

# WANDSWORTH

DRAFT LOCAL PLAN

## Roehampton Area Strategy



Wandsworth Council are in the process of completely updating the borough's Local Plan. The Plan sets out a strategic vision and objectives to guide the next 15 years of development in the borough (2023-2038), ensuring that growth and renewal happens in a sustainable and co-ordinated way.

The new Local Plan will shape and guide decisions on the location, amount and type of development the borough requires to meet local needs. This includes buildings and how they're used, as well as supporting infrastructure and accessibility. The Local Plan is the most important document used to determine planning applications.



### Area Strategies - a place-based approach

Wandsworth's draft new Local Plan places a greater emphasis on how places are designed. Area strategies have been developed to guide the growth of different parts of the borough in a sensitive and tailored way. Each area strategy is based on an integrated approach which combines three themes:

- **People First:** Prioritising people to create more sustainable, sociable and healthier communities that maximise wellbeing and quality of life. A people first approach allows meaningful choices in how people travel, the housing they can access, the way they work, for play and across all aspects of day-to-day life.
- **Placemaking:** Recognises that buildings, roads, parks and spaces all blend to create something called 'place'. This must be managed to mitigate climate change, support nature, value heritage, manage traffic and secure resilience. It is through the combination of management and design that place identity is established.
- **Smart Growth:** Concentrates on managing development to deliver economic, social and environmental outcomes. It supports a vibrant local economy that creates jobs and opportunity, and emphasises the provision of inclusive, affordable housing. Smart Growth promotes developments that are fit for purpose, responsive to the local context, and which recognise that mixed use supports sustainable places.

Have your say on the development of the borough up to the year 2038 - take part in the public consultation to shape Wandsworth's draft Local Plan until 1 March 2021.

For details please visit:  
[wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)



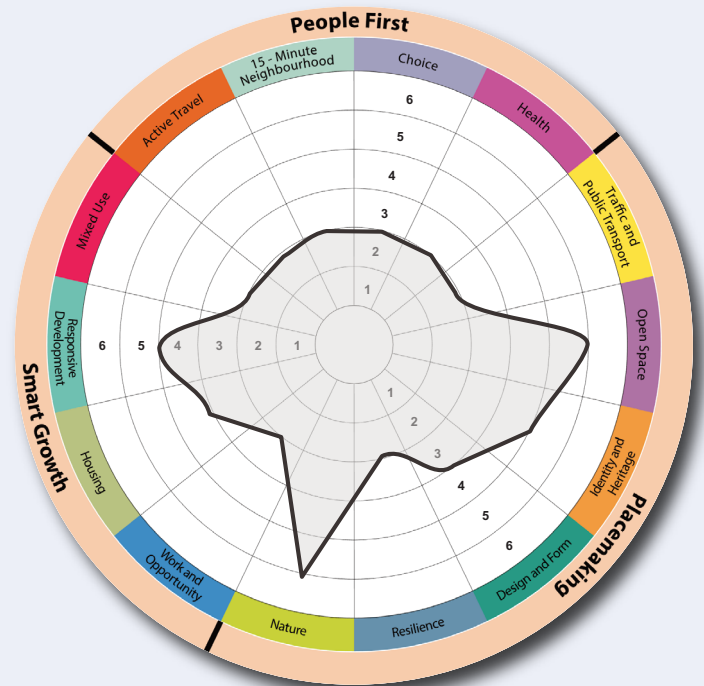
# An Area Strategy for Roehampton

## Area Performance

Area performance considers the 14 elements that make up the People First, Placemaking and Smart Growth criteria to provide a simple framework to help guide placemaking objectives as set out in the Area Strategies of the Plan. There's no *right* outcome for area performance as each place is unique. However, it allows you to think about the 14 elements of a place and the complex issues within places, allowing local people, decision-makers and others a common platform to assess needs and potential. The 14 elements are highlighted in the diagram and explained further in the draft Local Plan.

Roehampton faces challenges regarding traffic management and public transport accessibility that weaken its performance in our Placemaking criteria. Its strengths are focused around open space provision and accessibility which supports nature and biodiversity. With regard to Smart Growth, Roehampton offers a range of housing. However, local employment opportunity is weaker as is a diversity of use. Developing People First approaches for the area focussed on active travel and '15-minute neighbourhood' objectives to support health and choice outcomes offers opportunity to significantly improve place performance.

To find out more about the Roehampton Area Strategy, the place performance criteria and definitions please see section 9 of the draft Local Plan.



See page 155 of the draft Local Plan.

## Character and Opportunity



Roehampton is a mixed area made up of different layers of historic developments from the Georgian, Victorian and post-war eras. Historically, the area was occupied by Georgian country estates some of which survive (notably Mount Clare, Parkstead House and Downshire House). The Victorian era saw development of villas in subdivided estate plots.



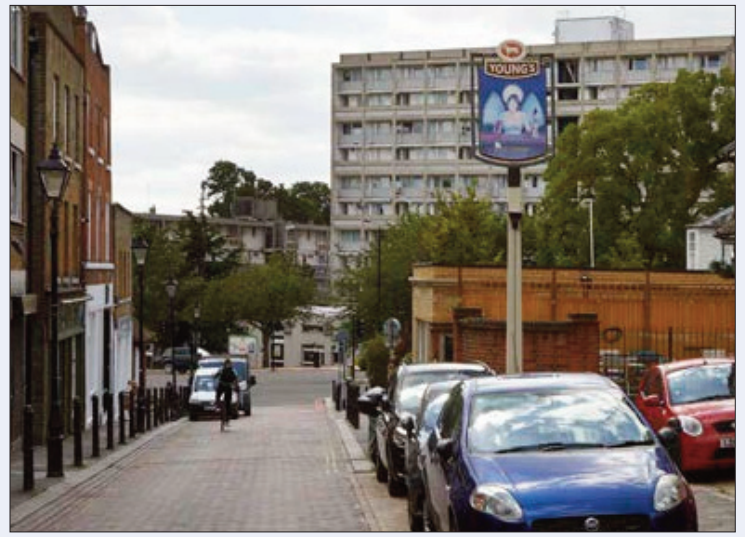
The character of the area changed significantly in the mid to late 1950s with the introduction of the Alton Estate, an example of the post-WWII idealism of designing residential buildings within a parkland setting. The Alton Estate is one of the largest council estates in the UK. However, better use of underutilised land provides an opportunity for regeneration. The Estate is cut off from its surroundings by the A3, Roehampton Lane and Richmond Park/golf course fencing. These and other considerations have led to much of the area being identified as an area for regeneration.



Roehampton's centre is focused around the twin axes of Danebury Avenue and Roehampton Village. The relationship between the two, however, is disjointed and the area as a whole lacks coherency.

The high levels of economic inactivity and unemployment within the area are inherently linked to the acute lack of employment opportunities compounded by low public transport accessibility that results in Roehampton feeling disconnected from other parts of London.

The area also suffers from substantial traffic, which flows east-west along the A3 and north-south along Roehampton Lane. These roads experience severe congestion, which is due in part to the lack of mass transit stations and lack of adequate cycling infrastructure.



The relative proximity of Richmond Park and Wimbledon/Putney Commons offers the opportunity to make recreational journeys by foot or bicycle in traffic-free or traffic-light environments.

There is a need to provide improved pedestrian routes, creating an accessible, step-free and coherent network of paths that open the Alton Estate internally and knit it into the surrounding area.

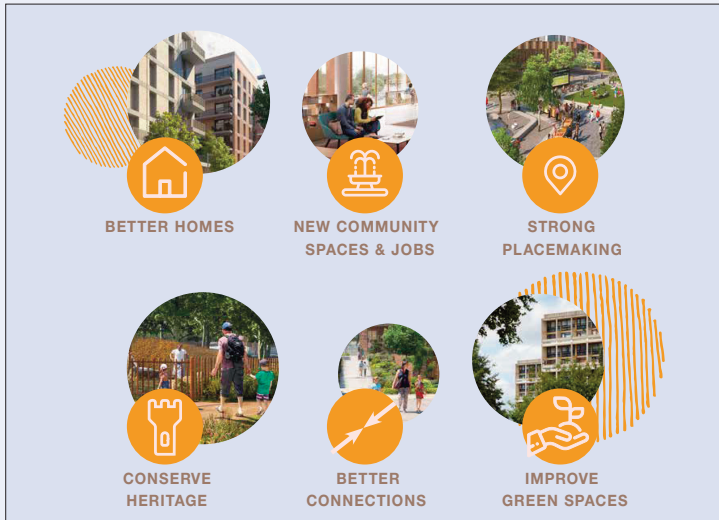


## Vision

- Promote housing renewal.
- Support a placemaking approach that protects, strengthens and repairs the special qualities of the Alton Estate.
- Reconnect Roehampton Village and the Alton East and West Estates.
- Provide economic incubator space and revitalised commercial premises.
- Develop cultural and community facilities attractive to all.



# Anchor for Change - The Alton Estate Regeneration



The vision for the regeneration of the Alton West Estate is to blend this iconic post-war estate with the placemaking and streetscape lessons that have been learnt since its formation - creating a great place to live that includes a wide choice of housing.

The redevelopment will provide affordable homes; multi-purpose community buildings; improved shops and new business workspace. Good quality and sympathetic design, to better reveal and enhance the character and setting of heritage buildings on the Estate and complement the existing townscape; enhanced connections across and to the Estate, with improved road junctions, safer streets, improvements to public transport links and additional pedestrian and cycling routes; and improved urban greening will be important.

## Roehampton Area Priorities

### People First

- Redevelopment of the Alton Estate should aim to provide a multi-functional central parkland. This landscape should provide a conceptual link through the area from Roehampton Lane to Richmond Park.
- Future developments should ensure that the biodiversity, scenic and recreational amenity functions of the green and public open spaces are enhanced.
- Opportunities to create a new connection for pedestrians and cyclists between Tunworth Crescent and Richmond Park, as well as other local cycle lanes, will be supported.
- Junction improvements between Danebury Avenue and Roehampton Lane will be supported.
- Measures to improve public transport facilities by relocating existing bus stops in lay-bys along Danebury Avenue into the carriageway and creating additional bus stops will be supported.

### Placemaking

- Conserve and enhance the parkland setting, historic character and heritage assets of Roehampton. Development must not diminish the openness and harmonious balance of buildings and open spaces.
- Development along Danebury Avenue must provide active frontages and proposals must contribute to improving pedestrian amenity, safety and the vibrancy of the area.
- Development along Roehampton Lane must provide building frontages with a strong edge, while retaining the trees and greenery that provide separation from traffic.

### Smart Growth

- Provide at least 1,145 homes between 2023 and 2038, in addition to those already completed and those which will be completed prior to 2023.
- Create a civic square which provides a locus for community life, and connects Alton West, East and Roehampton Village.
- Provide new job and training opportunities for local people, targeted towards the provision of incubator space to support start-up businesses.
- The temporary use of vacant shopping units will be supported, especially where this provides cultural facilities or space.
- Development will create new commercial, community, leisure and cultural facilities within Roehampton, anchored by a cultural facility, to create a civic square which provides a locus for community life.



# Roehampton Area Strategy Map



## Public realm and active travel

- Suggested location for new public open space
- Open space enhancement
- Proposed new public open space
- Existing route
- Suggested/ proposed new route
- Active travel enhancement
- Suggested public realm improvement
- Suggested building frontage
- Proposed new building frontage
- Valued view and vista
- Local Centre
- Community Centre

## Growth location

- Site Allocation Boundary
- ① Alton West Intervention Areas, Roehampton, SW15
- ② Mount Clare, Minstead Gardens, Roehampton, SW15
- ③ Queen Mary's Hospital car park, SW15

## Background information

- Metropolitan Open Land
- Other open space

# How can you help?

The council is inviting comments from all kinds of local stakeholders, residents, businesses, community and amenity groups, landowners and developers.

As a local expert, we are particularly interested in hearing your thoughts on the Area Strategy for Roehampton.

To participate, visit [wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)



# What happens next?



The council will review all of the feedback submitted as part of the consultation, and this will help to inform a revised version of the draft Local Plan (known as the 'Publication' version). There will then be a further opportunity to provide comments on that version of the Local Plan, which is expected to be held in the autumn of 2021.

# Timetable

1. **Monday 1 March 2021** - Public Consultation on the 'Pre-publication' Draft Local Plan (the current version) ends.
2. **Spring/Summer 2021** - The council analyse and consider the responses from the consultation, which are used to inform a revised 'Publication' Draft Local Plan.
3. **Autumn 2021** - Further public consultation on the 'Publication' Draft Local Plan.
4. **Spring 2022** - The Publication Draft Local Plan and representations received in the consultation are submitted to the Secretary of State, who appoints an independent Planning Inspector to examine the Plan for 'soundness'.
5. **Summer / Autumn 2023** - If the Inspector is satisfied with the new Local Plan, it is adopted by the council and comes into force.

See the full plan and comment online:  
[wandsworth.gov.uk/localplanreview](https://www.wandsworth.gov.uk/localplanreview)

