

Winstanley Estate Murals



The concrete wall murals on Thomas Baines Road, Winstanley Road and Fowler Close have been admired and valued by residents and visitors to the Winstanley estate over the past five decades, but few know the background to these rare works of art.

The development of this part of the Winstanley Estate was cited in the 1960s as an example of progressive council development - using industrialised building methods and achieving a speed record for building in London. The commissioning of work of a decorative nature on an estate and the creation of these particular murals resulted from similar visionary approaches, as revealed by the sculptor, William Mitchell.

In an interview with the regeneration team, Mr Mitchell explained his philosophy to create artwork on the estate from the material used to construct the buildings. His vision for the murals consisted of two parts: to expose the constituent parts of the concrete walls - sand, cement, and stones; and to achieve a natural colour. He did this using innovative

techniques, such as aiming a compressed air tube to 'blow away' parts of the concrete. The abstract designs of the murals arose from Mr Mitchell's concept to reveal to residents what they would find if they peeled back the layers of the walls where they lived. He found that he could better showcase the materials of the buildings through shapes, rather than through images of objects or people.

Mr Mitchell overcame several challenges when constructing the Winstanley murals. He had to foster a good relationship with the contractor, who had already been appointed to build the estate. In this way, he could ensure that the concrete was of good quality, and that he could continue to use the

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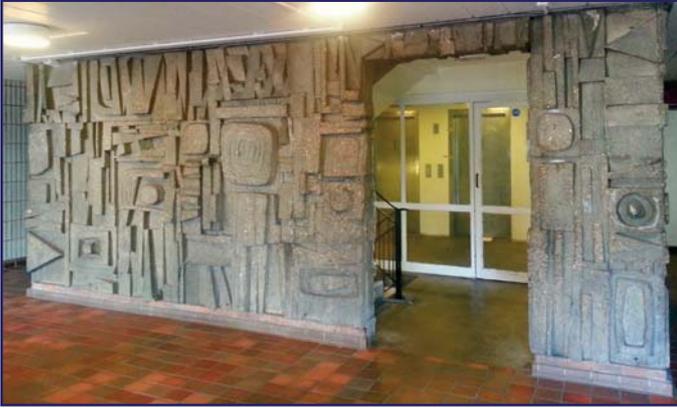


**MERRY CHRISTMAS AND HAPPY NEW YEAR
FROM THE REGENERATION PROJECT TEAM!**



Winstanley Estate Murals

contractor's yard as his studio, despite the large number of visitors who came from around the world to witness this unique project.



Clarke Lawrence Court (*above*) was the first block to be built on this part of the Winstanley development in the 1960s, and it still, to this day, houses one of Mr Mitchell's unique internal sculptures in its entrance hall. Another two of Mr Mitchell's internal murals can be found in the foyers to Shaw Court and Sendall

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Court, and his external wall sculptures can be admired whilst walking the streets on the west side of the Winstanley Estate.

Councillor Paul Ellis, Cabinet Member for Housing, said: "The Council recognises the importance of preserving this unique artwork for future generations."

The Battersea Society has also recognised the significance of these pieces of art for the area, and is seeking to achieve local listing for Mr Mitchell's murals on the Winstanley Estate, together with those located nearby at Badric Court and Totteridge House. In Mr Mitchell's own words, he wants his work "to remain alive, and for residents to continue to question what the estate is made of through art on the walls where they live."

William Mitchell's numerous other masterpieces include the auditorium of the Curzon Cinema in Mayfair; the doors and bell tower at Liverpool Cathedral; and the Egyptian Staircase in Harrods. Find out more from William Mitchell's book '*Self Portrait, The Eyes Within*', or at www.william-mitchell.com

Options for homeowners

The council is buying leasehold and freehold properties in the 13 blocks due for development.

We have agreed to purchase the properties of both resident and non-resident owners at the market value price at any time up to the start of, and during, the regeneration scheme. We hope to be able to provide a timetable for when each block in the scheme will be affected in late spring 2017, once a phasing plan has been agreed with our selected development partner.

Resident owners are guaranteed a newly-built home in the regeneration area which will be built to the Mayor of London's space and quality standards.

Owner-occupiers who choose to stay can transfer the value of their existing home into the new one and pay no rent on any shortfall. This is called 'shared equity'. For example, an owner-occupier's current property is worth £200,000, and they move into a new one the same size but, because it is a brand new home, it has a market value of £300,000. Shared equity enables the resident

leaseholder/freeholder to move into it, but without paying rent on the equity shortfall, which is held by the council.

As well as the equity share offer, resident homeowners will receive a compensation payment of 10% of the value of their current property (up to a maximum of £58,000) and reimbursement of reasonable legal and moving costs.

Non-resident homeowners will receive the market value of their property, a compensation payment of 7.5% of the value of their property (up to a maximum of £75,000) and reimbursement of reasonable costs associated with the purchase of a new property in the UK within 12 months.

Resident homeowners who sell their property to the council early and non-resident homeowners will not be eligible for shared equity, as the scheme will be designed specifically to ensure that those who wish to continue to live on the estates remain in their neighbourhood.

COMMUNITY VOICES

**Marlene Price BEM, York Road Estate resident**

"A resident of the York Road Estate for nearly 35 years, I have been actively involved in Residents' Associations in York Road for almost all of this time. Two of my significant anniversaries this year are completing 30 years representing Battersea residents at the Borough Residents' Forum; and as their Vice Chair for the last 15 years.

I have chaired several working groups, including the re-writing of the Tenants and Lease Conditions and the Residents Participation Strategy. One of our greatest achievements was improving the way in which the council consults with its residents; this has changed to a position now where residents are actively shaping the way forward.

My greatest passion is to help others which has led me to hold positions on many community projects, some of which are: Trustee and Member of the Battersea Crime Prevention Panel; representing Housing at Wandsworth's Safer Neighbourhood Board; member of the Partnership Executive of Big Local SW11; Chair of the Latchmere Ward Safer Neighbourhood Ward Panel, and Appropriate Adult representing Battersea residents coming into contact with the Police. I feel honoured to have been recognised for my contribution

to the Wandsworth community over the past 30 years. In 2013 I was awarded a Civic Award; but my proudest achievement was to receive the British Empire Medal in the 2014 Queen's Birthday honours.

I feel that I have played a key role in discussions which led to proposals to refurbish the York Road Estate. This was the precursor to the Winstanley and York Road regeneration, as our refurbishment plans were put on hold in favour of wider regeneration. I fully understand the scepticism of residents as so much has been promised in the past and the negativity and poor treatment of residents in schemes run by other local authorities has been well publicised. Our regeneration is long overdue and the residents would like to see this started as soon as possible. I feel that priority should be placed on getting homes built first so that the community can be kept together."

Help design your new home.

By February 2017 the council will have selected a partner with whom it will work to deliver the regeneration scheme. The first task of the new partnership will be to draw up a planning application.

We want you to take part in this process, by sharing your thoughts and ideas about the design of your new home. To help you do this, we will be running a series of free workshops where you will be able to learn about design standards and the planning and development processes.

Examples of the topics that will be included are property sizes; kitchen layouts; balconies; cycle and refuse stores; types of heating; and adaptable flats.

Please contact the Winstanley and York Road regeneration team on the contact details overleaf if you are interested in attending the training and contributing to the design of the new homes in your neighbourhood.

Regeneration Christmas Carol Celebration



On 14 December, the regeneration team hosted a festive evening of carols, music and mince pies at York Gardens Library and Community Centre. Residents enjoyed a variety of performances by music charity World Heart Beat, Falconbrook Primary School pupils, and the WoW Mums; and seasonal treats prepared by Platform One Café and the Camden Society.

SPOTLIGHT ON

Your local Residents' Associations

Inkster House RA

Chair: Richard Hollingsworth
 Secretary: Naomi Westlake
 Email: inksterhouserescidence@yahoo.com

Kambala RA

Chair: Donna Barham
 Email: chair@kambala.org.uk
 Telephone: 020 7924 3549
 Website: www.kambala.org.uk

Penge House RA

Chair: Livingston Berryman
 Secretary: Mark Berryman
 Email: pengehouserera@gmail.com

Pennethorne House RA

Chair: Andrew Beech
 Email: pennethorne.house.ra@gmail.com
 Telephone: 07577194580

Scholey House RA

Chair: Marlene Price
 Secretary: Nathan Barry
 Email: marlene.price@gmail.com

For information about residents' associations
 or to set one up, please contact:

Sandra Evangelista

Resident Participation Officer
 Email: SEvangelista@wandsworth.gov.uk
 Telephone: (020) 8871 8638

Local employment opportunities
through Work Match

Jobs, training and apprenticeships for local people are top priorities for the council. In the regeneration scheme the selected development partner will be expected to provide these as a condition of being appointed.

Residents who are currently interested in applying for jobs, traineeships and apprenticeships can register with the council's employment service, Work Match. The team has been operating for just over three years and has forged links with dozens of local employers and training providers across the borough and beyond. To date they have helped 589 residents into employment. They offer pre-employment training, interview coaching, guidance with CVs and applications and help to build the skills and confidence needed to succeed in the workplace. They also provide continued support once candidates have begun work.

Work Match has begun recruiting for the first commercial job openings at Battersea Power Station. The team is particularly looking for resident lounge hosts, chefs and porters to fill a range of hospitality

and catering opportunities. Join the Battersea Academy of Skills Excellence Talent Pool to receive alerts for opportunities at Battersea Power Station at <https://baseskillsacademy.co.uk/your-recruitment-journey/>

You can now also register through Work Match your interest in jobs available at the soon to be expanded Cineworld in Southside Shopping Centre in Wandsworth Town. A superscreen and Starbucks coffee shop are being installed, creating new positions for team members and baristas.

For more information or advice on applying for these and other positions, phone (020) 8871 5191, email wandsworthworkmatch@wandsworth.gov.uk or visit www.wandsworthworkmatch.org

Contact Us: Phone: (020) 8871 6802 Email: winstanleyorkroad@wandsworth.gov.uk

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