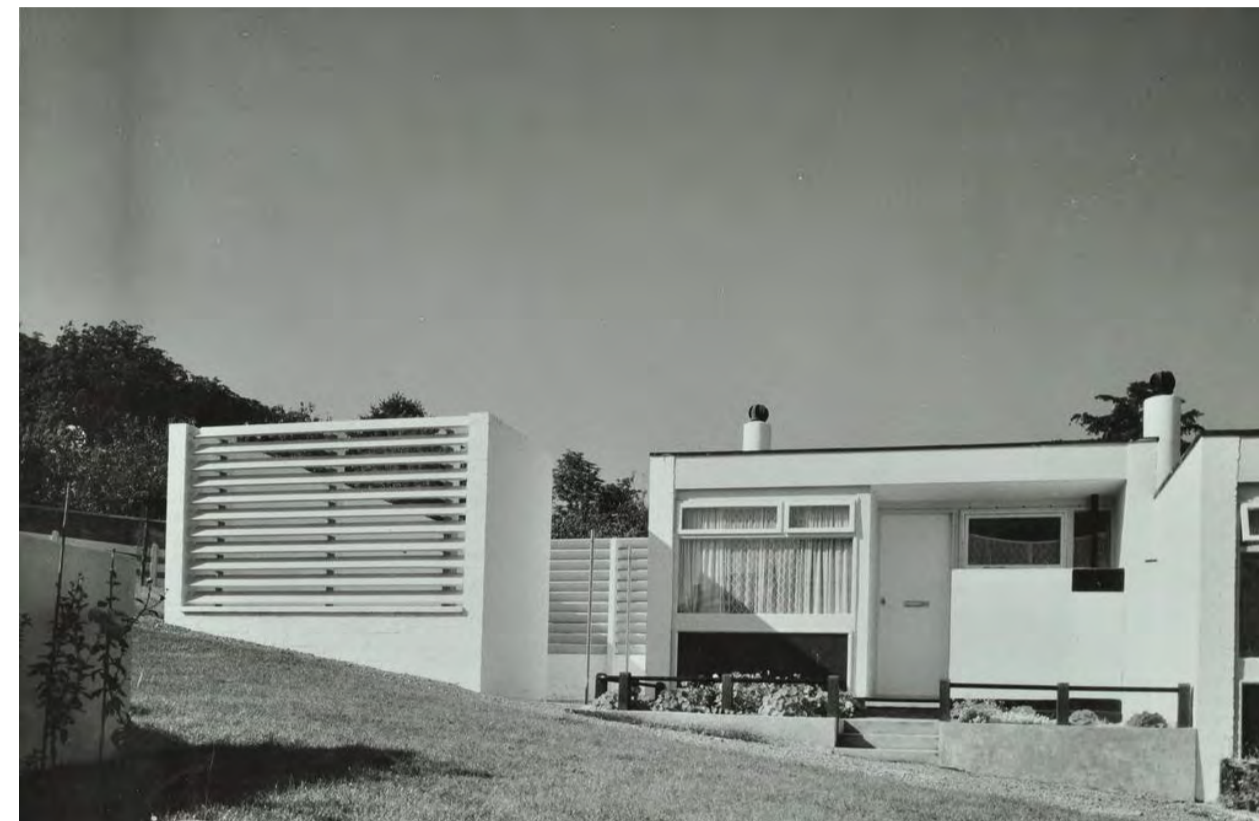


# Minstead Gardens Bungalows

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2017



Historic image of original entrance frontage



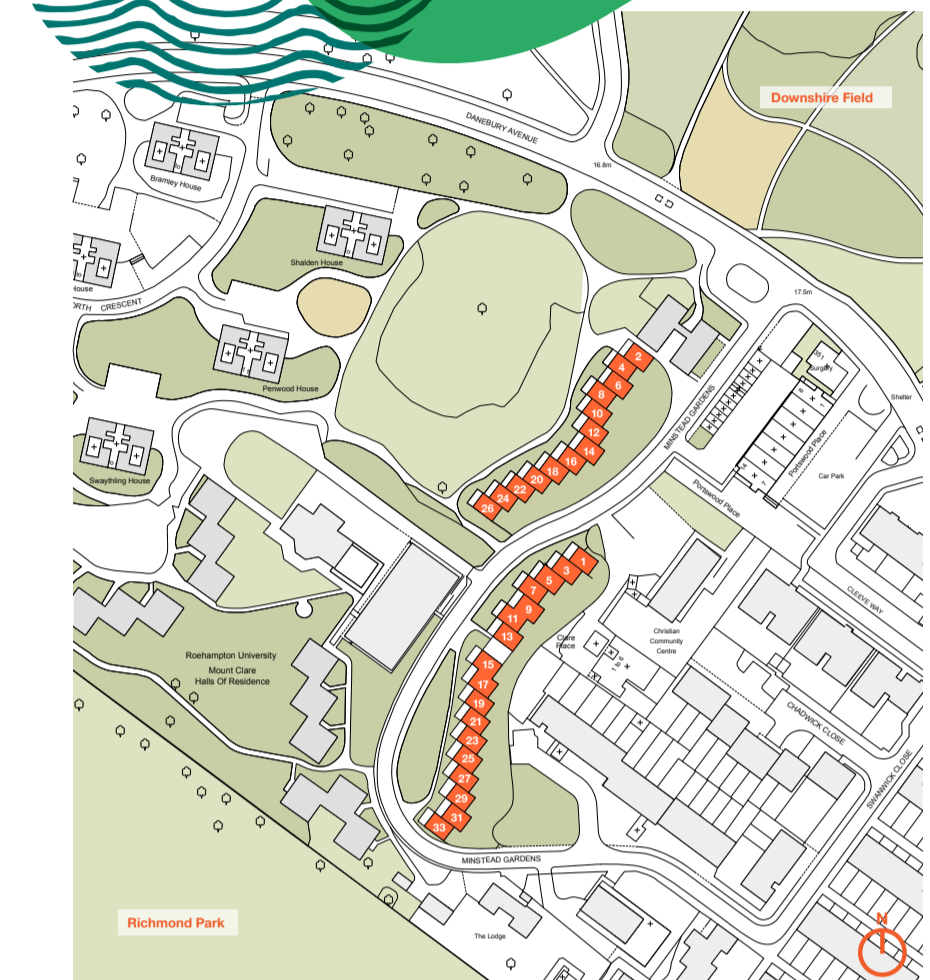
Sketch of possible new road-side entrance



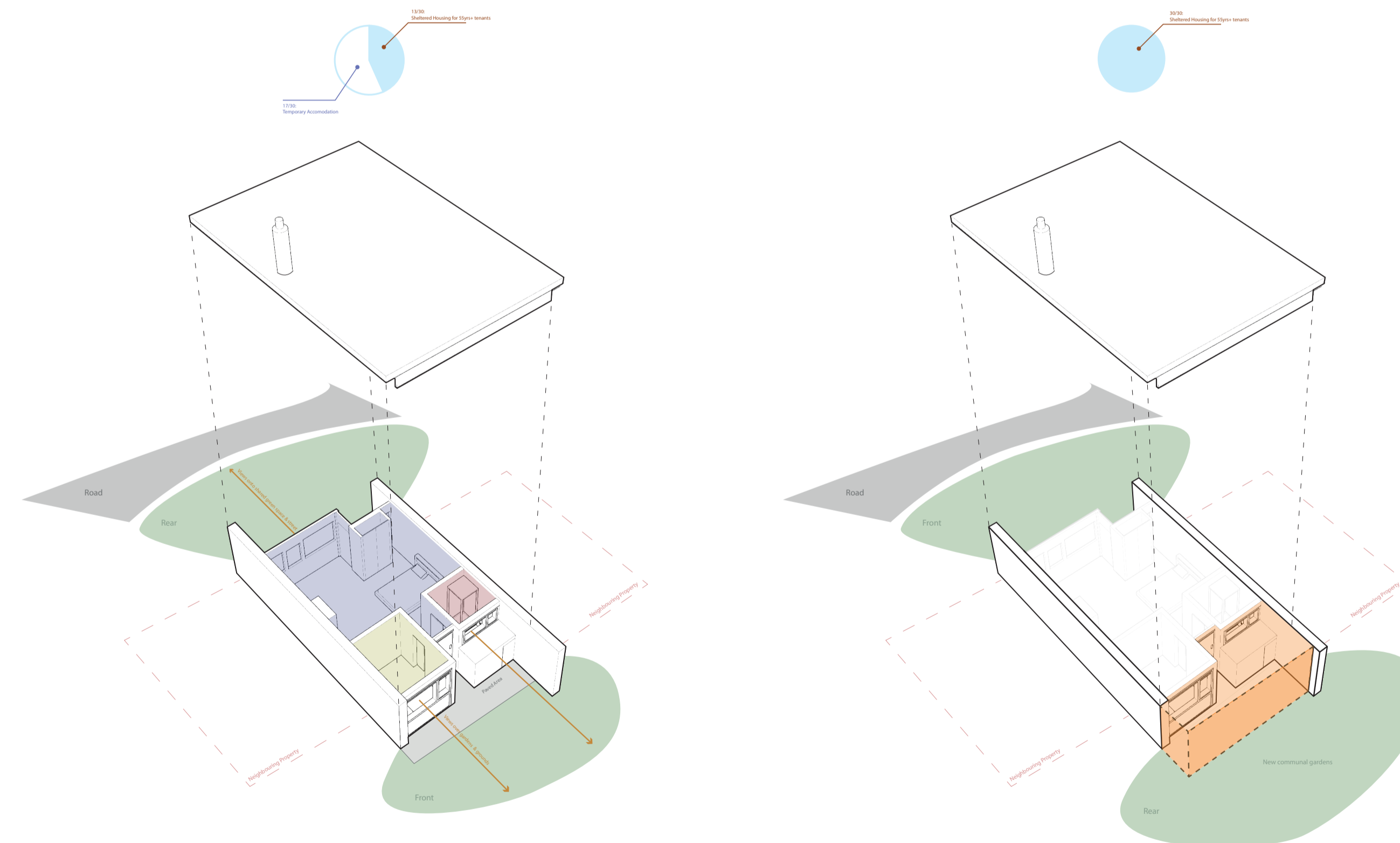
Historic image of original road-side frontage



Image of current road-side frontage



Site Plan - Refurbished Minstead Gardens Bungalows

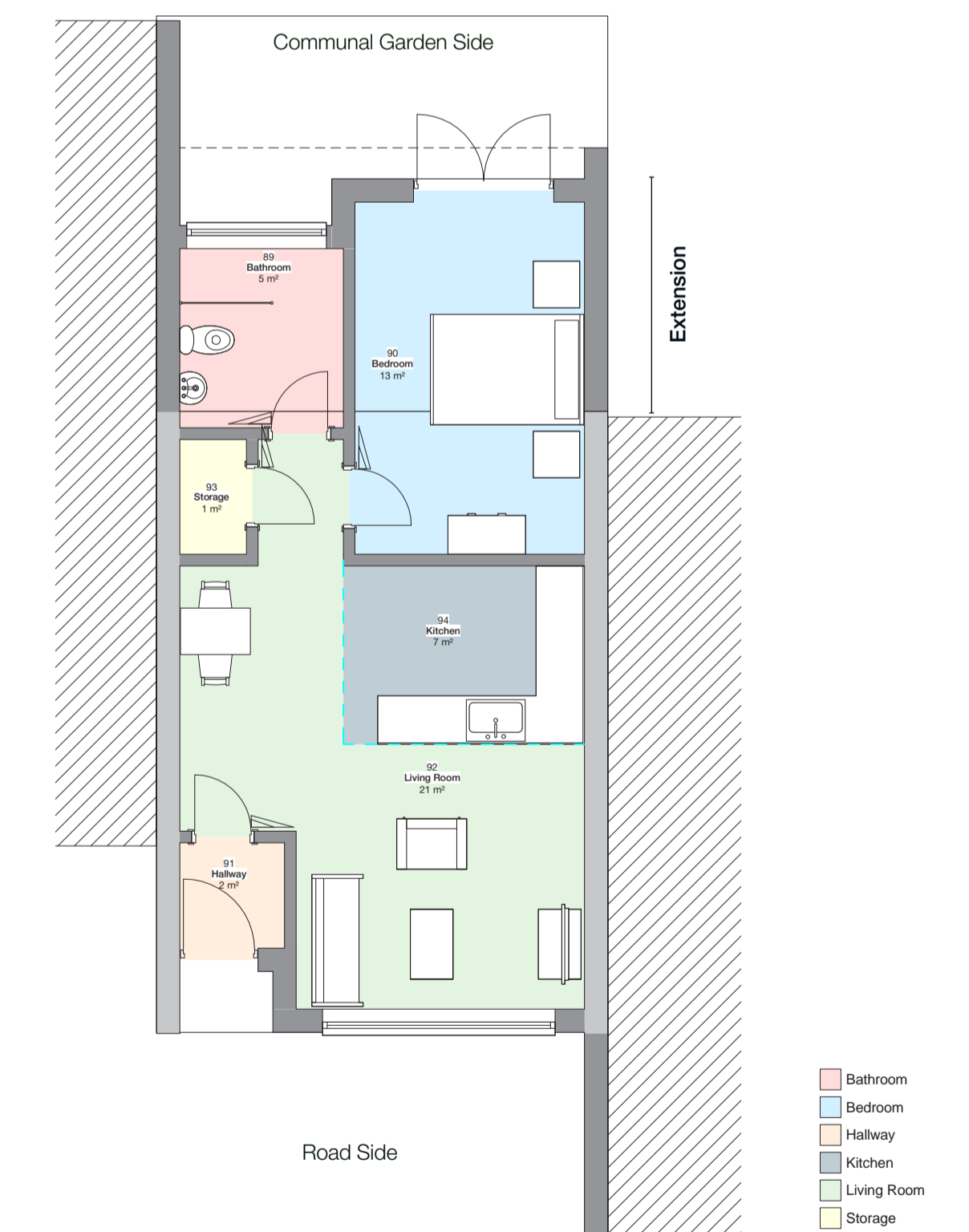


Existing Bungalow (2-26 Minstead Gardens)

- Living Room/Bedroom: 24 sqm
- Kitchen: 6 sqm
- Bathroom: 3 sqm

Demolition / Extension Scope (2-26 Minstead Gardens)

- Extension: 15 sqm



Possible Refurbished Layout (2-26 Minstead Gardens)



# Bessborough Road

## The site location

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## The first new homes to be built at Sherwood Lodge on Bessborough Road

Wandsworth Council, working with Redrow, is developing proposals for this location as the first development built to the new regeneration standards.

This site will provide some of the new homes for the residents of impacted blocks in the first phases of the scheme.

Completion is planned for the end of 2019.

At this site, Sherwood Lodge will be demolished and developed together with the car park area.

The green open space and the existing trees will be retained.

The adjacent Alton Community Hall and shops on Petersfield Rise will also be retained, and there will be environmental improvements in their vicinity.

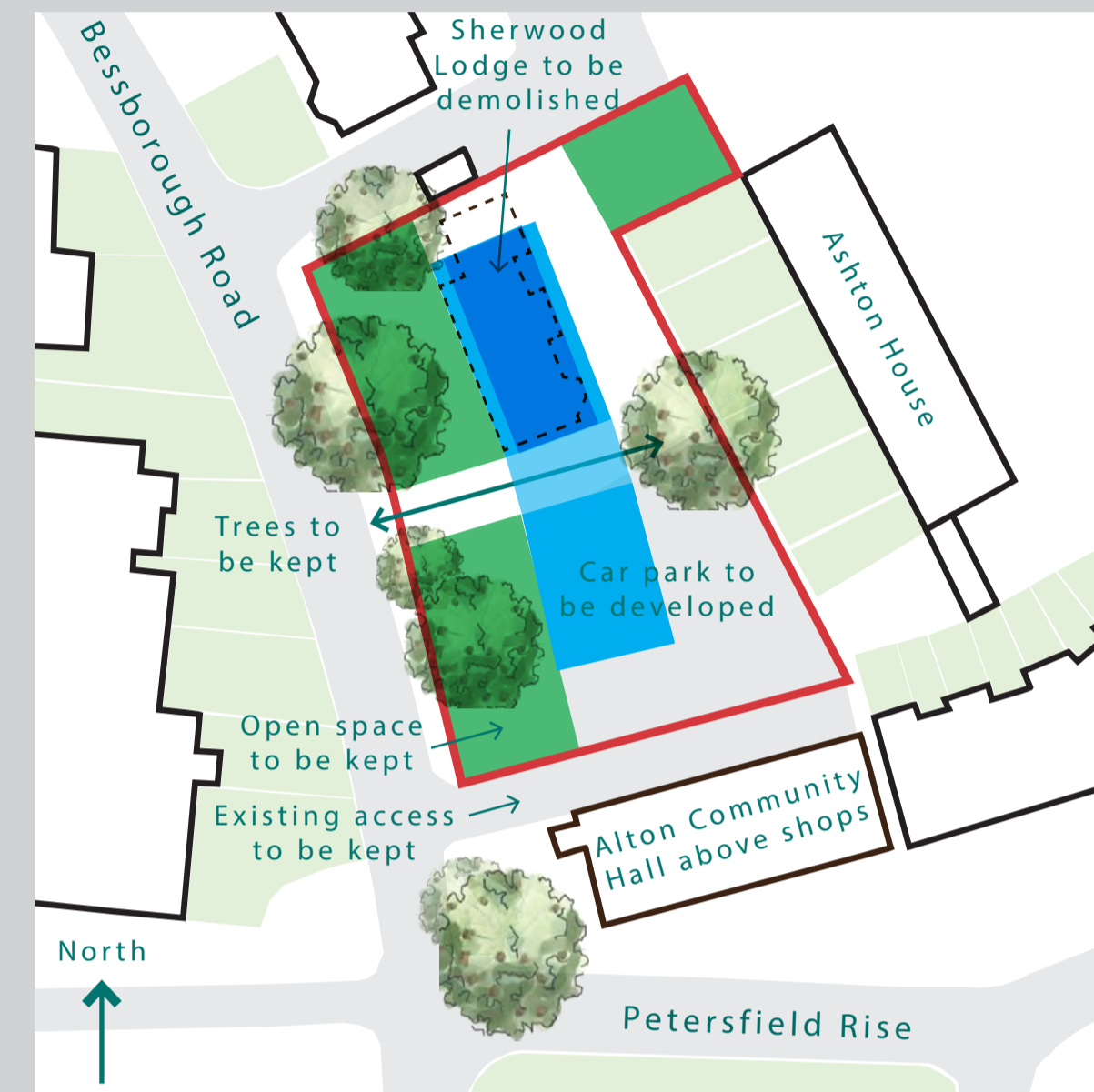
Detailed design of the proposals is being developed now and there will be a further consultation in November.



1 Bessborough Road



6 Open space retained



Site plan



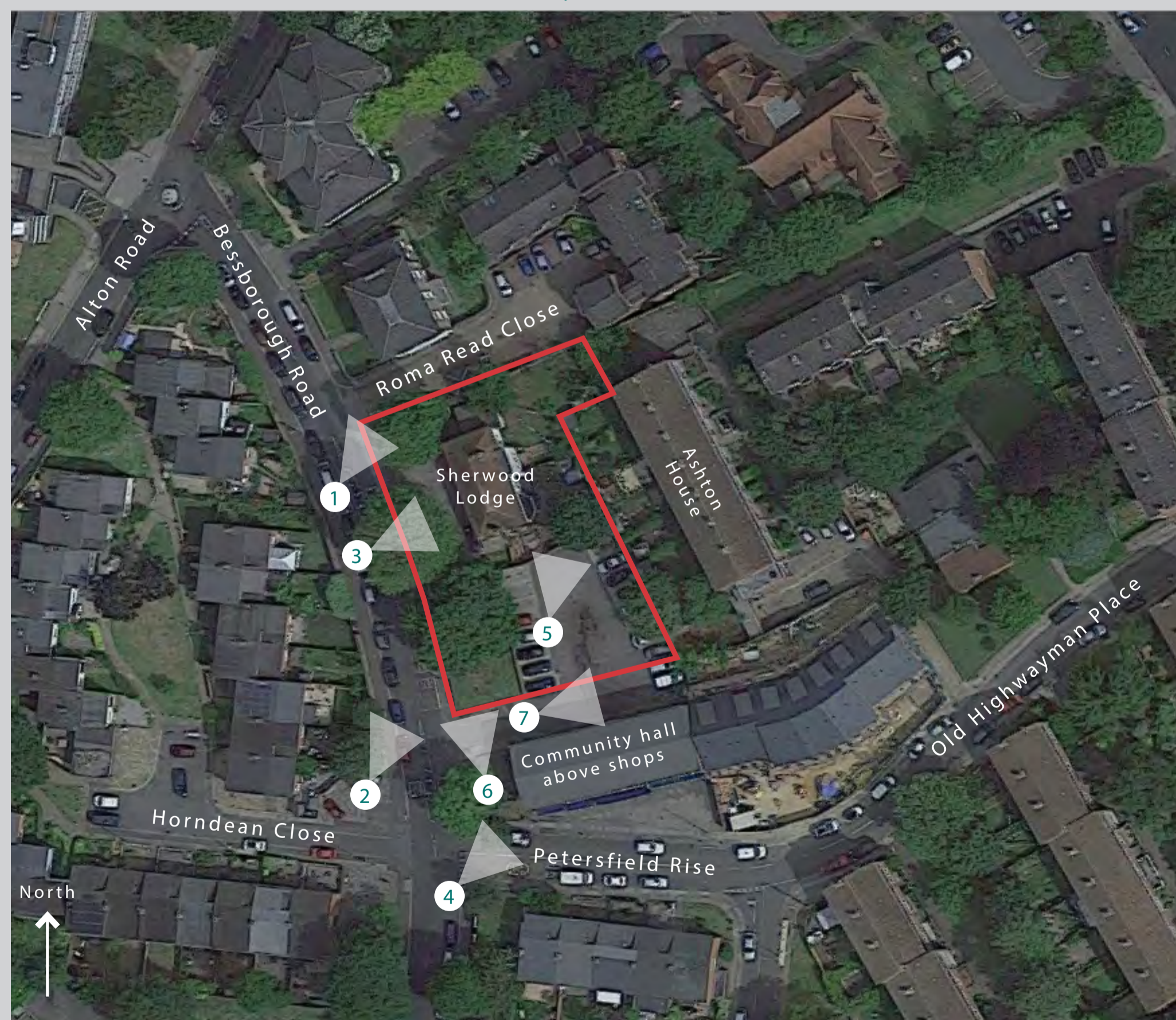
2 Trees retained



7 Vehicular access to site



3 Sherwood Lodge to be demolished



Bird's-eye view

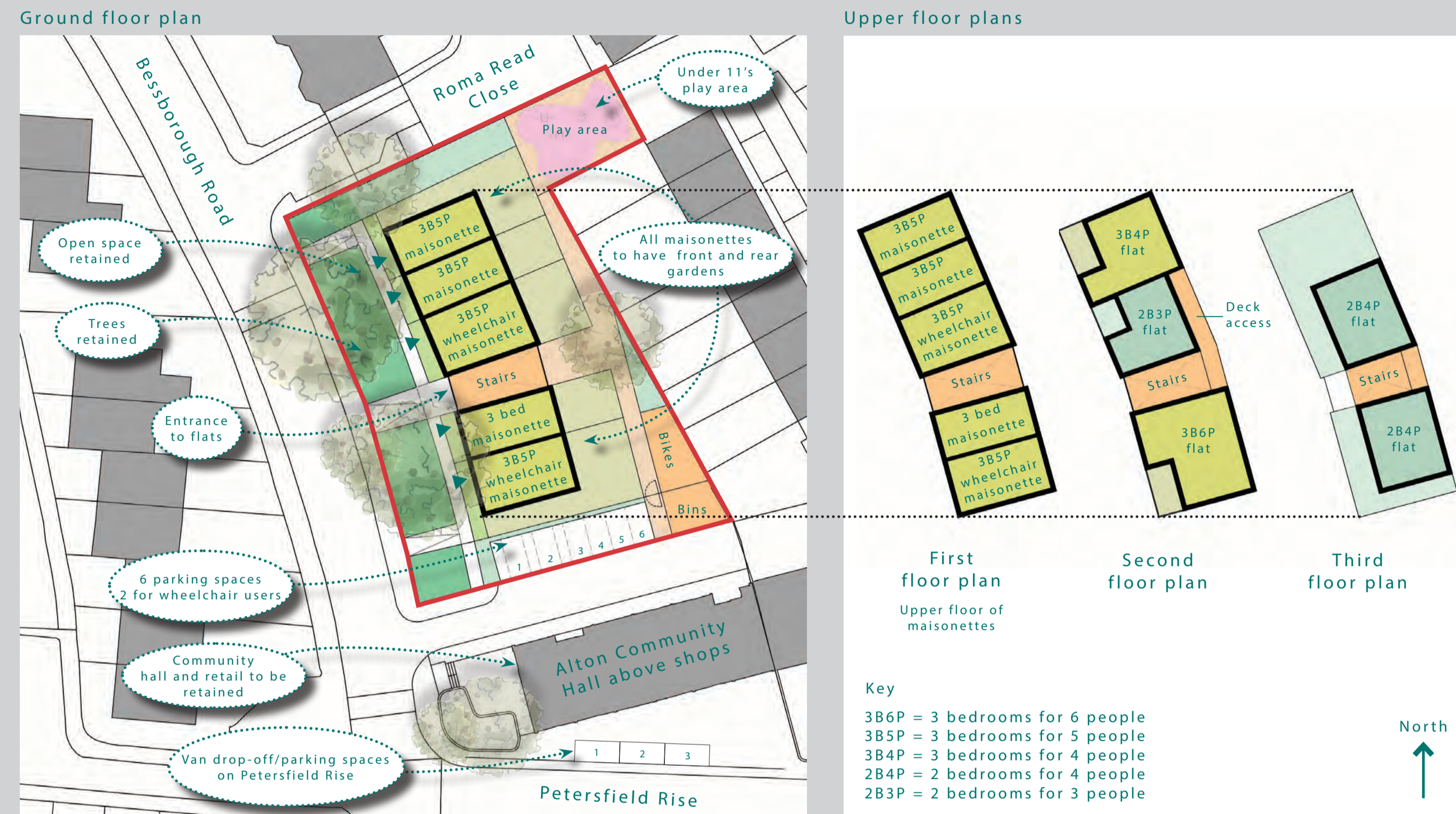


4 Community hall and shops retained



5 Car park to be developed





## The first new homes to be built at Sherwood Lodge on Bessborough Road

All the new homes will be affordable housing, with a mixture of shared equity and council rent homes to meet the needs of the residents moving in.

The proposal will reflect the height of the existing buildings in the area and the new building will be mainly 3 storeys high with a smaller, set-back 4th floor.

The new homes will be:

- Five 3 bedroom maisonettes,

each with their own entrance and garden. To meet planning requirements, two will be designed to wheelchair standards.

- Plus two 3 bedroom flats, and three 2 bedroom flats, all with large balconies.
- There will be a play area for younger children, 6 parking spaces for the new homes, plus secure bike storage. All to meet planning standards.

Indicative sketch of proposal on Bessborough Road





# Bessborough Road

## Some possible flat layouts

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## The first new homes to be built at Sherwood Lodge on Bessborough Road

### What will the new homes be like?

All the new homes will meet the housing standards set by Wandsworth Council, and meet or exceed all other regulations. The homes and rooms will have space for the normal furniture and for storage. Kitchens will be fitted out with a choice of colours, and bathrooms will have showers over the bath.

The buildings will be well insulated to reduce heating bills, together with individual gas boilers in each home.

Over the lifetime of these new homes, the needs of individual residents may change. All of the new homes are designed to be adaptable as the mobility requirements of individual residents change, and two of the maisonettes will be fully wheelchair accessible.

MINIMUM ROOM AREAS	2 BED	3 BED
Double bedroom	12m <sup>2</sup> /129ft <sup>2</sup>	12m <sup>2</sup> /129ft <sup>2</sup>
Single bedroom	8m <sup>2</sup> /86ft <sup>2</sup>	8m <sup>2</sup> /86ft <sup>2</sup>
Living room/diner	17.6m <sup>2</sup> /189ft <sup>2</sup>	20.5m <sup>2</sup> /221ft <sup>2</sup>
Kitchen	7.5m <sup>2</sup> /81ft <sup>2</sup>	8.3m <sup>2</sup> /89ft <sup>2</sup>
Kitchen/diner	11.2m <sup>2</sup> /121ft <sup>2</sup>	12.8m <sup>2</sup> /138ft <sup>2</sup>
Living room	14m <sup>2</sup> /151ft <sup>2</sup>	16m <sup>2</sup> /172ft <sup>2</sup>
Open plan living/kitchen/dining	27m <sup>2</sup> /291ft <sup>2</sup>	n/a

BUILT-IN STORAGE AREAS	AREA
2B3P flat	2m <sup>2</sup> /22ft <sup>2</sup>
2B4P flat	2.5m <sup>2</sup> /27ft <sup>2</sup>
3B4P flat	2.5m <sup>2</sup> /27ft <sup>2</sup>
3B5P maisonette	3.0m <sup>2</sup> /32ft <sup>2</sup>
3B6P flat	3.5m <sup>2</sup> /38ft <sup>2</sup>



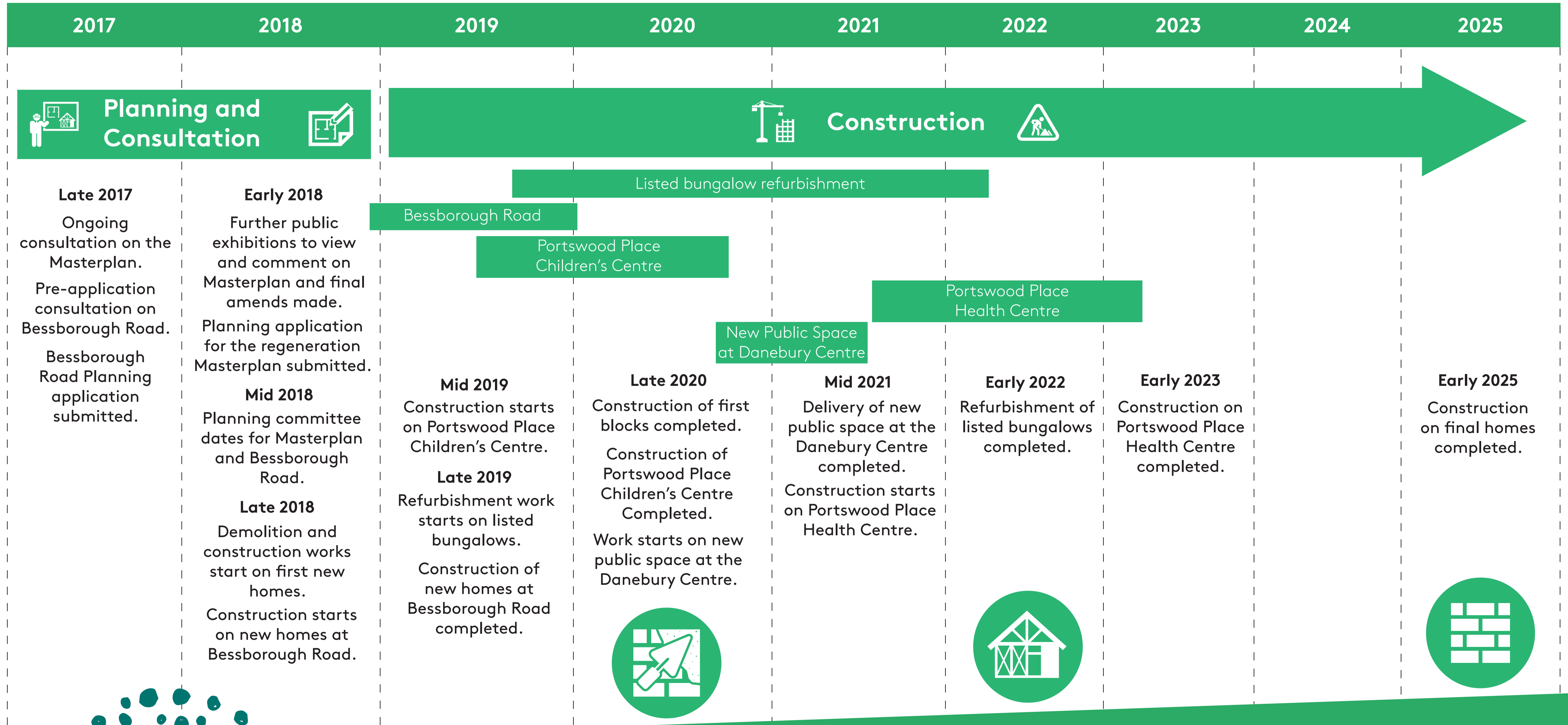


# REGENERATION TIMELINE

## THE ALTON ESTATE

2017

Please Note: This is an indicative timeline, subject to change as the project progresses.





## CONSULTATION - NEXT STEPS

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Thank you for attending our open sessions and taking part in the consultation to date — our engagement does not end here. Over the coming months we will be making further adjustments to the Masterplan based on your feedback. We will then be holding further consultation events in the new year ahead of the submission of planning applications for the Masterplan and for the new homes at Bessborough Road. Until then, keep in touch with the team through the contact details below.

### TALK TO THE TEAM

Call the project team on: 020 7397 5212

Visit our website: [www.AltonEstateRegen.co.uk](http://www.AltonEstateRegen.co.uk)

Email: [info@AltonEstateRegen.co.uk](mailto:info@AltonEstateRegen.co.uk)

Write to us: FREEPOST ALTON ESTATE REGEN

