

ACTIVITY 4
Wednesday
20th January
2021

Alton ACTION



Results

Co-designing a Community Plan for Alton Estate Residents

Exercises:

**COMPARING THE
WANDSWORTH
MASTERPLAN WITH
THE PEOPLE PLAN**

**CO-EVALUATING
THE PEOPLE'S PLAN**

**COMPARING THE
WANDSWORTH MASTERPLAN
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Collective discussion

Overall, residents are happy with the proposed **People's Plan** and the general location for building new homes. Main concerns have arisen around:

- The proposed building on the corner of Holybourne Ave (C-shaped building)
- Parking spaces around the estate – the Wandsworth Council have a good plan for parking with underground for all new blocks
- New bus turnaround – the main issue is that the presence of busses will have an impact on existing housing in terms of lighting and noise + turnaround will remove the existing trees

CO-EVALUATING THE PEOPLE'S PLAN

What do residents think about the proposed People's Plan and what are their main priorities?

Topics:

**POTENTIAL SPACE
FOR BUILDING
NEW HOMES**

**COMMUNITY
FACILITIES**

**NEW SHOPS AND
WORKSPACES**

**OUTDOOR
FACILITIES AND
GREEN SPACES**

MOVEMENT

POTENTIAL SPACE FOR BUILDING NEW HOMES

Results

- Overall, residents agreed with the proposed People's Plan
- Support for building extensions no more than one level higher than current heights
- Suggestion that proposed build on the corner of Holybourne Ave (C-shaped building) should not be too high due to potential overshadowing of existing block at Hersham Close (*for reference, this adjacent area is designated as a 'conservation area' with a 'right to light' - the block at Hersham Close was highlighted in the report on potential overshadowing, in the Council Masterplan documentation*)

Results

- Concerns were raised that, where lifts are to be added, this will increase service charges substantially, so the number of lifts should be reduced
- Considerations should be made to the number of ground floor 'new flats'
- Also for consideration - what will the refurbishment of existing flats will consist of

POTENTIAL SPACE FOR BUILDING NEW HOMES

Results

In terms of materials and aesthetics:

- Contrast of modern and old is interesting - similar brickwork with modern windows, but not necessarily imitating what is already there
- Relation between new flats and old flats - the latter would need to be refurbished
- The existing character of the building should remain recognisable
- Hillington Square housing estate by Mae Architects is a good example



COMMUNITY FACILITIES

Results

The proposal for the main entrance to Danebury Ave (next to St Joseph's church) needs to be **re-considered** and **re-designed**, this is the 'face' of the estate which is seen by others using Roehampton Lane, or entering the estate

Specifically there is a potential need for:

- re-provision of the doctor's surgery
- renovated housing
- re-establishing a youth centre (with outside court)
- a community hall
- shared workspace
- parking and retail (and in particular a larger supermarket)

So we need to consider what the priorities are and how they could be co-located in that area.

COMMUNITY FACILITIES

Results

There is a similar challenge in the Portswood Place area, creating a 'hub' with a potential need for

- housing
- GP surgery / medical centre
- retail
- parking
- a community hall/youth centre

The provision at these two 'hubs' need to be considered separately and together

We also need to look at relationship between Danebury Avenue and the church area.

NEW SHOPS AND WORKSPACES

Results

- There is support for proposed development of ground floor retail and workspaces along Danebury Ave, although noting that these will remove some existing storage units
- Potential problems with location of new shops on Danebury Ave – how will people have access to their homes?
- It would help to provide visuals on how the high street can work if extended only on one side of road, and the relationship between old block, new ground floor and street
- Loading bays will be needed and available parking spaces considered
- Proposals could include using space (either more shops or extension to library as community space) under the Allbrook House with the area behind it for parking

OUTDOOR FACILITIES AND GREEN SPACES

Results

- Concern that proposed building on the side of the Harbridge Ave block (facing Danebury Ave) will remove ‘unofficial garden space’ that residents enjoy at ground level there
- In that same block, we need to identify and consider any leaseholders as their position will be different
- In discussing the possibility of allotment, it was noted that a shared community garden is preferred as it would be open and benefit more people

OUTDOOR FACILITIES AND GREEN SPACES

Results

- The landscape is listed, so we need to take this into the account when thinking about allotments – better to avoid listed landscape and find sunny spots for allotments, perhaps towards the edges
- Adult gym equipment area is proposed around Portswood Place – an outdoor gym is very popular (*see Park Spa Gardens in Southwark and newly established Multi Use Games Area at Witley Point, Alton East*)
- Find ways of improving public realm with planting, SUDS (Sustainable urban drainage systems) and/or social areas/benches

MOVEMENT

Results

- Concern was raised over parking provision as demand is greater than supply across the Alton Estate – need to assess overall effect of proposals on parking
- Disabled parking should be increased
- Increase cycle paths, cycle parking (safe), cycle lane connecting to train and tube stations
- Connect (perhaps visually) Danebury Av. with Roehampton Lane
- Potential flexible opening of road for buses out of west Alton

FEEDBACK MAP

Lots of old trees here to be kept

The idea of this bus turnaround was not welcomed. Better keep the existing or see below about opening Danebury Ave dead end for buses.

Play space for children

Include a mixture of youth facilities: medical provision, physio, an alcohol treatment centre, (Community languages etc.), parking spaces

Community hub

Adults outdoor gym equipment

Could have some parking for rail and bus stations

Running track etc, maybe not much call for it,

The landscape is listed, so we need to take this into account for allotments. Maybe avoid listed landscape

Parking along Danebury avenue difficult as this doesn't improve things.

Shared community garden and benefit more people

Allotments

The allotments need to be in areas that have sunshine otherwise no one will take them

Small orchard with fruit trees

Existing green spaces along the road - people use those gardens as private gardens

Improve the existing having some community facilities as spots, (even temporary)

Keep the existing character of the area

Maintenance and services charges go up if we add lifts

Add storage facilities at the Good so much retail - other uses more so

More COLOR on the facades!

Add another bedroom because there is a lot of overcrowding

People may prefer additional bedroom than balcony

How many houses will be social houses?

Accessibility / mobility issues - disable people

Garage spaces are very requested! People don't give them up easily

Loading bays for delivery etc... could be better to square the highstreet

Solar panels on roofs like in WCOH

Roof extension

Good to have the space, perhaps not so much retail - other uses more so

Expanding the library, meeting room. The space is not adequate

Nice for Village Green

Could improve space around lovely street

Do something more efficient attractive location

Community hub

concentrates youth facilities, live-in studios, shops, supermarket, public space, co-working spaces and homes

Spaces for young people from early teens to late teens

Suggestion that proposed build on the corner of Holybourne Ave (C-shaped building) cannot be very high due to potential overshadowing of existing block at Hershams Close

reference - this adjacent area is designated as a conservation area, and the block at Hershams Close was highlighted in the report on potential overshadowing, in the Council Masterplan documentation

