

# PHASE 0 UPDATE

November 2018



**Block A - New council housing building on Grant Road/Plough Road**



The project is the first phase of the Winstanley and York Road estate regeneration scheme. A planning application for the phase was submitted in 2017 by the project team, Winstanley and York Road LLP, which is a joint venture between Wandsworth Council and Taylor Wimpey. The phase was approved by Wandsworth's Planning Committee in the Spring of 2018 and since then the team have procured Midgard as the main contractor for the project. The team are now planning to start on site in December.

## **Phase 0 comprises of:**

- Initial demolition of existing garages & games area (blue pitch) and removal of trees
- Block A: Seven Stories (46 apartments)
- Block B: Five Stories (School and church)
- Block C: 19 Stories (93 apartments)
- Construction of a new temporary road linking Thomas Baines Road to Grant Road via Weekly Square
- Reconfiguring the road layout for Thomas Baines Road to create a new one way street from Grant Road.



## ABOUT MIDGARD

Midgard are the main contractor for phase zero of the Winstanley & York Road Regeneration project employed by Taylor Wimpey Central London and Wandsworth Borough Council in a joint venture.

They bring integrated construction solutions on behalf of the JRL Group.

## KEY CONSIDERATIONS FOR THE CONSTRUCTION TEAM

- Maintain access to Thomas Baines Road for existing residents
- Minimise disruption to vehicle, cycle and pedestrian traffic
- Minimise impact on permit holder and public car parking on Thomas Baines Road
- Create a set up that allows for a safe construction for public and workforce
- Segregate works from the public
- Maintain green space

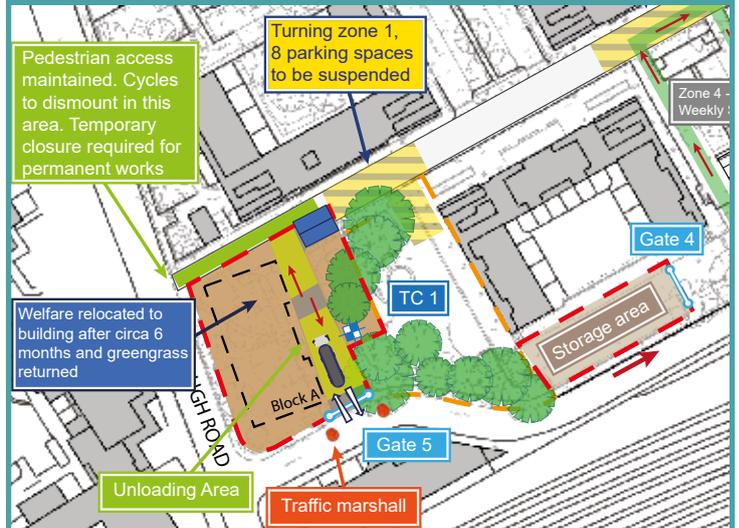
## DATES AND PROGRAMME

**Start date:** 3rd December 2018 (subject to Council approval)

**Duration:** 91 weeks

**Target end date:** September 2020

### Changes Around Block A/Closure of Thomas Baines Road



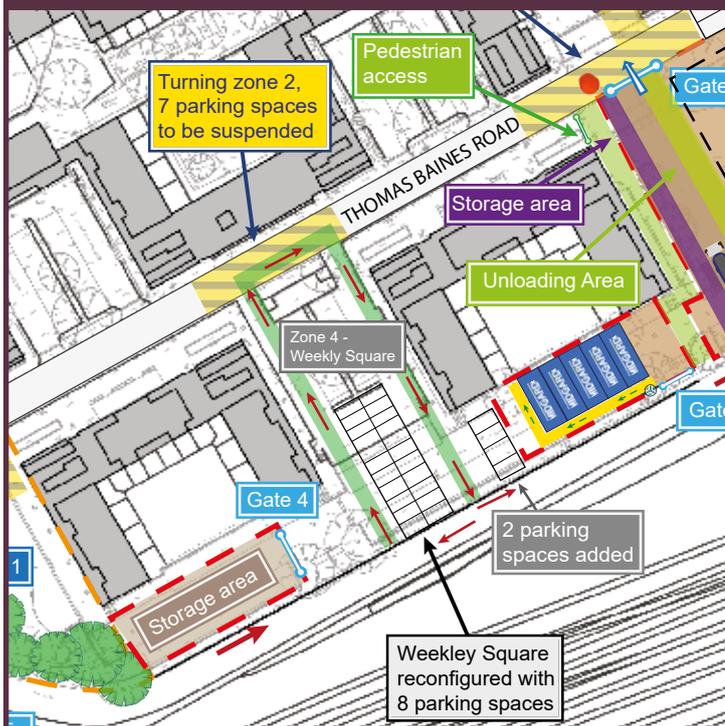
- The hoarding line is in close proximity to the cycle lane, therefore, there will be a temporary closure required to the cycle lane. Cyclists will dismount in this area.
- Block A's building line lies on the footpath and road of Thomas Baines road. Therefore there is to be a road closure to the west end of Thomas Baines Road until September 2020 period.
- Hoarding will be used to secure and segregate the site from the public.
- This road will be used by Midgard to unload deliveries. Gates will be constructed to control the traffic and to secure the site. This will be controlled by a traffic marshal when used.
- To maintain waste collection, turning zone 1 has been created so refuse vehicles can reverse onto Thomas Baines Road. Consequently, eight parking spaces on the highway will be suspended.

## SITE LOCATION

Blocks A, B & C



## Changes around Weekley Square and closure of bays in Weekley Square



- Access to Thomas Baines Road will be via the Grant Road car park into Weekley Square.
- Temporary access for the duration of the project will be through the Grant Road car park, northbound to the Weekley Square car park and onto Thomas Baines Road (as shown on the image on the left).
- Due to the one way direction of travel through Weekley Square, eight parking spaces will be reconfigured to facilitate this route (as shown in the image).
- Nil parking spaces lost.

### Closure of bays on Thomas Baines Road

- Turning zone 2 will be used for refuse waste collection lorries to turn to and from Weekley Square to Thomas Baines road. Therefore, seven parking spaces will be suspended.

### Grant Road Car Parks

- The west end of the Grant Road car parks will be used for storage area, and the west end will be used for office space and welfare facilities.
- Two additional parking spaces will be created for private use on the east end (shown on the image).

View towards Block C - a landmark tower



The scheme delivers 139 homes, of which 46 are new Council homes for some of the residents moving from Scholey House, Kiloh Court and Jackson House. These new homes are delivered on underused car parking areas, which results in a loss, at the end of the development of 66 Parking Regulation scheme (PRS) bays on Grant Road.

In addition to this, there is the temporary loss of 59 housing regulation scheme parking bays and 23 unrestricted bays on the highway of Thomas Baines Road during the construction period.

### Parking Implications

Zone	Council	Public	Total
One	0	8	8
Two	0	7	7
Three	0	2	2
Four	0	0	0
Five	53	0	53
Six	6	0	6

# CONTACT

## Site operating hours:

Monday – Friday 8:00am – 6:00pm.

## Security:

24 hours security will be patrolling the site for the duration of the project

## In case of emergency:

### Resident liaison officer: Matt White

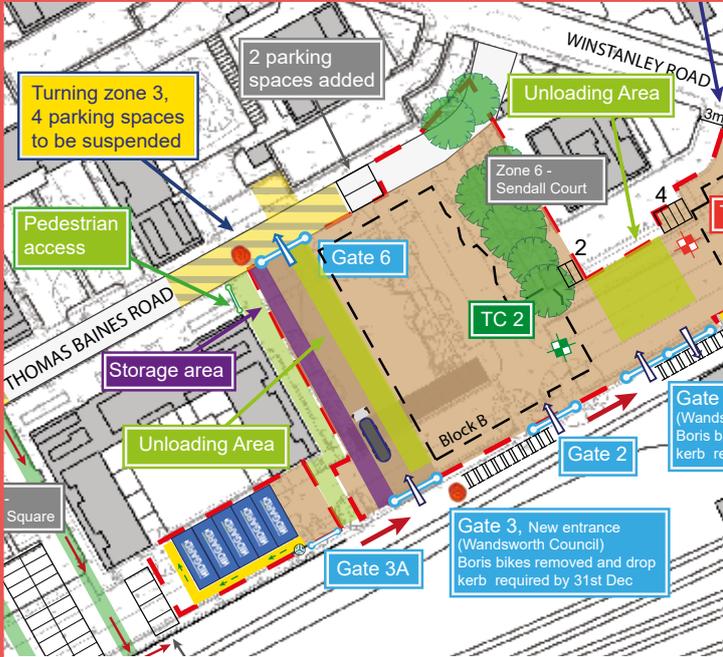
Matt is your first point of contact. His working hours are Monday to Friday 8:00am-6:00pm.

**Matt White:** 07909 744 088

**Email:** Enquiries@winstanleyyorkroad.co.uk

Please contact Wandsworth Emergency Control on 020 8871 7490, outside of these hours.

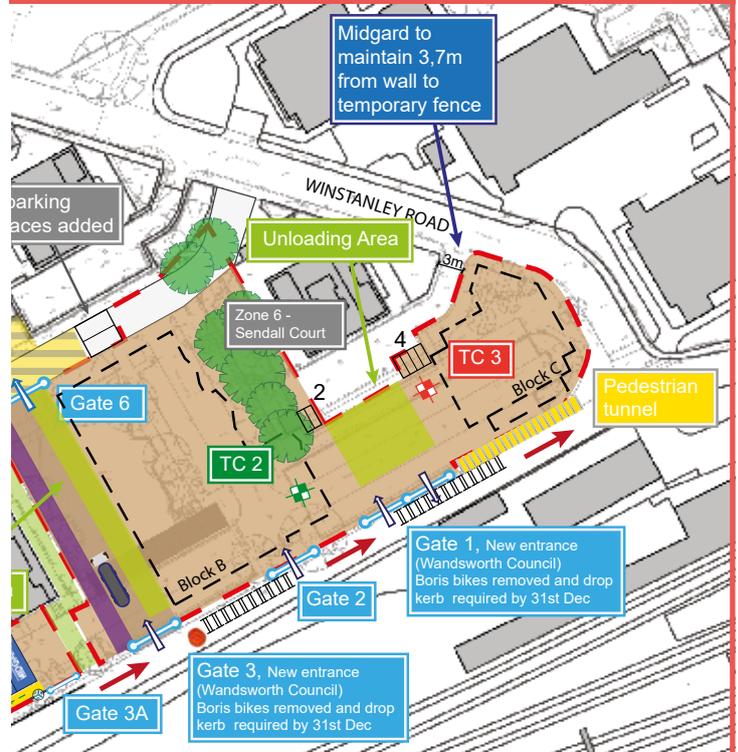
## Closure around Block B



- A new road will be formed linking Grant Road and Thomas Baines Road. This will be going through the current multi use games area. This road will be open to one way traffic only.
- TFL cycle hire on Grant Road will be removed by 31st December 2018.
- Turning zone 3 will be used for vehicles and refuse waste collection vehicles to reverse and return onto Thomas Baines Road west end. Therefore, four parking spaces are suspended, two parking spaces are added.
- Refuse waste collection lorries will reverse into gate six.
- Pedestrian access from Grant Road to Thomas Baines Road is maintained (highlighted in green on image).

- Block C hoarding (shown in the image as a red line).
- Pedestrian tunnels will be used to maintain access to Grant Road.
- Car park opposite Sendall Court on the east end of Grant Road will be permanently suspended as Block C and the new multi use games area will be built over it.
- New gates will be formed off Grant Road to access the site. This will keep the site traffic away from Thomas Baines Road.

## Block C



## Layout of Block B and C

