

ALTON GREEN

ROEHAMPTON SW15

PLANNING APPLICATION
(REF: 2019/2516)

A GUIDE TO THE PROPOSED CHANGES

MAY 2020



CHANGES TO THE APPLICATION

Redrow Homes has submitted revised drawings and new documents to support the planning application. This Guide to the Proposed Changes follows the release of a brochure, earlier this year, to all residents affected by the regeneration proposals, which details the revised tenure mix and phasing plan.

All new documents should be read alongside the reports and statements, submitted with the original planning application.



KEY DOCUMENTS INCLUDE:

DESIGN AND ACCESS STATEMENT (DAS) ADDENDUM

This document provides an overview of changes, a landscape scheme update, a bus turnaround update, block design updates and an updated schedule of accommodation.

ACCESS STATEMENT

This document includes a full analysis of existing accessibility issues across the site and illustrates how the design solutions have followed an inclusive approach in improving connections and providing new homes and facilities.

ENVIRONMENTAL STATEMENT ADDENDUM

This document provides an overview of the impact of the proposed changes for each topic covered in the Environmental Statement submitted in June 2019. The report is supported by appendices, containing updated information for each topic in greater detail.

NON-RESIDENTIAL MANAGEMENT & GOVERNANCE STATEMENT

This statement provides a broad framework for the future governance and management of the new commercial and community facilities proposed as part of the regeneration.

AFFORDABLE HOUSING STATEMENT ADDENDUM & REVISED DECANT STRATEGY

These documents provide further information on how the rehousing needs of residents wishing to remain on the redeveloped estate will be met. Indicative timescales for the rehousing programme are also provided.

STATEMENT OF COMMUNITY INVOLVEMENT ADDENDUM

This document details the consultation that has been undertaken since the proposals were presented at the Roehampton Festival in September 2018.

CHANGES TO THE REGENERATION PROPOSALS

The local community has been involved in preparing the masterplan for Alton Green, which was first published in 2014, and has since been revised and improved.

Local residents, the Greater London Authority (GLA), Transport for London (TfL) and other organisations and individuals have commented on the planning application submitted by Redrow Homes in June last year.

In response to this feedback, amendments are proposed alongside additional information to support the planning application.



HOUSING CHOICE

The revised plans propose to change the number and type of new homes. More replacement homes are proposed in the earlier phases of development, more homes will be available for social rent and the number of shared ownership units has also increased. There will be more floorspace available for council tenants on the Alton Green site (47% more) because the new homes are sized to meet tenant needs.

REVISED HOME NUMBERS

- Up to 1,108 homes in total (up from 1,103)
- 261 council homes (up from 256)
- 201 homes for social rent (up from 188)
- 29 shared equity homes (decreased from 45)
- 31 shared ownership homes (up from 23)

FURTHER READING

More information about housing choice and an indicative rehousing programme is available in the [Affordable Housing Statement Addendum](#) and [Revised Decant Strategy](#) associated with hybrid planning application reference: 2019/2516



BLOCK A (SPRING 2023)

Now proposes more homes for social rent (35 rather than 24) and fewer shared equity homes (5 rather than 16)

- 40 homes (a mixture of 2-bed, 3-bed and 4-bed properties)
- Private balconies with every property
- Access to large courtyard garden for all residents
- Central location, adjacent to the new Village Square, with easy access to shops and community facilities



BLOCK O (AUTUMN 2022)

Previously proposed as a private housing block, now offers 29 homes for social rent and 6 shared equity homes.

- 35 homes (a mixture of 1-bed, 2-bed and 3-bed properties)
- Private balconies with every property
- Access to large courtyard garden for all residents
- Central location, adjacent to the new Village Square, with easy access to shops and community facilities



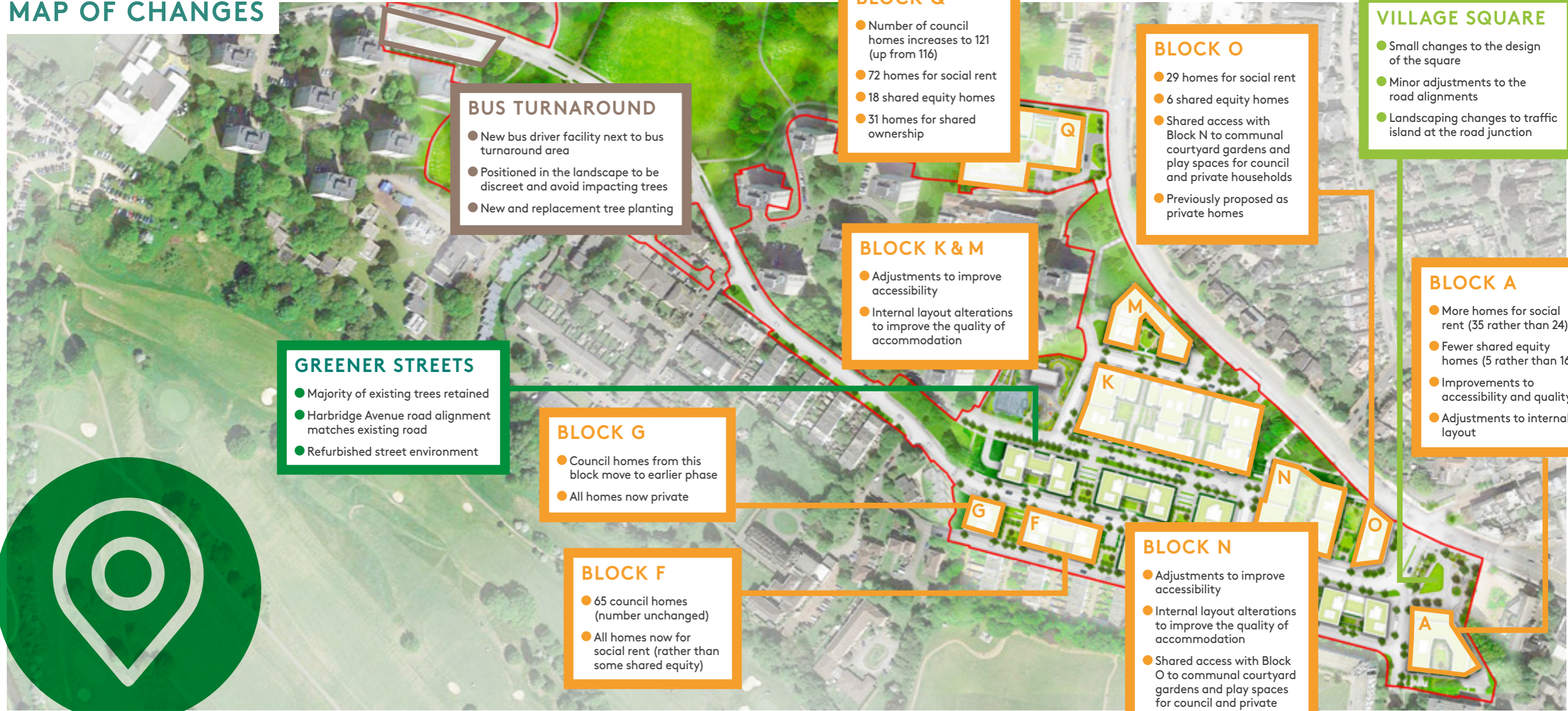
BLOCK Q (SPRING 2027)

The total number of council homes across Block Q has increased to 121 from 116. Block Q1 still has 33 homes for social rent and 10 shared equity homes. Block Q3 now has 39 homes for social rent (up from 36) and 8 shared equity homes (down from 11). Block Q2 will provide 31 shared ownership homes.

- 121 homes (a mixture of 1-bed, 2-bed, 3-bed and 4-bed properties)
- Private balconies with every property
- Access to large courtyard space with playspace for all residents
- Direct access to Downshire Field



MAP OF CHANGES



BUS TURNAROUND

- New bus driver facility next to bus turnaround area
- Positioned in the landscape to be discreet and avoid impacting trees
- New and replacement tree planting

BLOCK Q

- Number of council homes increases to 121 (up from 116)
- 72 homes for social rent
- 18 shared equity homes
- 31 homes for shared ownership

BLOCK O

- 29 homes for social rent
- 6 shared equity homes
- Shared access with Block N to communal courtyard gardens and play spaces for council and private households
- Previously proposed as private homes

VILLAGE SQUARE

- Small changes to the design of the square
- Minor adjustments to the road alignments
- Landscaping changes to traffic island at the road junction

BLOCK K & M

- Adjustments to improve accessibility
- Internal layout alterations to improve the quality of accommodation

BLOCK A

- More homes for social rent (35 rather than 24)
- Fewer shared equity homes (5 rather than 16)
- Improvements to accessibility and quality
- Adjustments to internal layout

GREENER STREETS

- Majority of existing trees retained
- Harbridge Avenue road alignment matches existing road
- Refurbished street environment

BLOCK G

- Council homes from this block move to earlier phase
- All homes now private

BLOCK F

- 65 council homes (number unchanged)
- All homes now for social rent (rather than some shared equity)

BLOCK N

- Adjustments to improve accessibility
- Internal layout alterations to improve the quality of accommodation
- Shared access with Block O to communal courtyard gardens and play spaces for council and private households



GREENER STREETS

New and replacement tree and shrub planting along streets will create a greener, cleaner, softer and safer environment for everyone who uses them.

Plans to realign Harbridge Avenue and provide a new avenue of trees have changed. The revised application proposes to retain the existing road alignment and 29 existing trees along the Avenue, many of which are lime trees.

Harbridge Avenue

See the image opposite for the revised plans for Harbridge Avenue.

To improve accessibility, revised landscaping plans have also been prepared for the green, stepped and sloped access routes between:

- Harbridge Avenue and Danebury Avenue
- Laverstoke Gardens and Danebury Avenue
- Hershams Close and Holybourne Avenue
- Roehampton Lane and Block M



FURTHER READING

To read how the proposals will enhance the landscape and create greener streets, please refer to Section 2 of the **DAS Addendum** associated with hybrid planning application reference: 2019/2516. Additional information about trees and new planting can also be found in the **Arboricultural Addendum** which forms part of the **Environmental Statement Addendum**.



29 existing trees retained and protected

Seating within planted areas to provide resting places

Footpaths widened to 2.5 metres (up from 1.5 to 2.0 metres)

Softer, greener, safer streetscape for all users

EASING ACCESS

One of the key objectives of the regeneration project has always been to make the estate more accessible and better connected with the surrounding areas. Recent changes to the plans to improve accessibility include:

- A review of all entry points to the new homes and community facilities in Block A
- Further improvements to accessible routes through the site, with steps, ramps, handrails and seated rest areas
- Provision of shared access routes to courtyards and play space between blocks O and N, for all households in these blocks
- Review of levels and connections to allow for the retention of trees on Harbridge Avenue
- Minor rearrangement of the Danebury Avenue and Roehampton Lane junction following consultation with TfL
- Alterations to the internal layout of blocks to make them more accessible and ease waste collection
- Further adjustments have been made to the internal layouts of Blocks A, K, M, O and N to improve accessibility and waste collection arrangements.

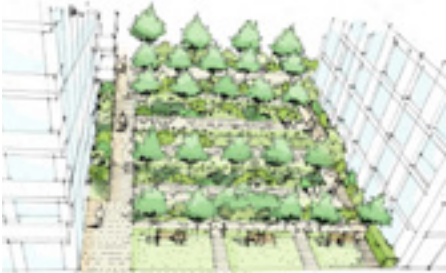


FURTHER READING

Detailed information about the accessibility of the scheme can be found in the [Access Statement](#), which has been submitted alongside the amended plans and reports. The statement demonstrates that the scheme designs have followed an inclusive design approach.



Linking Danebury and Harbridge Avenues



Danebury Avenue to Laverstoke Gardens



Artist's impression of the Hersham Close connection to the rear of Block A



Artist's impression of improved entry to Block M from Roehampton Lane

MORE ENERGY EFFICIENT

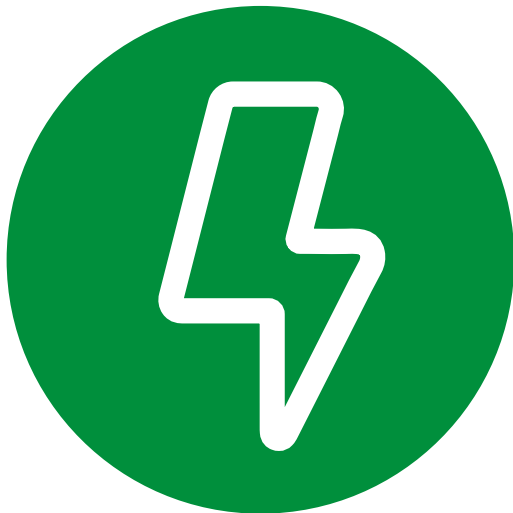
In response to the latest lean, clean and green requirements of the London Plan, a new energy strategy has been prepared.

- The previously proposed gas energy system has been replaced with a more carbon efficient electrically-led system.
- A new plant and equipment enclosure will be provided on the roof of Block N.
- Energy demands will be reduced by new buildings that are more efficient than those they replace.
- The development will make the most of daylight and sunlight but also considers how resident comfort, in terms of overheating and noise, can be managed.
- A key objective is to keep carbon emissions and heating costs as low as possible.
- Solar (PV) panels will be provided across all blocks to generate electricity on-site.



FURTHER READING

More detailed information can be found in the technical appendices contained in Volume 2 of the [Environmental Statement Addendum](#) associated with hybrid planning application reference: 2019/2516. A [Revised Energy Strategy, Circular Economy Statement and Whole Life Cycle Carbon Emissions Assessment](#) have been submitted in support of the application.



Artist's impression of Block Q

IMPROVEMENTS TO THE BUS TURNAROUND AREA

In response to feedback provided from local residents and TfL, a bus driver toilet facility is now proposed close to the bus turnaround area. The design of this modest facility has been specified by TfL and will be positioned carefully in the landscape so that it is not prominent.

The existing eastbound bus stop, next to the junction of Danebury Avenue and Minstead Gardens, will be retained for the use of nearby residents.



Artist's impression of new bus turnaround and driver facility



FURTHER READING

You can find more information about proposals for the bus turnaround area in Section 3 of the [DAS Addendum](#) associated with hybrid planning application reference: 2019/2516.

FURTHER INFORMATION

If you would like to read more about the proposed changes to the planning application, you can review the new plans and technical reports submitted by Redrow Homes.

For reasons connected to the effects of coronavirus, including restrictions on movement, we are encouraging people to view all documents online. Please visit the regeneration website

www.altonestateregen.co.uk

for guidance to help you find the specific information you need.

The Planning Service is carrying out statutory consultation separately and the new documents are all available to view online at

www.wandsworth.gov.uk/planning

by entering the Planning Application Reference number **2019/2516**.

If you would like to discuss the application, please call the Case Officer Janet Ferguson on: **020 8871 7959** or email

planningapplications@wandsworth.gov.uk.

If you have questions about any of the information provided in this document, you can email

info@altonestateregen.co.uk

or call Redrow's project team on: **020 7397 5212**.



SCHEDULE OF REVISED AND ADDENDUM DOCUMENTS

- Revised Development Specification
- Revised Schedule of Drawings
- Revised architectural and landscape drawings (plans, elevations and sections) and masterplan drawings
- Revised Parameter Plans
- Design and Access Statement Addendum
- Access Statement
- Environmental Statement Addendum
- Revised Financial Viability Assessment
- Affordable Housing Statement Addendum
- Revised Decant Strategy
- Non-Residential Management and Governance Statement
- Revised Equalities Impact Needs Assessment
- Statement of Community Involvement Addendum
- Operational Waste Strategy Addendum
- Revised Internal Daylight, Sunlight and Overshadowing Assessment
- Fire Safety Strategy Addendum
- Framework Wider Estate Management Structure



FURTHER READING

ENVIRONMENTAL STATEMENT ADDENDUM DOCUMENTS

- Flood Risk Assessment and Drainage Strategy Addendum
- Revised Energy Strategy, including Circular Economy Statement and Whole Life Cycle Carbon Emissions Assessment
- Sustainability Statement Addendum
- Verified Views
- Heritage Statement Addendum
- Arboricultural Addendum
- Transport Assessment Addendum



FURTHER READING



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