

Winstanley and York Road Masterplan
Options Consultation

Help shape the
future of your
neighbourhood

Help shape the future of your neighbourhood

Foreword

"This booklet sets out four different improvement proposals for the Winstanley and York Road estates and asks for your views on their relative pros and cons. These options are not fixed, and they could be blended and combined to form a new outline plan for the area. Your feedback will help decide which aspects are developed further and which are ruled out.

"We understand that there are some very hard choices to make and people will have different views and priorities. But what I think most of us agree on is that the area needs to be improved and that new investment could bring real benefits to local people.

"Some of the options put forward in this booklet propose demolishing existing homes and we fully understand what an unsettling prospect this will be. That's why we have set out how we would provide advice and assistance to any households affected including the offer of a new home – see pages 14-15.

"Your responses to this consultation will help decide the masterplan's overall shape and development approach. The preferred option will then be subject to further discussion and development with you to enable you to influence and refine the scheme.

"This options consultation is at a very important stage in the masterplanning process and the best way to make sure your views are fully understood and recognised is to attend our open days and drop-in sessions where you can talk face-to-face with members of our team.

"Have your say and help to shape a brighter future for the Winstanley and York Road communities."

Ravi Govindia
Leader of Wandsworth Council



The case for change

Through local workshops, open days, surveys, drop-in sessions and stakeholder meetings we have been finding out what residents think about the estates, the problems that need to be tackled and the good features that need to be preserved.

What you told us . . .

Strengths

- Community spirit
- Location
- Close to train station
- York Gardens
- Library
- Play areas
- Large flats

Weaknesses

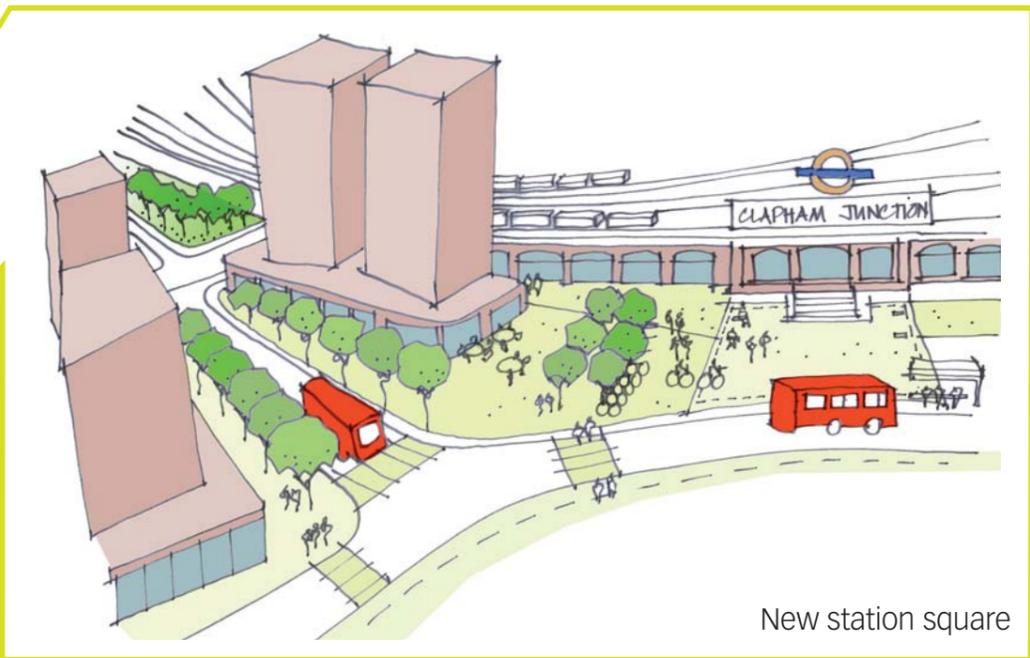
- Crime and antisocial behaviour
- Unemployment
- Underused, unsafe and unwelcoming outside spaces
- Ugly buildings, not meeting today's expectations
- Lack of shops and services on the estate

Our long term objectives for the neighbourhood

- Improve the quality and range of homes
- Create a better quality and more attractive environment
- Create attractive and popular outside spaces
- Improve the design and layout of the neighbourhood
- Create better walking and cycling routes which connect the estates with its surroundings
- Create new jobs and a stronger local economy
- Improve the range and quality of shops
- Ensure new homes meet the Mayor of London's size and design standards
- Reduce overcrowding
- Solve maintenance and management issues through smart design



Initial Proposal



Potential Benefits

- Improved homes
- New station square
- New homes along Grant Road

Potential Issues

- Does not tackle wider estate issues such as ASB, Pennethorne Square and permeability of the estate
- Some disruption

Key to the map

- Retained buildings
- Refurbishment (Sporle Court starting now)
- Demolish buildings
- Station square and Grant Road development

Refurbished buildings

York Road Estate
 Chesterton House
 Pennethorne House
 Inkster House
 Scholey House
 Holcroft House
 Penge House
 Lavender Road

Winstanley Estate
 Arthur Newton House
 Baker House
 Ganley Court
 Gagarin House
 Farrant House
 Jackson House
 Kiloh Court
 Shepard House
 Sporle Court

Initial Proposal

Planned major works are on hold for the blocks indicated. Improvements planned are to blocks only and not the public realm.

Winstanley Estate works include external decorations and repairs

York Road More extensive plans to refurbish including new windows, green roofs, communal corridor redecoration, flooring and lights and overcladding to the external walls.

This option would also include redeveloping the southern boundary of the estates along Grant Road and Falcon Road.

Other than in Bramlands no existing homes would be demolished and the layout of the estate would be largely unchanged.

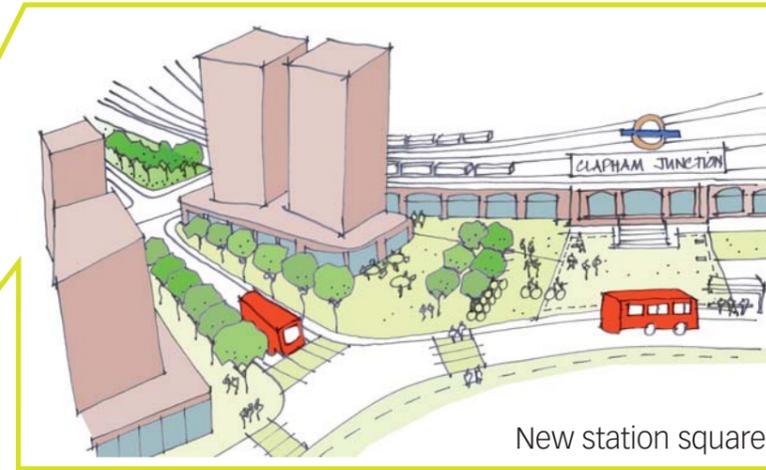
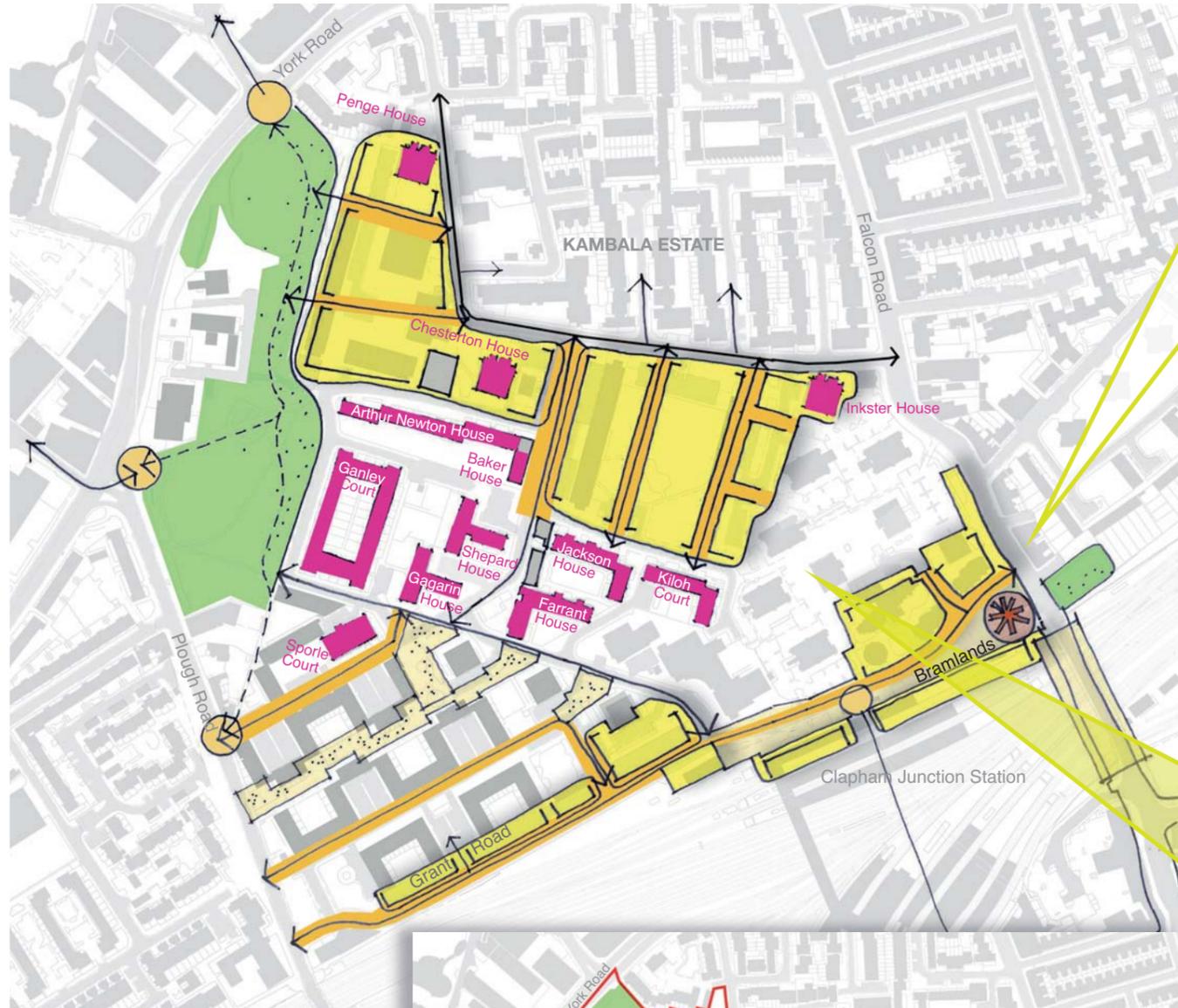
Have Your Say . . .

These outline proposals are not fixed and elements from the different options can be combined within the final masterplan.

Tell us what you think of this proposal and why.



Masterplan Option 1 – moderate change



Potential Benefits

- New and improved homes for existing residents
- Better and safer streets
- New homes along Grant Road
- New station square
- More homes and housing choice
- Improved Winstanley Road

Potential Issues

- Longer time scale and greater disruption
- More homes in the area
- More people directly affected

Masterplan Option 1 – moderate change

This option involves refurbishing some existing blocks and redeveloping large areas of the York Road estate. Within the newly developed areas on York Road estate new homes would be provided in modern buildings which front onto clearly defined new streets. All three towers would be retained.

The southern boundary of the estates along Grant Road and Falcon Road would be redeveloped including a new station square.

Public spaces would be improved and routes through and into the area would be clarified.

Church of the Nazarene, Providence House, Battersea Baptist Chapel and Thames Christian College will all be re-provided in the area.

All other facilities will stay.

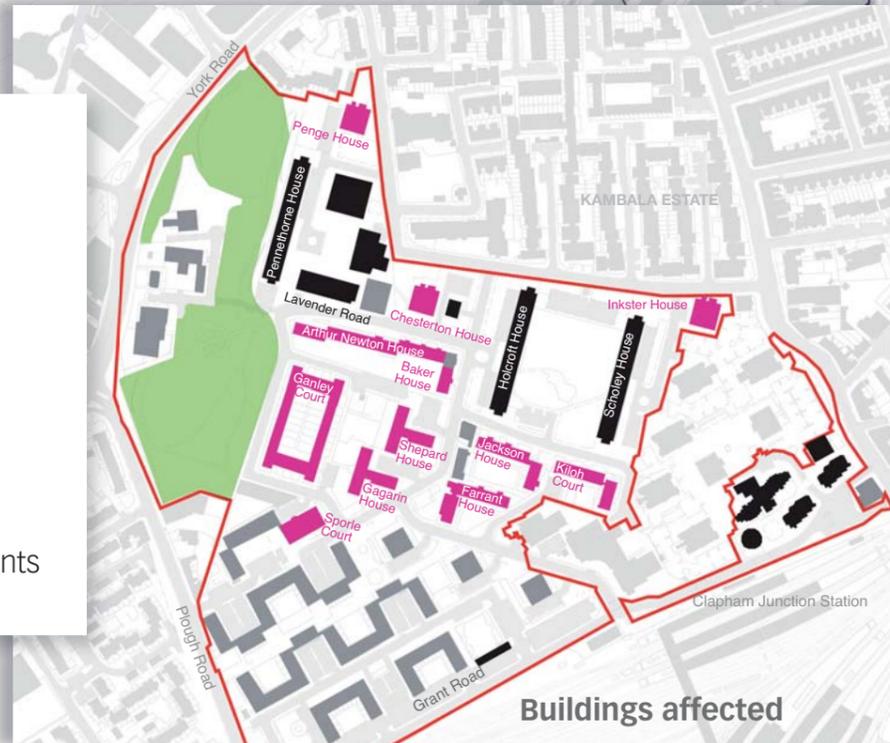
Have Your Say . . .

These outline proposals are not fixed and elements from the different options can be combined within the final masterplan.

Tell us what you think of this proposal and why.

Key to the maps

- Retained buildings
- Refurbishment
- Demolish buildings
- Station square
- New homes
- New routes
- Improved entrances
- Public space improvements



Refurbished buildings

York Road Estate
 Chesterton House
 Inkster House
 Penge House

Winstanley Estate
 Arthur Newton House
 Baker House
 Ganley Court
 Gagarin House
 Farrant House
 Jackson House
 Kiloh Court
 Shepard House
 Sporle Court

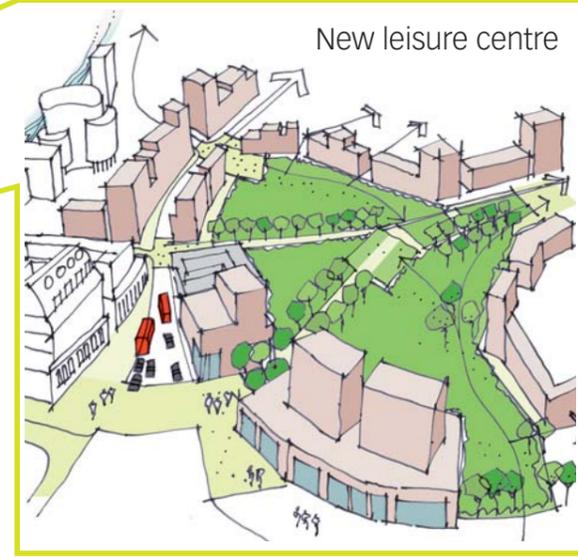
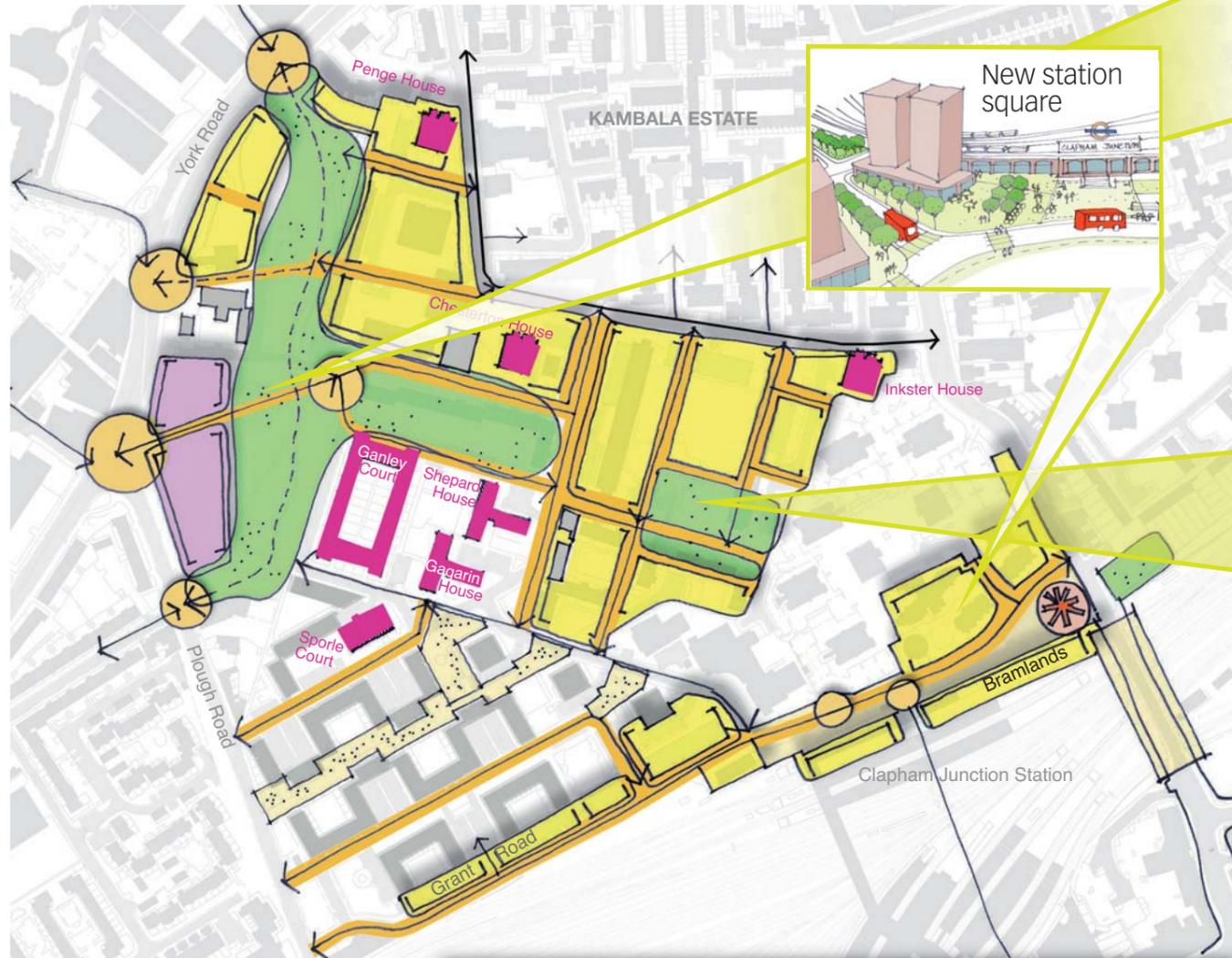
Demolished buildings

York Road Estate
 Holcroft House
 Scholey House
 Pennethorne House
 Lavender Road

Winstanley Estate

None
 Plus Bramlands, Battersea Chapel and Thames Christian College.

Masterplan Option 2 – more change



Potential Benefits

- New and improved homes for existing residents
- Better and safer streets
- New homes along Grant Road
- New station square
- More homes and housing choice
- Improved Winstanley Road
- Improved park
- New community facilities and library
- Better play and public spaces
- A new leisure facility
- New health centre

Potential Issues

- Longer timescale and greater disruption
- More homes in the area
- More people directly affected

Masterplan Option 2 – more change

This option involves a greater level of change than masterplan option 1. Some existing blocks would be refurbished and large areas of the York Road estate would be redeveloped. In this option the redeveloped areas would be extended to include Arthur Newton House, Jackson House, Kiloh Court, Baker House and Farrant House. Within the extended newly developed areas new housing would be constructed in modern buildings fronting onto clearly defined streets. All three towers on York Road estate would be retained.

This proposal enables the existing York Gardens to be improved and moved further into the heart of the area. In turn this would create space for new development along the York Road frontage. Where new housing could be developed along with a new core community facility incorporating leisure facilities, a new library, health facilities and a community centre.

The southern boundary of the estates along Grant Road and Falcon Road would be redeveloped including a new station square.

Public spaces would be improved and routes through and into the area would be clarified.

All other facilities will be re-provided.

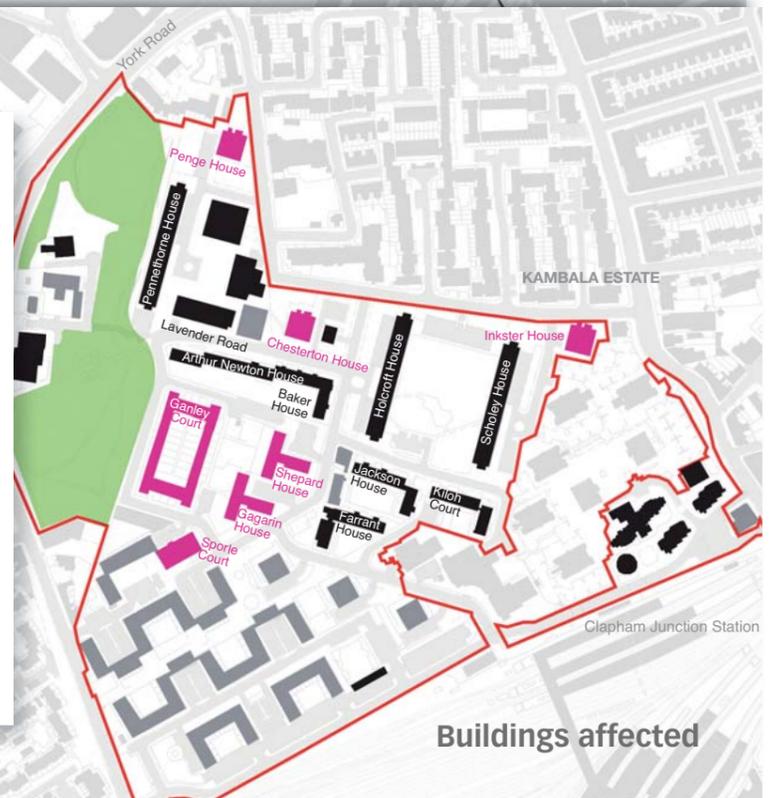
Have Your Say . . .

These outline proposals are not fixed and elements from the different options can be combined within the final masterplan.

Tell us what you think of this proposal and why.

Key to the maps

- Retained buildings
- Refurbishment
- Demolish buildings
- Station square
- New homes
- New station
- Improved entrances
- Public space improvements
- New leisure, community centre and library with housing above



Demolished buildings

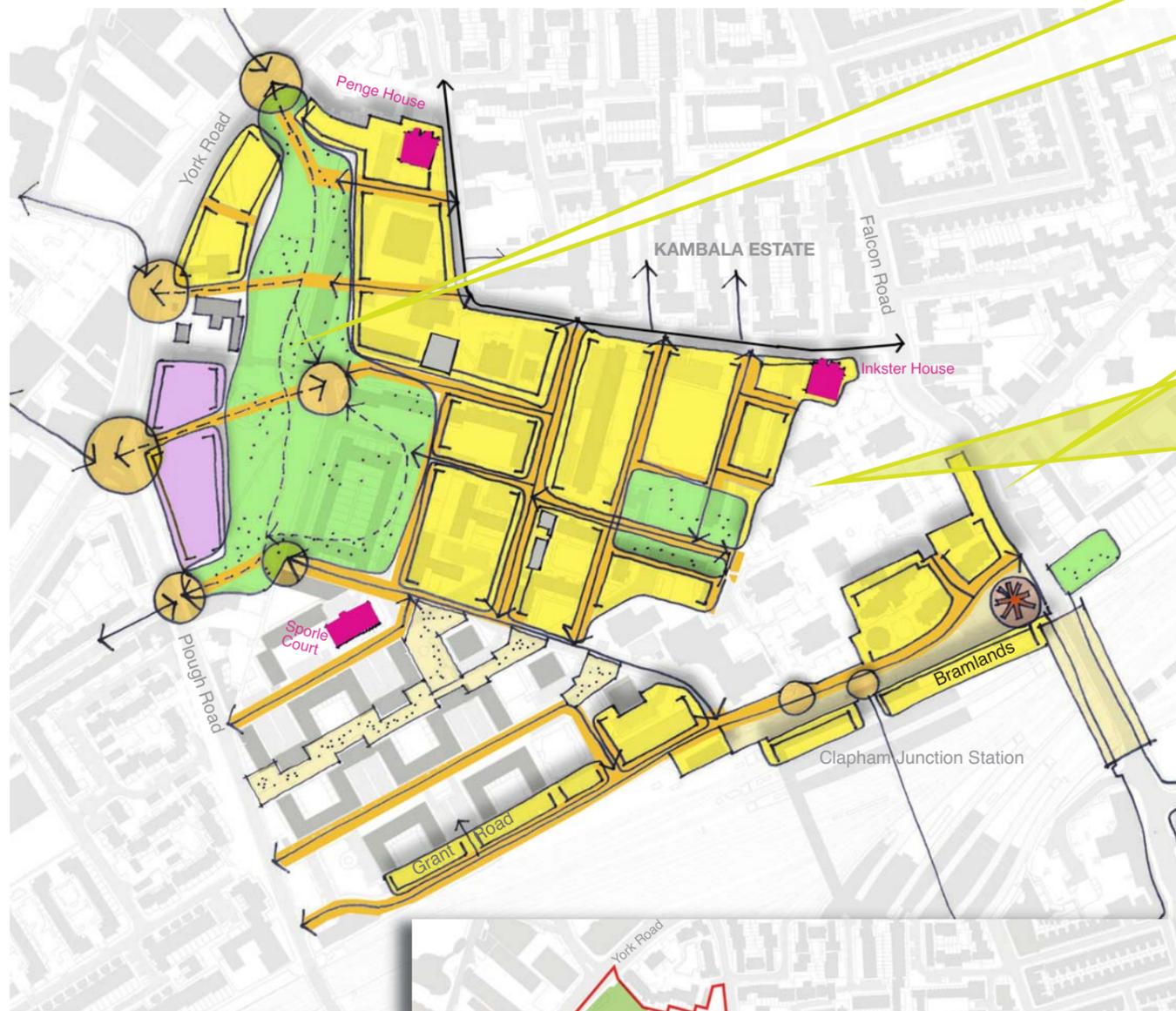
- | | |
|---------------------|------------------|
| Winstanley Estate | York Road Estate |
| Arthur Newton House | Holcroft House |
| Baker House | Scholey House |
| Farrant House | Pennehorpe House |
| Jackson House | Lavender Road |
| Kiloh Court | |

Plus Bramlands, Battersea Chapel and Thames Christian College

Refurbished buildings

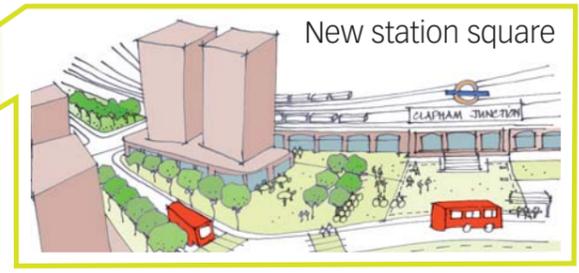
- | | |
|------------------|-------------------|
| York Road Estate | Winstanley Estate |
| Chesterton House | Ganley Court |
| Inkster House | Gagarin House |
| Penge House | Shepard House |
| | Sporle Court |

Masterplan Option 3 – greatest change



Key to the maps

- Retained buildings
- Refurbishment
- Demolish buildings
- ★ Station square
- New homes
- New routes
- ⊙ Improved entrances
- Public space improvements
- New leisure, community centre and library with housing above



Masterplan Option 3 – greatest change

- Potential Benefits**
- New and improved homes for existing residents
 - Better and safer streets
 - New homes along Grant Road
 - New station square
 - More homes and housing choice
 - Improved Winstanley Road
 - Better play and public spaces
 - A new leisure facility
 - New health centre
 - New park and recreational facilities
 - New community facilities including library
- Potential Issues**
- Longest timescale and greatest disruption
 - More homes in the area
 - More people directly affected

This option involves the greatest level of change. Some existing blocks would be refurbished and large areas of the York Road estate would be redeveloped. The redeveloped areas would be extended further to include Ganley Court, Gargarin House and Shepard House. New housing would be constructed in modern buildings fronting onto clearly defined streets. Two towers on York Road estate would be retained but Chesterton House would be redeveloped.

This option enables York Gardens to be improved and to accommodate active uses such as kick-about areas and play facilities linked to the new leisure and community uses. Space would be created for new development along the York Road frontage where new housing could be developed along with a new core community facility incorporating leisure facilities, a new library, health facilities and a community centre.

The southern boundary of the estates along Grant Road and Falcon Road would be redeveloped including a new station square.

Public spaces would be improved and routes through and into the area would be clarified.

All other facilities will be reprovided.

Have Your Say . . .

These outline proposals are not fixed and elements from the different options can be combined within the final masterplan.

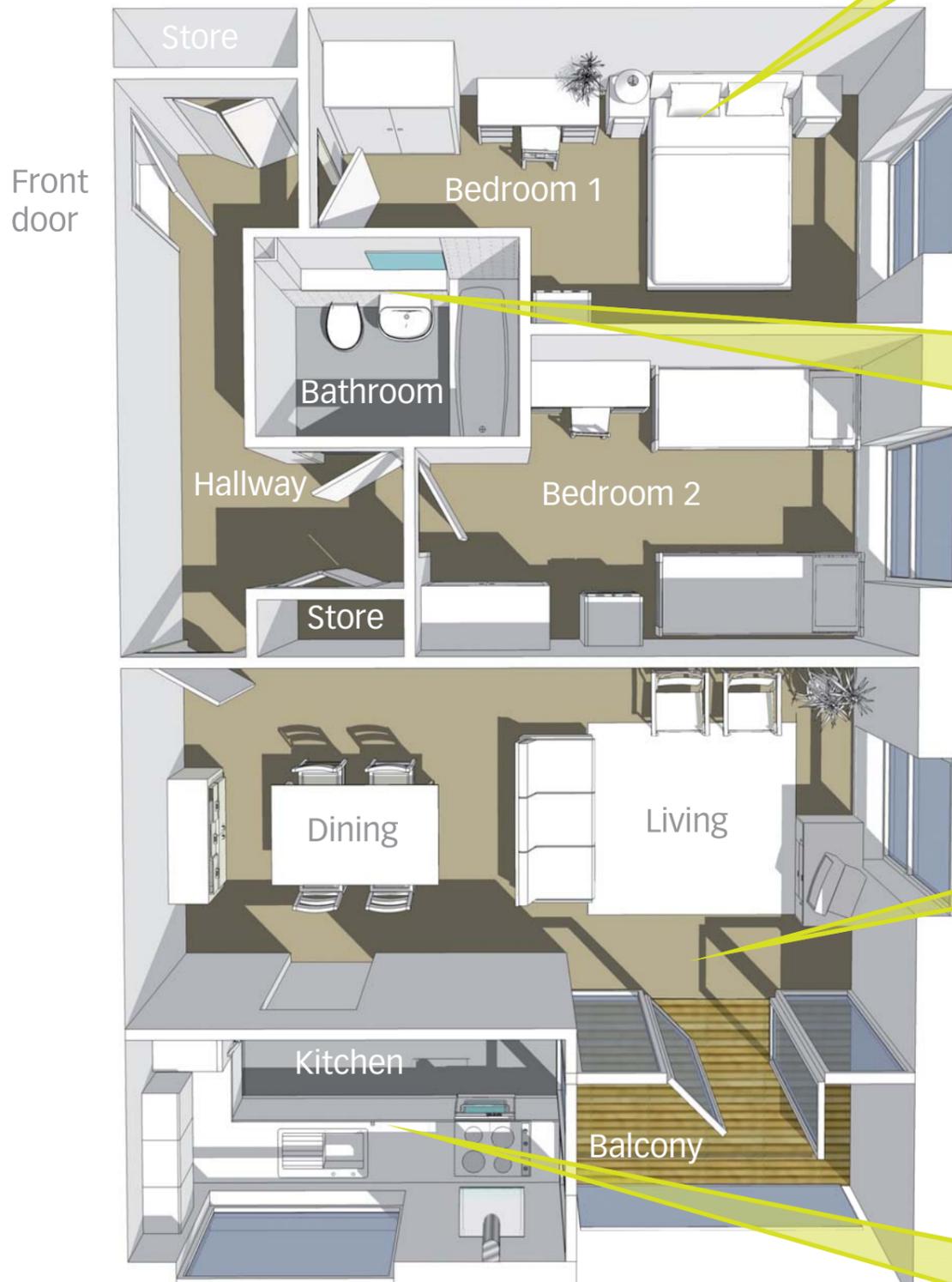
Tell us what you think of this proposal and why.

- Demolished buildings**
- | | |
|---------------------|-------------------|
| Winstanley Estate | York Road Estate |
| Arthur Newton House | Holcroft House |
| Baker House | Scholey House |
| Farrant House | Pennethorne House |
| Jackson House | Lavender Road |
| Killoh Court | Chesterton House |
| Ganley Court | |
| Gargarin House | |
| Shepard House | |
- Plus Bramlands, Battersea Chapel and Thames Christian College

- Refurbished buildings**
- | | |
|-------------------|------------------|
| Winstanley Estate | York Road Estate |
| Sporle Court | Inkster House |
| | Penge House |

New homes

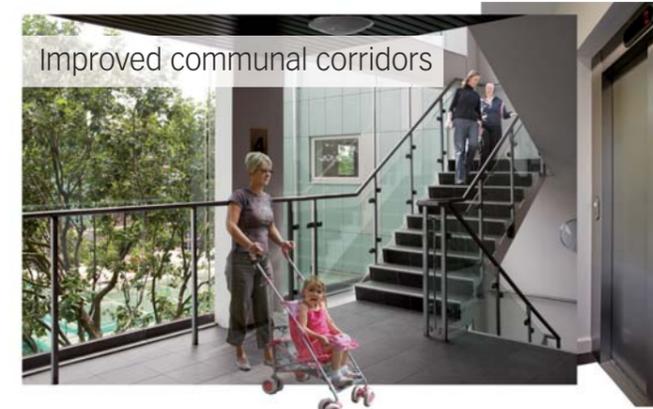
All new homes – including social rent and private sale flats – will be built in a range of 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom properties, and to the Mayor of London’s design and quality standards.



Example of a typical 2-bedroom, 4-person flat



Double bedrooms



Improved communal corridors



More welcoming entrances



Better bathrooms



Living rooms with balconies



Improved kitchens

Our rehousing commitments

We are in the early stage of developing a masterplan for the estates and no decisions have been made on whether existing housing blocks will be demolished. However, it is possible that some blocks would be replaced with new homes and we appreciate that this is a cause for concern and uncertainty. To help ease these concerns we have made the following commitments covering how tenants and leaseholders would be compensated and offered new homes if demolition goes ahead.

Secure Council Tenants

- You will be offered an alternative home on a social rent within the new development or in the local area.
- The new home will have no less security of tenure than you have now.
- You will retain your Right to Buy.
- The size of the new home will be based on your assessed housing need.
- If you are under-occupying you will be offered an incentive to downsize to a property that meets your assessed need or the choice of a new home one bedroom over your assessed need.
- The development will be phased to minimise the use of temporary housing.
- The new properties will meet the Mayor of London's quality and size standards.
- There will be opportunities for tenants to purchase a new low cost homeownership property within the new development or elsewhere in the borough with help from the council.
- If your tenancy is over one year old you will be entitled to compensation of £4,700 per household and reasonable moving and decorating costs.

Resident Leaseholders and Freeholders

- You will be offered the market value of your property, plus 10%.
- You will be able to reclaim reasonable valuation, legal and moving costs.
- There will be opportunities to purchase a property in the new development including low-cost home ownership housing.

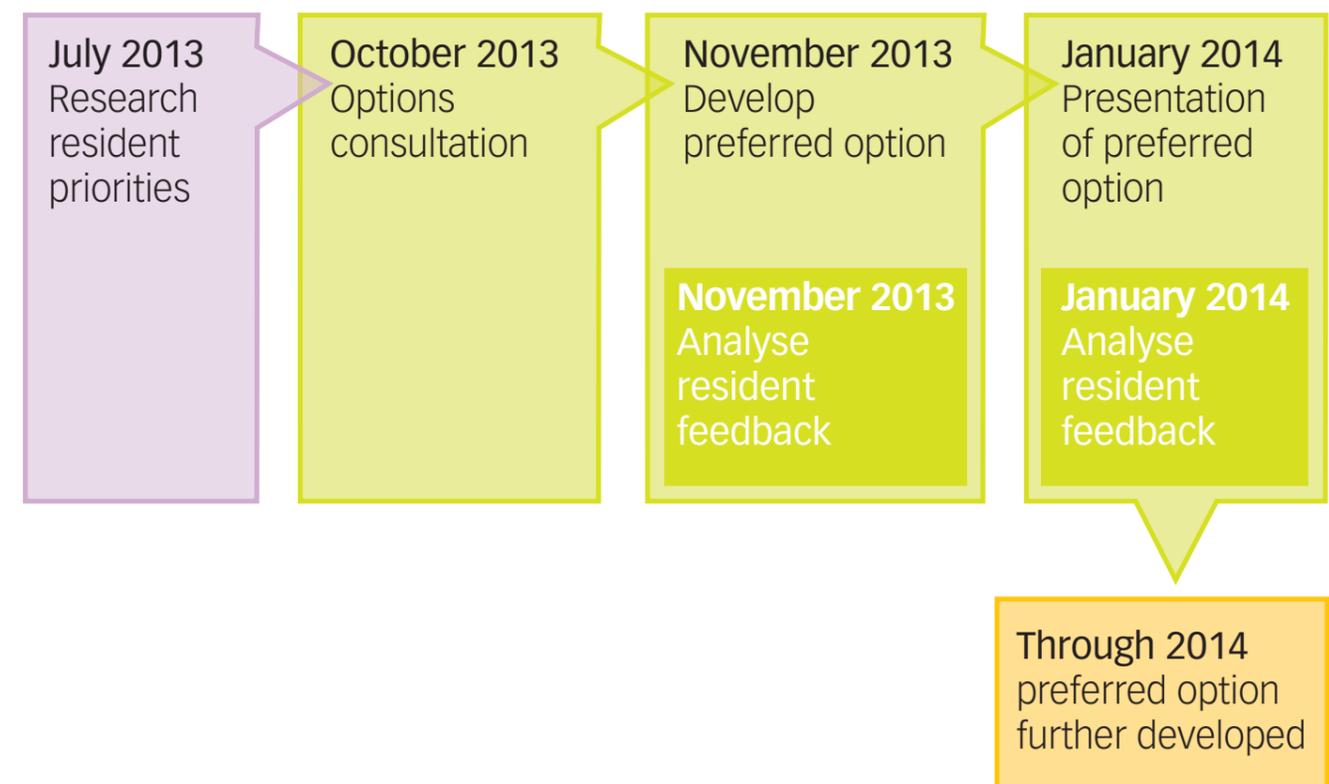
Non-Resident Leaseholders and Freeholders

- You will be offered the market value of the property, plus 7.5%.
- You will be entitled to claim reasonable costs incurred as a result of purchasing a property elsewhere in the UK including valuation and legal fees.

General Principles

- At this stage there is no commitment or decision on any development plans. A detailed Residents' Offer can only be formed in tandem with the development of the masterplan.
- The council will consult on details of the Residents' Offer and phasing plans with accredited residents associations in any affected areas.
- A management strategy for the estates will be agreed to ensure continued effective management of the estate in the event any new development occurs.
- All council tenants will be offered new social rent homes if their existing property is replaced.
- No council tenants will have to leave the local area.
- Resident leaseholders will be offered the chance to buy a new home in the development if their property is replaced.
- New homes would be built on the estates to help fund the improvements.
- A key objective of the development phasing plan will be that households only have to move once.

Masterplan Timeline



Have Your Say . . .

Drop-in sessions and open days

We appreciate there is a lot of detailed information in this booklet and that residents will want to ask questions and learn more about how you could be affected by these proposals. The best way to find out more is to come to one of our open days or drop-in sessions at York Gardens Library where a member of the team can go through your queries face to face – check the website (address below) or estate notice boards for the next times.

Stakeholder meetings

Our team will continue to attend meetings with local residents, community groups, businesses, residents associations and other local stakeholders to gather feedback from as many people as possible. Contact the team to find out how you can join these meetings.

Feedback form

A feedback form is included with your options booklet which can be completed and returned using the addressed envelope provided. No stamp is required, just drop it in the postbox. The feedback form can also be downloaded from our website.

You can also email your feedback to us at:

winstanleyorkroad@wandsworth.gov.uk

Online

The options booklet and a copy of our open day exhibition display boards can be downloaded on the council's website along with the feedback form.

Visit: **www.wandsworth.gov.uk/winstanleyorkroad**

Contact Us

If you can't attend our open days or drop-in session you can contact the masterplanning team who can help answer your questions and explain how you can get involved.

Email: **winstanleyorkroad@wandsworth.gov.uk**

Call: **(020) 8871 6802**