really Happened?

With the use of standard typologies, the LCC team struggled to achieve a successful urban environment.

As described across the previous pages, buildings fail to address the street with back gardens facing Danebury Avenue. Level changes, ramps and stepped access further exacerbate the disconnect between buildings and streets.

The busy and heavily trafficked Roehampton Lane junction is not an easy crossing for cars or pedestrian which compromises the concept of Danbury Avenue as an extension of Roehampton High Street.



Lack of frontage onto Danebury Avenue



Ground level storage units and blank façades



Fences and level changes contributing towards the disconnect between building and street



Exposed back gardens along Danebury Avenue

LCC Original Concept 7

Two Centres

The original masterplan proposed two distinct centres with clear programmes.



At the heart of the neighbourhood and opposite the park was meant to be the primary and nursery school.

The school was deemed superfluous and demolished to make way for new homes.

LCC Original Concept 7

Danebury Avenue Centre

The Danebury Avenue Centre was the main retail destination for Alton East and Alton West, bringing together a food store with smaller retail units, a surgery, a library, a site maintenance depot/area office/boy's club.

The cluster was conceived as a continuation of Roehampton High Street. Facilities were organised around a central square, part hard landscaping, part soft, with mature trees retained. Danebury Avenue crossed the square without undermining the pedestrian experience.

The retail parade is completed with a run of residential accommodation to the back, adding a frontage to Laverstoke Gardens. The homes were overlooking the rich and mature landscape surrounding Manresa House.



The Co-op and public space in front



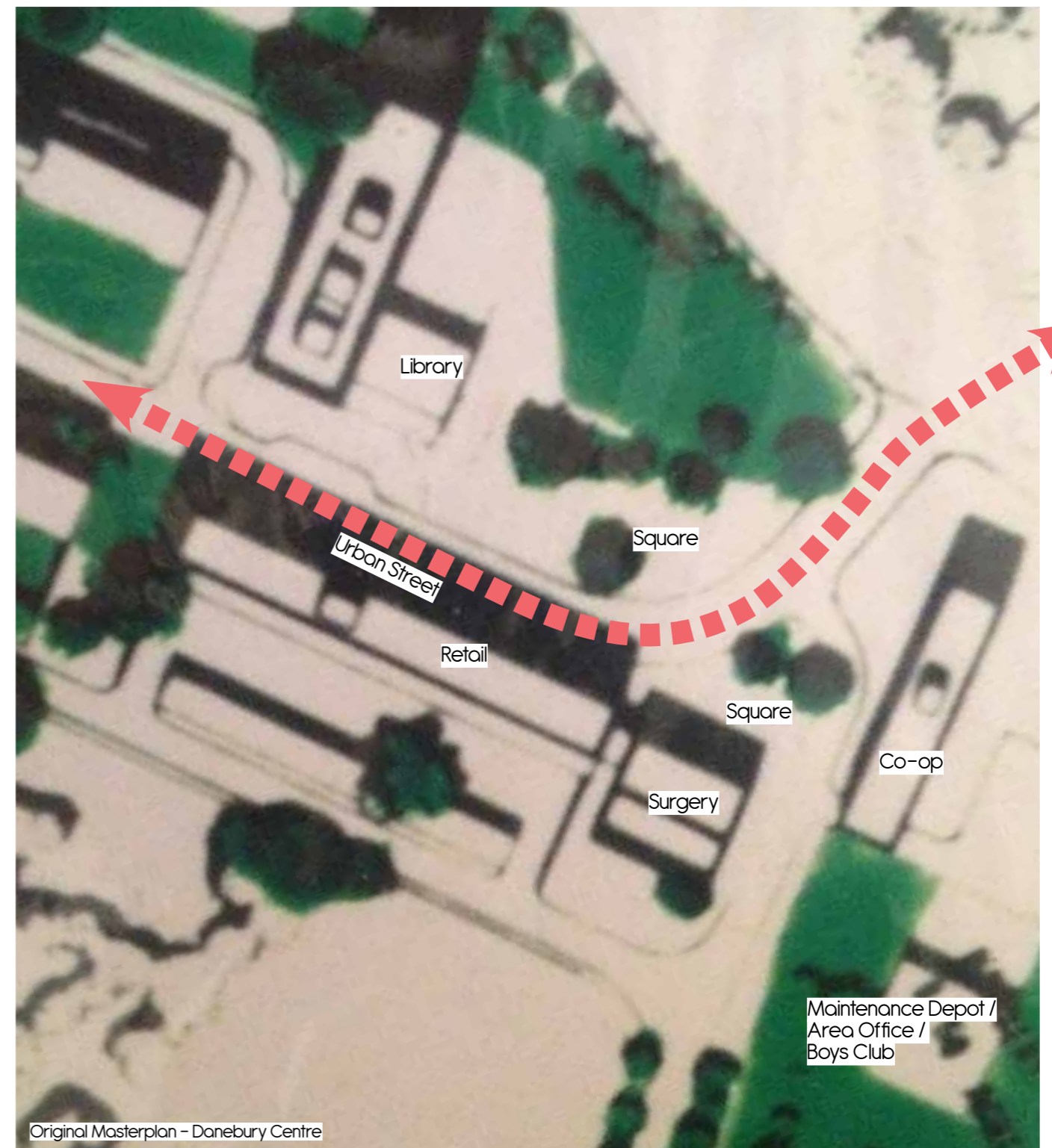
Allbrook House and library



Roehampton Library



View of shops from Roehampton Lane



Original Masterplan - Danebury Centre

LCC Original Concept 7

Danebury Avenue Centre: What Really Happened?

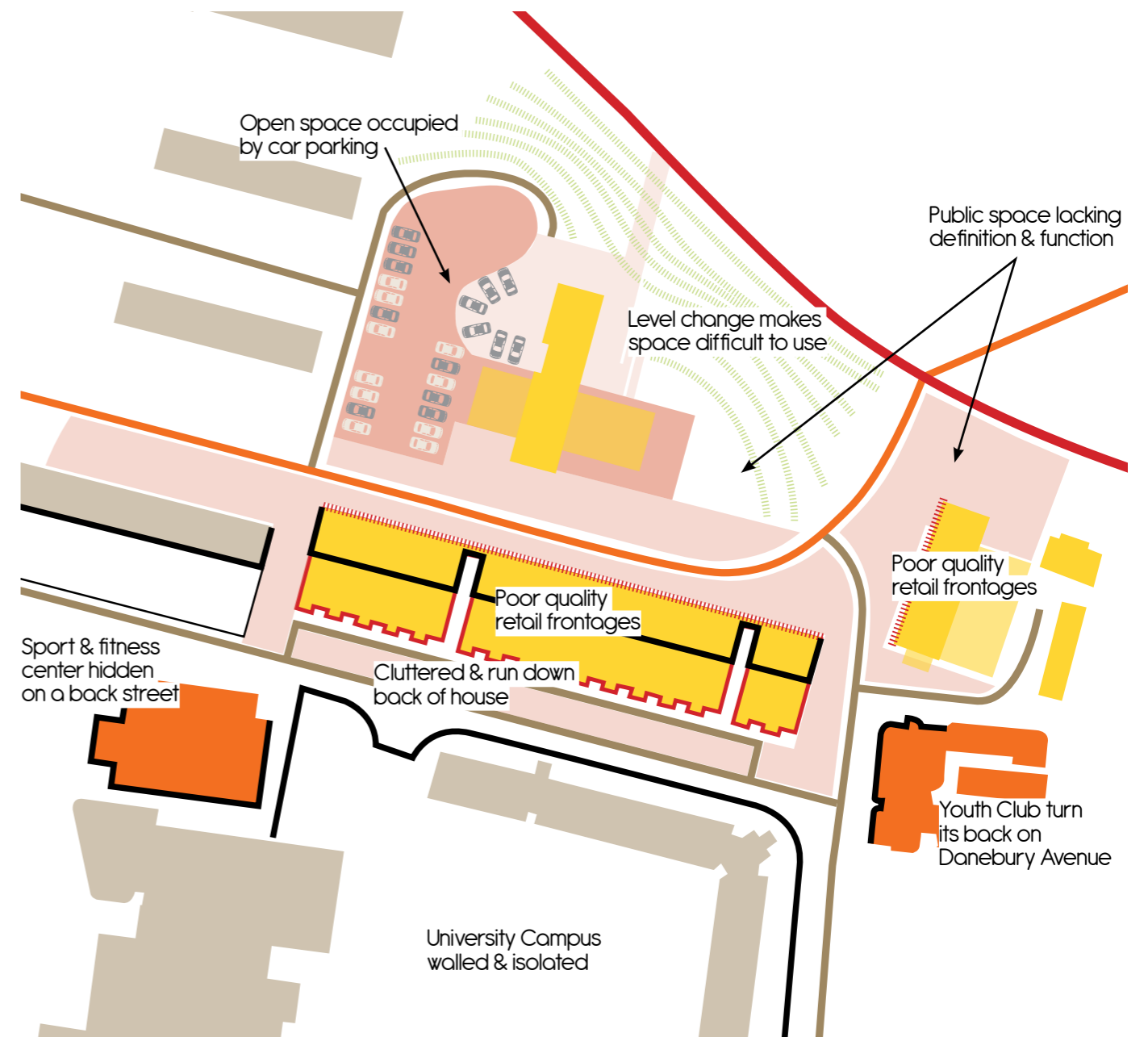
The role and offer of the Danebury Avenue centre is pretty much as originally intended with a number of retail outlets, cafés, community services, a post office and a library.

The architectural form is robust, but the poor quality of the upper levels, the residential lobbies, pedestrian walkways and portals, the back of house service areas and the materials undermine the whole. The public spaces have deteriorated over time, and the "square" is no longer one legible space but rather a collection of disconnected left over surfaces.

Laverstoke Gardens is fronted by poorly arranged retail rear service areas and high walled gardens and institutional grounds. The Sports & Fitness Centre and the Youth Club are hidden away on back streets.

Much of the ground plane surrounding Allbrook House and the library is unusable due to the dramatic level changes and the predominance of surface car parks and associated ramps.

- Community Facilities
- Residential
- Hardstanding space
- Surface car park/ service area
- Danebury Avenue/ Roehampton High St
- Roehampton Lane
- Other streets
- Residential backs
- Retail fronts
- Retail back of house



View of Roehampton High Street and Danebury Avenue from Allbrook House

LCC Original Concept 7

Danebury Avenue Centre: What Really Happened?



Difficult to use open space due to level changes



Car park and ramp at rear of Allbrook House



Sports & Fitness Centre behind Danebury Avenue



Retail units along Danebury Avenue



Open spaces lacking definition and function



The Youth Club turning its back on the Danebury centre



Cluttered and unsightly back of house service area



Danebury Avenue dominate the space



Surface car park and on-street car parking along Danebury Avenue

LCC Original Concept 7

Portswood Place

The Portswood Place centre was intended as a community focused cluster of facilities with local retail.

At the heart was a Primary School and playing fields with tree planting enclosing the grounds whilst maintaining a visual and physical connection to Richmond Park.

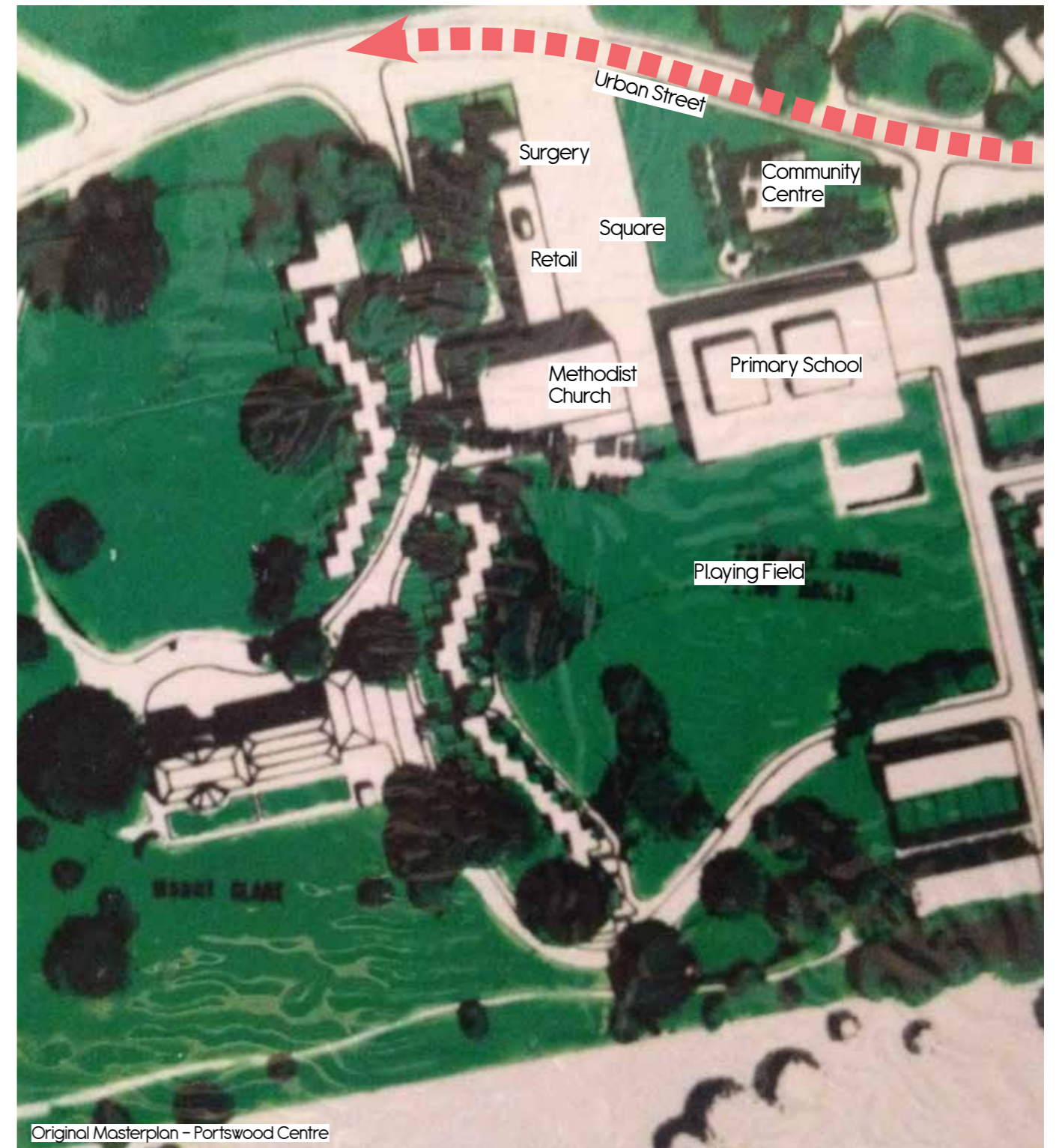
A Methodist Church, a retail building and a surgery framed a square housing a community centre. The square was located directly off Danebury Avenue and within metres of the central landscape.



Physical model of illustrating original concept for the Portswood Place Centre



Portswood Place primary school and playing field



Original Masterplan - Portswood Centre

LCC Original Concept 7

Portswood Place: What Really Happened?

This part of the estate was not delivered in line with the original plan, and since its construction it has undergone significant change to the detrimental effect of the built environment and the public realm.

Extensive additions, demolitions, and reconfigurations have left this space suffering from a lack of focus where no one part seems to relate to another.

The Primary School was demolished to free up space for new housing. This was supposed to be the heart and focus of the Portswood Place centre, providing life and activity throughout the day. The school children would have benefited from the proximity of the central landscape and the (at that point in time) easily accessible Richmond Park. An area of low rise social housing was delivered in its place.

The original community hall also had a brief existence and was demolished at the same time as the school. A community hall was constructed to the rear of the school, and is today tucked away behind the private housing. It is difficult to find, and does nothing much to announce its presence to the world.

The church is poorly sited and turns its back on the centre, instead addressing Minstead Gardens with an underused surface car park. The retail service yard and garages front onto the central landscape, missing out on the extraordinary opportunity to link with this major green space. Parking has filled what remains of the square. Ramps, steps and railings clutter the space and make it unusable.

- Community Services
- Residential – Original Plan
- Residential – New Development
- Square
- Gardens
- Roads



Portswood Place Centre today



Surface car park dominate the space

LCC Original Concept 7

Portswood Place: What Really Happened?

The retail parade is tired and lacklustre. Many shops have their shutter down through the day.

The seating area towards Danebury Avenue overlooks the bus stand, and has become a street drinking spot.

This is not a positive gathering space. The area needs an overall rethink. It needs to regain its focus and deliver a set of spaces and facilities that is in line with the needs and desires of the existing and future Alton residents.



- Parking
- Semi-Private Gardens
- Private Gardens
- Fences
- Roads

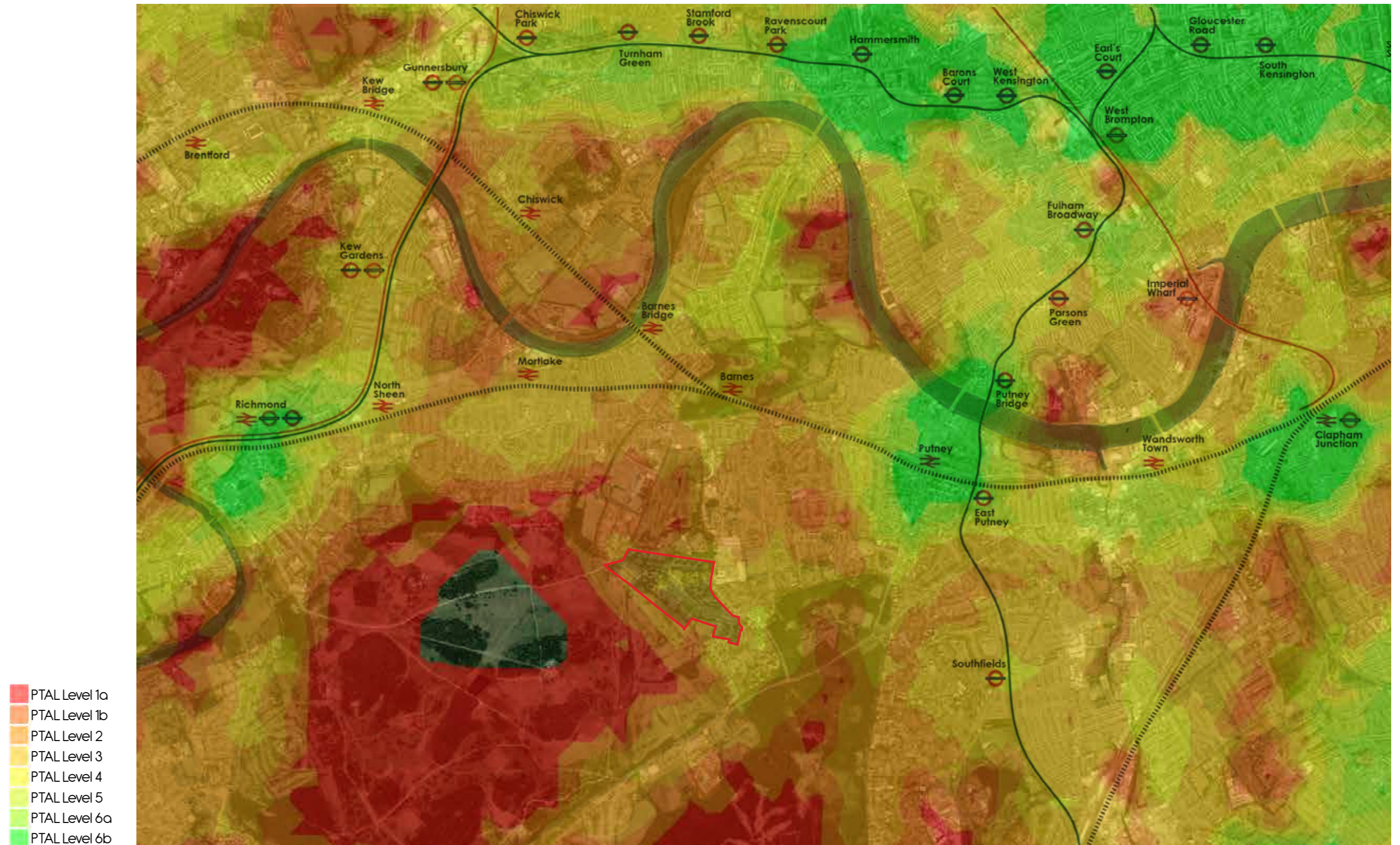


Transport and Connections

Accessibility and Connectivity

Alton West has a low level of public transport accessibility.

The PTAL (Public Transport Accessibility Level) is classified as being between 1B and 3 (Very Poor to Mediocre).



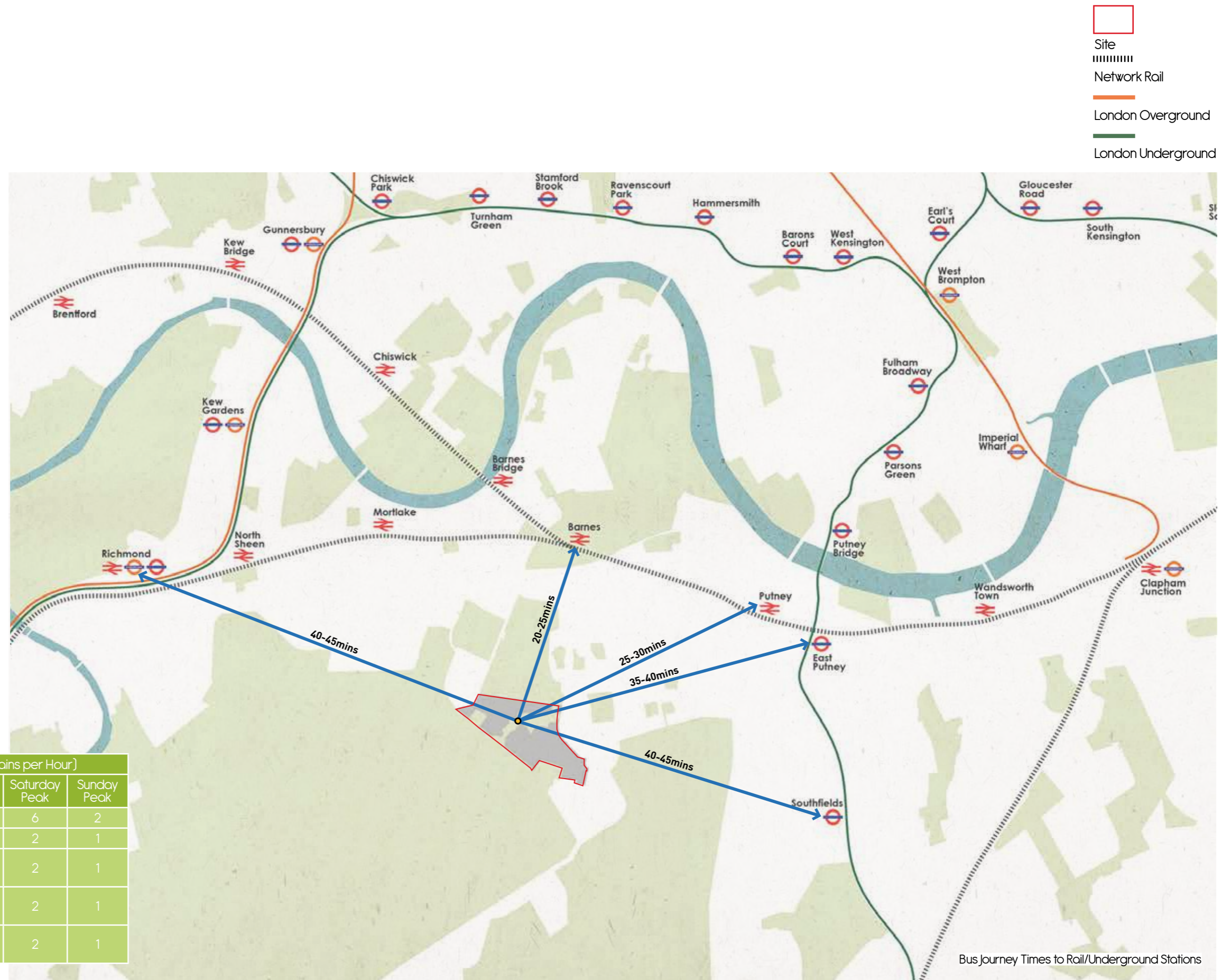
PTAL Map

Accessibility and Connectivity

A key issue for Alton West is the poor access to rail and underground stations.

The closest rail station to Alton West is Barnes which is a 25 minute bus journey. In addition there are no direct bus services from the centre of Alton West to Barnes Station. Buses to Barnes Station only run on Roehampton Lane. Barnes Station is served by South West trains with direct connections to London Waterloo, Weybridge, Richmond and Kingston.

The nearest London Underground station is East Putney, which is approximately a 40 minute bus journey from Alton West. East Putney is served by the District Line with connections to Wimbledon, Hammersmith, Edgware Road, Westminster and Whitechapel.



Train Services from Barnes Station

Destination	Frequency (Trains per Hour)			
	Weekday Peak	Weekday Off Peak	Saturday Peak	Sunday Peak
London Waterloo	8	8	6	2
Weybridge	2	2	2	1
London Waterloo Circular Route (via Hounslow & Richmond)	2	2	2	1
London Waterloo Circular Route (via Richmond & Hounslow)	2	2	2	1
London Waterloo Circular Route (via Richmond & Kingston)	2	2	2	1

Bus Journey Times to Rail/Underground Stations

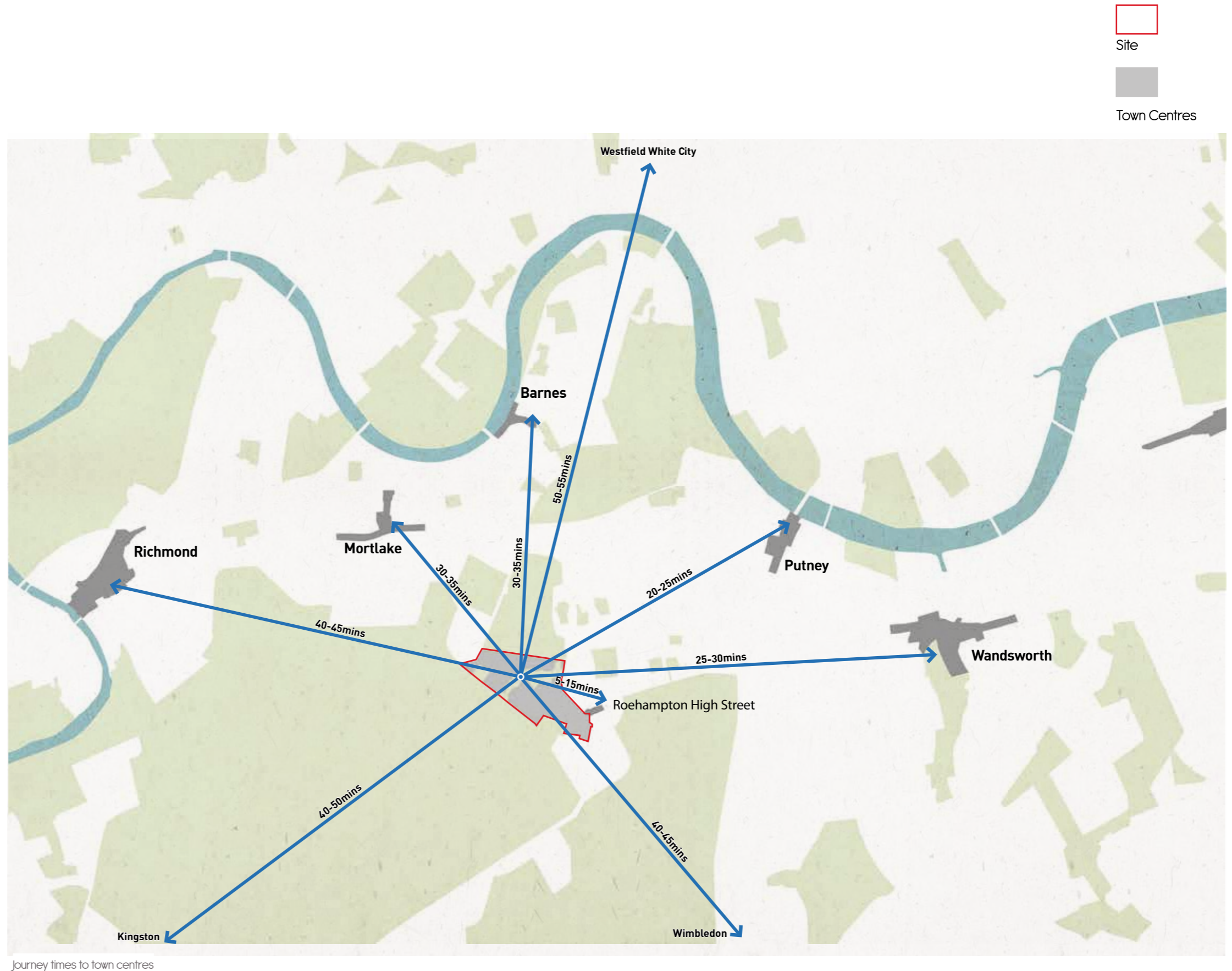
Accessibility and Connectivity

The nearest town centres are Barnes, Mortlake, Putney and Wandsworth with journey times between 20 and 35 minutes by bus.

These centres are defined as district centres and tend to have a limited range of services and amenities. The closest major centres to Alton West are Kingston, Richmond and Wimbledon with journey times by public transport of approximately 40 - 45 minutes.

In general journey times from Alton West to nearby districts and major centres are typically high, compared to other locations in London. Part of the reason for this is due to constraints caused by the large amount of green spaces in the local vicinity, (such as Richmond Park and Putney Heath) which means that bus routes are not direct.

The relatively high journey times to central London, rail stations and town centres result in a general sense of disconnection and remoteness for those living at Alton West.



Walking Connections

Travel on foot in the vicinity of Alton West is significantly constrained by the impermeable edge of Richmond Park.

Access to facilities and amenities within a 10 minute walk (800m) is limited to Richmond Park, Roehampton High Street, Queen Marys Hospital, Alton Primary School, Ibstock Place School, Alton Nursery and Putney Heath.

There is a reasonable provision of public footpaths and rights of way within the surrounding green spaces of Barnes Common, Richmond Park and Putney Heath. There is also a footpath that links the Roehampton Gate of Richmond Park to the National Tennis Centre.



Cycling Connections

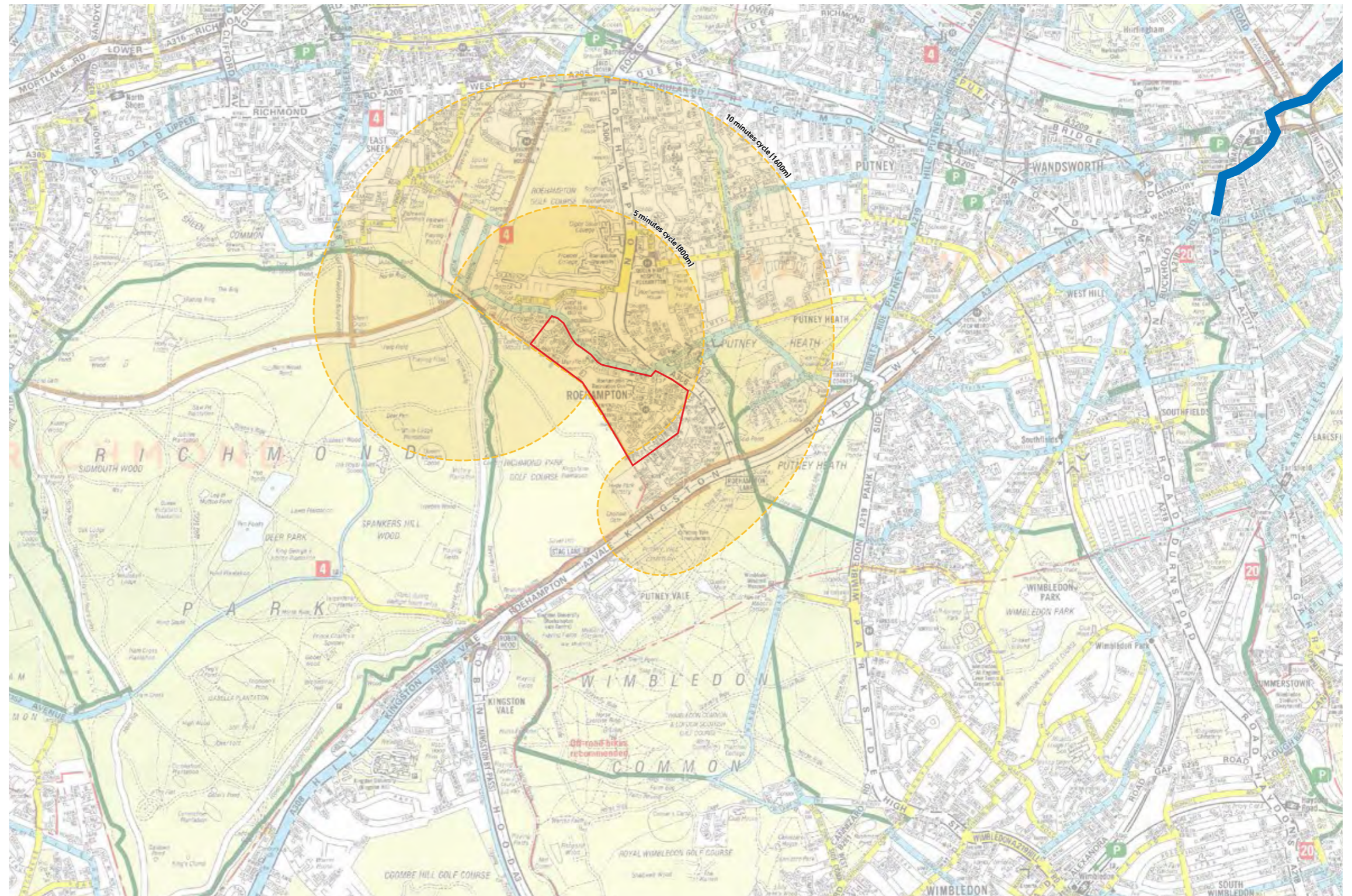
- Site
- Cycle Super Highway 8 to Westminster
- Signed Routes for Cyclists Some with On-Street Lanes
- Quieter Roads that are Recommended for Cyclists
- Off-road alternatives to busy intersections on one-way streets
- Greenways - Shared use walking & cycling paths through parks
- Shared use walking & cycling paths along canal

Travel by bike in the vicinity of Alton West is also significantly constrained by the impermeable edge of Richmond Park.

Provision of cycling links immediately outside Alton West are generally acceptable.

Danebury Avenue, Roehampton High Street and Putney Heath comprise signed cycle routes linking Alton West with north-south routes to Wimbledon and Fulham. However, Roehampton Lane, which is a major north-south route in the local area is not signed for use by cyclists.

Additionally, NCN (National Cycle Network) Route 4 is within a 5 minute cycle of the site on the western edge of Richmond Park, with connections to Hampton Court and Putney.

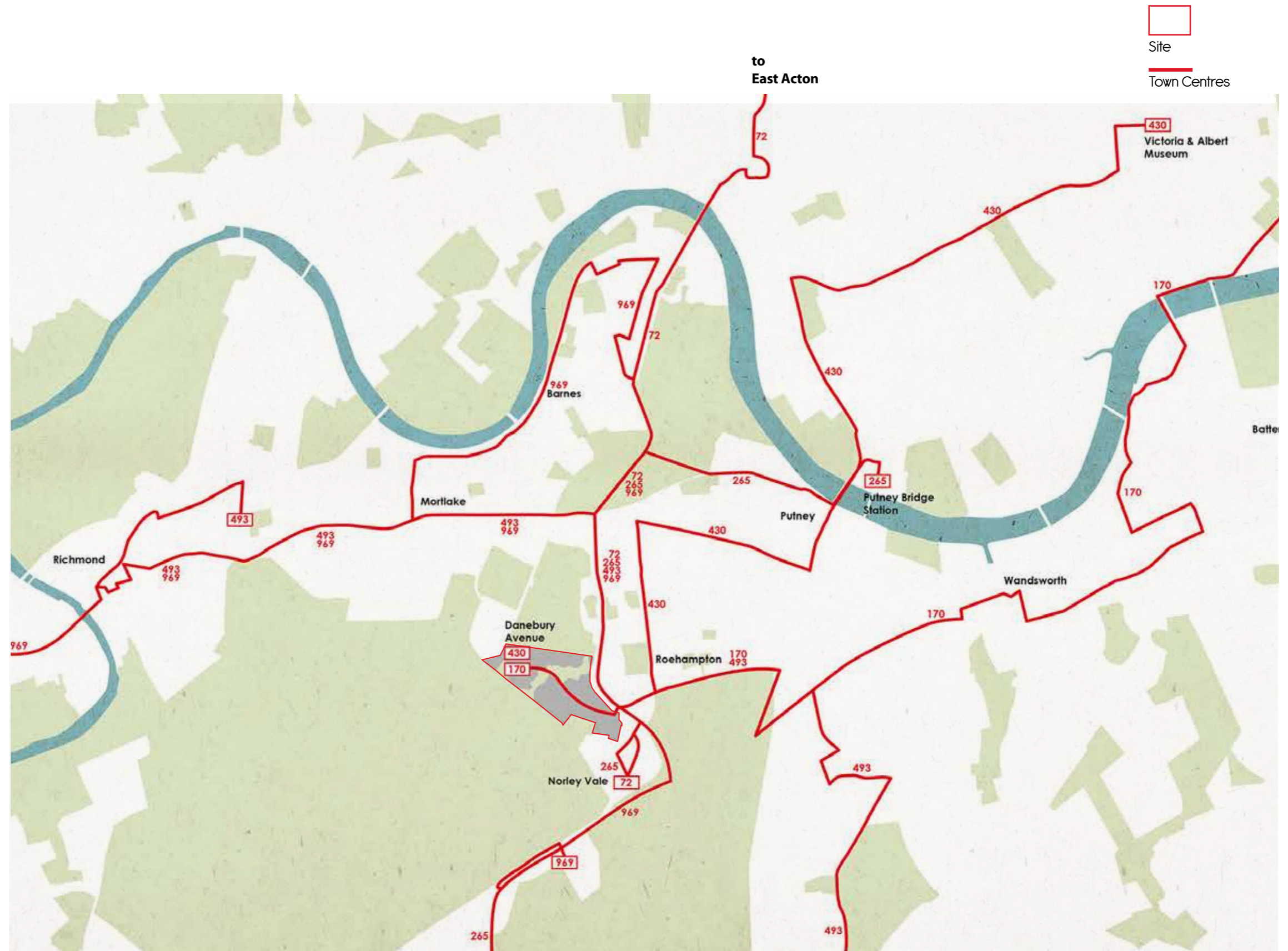


Bus Services

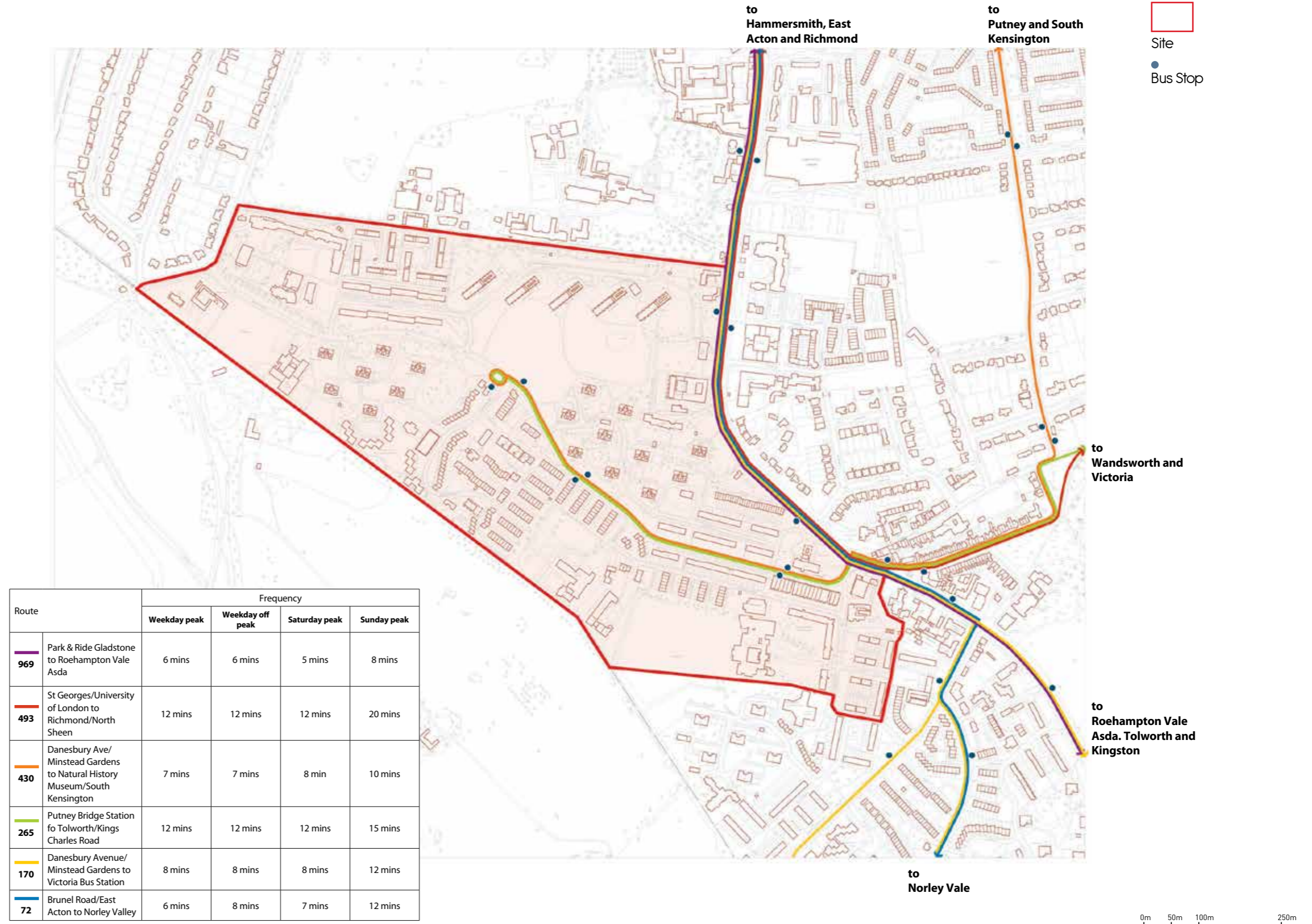
Roehampton Lane acts as a north-south bus corridor serving four routes with connections to Hammersmith, Putney, Richmond, Tolworth, St Georges-University of London and White City.

Two of these routes have direct connections with Barnes Stations with a peak weekday frequency of one bus every 4.5 minutes.

Additionally two terminating bus routes serve Alton West directly with connections to Putney, Fulham, South Kensington, Wandsworth, Clapham and Victoria.



Bus Services



Road Network

Roehampton has excellent access to the strategic and primary road network through Roehampton Lane. However during peak hours Roehampton Lane often experiences significant congestion.

Roehampton Lane provides direct connections to the South Circular and the A3. However during peak hours, TfL prioritises traffic movement on the South Circular and the A3. As a consequence, Roehampton Lane often experiences significant traffic queues for vehicles heading towards central London in the AM peak and out of central London in the PM peak.

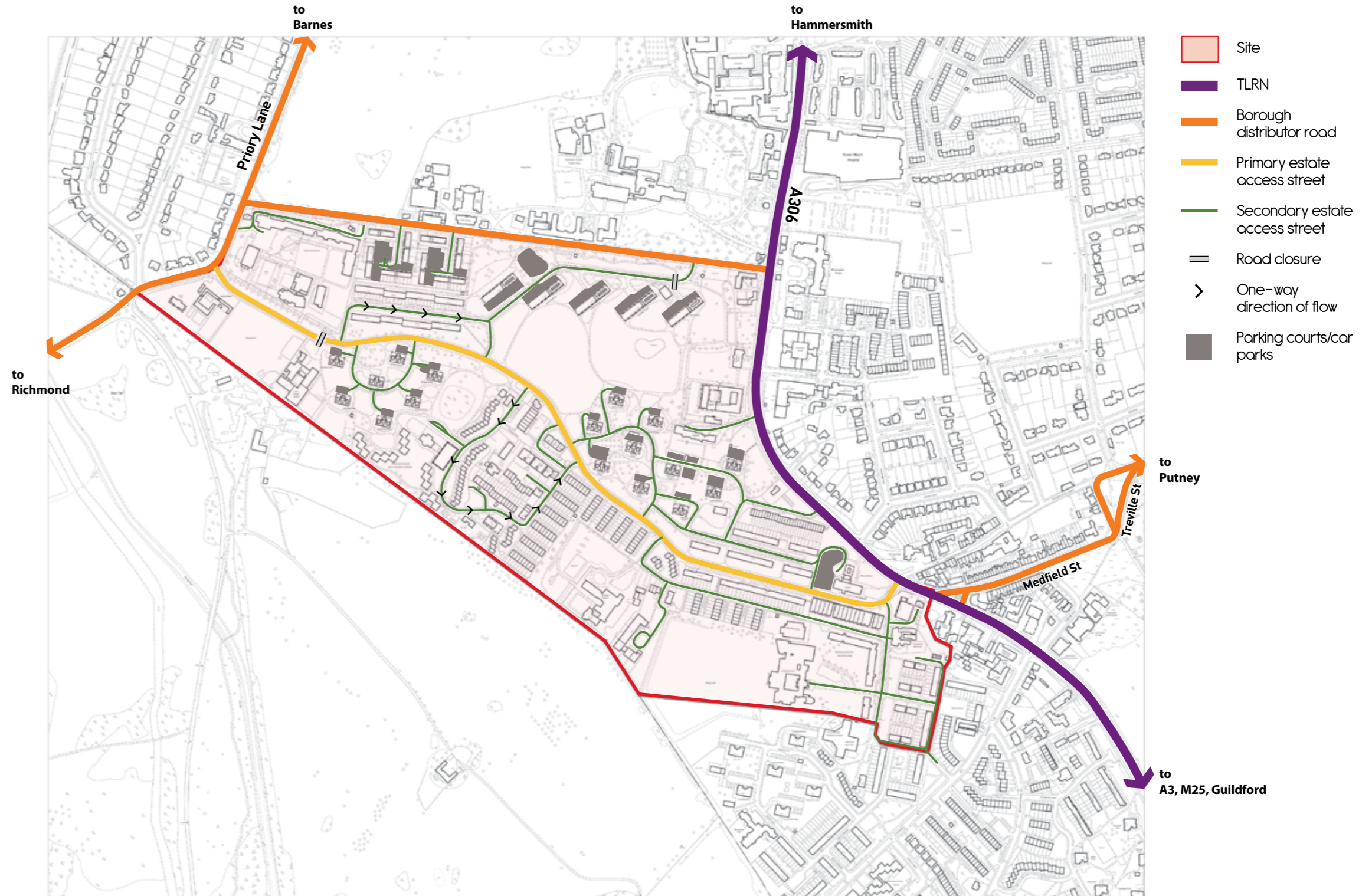


Vehicle Movement in the Estate

Primary vehicle access into Alton West is from Danebury Avenue via Roehampton Lane.

There is also a minor vehicle access point from Kingsclere Close via Roehampton Lane. There are no vehicle access routes from the south and west due to the impermeable boundary of Richmond Park. Additionally, vehicle access from the north and west of the site is restricted by two vehicle barriers on Danebury Avenue and Highcliffe Drive preventing access from Priory Lane and Clarence Lane respectively. These barriers were installed to prevent rat running and amid concerns over the safety of pedestrians. However they effectively make Alton West one large cul-de-sac, with no through movement of vehicles.

Street hierarchy within the estate is based around Danebury Avenue which is laid out along the line of a historic lane. Danebury Avenue functions as the main vehicle spine route connecting to internal estate roads. Traffic calming has been installed on Danebury Avenue to restrain vehicle speeds. The alignment of the street does not naturally calm vehicle speeds. Danebury Avenue connects with Roehampton Lane and access is controlled many traffic signals.

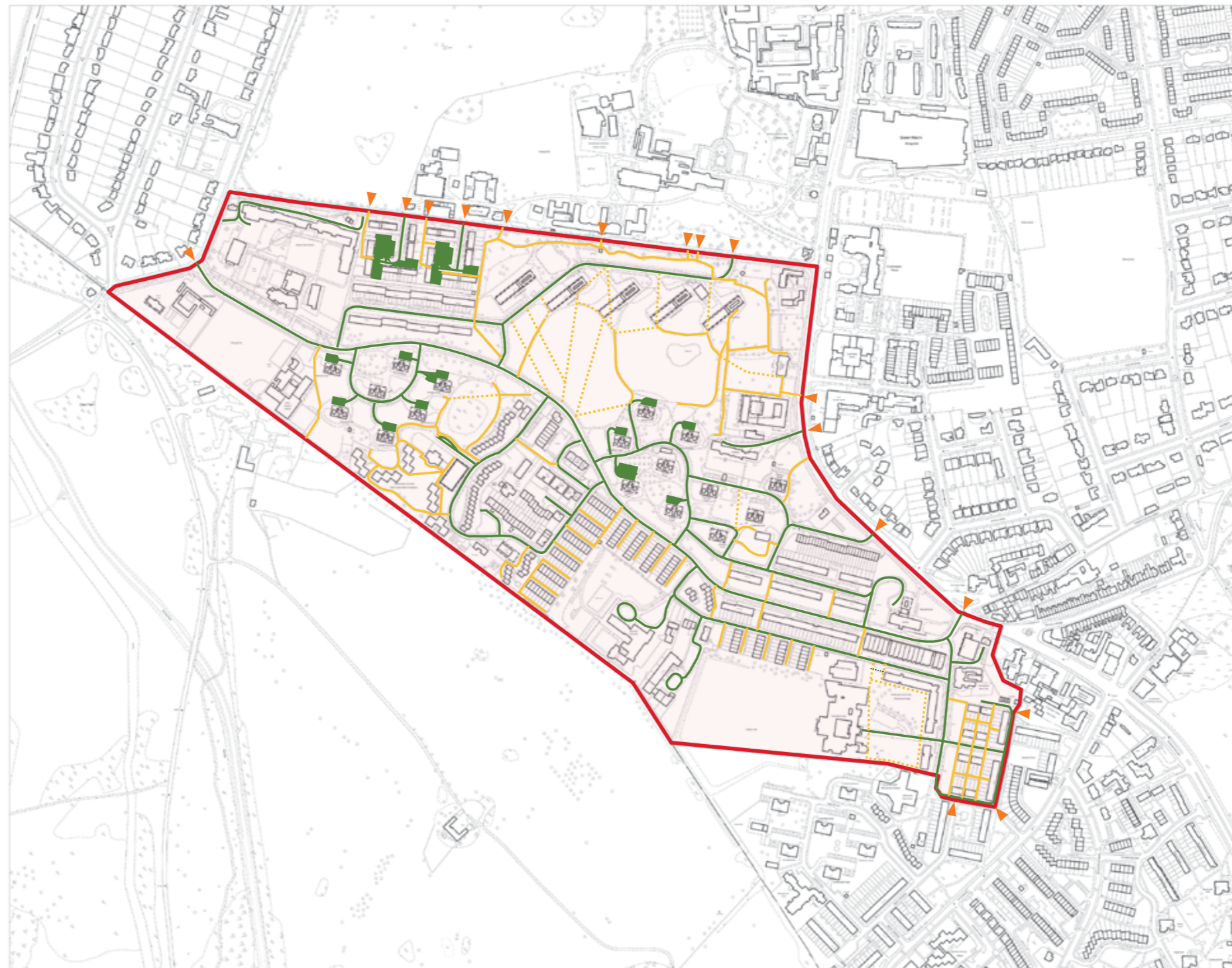


Walking and Cycling in the Estate

Walking and cycling occurs on streets and on formal and informal paths through green spaces.

The off street paths are of varying quality and attractiveness, with some being formed in accordance with desire lines. Despite traffic calming measures, vehicle speeds within Alton West can be quite high, particularly on Danebury Avenue, creating an uncomfortable environment for pedestrians and cyclists.

The northern and eastern edges of Alton West are not very permeable for walking or cycling, while the southern edge of Alton West is completely impermeable preventing access to Richmond Park.



- Site
- Roads with footways
- Formal pedestrian & cycle routes
- Informal pedestrian & cycle routes
- University gate
- Entrance to the estate

Travel to Work Patterns

The lack of access to rail facilities for Roehampton is reflected in the method of travel to work profile recorded in the Census statistics.

As shown in Table 1 below, in London and Wandsworth, 37.8% and 50.9% of trips to work respectively occurred via rail services. However, in Roehampton and Alton West Estate only 24.4% and 21.6% of journeys were via rail. By contrast, in Roehampton and Alton West the proportion of people traveling to work by bus is one of the highest in the borough at 35.1% and 41.9% respectively.



Table 1: Method of Travel to Work in 2011

Mode	London (%)	Wandsworth (%)	Roehampton (%)	Alton West Estate (%)
Underground/Metro/Light Rail/Tram	23.8	29.8	13.1	11.8
Train	14.0	21.1	11.3	9.8
Bus/Minibus/Coach	14.8	14.0	35.1	41.9
Taxi	0.5	0.2	0.4	0.4
Motorcycle/Scooter/Moped	1.2	2.2	1.7	1.2
Driving a Car or Van	29.5	15.2	22.1	19.8
Passenger in a Car or Van	1.38	0.8	1.7	1.7
Bicycle	4.3	8.1	5.0	4.3
On Foot	9.3	8.1	8.9	8.4
Other Methods	0.8	0.6	0.6	0.6

Source: 2011 Census

Between the Census in 2001 and 2011 the movement pattern of Roehampton has changed significantly.

As shown in Table 2 below, car ownership per household in the wider Roehampton area has decreased between 2001 and 2011.

There has also been a shift towards greater use of sustainable mode as presented in Table 3 below.



Table 2: Car Ownership Levels in Roehampton Ward

No of Cars or Vans in Households	2001 (%)	2011 (%)
0	48.6	54.5
1	39.3	38.4
2	10.2	6.9
3 or More	1.9	2.2

Source: 2001 and 2011 Census

Table 3: Method of Travel to Work in Roehampton Ward

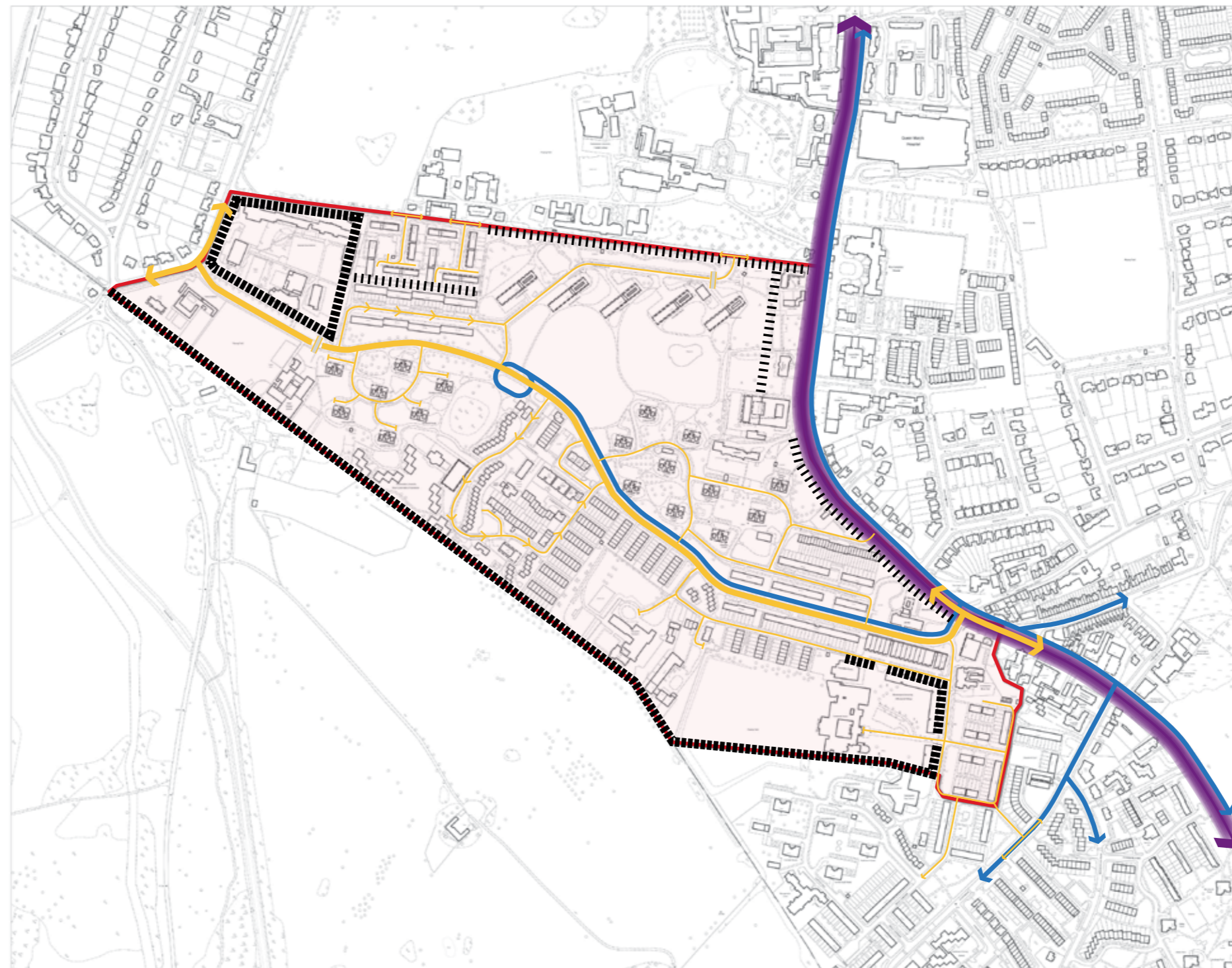
Methods of Travel to Work	2001 (%)	2011 (%)
Underground/Metro/Light Rail/Tram	10.8	13.1
Train	12.8	11.3
Bus/Minibus/Coach	26.0	35.1
Taxi	0.2	0.4
Motorcycle/Scooter/Moped	2.3	1.7
Driving a Car or Van	29.5	22.1
Passenger in a Car or Van	2.2	1.7
Bicycle	3.5	5.0
On Foot	12.0	8.9
Other Methods	0.7	0.6

Source: 2001 and 2011 Census

Summary of Existing Conditions

The main transport issues for Alton West are:

- A low level of public transport accessibility generally and poor access to rail/underground stations. As a result, relatively high journey times to other destinations in London, particularly the City and Canary Wharf
- Relatively high journey times to local town centres. Combined with the low level of public transport accessibility this contributes to a sense of disconnection and remoteness
- Excellent access to the strategic and primary road network but there is congestion on these routes in the peak hours.
- Falling car ownership levels and rising use of sustainable modes
- Movement on foot and by bike restricted by the impermeable southern edge along Richmond Park and the semi-impermeable northern and eastern edges.
- Direct bus connections from Alton West to Putney, Fulham, South Kensington, Wandsworth, Clapham and Victoria. No direct bus connection from the heart of the estate to the nearest rail station, Barnes.
- The use of vehicle barriers on Danebury Avenue and Highcliffe Drive result in Alton West being one large cul-de-sac, with no through movement of vehicles. Access out of the estate by vehicle can be difficult during peak hours due to high traffic flows on Roehampton Lane.



- Site
- Primary street
- Secondary street
- Bus routes
- Heavily trafficked route
- No through route
- One way direction of flow
- Severance: impermeable
- Severance: semi-permeable

Delivery Factors

Retail Centres

The nearest Metropolitan Centre to Roehampton is Kingston, which is accessible by public transport and lies at the opposite side of Richmond Park.

There are also a number of local Town Centres within easy access of Roehampton that provide the residents with additional retail and leisure options. These include: Battersea Town Centre, Wandsworth Town Centre, Putney, Richmond, Wimbledon and Hammersmith.

Roehampton Town Centre focused at the east end of Danebury Avenue is designated as a Local Centre. Roehampton High Street to the north of Roehampton Lane provides additional retail space to the immediate north of the study area. The retail offer also includes further retail units at Portswood Place at the centre of Alton West.

The Wandsworth Retail and Town Centre Needs Assessment (2012) is an update to the previous Assessment undertaken in 2008 and acts as part of the evidence base informing the emerging Local Plan for the borough. The document takes into account recent changes in planning policy such as the NPPF and the London Plan 2011 and covers the period 2014/15 to 2028/29.

The London Plan 2011 identifies the future of the nine local centres that support the five town centres in the borough as being “promoted as local shopping centres, suitable for a wide range of services and facilities, supporting the overall provision of shopping facilities in the borough”.

Roehampton is classed as a large local centre in the borough with 49 units, 11% of which are vacant. There are town centres in the borough, Clapham Junction, Balham, Putney, Tooting and Wandsworth. Each of these are modest in size and compete with larger centres within reach of local people such as London West End, Kensington and Chelsea, Westfield, Croydon, Richmond and Kingston.

Based on the Management Horizon Europe’s (MHE) rank for centres, which calculates a score for centres based on the presence of national multiples, the highest rated centre in Wandsworth is Putney, ranked at 165th in the UK. However, the research suggests that none of the town centres in the borough are dominant with similar sizes, retail rents and the presence of high street retailers being shared.

For the Alton area Kingston is a significant town centre, ranked at 15th in the UK on the MHE scale, and the usual destination of non-food shoppers from the Alton area according to the Wandsworth Retail Study 2012. The study shows that Roehampton residents looking to purchase clothing/footwear, domestic appliances, electrical goods and furniture/carpets favour visiting Kingston to shop, whilst for DIY / hardware Wandsworth town centre would be the favoured destination and for books/ CDs / toys / gifts the internet would be the most likely place to shop.

Beyond the Alton Estate the catchment area for the town centre is relatively low density. Prior to the recent development of Queen Mary sites on Roehampton Lane most nearby stock was low rise and house based. The catchment also has significant geographic gaps in the form of Wimbledon Common, Richmond Park and nearby golf courses.

Figure 3 – Retail Catchment of Roehampton Town Centre



Over 80%
65 – 80%

Source: Nathaniel Lichfield 2012

The convenience spend in the area is around £1,900 per capita per annum. This is significantly below neighbouring areas of Putney and Barnes (£2,400 per capita per annum).

Danebury Avenue and Roehampton High Street do not offer a full range of retail, leisure, entertainment, culture and community services. The focus of services is on immediately neighbouring residents. The range of services has not evolved to respond to new residents moving to new developments in the Roehampton area.

The Danebury Avenue shopping area presents a harsh environment at the front and rear and does not have a full range of services in an attractive setting. It is also a highly visible gateway to the Alton Estate.

The Portswood Place shopping parade also presents a harsh environment at the front and rear and does not have an attractive setting.

There is an absence of a leisure, recreation or cultural draw for the wider south west London community at the estate which could also serve residents, despite the destinations presented by Richmond Park and the University of Roehampton.

Issues to Carry Forward

There is an opportunity to:

- Strengthen local services for residents;
- Increase the appeal of local centres to residents of the wider Roehampton Area;
- Increase the appeal of local centres to passing trade;
- Diversify the role of the centres to include leisure, entertainment, community infrastructure, arts and culture facilities and services;
- Physically redevelop some or all of the Danebury Avenue and Portswood Place Centres; transform the public realm and create stronger connections with Roehampton High Street.

The Residents

Introduction

Residents of the Alton area include a diverse range of households and individuals including:

- First residents of the estate – many now older;
- Retired and senior citizens;
- Families with children;
- Younger people; and
- Students

Length of residency also varies, with the community comprised of:

- Long term residents – both tenants and leaseholders;
- More recent arrivals who will become long term;
- Private renters who may spend a few years;
- Temporarily housed and short term residents;
- Students in private rentals; and
- Student dorm residents

Census data is collected for an area that extends beyond the Alton West study area. However, analysis is considered to be broadly representative.

Current Population

According to the 2011 census, the estimated population of the Alton area was approximately 7,000.

The Alton area has a high proportion of young adults (41%), compared to borough (27%) and London (24%) averages. By contrast it has a lower proportion of 'family makers' in the 30 to 44 year age group. The retired population is also comparatively lower in the Alton West study area, accounting for only 7% of the population compared to 9% in Wandsworth and 9% across London.

The 2001 Census grouped data by different age groups so comparison at this level is not possible, the output areas also changed between each

Census so the geographic coverage is also different. However, it is possible to compare the two datasets to understand some of the contextual changes.

Data suggests that the proportion of the resident population aged 15–64 has expanded from 65% in 2001 to 74% in 2011. This has been balanced a 3% fall in the proportion of the population aged 0–15 and a larger fall in the proportion of the population aged over 64, which has decreased by 7% to represent 7% of the population in 2011.

Household Composition

The census indicates that the Alton area has a lower proportion of Married/ Cohabiting Couples households (25%), compared to the Wandsworth and London average of 37%. There is also a higher proportion of Single Parent

households at 22%, which is significantly above the borough average of just 9%, and the rest of London (13%). The proportion of All Pensioner households is 12% in the Alton area, which is in line with the average for Wandsworth (11%) and slightly below London as a whole (14%).

The census indicates the proportion of All Student households (5%) in the area is above the borough and London average (both 1%). This is due to the presence of Roehampton University which is located within and adjacent to the Alton area.

Accurate comparison over time is challenged given changes to statistical boundaries between the 2001 and 2011 Census however they can provide a broad understand of how household composition has shifted (even if not directly comparable).

Figure 4 Census Output Area Best Fit and Study Area



Table 3 – Population of the Alton Area by Age

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Pre-School (0–4)	557	8%	21,670	7%	591,495	7%
School Age (5–14)	801	11%	27,095	9%	939,674	11%
Young Adult (15–29)	2,856	41%	83,319	27%	1,934,597	24%
Family Makers (33–44)	1,277	18%	93,803	31%	2,070,954	25%
Older Families (45–64)	1,018	15%	54,197	18%	1,732,472	21%
Retired (65+)	468	7%	26,911	9%	904,749	11%
Total	6,977		306,995		8,173,941	

Source: Census 2011

Table 4 – Household Composition of the Alton Area 2011

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Pensioner	285	12%	13,729	11%	454,745	14%
Single person household	502	22%	31,721	24%	718,745	22%
Dependent Children	92	4%	3,847	3%	149,043	5%
Married / cohab couples	581	25%	47,633	37%	1,199,314	37%
Single parent	506	22%	12,338	9%	413,464	13%
All students	107	5%	965	1%	24,384	1%
Other	238	10%	20,260	16%	306,687	9%
Total	2,311		130,493		3,266,173	

Source: Census 2011

As shown there are some noticeable shifts in the population profile of the Alton area. There has been a significant shift in the age composition of households, with smaller proportion of pensioner households. At the same time there has been an increase in the student population.

Both single person households and married couple households have also increased. These appear to predominantly be in households with no dependent children as the proportion of single parent households has remained constant and couple households with dependent children has decreased as a share of all households.

Ethnic Composition

The Alton area has a more diverse population than the rest of the Borough. The Black population has higher representation at 17% of the area's total population, compared to 11% in Wandsworth and 13% across London. At 62% of the total, the white population of the Alton area is below the average for the Borough (71%), but is in line with the average for London (60%).

Again, whilst the geographic area differs it is possible to draw some high level comparisons with the results of the 2001 Census.

The data from the 2011 Census indicates that the Alton Area has become more mixed, with the proportion of 'white' residents decreasing against increasing shares of the resident population within BAME groups. The largest increase would appear to be within residents of Asian ethnicity, with a notable increase of Black residents.

Table 5 – Household Composition of the Alton Area 2001

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Pensioner	531	23%	16,986	15%	555,266	18%
Single person household	432	19%	29,711	26%	664,802	22%
Dependent Children	380	17%	18,764	16%	643,605	21%
Married / cohab couples	225	10%	21,983	19%	570,614	19%
Single parent	499	22%	10,668	9%	335,964	11%
All students	76	3%	771	1%	14,034	0%
Other	155	7%	16,770	15%	231,712	8%
Total	2,298		115,653		3,015,997	

Source: Census 2001

Table 6 – Population of the Alton Area by Ethnicity 2011

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
White	4,301	62%	219,216	71%	4,887,435	60%
Mixed / Multiple	518	7%	15,241	5%	405,279	5%
Asian / Asian British	753	11%	33,338	11%	1,511,546	18%
Black / African / Caribbean / British	1,169	17%	32,756	11%	1,088,640	13%
Other	231	3%	6,444	2%	281,041	3%
Total	351		26,911		904,749	

Source: Census 2011

Table 7 – Population of the Alton Area by Ethnicity 2001

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
White	4,739	78%	202,978	78%	5,103,203	71%
Mixed / Multiple	297	5%	8,728	3%	226,111	3%
Asian / Asian British	216	4%	18,044	7%	866,693	12%
Black / African / Caribbean / British	700	11%	25,066	10%	782,849	11%
Other	137	2%	5,564	2%	193,235	3%
Total	6,089		260,380		7,172,091	

Source: Census 2001

Employment, Qualifications & Occupation

Employment Baseline

There are currently 2,038 Alton residents in employment (38% of the total population). Of these 55% are full time employees, 23% are part time and 22% are self-employed. The proportion of residents in employment is low compared to the borough (51%) and London (62%) averages. This distribution may be explained by the relatively high proportion of students living in the area.

Considering a similar area from the 2001 Census suggests that economic inactivity rates have fallen within the Alton Area, although given changes to statistical boundaries comparisons should be considered indicative.

The proportion of residents in full time employment has decreased between 2001 and 2011, alongside a rise in part time and self-employment; this broadly mirrors trends at the Borough level. Unemployment within the Alton Area has risen slightly, at a rate similar to London, whilst the Wandsworth level has remained constant.

The major change in activity of residents has been the proportion of the population that are students, which has increased 5% between the 2 Census surveys. The proportion of the population of students is significantly higher than both the borough and London levels in both periods.

Table 8 – Population of the Alton Area by Employment / Economic Activity 2011

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Full time	1,127	21%	123,965	51%	2,437,797	40%
Part time	467	9%	18,968	8%	666,513	11%
Self employment	444	8%	29,535	12%	712,893	12%
Unemployment	295	6%	9,311	4%	318,500	5%
Student	923	17%	8,010	3%	248,514	4%
Economically Inactive	2,044	39%	53,744	22%	1,733,265	28%
Total	5,300		243,533		6,117,482	

Source: Census 2011

Table 9 – Population of the Alton Area by Employment / Economic Activity 2001

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Full time	1,197	27%	104,885	51%	2,260,177	43%
Part time	296	7%	12,952	6%	456,742	9%
Self employment	176	4%	18,877	9%	475,409	9%
Unemployment	208	5%	7,871	4%	231,052	4%
Student	512	12%	5,443	3%	157,006	3%
Economically Inactive	1,979	45%	54,619	27%	1,719,946	32%
Total	4,368		204,647		5,300,332	

Source: Census 2001

Qualification Levels

The qualification levels of residents living in the Alton area are below average for Wandsworth, although similar to London as whole. Around 16% of the residents aged 16-74 of the Alton area have no qualifications, compared to 12% across the Borough and 18% in London. Only 23% of those living in the Alton area have 'Level 4 Qualifications and Above' compared to 54% in LB Wandsworth and 38% in London.

A high level comparison with the 2001 Census results suggests that the skills profile of the area has improved.

The 2001 Census results show a considerable proportion (50%) of residents with Level 2 qualifications or below, compared to 38% in 2011. The biggest increase has been within those achieving Level 3 qualifications, with improvements at Level 4 lagging both the borough and London-wide skills improvements.

Table 10 – Population of the Alton Area – Highest Level of Qualification 2011

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
No Qualification	880	16%	29,622	12%	1,152,517	18%
Level 1 Qualification	535	10%	16,903	7%	702,687	11%
Level 2 Qualification	650	12%	21,454	8%	775,928	12%
Apprenticeship	54	1%	2,509	1%	107,665	2%
Level 3 Qualification	1460	26%	25,485	10%	685,508	10%
Level 4 Qualification and above	1296	23%	137,142	54%	2,470,225	38%
Other Qualification	663	12%	22,874	9%	654,643	10%
All usual residents aged 16 and over	5538		255,989		6,549,173	

Source: Census 2011

Table 11 – Population of the Alton Area – Highest Level of Qualification 2001

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
No Qualification	1,115	26%	33,418	16%	1,257,929	24%
Level 1 Qualification	458	10%	16,484	8%	689,228	13%
Level 2 Qualification	625	14%	27,288	13%	904,205	17%
Apprenticeship						
Level 3 Qualification	625	14%	22,718	11%	518,624	10%
Level 4 Qualification and above	849	19%	96,704	47%	1,642,467	31%
Other Qualification	244	6%	8,035	4%	287,879	5%
All usual residents aged 16 and over	4,365		204,647		5,300,332	

Source: Census 2001

Occupation Level

The occupation level for residents in the Alton study area shows that a lower proportion of the residents are managers, professionals and associate professionals (6%) compared to Wandsworth (14%) and London (12%). The census also shows that only 29% of Alton residents are in the top three occupation levels compared to 65% in Wandsworth and 50% in London. The largest single occupation level within the Alton area residents is Elementary Occupations (20%), compared to the Wandsworth average of just 6% and London at 10%.

Those working in Caring, Leisure and other Service occupations represent a larger proportion of residents on the Alton estate (13%) compared to the borough (6%) and London (8%). Similarly the proportion of the population working in Sales and Customer Service Occupations (15%) is also above average compared to 5% in LB Wandsworth and 10% across London.

Despite some improvements in resident qualifications it would not appear that these have translated into improved occupational activity for residents.

Between 2001 and 2011 data suggests that the proportion of residents engaged in higher level occupations (Managers, Professional and Associate Professionals) has decreased by 7% whilst those in lower level occupations (Process and Elementary) have increased by 6% to represent a quarter of residents.

Table 12 – Population of the Alton Area by Occupation Level 2011

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Managers, Directors and Senior Officials	166	6%	25,675	14%	464,272	12%
Professional Occupations	337	12%	51,734	29%	898,018	22%
Associate Professional and Technical Occupations	295	11%	39,143	22%	651,058	16%
Administrative and Secretarial Occupations	226	8%	17,899	10%	466,488	12%
Skilled trade Occupations	254	9%	9,291	5%	332,674	8%
Caring, Leisure and Other Service Occupations	344	13%	10,838	6%	314,023	8%
Sales and Customer Service Occupations	401	15%	9,133	5%	299,222	7%
Process, Plant and Machine Operatives	147	5%	4,317	2%	189,123	5%
Elementary Occupations	550	20%	10,552	6%	384,019	10%

Source: Census 2011

Table 13 – Population of the Alton Area by Occupation Level 2011

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Managers, Directors and Senior Officials	257	13%	31,075	22%	583,468	18%
Professional Occupations	206	10%	27,189	19%	493,302	15%
Associate Professional and Technical Occupations	262	13%	32,542	23%	594,572	18%
Administrative and Secretarial Occupations	269	13%	18,184	13%	513,174	15%
Skilled trade Occupations	129	6%	6,569	5%	256,346	8%
Caring, Leisure and Other Service Occupations	199	10%	6,968	5%	195,621	6%
Sales and Customer Service Occupations	311	15%	6,777	5%	222,487	7%
Process, Plant and Machine Operatives	99	5%	3,516	2%	162,745	5%
Elementary Occupations	289	14%	8,371	6%	297,419	9%

Source: Census 2011

At the borough level the share of residents in higher level occupations has increased marginally (by 1%) whilst those engaged at the lower level has remained consistent.

Employment by Sector

The Public Admin, Education and Health sector employs the largest proportion of employed residents in Alton at 24%. This is in line with the borough and London averages of 22% and 25% respectively. 15% of the employed residents the Alton area work in distribution, hotels and restaurants, which is comparatively high against Wandsworth and London and a whole (both 6%). Conversely the proportion of the population employed in Finance, IT and Business (3%) is low compared to the borough (11%) and London average (8%).

Table 14 – Population of the Alton Area by Sector 2011

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Manufacturing	46	2%	4,131	2%	128,905	3%
Construction	168	6%	7,443	4%	262,356	7%
Distribution, hotels and restaurants	404	15%	9,854	6%	251,574	6%
Transport and communications	136	5%	5,402	3%	200,336	5%
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	495	18%	18,182	10%	522,204	13%
Finance, IT and other Business Activities	78	3%	149,244	11%	306,443	8%
Public admin, education and health	664	24%	39,918	22%	1,014,287	25%
Professional, Scientific and Technical Activities	136	6%	30,051	17%	434,405	11%
Other	566	21%	44,357	25%	878,387	22%
Total	2,720		178,582		3,998,897	

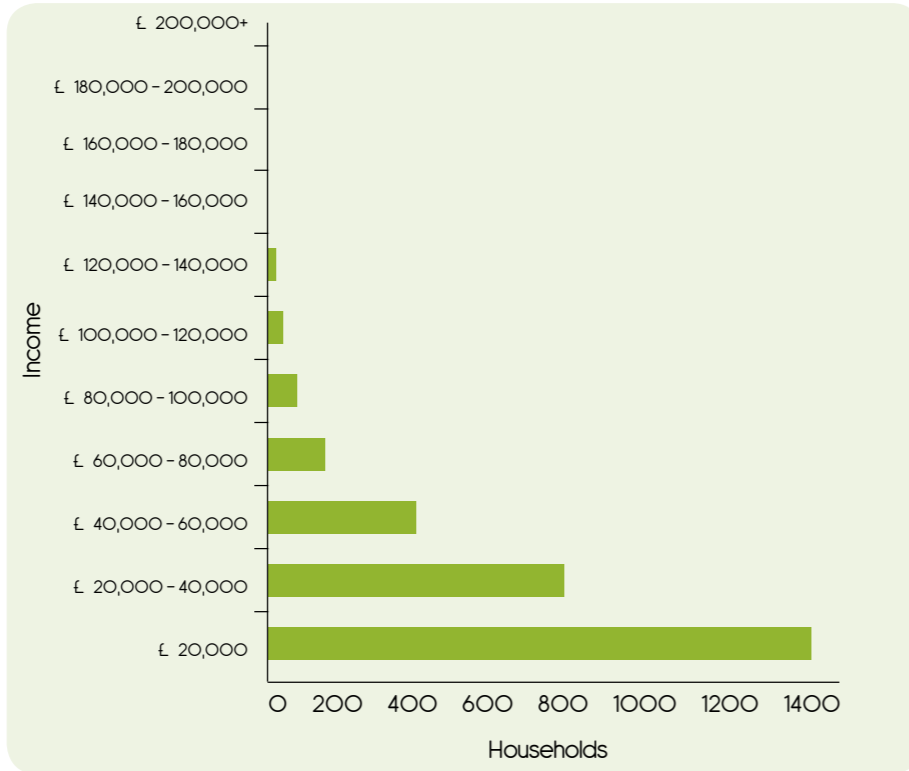
Source: Census 2011

Income, Deprivation & Wellbeing

Income Levels

Data on incomes has been sourced from CACI which provides an estimate of income levels across the area, although this will also include some of the neighbouring (and more affluent) areas. Figure 5 shows an emphasis of household incomes towards the lower income end of the spectrum. Approximately 48% of households have income levels below £20,000 per annum and 76% below £40,000 per annum. By comparison the rest of Inner London has only 31% of households earning less than £20,000 per annum and 59% less than £40,000. Conversely, there is a small proportion of higher income households in the area, with 1.7% of households with an annual income exceeding £100,000 compared to 5.5% in the rest of Inner London.

Figure 5 – Income Distribution for the Alton Area



Source: Census 2011

Deprivation

The 2011 Census classified households in terms of their deprivation based on the following indicators:

1. Employment: any member of a household not a full-time student is either unemployed or long-term sick.
2. Education: no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student.
3. Health and disability: any person in the household has general health 'bad or very bad' or has a long term health problem.
4. Housing: Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating.

Based on this assessment, the Alton area has a higher proportion of 'deprived' households compared to the Borough and London average. Around 36% of households living in the Alton area are deprived in 2 or more dimensions. This is significantly higher than the proportion at borough level (19%), and London (25%). Only 28% of households in the study area are not deprived in any dimension, compared to 50% across Wandsworth, and 39% in London.

Health and Wellbeing

Approximately 14% of the population of the study area have long-term health problems or disabilities which limit day to day activity 'a little or a lot'. This is marginally higher than the proportion in LB Wandsworth (11%) but is the same as the regional average (14%). 4.7% of the population in the Alton area describe their general health as being bad or very bad, compared to just 3.8% of the Borough and 5% in London.

Directly comparable data is not available for the 2001 Census; however we can draw some contextual understanding from similar information the Census did collect. Approximately 89% of residents considered they were in "Good or Fairly Good" health, with 11% responding to say they were not in good health.

In terms of long term health issues, 19% of residents in 2001 felt they suffered from longstanding health issues that have limited their day to day activities, 5% higher than in 2011 suggesting health levels may have improved. However, it must be recognised that the data sets are not directly comparable.

Safety

The Metropolitan Police Service produces annual ward based crime indices for their entire service area. The area is also lower than Wandsworth and London when comparing theft and handling. These statistics show that there is a higher rate of Violence Against the Person in the Roehampton ward as compared with Wandsworth as a whole, although rates are similar to London.

Factors to Carry Forward

The masterplan will need to address the range of households and individuals as well as a relatively dynamic housing market which has core long term residents and a more fluid population with higher turnover. The masterplan will also need to address future residents, which may include those living in private, intermediate and social housing tenures.

The masterplan should also seek to raise employment and income prospects for existing residents.

Table 15 – Households of the Alton Area by Deprivation Level

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Household is Not Deprived in Any Dimension	604	28%	65,759	50%	1,287,458	39%
Household is Deprived in 1 Dimension	855	36%	39,677	30%	1,117,962	34%
Household is Deprived in 2 Dimensions	621	23%	18,174	14%	626,841	19%
Household is Deprived in 3 Dimensions	209	11%	6,064	5%	204,345	6%
Household is Deprived in 4 Dimensions	22	1%	819	1%	29,567	1%
All Households	2,311		130,493		3,266,173	

Source: Census 2011

Table 16 – Population of the Alton Area Health Issues

	Alton Area		LB Wandsworth		London	
	Count	%	Count	%	Count	%
Day-to-Day Activities Limited a Lot	462	7%	16,114	5%	551,664	7%
Day-to-Day Activities Limited a Little	475	7%	18,272	6%	605,511	7%
Household is Deprived in 2 Dimensions	6040	87%	272,609	89%	7,016,776	86%
Very Good Health	3484	50%	176,198	57%	4,127,788	50%
Good Health	2421	35%	91,935	30%	2,725,645	33%
Fair Health	746	11%	27,299	9%	915,035	11%
Bad Health	256	4%	8,749	3%	305,343	4%
Very Bad Health	70	1%	2,814	1%	100,130	1%

Source: Census 2011

Table 17 – Crime Levels in the Roehampton ward (12 Months to May 2013)

Offences per 1000 population	Roehampton	Wandsworth	Met Police Area
Burglary	12.4	12.9	12.7
Criminal Damage	10.6	7.2	8.1
Drugs Offences	4.5	4.2	7
Fraud or Forgery	3.7	3.7	4.6
Other Notifiable Offences	1.8	1	1.3
Robbery	4.8	4.5	4.5
Sexual Offences	1.6	1.1	1.2
Theft and Handling	31.8	44.2	43.6
Violence Against the Person	23.8	15.4	20.3

Source: Met Police 2013

Property Value Indicators

Residential Sales Market

The Alton Estate sits within the higher value southwest London market area. Neighbouring areas of Putney, Barnes and Richmond are among the higher value areas of the capital outside of central London. However, there is a clear delineation between values at the Alton estate and these neighbouring areas.

The London residential property average value is £356,000. The average for LB Wandsworth is £410,000. If the arithmetic average is taken rather than the Land Registry indexed average, the average property value for LB Wandsworth increases to £529,000. According to Land Registry data there were 10 transactions in 2012; 7 of the properties sold were flats and 3 were terraced houses. Based on this limited market data, the average property price for the Alton area in 2012 was £232,000.

Property Values by Type

Land Registry also records property transactions by type. Average values for the Alton Study area for terraced houses and flats are significantly below the average for the wider Roehampton area and LB Wandsworth.

Table 18 – Average Property Values (2012)

	Average price
Alton Area	£232,000
Roehampton	£445,000
LB Wandsworth	£529,000
London (Indexed)	£356,000

Source: Land Registry

Table 19 – Property Values by Type

Property Type	Alton Area	Roehampton	LB Wandsworth
Detached	-	£1,556,000	£1,163,006
Semi	-	-	£691,493
Terraced	£414,000	£525,000	£567,782
Flat	£153,000	£260,000	£343,543

Source: Land Registry

¹The Land Registry calculates the standard average house price by taking the average (geometric mean) price in April 2000 and then recalculating it in accordance with the index change both back to 1995 and forward to the present day.

Note the property data for the Alton study area is based on postcodes that are centred on the study area, and may therefore include some properties located outside the Alton Estate which could skew the average value. To more fully understand how property values vary by building type, the current asking prices for properties currently on the market in the Alton study area and the wider Roehampton area have been reviewed.

In the Alton study area the average current asking price is £200,000. Values range from £160,000 for a two bed flat in a tower block, to £240,000 for a 3 bed maisonette in a mid rise block.

Values for property in low rise or mid rise block type accommodation tend to be higher than for those in tower blocks or 'slab' blocks'.

Whilst there are no houses currently on the market, sold price data suggests that 3 bed terraces in the Alton study area sell for c. £250,000 and 4 beds for c. £320,000

The Roehampton Context

Property values in the wider Roehampton area are significantly higher than those in the Alton study area. The housing stock is more mixed outside the estate, and includes period properties, new build apartment blocks as well as local authority housing. Asking prices for ex-local authority units are on average circa 35% below the value of other housing types.

Table 20 – Alton and Roehampton – Average Asking price by Property Type (as at July 2013)

Property Type	Alton Area	Roehampton
1 bed flat	£180,000	£238,000
2 bed flat	£190,000	£345,000
3 bed maisonette	£230,000	£475,000
Average	£200,000	£352,000

Source: Zoopla

New Build

There have been two significant new developments in the Roehampton area in recent years. Queen Mary's Place, located on Roehampton Lane, is a 469 unit development delivered by 'luxury' developer St James. The development, which is set in the grounds of the Grade I listed Roehampton House, provides a mix of one, two and three bedroom apartments and two, three, four and five bedroom houses; 2% of which are affordable and 17% are intermediate. To date, 243 units have been sold, and the scheme is due for completion in January 2014.

Emerald Square is located to the north of Queen Mary's Place, also on Roehampton Lane. The scheme provides 91 x one and two bed flats in three 4-6 storey blocks (18 of which are affordable), and 45 x four and five bed houses behind. The asking prices for the two schemes are set out in the table below.

Table 21 – New Build Asking Prices

Property Type	Alton Area	Roehampton
1 bed flat	£295,000	£313,125
2 bed flat	£512,830	£433,077
3 bed flat	£676,663	-
3 bed house	£573,125	-
4 bed house	£751,812	£831,923
5 bed house	£1,685,000	-

Source: Molior

Residential Rental Market

Within the Alton Study area demand for private rental properties is driven by the significant number of students requiring accommodation close to the University of Roehampton. This is reflected in high monthly rental values for single rooms in the Alton study area. Rents for 'room' properties in the Alton study area are higher, while rents for all other property types are slightly below the average for Wandsworth.

The wider Roehampton area includes more affluent parts of the borough such as Roehampton Gate and the area around Queen Mary's Hospital. This is reflected in the higher rental values for all property types compared to the Alton study area.

Rental values for one and two bed properties in the wider Roehampton area are more consistent with the borough average but are slightly higher than the London average. Average rents for three bedroom properties however, are significantly lower than expected and fall 25% below the borough average and slightly below the London average.

However, it is important to note that the rents achieved at the Alton Estate are higher than would normally be expected for ex-local authority stock. The differential between these units and new build and private stock in nearby areas is relatively narrow. The differential is noticeably narrower than the differential in sales prices for units within and outside of the estate. The significant role of local student demand is likely to be a factor in maintaining rental values at the estate.

Table 22 – Average Monthly Rents in the Alton Study Area

Property Type	Alton Area	Roehampton Area	Wandsworth	Greater London
Room	£510	£850	£470	£420
1 bed	£1,020	£1,170	£1,210	£1,080
2 bed	£1,270	£1,500	£1,520	£1,350
3 bed	£1,400	£1,490	£1,990	£1,500
4+ bed	£1,500	£1,820	£2,820	£2,300

Source: legacy.london.gov.uk 2013; rightmove.co.uk; sparerroom.co.uk

Commercial Market Benchmarks

There are six designated 'Town Centres' in relative proximity to the Alton study area. Across these centres, prime rental values vary significantly, ranging from £300psf (ITZA) in Kingston to £110psf (ITZA) in Putney. Rents in Wandsworth Town Centre are the second lowest of the six nearby centres.

Table 23 – Net Effective Prime Rental Values (2012)

	Prime Rental Values (£psf ITZA)
Wandsworth	£120
Clapham Junction	£140
Putney	£110
Richmond	£225
Wimbledon	£135
Kingston	£300

Source: Colliers International

Roehampton is identified as one of eight 'Local Centres' in the Borough of Wandsworth (Local Plan, 2010). The retail provision in the Alton study area comprises approximately 50 retail units; the majority of which are located in the commercial centre on Danebury Avenue.

Data from the tenancy schedule reveals that the average retail rental value for council-owned units in the study area is c. £16psf ITZA. Four of the 21 units are rented to charity or community organisations and therefore receive no rental income. The highest rent achieved is £27.80 psf ITZA for a mixed retail unit, selling fashion and other goods.



The Alton Estate viewed from Richmond Park and the golf course

Public Sector Housing Finance Position



Minstead Gardens bungalows with the Tangley point blocks in the background

The Investment Programme

Wandsworth Council's share of the £.28 billion housing debt passed across to local authorities as part of the cap-financing settlement amounted to £.434 million.

The Council funded this liability through borrowing from two sources, £.224 million from the Public Works Loans Board (PWLB) and £.210 million from existing Council Reserves.

Whilst this is a significant amount of debt for LBW to take on, it is at a low interest rate and enables the Council to plan more effectively across its housing portfolio. Overall, the Council is a significant beneficiary to this change in legislation. Under the historic system approximately 25% of all housing rents collected within the Borough were redistributed to other Authorities, now these can be retained in perpetuity and invested across the Borough.

The system enables the Council to retain its rents, and increase them over time in line with national guidelines. The modelling of these amounts over the next 30 years has shown the Council can repay its borrowing by year 13 and generate headroom to borrow against ongoing rents to generate significant funds to invest in its existing stock, as well as to provide new homes. The assumptions based analysis has shown that this could be more than £.100 million over the life of the business plan. There are, however, significant risks over these amounts ranging from market risk to government intervention but the change in HRA accounting position is a more positive one for the Council to make investment decisions balancing these risks against potential rewards.

The 2013/14 30 year Housing Revenue Account business plan for the Council also makes a number of commitments in terms of capital and revenue costs over the coming years.

The capital programme includes total costs for major estate refurbishment, adaptations and improvements of in excess of £.20m per annum for the next three years (£.23.5m 2012/13, 29.8m 2013/14, 24.7m 2014/15)

The revenue spend for housing increases from £.144m in 2012/13 to £.152m by 2015/16.



The Tangley point blocks with 166 Roehampton Lane in the background

Wandsworth Asset Management Strategy

The Council is in the process of developing a new asset management strategy that brings together service based asset management with its corporate objectives to deliver on the significant regeneration, development and asset management priorities it has developed.

The Council's assets are operated and managed service by service within a broader framework of asset management driven at a corporate level. The Schools and Housing estate making up a significant proportion of the overall asset base. Significant other asset classes include Social Care premises and investment properties both within and outside the HRA. Total Assets as disclosed in the 2011/12 accounts were £.1.34 bn, with housing making up the largest service proportion at £.893 m

Over recent years LBW has been examining the potential to rationalise the estate to improve efficiency, reduce its revenue expenditure and to utilise surplus assets to generate capital receipts or drive forward regeneration objectives within specific localities. This process continues and there are significant receipts from the Council's asset base identified within the Medium Term Financial Strategy (MTFS). The process to realise these receipts is operated through a strong collaboration between services, finance and the property function with proceeds from asset sales being pooled centrally to be used to further the overall objectives of the Council rather than being delineated to services.

The Council has recognised that there can be limitations to a service based asset management approach, resulting in difficulties in taking an area based approach to property where elements of the estate are managed from different services. As a result the Council is examining piloting area based asset approaches with areas such as Alton, Winstanley and York Road being potential focus areas in the near future.

Property Ownership

Land Ownership

Ownership across the Alton West study area presents some complexities. While Wandsworth Council is the largest single land owner, other landowners include:

- Wandsworth Council;
 - Roehampton University;
 - Registered Social Landlords;
 - GLA;
 - TfL;
 - The Methodist Church;
 - Southland Trust / Methodist Church;
 - The Poor Servants;
 - The Archbishops Council; and
 - Individual private owners.
- Leasehold Ownership of Residential Stock

There are high levels of right to buy penetration, with a large number of private leasehold housing units within mixed tenure buildings and neighbourhoods. There are a number of categories and distinctions among leasehold owners, who include:

- Private leaseholders who are resident in the unit they own;
- Private landlords who hold a single leasehold, but live off the estate;
- Private landlords who hold a small number of units;
- Private landlords with more significant multiple holdings.

An initial review suggests the following approximate distribution of leaseholder types:

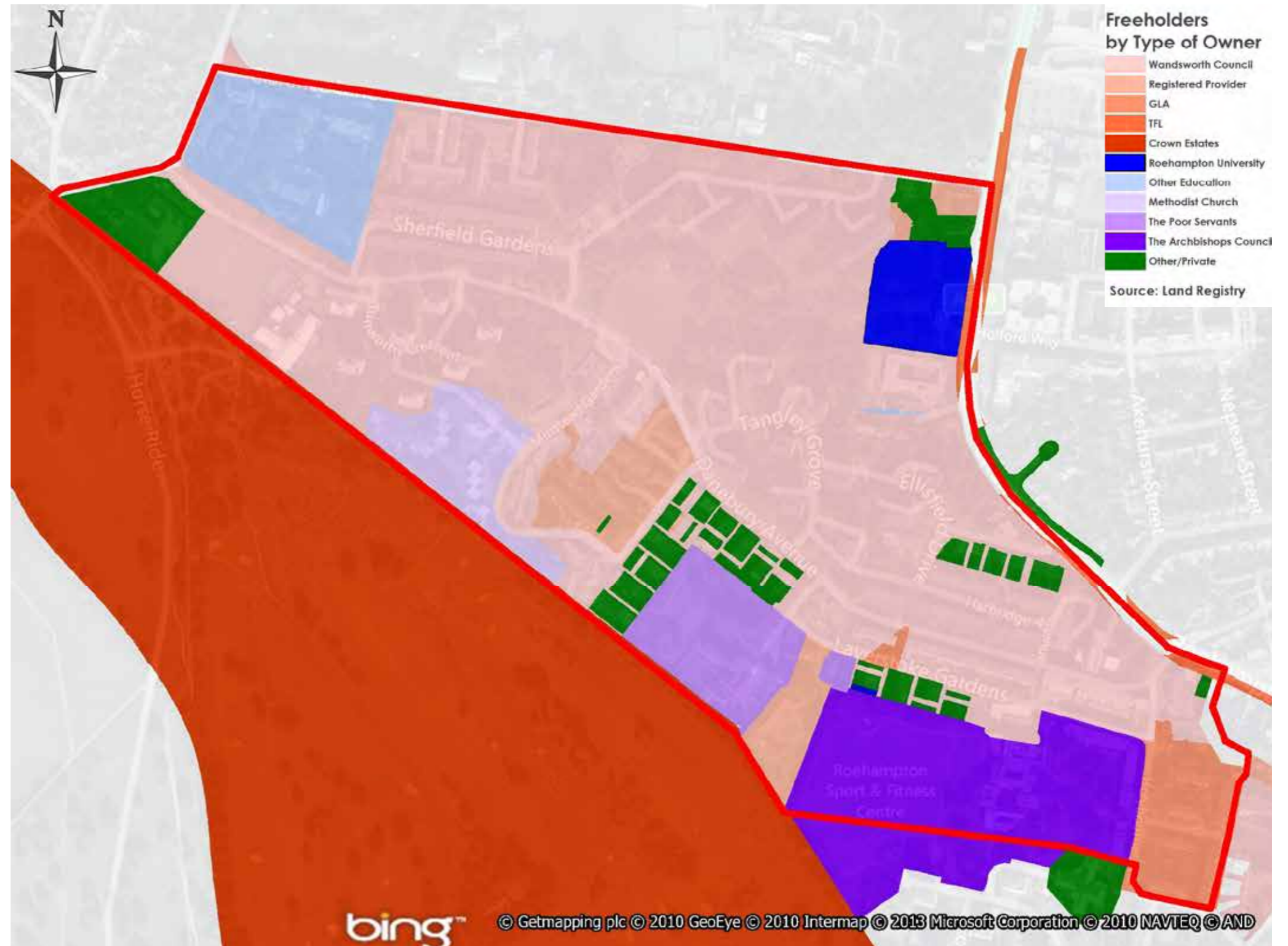
- Single interest - address on estate- 45% of titles
- Single interest- 65% of titles
- Multiple interest- 35% of titles
- Typical units held by multiple interest- 3 to 5 units
- Large multiple owners- Up to 50 units approx

Factors to Carry Forward

The masterplan and delivery strategy will need to address and build agreement among a number of land owners.

The masterplan delivery strategy will require an approach that can respond to each of these leaseholder categories.

Given the significance of leasehold units in the private rental sector, and a concentration of student households within this sector, a strategy for alternative student accommodation may be required.



Existing Housing Stock

Housing Units by Neighbourhood

Information provided by LB Wandsworth indicates the study area comprises of a total of 1,883 Council managed homes distributed across five neighbourhoods. These neighbourhoods are Ibsley (84 homes), Highcliffe (375), Danebury (462), Tunworth (428) and Tangley (396).

According to the 2011 census 86% of the housing stock in Alton are flats with 8% terraced, 3% Semi-detached and 3% detached. By comparison only 66% of the Wandsworth housing stock is flats and only 52% in London. However, this data includes some of the output areas which cross beyond the study area boundary.

Unit Sizes

Across the study area, two bedroom properties are the most prevalent unit type, making up 43% of the total homes. One and three bedroom properties also make up a large proportion of the total, representing 22% and 25% respectively. "Rooms", four beds and five+ bed units comprise 7% of the units when combined. Table 1 shows the unit size distribution for the Alton neighbourhoods considered here.

The distribution by unit size varies by neighbourhood. In Highcliffe, for example, 100% of the units have two bedrooms, whereas in Tunworth there is a more even mix of one, two and three bedroom properties.

The stock in Danebury tends to be larger than that of the other neighbourhoods, with a strong representation of 3+ bed properties. This reflects a higher proportion of house based stock. Danebury also hosts 93% of the four bedroom properties in the Alton West study area, and also the only 5+ bedroom dwellings.

Figure 2 – Neighbourhoods in the Study Area

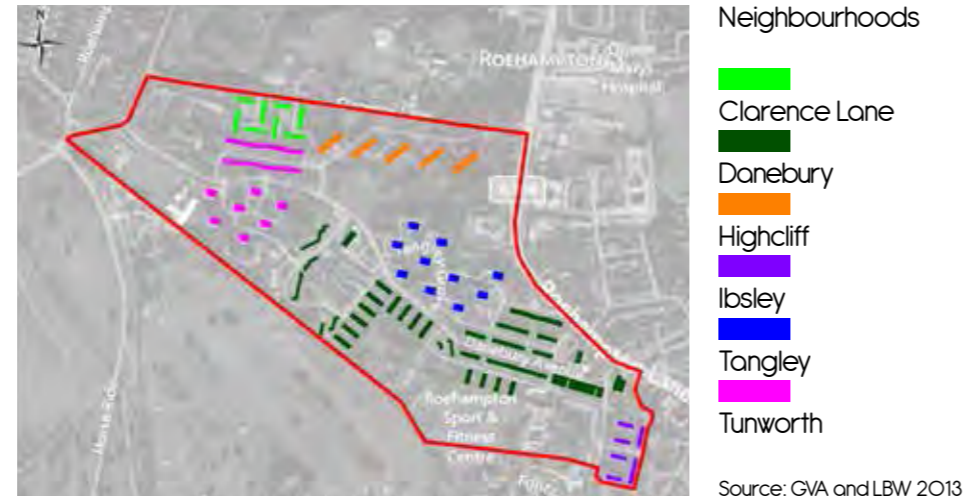


Table 2 Property Size in Alton Neighbourhoods

Area	Room	1 bed	2 bed	3 bed	4+ bed	Unknown / non residential	Total
Ibsley	0	0	0	0	0	0/0	84
Clarence Lane	0	31	47	6	6	0/0	138
Highcliffe	0	0	375	0	0	0/0	375
Danebury	50	24	42	80	80	23/22	462
Tunworth	0	155	153	0	0	0/0	428
Tangley	0	198	198	0	0	0/0	396
Total	50	408	815	86	86	23/22	1,883

Source: London Borough of Wandsworth 2013

Housing Ownership

There are high levels of right to buy penetration, with a large number of private leasehold housing units within mixed tenure buildings and neighbourhoods.

Overall, the proportion of properties that have been sold to leaseholders in the area is around 40%. In terms of ownership, the five neighbourhoods can also be divided into two distinct groups. At Ibsley, Danebury and Tunworth circa 50% of the housing stock has been sold to leaseholders. At Highcliffe and Tangley just under 30% of properties have been sold.

There are also distinctions among leaseholders. Many are residents who still live in their home, others rent out their unit and live elsewhere, a number have up to five leasehold ownerships and there is a small number of who have more substantial holdings. There are a number of categories and distinctions among leasehold owners, who include:

- Private leaseholders who are resident in the unit they own;
- Private landlords who hold a single leasehold, but live off the estate;
- Private landlords who hold a small number of units;
- Private landlords with more significant multiple holdings.

An initial review suggests the following approximate distribution of leaseholder types:

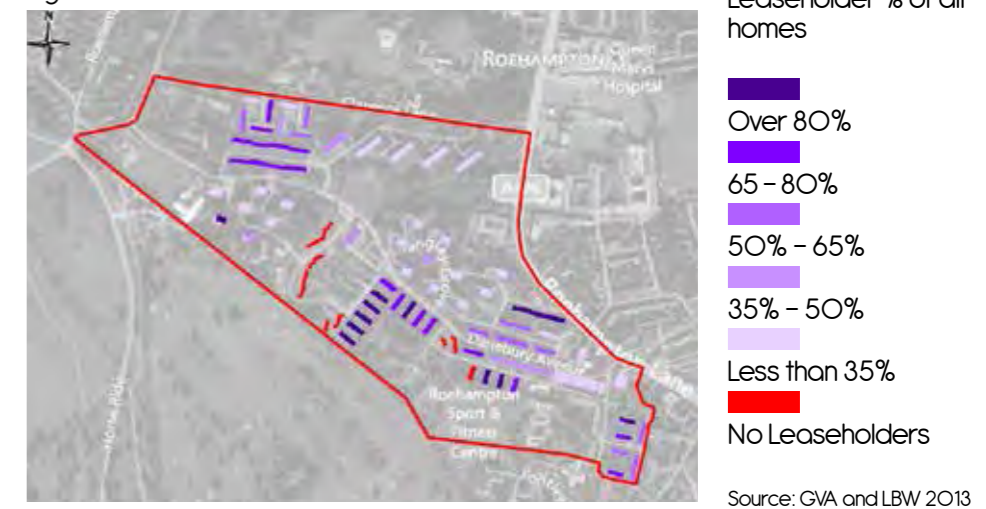
- Single interest – address on estate – 45% of titles
- Single interest – 65% of titles
- Multiple interest – 35% of titles
- Typical units held by multiple interest – 3 to 5 units
- Large multiple owners – Up to 50 units approx

Table 3 Leaseholders Percentage of stock

Area	Total Units in dev area	Sold to Lease Holder	LH %
Ibsley	84	48	57%
Clarence Lane	138	72	52%
Highcliffe	375	108	29%
Danebury	462	216	47%
Tunworth	428	200	47%
Tangley	396	101	26%
Total	1,883	745	40%

Source: London Borough of Wandsworth 2013

Figure 3 Leaseholders by Block



Issues to Carry Forward

The masterplan delivery strategy will require an approach that can respond to each of these leaseholder categories.

Given the significance of leasehold units in the private rental sector, and a concentration of student households within this sector, a strategy for alternative student accommodation may be required.

The masterplan delivery strategy will require approaches that reflect different levels of leasehold penetration across the Alton West Area.

Community Infrastructure

There are a number of key community facilities in the Alton area with a variety of public and voluntary services offered from them.

Schools

Two schools are located in the Alton West area. The Alton School is a Local Authority Primary School. The school has a roll of 221 pupils. Approximately 87% of the pupils achieving Level 4 or above in both English and maths in 2012. This is a significant increase from previous years (17% in 2009) and compares to 86% for Wandsworth Borough and 79% for state funder schools nationally. Last year all sibling applicants were offered a place.

The area is also served by Heathmere Primary School which is just outside the study area within Alton East. The school is operated by the local authority and has capacity for 295 pupils. Approximately 70% of the pupils achieving Level 4 or above in both English and maths in 2012, which is below the Borough average.

The Ibstock Place School is a fee paying independent school catering for girls and boys aged between 3 and 18 and has a roll of 939 located just to the west of Alton West. Approximately 97% of pupils achieved 5 or more A*-C in GCSEs including English and maths, compared to 58% in the rest of the Borough.

In addition two higher and further education facilities operate in the local area. South Thames College and the University of Roehampton.

South Thames College is a multi campus further education college specialising in vocational training in subject areas such as business and computing, hair and beauty, construction, media, music, performing arts, catering and travel and tourism. The college offers A Level courses free to 16-19 year olds as well as higher education, access courses, leisure and taster courses. Across the campuses 21,000 students are enrolled.

The University of Roehampton was created 2004 and is the amalgamation of four colleges: Digby Stuart College, Froebel College, Southlands College, and Whitelands College. The University has 8,535 students and offers a wide range of undergraduate and postgraduate courses. The main campus is to the immediate north of the Alton Estate. The four colleges still remain and much of the student accommodation and teaching facilities are organised around these colleges. The most significant facilities impacting the Alton West area are Whitelands College to the north of Danebury and Mont Clare east of Tunworth.

Health Facilities

According to NHS Choices there are a number of Doctors surgeries serving the area. However, only the Danebury Avenue Surgery and Alton Surgery are located within the area itself. The Roehampton Surgery (4 GPs) and Mayfield Surgery (8 GPs), are within walking distance.

In addition, the Queen Mary's Community Hospital on Roehampton Lane provides the area with a range of services. The hospital is equipped with 20 beds in the rehabilitation centre, 69 mental healthcare beds and 50 elderly and intermediate care beds.

There are no dentists within the Alton area however the Maple Dental Centre, on Roehampton Lane, is within close proximity. There are two pharmacies located in the Danebury local centre, at the eastern end of the area covered by the masterplan.



Alton Primary School



166 Roehampton Lane



Heathmere Primary School



Danebury Avenue Surgery



Ibstock Place School



Queen Mary's Hospital

Leisure and Recreation

There are no formal sports playing fields in the Alton area, however there are a number of informal open spaces and playgrounds, including a large open space located in the centre of the Alton study area.

The nearest sports centre is the Roehampton Sport & Fitness Centre, located on Laverstoke Gardens, which includes an indoor sports hall, gym, fitness studio, multipurpose room and playzone.

The Alton Estate as a whole is in close proximity to Richmond Park and Richmond Golf Course. There are additional sports and recreational facilities to the north of the study area with the National Tennis Centre, Bank of England Sports Ground and Roehampton University gym and recreational facilities in close proximity.

Arts and Culture

Roehampton Library which is located at Danebury Avenue provides a range of education and cultural activities including: Adult and children's books, computer classes, DVDs and videos, internet access, a knitting and sewing group, a reading group and storytime for children.

The Spare Tyre participatory arts company operate in Roehampton with the aim of creating theatre within voiceless communities. The company work with people aged 60+, adults with learning disabilities, and women who have experienced violence. Emergency Exit Arts also provide arts and community projects in conjunction with Wandsworth Public Health.

In addition the London Borough of Wandsworth Arts Team also run a number of workshops and events in the area throughout the year and interfaces with a range of organisations and forums active in the area.

Community Services

There are also a number of community services focused at the Alton Estate.

Children's facilities provide a range of services including day nurseries, indoor and outdoor play opportunities and helping children with disabilities. Activities are provided by: Small Steps; Eastwood Centre for Children and Families; Chapel Street Family Hub and the Alton Activity Centre.

A range of youth services provides information, advice and practical support to 13-19 year olds as well as programmes that help children steer clear of crime or substance misuse, develop skills for work, live independently, gain new skills and play a full part in their community. A range of techniques and forums are used to engage youth. Key organisations include The Base, Regenerate and Catch 22 as well as Borough services.

Service for older residents include Regenerate RISE, an over 60s cafe and activities in the sheltered club room.

Employment placement services are provided by LB Wandsworth Access to Employment and TWIN.

In addition, the area also has a Citizens Advice Bureau on Roehampton Lane.

Issues to Carry Forward

Consultation with a range of service providers has identified:

- A number of facilities reflect their age in physical condition and in formats that reflect outmoded forms of service provision;
- Services are dispersed;
- Providers based elsewhere who deliver on site periodically do not have high quality facilities;
- There is an absence of facilities that can provide holistic and integrated services for their customers and clients - whether families or individuals;
- There are gaps in provision - particularly relating to recreation, arts and culture;
- A number of services are provided at a mixed service facility at 166 Roehampton Lane - a site which has been previously identified for potential redevelopment.

The masterplan will need to consider potential options and locations for:

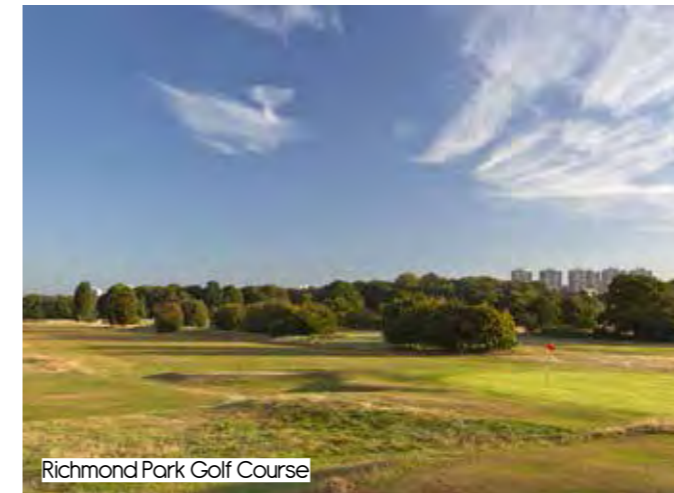
- Facility consolidation;
- New facilities for existing services;
- New facilities for new activities;
- Creating stronger relationships between facilities as part of a place-making agenda, particularly as local centres;
- The potential for new community facilities to provide a signature new building.



Roehampton Sports & Fitness Centre



Roehampton Library



Richmond Park Golf Course



Bank of England Sports Centre



National Tennis Centre

Town Planning Policy Position

The National Planning Policy Framework (NPPF) 2012

The NPPF sets the Government's planning policies for England and how they are to be applied.

The core message of the NPPF is a 'presumption in favour of sustainable development'.

From March 2013 onwards, the NPPF requires that due weight should be given to relevant policies in adopted local plans according to their degree of consistency with the NPPF (the closer the policies in the plan are to the policies in the framework, the greater the weight they should be given). Limited weight may also be afforded to emerging planning policies according to their stage of preparation and consistency with NPPF policies.

London Plan 2011

Housing Targets

The London Plan sets out the spatial development strategy for London with an emphasis on growth and quality over the next 20-25 years. The document has formal status as part of the development plan and is accompanied by the London Housing Strategy (February 2010).

With the population of London set to increase by 1.3 million from 2011 to 2031, and average household sizes decreasing, it is estimated that the number of households could rise by 0.9 million. This would mean approximately 34,000 additional households each year. The Plan's Policy 3.3 sets out housing targets for Wandsworth set

at a minimum of 11,450 new homes between 2011 and 2021 with an annual monitoring target of 1,145 per annum.

There is a real emphasis from the Mayor throughout the Plan for quality in the design of development and the need to preserve or enhance the environment of London. Policy 3.5 of the Plan states "The design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people". Minimum space standards are also set out in

The Housing Supplementary Planning Guidance (SPG) (November 2012) is more detailed in its design guidance and assesses the local approaches to implementing the strategic density Policy (3.4) of the London Plan.

Affordable Homes

The London-wide Strategic Housing Market Assessment (SHMA) set a requirement for 144,000 more market homes and 182,000 additional affordable homes between 2007 and 2017. The current annual average housing requirement for London is approximately 34,000 dwellings per annum. The SHMA highlighted a specific need for social-rented family homes as a result of overcrowding, whilst larger market homes are in less demand.

Policy 3.9 of the London Plan promotes mixed and balanced communities by tenure and household income in both large and small scale developments. These communities should foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods. The policy also emphasises the need for a mix of tenures particularly in neighbourhoods where social renting predominates and

there are concentrations of deprivation.

A lack of tenure mix is considered to have contributed to social deprivation and worklessness in some areas. The London Plan explains that "infill schemes in predominantly social housing estates should primarily be targeted for intermediate and market housing. New social housing development should be encouraged in areas where it is currently under represented." The London Plan sets affordable housing targets through Policy 3.11 and states that 13,200 more affordable homes per year in London should be provided over the plan period. Within this provision, 60% of the affordable housing should be social rented accommodation and 40% should be intermediate for rent or sale. Providing affordable family housing should be prioritised.

In terms of the existing housing stock in London, Policy 3.14 highlights the need to support the maintenance and enhancement of the condition and quality of London's existing housing stock. There is a resistance against the loss of housing in the London Plan unless the housing is to be "replaced at existing or higher densities with at least equivalent floorspace". Improving the condition of vacant, unfit or unsatisfactory dwellings should be a priority.

Wandsworth Core Strategy (2010)

The current Wandsworth Core Strategy was published in February 2010 and is currently under review in response to the publication of the NPPF 2012 and the London Plan 2011. The review seeks to update the Development Plan Documents (DPDs) to ensure conformity with new national and regional policy.

The most recent consultation on the proposed submission of the updated Core Strategy (May 2013) began 17 May 2013 and ended 28 June 2013.

Whilst the 2010 Core Strategy is still the most recent document, significant weight is likely to be given to the emerging updated Core Strategy.

The 2010 Core Strategy quotes housing requirement targets from the 2008 London Plan, however these figures have since been superseded and the new figures show that Wandsworth's requirement is 11,450 over the ten year period (2011 - 2021), with an annual target of 1,145. The emerging 2013 Core Strategy takes into account the requirement for Wandsworth as set out in the London Plan 2011.

The Core Strategy update covers the period 2014/15 to 2028/29. Within this 15 year period a minimum target of 17,175 additional homes are to be provided with 16,215 of these to be new dwellings from conventional supply and 930 from non-self contained household spaces such as student accommodation and hostels.

Roehampton, in which the Alton area is located, is designated as a high priority area with regards to Policy PL1 attractive and distinctive neighbourhoods and regeneration initiatives and the need to tackle deprivation and inequalities. Of particular importance within this policy, due to the close proximity to Richmond Park, is the statement "the large areas of open space which add to the distinctiveness of residential neighbourhoods will be protected from encroachment". Policy PL1 is reproduced below.

"Core Policies for Places: Policy PL 1 Attractive and distinctive neighbourhoods and regeneration initiatives

a. The local distinctiveness of the various neighbourhoods which together make up the borough of Wandsworth will be promoted, building on their cherished existing

character and attractiveness. The large areas of open space which add to the distinctiveness of residential neighbourhoods will be protected from encroachment.

b. Deprivation and inequalities will be tackled through regeneration initiatives and the focusing of mainstream services and resources on the highest priority areas, especially in parts of Battersea, Tooting and Roehampton, and other local areas of high social deprivation."

There is a specific focus on the Roehampton area for comprehensive regeneration and new development. Policy PL15 Roehampton sets out this focus and supports comprehensive regeneration and new development to deliver improved housing, new and improved business floorspace, employment opportunities and an improved environment. The policy also intends to make Roehampton more attractive to visitors and investment and seeks to improve the transport linkages to and from the "Heart of Roehampton".

Table 24 - Minimum Gross Internal Floorspace Standards for New Developments

House Type	Persons	Size
Studio	1 persons	37 sqm
1 bed flat	2 persons	50 sqm
2 bed flat	3 persons	61 sqm
2 bed flat	4 persons	70 sqm
3 bed flat	4 persons	74 sqm
3 bed flat	5 persons	86 sqm
3 bed flat	6 persons	95 sqm
4 bed flat	5 persons	90 sqm
4 bed flat	6 persons	99 sqm
2 bed 2 storey house	4 persons	83 sqm
3 bed 2 storey house	4 persons	87 sqm
3 bed 2 storey house	5 persons	96 sqm
4 bed 2 storey house	5 persons	100 sqm
4 bed 2 storey house	6 persons	107 sqm
3 bed 3 storey house	5 persons	102 sqm
4 bed 3 storey house	5 persons	106 sqm
4 bed 3 storey house	6 persons	113 sqm

Source: The London Plan 2011

Core Policies

The Wandsworth Core Strategy has seven core policies for issues. In line with the NPPF and London Plan, the Wandsworth Core Strategy also has a focus on ensuring sustainable development and good quality design in the Borough. Policies IS1-4 are of particular importance to sustainability and design principles expected from new development.

Policy IS1: Promoting sustainable development

Policy IS1 promotes a sustainable relationship between development and transport so as to minimise the need to travel. This will be achieved by maximising the use of previously developed land and vacant and underused buildings and taking account of the suitability of sites for high density mixed use development.

Policy IS2: Sustainable design, low carbon development and renewable energy

Policy IS2 encourages new residential development to achieve at least level 3 of the Code for Sustainable Homes and for other development to meet the equivalent BREEAM standards. Major developments are required to demonstrate and justify their approach as part of an Energy Assessment. It is also stated that developments will be required to achieve a reduction in carbon emissions in line with the London Plan targets (currently 25% and rising to 40% between 2013 and 2016) through on site renewable energy generation unless it is demonstrated that such provision is not feasible.

Policy IS4: Protecting and enhancing environmental quality

Policy IS4 outlines the Council's support measures to protect and enhance the

environmental quality of the borough. The policy also seeks to improve air quality, reduce the impact of noise and ensure efficient water management in line with other policies.

Policy IS5: Achieving a mix of housing including affordable housing

Policy IS5 emphasises the need for additional social rented dwellings and for intermediate housing in the borough and the importance of preventing the loss of existing housing. The Council will seek to replace provision at existing or higher densities where redevelopment is proposed.

The Council proposes to set a minimum provision of 33% of dwellings on development of 10 units or more to be affordable. Where it is viable, a higher provision should be sought. Within this there should be a tenure split of 60% social / affordable rent and 40% intermediate, as set out in the emerging 2013 Core Strategy Update.

The policy also emphasises that new dwellings should be built to the 'Lifetime Homes' standard that allow adaptation as residents' circumstances change over time, increasing flexibility in the housing stock.

Table 25 – Delivery Targets by Tenure for Affordable Housing

Tenure	Delivery target 2014/15 to 2018/19	Delivery target 2019/20 to 2023/24	Total delivery 2014/15 to 2023/24
Social / affordable rent	414	837	1,251
Intermediate	793	612	1,405
Total affordable	1,207	1,449	2,656

Source: Updated Submission Draft Core Strategy 2013
Policy IS6: Community services and the provision of infrastructure

The Council will seek to deliver 2,656 new affordable dwellings per annum to be delivered between 2014/15 and 2023/24 from conventional sources, of which 1,251 should be social/affordable rent units and 1,405 intermediate units.

Alton Estate Conservation Area Appraisal and Management (2010)

The townscape map highlights those buildings and areas which make a positive contribution, a negative contribution, provide positive green space, are listed

Local View Supplementary Planning Guidance Document (2012)

This supplementary guidance has particular standing in terms of regeneration. The unusual combination of 18th and 20th century landscapes and buildings within the area to the east of Richmond Park (the Alton area) create views that are considered worthy of preservation and contribute to the positive character of the conservation area. Development proposals should be sensitive to this planning guidance.

Policy IS6 sets out the Council's support for the provision of adequate, high quality social and community facilities through resisting the loss and seeking the improvements of existing facilities.

Wandsworth SHMA (2012)

The Wandsworth SHMA highlights a relationship between concentrations of high unemployment and social housing within the Borough. Paragraph 64 identifies the need for a mix and balance of housing types to be delivered in such areas.

The Alton Neighbourhood is included within a list of opportunity areas for regeneration. It is stated that in these areas "emphasis could potentially see preference given to the development of intermediate tenures and market housing whilst maintaining the existing social housing sector".

The Site Specific Allocations Document (2012)

The Wandsworth Core Strategy Proposals Map was published in February 2012 and forms part of the Development Plan Documents. Within the Alton area there are a number of proposals included on the map.

The Western side of the town centre is within the Alton area (Holybourne Avenue) and within this there are a number of Protected Core Shopping Frontages that are covered by CS Policy PL8 (Town and local centres) and DMPD Policy DMTS3 (Core shopping frontages).

The whole Alton area appears to be designated as an "Archaeological Priority Area" covered by DMPD Policy DMS2 (Managing the historic environment). The vast majority of the site in Roehampton is designated as a Conservation Area covered by CS Policy IS3 (Good quality design and township) and DMPD Policy DMS2 (Managing the historic environment).

Part of the Roehampton town centre (Danebury Avenue, SW15) is designated in the "Site Specific Allocations Document". The site allocation suggests that regeneration will provide improved

Figure 6 – Alton Conservation Area

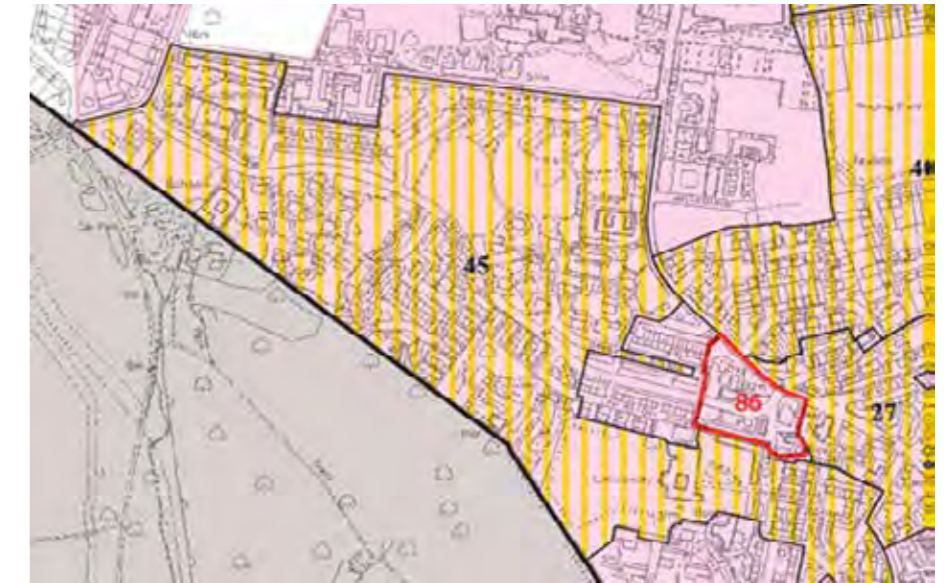


Figure 7 – Townscape Map Showing Buildings and Spaces Making a Positive Contribution to the Character of the Alton West Area



shopping facilities, new B1 employment incubator space, library, leisure, health, housing and public space.

The Site allocations DMPD suggests that in accordance with Core Strategy Policy IS3d, tall buildings in this location are likely to be inappropriate. In accordance with DMPD Policy DMS4, the height at which a development in this location will be considered to be tall is 5 storeys. Tall buildings would need to be justified in relation to the specific site context against criteria set out in DMPD Policy DMS4.

Key to Figure 7

- Positive buildings
- Listed buildings
- Negative buildings that makes a negative contribution
- Locally listed buildings
- Green space making a positive contribution

Conclusion

The Case for Change

An analysis of the Alton area indicates a neighbourhood exhibiting relatively significant socio-economic and physical problems, which are putting an increasing strain on services and on public expenditure.

This masterplanning process has sought to define the evidence that the area is not working to its full potential, to understand the reasons for these problems, and to establish a series of interventions to address the main issues.

The masterplan sets clear objectives for the area aimed at focusing intervention where it is most needed. Guided by a set of good practice principles the masterplan defines a series of design and development interventions to address the principal causal factors at the heart of the area's problems, thereby establishing a basis for a more sustainable future for the Alton area and its residents.

What is the evidence of a problem?

An examination of the Alton area illustrates a series of socio-economic and market issues affecting the quality of life of the people who live there. There is a concentration of problems that distinguishes Alton from the surrounding neighbourhoods.

Socio Economic Challenges

The Alton area has a population of approximately 7,000 residents. Although this population is relatively young, economically disparate and ethnically and culturally diverse, residents suffer significant deprivation in comparison to the local area. Only 28% of households in the area are considered not to be deprived against any deprivation measure, compared to 50% across Wandsworth as a whole.

The age composition of the local population is broadly comparable to Wandsworth as a whole in relation to pre-school and school age children. However the area has a very high proportion of young adults between the ages of 15-29 compared to the borough average, and a significantly lower proportion of people in the 'family makers' age bracket (33-44). This drop-off between these two age brackets suggests that between the ages of 15 and 29 people are choosing to leave the Alton area.



View of Alton West with Richmond Park in the foreground

This could be because this age bracket tends to cover age periods where people are most likely to make decisions about where they wish to live in order to continue or start employment or a career, or where people make a decision about where they will settle or have children.

There are also high levels of economic inactivity and unemployment. Only 38% of the residents are in employment compared to 71% in the borough overall. Even when accounting for the large student population, this indicates that there are a significant number of people in the area who are unemployed or economically inactive. Despite having a strong proportion of young adults in higher education (again largely as a result of the presence of the university), education attainment levels are actually significantly below average, with 16% of residents having no formal qualifications compared to 12% across Wandsworth, and only 23% achieving a Level 4 qualification, compared to 54% in Wandsworth. This combination of low educational attainment and high levels of economic inactivity suggest that there are problems with the labour supply in the area compared to the borough as a whole, with educational attainment and the lack of skills, among other factors, preventing people from entering the labour market.

Furthermore only a relatively low proportion of Alton area residents are engaged in the three highest earning occupations. Less than 30% of those employed Alton area residents work in managerial, professional or associate professional occupations, less than half the proportion for Wandsworth borough as a whole. A fifth of all residents who are in work are employed in elementary occupations, over three times the rate across the borough. Resident employment is higher than average within public administration, education and health sector, with almost a quarter of all residents employed in the public sector. Conversely, private sector engagement in high value sectors (such as finance, business services and professional services) is low. A third of all residents are employed in 'service sector' jobs such as retail and leisure, which typically have lower incomes.

This evidence may be partly a reflection of the lower levels of educational attainment and formal qualifications, preventing the population from accessing higher value occupations, and relying on those in the service or public sectors. It could also be suggested that, given the population structure discussed above, those with higher levels of qualifications and those in or able to attain higher value occupations, leave the area between the 15–29 and 33–44 age brackets.

The area also performs relatively poorly on health indicators. 14% of the area's population have long-term health problems or disabilities which limit their day to day activity 'a little or a lot'. This is above the Wandsworth average of 11%. This higher incidence of health problems potentially limits the ability of people in the area to access jobs, or participate in exercise or social activity, or access services or amenities. This also puts significant pressure on health and other community services. Anecdotal evidence from health practitioners in the area suggests that there are particular problems of mental health and physical inactivity which further contribute to the areas problems regarding the health and wellbeing of its residents.

Public Safety Issues

There are also a range of public safety issues and the area performs poorly in almost all the crime indicators recorded by the Metropolitan Police. There is a particularly high rate of 'violence against the person' and 'criminal damage incidents' in the Roehampton ward, compared with Wandsworth Borough as a whole. These higher than average crime levels have a negative impact upon the quality of life of residents on the estate. Criminal damage may be a particular problem in relation to the area as a place to live as it contributes to negative perceptions of the environment because affects the buildings and other objects within the area.

Market Indicators

Despite sitting within the higher value south west London market area with proximity to Richmond, Putney and Barnes, there is a clear disparity between the values in the Alton area and these other locations. The average property prices in the Alton area are considerably below London and Wandsworth – £232,000, compared to £356,000 and £410,000 respectively (summer 2013 values). Residential values on the estate are approximately £270 per sq ft. However, values across the neighbouring context area are approximately £580 per sq ft. Although the market is dynamic and rapidly changing, this is an indicator of a lack of demand from the market in this area and that it is not an area of choice for many potential owner-occupiers. These low prices also make the housing for sale particularly attractive to certain sections of the buying market such as private landlords renting to students from the nearby university. The yield of rental income compared to capital value is higher here than in many other areas given these circumstances.

Key Causal Factors

The analysis undertaken as part of this masterplanning process has indicated that there are a number of critically important factors giving rise to the aforementioned problems and issues. There are a myriad of different factors contributing to these issues but the main ones the masterplan needs to focus on are summarised below.

Tenure Mix

The Alton area has higher levels of Private Rented Sector (PRS) properties than other estates in Wandsworth. This is due to the high rental yield levels and the growing Roehampton University student population.

Student households are proportionally over-represented accounting for 5% of households, compared to 1% for the borough as a whole. This is a clear consequence of the areas proximity to both Roehampton University and Kingston University as well as the relative cost of housing compared to other local areas.

Fragmented management of properties has resulted in student accommodation being pepper-potted throughout the estate without a clearly accountable management trail. Issues including anti-social behaviour, maintenance problems and communication with landlords are exacerbated by a lack of management focus.

Ownership

The Alton area presents a complex pattern of land-ownership with at least 11 different types of land owners. However, the vast majority of the Alton area's land is owned by the Council and has not been subject to development for the last fifty years. There has been a lack of opportunity to develop on the Alton and this has resulted in the area's housing stock, services and amenities not being significantly refreshed since the estate was built.

The Council's dominant ownership levels and the inability for others to build homes on the majority of the Alton area, have resulted in a lack of new build developments able to compete with local developments not situated on the Alton. Consequently, there is a lack of tenure diversity in the Alton area because options such as different forms of affordable housing, and private rented sector housing that isn't dominated by non-resident leaseholders and the student market, have not been able to develop.

Currently 40% of the units in the Alton area are privately rented owned by buy to let landlords and primarily let to students. This lack of tenure diversity has resulted in a prevalence of short term tenancies with accompanying management problems as detailed above; an increase in resident leaseholders could address this imbalance.

Design Factors and Challenges

A combination of physical factors, including fundamental design flaws in the development layout, along with poorly sited and constructed residential buildings are contributing to the area's problems and need to be addressed. Design flaws include poor quality entrances to blocks, spaces not overlooked and residential units overlooking refuse and service areas. Furthermore the design standards fall considerably short of today's expectations and indeed the standards set in the London Housing Design Guide.

The current design of areas such as Danebury and Harbridge Avenues and Portswood Place has resulted in fragmentation and a plethora of leftover, directionless and rarely used spaces. These insecure spaces are created by rear service areas with no ground floor uses or blank boundary or building walls. There are also small spaces between buildings and smaller car parks which are not well supervised or very visible to residents or visitors. High walls on Laverstoke Gardens ensure that the area is not overlooked and can, in the same vein as the large refuse area at Portswood Place, feel particularly unsafe after dark.

Entries to stairwells or ground level units are not secured in every instance. This results in areas, which should be the

sole domain of residents living in these blocks, being openly accessible and deemed to be insecure and unsafe. Entrances are not frequent enough, with a large number of households using the same stairways and corridors to access units. Not only has this resulted in a lack of active frontages but it contributes to security problems.

These design flaws have created an abundance of dark and insecure settings, including non-overlooked alleys and external stairwells, which are conducive to anti-social behaviour such as drug dealing, street drinking and vandalism.

Accessibility and permeability levels reduce at Portswood Place as soon as a detour is taken from Danebury Avenue's main route. Ramps, steps and bollards around the retail parade combine with fences and walls around parking areas to create fragmented spaces and a series of obstacles to movement. This lack of clearly navigable routes contributes to the perception of this area as insecure and providing spaces that are dark, not overlooked and tailored for anti-social behaviour.

The external and internal design of Harbridge Avenue's housing has negative effects on residents and family

living standards. Housing units do not meet contemporary standards in terms of services and layout. Issues such as unattractive and deteriorating stairwells, external walkways exposing residents to the elements, worn exteriors, front doors facing away from the street and back gardens fronting on to Danebury Avenue do not only negatively impact the lives of residents living in the area, but also shape the perception of those who visit the area.

- 1 Danebury Avenue Town Centre
- 2 Portswood Place
- 3 Danebury Avenue Housing area
- 4 Minstead Gardens bungalows
- 5 166 Roehampton Lane
- 6 Sports & Fitness Centre
- 7 Council offices / community centre



Programmes intended to improve the properties have had unintentional consequences for the residents. Internal modification such as new heating and water systems have reduced storage space and useable areas in kitchens which are no longer suitable for modern family living. Overall, the housing in this area is reaching the end of its useful life and suitability to meet current and future housing needs.

Community infrastructure in the Alton area is also significantly outdated. Shopping and other services are very limited, thereby failing to meet the day to day needs of local residents and the wider Roehampton community. Shop units do not provide unit sizes that can attract a range of retailers to meet local and wider community needs. The lack of suitable and modern premises affects the level of services available to the local population. This is clearly demonstrated at Portswood Place where buildings are not fit for purpose; the Danebury Avenue Surgery building is ageing and the internal layout is not sufficient to provide current treatments and practices. There is also a lack of spaces for smaller businesses and local entrepreneurial and social enterprise projects that could increase employment levels in the Alton Area.

Accessibility

The relative distance from town centres and other concentrations of employment could partially explain the relatively low levels of economic activity in the area. Public transport is limited to buses in order to access rail or underground services, and the Public Transport Accessibility Level (PTAL, a method by which an area's accessibility by public transport can be measured) is classed within the 'very poor to mediocre' bracket. It takes an average of 60 minutes to travel from Roehampton to Oxford Circus in comparison to 38 minutes from Wimbledon and 45 minutes from Streatham, which are similar distances from the West End.

As well as affecting accessibility to education and employment opportunities, the relatively high journey times in to central London, coupled with the distances from rail stations and town centres, result in a sense of general disconnection and remoteness for residents in the Alton area.

Accessibility to Richmond Park from the centre of the Alton area is significantly constrained by the Park's impermeable edge. Local families do not use this natural resource on a regular basis, with fewer than 10% of families from the local state primary school using the Park. The lack of use of this park, as well as other green spaces, restricts opportunities for exercise and physical activities, potentially contributing to the relatively poor health indicators for the population.

A Rationale for Intervention

The high proportion of households exhibiting multiple signs of deprivation against a range of indicators in comparison to Wandsworth as a whole suggest multiple challenges need to be addressed.

The tenure and type of housing available is limited thereby helping to create an imbalanced community out of kilter with surrounding areas. This can create a sense of isolation and difference from the surrounding areas.

The design flaws referred to primarily need to be directly addressed to significantly improve living conditions and improve security.

Moreover, many of the residential buildings are in fragmented ownership, thereby responsibility for outdoor spaces is not clearly defined which creates management challenges.

Most community buildings across the estate are now outdated and unsuitable for the contemporary provision of health, youth, family and older people's services. Indeed certain facilities are located on the edge rather than at the heart of the estate which restricts accessibility for local residents.

Specific interventions focusing on the area beyond existing policies and initiatives currently being employed are required given the disparities, across a number of deprivation indices, apparent in the area.

These interventions should address the different themes which can be identified from the analysis presented here and in the baseline report, relating to factors such as employment, skills and education; health & wellbeing, and issues relating to housing, the built environment and accessibility. The wider Aspirations Programme currently being delivered by the Council, of which this masterplan is part, is aimed to address these themes.

This masterplan, as a series of proposals primarily regarding the built environment, has been developed to address those issues and realise the potential that exists in the area. It also interacts with other elements of the regeneration programme aimed at addressing socio-economic problems or those relating to health & wellbeing through the provision of new community services or facilities, improving accessibility, or improving the natural environment and open spaces.

Opportunity and potential.

The case for change is not only made on the basis of addressing the challenges highlighted above. There also exists significant potential and opportunity in the area which if realised could make the Alton area into a location of choice for both owner-occupiers and Council tenants.

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.

Its proximity to assets such as Richmond Park, the University of Roehampton as a place to study and a source of employment as well as successful and desirable places such as Barnes and Putney, could all become factors which encourage people to consider living and investing in the Alton area.

The area itself also has a number of assets which are not currently being realised to their full potential. These include a highly valued and high quality setting for buildings, green spaces, and listed buildings within a Conservation Area many of which are valued by currently residents but under appreciated by the wider population.

All of these elements can be harnessed by the interventions proposed in this Masterplan to create a neighbourhood valued by existing residents and a place that new residents choose to live.

Matters for Specific Attention

Without intervention these issues will become more acute and the quality of life of residents will deteriorate further. The cost of maintenance and public intervention to address these and related issues will increase. Intervention is required to prevent further deterioration.

Nonetheless the problems are not uniform across the entire area. Therefore there is a need to focus attention on those factors and places where the problems are most manifest, and where the greatest impact can be achieved. Agreement on this has been broadly reached through the community engagement processes.

This choosing of selected areas, when coupled with heritage restrictions, means that certain areas - for example the iconic 'slab blocks', do not warrant radical intervention. That does not mean that 'softer' refurbishment, ongoing maintenance and management interventions are not required here. These are not however a focus for this masterplan. These masterplan interventions are set out over the next two pages.

1. Danebury Centre

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

2. 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 area.

3. Danebury Avenue Housing

New homes offer the opportunity to create a cleaner, safer and better managed environment. New homes can meet contemporary standards for access, layout, heating, glazing, lighting, materials and decoration. This is also an opportunity to better organise ownership and management among the Council, private landlords and residents.

4 A New Alton Park

The parkland landscape is a unique setting and greatly valued by residents, however its potential is not being fully realised. The park is underused and the original design framework has faded due to self-seeding trees, uncontrolled shrubs, rapid growth and weeds. These factors discourage its use as a resource for the local area, and a lack of activities in the space means it is not fully functioning as an amenity for local residents. It could be significantly improved to become a high quality park at the heart of the area.

5 Transport and Accessibility

The Alton area has limited connections into surrounding areas, with a number of insecure and poor quality pedestrian connections from Roehampton Lane into the area. Public transport accessibility is low and the area is relatively remote from rail and underground services meaning the area is reliant on buses, some of which terminate or turn round inside the estate. Improvements to connections into surrounding areas will make movement more attractive and safer, with improvements to public transport required to allow people to access jobs and services quicker and more reliably.



