

REGENERATION NEWS

Issue 8, December 2017



In October we held a series of design workshops where residents were invited to drop in to discuss key themes including;

Housing quality

A full scale floor plan of a typical 2 bedroom flat was laid out on the floor during the workshops so that anyone could walk around and get a feel for the true likeness of the proposed room sizes. The floor plan marked out major furniture items so that the residents were able to get a real feel for how the new properties would work and was a really positive visual aid which allowed them the opportunity to start imagining what their new home would look like. The proposed balconies were also highly thought of, and prompted debate as to whether they should be protruding, (an open space sticking out from the wall) or receding (a sheltered extension of the living room covered by its own roof). There was a general consensus that some form of screening should be incorporated for privacy. Additionally, residents noted that the proposed storage cupboards were of a good size in comparison to their existing storage facilities.

Jobs and training

Workmatch attended all workshops to offer support and guidance to any individuals who had a key interest in job or training opportunities. By the end of the design workshop sessions, several local residents had registered their interest in future opportunities.

New park and outside spaces

Overall, positive feedback was given concerning the consolidation of open space into one large new park that will run through the centre of the estate. Residents felt it was a better use of space and would allow more homes to overlook green space. Feedback from residents suggested that they would like the park to be well lit so that it is accessible after dark, especially during winter periods.

Transport & parking

Very positive feedback was given concerning access to public transport. However, residents would like to see fewer cars parked around the estate, possibly through the use of a Controlled Parking Zone, and were very keen on the idea of promoting shared vehicles and short cuts for cyclists.

Leisure centre/library facilities/community uses

The proposals for the new leisure centre received particularly positive comments, especially from the younger attendees who felt that the glass frontage, allowing for views across the park, was a very attractive feature.

Taylor Wimpey

THE BRIGHTER BOROUGH
Wandsworth

EXHIBITION FOR THE LAND NORTH OF GRANT ROAD



FIRST REPLACEMENT COUNCIL HOMES

On the 2nd and 4th November Joint venture representatives, architects and consultants were available in York Gardens Library to exhibit the plan for the first proposed area for development along Grant Road. The planning application submission includes the first replacement council homes, a new building for open market sale and a combined facility for Battersea Baptist Chapel and Thames Christian College.

Stephen Holsgrove - Head at Thames Christian College said: "Thames Christian College started on the York Road Estate 17 years ago, renting the old community hall and has remained in this location ever since. As well as a long association with Battersea Chapel, we have worked with Falconbrook Primary School where our older pupils mentor other students. We are also involved in the Big Local SW11 initiative.

Education has changed a lot in 17 years. A new purpose built facility will allow our pupils more hands on access to modern labs and workshops. Our curriculum has a very practical focus as we believe that children learn by doing rather than just studying. Our staff are looking forward to more space - currently they have to hot desk around the building depending on where a free perch might be!

The design is very imaginative, creating a large campus feel to a building on a small urban footprint

using courtyards and open walkways at the upper levels. The whole building has been designed with the idea of transparency - creating theatre out of learning. We want visitors to see and enjoy what is going on and for the pupils to be proud of what they achieve.

We are especially pleased at the way our staff and pupils have been involved in shaping the design. It has meant a lot of extra hours on our part but the end result truly reflects what we do.

The addition of a 6th form will be a great bonus to our pupils. Although they currently leave us at 16 to thrive in a range of 6th forms, having our own will enable us to take the way we teach into the 16-18 age group".

The council is committed to re-providing 530 social rent homes as well as new homes for all resident leaseholders who wish to remain on the estate in addition to new affordable homes. The building at the corner of Grant Road and Plough Road opposite Time House will be a mixture of 1 and 2 bedroom properties which will start to meet the needs of residents from the second phase of decant.

There are 46 units in the block all which meet or exceed the mayors design guide standards with plenty of cycle storage in the block as well as improved amenity space nearby, with each flat benefiting from balconies at minimum of 3m². These homes will be available from summer 2020, and will be offered to residents of Scholey House, Jackson and Kiloh Court.

A new and improved MUGA- Multi Use Games Area

The new MUGA will be of a similar size and design and following consultation with existing users seating will be incorporated into the new layout allowing for spectators to enjoy the games that take place there. There is further consultation planned to ensure that MUGA continues to be 'owned' by the users and it will retain current lighting and access policies with two points of access along Grant Road.

New Tower block at the corner of Winstanley Road and Grant Road

A new Tower Block, much slimmer than Sporle Court but of a similar height, will be built at the corner of Grant Road and Winstanley Road. The Block will provide 93 new units for sale in 1,2 and 3 bed apartments as well as a new commercial unit at ground floor level which can create an exciting new cafe or retail opportunity.



BRAND NEW SKILLS AND COMMUNITY HUB

A brand-new training and skills hub for the community will be coming next year and will include flexible spaces to host a range of uses for different groups. The training programme will reflect the jobs created by the redevelopment of the area, and could expand to the spaces on the ground floor of adjacent vacant buildings. It will:

- Deliver a skills and jobs programme to the local community associated with the housing regeneration
- Promote jobs to the local community to improve unemployment levels
- Deliver flexible facility spaces for community use
- Generating wider-community awareness and interest in this regeneration project
- Support and inform residents in the area
- To provide a 'launching pad' for the existing community
- To provide a learning platform and access to basic classes, adult education and apprenticeships
- To spark interests & offer a range of in demand skills
- To provide basic training for apprenticeships and employment opportunities during and after the Winstanley and York Road development.
- To provide a multi-functional, multi offering hub for the existing community.

Once the Skills and Community Hub has been built it is expected that the regeneration team will move into a new modular regeneration office that will sit within the hub.

This new space will be used by the Joint Venture team – both Taylor Wimpey and Regeneration officers. The building will include a new meeting room for project and team meetings and desk spaces. The project will be treated as a demonstrative branded modular off-site design. It will:

- Provide a meeting space for the project team located on site
- Provide new spaces for the JV team with appropriate facilities
- Create a strong visual message
- Emphasise the high level of commitment by Wandsworth Council
- Generating awareness and interest in this important regeneration project
- Support and inform residents in the area
- Act as a point of engagement with the residents during planning stage and as part of consultation.

CURRENT REGENERATION OFFICE

In the meantime refurbishment works are due to go ahead to expand the current regeneration office in Pennethorne Square.

This will include joining up with the shop next door to double the facilities space. Proposed floor plan below;

Details of when the regeneration site office will be closed can be found on the back page of this newsletter and will be put up in the site office notice board. During this time there will be drop in sessions held in the library, details to be confirmed in the New Year.



Christmas Carol Celebration

Carols, music and mince pies at York Gardens Library and Community Centre.

Residents enjoyed a variety of performances by World Heart Beat Music Academy, Falconbrook Primary School and Thames Christian College, whilst seasonal treats were prepared by Platform One Café and the Camden Society.



GLOW IN THE DARK BOXING IS A KNOCKOUT IN BATTERSEA

A spectacular new way of enjoying sport has come to the borough from the United States which is seeing young people duck, weave and jab, under ultraviolet (UV) lighting.

In what is thought to be one of the earliest examples of this trend to cross the Atlantic, local charity Carney's Community, in Petworth Street, hosted the luminous event on 1 November for around 40 young people from the area.

Kai, 16, from the Winstanley and York Road estates, was attending his second session after trying out kickboxing previously. He said: "I'm just doing some training, and I like and enjoy it. It can keep youth off the road and stops them getting into trouble with the police, and can get you somewhere in life."

George Turner, CEO of Carney's Community, said the glow in the dark boxing had proved very popular with local young people, and that forthcoming sessions included table tennis and 'glow-ga', or yoga.



The hire of the UV equipment is supported by Witness Da Fitness, a sports programme named by young residents of the Winstanley and York Road estates, delivered on behalf of Wandsworth Council by Enable Leisure and Culture, and funded by Sport England.

Cllr Ravi Govindia, Leader of the council, said: "The Wandsworth way of estate regeneration is that as new homes and facilities improve an area, there should be greater opportunities for the people who live there. Sports activities, and the great work done by local charities such as Carney's Community, is a key element of the vision of the council and its partners in offering help to get on in life."

Find out more about activities and mentoring for young people aged 11 to 30 at www.carneyscommunity.org



COMMUNITY VOICES



I have lived in Chesterton House for the last 49 years; my building was virtually brand new when I moved in!

Initially, I had reservations about considering sheltered housing, this wasn't helped by the false stereotyped view of not having privacy, where staff would be able to come and go as they please. However, my view completely changed when I was offered a viewing for a scheme located in Battersea. A member of the regeneration team came along with me to the viewing, on arrival we were greeted by the warden who showed us around a 1 bedroom flat. It was beautiful, I absolutely fell in love with the place and the area was perfect. The warden answered all my questions that I'd prepared and the regeneration team reassured me of the support they could provide to help me move.

Previously I was on the 10th floor and fully dependant on the lifts in Chesterton House; this was challenging at times and really limited my ability to get out if the lifts were ever out of use. Now that I'm on the ground floor, this is no longer an issue and has left me feeling much more secure. I was also pleasantly surprised by how sociable and welcoming both the warden and other residents have been.

My family are really pleased for me and often come to visit following the move; it's very convenient as I'm close to the doctors and local shops. My warden checks in on me at the start of each week and has offered a lot of support so far, she's been ever so helpful with keeping me inform on local activities I could get involved in. I would honestly recommend sheltered housing to anyone who is considering it.

The process of moving was a daunting prospect but any concerns I had were quickly addressed by the regeneration team. I found it very easy to get in contact with them via the telephone and in some instances they were kind enough to visit me in my home. I felt much comfort going through the removals process as I was given all the help I needed. I definitely couldn't have undertaken the move without all the support I was given.

The York Road Estate was my home for a very long time and I really hope the regeneration brings a lot of positive changes to the estate.

DOROTHY HILLIER, FORMER YORK ROAD ESTATE RESIDENT



Shaping the future. Together

WHAT'S HAPPENING & WHEN



SITE OFFICE CLOSURE

15 December - 3 January 2018

The site office in Pennethorne Square will be closed from 15 December until 3 January during Christmas period.

February - March 2018

Due to planned refurbishment works, the site office in Pennethorne square will be closed for the duration of February and will re-open in March.

During this period drop in sessions will be held in York Gardens Library, dates and times of these sessions and the re-opening of this office will be confirmed in the new year.

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, 020 7223 1736

Cllr Simon Hogg, SHogg@wandsworth.gov.uk

Cllr Wendy Speck, WSpeck@wandsworth.gov.uk, 020 7627 1525

You can also contact the Cabinet Member for Housing, Councillor Clare Salier, at CSalier@wandsworth.gov.uk or leave a message on 020 8871 6041.

HAVE YOUR SAY!



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Taylor Wimpey

