

Fontley Way

Your views matter

ALTON GREEN

ROEHAMPTON SW15



WELCOME!

To the drop-in for Fontley Way

06th August 2019

The Fontley Way site will provide new high quality family housing for residents affected by the regeneration of the Alton estate.

tatehindle

 **REDROW**
A BETTER WAY TO LIVE

 THE BRIGHTER BORDER
Wandsworth

Fontley Way

Where is the site?



Context

A key aim of the Alton regeneration is to ensure council tenants and resident homeowners are able to move into newly built replacement homes, with minimum disruption and without the need for a temporary move.

As part of this commitment and to ensure we meet the needs of existing residents, new homes will be provided at the Fontley Way site (former One O'Clock Club).

14 new homes will be developed for council rent and equity share sale.

Location

The Fontley Way site is situated on the Alton Estate to the south-west of Roehampton Lane.

The site is close to the main regeneration area, the masterplan for which is indicatively shown on the map.



Key

- Site
- Ⓜ Parkstead House (Whitelands College)
- Ⓧ Bus stop

Fontley Way

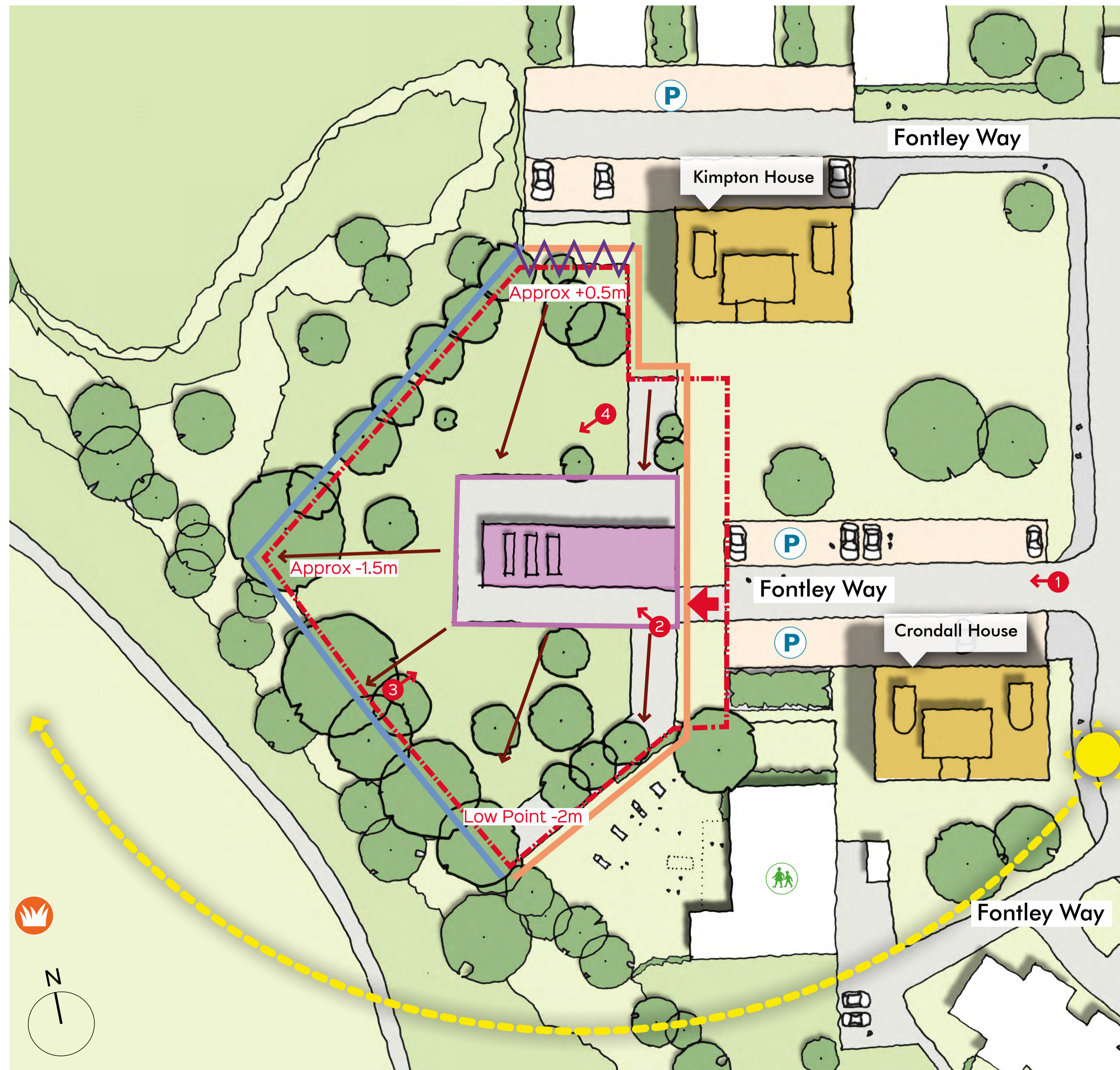
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What is currently on the site?

The existing condition

- > The site backs onto Richmond Park Golf Course
- > Two 12 storey blocks - Kimpton House and Crondall House are located adjacent to the site
- > Alton Community Play School positioned to the south of the site
- > Mature landscaping edges the site along the western boundary
- > Site slopes down towards the south west
- > Whitelands College situated to the north of the site
- > Vehicular access provided via Fontley Way



Key

- Site boundary
- Parking
- 12 Storey blocks
- Existing building to be removed
- Site level fall
- Alton Community Play School
- Richmond Park Golf Club
- Chain link fence + dense vegetation
- Vertical open railing
- Level table
- 1m Level change retaining wall



Fontley Way

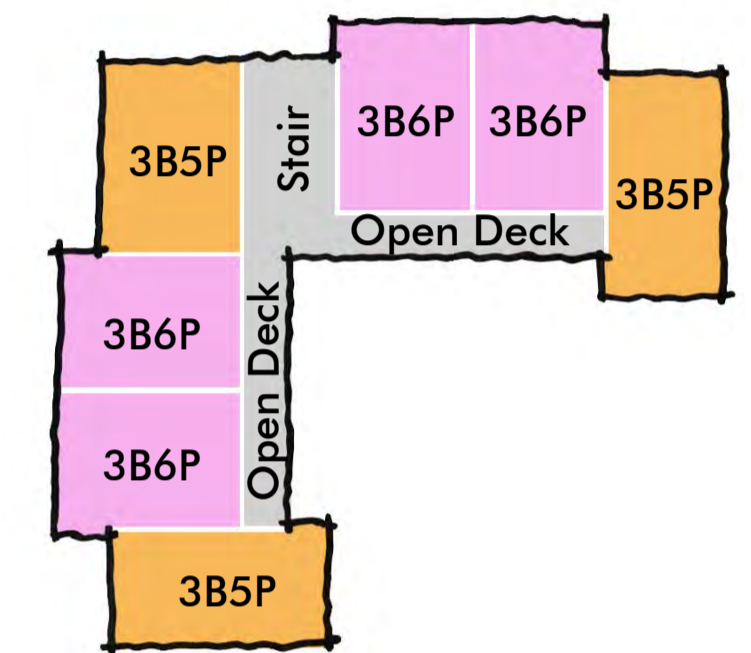
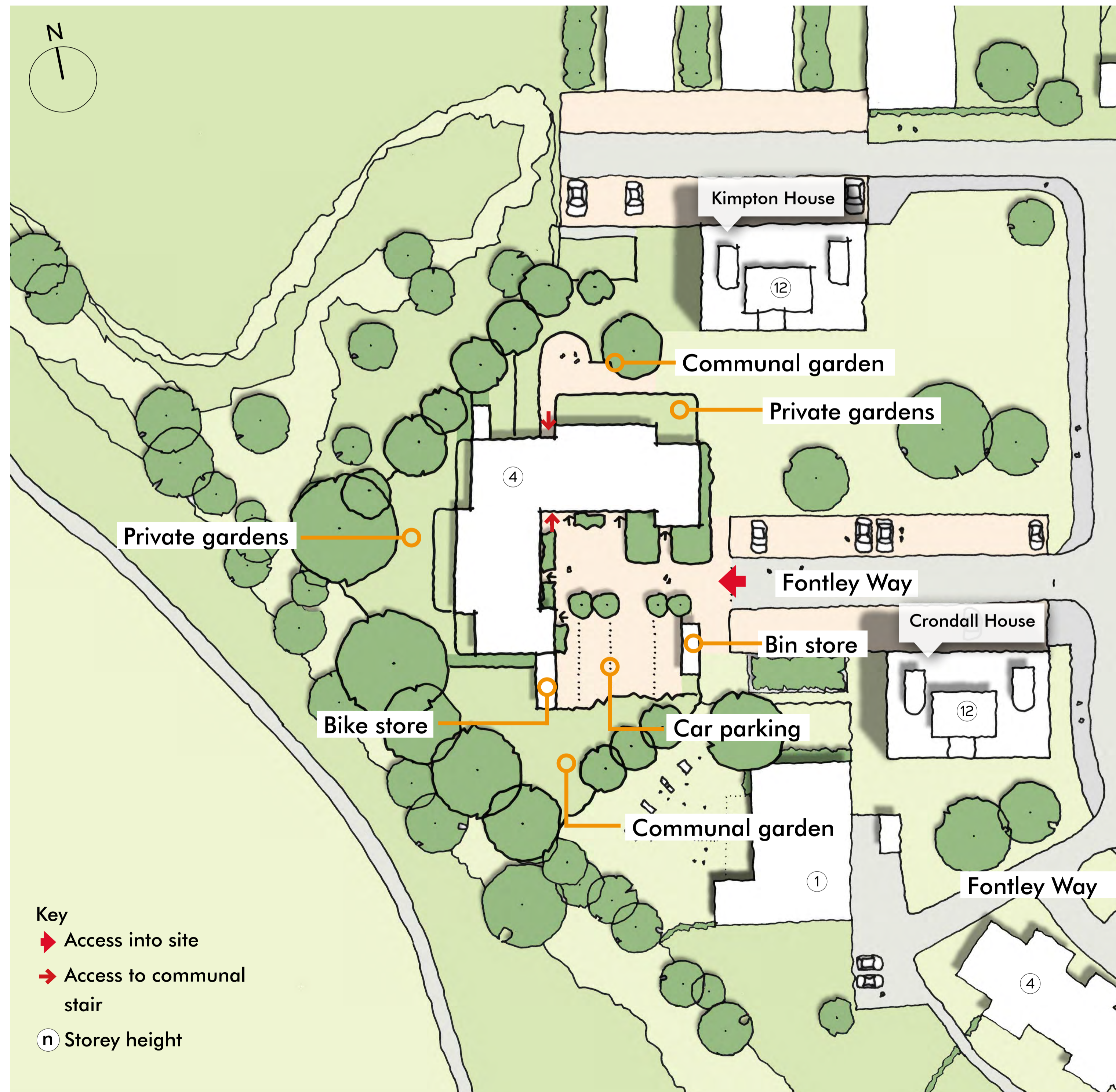
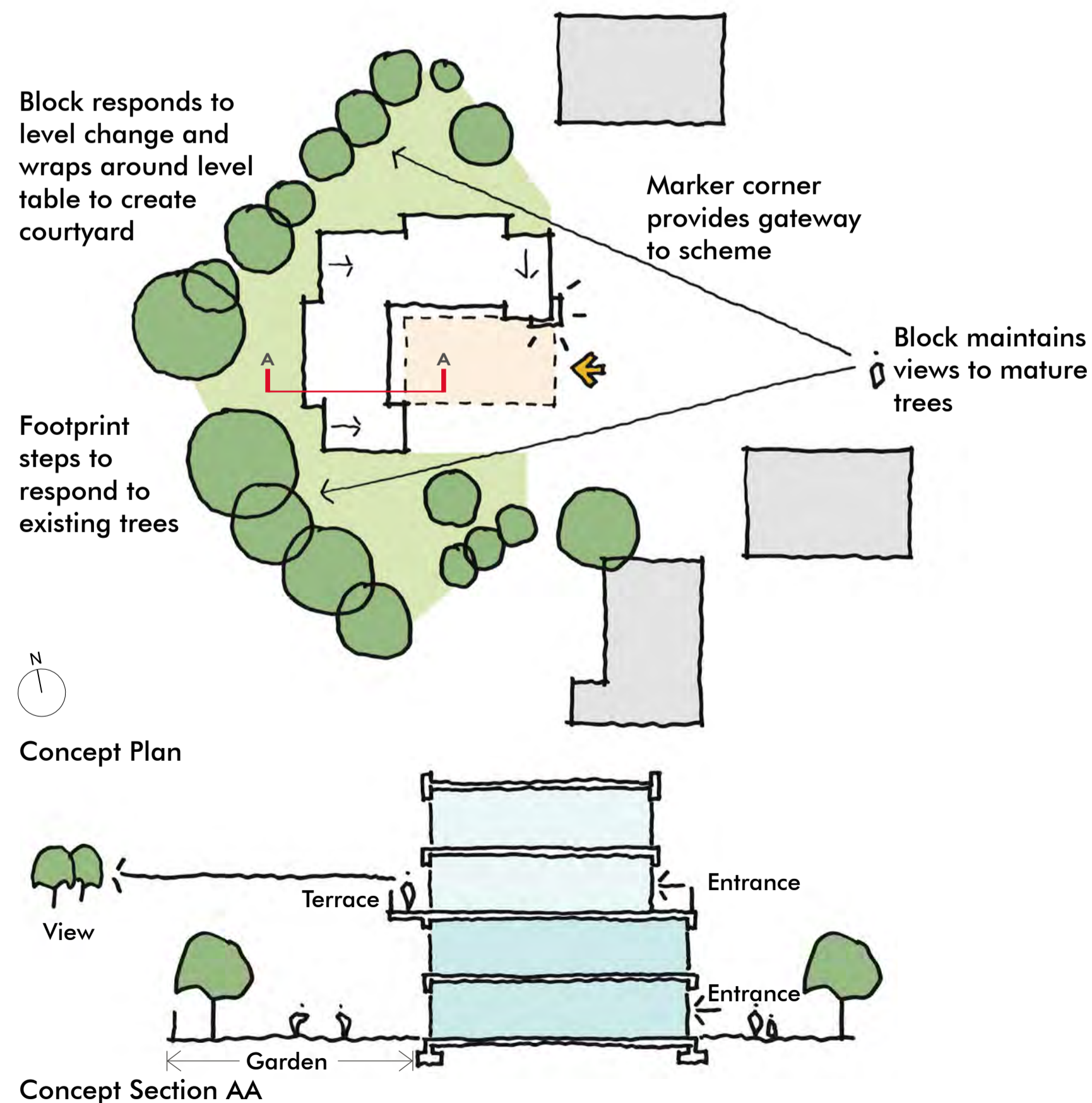


What will the new building contain?

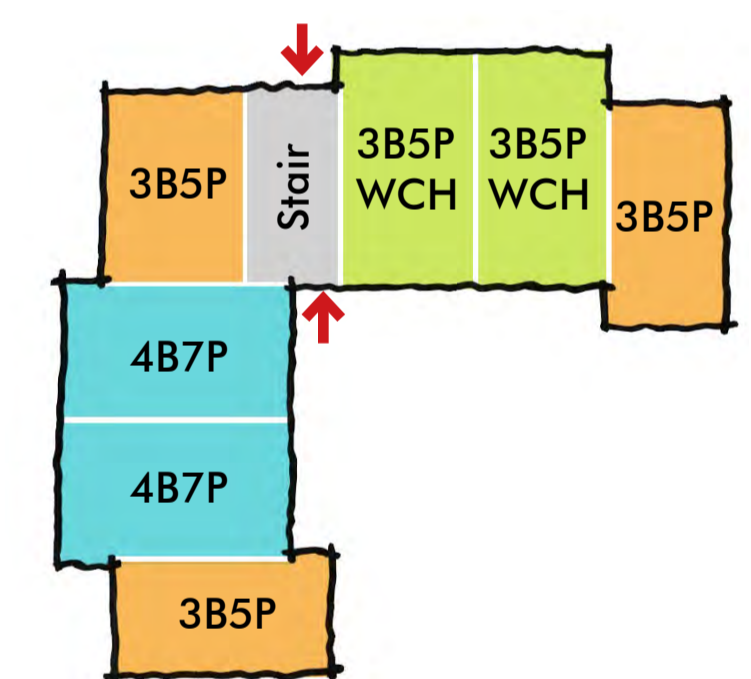
The proposal

The proposal provides 14 new 3 and 4 bedroom family homes. Key features of these new homes will be:

- › High quality architecture and landscape design to complement the existing neighbourhood
- › Stacked maisonettes in a 4 storey block
- › Designed in the context of the existing neighbouring homes
- › Communal and public outdoor space
- › Designed with future maintenance costs in mind
- › Secure cycle parking provided on site and 10 new car parking spaces



Second & Third Floor



Ground & First Floor

Maisonette Key

- 3B5P= 3 bedroom home for 5 people
- 3B5P WCH= 3 bedroom home for 5 people- wheelchair accessible
- 3B6P= 3 bedrooms home for 6 people
- 4B7P= 4 bedroom home for 7 people

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What will the new homes look like?

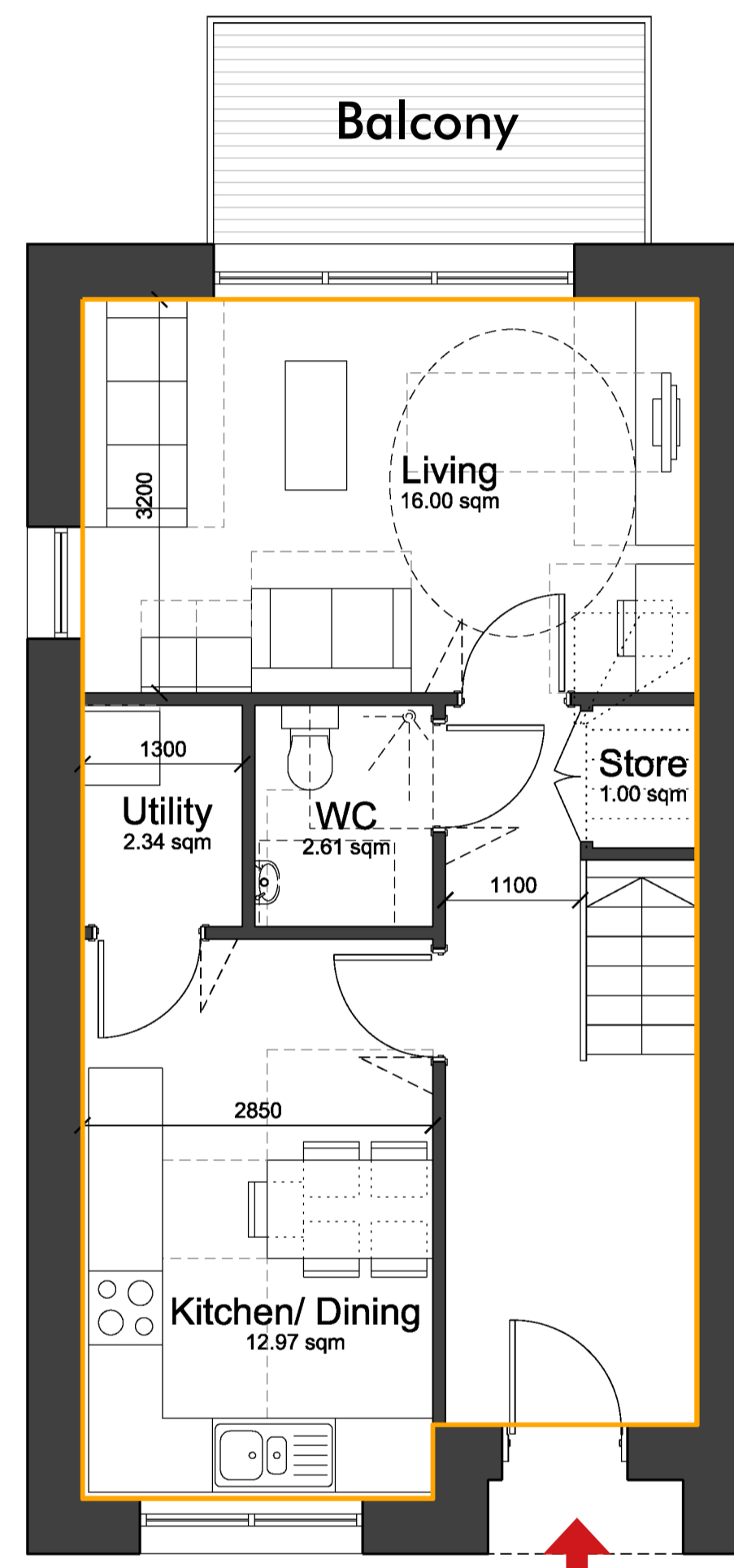
The Brief

The new homes will be designed to meet or exceed the requirements of the London Plan and the London Borough of Wandsworth's planning policy. Each new home will provide:

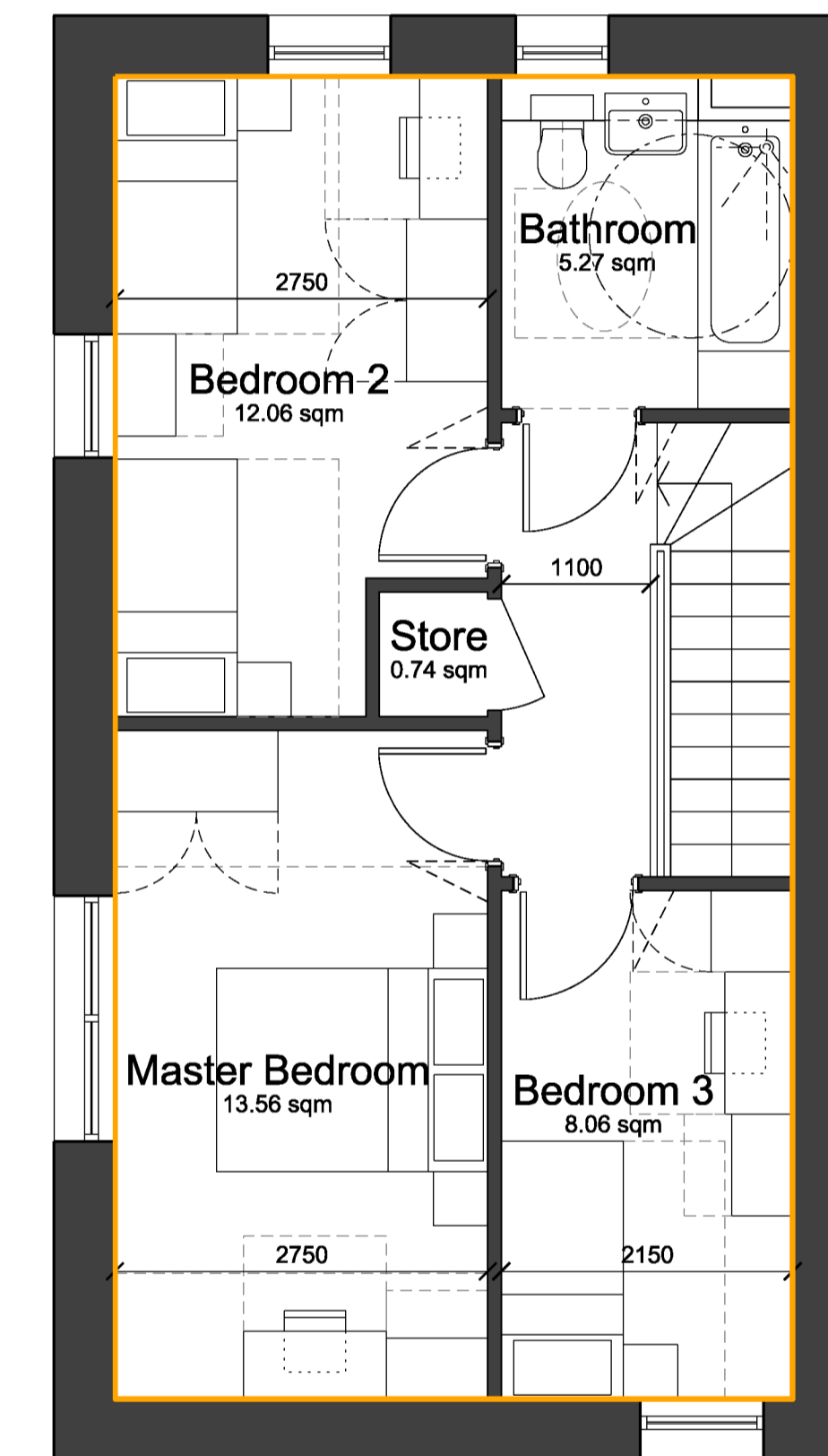
- › Private outdoor space in the form of a balcony or terrace
- › Fitted kitchens and bathrooms, sufficient space for furniture and storage, double glazed windows, and refuse/recycling facilities
- › Two of the maisonettes will be designed for wheelchair users. Every home will be designed to be adaptable and suitable for later life to meet the specific needs of existing and future residents

3 bed 5 person maisonette

- › The proposal provides eight 3 bedroom 5 person maisonettes on the ground and second floor.
- › The maisonettes will be similar to a traditional two storey home with a private rear terrace or balcony and access to communal gardens.
- › The overall area will meet or exceed the requirements of current planning standards and include over 3 square metres of storage area.
- › Living rooms and bedrooms will have views towards landscape areas.

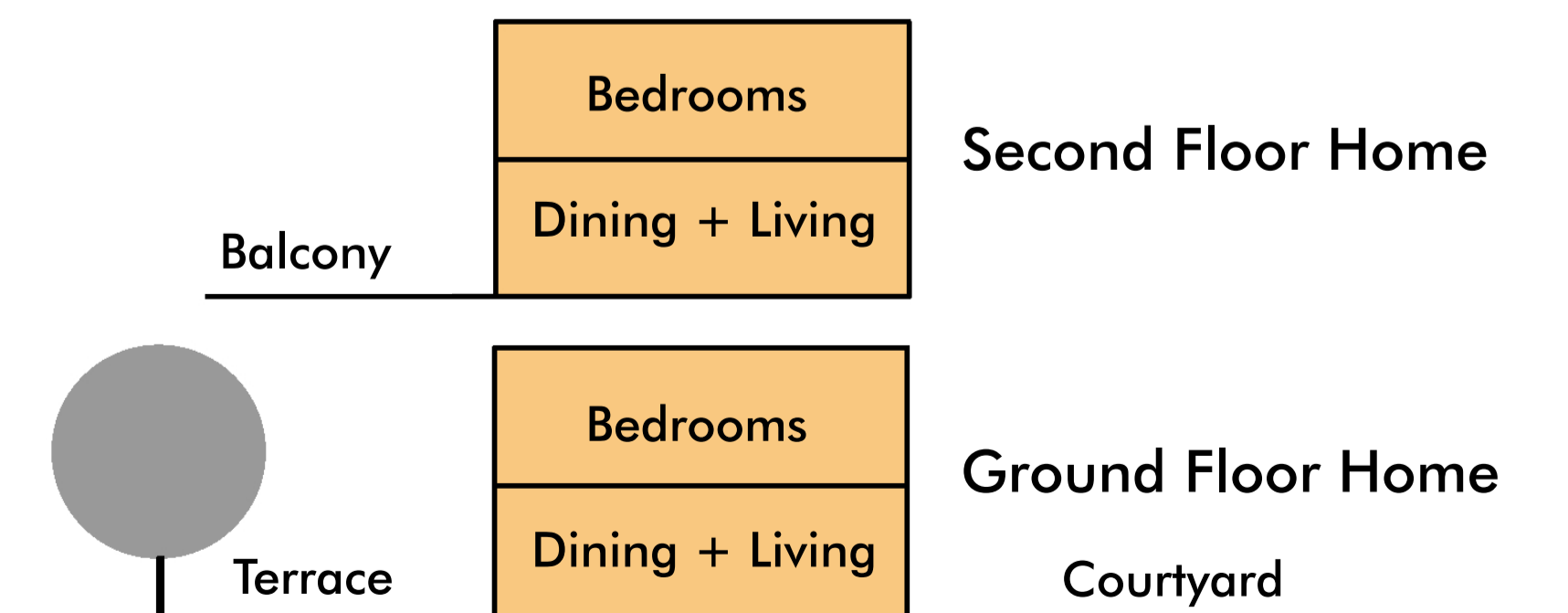


Entrance Floor Plan



Upper Floor Plan

MINIMUM AREAS	3B5P	3B6P	4B7P			
Double bedroom	12sqm	129sqft	12sqm	129sqft	12sqm	129sqft
Single bedroom	8sqm	86sqft	8sqm	86sqft	8sqm	86sqft
Kitchen	8.3sqm	89sqft	9.6sqm	103sqft	10.9sqm	117sqft
Kitchen/ diner	12.8sqm	138sqft	14.4sqm	155sqft	16sqm	172sqft
Living room	16sqm	172sqft	17sqm	183sqft	18sqm	194sqft
Living room/ diner	20.5sqm	221sqft	21.8sqm	235sqft	23.1sqm	249sqft
Storage	3sqm	32sqft	3.5sqm	38sqft	3.5sqm	38sqft
Outdoor amenity	15sqm	161sqft	15sqm	161sqft	15sqm	161sqft



Fontley Way

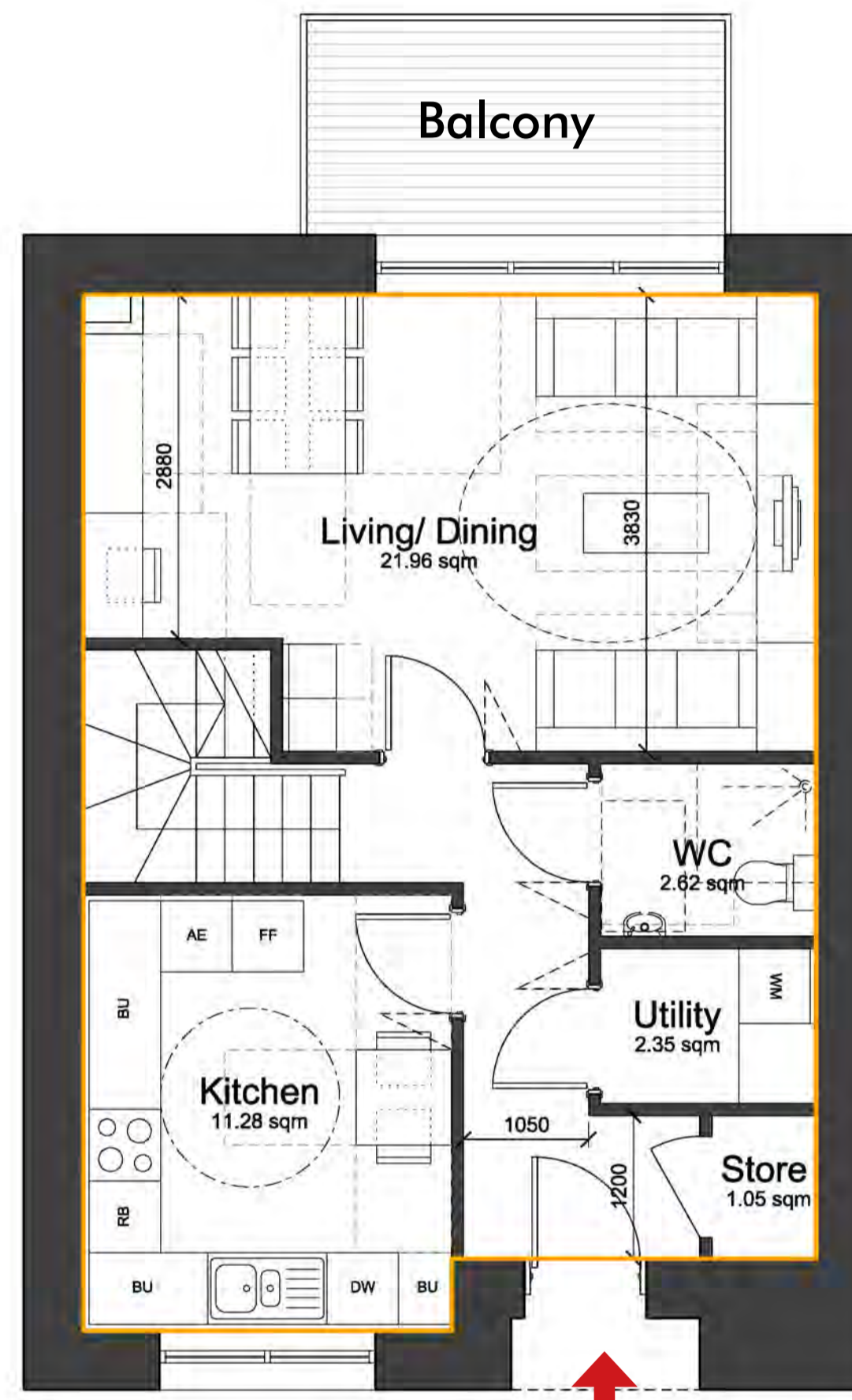
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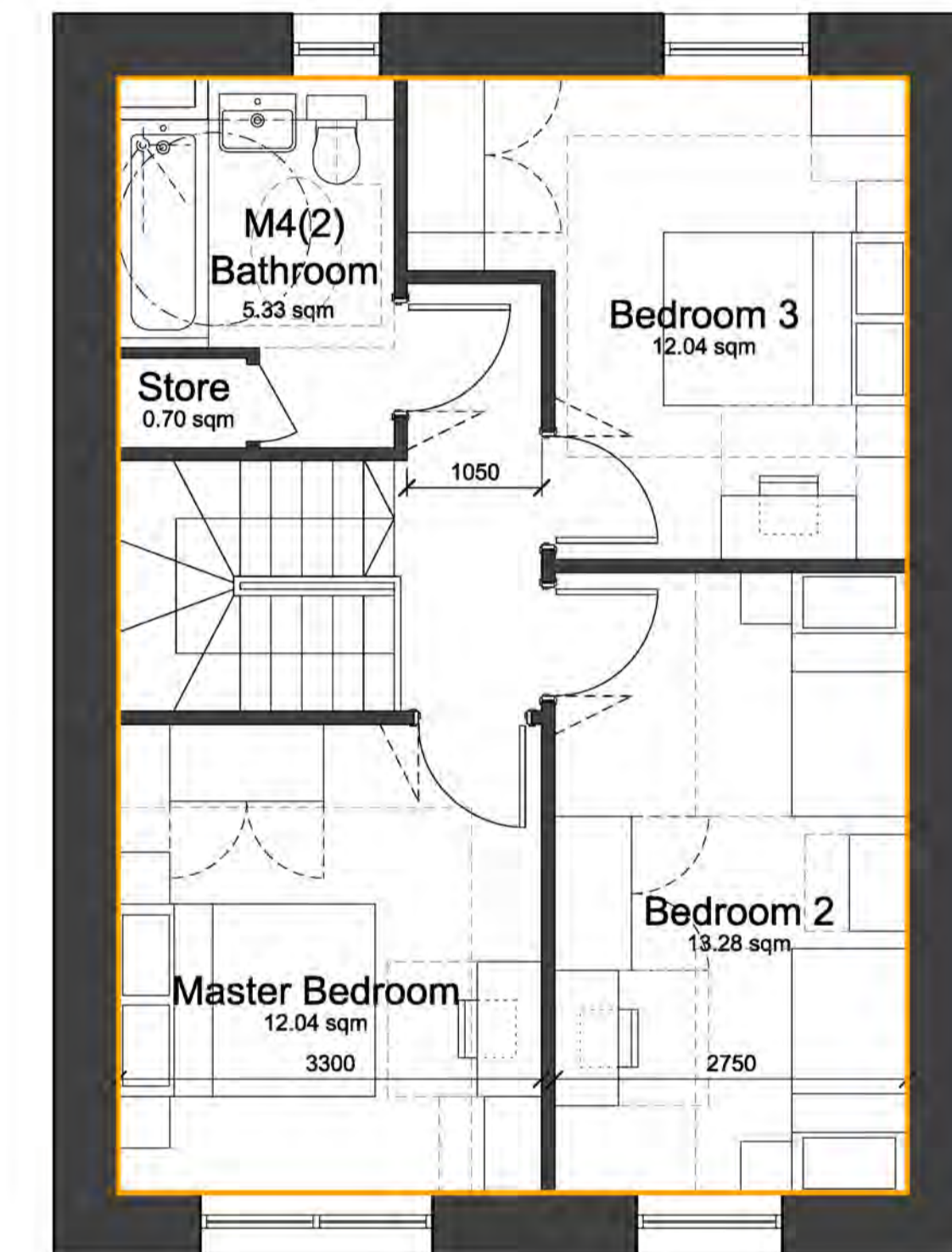
What will the new homes look like?

3 bed 6 person maisonette

- › The proposal provides four 3 bedroom 6 person maisonettes on the second floor.
- › The maisonettes will be similar to a traditional two storey home with a private balcony and access to communal gardens.
- › The overall area will meet or exceed the requirements of current planning standards and include over 3.5 square metres of storage area.
- › Living rooms and bedrooms will have views towards landscape areas.

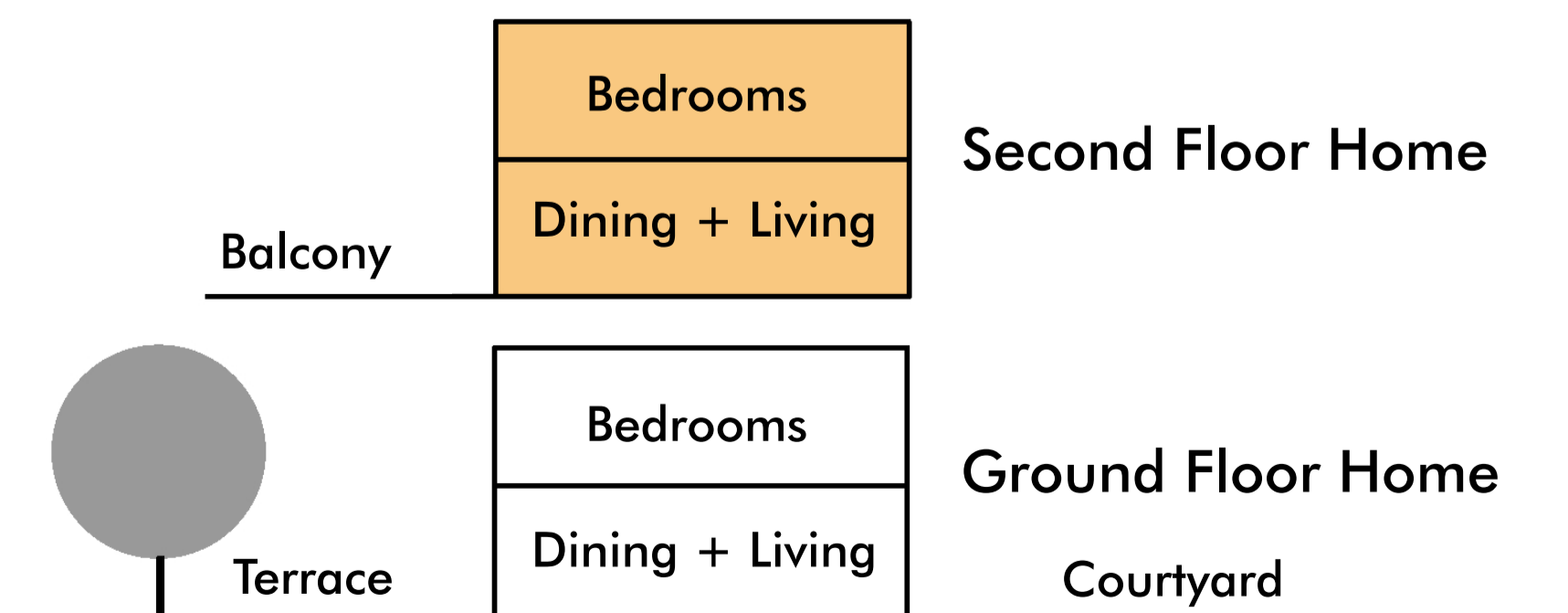


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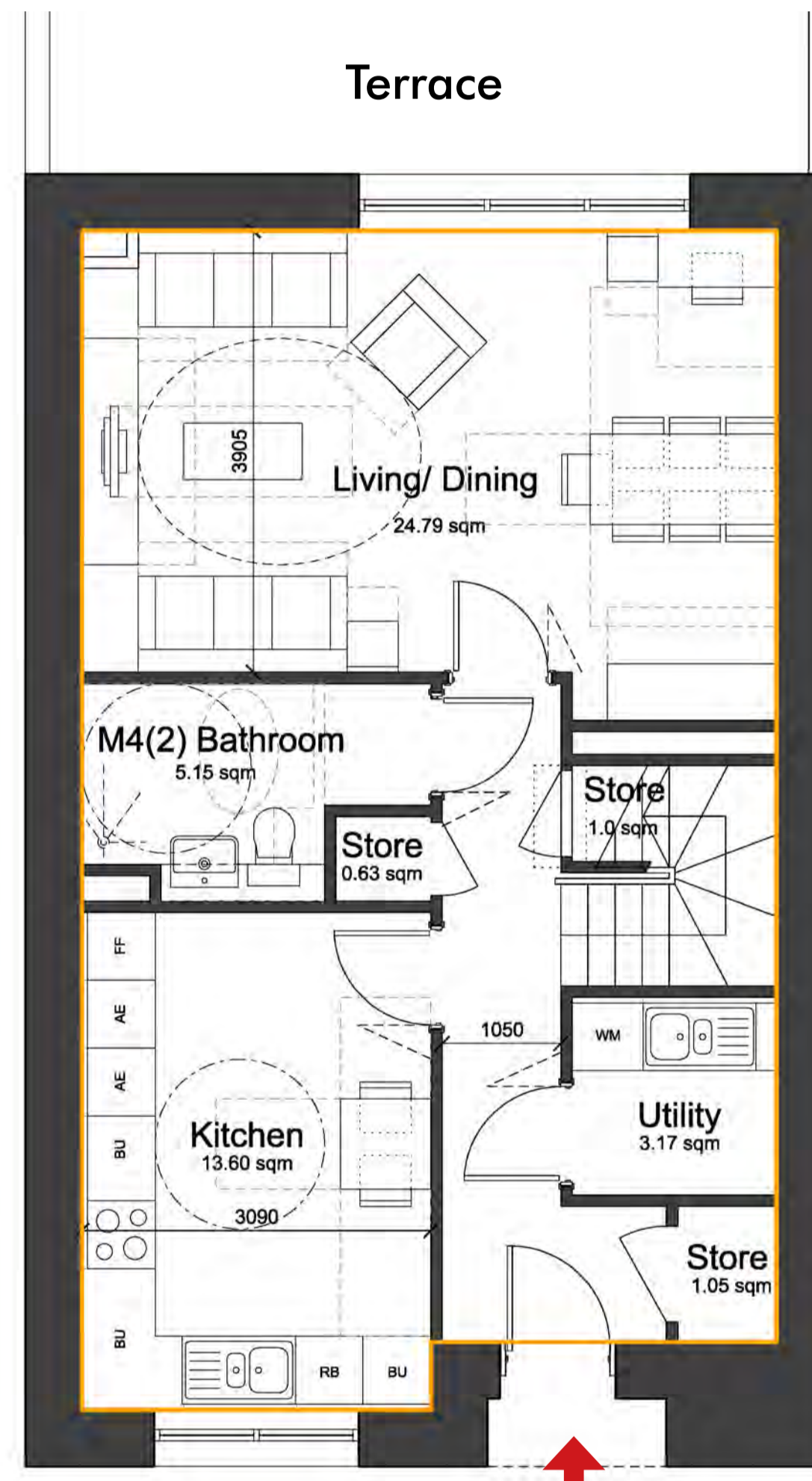
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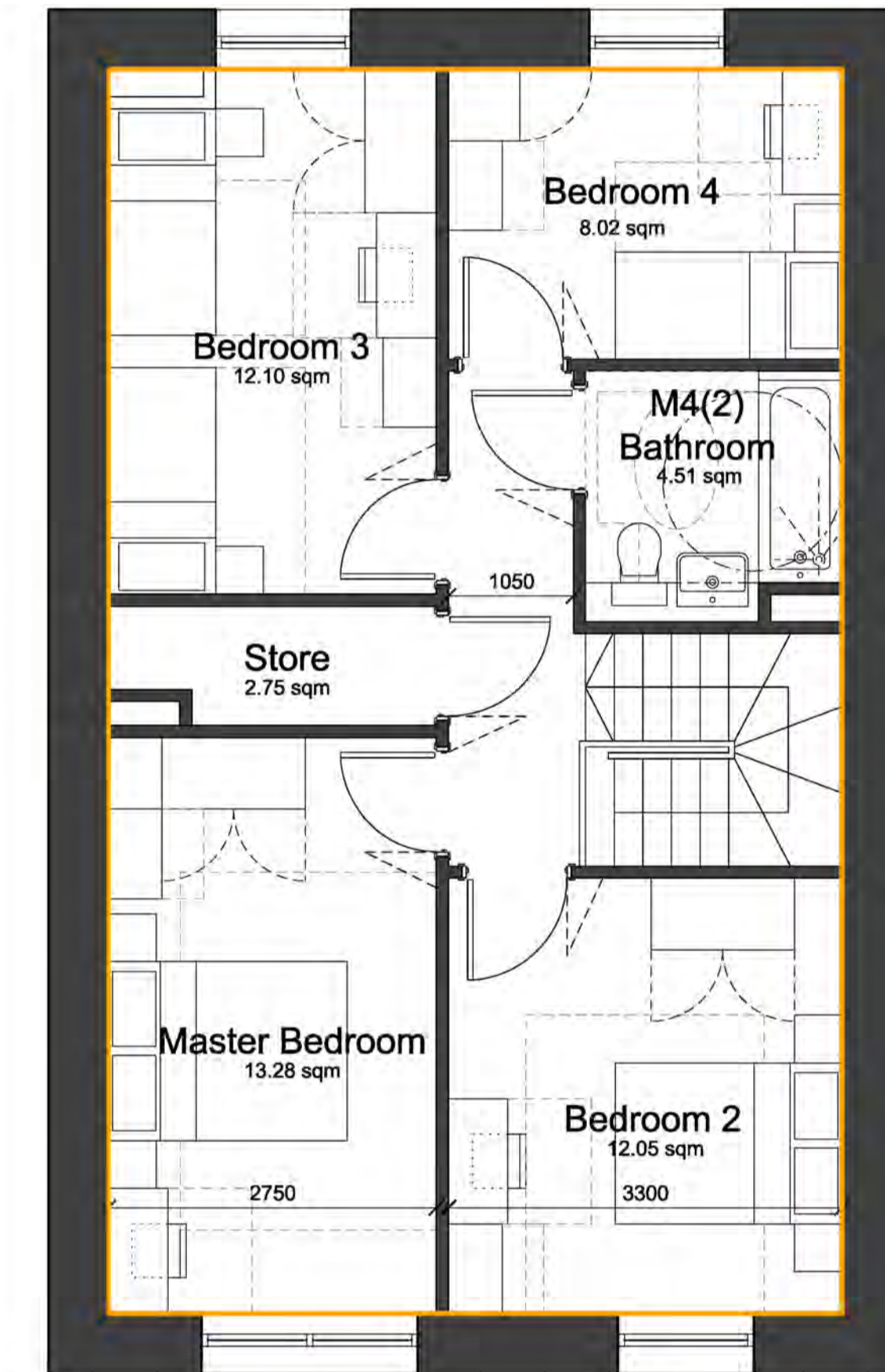
What will the new homes look like?

4 bed 7 person maisonette

- > The proposal provides two 4 bedroom 7 person maisonettes on the ground floor.
- > The maisonettes will be similar to a traditional two storey home with a private rear terrace and access to communal gardens.
- > The overall area will meet or exceed the requirements of current planning standards and include over 3.5 square metres of storage area.
- > Living rooms and bedrooms will have views towards landscape areas.

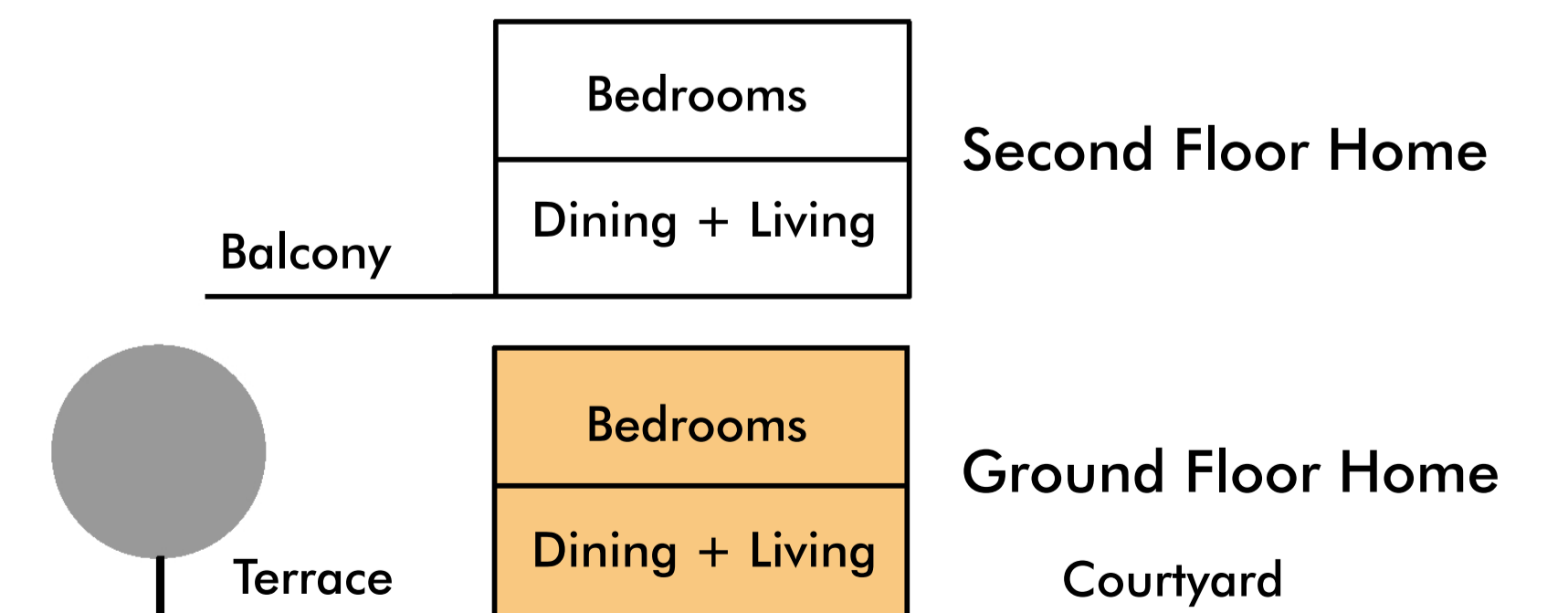


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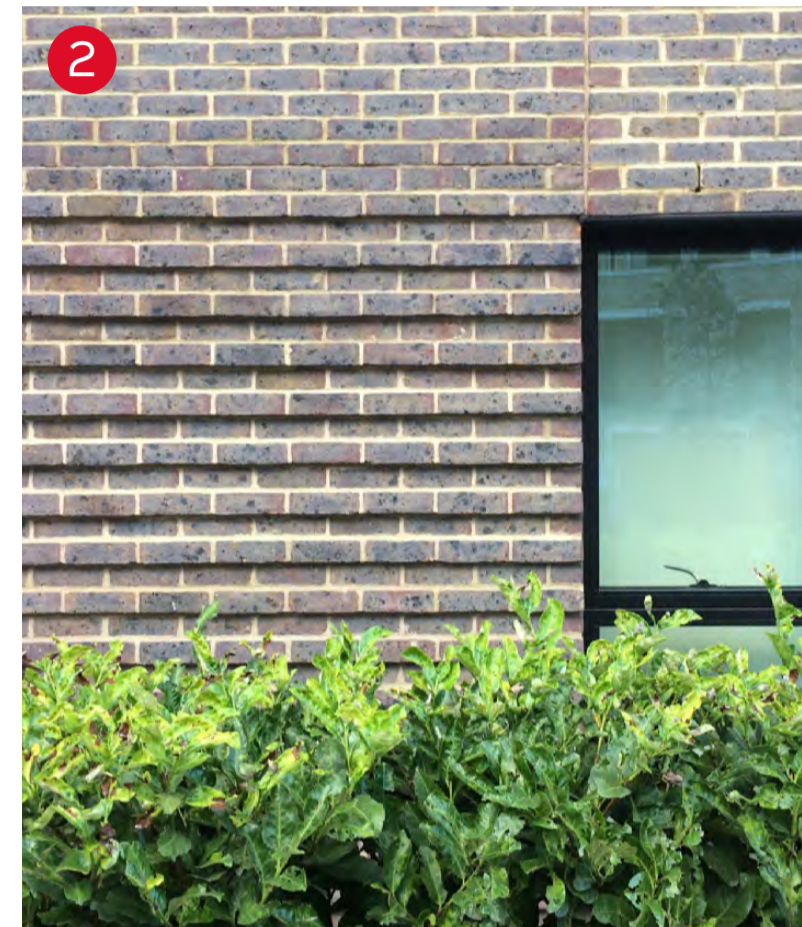
How the building might look

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Stacked maisonettes



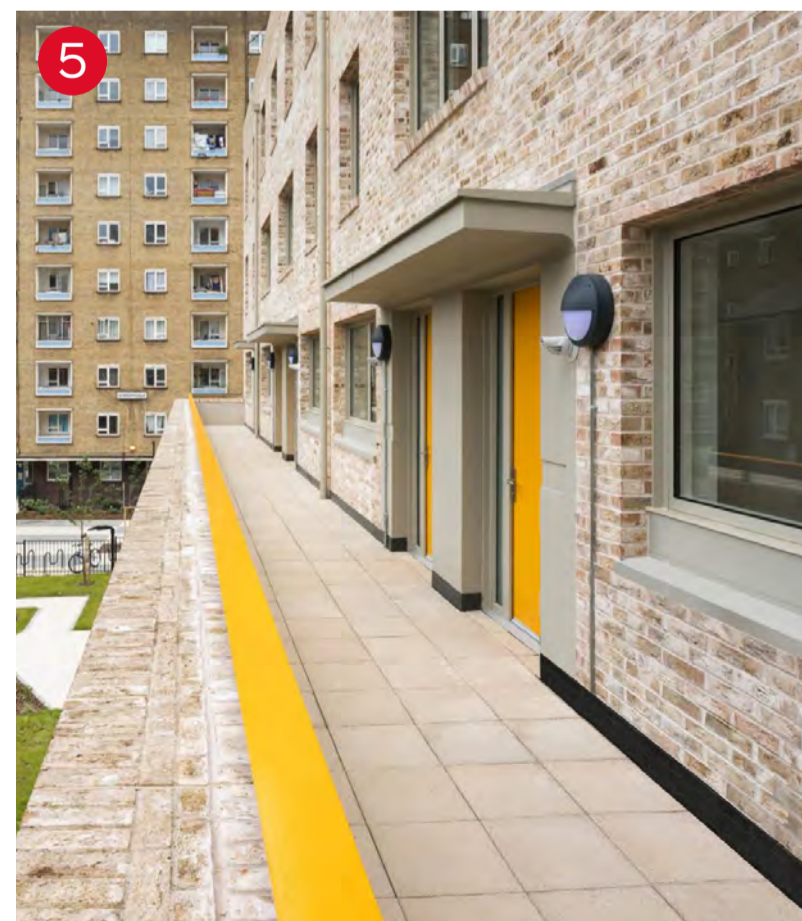
Projecting brick detail



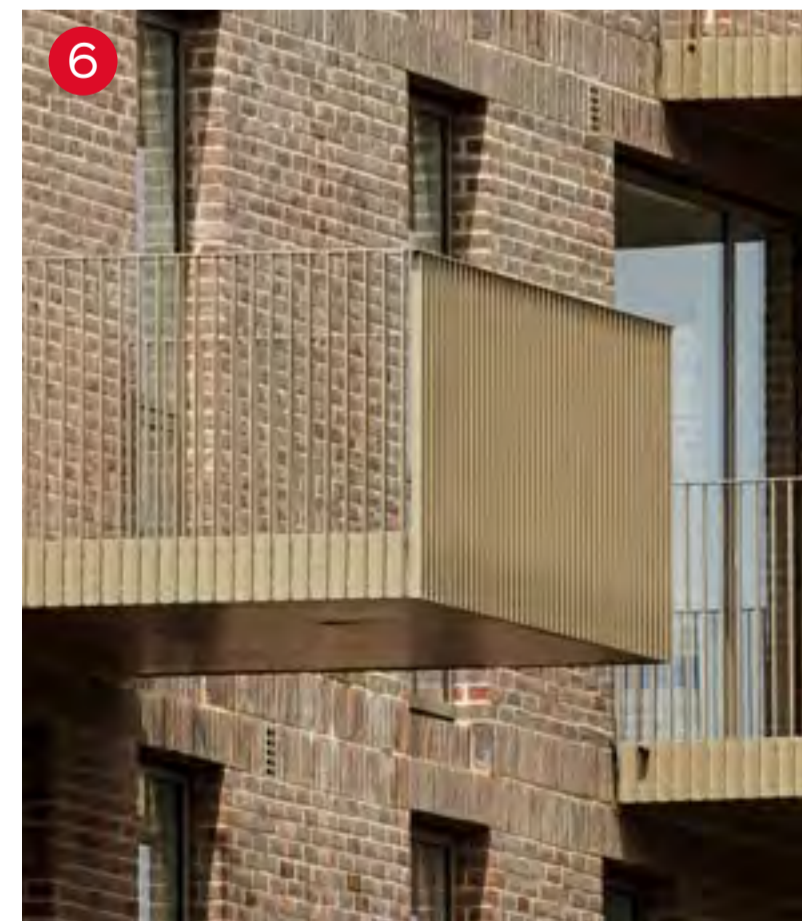
Windows & recess brick



Recess entrance & juliet balcony



Open deck access



Balustrade material



Artist's Impression

Fontley Way



What about the outside spaces?

External spaces

- > Landscape design enhances the distinctive 'open parkland' character of the Alton Estate
- > Existing nursery metal railing will be removed to improve public access to the north of the site

Landscape design provides:

- > Play area for under 5s will be accessible to local residents
- > Off site play provision for over 5s
- > Provision of 10 new car parking spaces including two for wheelchair users
- > Ground floor private gardens
- > Semi private communal gardens
- > Colourful planting



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Play Provision

Following the two consultation events in March and discussions with planning officers, we are proposing not to provide a new over 5's play area within the immediate vicinity of the new development but to refurbish and improve the existing play area at Ibsley Gardens.

The play area at Ibsley Gardens is 275 metres away from the new homes (within the 400 metres stipulated by planning regulations) and will allow us to provide more play and without detracting from the parkland setting of the local area.

Demolition

We had previously planned to demolish the existing structure during the summer holidays. Following discussions with the council's contractor it has now been decided to delay the demolition until the October half term, at which point hoarding will also be erected around the site.

It will not be necessary to suspend any bays outside Crondall House to allow us to demolish the existing structure.



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Parking

There will be no net loss of parking on housing department land because of the development on Fontley Way, however during construction we will need to temporarily suspend 14 parking bays in order to allow construction traffic to enter the site (red hatch). As a result, we are proposing to reprovide 14 parking spaces within 100m of Crondall House (black hatch), including:

- 8 spaces behind the garages at Chilcombe House
- 3 spaces next to the existing bays at Chilcombe House
- 3 spaces next to the existing bays at Rushmere House

Furthermore, two of the 14 existing bays which will remain outside Crondall House during construction will be designated disabled parking bays. Following construction the additional fourteen bays provided during construction will remain.



Temporary Traffic Management Order (TTRO)

To ensure that vehicles can safely navigate Fontley Way and access and leave the site, on street parking will be suspended at certain points along Fontley Way.



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What happens next...

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We aim to submit a full planning application by the end of August 2019 when there will be a further opportunity for public comment.

Subject to receiving planning permission start on site is anticipated to be in early 2020.

For more information

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www.wandsworth.gov.uk

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or email us at :

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