



# Alton Estate Renewal

Stage 1 Report

May 2025

<b>Client</b>	Wandsworth Borough Council
<b>Project</b>	Alton Estate Renewal
<b>Project code</b>	WBC-AER
<b>Document title</b>	Stage 1 Report
<b>Status</b>	
<b>Author(s)</b>	ISH

Date	Revision	Notes
16.05.25	-	

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**HTA Design LLP. Registered Partnership in England No. OC381717**



**HTA Design LLP**  
75 Wallis Road London  
E9 5LN

020 7485 8555  
info@hta.co.uk  
**www.hta.co.uk**





# Executive Summary

# 1.0 Site Context

## 1.1 Wider Site Context

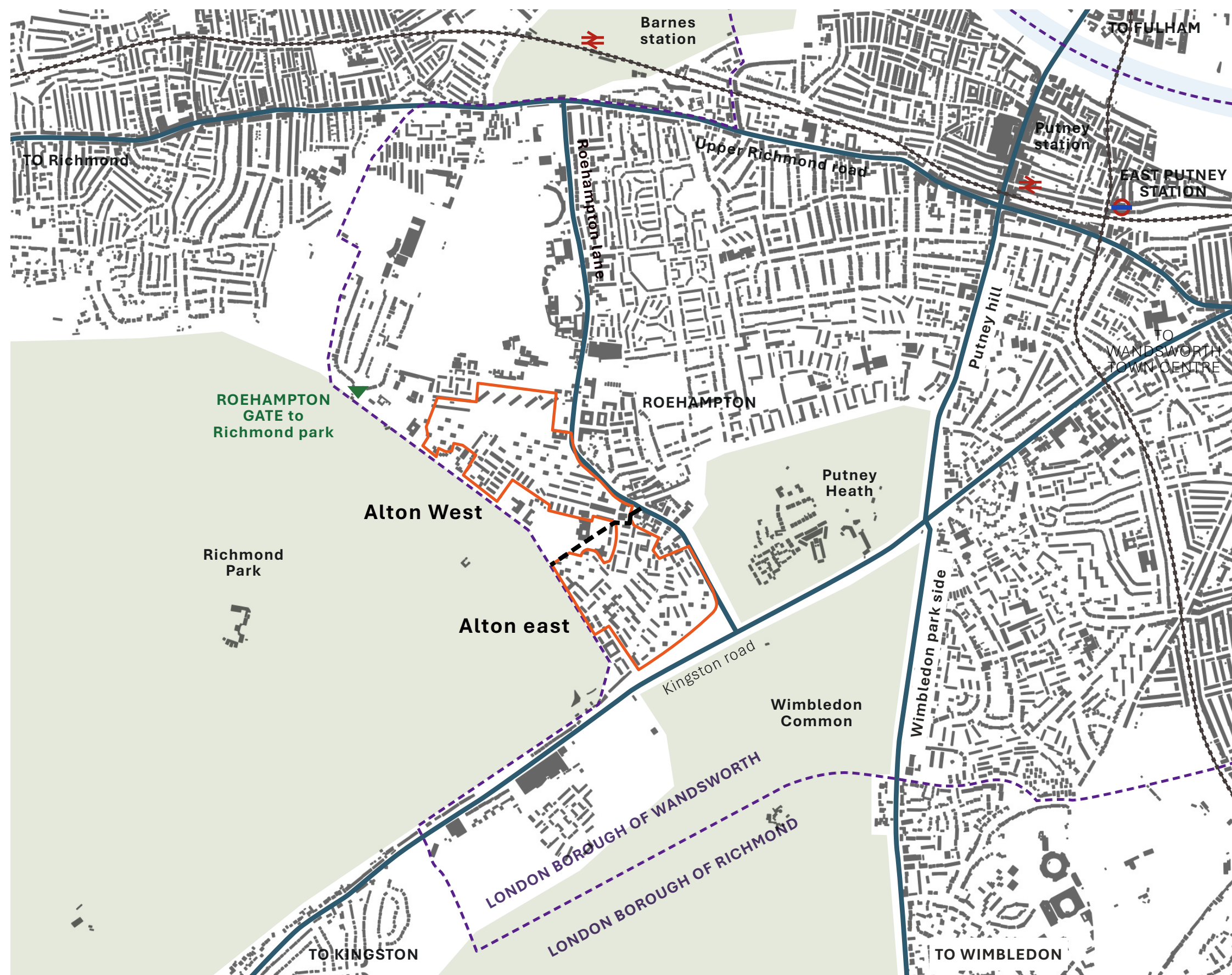
### Alton Estate within Roehampton

The Alton Estate is located in Roehampton, a suburban district located in southwest London in the London Borough of Wandsworth. It is split into East and West and the site is located in Alton West.

To the west of the Estate is Richmond Park which can be accessed via the Roehampton Gate to the north west. North of the site is Barnes, with the closest station located here, a mile in distance. This station provides links to Waterloo, and west to Surrey.

Putney is located to the east and further east is Wandsworth. To the south is Wimbledon Common leading to Wimbledon.

The site is recognised under the Mayor's Regeneration Scheme as an area for development within Wandsworth.



Site Location Diagram

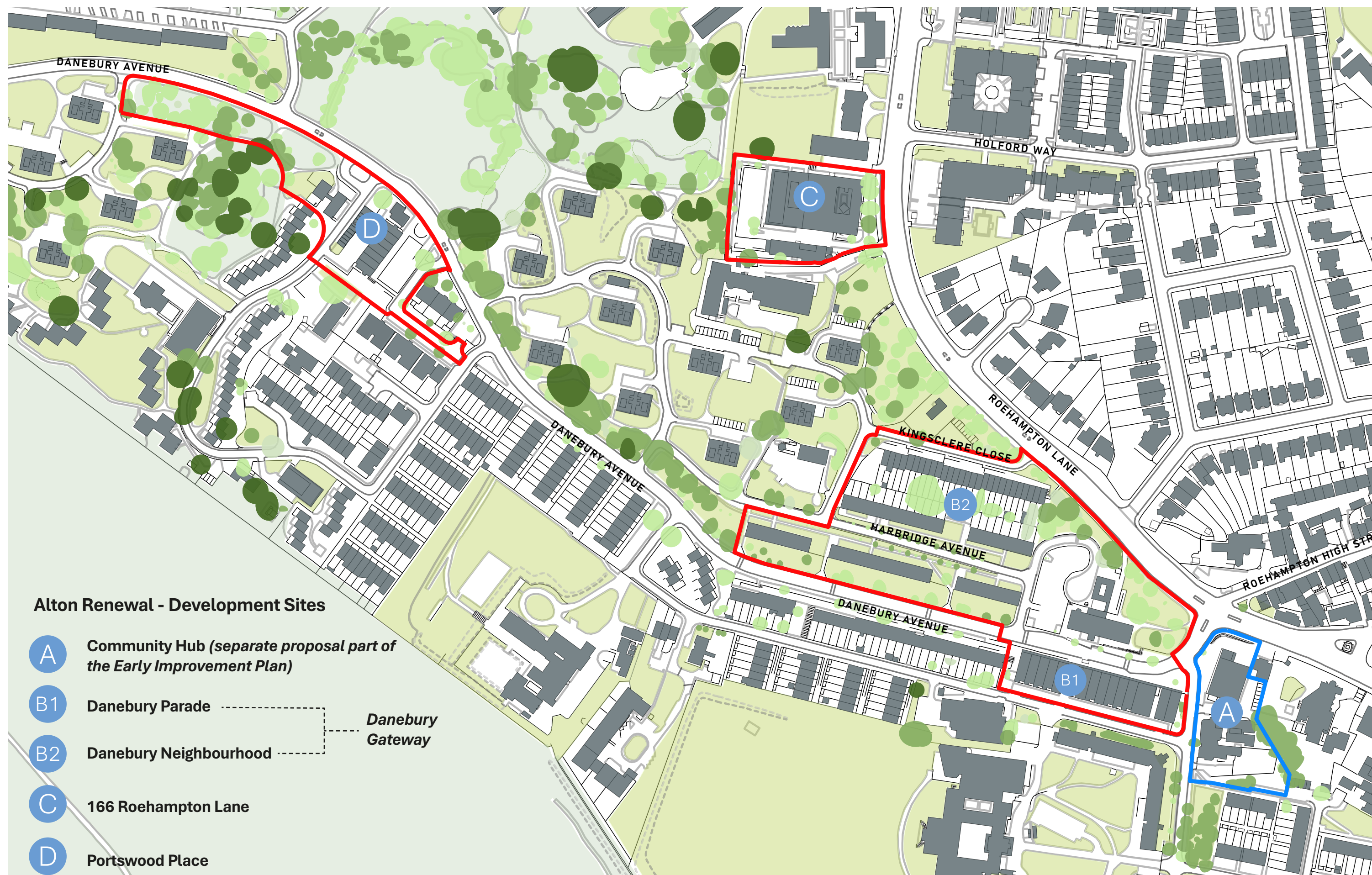


Site location within a London-wide context



## 1.2 Alton Renewal Sites

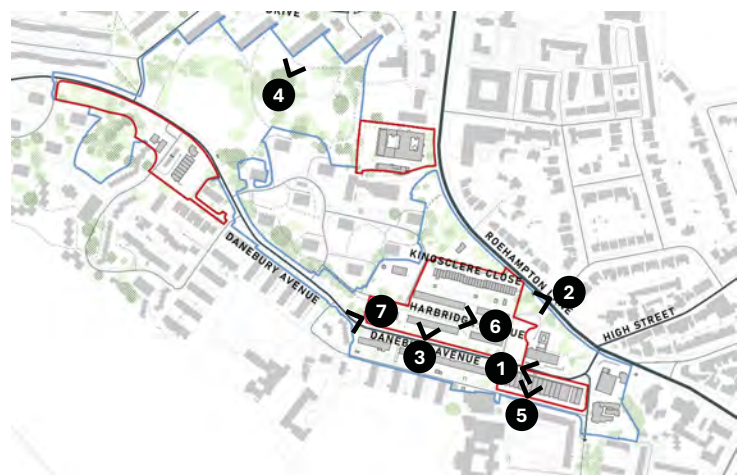
### Existing Estate & Development Sites





## 1.3 Site Photographs

### Capturing the Existing Site



Site Key Plan



1 Parade of shops along Danebury Avenue



2 View into the site from Roehampton Lane



3 Typical maisonette block located along Danebury Avenue



4 Highcliff Drive slab blocks



5 Library at the base of Allbrook House



6 Tree-lined Harbridge Avenue

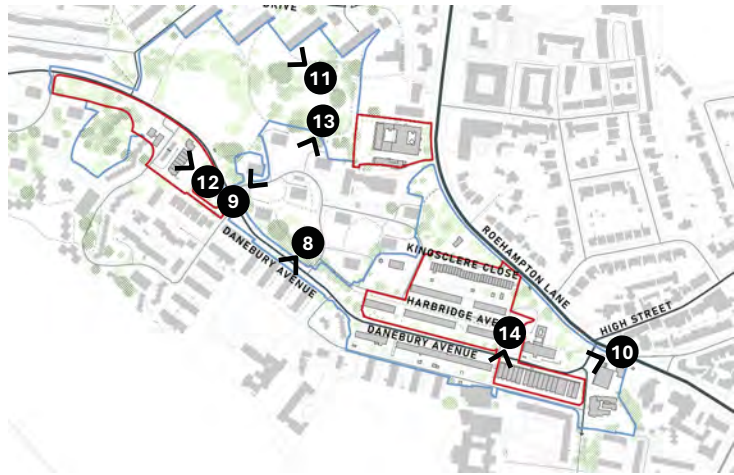


7 Listed sheltered accommodation bungalows



## 1.3 Site Photographs

### Capturing the Existing Site



Site Key Plan



8 Two storey housing on the southern side of Danebury Avenue



10 Local centre looking towards Allbrook House and Danebury Avenue



9 Looking up Tangley Grove at the point block typology



11 Mature trees set in Downshire Fields



12 Portswood Place



13 Tangley Grove Estate point blocks



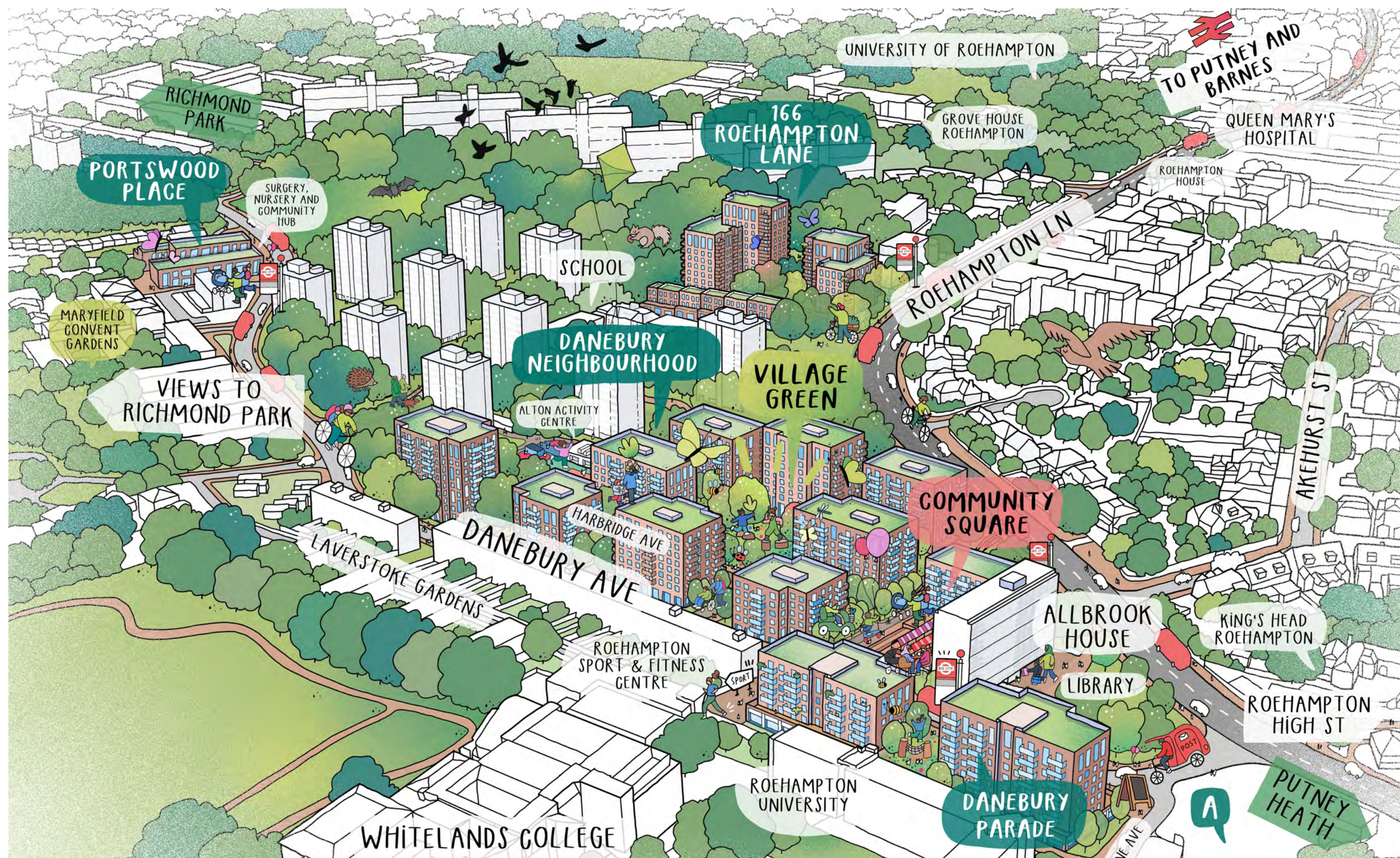
14 Public realm in the local centre



## 2.0 Concept & Vision



The vision is to transform the Alton Estate by providing safe, attractive, high-quality mixed residential neighbourhoods, community facilities and an invigorated public realm. The design of the development will draw on the positive aspects of the historic landscape and existing masterplan, enhancing the heritage assets and the special qualities of the area.



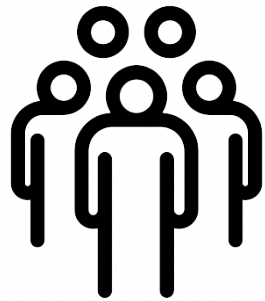


## 2.2 Design Objectives

### What do we want to achieve?

The Design Objectives set out clear objectives for the area that are aimed at focusing intervention where it is most needed.

The successful delivery of the vision is dependent on achieving the strategic planning objectives, which are as follows:



### People

- Improved housing – existing homes replaced with high quality new accommodation through a range of houses, maisonettes and apartments.
- Increased dedicated workspace.
- New community facilities providing services for young children, older residents and the sick and vulnerable and replacement of library and leisure facilities.



### Place

- Improve the quality of the retail, service and community facilities. Improve existing community buildings and create new facilities within existing Local Centre and Important Local Parade.
- Adopt a place-making approach which protects, strengthens and repairs the special qualities of the estate through bespoke and sensitive intervention.
- Improve pedestrian, cycle and vehicular connections within the site and to the surrounding streets, centres, communities and open spaces.
- Create a more attractive area with a high-quality and active landscape by upgrading existing open spaces and creating new ones.



### Performance

- Create a more mixed and balanced community with new and improved high-quality housing that will raise the living conditions and widen housing choice.
- Improve or replace poor-quality buildings.
- Upgrade existing and create new streets, public spaces and pedestrian links to make them more attractive, convenient and usable.
- Conserve and enhance existing heritage assets, including those on the Heritage at Risk Register, and their settings, to better reveal the qualities of the estate.

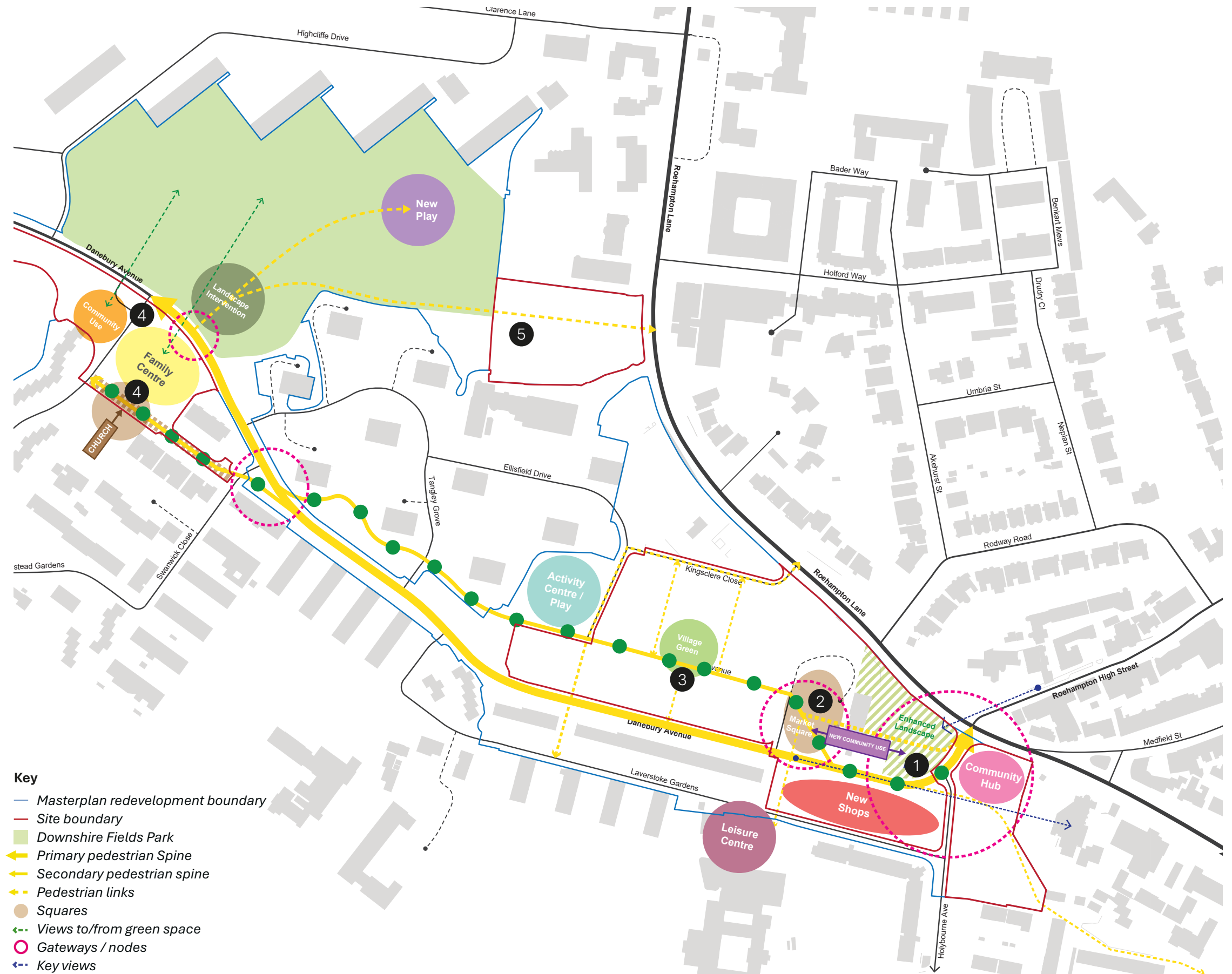
## 2.3 Design Concept

### Overarching Strategy

The overarching site wide strategy is focused on movement, connections and increasing permeability across the site. A key opportunity to improve all three aspects is to introduce a strong pedestrian connection through the site stretching from the head of Danebury Avenue in the east to Portwood Place in the west.

All critical non-residential functions will be aligned along this route creating a Community Spine for the Alton Estate. The spine currently follows Danebury Avenue but there is a quieter alternative route linking the proposed Family Centre to the proposed Community Square via Harbridge Avenue - with potential to continue this beneath Allbrook House and into the enhanced gateway space.

- 1 Primary Gateway - enclosed by the proposed Community Hub (coming forward as a separate proposal of the Early Improvement Plan), a new community function within the old library, and enhanced landscaping of the open space.
- 2 Community Square - a new civic space located within the heart of the Danebury Neighbourhood at the junction between several pedestrian links. It unites Allbrook House, new shops and community functions and the Leisure Centre.
- 3 Village Green - a green space in the residential area of Danebury Neighbourhood which provides identity and space to the precinct and maximises green views for residents.
- 4 Portwood Place - The location of the new Family Hub which overlooks the park, forming new physical and visual connections with the upgraded play space in Downshire Fields. A new court and renewed hard landscaping unites the Hub with the church to the south.
- 5 Secondary links - The new residential neighbourhood in this location can enhance pedestrian and cycle links from the heart of the estate to Roehampton Lane.



## 3.0 Current Proposals



## 3.1 Renewal Proposals

### Illustrative site Layout

The current renewal proposals across the Alton Estate are shown to the right. Development is proposed across several development sites.

#### Danebury Gateway

Comprising the Community Hub site coming forward as a separate proposal of the Early Improvement Plan (1), Danebury Parade (K/L), Danebury Square (J) and Danebury Neighbourhood (A-I).

It provides a rejuvenated and enhanced Local Centre offer focused around a new community square (2) and the new commercial areas that help define and activate the square.

The new village green (3) provides a green heart to the residential buildings, offering a greened landscaped space to dwell and play. A new network of pedestrian routes improve permeability to key locations and transport links.

#### 166 Roehampton Lane

Located to the north the new residential development of 166 Roehampton Lane (M-O) provides a mix of new homes and a new route between Roehampton Lane and Downshire Fields.

#### Portswood Place

To the west is the new Family Hub at Portswood Place (P). Located in the heart of the estate away from busy roads the hub provides family services, a new nursery, some local shops. The existing GP surgery in this location is incorporated in the family hub.



The current Illustrated Masterplan layout



### 3.1 Renewal Proposals

#### Key Benefits

<b>Proposed new homes</b>	<b>614</b>
<b>Proposed demolition</b>	<b>167</b>
<b>Total uplift</b>	<b>447</b>

**Affordable homes target** **57%**

<b>Commercial &amp; Community space</b>	<b>8500 sqm</b>
<b>Uplift from existing</b>	<b>1545 sqm</b>

**Variety of community spaces in the Family Hub and Community Hub facilitate council and third sector services for Alton residents**

**New public realm and green outdoor spaces provide permeability and outdoor amenity**

**Existing retail area on Danebury Avenue replaced with a new equivalent retail area**

**New supermarket space** **445 sqm**  
**(Larger than previous Coop space)**

**Targeting phased delivery of Danebury Parade to maximise continuity of trade**

**New building typologies appropriate to the steep terrain and character of the Alton**

**Improved accessibility and way finding across the estate**



## 3.2 Danebury Neighbourhood Summary

The new neighbourhood develops the compact point block typology, a familiar typology on the Alton.

Space flows around the buildings allowing views through.

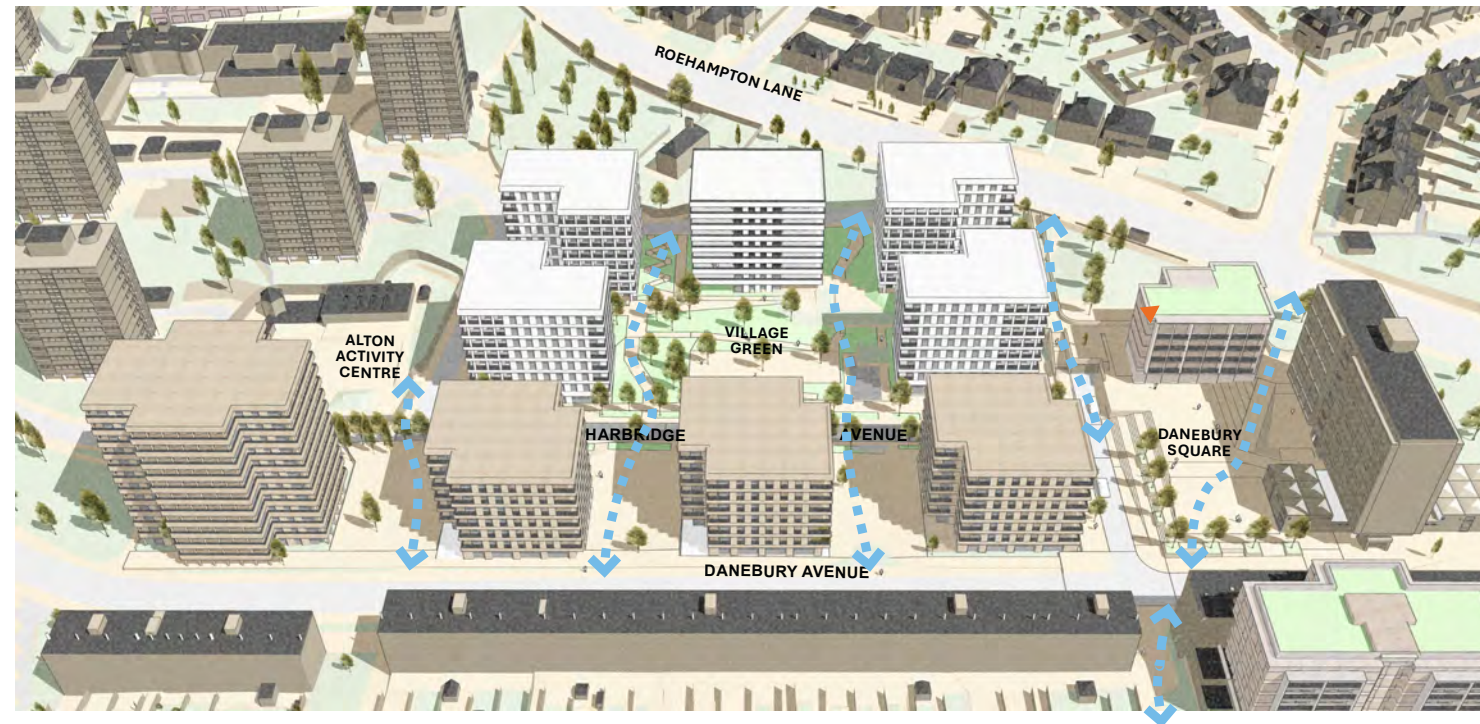
A new village green provides amenity and play space.

A new community square provides a focus for the local centre.

Permeable routes are encouraged through the site, accessible routes are carefully designed across the steep terrain.

Parking is provided in undercroft below Blocks D & E. Additional parking at grade between blocks F to I.

Buildings range in height from 6 storeys to 12 storeys



*Aerial view from the south*



*Floor Plan - Typical residential level*

	1Bed	2Bed	3Bed	4Bed	Homes
Block A	16	15	7		38
Block B	4	14	14		32
Block C	12	14	8		34
Block D	14	14	7		35
Block E	14	14	7		35
Block F	46	46			92
Block G	13	25			38
Block H	25	1	12		38
Block I	6	18		6	30
<b>Total</b>	<b>150</b>	<b>161</b>	<b>55</b>	<b>6</b>	<b>372</b>
	40%	43%	15%	2%	



*View north across the Village Green to Block B*



*View westwards along Harbridge Avenue*



*View south-west across the Village Green to Block G*



## 3.2 Danebury Square Summary

The square integrates level changes across the site within the public realm.

A network of stairs and ramps traverse the space, allowing continuous movement and avoiding abrupt elevation shifts. The existing entrance and bin servicing arrangements for Allbrook House are retained and improved.

Block J encloses the square at the northern edge, providing commercial space at ground floor to activate the square, with residential above.

Parking can be located below the new square, providing circa 40 bays.

The existing library building at 2 Danebury Avenue will be re-purposed to provide commercial or community space with uses that activate the square and Danebury Avenue.

The block is shaped and located to avoid a large underground service route.

	1Bed	2Bed	3Bed	4Bed	Homes
Block J	8	8			16
<b>Total</b>	8	8			16
	50%	50%			
Total commercial Block J					191 sqm
2 Danebury Avenue (library)					531 sqm



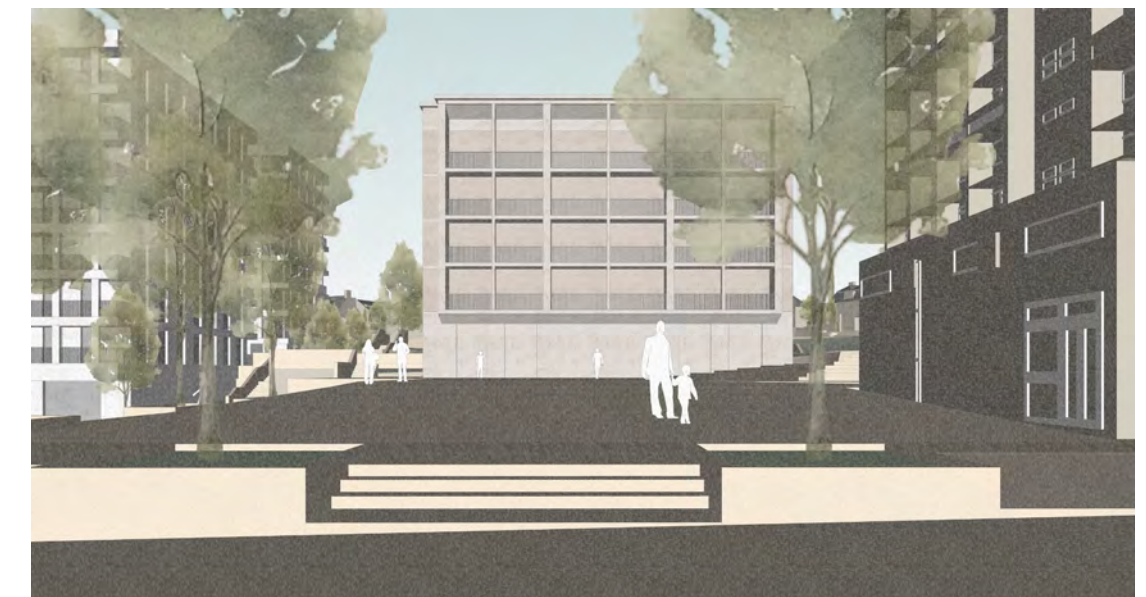
Floor Plan - Ground floor - Commercial areas shown yellow



Floor Plan - Typical residential level



View of Block J and Allbrook House



View of square and Block J



## 3.2 Danebury Parade Summary

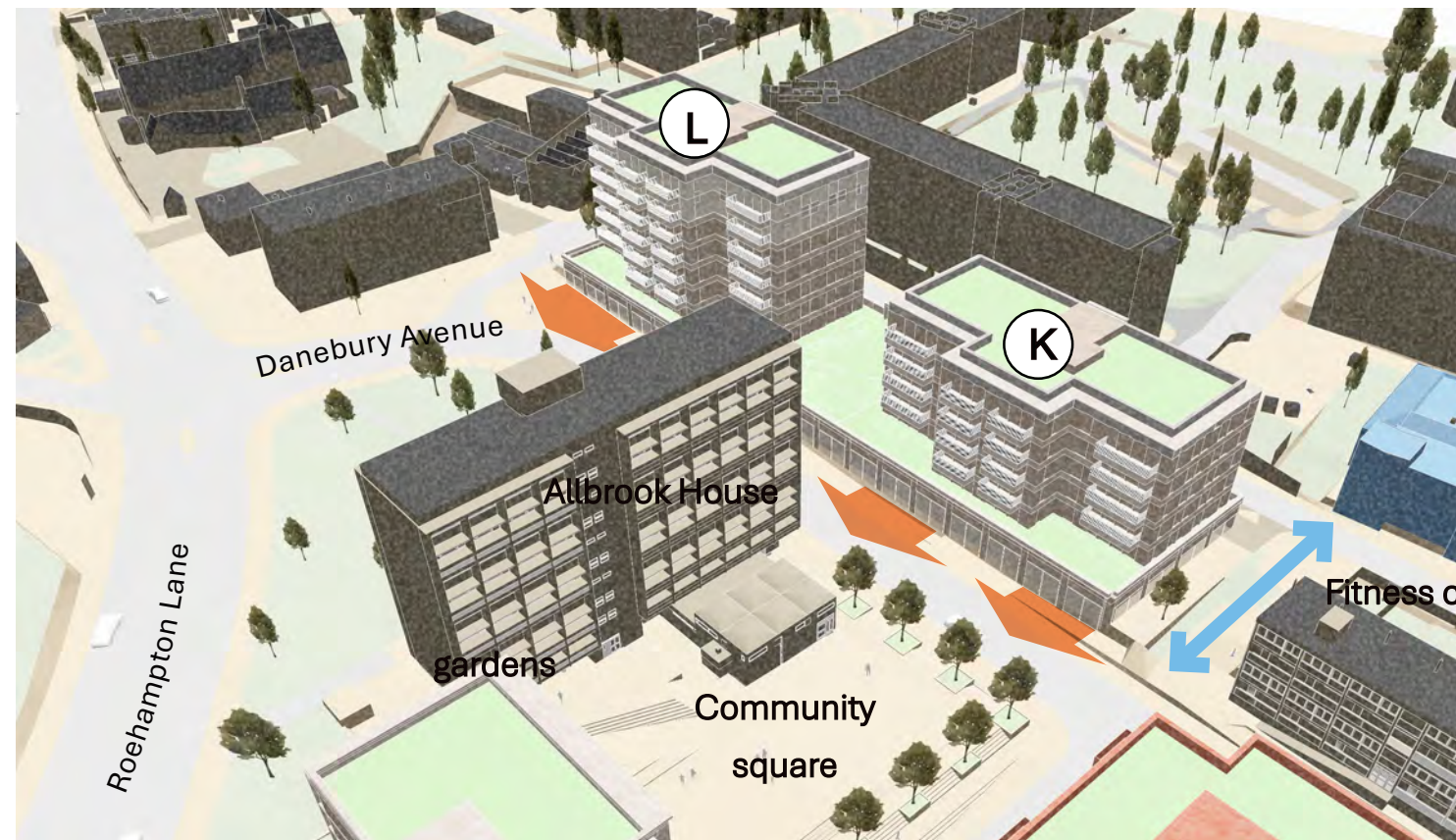
The existing quantum of commercial area along Danebury Avenue is re-provided at ground floor.

The new commercial frontage along Danebury Avenue is in the same alignment as the existing.

Two residential buildings rise above the continuous commercial provision.

- Targeting 96 new affordable homes.
- Targeting a phased delivery to maintain continuity of trade for as long as possible.
- Buildings range in height from Block K at 6 storeys to Block L at 8 storeys.
- Ground floor commercial area of 1838 sqm.
- Commercial areas able to be subdivided into smaller units to provide diversity of retail offer, from small units of circa 67 sqm to larger combinations of 445 sqm.
- The link to the fitness centre is widened and improved to be more accessible.

	1Bed	2Bed	3Bed	4Bed	Homes
Block K	20	10	10		40
Block L	28	14	14		56
<b>Total</b>	48	24	24		96
	50%	25%	25%		
<b>Total commercial Danebury Parade</b>					1838 sqm



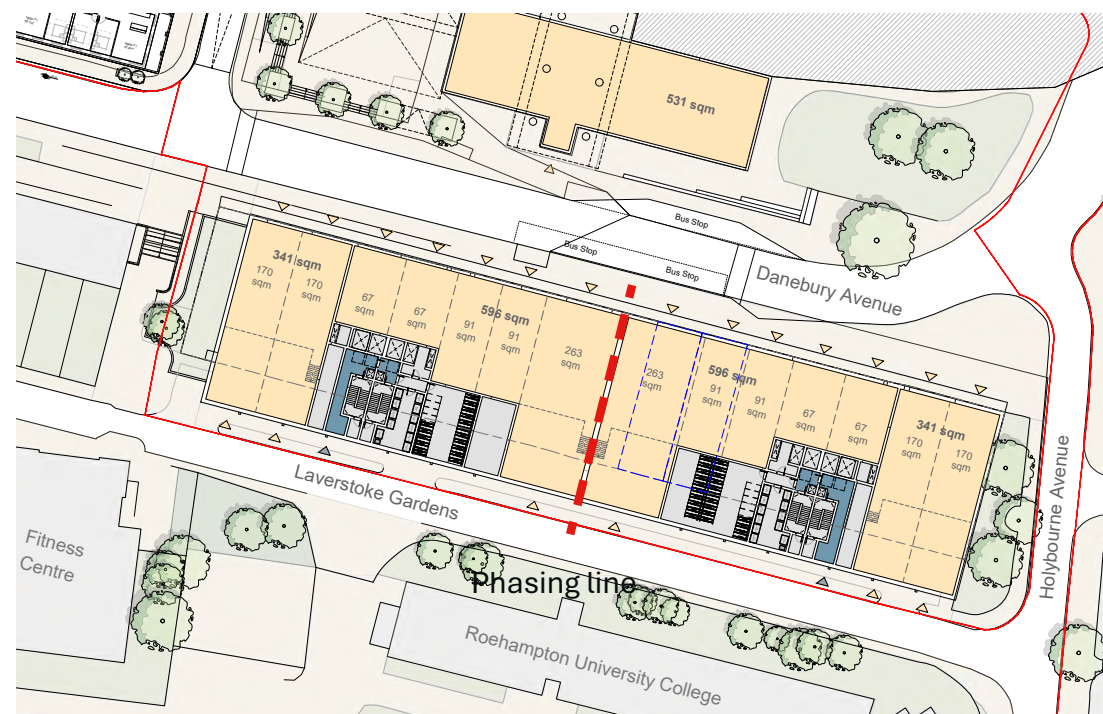
Aerial view from the north



View from the junction of Danebury Avenue and Roehampton Lane



View from the proposed new community square to the west of Allbrook House



Plan - Ground floor retail



Plan - Typical residential level



## 3.2 166 Roehampton Lane

### Summary

The existing nursery and family hub services currently operating on site will be re-located under new proposals for the Portswood Place site.

The site will be for residential use only.

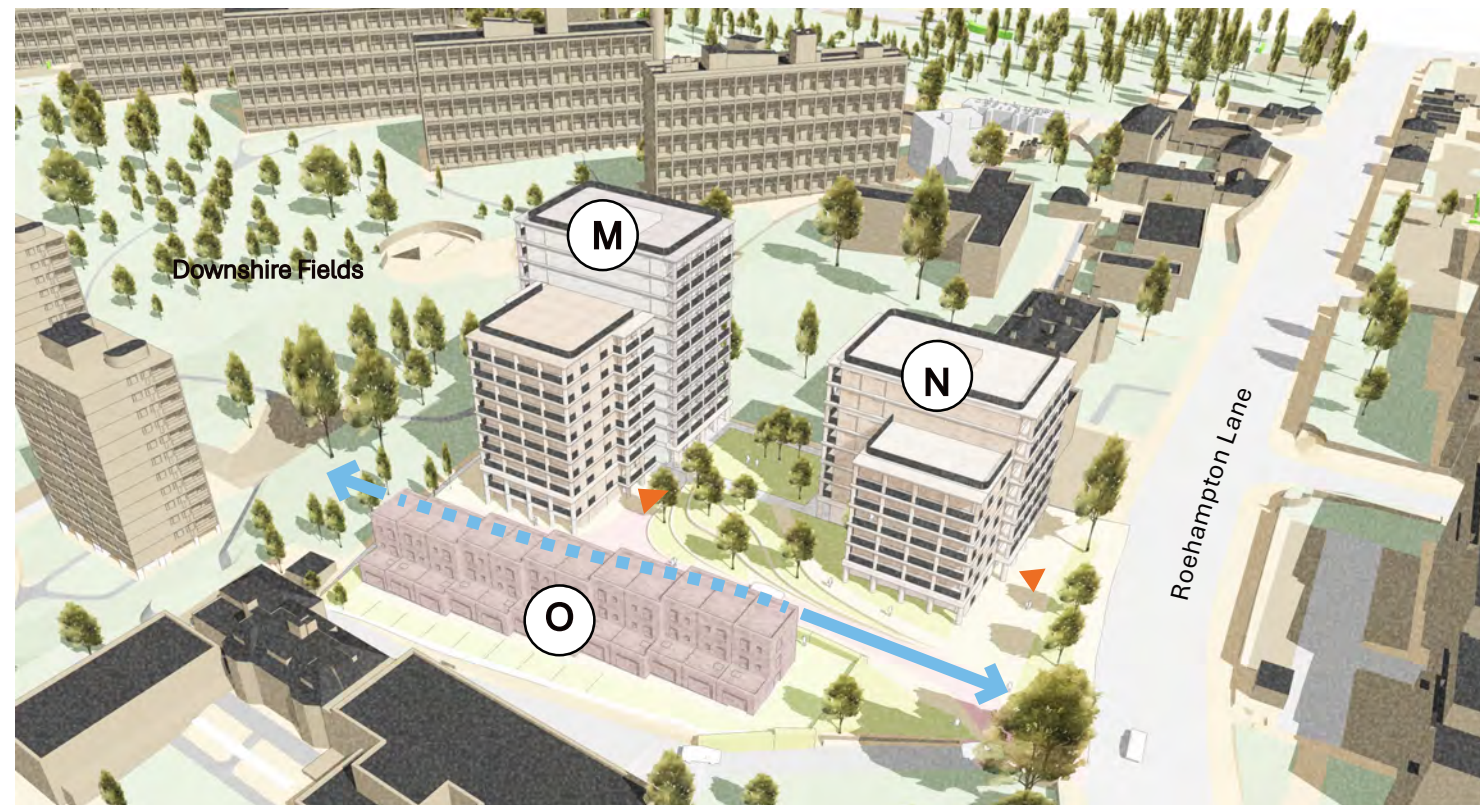
Access into the site is provided via a new neighbourhood street which, as a shared surface, opens up the site for pedestrian and cycle access to the gardens beyond.

Low houses (O) to the south are an appropriate scale adjacent to the Mosaic School and allow daylight into a south facing landscaped courtyard, providing amenity and play areas.

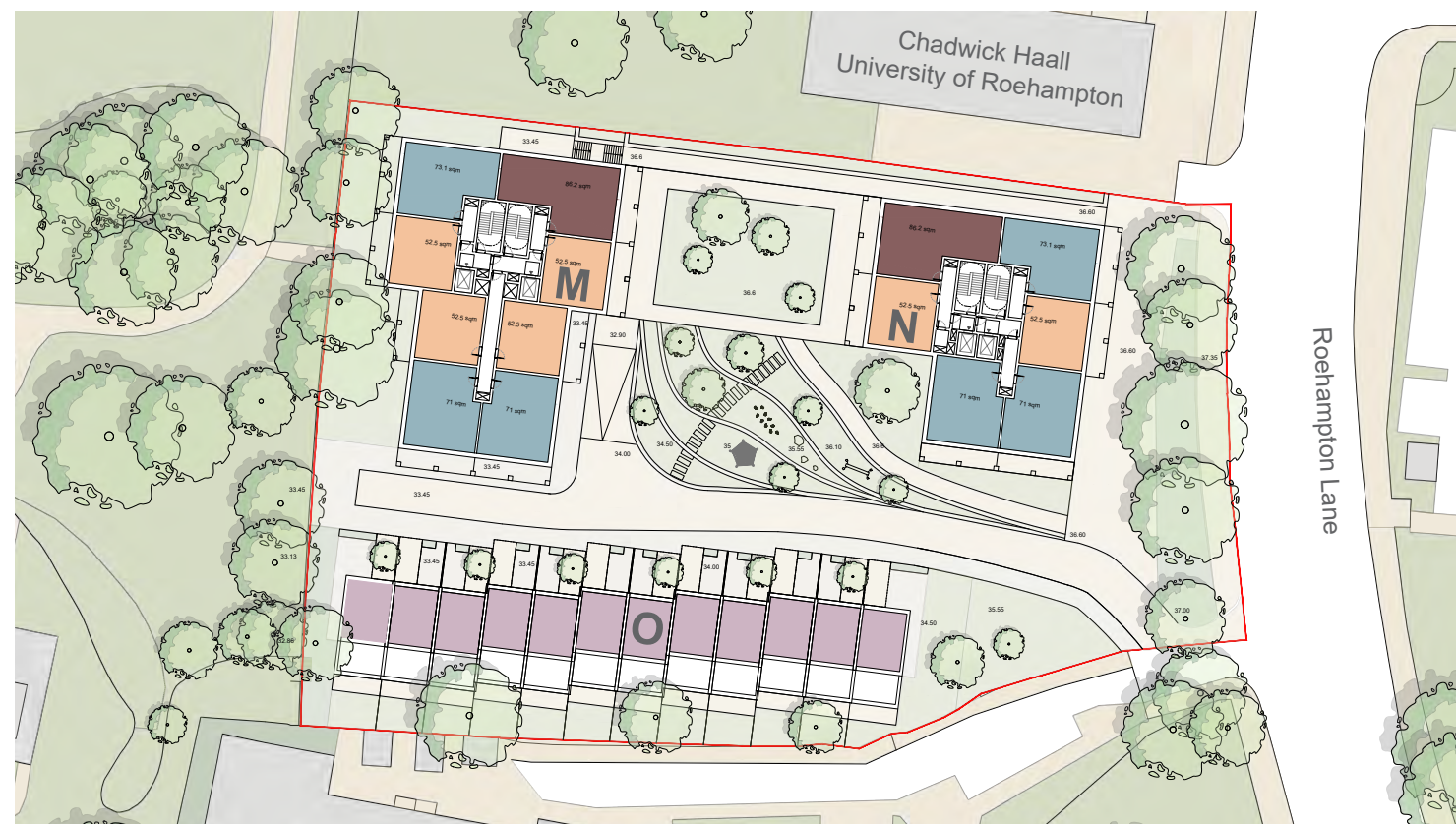
Heights of 9 to 12 storeys are located in Block M to the rear of the site (at the lowest site level), providing ranging views to the west and Richmond Park.

Appropriated scaled Block N of 6 to 8 storeys provides a new residential frontage along Roehampton Lane.

	1Bed	2Bed	3Bed	4Bed	Homes
Block M	38	27	11		76
Block N	16	19	7		42
Block O				12	12
<b>Total</b>	<b>41</b>	<b>35</b>	<b>18</b>	<b>12</b>	<b>130</b>
	50%	25%	15%	10%	



Aerial view from the south



Plan - Typical residential level



View on Roehampton Lane from the east



View on Roehampton Lane from the north



View from the gardens



## 3.2 Portwood Place - Family Hub

### Summary

The 3 storey massing is aligned on the central axis of the main entrance to give a civic presence.

The building steps down in massing to a single storey on Minstead Gardens in recognition of sensitive height parameters in this location.

Townscape and Heritage assessments will further inform the distribution of mass on the site.

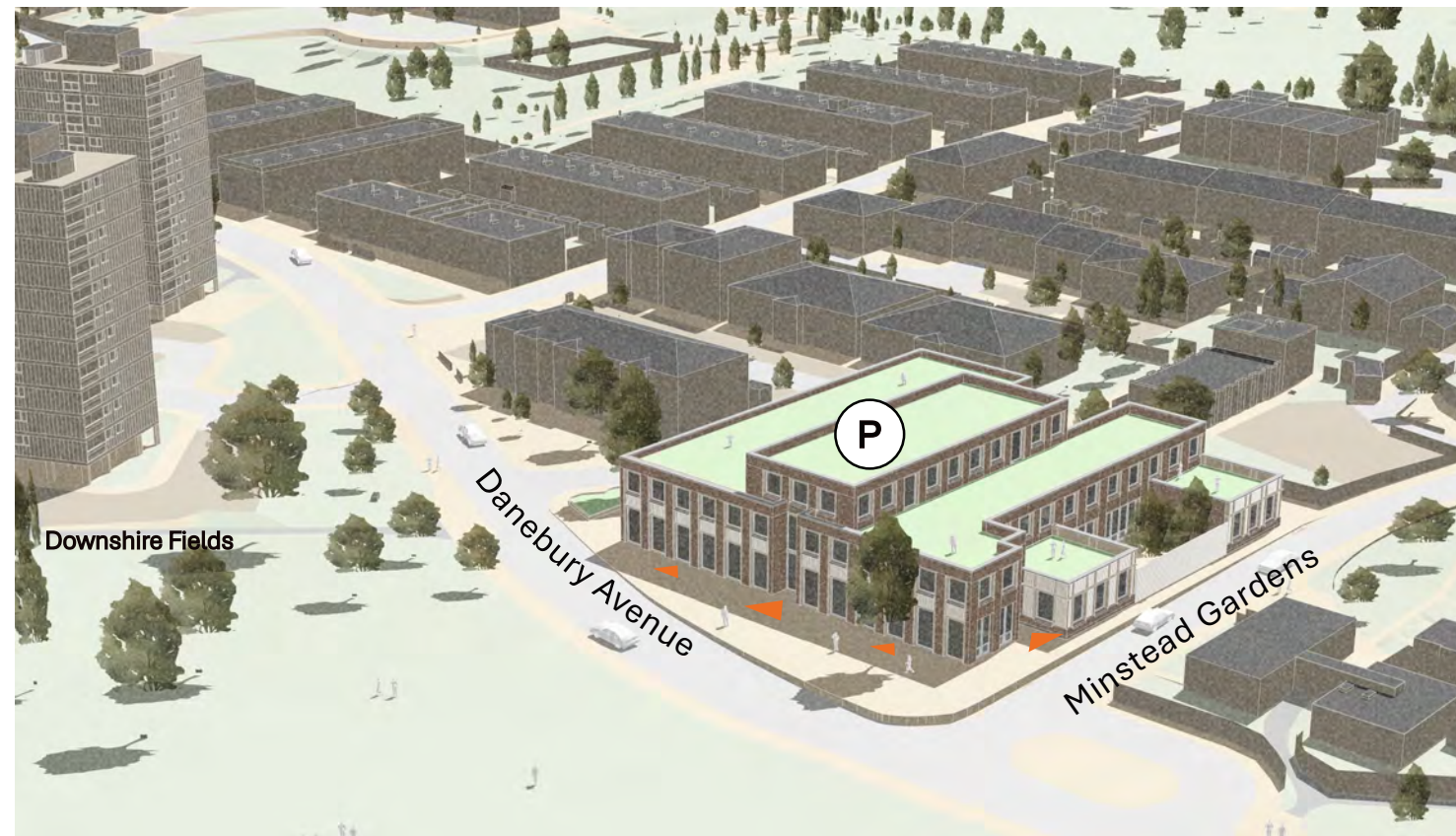
Ongoing engagements with stakeholders will further inform the final provision of building area.

Private outdoor play areas are provided for the nursery.

	GF	1F	2F	Sqm
Nursery	520	317		837
GP Surgery		186		186
Retail	248			248
Hall	194			194
Statutory services	316	510	312	1138
Community services	145	174		319
Common & WCs	269	134	123	526
Plant	71			71
<b>Total</b>				<b>3520 sqm</b>

#### Key

- Community
- GP Surgery
- Retail
- Nursery
- Shared Hall
- Plant



Aerial view from the north



View from Minstead Gardens looking north



Comparative existing view



Sketch plan - Ground Floor



Sketch plan - First Floor



Sketch plan - Second Floor



## 3.2 Block A - Community Hub

### Summary

The site of the Community Hub and separate residential building will come forward as a separate proposal of the Early Improvement Plan. The aim is to deliver the site ahead of the wider renewal plan programme

The civic Community Hub building will be a new local landmark, proudly fronting the junction of Roehampton Lane and Danebury Avenue and acting as a gateway building into the Alton Estate.

The civic building orientates itself towards the west, facing Danebury Avenue and the wider estate.

The proposed residential building defines the corner of a new civic space framed by the new Community Hub, Allbrook House and the parade of shops on Danebury Avenue.

The residential building beds itself gently into the sloping topography of the site, appearing as 9 storeys when viewed from the north but as 8 storeys when viewed from the south.

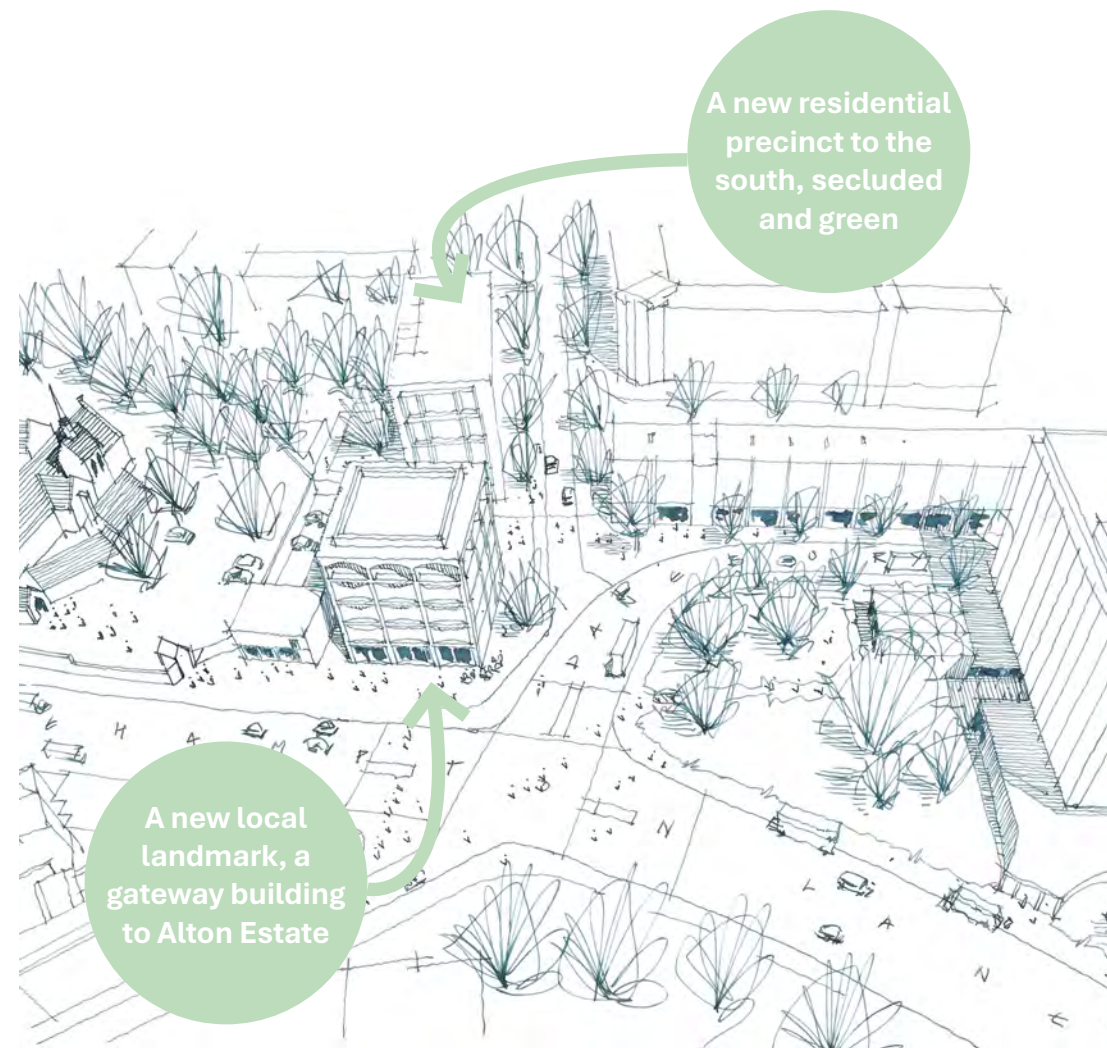
The landscape strategy reflects the different contexts of the two buildings.

The civic building is set in hard landscaping and structured planting areas befitting its public function.

The residential building has a private external amenity space to the east which is landscaped and terraced to mediate the level changes.

To the south at the rear there is a public play space for the benefit of the wider estate residents.

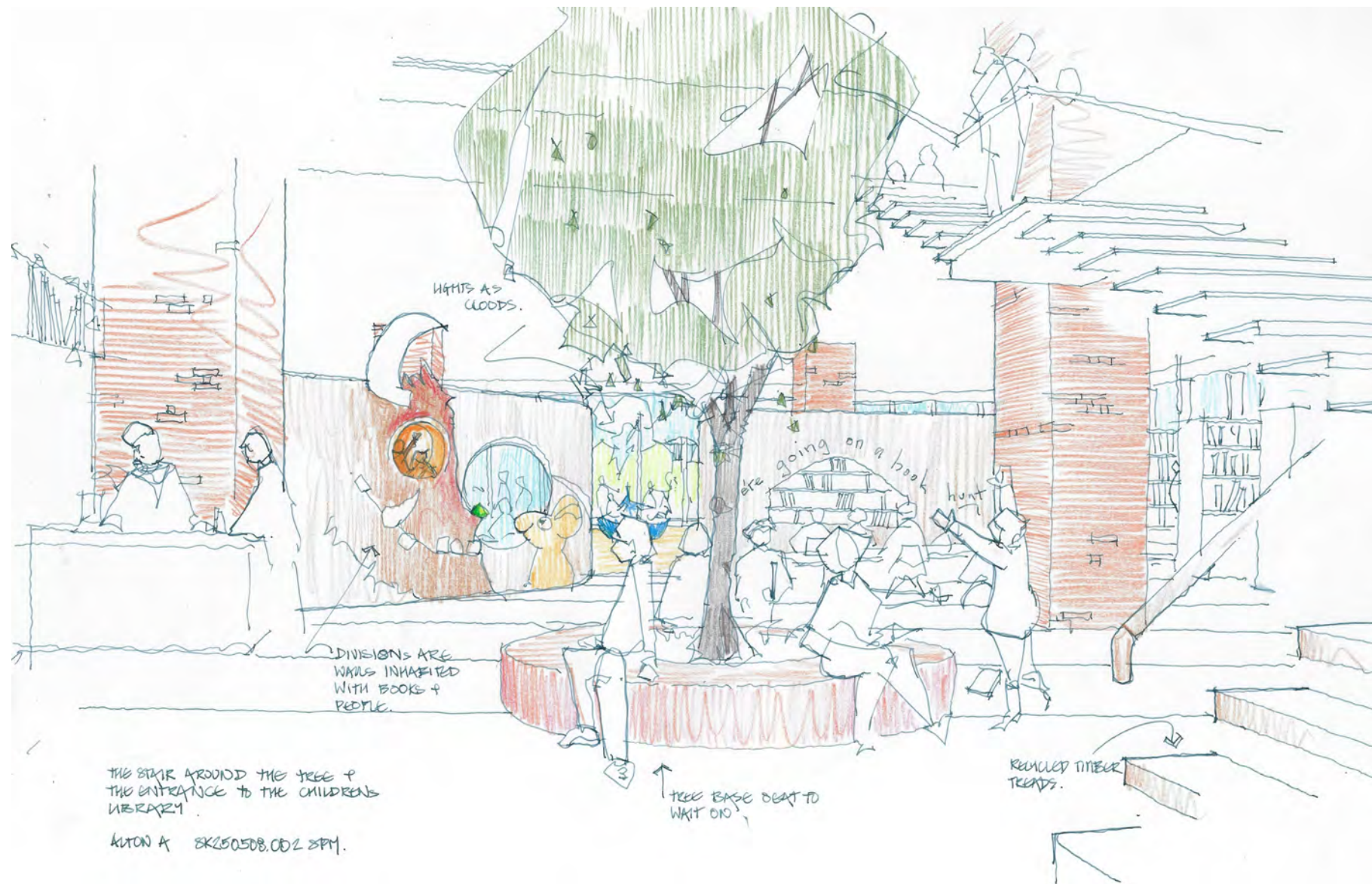
Between the two buildings is a shared open space acting as a plaza for public use and potential spill out from the civic building. The gap also secures a view of the church spire from Danebury Avenue.



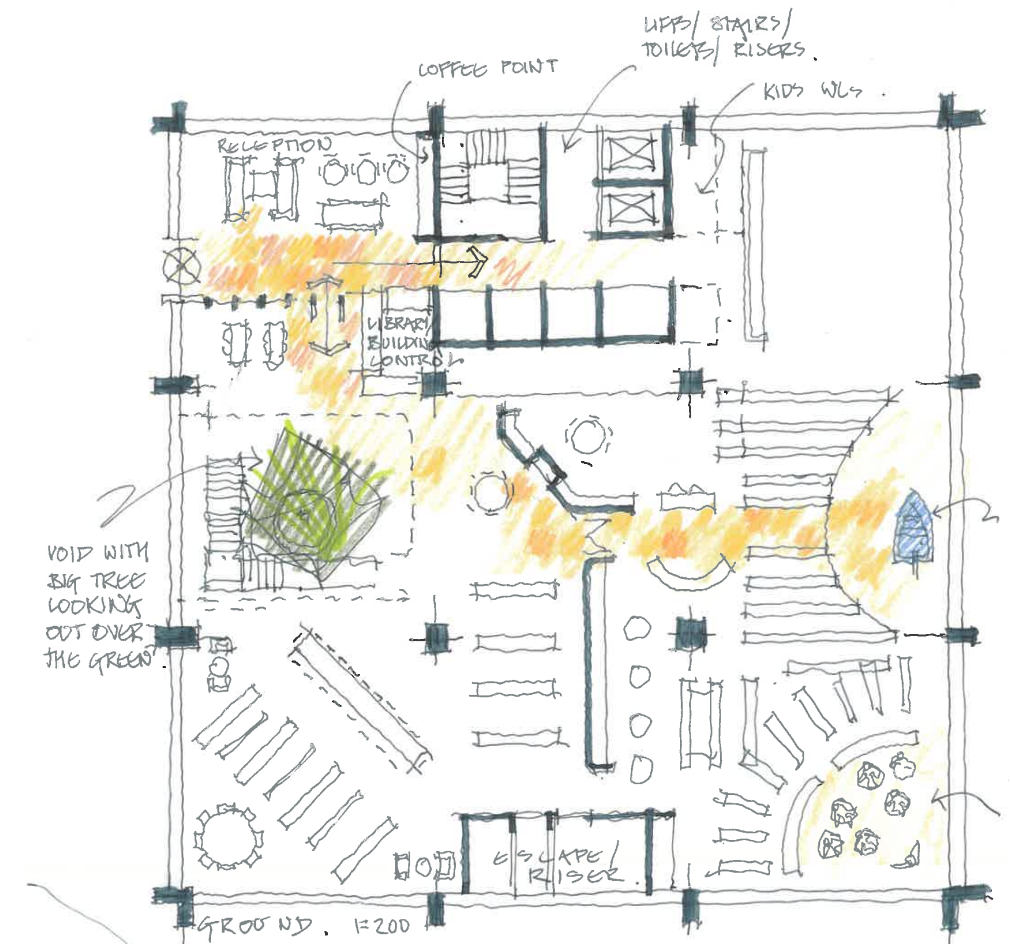


## 3.2 Block A - Community Hub

### Summary - Civic Building



Design development - imagining the library space



Design development - testing flexible entrance and internal arrangements

Roehampton Lane

- Adult Library/ IT Space
- Children's Library
- Open Workspace
- Council Offices
- Staff Area
- Youth Space
- Study Space
- Police Accommodation
- Bookable Meeting Rooms
- Community Space
- Roof Terrace



Initial layouts - Uses are stacked over 5 floors. A loose fit, long life approach





## 3.2 Block A - Community Hub

### Summary - Residential Building

New homes to be 100% Affordable tenure.

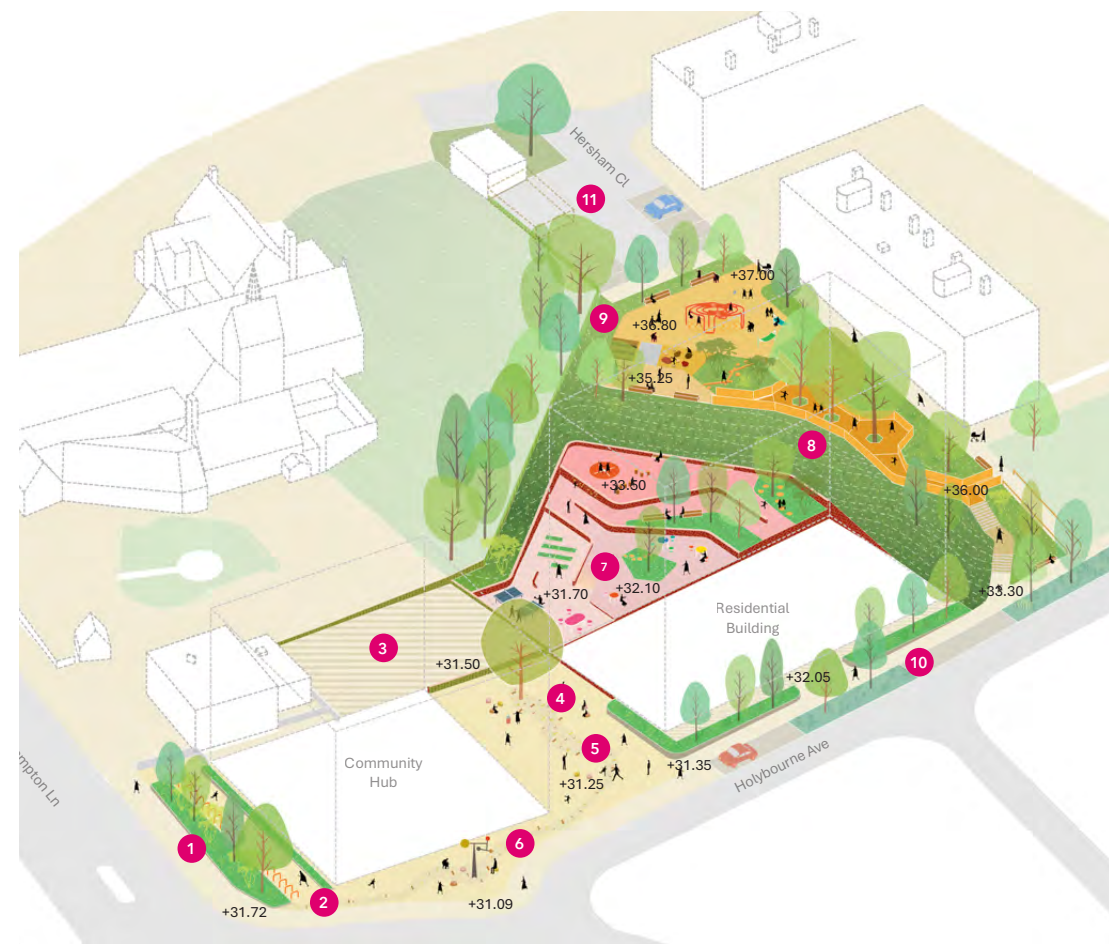
A variety of home sizes, with an emphasis on larger family homes.

10 % Wheelchair accessible homes with larger family homes included

64% dual aspect with no single aspect north facing homes.

Well proportioned private outdoor balconies sized to Wandsworth Local Plan space standards

	1Bed	2Bed	3Bed	4Bed	Homes
Block	14	22	14	3	53
<b>Total</b>	14	22	14	3	53
	26%	42%	26%	6%	



Design development - emerging landscape design

1. Gateway planting & buffer
2. External cycle hub
3. Yard / servicing area
4. Feature courtyard tree + drinking fountain
5. Paving tapestry + feature seating
6. Community marker
7. Residential garden + play (private communal)
8. Play tree house
9. Hersham Cl play + community space
10. Rain gardens + street trees
11. Rationalised parking + bin storage for Hersham Cl



Initial residential layouts - 9 storeys