

# Regeneration news

Issue 10, June 2018



View across  
the new York  
Gardens



**I am delighted to invite you to see and discuss the latest proposals for the regeneration of the Winstanley and York Road estates on 2nd, 5th and 7th June, before a planning application is submitted later this summer.**

This is an exciting time, because after the past few years of consultation you have helped create a vision for the hundreds of new, high quality council homes, new leisure, community and children's centre, new library and improved park that will be built through the regeneration.

The newly-updated plans will be at this year's Get Active Battersea Festival, which takes place on Saturday 2nd June in York Gardens Park, and afterwards on 5th and 7th June in York Gardens Library, and staff from the Joint Venture of the council and Taylor Wimpey will be present to explain the scheme and answer your questions.

We are making progress - the very first phase of the regeneration was consulted on in York Gardens Library last November, and received planning permission in March. From 2020, there will be new premises for Thames Christian College and

Battersea Baptist Chapel, 46 new council homes for Scholey House, Jackson House and Kiloh Court residents, and 93 properties for sale. I would also like to thank you for coming along to consultation events over the years to let us know what you want from your new estate both now and in future. But it's not over - your help will continue to be needed to shape the regeneration for every stage of development.

Best wishes,  
**Cllr Ravi Govindia**  
**Leader of Wandsworth Council**



**Taylor  
Wimpey**



# Masterplan

## Key

- Masterplan outline boundary
- • Phase 1 planning application boundary
- A Block 1
- B Block 5
- C Block 6
- 1 New Leisure and Community Centre
- 2 York Gardens
- 3 A new public open space providing connection to park and entrance to new community facility
- 4 Enhanced existing connections to Thames Pathway
- 5 Improved crossings
- 6 Health centre
- 7 Workspace
- 8 Build-to-rent block with communal facilities
- 9 Improved public realm
- 10 Realigned Winstanley Road
- 11 Winstanley Road connection to the park and location of coach drop-off
- 12 Falconbrook Pumping Station
- 13 Improved pedestrian connection to park
- 14 Park frontage across the whole scheme shared equally by affordable housing and private residents



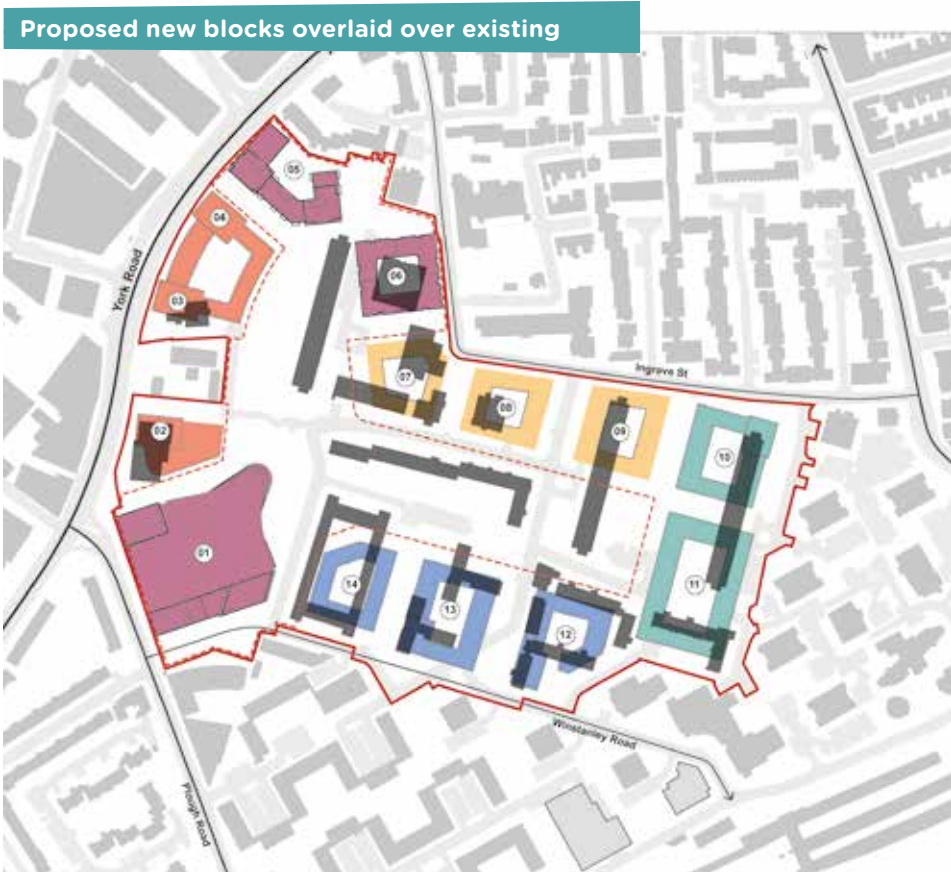


**This is our updated  
Masterplan showing the  
latest design.**

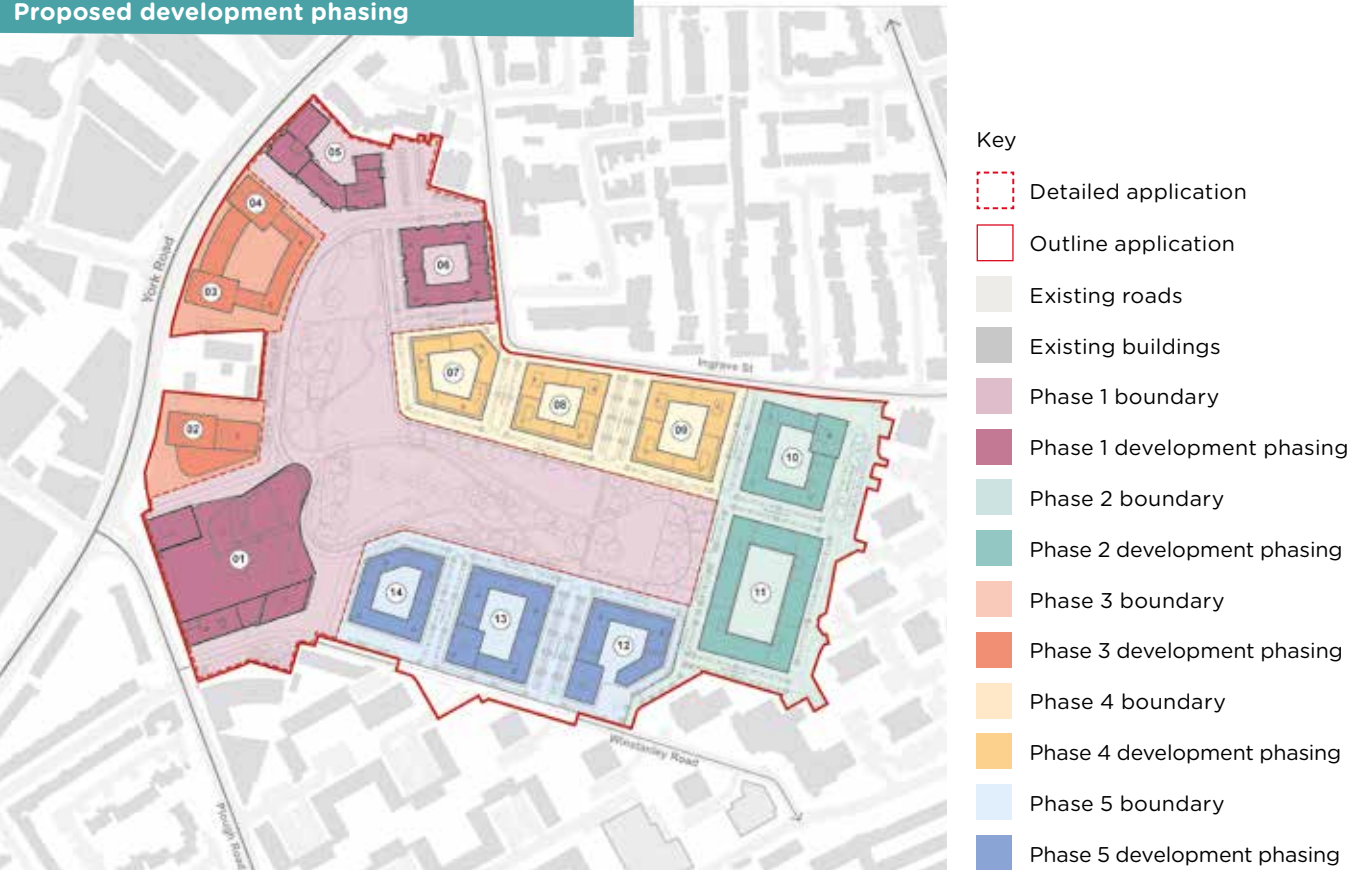
Planning has been secured subject to Section 106 for Land North of Grant Road. This is an enabling scheme which includes new premises for Battersea Baptist Church, Thames Christian college and 46 new council flats for existing estate residents. This will create space for new housing and the new park on the main estate scheme.

# Phasing

Our top priority is to ensure that secure tenants and resident homeowners are able to stay in the area and move straight into the newly built replacement homes, if they wish, with minimum disruption and without the need for temporary moves. The development of the regeneration scheme will be phased so that existing impacted residents only move once. Residents will be given a moving date at least six months in advance of their move.



Proposed development phasing





## Development phasing sequence to deliver the regeneration



# Block 5

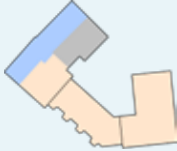
Block 5 is located at the northern boundary of the Winstanley and York Road Regeneration and it is adjacent to York Road.



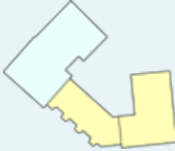
## Key aims



Allowing connections towards the Park and York Road



Residential  
Commercial



Affordable  
Private



Extension of York Gardens into the Streets and Courtyard Provision



Views towards the Park and York Road

## Ground floor plan



## Upper floor plan



## View from York Road



## Residential types

	Unit type	Affordable	Private	Totals
	1 bedroom, 2 person	10	28	38
	1 bedroom, 2 person (Wheelchair unit)	2	9	11
	2 bedrooms, 4 person	26	17	43
	3 bedrooms, 5 person	13	9	22
	3 bedrooms, 5 person (Wheelchair unit)	3	-	3
	4 bedrooms, 6 person	9	-	9
	4 bedrooms, 6 person (Wheelchair unit)	2	-	2
	5 bedrooms, 7 person	2	-	2
	5 bedrooms, 8 person	1	-	1
	6 bedrooms, 10 person (Wheelchair unit)	1	-	1
		69	63	132

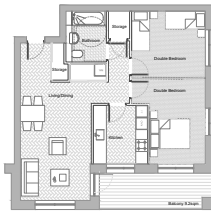
All properties built in the scheme will meet lifetime homes standards for accessibility. All the social rent replacement homes identified for wheelchair users will be fully accessible, this is in addition to individual residents accessibility needs, as identified by their housing needs surveys and occupational therapy assessments, being met within non wheelchair units.

View from the park



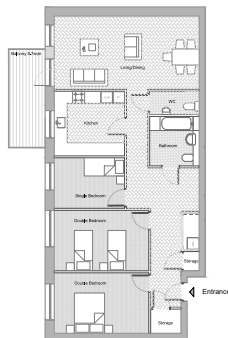
**Example 2 bedroom flat**  
(reprovided homes, social rent or equity share)  
73m<sup>2</sup>

- Dual-aspect flat
- Views to the park as you enter the living spaces



**Example 3 bedroom flat**  
(reprovided homes, social rent or equity share)  
110.3m<sup>2</sup>

- Views to the courtyard



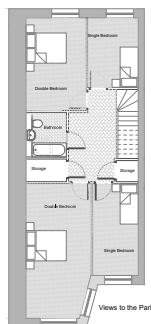
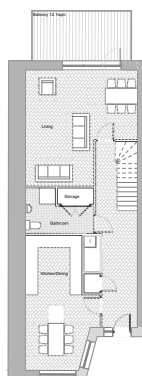
Landscape plan



- |                         |                                  |
|-------------------------|----------------------------------|
| 1 Seating elements      | 6 Back gardens                   |
| 2 Play elements         | 7 Defensible space               |
| 3 Visitor cycle parking | 8 Group of existing mature trees |
| 4 DDA parking bays      | 9 Retained boundary              |
| 5 Entrance gate         | 10 Commercial service yard       |

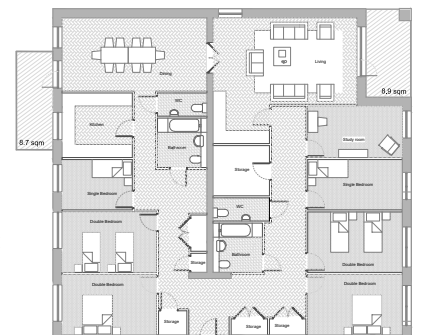
**Example 4 bedroom**  
**6 person maisonette**  
(reprovided homes, social rent or equity share)  
154.2m<sup>2</sup>

- Dual-aspect flat
- Views to the park and the courtyard



**Example 6 bedroom**  
**10 person wheelchair unit**  
(reprovided homes, social rent or equity share)  
225.0m<sup>2</sup>

- Dual-aspect flat
- Views to the courtyard and overlooking the street



# Block 6 – the mansion block approach

Block 6 is located off Wye Street to the west of Falconbrook Primary School and is included within the detailed element of the planning application.

Block 6 will be the first of the courtyard blocks to be built. It will comprise a mix of new build council housing and private housing in a mansion block design.

The proposed designs for Block 6 reference historical London mansion blocks, such as those seen locally on Prince of Wales Drive (opposite Battersea Park).

The mansion block will form the basis of common design principles that will be shared between other blocks across the masterplan, with the aspiration of creating a coherent townscape.

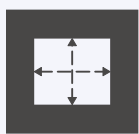
## Location plan

Key

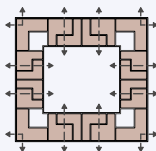
- Block 6
- Other blocks
- Detail boundary
- Outline boundary



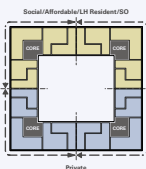
## Key aims



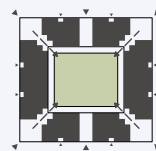
Maximising the size of the courtyard for more privacy and light



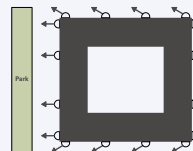
Maximise two-sided units for more views and light



Tenure flexibility provided by 4 cores



Activate streets with multiple entrances



Balconies offer views towards the park from multiple elevations

## Ground floor plan



- Streets activated with multiple entrances.
- All communal entrances have views to the park.
- Raised ground floor provides natural privacy.
- Terraced courtyard negotiates level change, provides natural subdivision of private & communal amenity areas.
- Views into communal courtyard from street.

## Upper floor plan



- Naturally lit cores with views into the courtyard.
- Maximise dual-aspect/through living spaces orientated towards the streets.
- Balconies positioned to capture views of the park.



Front doors to streets



Raised floor provides natural privacy



Views through from street into central courtyard



A collection of living spaces making homes more spacious



Semi-recessed balconies to provide privacy & views

The London mansion block is visually divided into a terrace of grand villas. A mix of brick and decorative pre-cast elements further enriches the façades.



Block 6

A combination of recessed and semi-recessed balconies used to provide depth and form, subdividing the block into a series of villas



Park elevation

**Example 3 bedroom flat (reprovided homes, social rent or equity share) 86m<sup>2</sup>**

- Dual-aspect flat
- Views to the park as you enter the living spaces
- Semi-recessed balcony for privacy
- Inverted bay window provides multiple views



**Example 1 bedroom flat (private tenure) 50m<sup>2</sup>**

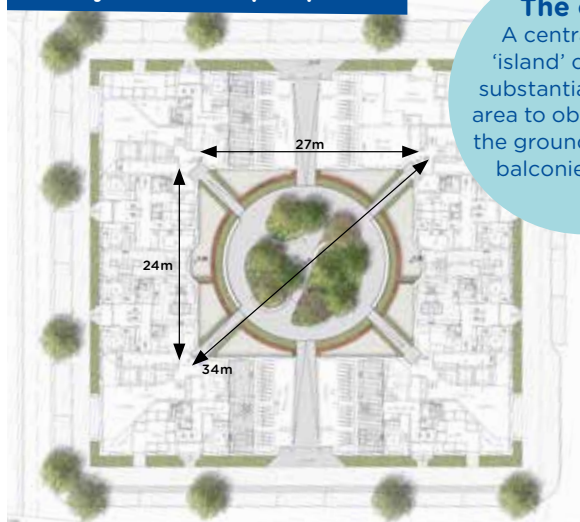
- Views to the park from the balcony
- Semi-recessed balcony for privacy
- Inverted bay window provides multiple views



New street elevation

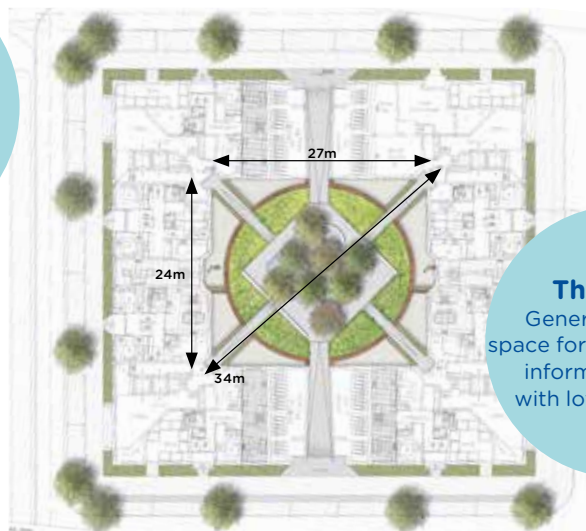


### Courtyard landscape options



#### The oasis

A central green 'island' offering a substantial planting area to observe from the ground floor and balconies above.



#### The grove

Generous useable space for gatherings and informal meetings with lots of planting

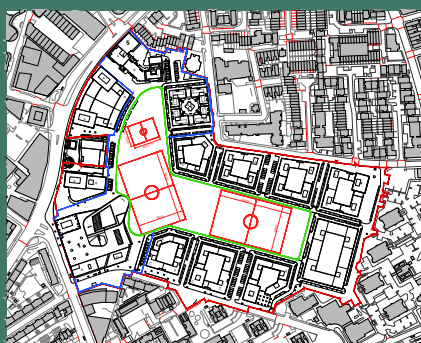
# York Gardens: A healthy park for all

The new York Gardens will promote a healthy, attractive and safe environment, with opportunities for fitness, play and relaxation, whatever your age!

**We have listened to you and you have said you want a safe place, a place to get fit, play basketball with friends, to kick a ball, to cycle with the family, to sit and to play.**

Activities in the park could include:

- Kick-about area
- Playgrounds such as adventure play areas
- Informal multi-use sports area for ball games
- Potential to offer small skate-able elements
- Outdoor seating around the leisure and community centre
- Swings for all ages
- Chess, draughts and dominos tables
- A corridor around the park for running and cycling
- Outdoor gym and a diverse range of sports equipment for all ages
- Table tennis
- Cycle stations
- Learning opportunities about proposed ecological planting



**Did you know the redesigned York Gardens .....**

could fit two large standard 100x64m football fields and one small five a side pitch and would offer a perimeter running track of 800m.

## Adventure playground & outdoor gym



- 1 Seating elements
- 2 Woodchip running path
- 3 Slides on top of grass mound
- 4 Circle swing
- 5 Outdoor gym
- 6 Main path
- 7 Picnic Tables
- 8 Path alongside swale



Set amongst some of the large existing trees is the adventure playground with mounds, slides and large swings for all the family to enjoy. The area also has an outdoor gym and running track for those wanting to keep healthy.

## Central path and activities

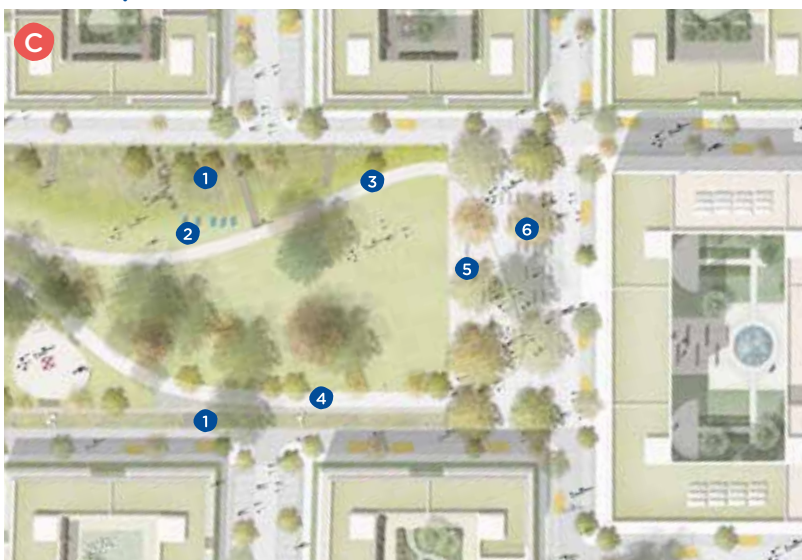


- 1 Main path
- 2 Giant climbing net
- 3 Central path
- 4 Bridges crossing swale
- 5 Informal wheel area
- 6 Net play area
- 7 Fallen tree play area
- 8 Chess tables and ping pong table
- 9 Kickabout/festival area
- 10 Outdoor gym (moving machines)
- 11 Dog area
- 12 Multi-basketball hoop



A giant climbing net sits as a focal point to the park and as a focal point of FUN! Dog owners have their own fenced area so they can let their dogs off the lead freely and meet other owners. There is also an area for trying out the new skateboard/skates and for practicing basketball.

## Urban square



- 1 Bridges crossing swale
- 2 Lounge chairs
- 3 Main path
- 4 Central path
- 5 Giant swing towards park
- 6 Seating elements



At the front of the park is a square with trees, seating and giant swings that look out over the park. From here there are a number of walking/ running loops or ways directly to where you need to go.

# Leisure and community hub

The community building will deliver outstanding leisure, community, sports, library and childcare facilities.

## Ground floor

- Entrance foyer, cafe and circulation
- Community hall
- Main pool hall
- Teaching pool and splash ball pool
- Sports hall
- Changing rooms



## Location plan

### Key

- Leisure and community hub
- Other blocks
- Detail boundary
- Outline boundary



## First floor

- Circulation
- Fitness suite
- Studios
- Library
- Pool spectators
- Changing



## Second floor

- Circulation
- Fitness suite
- Nursery
- Children's centre



Indicative childrens' library



**The new leisure facility will have three pools and ample changing facilities**



**World class sports facilities**



**A grand, inviting entrance space**



**A community hub for everyone**



# Block 1

Block 1 is located at the south western boundary of the Winstanley and York Road Regeneration, adjacent to York and Plough Road.

The block is split into four components featuring the leisure and community centre, commercial space and two residential buildings. Block 1A is 32 storeys and Block 1C is part 20 storeys, part 17 storeys and are providing 236 one, two and three bedroom apartments for sale.



Location plan

- Block 1
- Other blocks
- Detail boundary
- Outline boundary



View from Winstanley Road



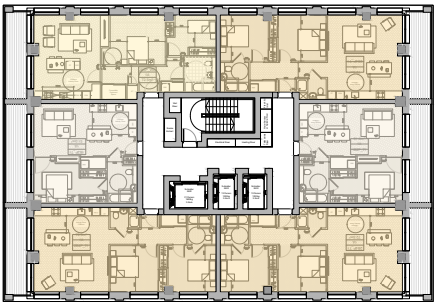
Ground floor plan



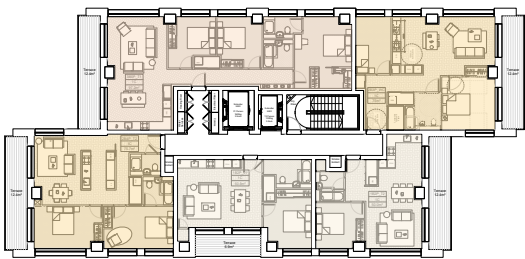
Residential types

Unit type	Block 1A	Block 1B	Block 1C	Totals
Studio	-	-	7	7
1 bed, 2 person	45	-	30	75
2 bed, 3 person (Wheelchair unit)	15	-	9	24
2 bed, 4 person	61	-	22	83
3 bed, 6 person	29	-	18	47
	150	-	86	236

Tower 1A typical floor plan



Tower 1C typical floor plan



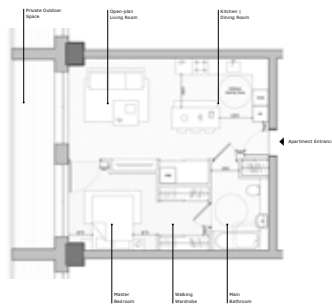
- 1 bedroom, 2 person
- 2 bedroom, 2 person (Wheelchair unit)
- 2 bedroom, 4 person
- 3 bedroom 6 person

View from York Road



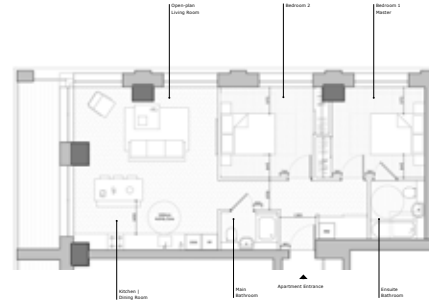
**Example 1 bedroom flat 50m<sup>2</sup>**

- Open plan living
- Large private terrace

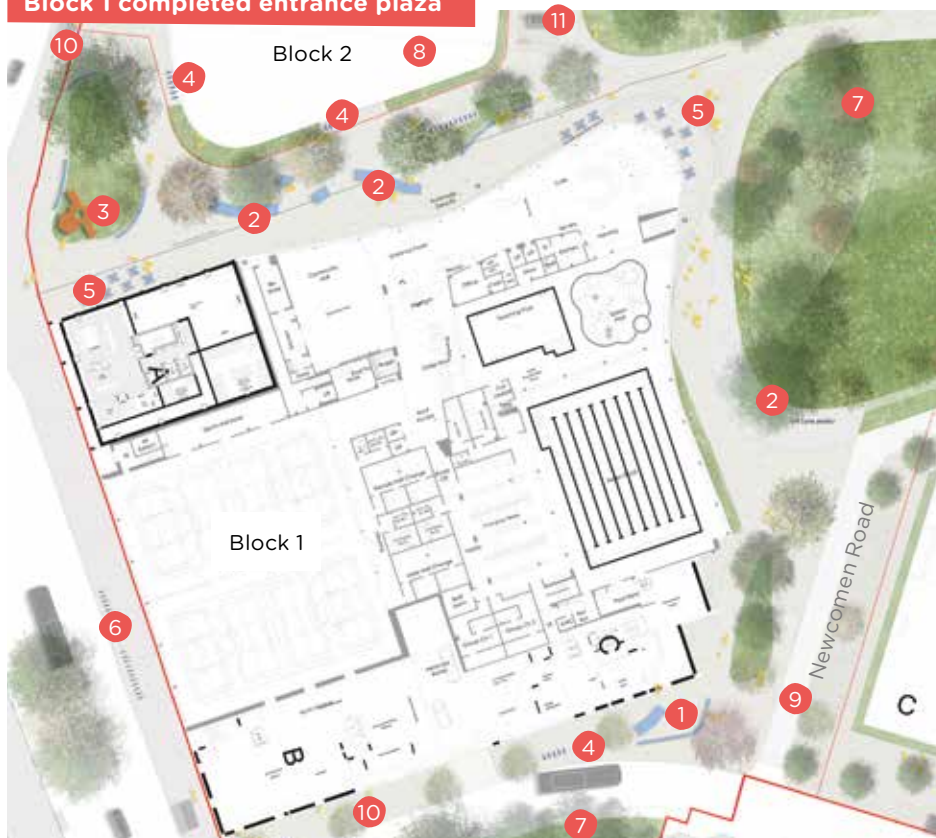


**Example 2 bedroom flat 73m<sup>2</sup>**

- Open plan living
- Large private terrace



**Block 1 completed entrance plaza**



- 1 Seating elements
- 2 Play elements
- 3 Public Art and wayfinding opportunities
- 4 Visitor cycle parking
- 5 Cafe spill-out area
- 6 Santander cycle stands
- 7 Group of existing mature trees
- 8 Block 2
- 9 Coach drop-off
- 10 Bus stop
- 11 DDA parking bays



# Phase 0

First Phase development given the go ahead by unanimous approval at March 2018 Wandsworth Planning Committee.

Wandsworths planning committee gave unanimous approval on the 22nd March 2018 for the first delivery of new homes in the regeneration of the Winstanley and York Road Estates. The approval includes a new purpose built shared building for Thames Christian College and the Battersea Baptist Chapel designed by Henleyhale Brown, as well as two residential buildings and a reprovided multiuse games area, which will replace the much loved "Blue Pitch". Building works will start by the end of 2018.

**Block A on the corner of Grant Road and Plough Road, provides 46, one and two bedroom homes. Available from Autumn 2020 and residents from Kiloh Court, Scholey and Jackson Houses will be able to apply for these properties to facilitate the first phase of decant on the site.**

**Block C, provides a landmark tower at the corner of Grant Road and Winstanley Road, at a similar height to Sporle Court it will offer 93 one, two and three bed homes for market sale, as well as an exciting new retail opportunity at this busy pedestrian junction.**



Location plan

- Phase 0
- Other blocks
- Detail boundary
- Outline boundary



The existing Multiuse games area and the garages along Grant Road will be demolished in late Autumn as part of the enabling works for this development. The Regeneration team are working with local youth groups who regularly use the pitch to both provide alternative opportunities for free to use sessions but also to consider the mural which was designed and painted locally by young people and how they might want this replaced in the area local area or incorporated into the new pitch.



# Parking and streets

## Proposed parking

We have undertaken a detailed parking survey of the masterplan and surrounding areas to understand the demand for on and off-street car parking in terms of number of vehicles, parking stress, and whether users are residents or commuters/visitors.

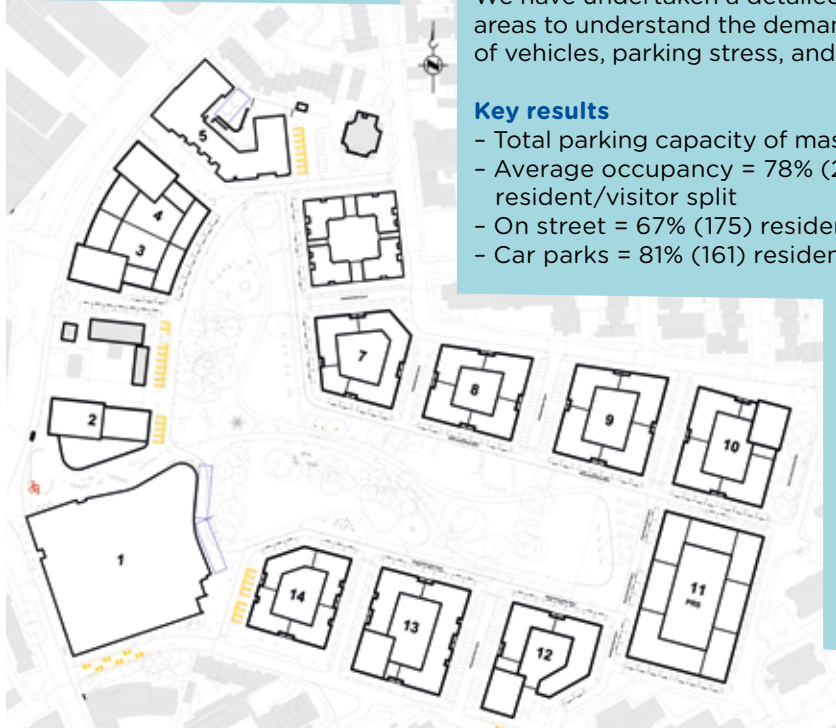
### Key results

- Total parking capacity of masterplan area = 651 spaces (333 on street, 318 car parks)
- Average occupancy = 78% (260 of 333) on street, 62% (198 of 318) in car parks
- resident/visitor split
- On street = 67% (175) resident / 33% (185) visitor
- Car parks = 81% (161) resident / 19% (37) visitor

Due to the Public Transport Accessibility Level (PTAL) of the site being the highest score, Transport for London (TfL) policy proposes a car-free development.

### Proposal

296 spaces will be provided at street level for the new neighbourhood, of which 170 spaces will be exclusively reprovided for council tenants and resident leaseholders to be rehoused, in the scheme who have existing vehicles. 5% of these spaces will be blue badge parking.



## Realigned Winstanley Road

Discussions with TfL are progressing with the aspiration to re-route the 170 bus along Winstanley Road which would form a new junction with Plough Road. Two new bus stops are currently proposed along Winstanley Road which will for the first time bring bus services into the heart of the area.

The 7.3m width of existing carriageway would be retained but there would be a narrowing of the carriageway introduced adjacent to Clarke Lawrence Court as a traffic calming measure.



## Streets

Our proposed street designs allow car and service vehicle circulation to all areas enabling the park edge to have shared spaces, encouraging cycle usage.



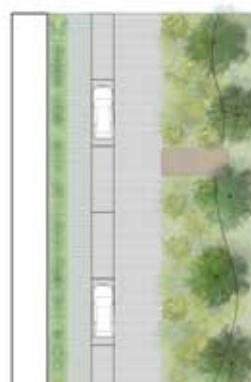
Parallel Parking



Perpendicular Parking



Shared space - park edge







# Planning Application

The planning application is to be submitted in summer 2018. This process is explained below.

This diagram shows which buildings are in the detailed and which are in outline within the planning application.



**Key**

 Detailed application	 Detail boundary
 Outline application	 Outline boundary

Our planning application for the masterplan will be a 'hybrid' application. That means the masterplan will be part 'detailed' and part 'outline'.

**'Detailed' planning permission**  
will allow that part of the masterplan to be built out without further planning permissions being required.

**'Outline' planning permission**  
will allow for planning in principle but we will require additional detailed planning applications (called reserved matters applications) to confirm the full details which will come forward over the next few years as the development progresses.

Detailed elements of the application



# Get involved!

## Sharing your views

We would like to better understand your thoughts and priorities as we progress the scheme through to the development stage. You can do this by completing the attached questionnaire and either dropping it in to our project office at 10 Lavender Road or emailing it to [enquiries@winstanleyyorkroad.co.uk](mailto:enquiries@winstanleyyorkroad.co.uk). You can also speak to us in the site office or contact us via the details overleaf.



## Community art installation

We are working with the local organisation, Agora Arts Circle, to create two murals on the Ingrave Street sides of Scholey House and Holcroft House.

Consultation workshops will be held by selected artists at local schools, community centres and during pop up public sessions around the estate. Agora Arts Circle will use the ideas gathered to create a series of possible designs, which will be put to a public vote at the end of July. The design which receives the most votes will be realised later this summer.

The more ideas we receive, the better the artworks will represent the great diversity of the Winstanley and York Road Estates! For more information on how to submit your drawings and comments, to find out more about the artists or to vote on the final designs, please check [winstanleyyorkroad.co.uk](http://winstanleyyorkroad.co.uk) over the coming weeks.

## 1:1 sessions with your community group

As the plans for the regeneration progress, we want to hear the views of the entire local community. If you belong to a community group, we would love to come to meet your group. Please contact us via the details overleaf to arrange a 1:1 session with the members of our JV team.



You can pop in and ask questions, provide comments or catch up with your Regeneration Team case officer.

Opening hours are:  
Monday to Thursday  
9.30 am - 12pm and 2pm-4.30pm

**The new  
JV site office  
is open!**

### Regeneration project office

Our newly expanded site office is now open in Pennethorne Square! Members of the Joint Venture team – consisting of the Council's Regeneration Team and development partner Taylor Wimpey – will be available 9.30am-12pm and 2pm-4.30pm, Monday-Thursday each week.

We welcome you drop in to our freshly refurbished office to discuss the latest regeneration proposals and the options that may be available to you. Alternatively, please contact us via the details overleaf if you wish to make an appointment to meet with a specific member of the team.



## YOUR LOCAL COUNCILLORS

The Winstanley and York Road estates are in Latchmere ward.  
You can raise any issues with your local councillors:

Cllr Tony Belton, [TBelton@wandsworth.gov.uk](mailto:TBelton@wandsworth.gov.uk), 020 7223 1736

Cllr Simon Hogg, [SHogg@wandsworth.gov.uk](mailto:SHogg@wandsworth.gov.uk)

Cllr Kate Stock, [Cllr.K.Stock@wandsworth.gov.uk](mailto:Cllr.K.Stock@wandsworth.gov.uk)

You can also contact the Cabinet Member for Housing, Councillor Kim Caddy, at [KCaddy@wandsworth.gov.uk](mailto:KCaddy@wandsworth.gov.uk) or leave a message on 020 8871 6041.

**HAVE  
YOUR  
SAY!**



GET IN  
TOUCH...

Phone: 020 8871 6802

Email: [enquires@winstanleyorkroad.co.uk](mailto:enquires@winstanleyorkroad.co.uk)



Winstanley and York Road regeneration



@WinstanleyYork

Office: 10 Lavendar Road, SW11 2UG

[www.winstanleyorkroad.co.uk](http://www.winstanleyorkroad.co.uk)

[www.wandsworth.gov.uk/winstanleyorkroad](http://www.wandsworth.gov.uk/winstanleyorkroad)

**Taylor  
Wimpey**

THE BRIGHTER BOROUGH  
**Wandsworth**

# Questionnaire



Thank you for coming today to see the exhibition of the Winstanley & York Road development update. We welcome your thoughts and views to help us with further development.

Please send us the completed form to [enquiries@winstanleyyorkroad.co.uk](mailto:enquiries@winstanleyyorkroad.co.uk)

Name:

Address:

Postcode:

Daytime telephone:

Email:

**1. Please indicate which of the following apply to you:**

- a. Local resident within the Winstanley estate
- b. Local resident within York Road estate
- c. Local resident outside the estates
- d. Other, please specify:

**2. Have you previously attended one of our consultation events?**

**3. How did you hear about the event today?**

- a. Flyer
- b. Booklet received in the post
- c. Council website
- d. A friend or relative
- e. Other...

**Masterplan elements:**

**4. Do you agree that the following issues are important to the redevelopment of the Winstanley and York Road estates?**

Issue	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
State-of-the-art leisure and community centre					
Creation of new homes, including additional affordable homes for local people					
Improvement of public realm					
Management of vehicular access to the site					
Architectural design					
Replacement of homes for all existing council tenants and resident leaseholders					
Job opportunities and delivery of commercial floorspace					

# Questionnaire



**5. What is your primary source of transport?**

- ☐ Train
- ☐ Bus
- ☐ Private car
- ☐ Walking
- ☐ Cycling
- Other:

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**Do you think the benefit of bringing bus services into the neighbourhood would be good?**

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**Community facility:**

**6. Are there sufficient library and learning facilities in your local area?**

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**7. Which age group do you think should be the focus of the library facility provisions?**

- ☐ Children
- ☐ Teenagers
- ☐ Adults
- ☐ Elderly

**8. Are there any specific activities you would like to use the community space for?**

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**The park:**

**9. Are there any activities that you would like in addition to our proposed park?**

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**Do you have any additional comments you would like to make?**

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