

Welcome

HAVE YOUR SAY!



Welcome to the Winstanley & York Road exhibition

This public exhibition contains details of the successful bid submitted by Taylor Wimpey to Wandsworth Council for the regeneration of Winstanley and York Road Estates.

The Joint Venture will deliver a range of community facilities, employment opportunities, public open space and a number of new homes, including reprovion of all Council social rent and resident leasehold and freehold properties.

Please have a look at the information and come and talk to us about the proposals. If you would like to be involved, please let one of our team know.

Thank you.



Shaping the future together

Taylor Wimpey

THE BRIGHTER BOROUGH
Wandsworth

Who we are

“ I am delighted to introduce the Joint Venture (JV) partnership between the Council and Taylor Wimpey which has been formed to deliver the regeneration of the Winstanley and York Road estates.

The JV is made up of staff both from the Council and Taylor Wimpey, and we will deliver all aspects of the redevelopment together. Joint working is essential to the success of the scheme, so that local people are able to make the most of the opportunities involved. This includes employment and training such as apprenticeships on and around the site, and bringing more cultural and sporting activities to the area along with the improved facilities.



Indicative drawing of the new station entrance.

Cllr Ravi Govindia
Leader of Wandsworth Council

Taylor Wimpey



Our Vision

“Working together to build your dreams”

Taylor Wimpey is a national developer operating at a local level across the UK. Being a successful homebuilder means we do so much more than build homes. We provide high-quality places to live with appropriate facilities, an attractive environment and a sense of place.

We also add social, economic and environmental value to the wider communities in which we operate.



Wandsworth Council has been building new homes on sites across the borough for more than a decade, with its pioneering approach adopted by other authorities such as Hackney and Southwark. In addition to the new leisure centre, children’s centre, library and improved park, the regeneration provides additional council housing as well as guaranteeing all secure council tenants and owner-occupier newly-built homes on their estates, along with hundreds more homes for low cost rent, market rent, shared ownership and for sale, with employment, training, sporting and cultural opportunities for residents.

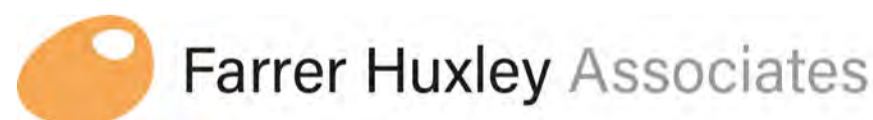
The award-winning team working together on the regeneration includes:



Masterplanning

An award-winning interdisciplinary design consultancy specialising in residential development and regeneration. Renowned for work with local communities to deliver successful and sustainable urban regeneration, regularly winning national design awards.

We are an AJ 100 practice and listed in the UK’s top 200 Consultants. We focus entirely on Housing and Housing-led Regeneration projects making us the UK’s largest Housing only design specialist. This unique focus means we bring in-depth understanding and knowledge of the sector to all our projects. We pride ourselves on being a great place to work, with 170 staff in London, Edinburgh, Manchester and Bristol. For the third year running we have been selected one of Building Good Employer top 50 businesses in 2016.



Landscape

Farrer Huxley Associates (FHA) is a practice of landscape architects and community engagement experts established in 1995. Our work is founded upon the belief that landscape makes an essential contribution to the generation of sociable and sustainable communities.

The practice is unrivalled in its approach to consultancy, offering critical appraisals far beyond the scope of landscape. Central to our success is collaboration: by placing local communities at the centre of our design process FHA has built a strong reputation for engaging and enabling. As such, the award winning practice has a number of nationally recognised, exemplar schemes, with particular acknowledgment for their considered, community driven masterplanning, regeneration and public realm design.



Multi-use Facility Design

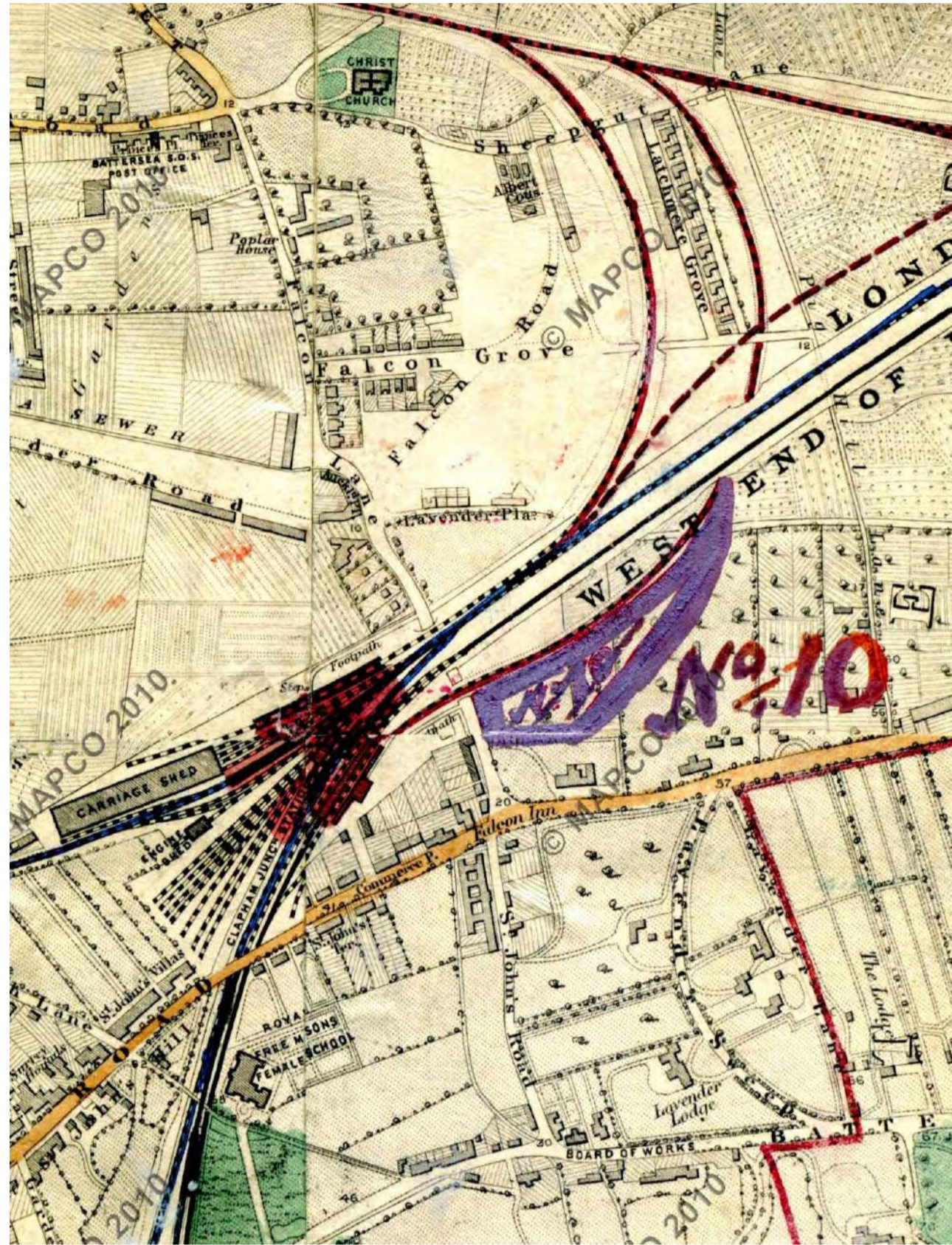
LA architects is a specialist Sports and Leisure architectural practice based in East Sussex. Employing a flexible and dynamic approach to design, we create humane, lively, and highly successful buildings, which add value to the communities they serve.

Since the practice was formed in 1992, we have completed over 30 public leisure projects, on sites across the of the UK. We believe architecture is more than the look of the building; each project is designed with the end user in mind, providing long term, sustainable solutions.

History of the site

Our understanding of the history of Winstanley and York Road is vital in informing how we approach the regeneration.

With knowledge of how places have been formed, we can work out appropriate ways to enhance those communities.

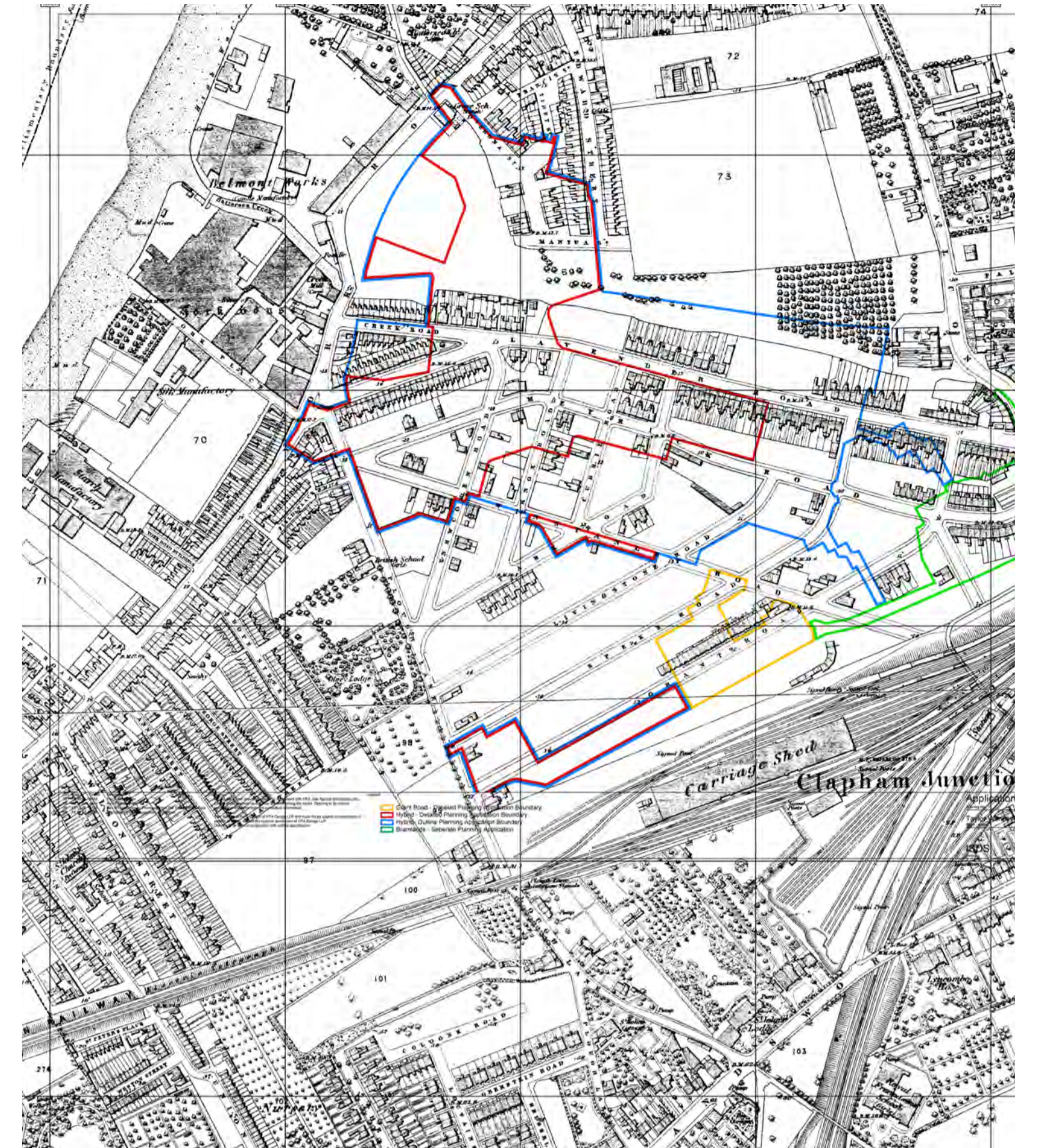


Stanford's 1864 Map of London, shows planned alterations to railways, courtesy Mapco, sheet 48b, accessed 5/6/17

1864

Stanford's map shows market gardens on the land that would become the Winstanley Estate. Future rail routes and stations have been overlaid on this map, the detail below shows a comparatively small Clapham Junction station when compared with the large and busy interchange of today.

There is industry beside the river, a silk mill, a starch works and Price's Candles factory. Some terraces have been built, likely occupied by factory workers. These terraces would stand for a hundred years or so until the area was redeveloped as the Winstanley Estate.



1869 - 1870

The curved shape of the plots of a few of the early terraces suggest they were set out to a water course formerly irrigating the fields here indicated with a blue dashed line. Probably in a culvert by 1870 to facilitate the development it is a reminder of how suitable this area was for agriculture.

The piecemeal character of much of the development by 1870 reflects the practice of a single large developer laying out streets on land they have purchased, then selling building plots in lots of various sizes. This enabled development by small and large developers alike, some seeking only two plots, others a dozen and some an entire block.



1950

The development was initially known as Livingstone Street after one of the Victorian streets. It was part of a redevelopment programme by Bermondsey Borough Council which sought to provide an improved housing across the borough. Developments combined tall blocks with low rise, high density blocks of flats and maisonettes with integrated parking, open spaces and play areas.

Design work began in earnest in late 1950 with Ganley Court followed by Jackson House and the blocks around it. In 1960 design of a larger area began for buildings today on Fowler Close, Thomas Baines Road and Grant Road. Construction of these first 546 dwellings began with the taller buildings and was complete by 1966. Design work then began on the next phase for a further 346 dwellings with care home and children's home. This was largely complete by October 1973.

A great deal of design work was devoted to the public realm. Further steps to address human needs beyond amenity and open space were taken by enhancing some wall surfaces with mural from artist William Mitchell Design Consultants. His aim was to capture the essence of time, movement or style with inspiration also found in Mayan, Aztec and Egyptian influences. There are similar murals at nearby Badric Court.

The later major phase of the estate is of a different character reflecting the changing times.



Our project identity is inspired by the wall mural artworks of William Mitchell found on the estate.

The intention is to take shape forms and create new patterns with the community, which will then be used across the wayfinding, signage, public art, play and public open space in a variety of forms.



What has happened so far: 2014-2016

WHAT YOU TOLD US...

WORKSHOP1 - ABOUT YOUR NEIGHBOURHOOD....

What's Good ?

- Location
- Local facilities
- York Gardens
- Library
- Play areas
- A well established Community

"We love living in Penge Homes, we'd hate to lose our flat and the views."

"Battersea Leisure Centre is good - cheaper swimming facilities would be good"

"I'm glad the Library didn't shut, I regret not."

"Existing shops have survived well - low cost options to revamp them"

"If the small grocery shop had everything and was bigger, I would do all my shopping there"

"Brands and Falcon tunnel - unattractive and not secure, needs investment"

"Antisocial behaviour has improved - support officers help"

What's Bad ?

- Antisocial behaviour & drugs
- Unsafe streets & spaces
- Too many cars and cluttered streets
- The area needs overall improvement
- Homes & buildings on York Road Estate
- More facilities for the Youth
- Lacks connections to Clapham Junction shops
- Lack of shops & facilities

"Better management - someone in charge would keep things in order"

"Too many cars on the estate - start charging visitors for parking"

"Dip-poo issue on York Gardens"

"Young should have secured employment - they need help, they are neglected"

Winstanley & York Road *Thinking about the future* Levitt Bernstein GVA

WORKSHOP1 - ABOUT YOUR NEIGHBOURHOOD....

What's Unsafe?

- Pennefhorne Square
- Pedestrian walkways at night
- Lavender Road shops area at night
- Areas of York Gardens at night
- Falcon Road - under the bridge section at night
- Grant Road Car Park at night

"Pennefhorne Square is a ghetto - it's not safe"

"At night I only walk through the main roads"

"Dodgy things happen in the bin chutes - drug addicts sleep there - chutes stink"

"Shops need a total revamp"

"More activities and places for kids - it's an intimidating environment for them"

"No places for young people to enjoy - that's why there are gangs around"

What would You Like to Change?

- Improved homes with fewer towers
- Improved York Gardens and open spaces
- Employment opportunities
- A better range of shops
- Better streets, open spaces and play areas
- A safe and attractive neighbourhood for people of all ages

"Knock down York Road blocks - don't spend money on cosmetic glazing - cheaper to redevelop the estate"

"Quicker crossings along York Road - more shops along York Road"

"Put left over green spaces to community use - grow your own"

"Create ramps or escalators at station entrance - no ticketing office on north side"

"More green spaces and parks like York Gardens"

"Signage would help a lot to open up the area"

APRIL 2012 SURVEY - ABOUT LIVING HERE....

564 Surveys forms returned

By residents of Winstanley and York Rd Estates. This is what you told us:

- Many residents of both Estates are not happy with the physical quality of the outside areas of their Estates.
- Residents are concerned about safety on the streets and in public spaces.
- Residents of both Estates were more positively and less satisfied with their area than the borough as a whole.
- Lower resident satisfaction scores for York Road compared to Winstanley - 81% of residents would move if they could.

York Road Estate results significantly worse than Winstanley Estate regarding satisfaction with blocks.

Statement	Winstanley Estate	York Road Estate
"I Like my Block"	53% Agree	30% Agree
"I feel safe in my Block"	51% Agree	29% Agree

Other key stakeholders and Local Groups we are talking to....

- Transport for London (TfL)
- Network Rail
- Falconbrook Press School
- Garley Court (Private School)
- Residents Associations (Both)
- Block by Block consultations
- Community Safety Officers
- Youth Council
- Providence House
- Church of the Resurrection
- Council Members and Officers
- Private Housing Group
- Local Businesses
- Baptist Chapel
- Thomas Clapham College
- Winstanley Mosque

Introduction

The option shown today is a starting point for further discussion with residents and working out the technical details with officers.

"This is an important step towards creating an improvement plan for the Winstanley and York Road estates and I encourage local people to come and view the exhibition and to talk to the masterplanning team. We still have a long way to go before this preferred option is developed into a detailed design and there will be further opportunities for estate residents to engage in the process and to shape their neighbourhood for the better. The next major public consultation will take place in the summer of this year when more detailed design and delivery arrangements will be presented to the local community."

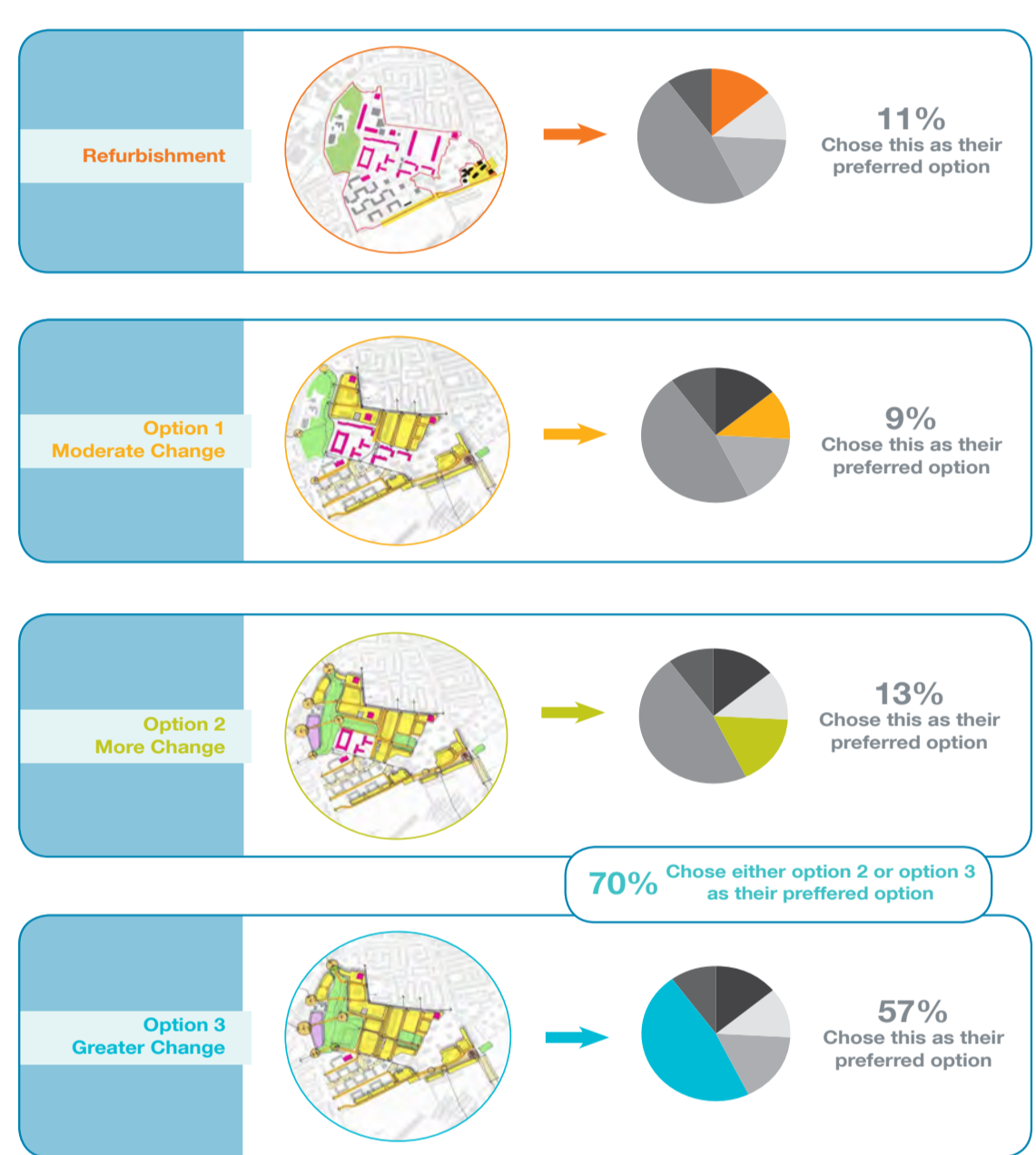
Ravi Govindia
Council Leader

- Extensive consultations has taken place:
- Workshop 1: residents setting out their priorities
 - Workshop 2: setting out the 4 options
 - Workshop 3: answering your questions
 - Workshop 4: drawing together a preferred option
- ... and additional consultations
- block by block
 - resident association
 - leaseholders
 - local organisation
 - stakeholders



Your Choice

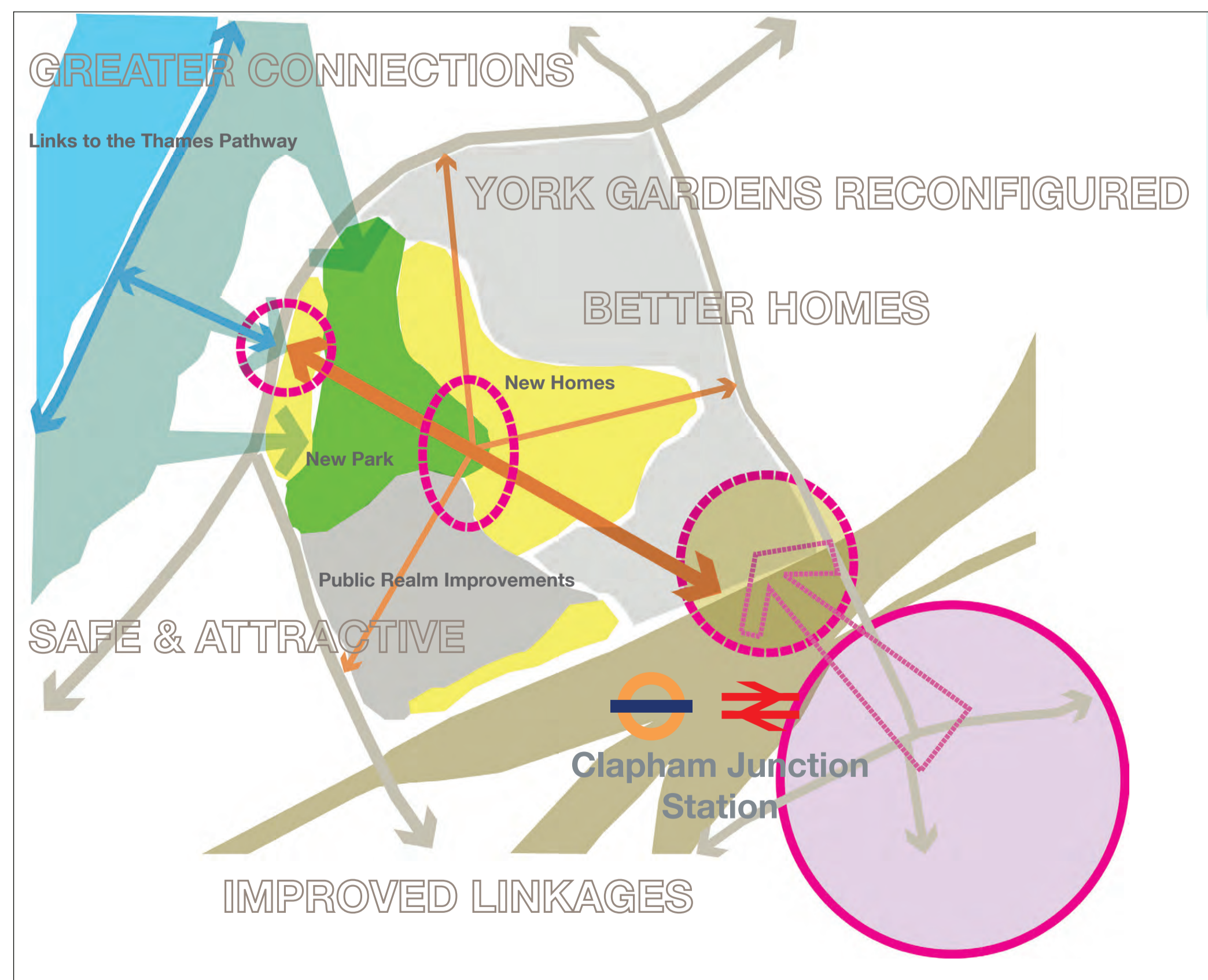
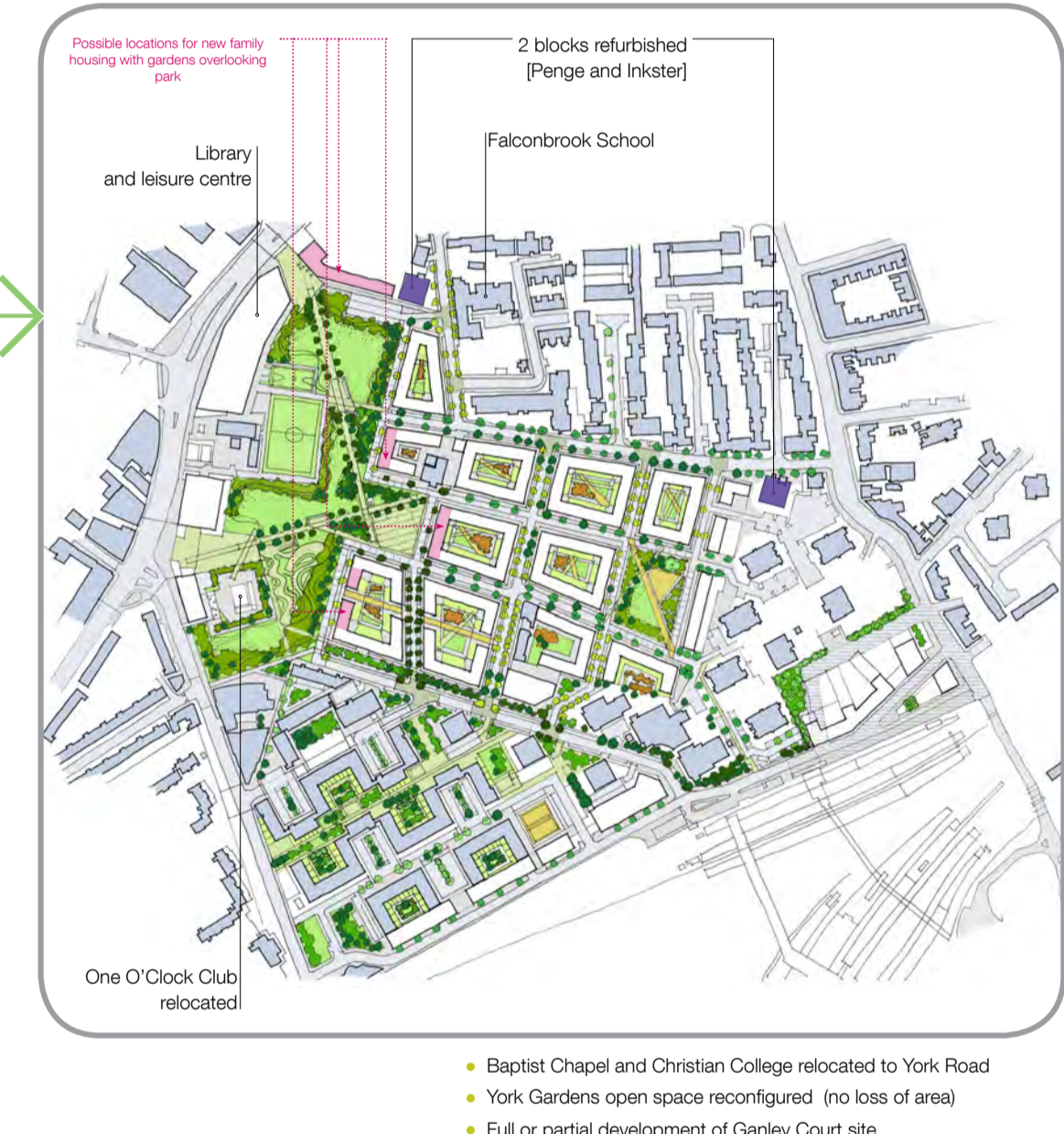
How you ranked the options...
(10% of returns were non-committal)



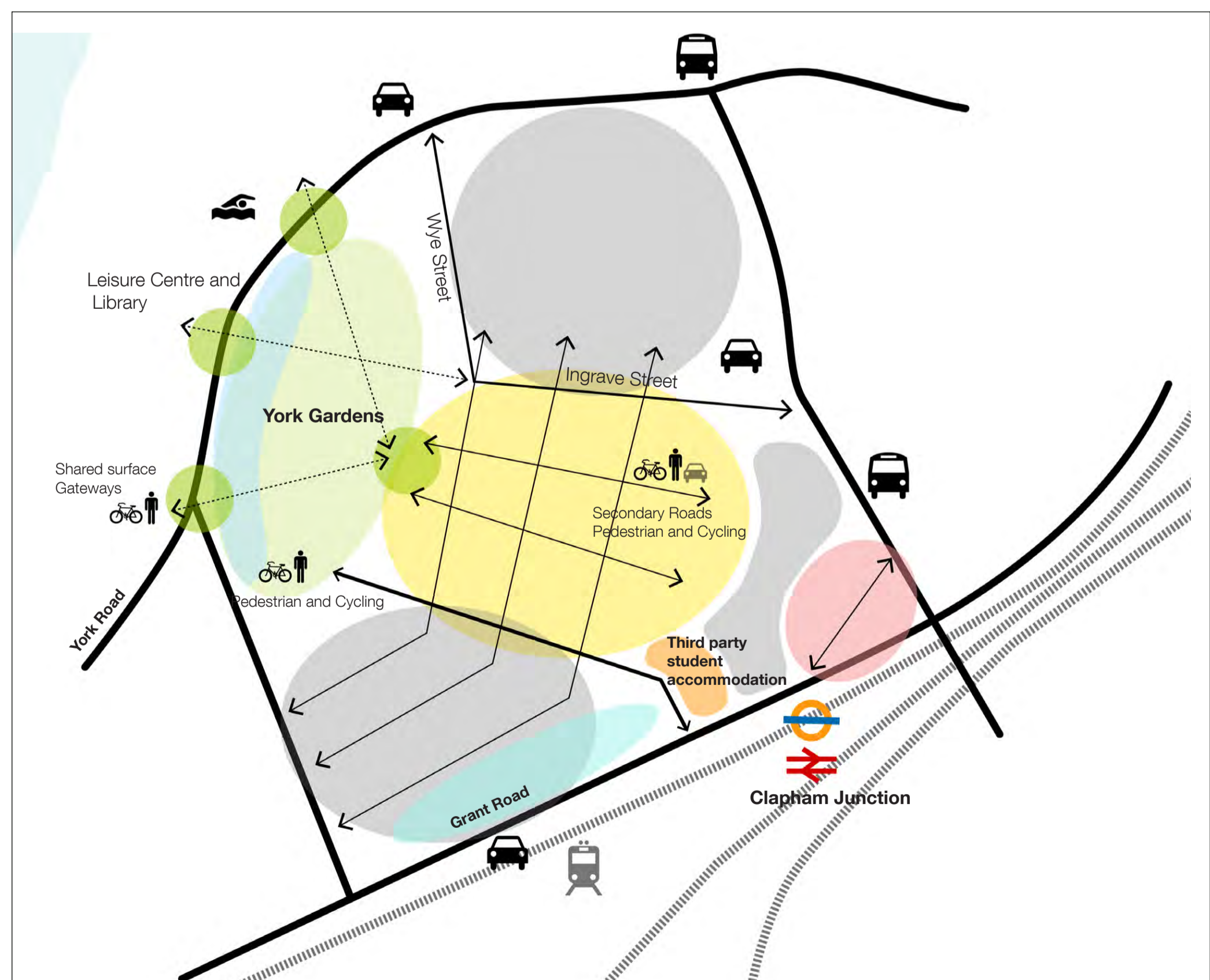
Option 3A

(The Developed Masterplan)

The key elements of Options 3 and the additional focus on change around York Gardens have now been combined into the current proposal for the wider area [Option 3A]



Connect the Station with Thames Pathway



Not fully expressed through the spatial strategy masterplan

Design evolution

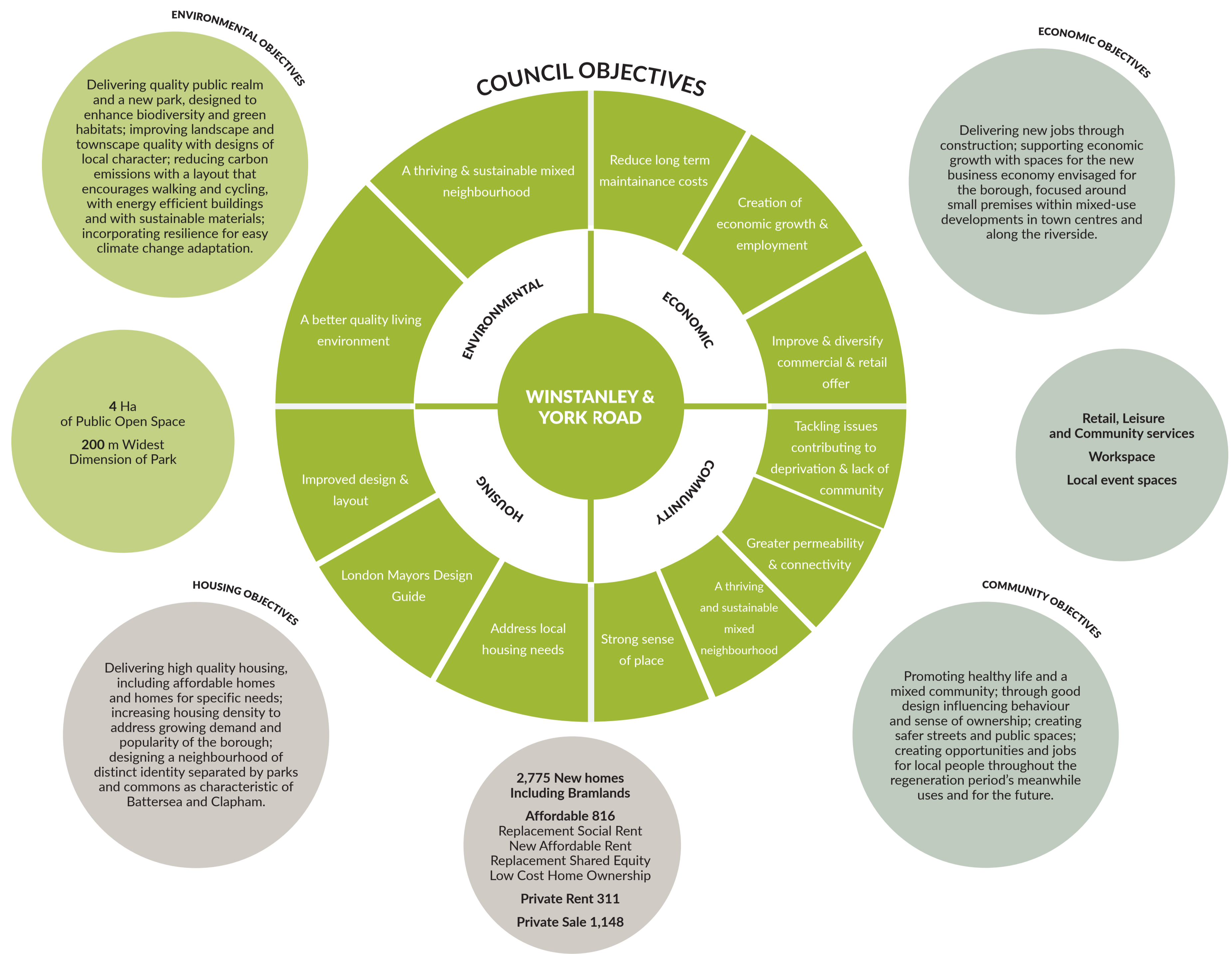
Evolution of our masterplan



Our outline stage Masterplan



Our final Masterplan enhancing the vision



Our response to the Council's objectives

The Vision



Our vision will deliver an attractive new neighbourhood that provides better opportunities for all, where people are proud to work, live and visit.

The masterplan improves connections to the excellent public transport at Clapham Junction and, through enhancement of pedestrian crossings of York Road, encourages walking and cycling to the river and beyond; improving access to employment and facilities across the borough and city.

The masterplan links into existing surrounding neighbourhoods through the creation of a beautiful new park at the heart of the redevelopment. An improved street network will improve access to the park and the wide range of new facilities, and create a healthy and green environment with a distinct character. A new combined leisure, library and community centre, along with workspace, health facilities and retail are all included.

A stunning new park with high quality leisure facilities



A range of home sizes and types

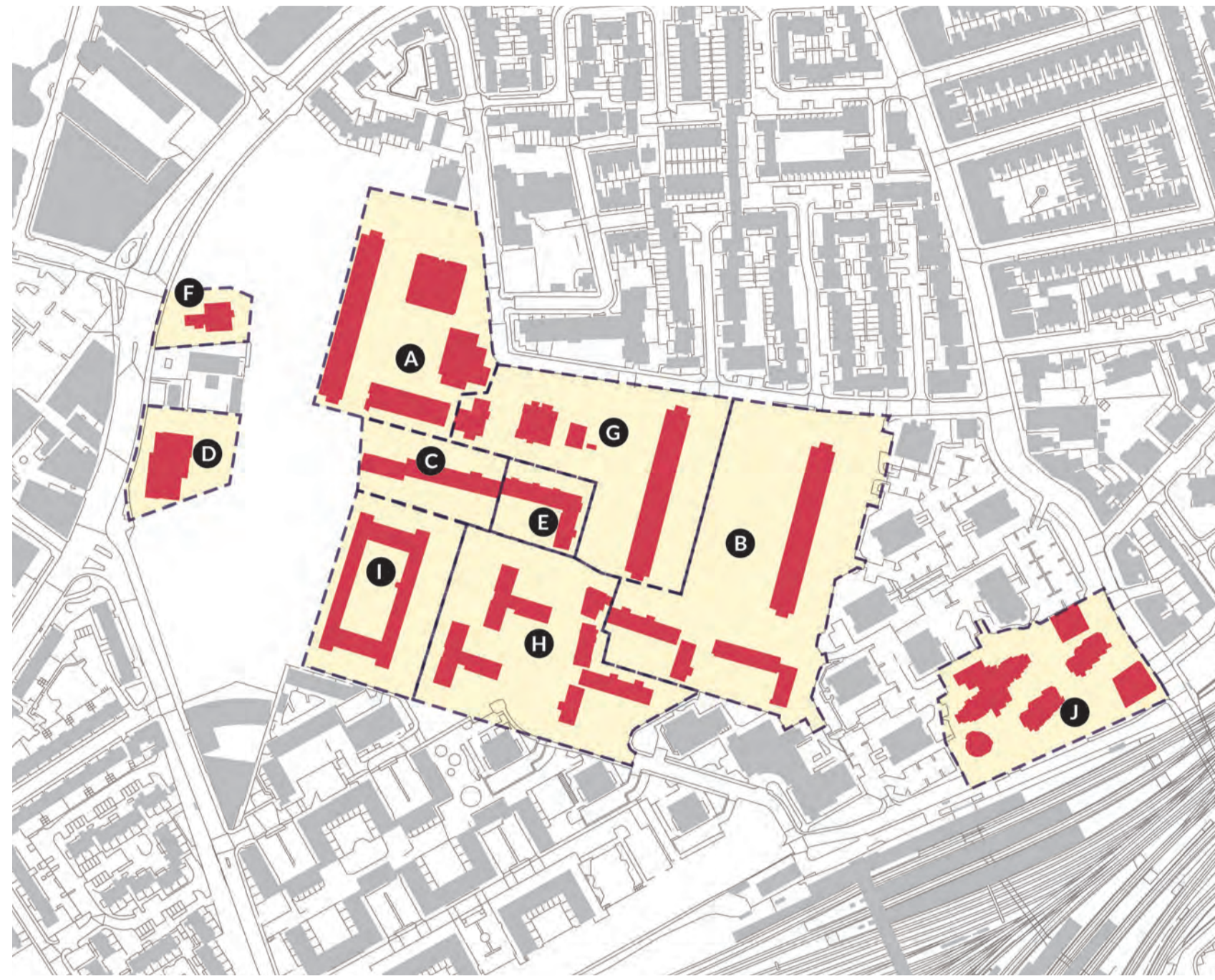


Delivering excellent sports facilities for the community

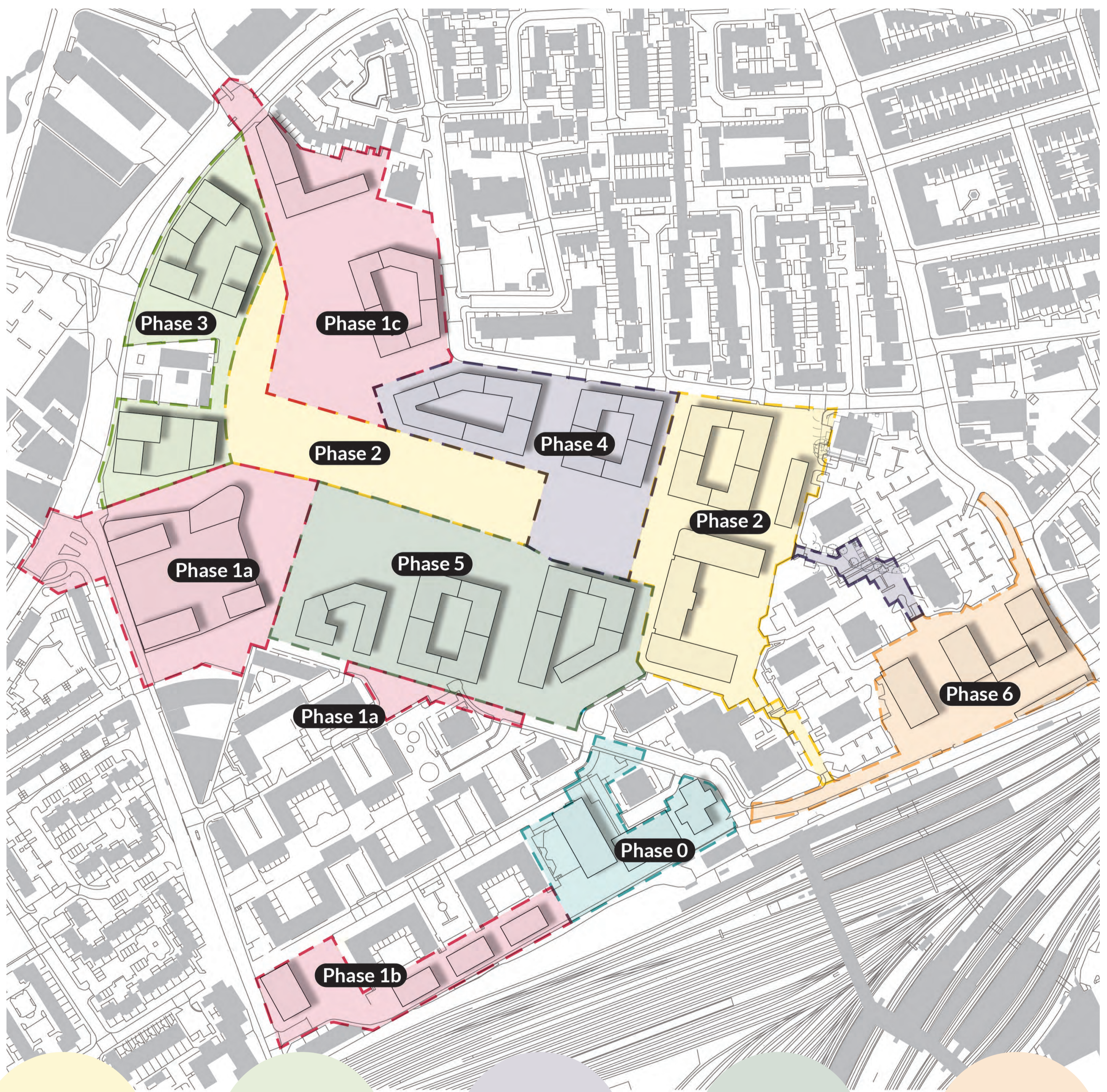
Phasing and Programme

What's happening and when?

- 2018 ● Construction work begins with Phase 0
- Hybrid Planning Consent (Detailed Phase 1 + Outline Masterplan)
- 2019 ● Demolition of first slab block (Pennethorne House)
- 2020 ● Delivery of replacement affordable housing starts
- 2021 ● Demolition of second slab block (Scholey House)
- 2022 ● Opening of the combined leisure facility
- 2023 ● Phase 2 completed
- 2024 ● Work begins to Crossrail2
- 2025 ● York Gardens Health Centre opened
- Pocket Park completed
- 2026 ● Final building demolished
- 2027 ● Phase 4 completed
- 2028 ● Phase 5 completed



ZONE	BUILDINGS	DATE
A	Pennethorne House	2019-2020
	Lavender Road	2019-2020
	Battersea Baptist Chapel	2020
	Thames Christian College	2020
B	Scholey House	2021
	Jackson House	2021
	Kiloh Court	2021
C	Arthur Newton House	2021
D	Library/ Community Centre	2022
E	Baker House	2022
F	One O'clock/ Childrens Centre	2022
G	Holcroft House	2024
H	Chesterton House	2025
	Galleon Court	2025
	Farrant House	2025-2026
I	Sheppard House	2025-2026
	Gagarin House	2025-2026
	Darien House/ Meyrick Road	2025-2026
J	Bramlands Court	2026
J	Dawes House	TBC
	Falcon Road Pub	TBC
	Church of Nazarene	TBC

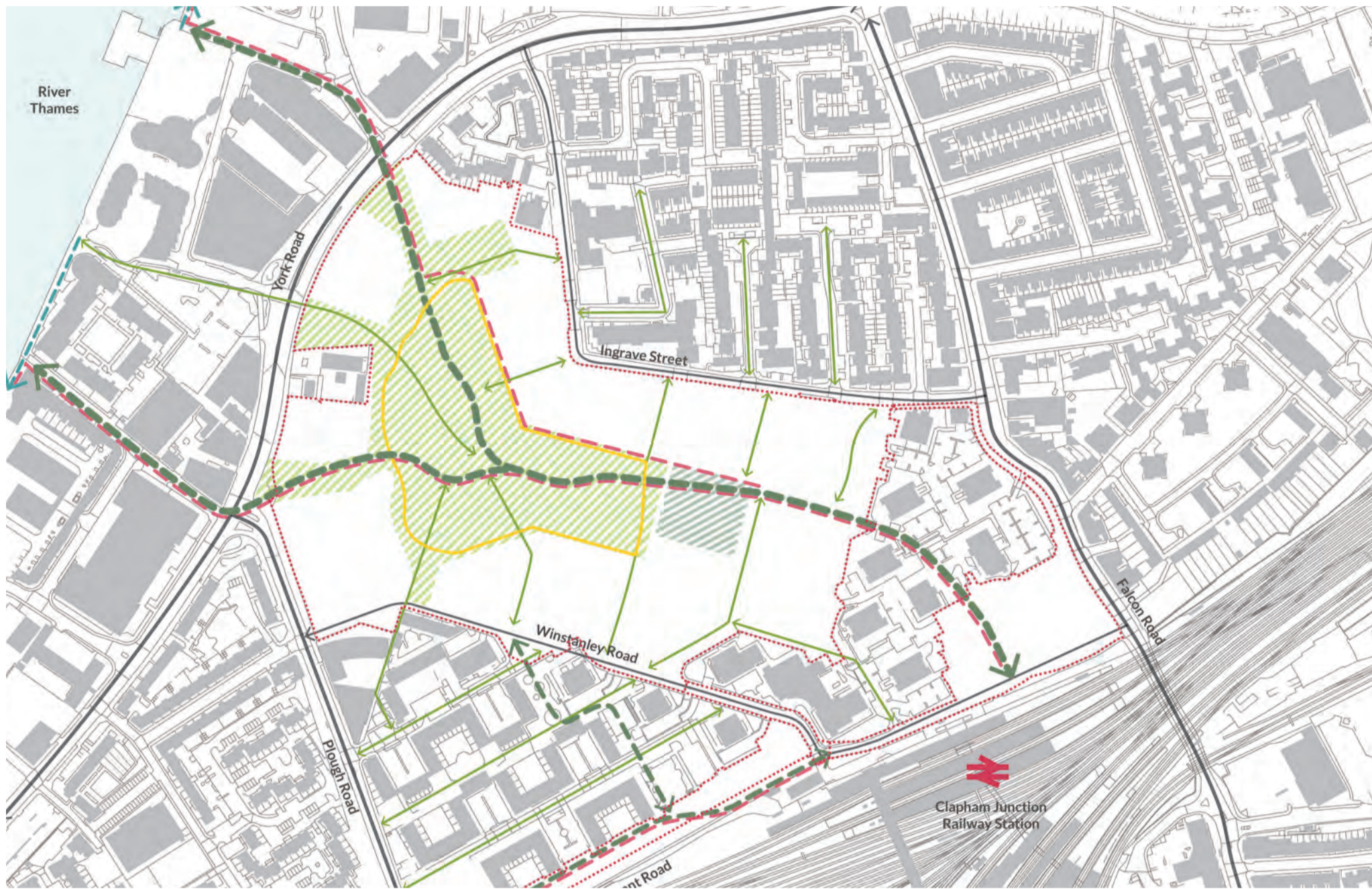


Transport and Parking

PEDESTRIAN/CYCLING



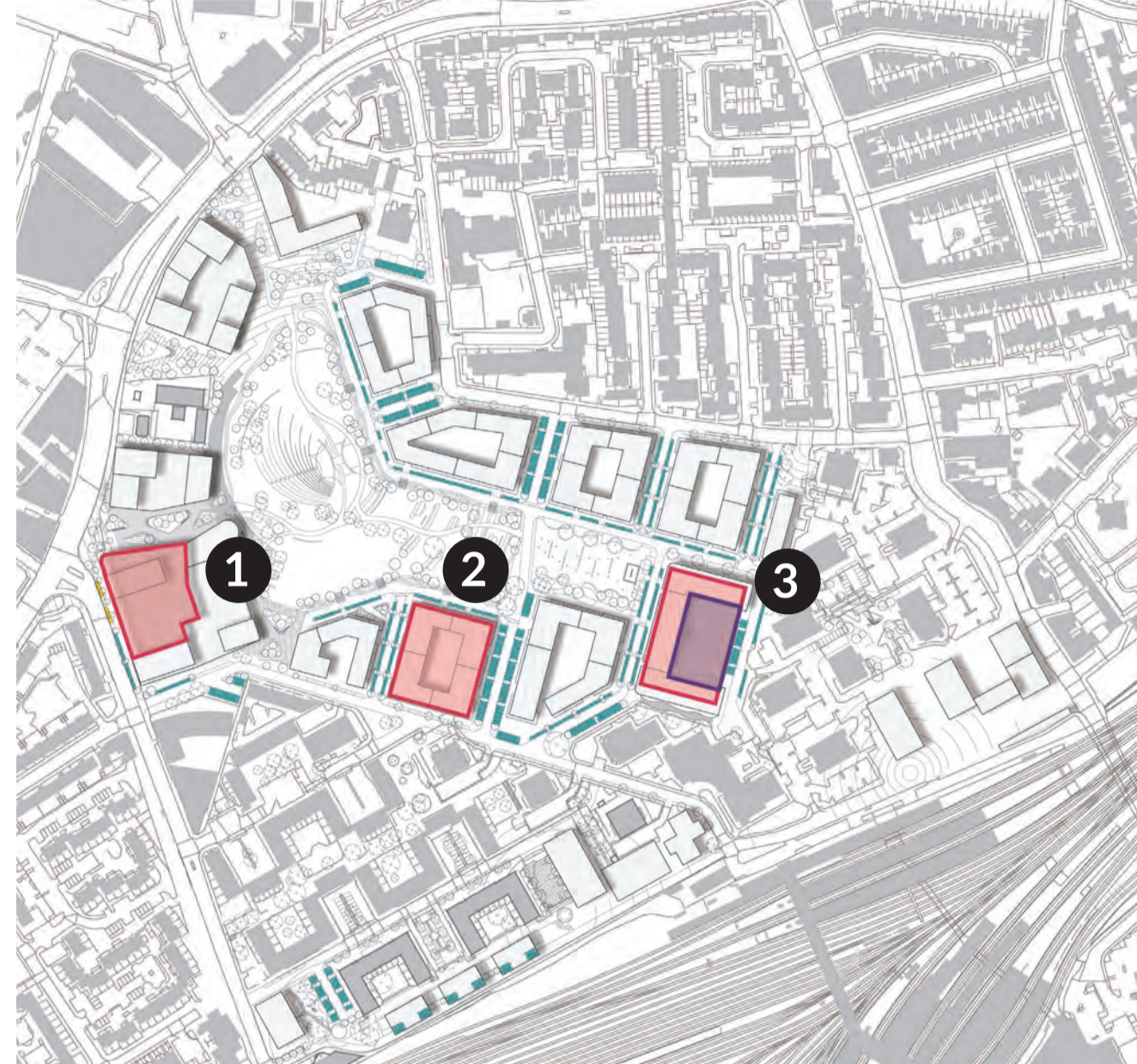
Our proposed cycle routes follow the general principles set out in the Spatial Strategy, adjusted to align with our masterplan layout. We propose a convenient cycle route through the Park, further enhancing this desirable link between Clapham and the Thames pathway, and encouraging healthy lifestyles for the local community.



Pedestrian and Cycle Routes

- ↔ Existing Streets
- ↔ Proposed Pedestrian Connection
- ↔ Local Streets
- ↔ Proposed Park Shared Surface
- ↔ Proposed Off-Road Designated Cycle Routes

PARKING



Parking

- Basement Parking
- Podium Parking
- On-Street Parking - 326 spaces
- Coach Parking (Leisure centre) - 2 spaces
- 1 Basement 113 Spaces
- 2 Basement 75 spaces
- 3 Podium 61 spaces + Basement 125 Spaces

The overall intention of the masterplan design is to encourage greener transport modes.

Our car parking strategy is 0.3 car parking spaces per new home.

The proposed parking spaces are conveniently arranged on-streets, in podium and in basements.

All parking for existing local residents is provided on-street, within the development.

Full consultation on parking will take place later in 2017.



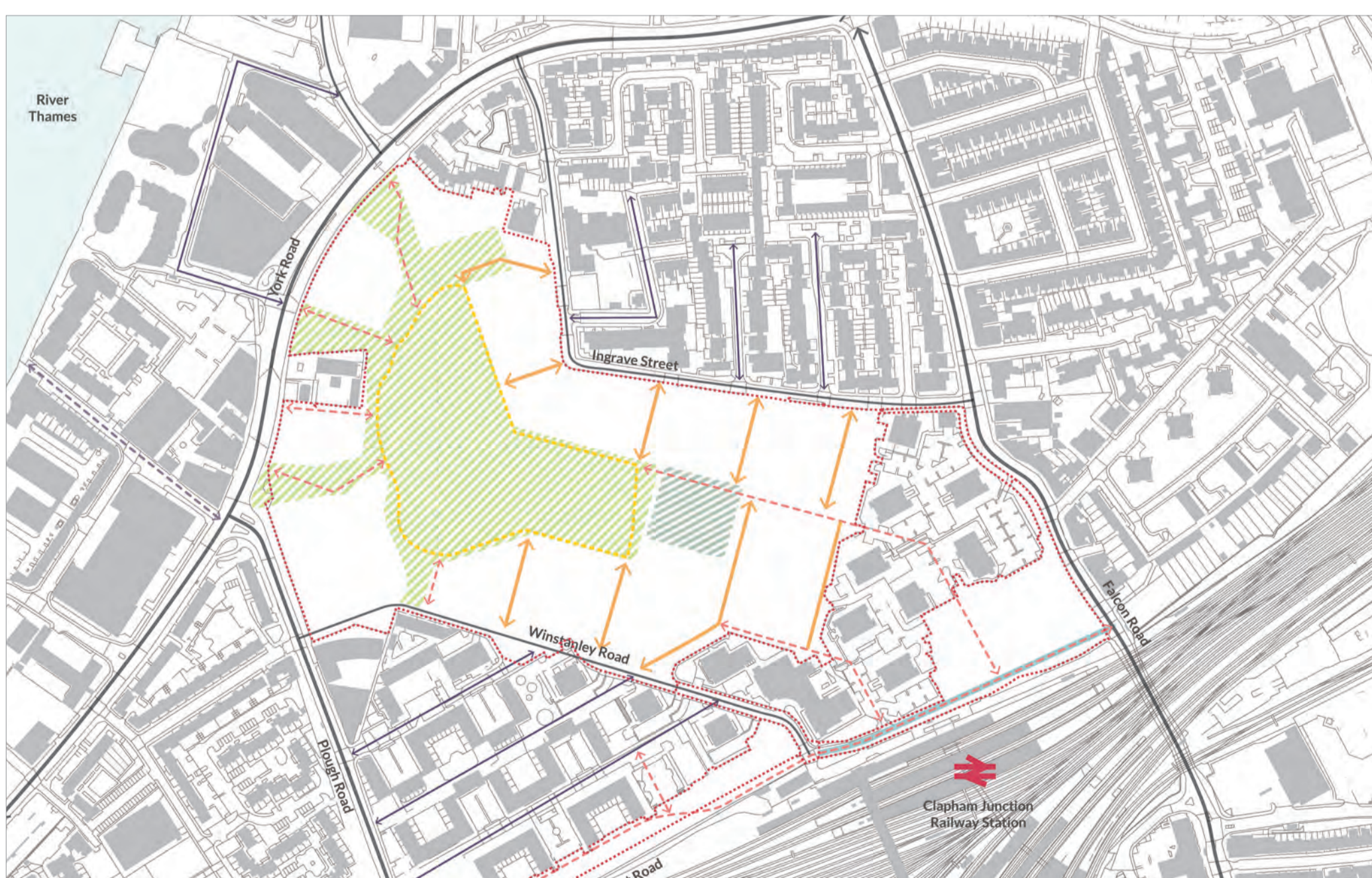
BUS/CAR/TRAIN



The road layout is designed with maximum permeability, to prioritise pedestrian and cycle movement whilst allowing for local vehicular access with on-street parking.

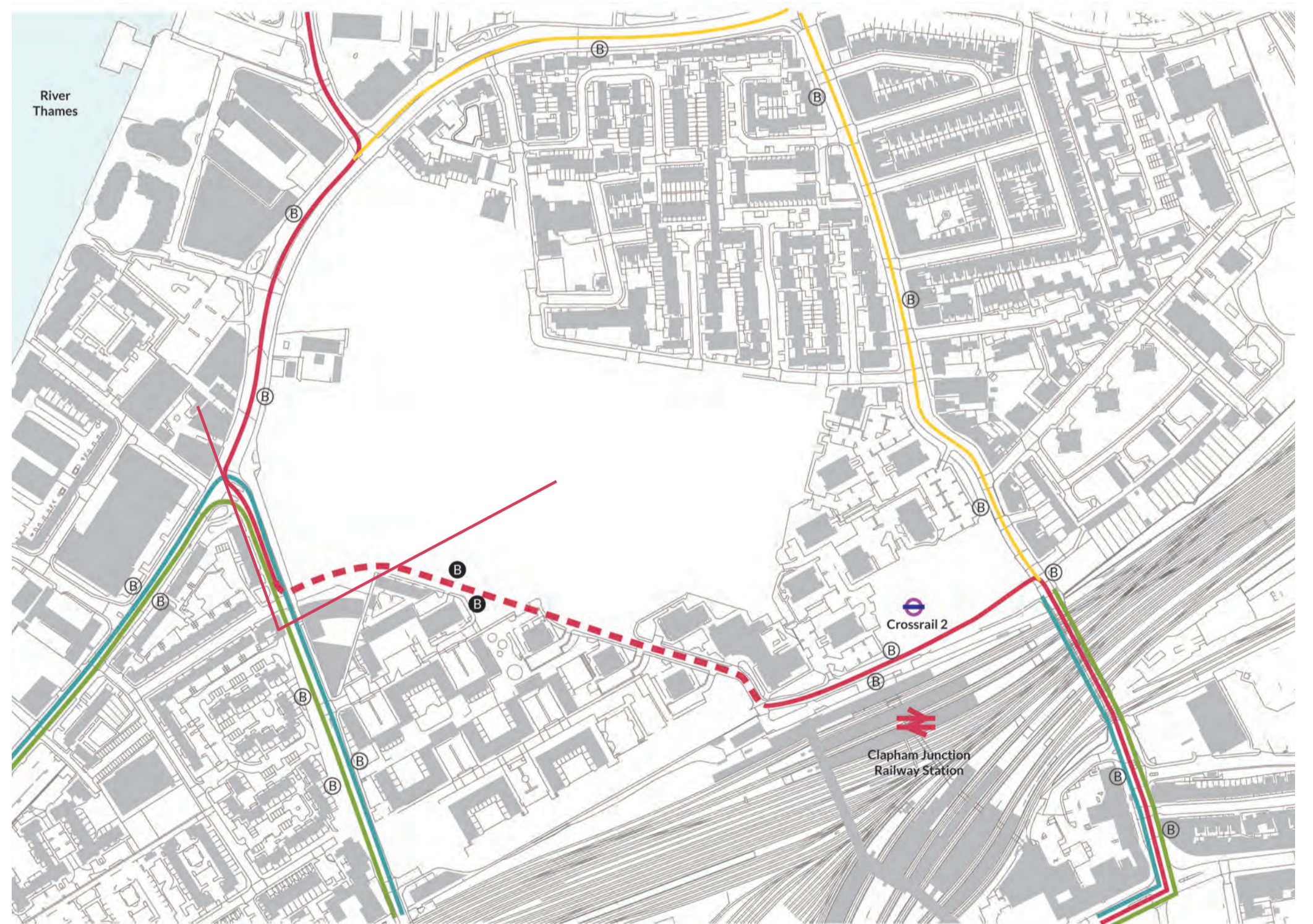
The layout encourages non-vehicular movement and delivers a safe network of locally active streets to help the prevention of crime.

Our scheme proposes a change in the route of Bus 170, from Grant Road to Winstanley Road as shown below. This better serves the new neighbourhood, and particularly the proposed Leisure, Community and Library Facility, where a new stop is proposed.



Vehicular Routes

- ↔ Existing Primary Vehicular Route
- ↔ Existing Local Vehicular Route
- ↔ Existing Shared Surface/ Restricted Vehicular Access
- ↔ Proposed Local Vehicular Route
- ↔ Proposed Park Shared Surface/ Restricted Vehicular Access
- ↔ Proposed Emergency and Refuse Vehicles only
- ↔ Proposed Emergency and Refuse Vehicles+Public Transport



Public Transport - Bus routes

- Existing Bus 295 route (Clapham Junction - Ladbrooke Grove)
- Existing Bus C3 route (Clapham Junction - Warwick Road)
- Existing Bus 170 route (Victoria-Putney)
- Existing Buses 49, 319, 344, 345, 639, 670, N19 and N3 routes (various destinations)
- Proposed Bus 170 new route (Victoria-Putney)
- Existing Bus Stops
- Proposed new Bus Stops - Leisure Centre and Winstanley Road

Character Areas

Our design for the masterplan is formed of various different character areas, each with different characteristics and uses.

York Road

A mixed-use area offering leisure, community and employment. It will have excellent views across the park and the river



View from York Gardens towards the Leisure Centre and the new Royal Academy of Dance building



View from Cotton Row/York Place near Price's Candles - new link towards the Park via new diagonal crossing

Central Area

This area will have a recognisable Battersea character. It will have well overlooked streets, activated by communal entrances and maisonette front doors. It will be welcoming with strong connections to its surroundings and the park.



Safe gathering space for parents and children near Falconbrook school along Wye street

View from a balcony towards the pocket park



York Gardens & Public Spaces



Play area in York Gardens

A creative contemporary approach to deliver a unique identity to this open space in the heart of the new neighbourhood



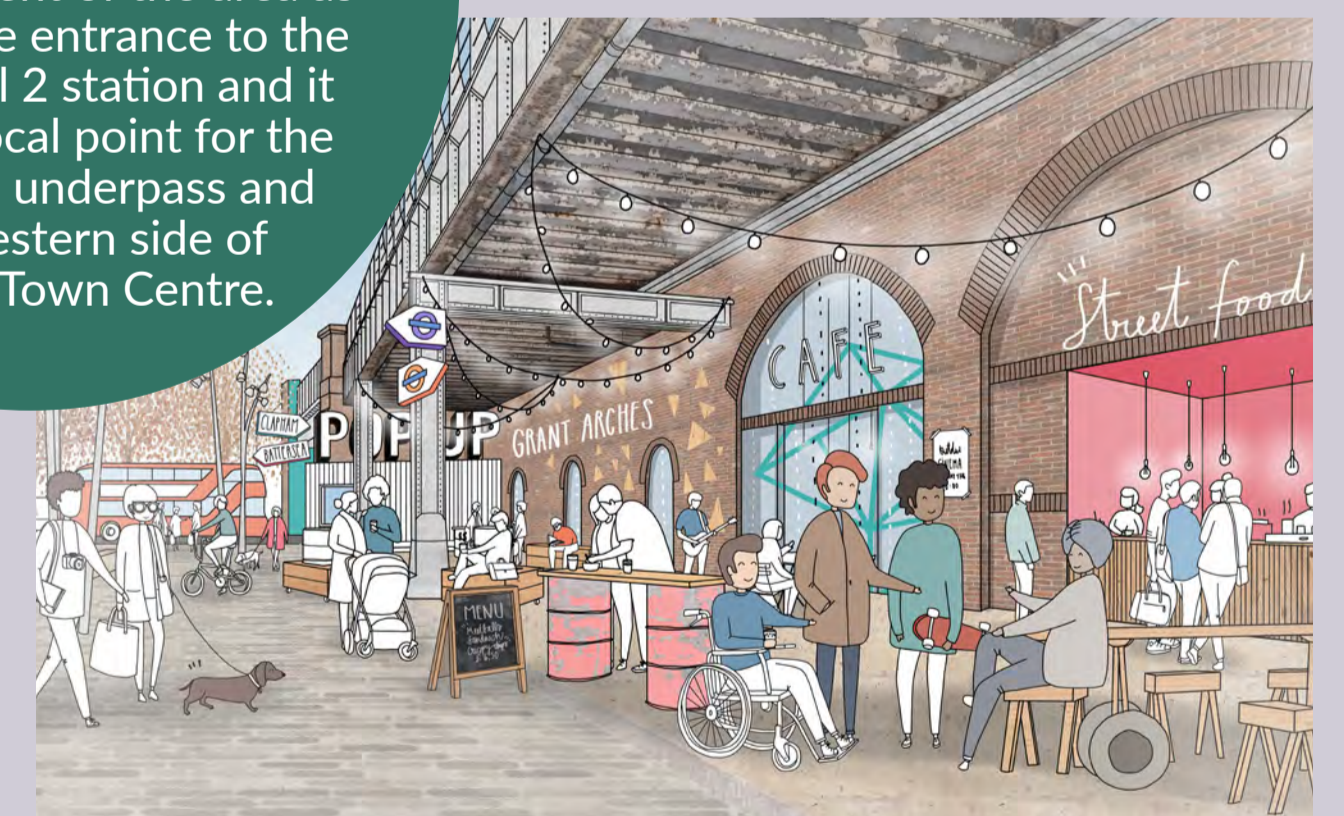
View of proposed amphitheatre at night

Bramlands



View of the station square: a pedestrian and active environment extending Battersea Town Centre to the west

Bramlands is an active area with retail at ground level, a cinema and converted railway arches. The JV will continue to work with Crossrail to understand the development of the area as it will have the entrance to the new Crossrail 2 station and it will form a focal point for the Falcon Road underpass and for the western side of Battersea Town Centre.



We envisage an active street free of buses, with shops and cafes in the converted railway arches

Grant Road



View of the new proposed pedestrian and cycle only link at Grant Road.

View of improved courtyard areas within existing blocks where neighbours can gather. The courtyards will remain brightly lit spaces; the new development does not overshadow existing development.



Grant Road will deliver a safe and attractive pedestrian and cycle only link for families. The existing courtyards will not be overshadowed by the development and the new street will be well overlooked, active and playful.

The Masterplan

- **Connectivity**

A safe and welcoming neighbourhood that connects with its surroundings, making the most of direct links to Clapham Junction and the river

- **Housing Quality**

New high quality homes introducing variety and choice

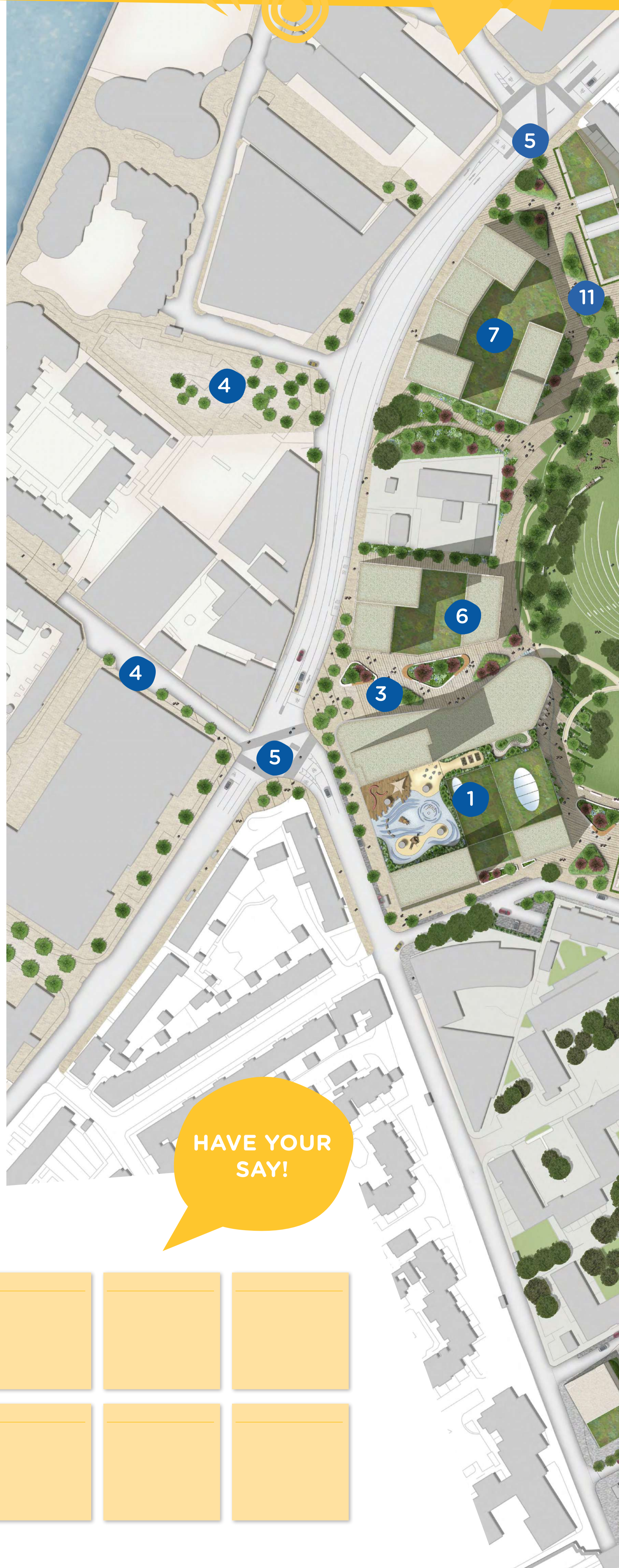
- **Community and Character**

Improved public, green spaces for children and families

- **Variety of Uses**

A variety of community facilities and local shopping.

- 1 New leisure, community centre, children's centre & library
- 2 York Gardens
- 3 York Place
- 4 Enhanced existing connections to Thames Pathway
- 5 Improved crossings
- 6 Health Centre and local retail
- 7 Workspace
- 8 Pocket Park
- 9 Build-to-rent block with communal facilities
- 10 Potential future connection through the Falcons Estate
- 11 Lombard Place
- 12 New Plaza
- 13 New Thames Christian College & Battersea Baptist Church
- 14 Grant Square and new pedestrian green link
- 15 Mixed Use Games Area
- 16 Improved public realm
- 17 Station Piazza
- 18 Bus Stands
- 19 Church of the Nazarene
- 20 Converted Railway Arches





2

8

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14

Combined Leisure, Community, Library & Children's Centre

Our concept for the new combined Leisure, Community, Library and Children's Centre is a fully integrated facility; a vibrant, welcoming and inclusive building, embedded within the local community.

It will enhance and connect with the adjacent park and wider site, delivering long-term economic and environmental sustainability; a true destination for the area.



Spa and changing facilities



The Children's Centre

A large inviting entrance with reception, cafe, library access, pool viewing and community hall

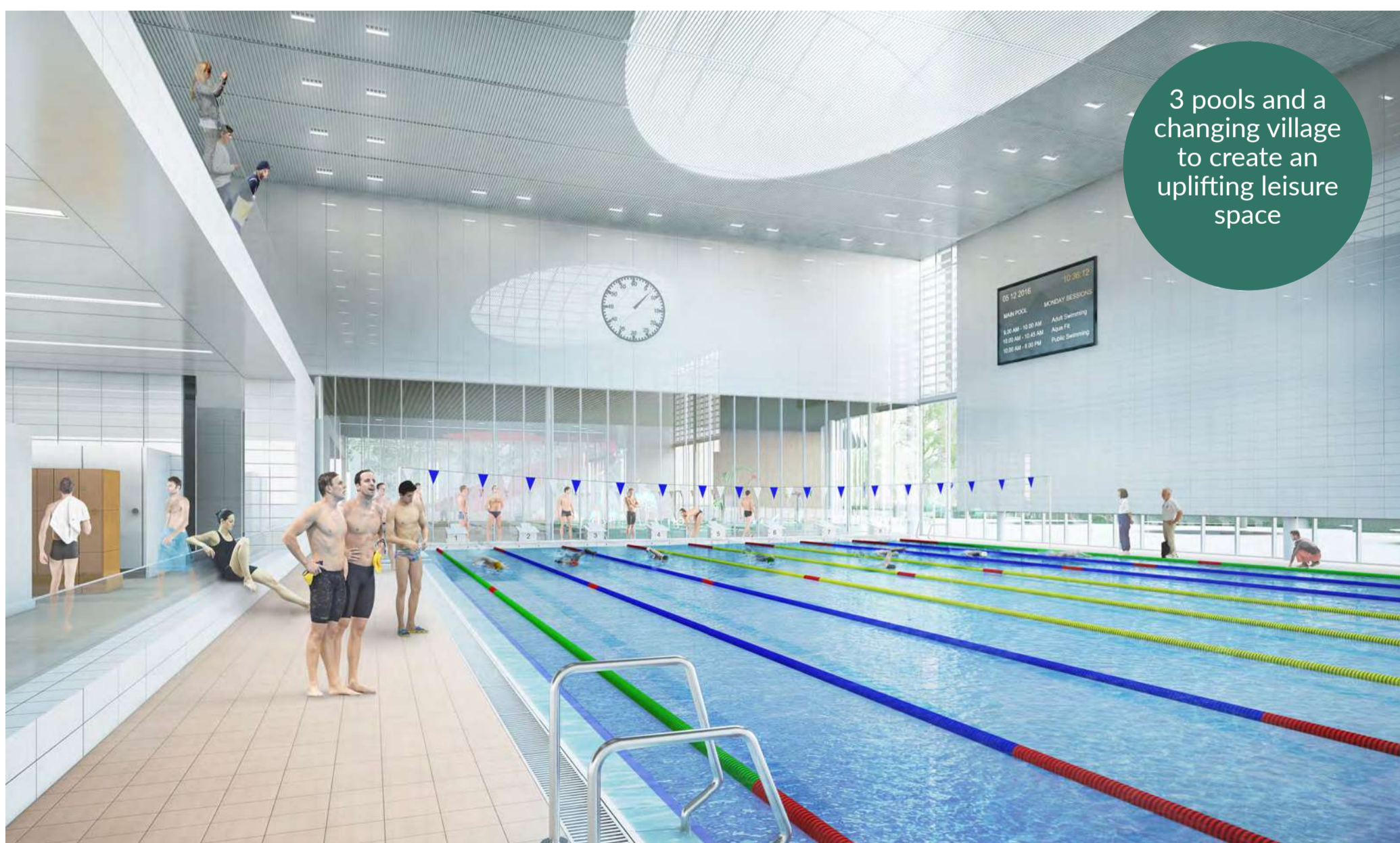


Reception, Cafe & Community Facilities



8 court sports hall and multi-functional space including 'clip 'n' climb' facility

Sports Hall



3 pools and a changing village to create an uplifting leisure space

Swimming Pools



A new type of library with a variety of functions for all of the community

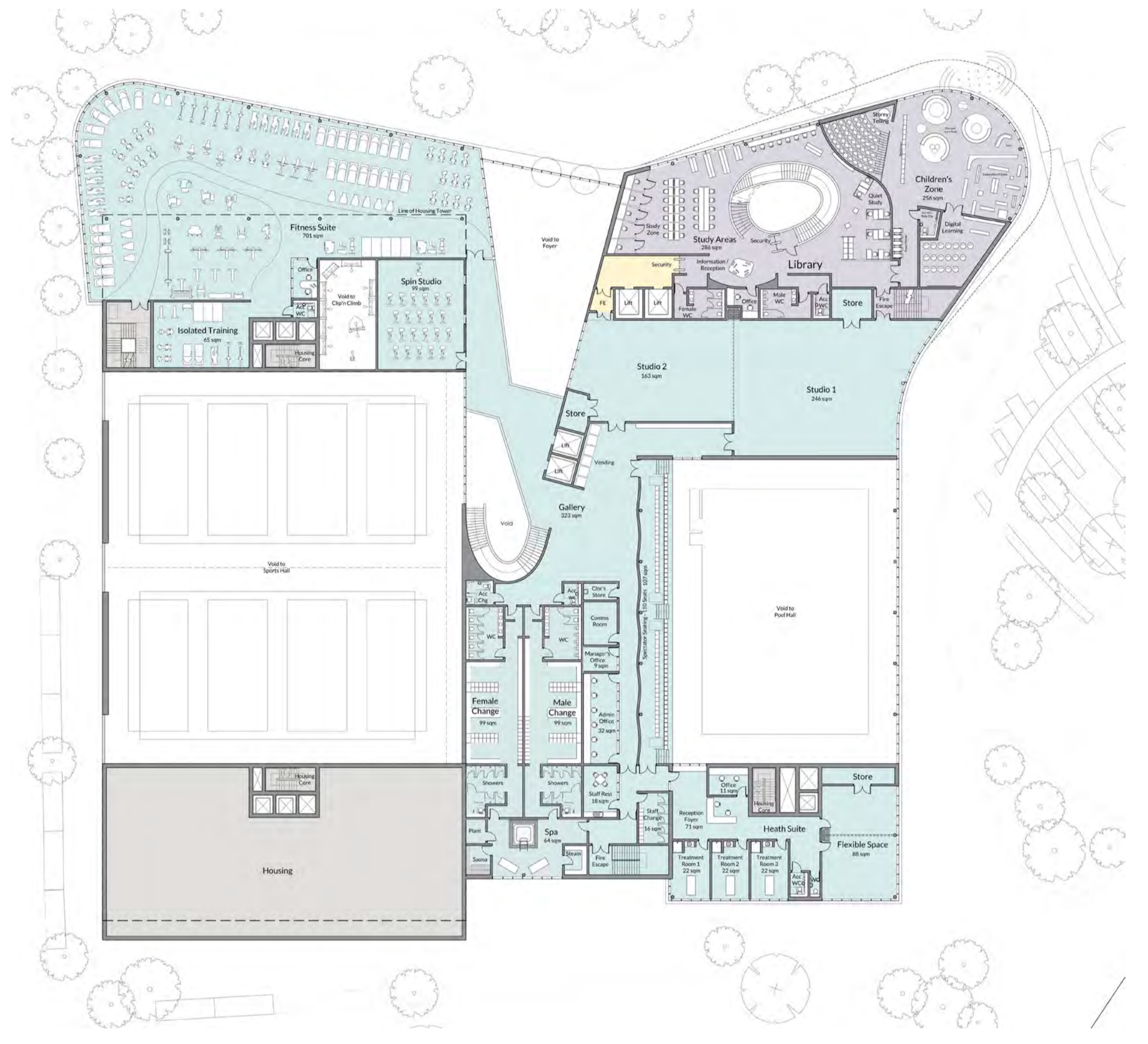
The Library

A combined community facility

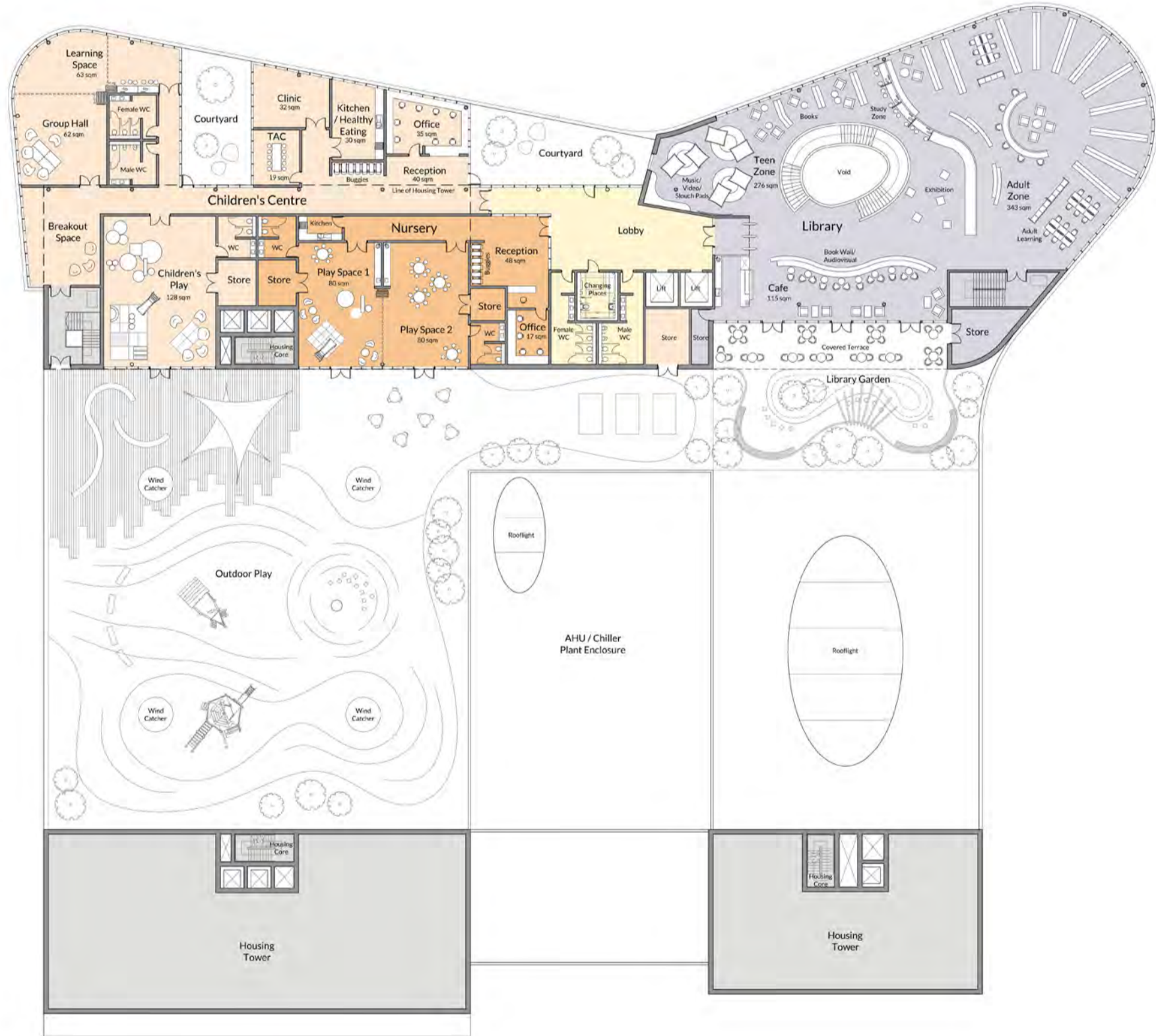
Ground Floor Plan



First Floor Plan



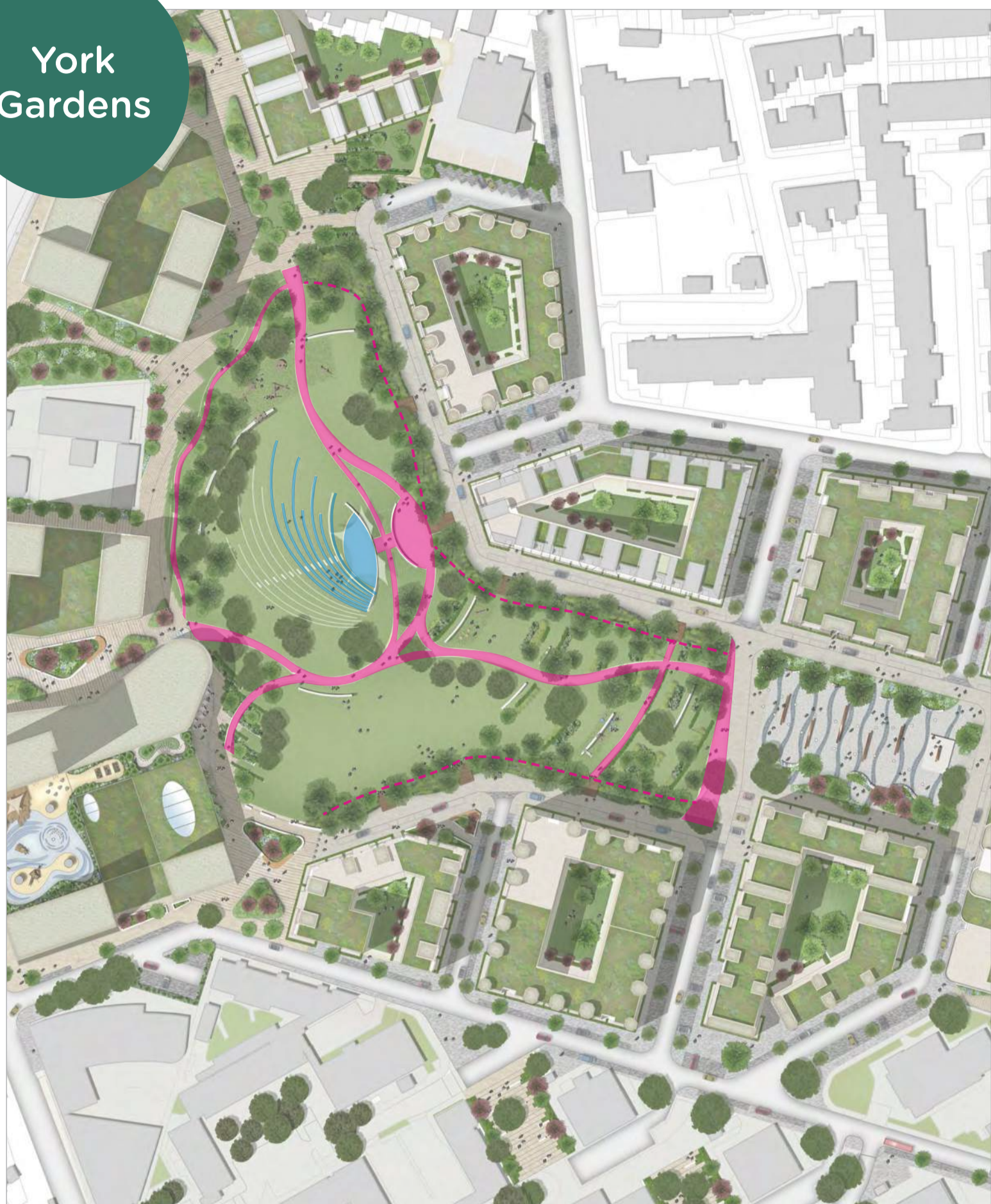
Second Floor Plan



Comment card

Public Open Space

York Gardens



York Gardens

- Amphitheatre
- Formal Footpath
- Informal Footpath



Tree Specification

Mixture of sizes to add some height and maturity - particularly in later phases. Some larger specimens to blend existing and retained trees into the park



White Concrete Edging

450mm high, white concrete edging between grass terraces in amphitheatre



Planting Precedent - Potters Fields

Mixture perennial banded planting
Evergreen backbone with species mixed through
Hedges to break up bands and add structure



Play Equipment

Timber equipment using treated solid timbers from established suppliers

Park and Health



Bootcamp



Football



Play



Cycling



Climbing wall



Running

Meanwhile Uses

Skills and Community Hub, plus the New Regeneration Project Office



Community hub in between current blocks



Dance classes



Events and performance space



Skills Centre



Eye-level view of the Hub from Ingrave Street



Cooking classes



Open Studio Workshop



Ping Pong



Cafe and Meeting Place



Nursery and Cafe



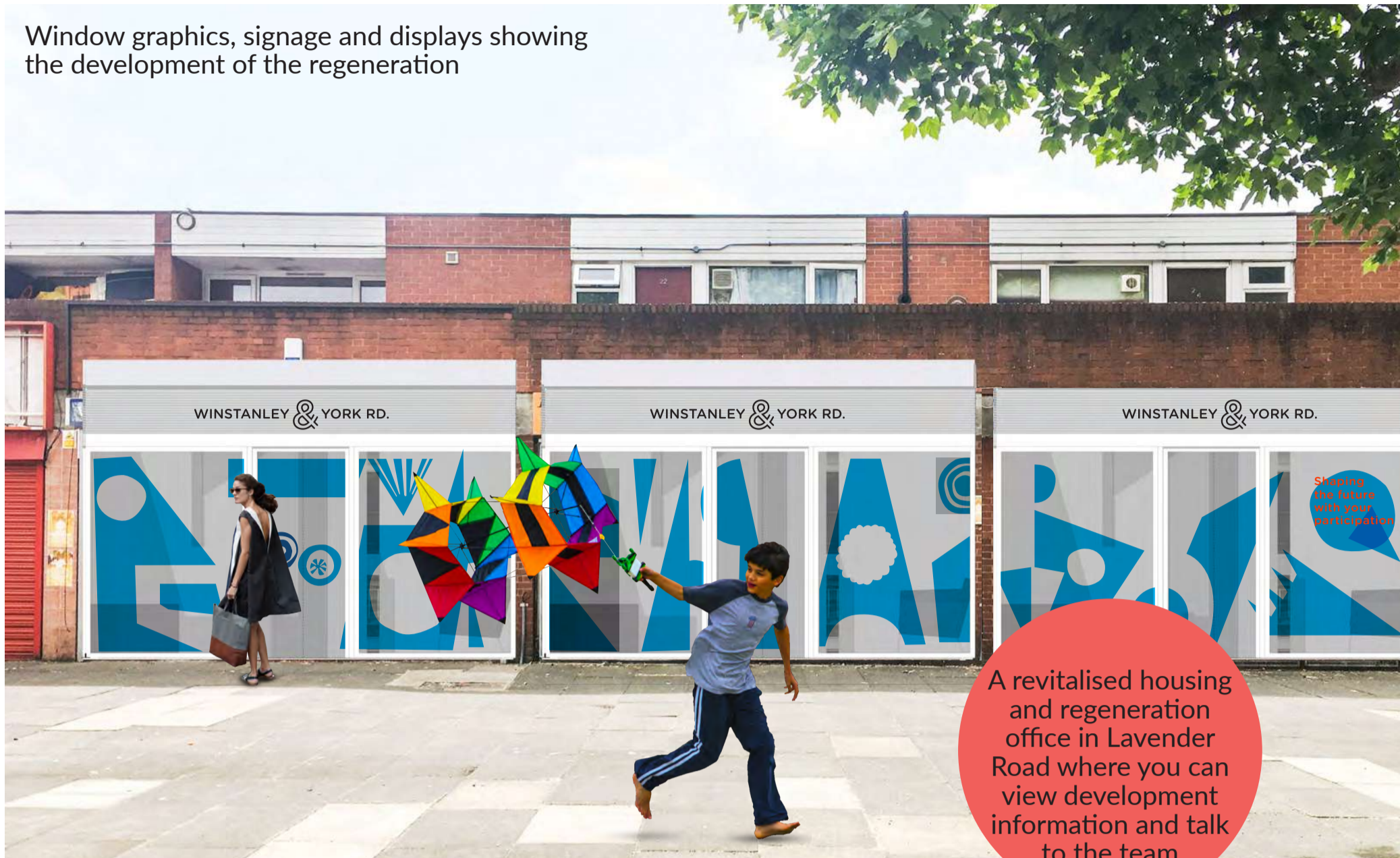
Playing chess

I've got an amazing idea!

Meanwhile Uses

Lavender Road Upgrades

Window graphics, signage and displays showing the development of the regeneration



A revitalised housing and regeneration office in Lavender Road where you can view development information and talk to the team

Wayfinding and Hoarding

A hoarding project involving the community, but moving around as the regeneration progresses

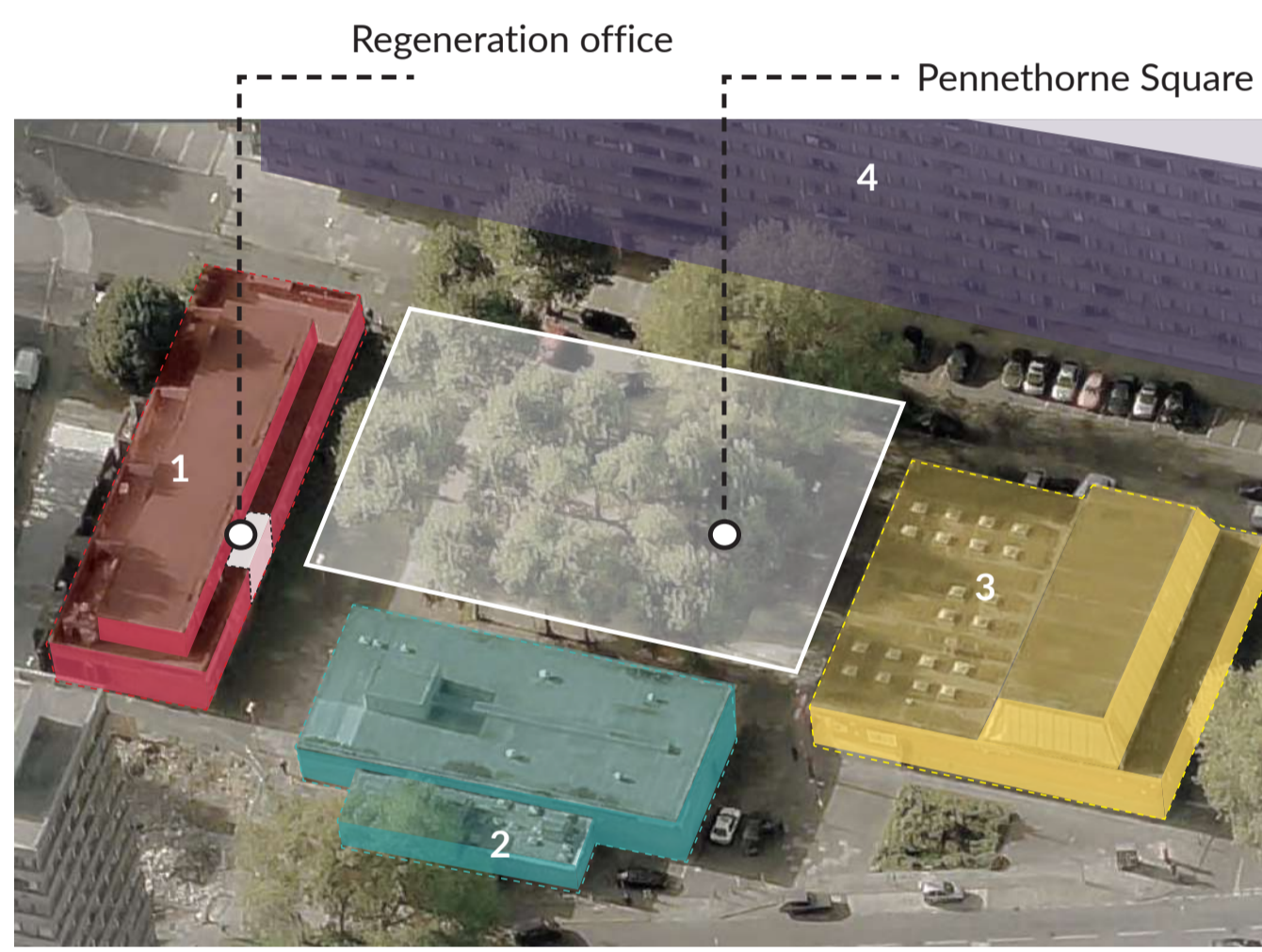


Physical branding within the environment marking crossings, paths, signage, play equipment and street furniture



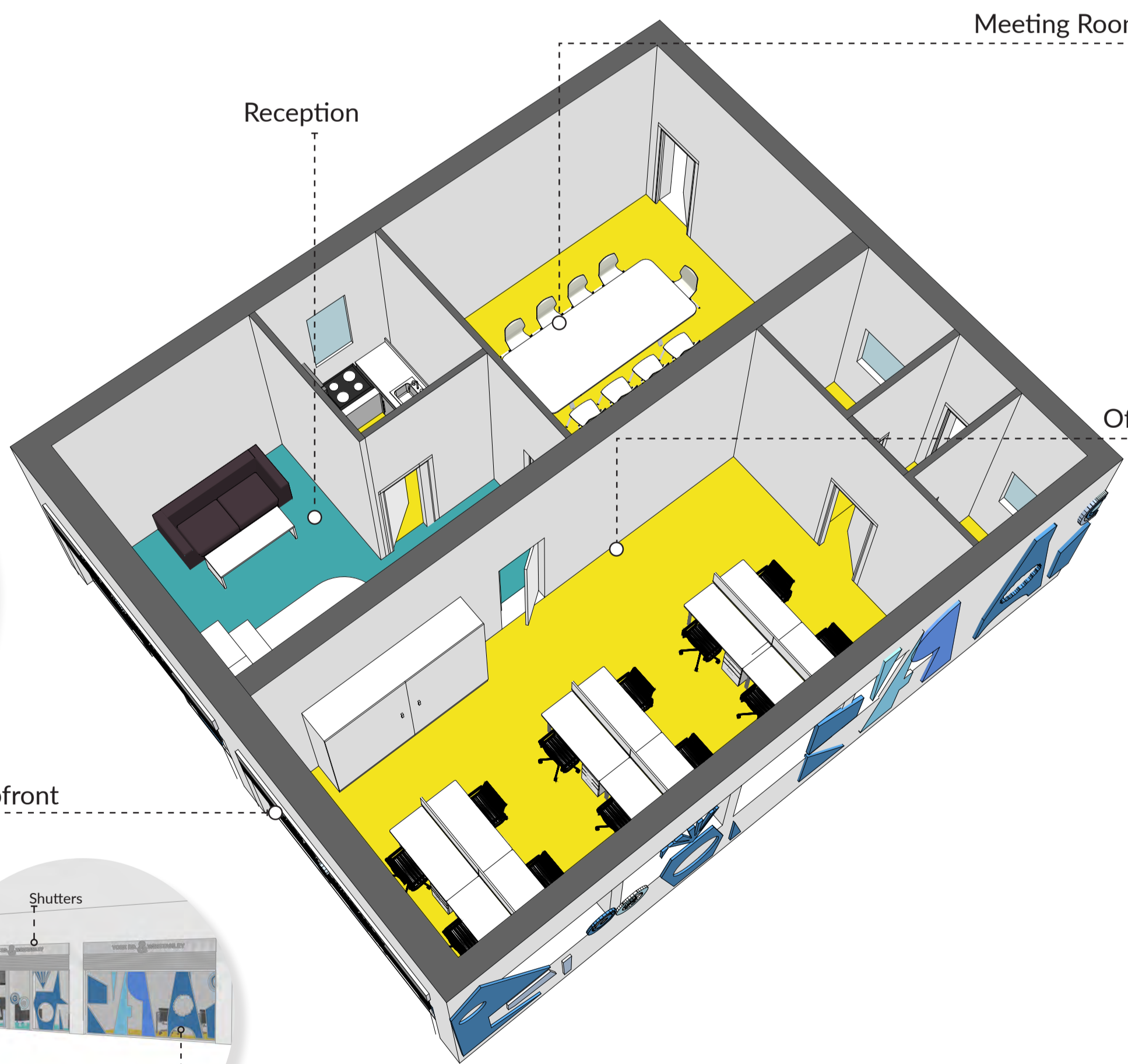
Growing plants within the hoardings

Lavender Road Regeneration Office

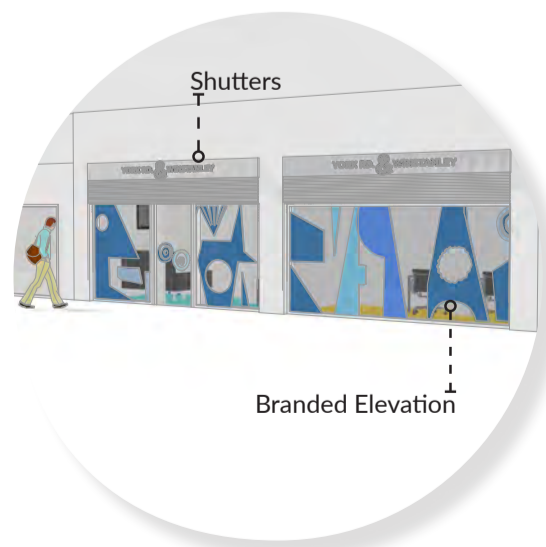


1. Existing Retail & Residential uses
2. Thames Christian College
3. Battersea Chapel
4. Pennethorne House

Pennethorne Square Upgrade



Regeneration Office Shopfront



How can i get involved?

WHAT'S HAPPENING & WHEN

Community engagement opportunities coming soon

HAVE YOUR SAY!

AUTUMN 2017

DESIGN WORKSHOPS

A chance to contribute ideas to specific areas of the masterplan. Design workshops will be interactive and for all residents - no design or architectural knowledge is needed.

Please contact the Regeneration Team if you would be interested in taking part.

Themes:

- Homes
- Meanwhile uses
- Jobs and training
- Arts and Culture
- New park and outside space
- Transport and parking
- Leisure centre/library facilities
- Community uses

WINTER 2017

PUBLIC EXHIBITIONS

Consultation event to demonstrate the information and comments collected from the Design Workshop sessions undertaken in the Autumn.

SPRING 2018

PUBLIC EXHIBITION PRE-PLANNING

Public exhibition showing the final development proposals submitted for Planning.



The Regeneration Office is open Monday to Thursday 9.30am-12pm and 2pm-4.30pm at 10 Lavender Road, on Pennethorne Square. The Regeneration team are contactable on 020 8871 6802 or winstanleyyorkroad@wandsworth.gov.uk

winstanleyyorkroad@wandsworth.gov.uk

Comment card

020 8871 6802

winstanleyyorkroad.co.uk
(coming soon)

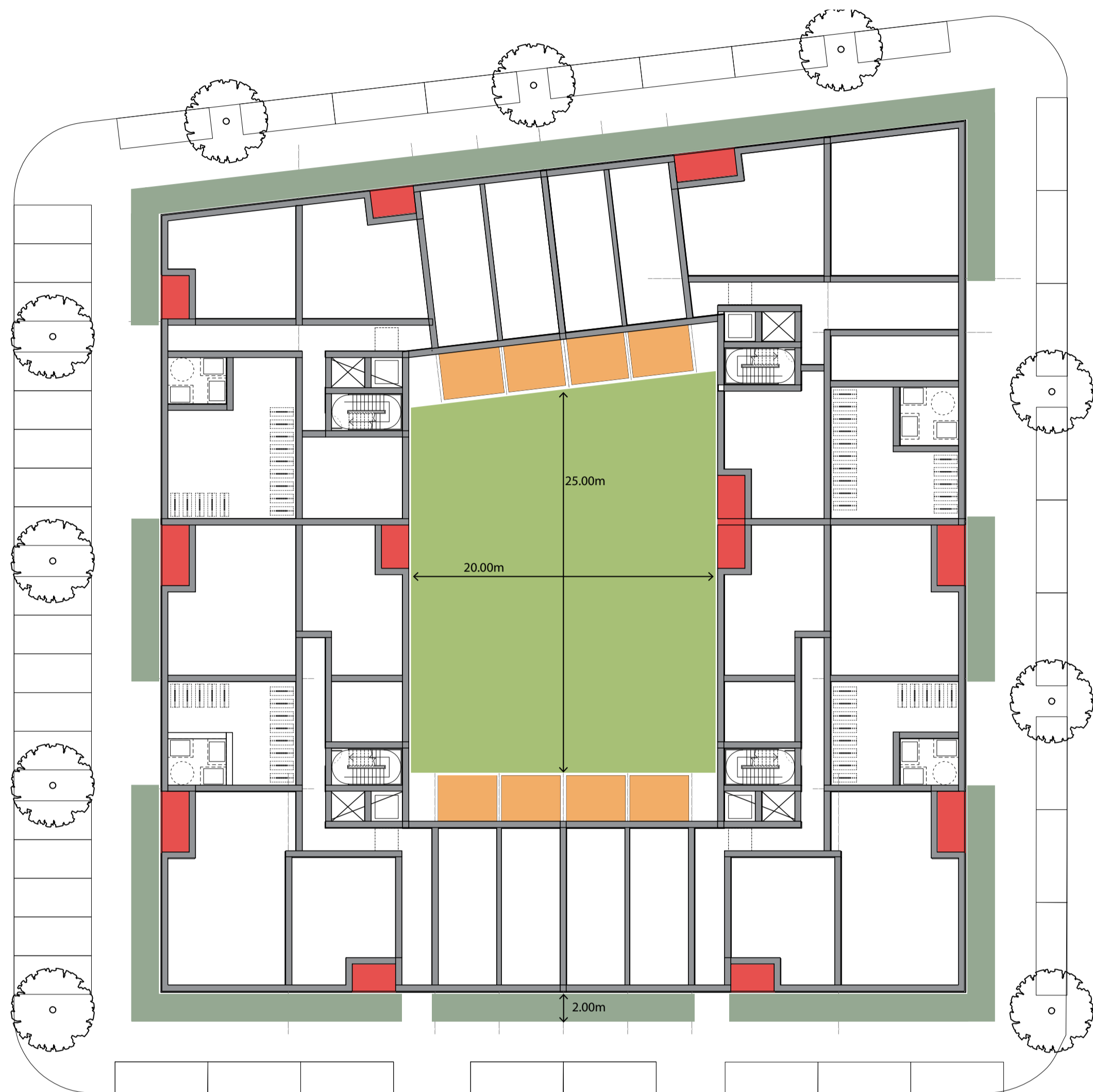
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Housing

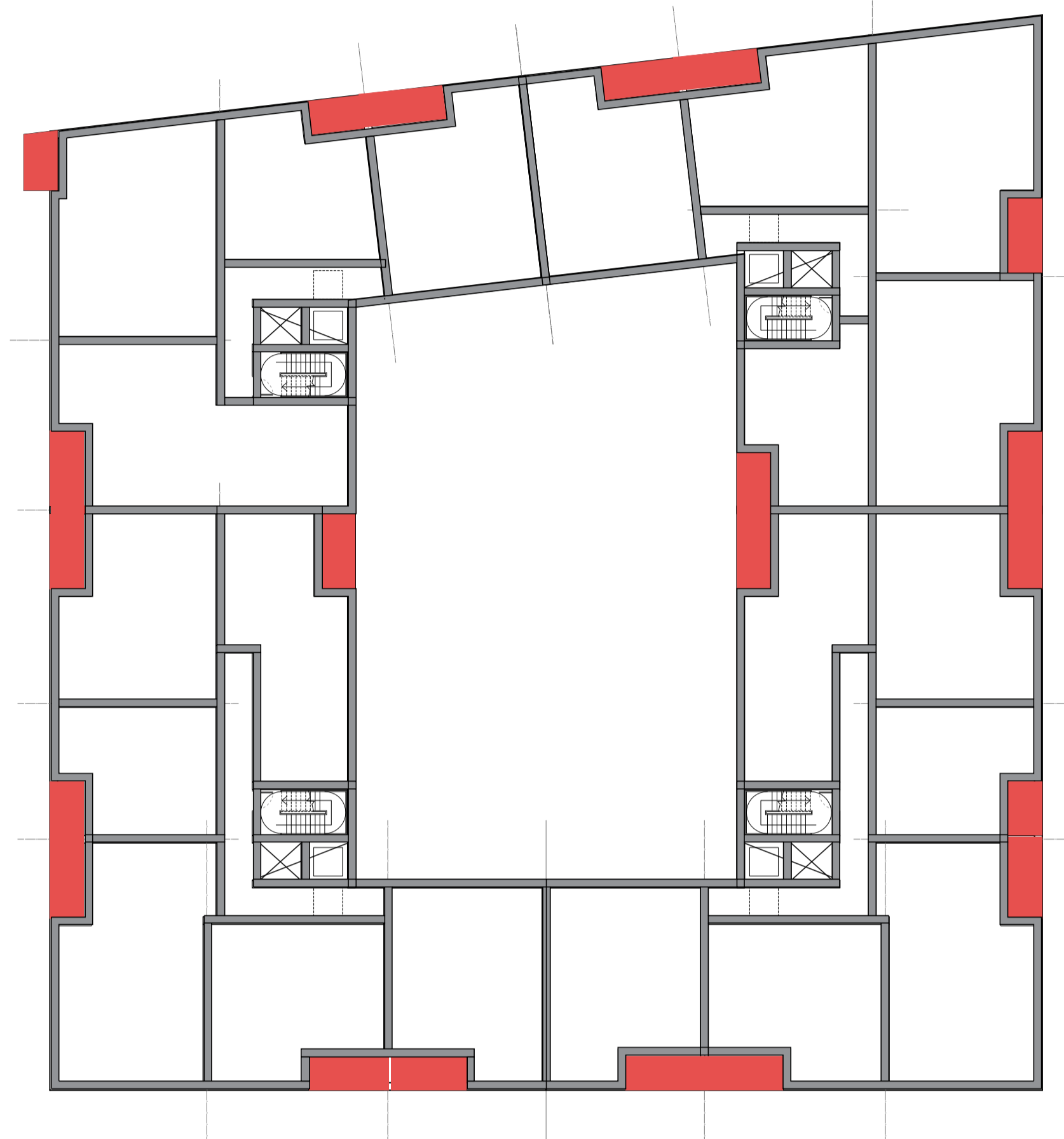
Our proposals are informed by the aspiration that all existing residents can continue to live in the neighbourhood, whilst appealing to new people to form a truly sustainable community.

The affordable housing and community facilities meet the Council's standards and fully address the requirements in the Design Brief, whilst minimising long-term management and maintenance costs.

All tenures are mixed within each urban block, with separate entrances and lift cores per tenure type, which also give access to the communal courtyards. Our designs are tenure-blind in terms of materials, buildings appearance and quality of surrounding landscape. This arrangement enables a truly integrated community.



Ground Floor



Typical Floorplan

- Courtyard
Total area: 504 m²
- Defensible space
Total area: 347 m²
- Gardens
Maximum Area for 4B6P = 9sqm
- Balconies
Minimum Area for 1B2P = 5sqm
2B3P = 6sqm
2B4P = 7sqm
3B5P = 8sqm

Our redevelopment programme delivers 530 social rented and 86 shared equity replacement homes to meet the anticipated re-housing needs of existing tenants and leaseholders.

Housing choice is at the core of our vision through design of a wide variety of housing types including 1-3 bed flats, accessed from communal entrances and cores, and 3-5 bed maisonettes with their own ground floor entrances. Many homes enjoy views of the park, landscaped courtyards and towards the river. Our block designs enable very good levels of daylight and sunlight to all homes, based on preliminary tests.

All reprovided affordable homes and new affordable rent homes meet or exceed the London Mayor's Housing guidance for internal space standards, amenity, specification and accessibility.

The design of streets and open spaces, with increased densities and wider mix of uses, enhances security and passive surveillance throughout scheme. The layout promotes a sense of ownership, respect and responsibility towards the environment, and a sense of community.



Housing

Key features

- Tenures mixed within urban blocks
- Tenure-blind: no variation across tenure in terms of material, buildings, appearance and quality of surrounding landscape
- All reprovided affordable homes (and new affordable rent home) meet or exceed the London Mayor's Housing guidance for internal space standards, amenity, specification and accessibility
- A variety of homes: 1-3 bed flats, 3-5 bed maisonettes

TYPICAL REPLACEMENT HOMES

All new homes meet or exceed the dwelling standards contained in the Mayor's Housing SPG November 2012 in relation to internal space and flexibility.



Proposed Mansion Blocks Park Elevation (North)



Play and Open Space

Plan Strategy

York Road and Winstanley Estate Play Manifesto

Our new Battersea neighbourhood has a fully accessible public park, streets and courtyard spaces, allowing children and young people to immerse themselves in a local and playable environment. We recognise they should have the opportunities to explore their neighbourhood and it is our responsibility to provide the types of formal, informal and incidental play that will aid their development and encourage this exploration.

Doorstep Play

- Doorstep playable space for the under 5s within 100m walking distance from homes
- Low key interventions, typically set in a courtyard, focusing on low level natural play opportunities within a playable landscape
- Seating for parents and carers

Local Play

- Local playable space for ages 5-11 within a 400m walking distance from homes
- A mix of fixed equipment with a natural aesthetic set within a playable landscape
- Range of play opportunities to offer managed risk and challenge across the age groups
- Each space to have a different character to diversify the play offering across the site

Neighbourhood

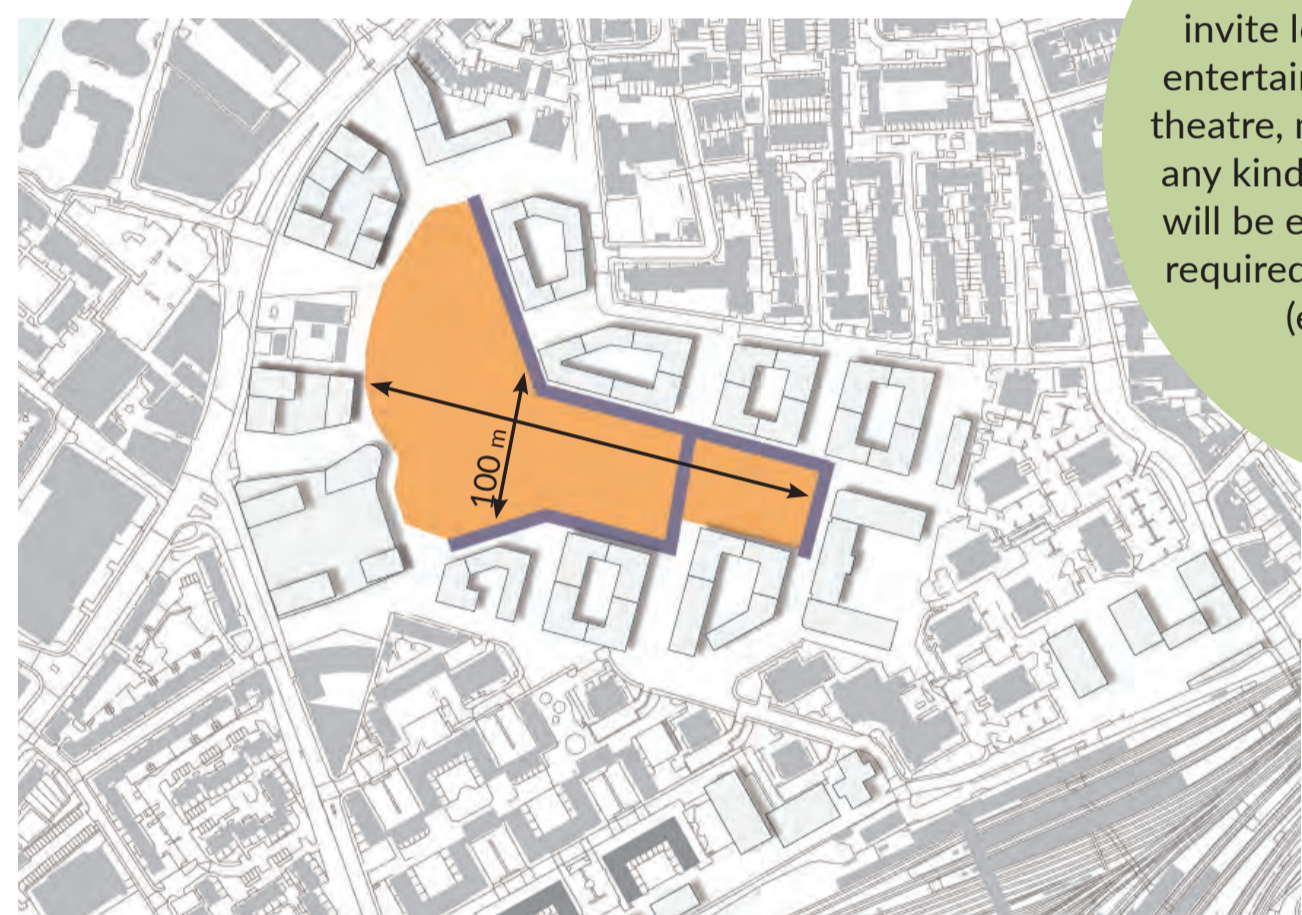
- Neighbourhood playable space, with a focus on ages 12+ within a 800m walking distance
- A mix of fixed equipment with a natural aesthetic set within a playable landscape which promote physical activity
- Landscaped spaces to promote informal recreation
- Spaces to congregate and socialise near to the park edges to allow for informal supervision.

Our new neighbourhood has children at its heart



Play Strategy Diagram

- Doorstep Play (under 5s)
- Neighbourhood Play 12+
- Shared/Playable Streets
- Local Play (5-11s)
- Multifunctional Space



York Road Area
 Public space
 Shared surface

Amphitheatre

The new amphitheatre will invite local groups, schools and entertainers to use the facility for theatre, music, and performance of any kind. It will be free to use and will be enabled so that if power is required it can be easily accessed (eg. music festivals)

Park Pavilion

The new community room behind the stage is 16x10m. If the amphitheatre is being used it will work as a back of stage facility, as a reception, or for changing, costume, and refreshment. It could also be hired for small scale events (eg. birthday parties, yoga classes).

Open Events

A large area to the South of the park, adjacent to the leisure centre provides a focus for more informal events. It also creates an opportunity for organised sports, ball games or local schools to use on sports days (eg. craft fairs).

Pocket Park

The more formal pocket park has a paved square allowing more formal functions with stepped plinth at one end and seating along each side.



Concept Masterplan



Landscape Plan

- 1 Amphitheatre & Community Performance Space
- 2 York Gardens Pavilion & Small External Flexible Space
- 3 Open Events Space
- 4 Formal Planting & Play Walls
- 5 Pocket Park & Formal Events Space
- 6 Arrival Spaces & Connections Through to York Road
- 7 Swale - Informal Park Edge



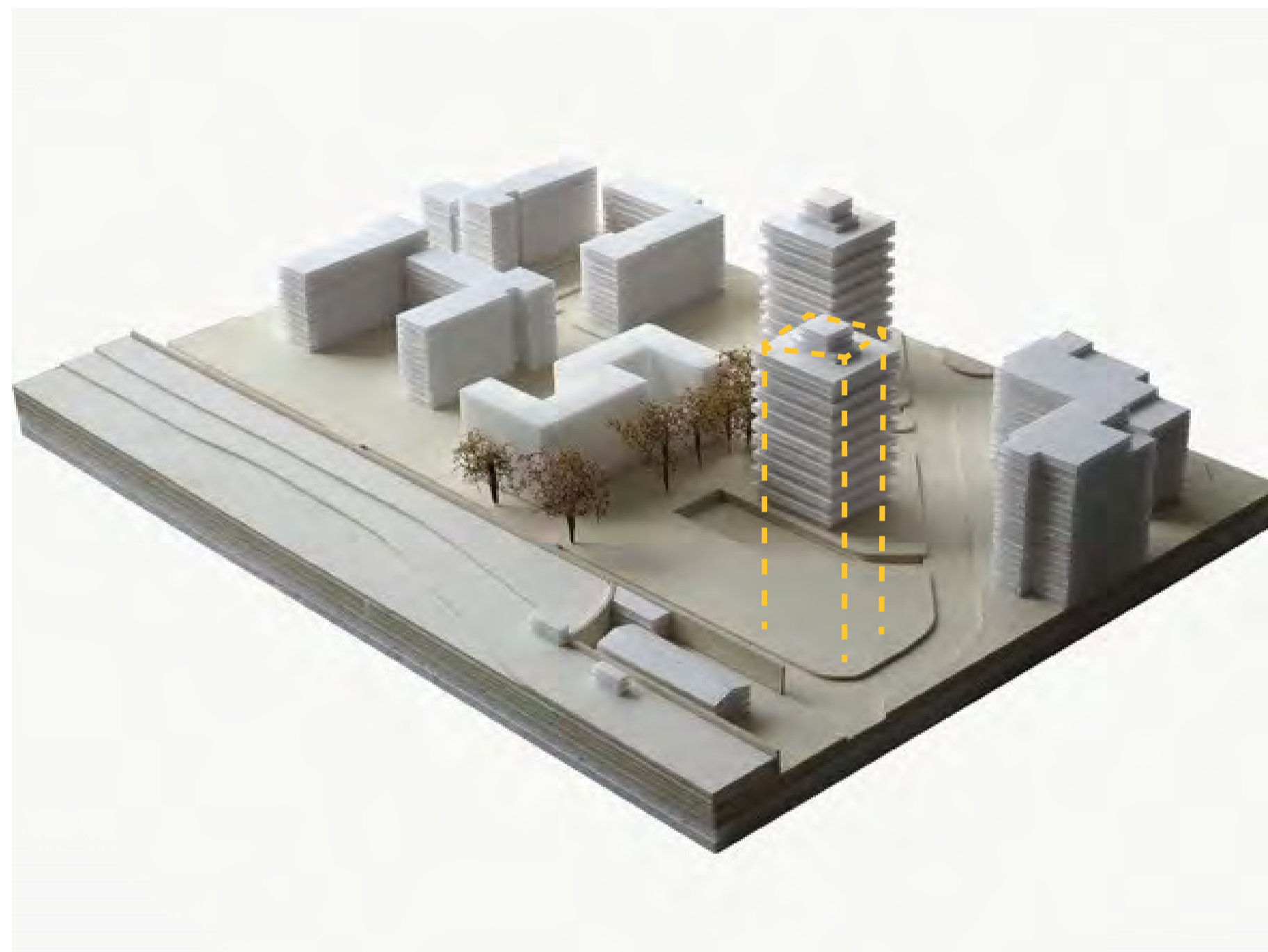
Phase 0

KEY FEATURES:

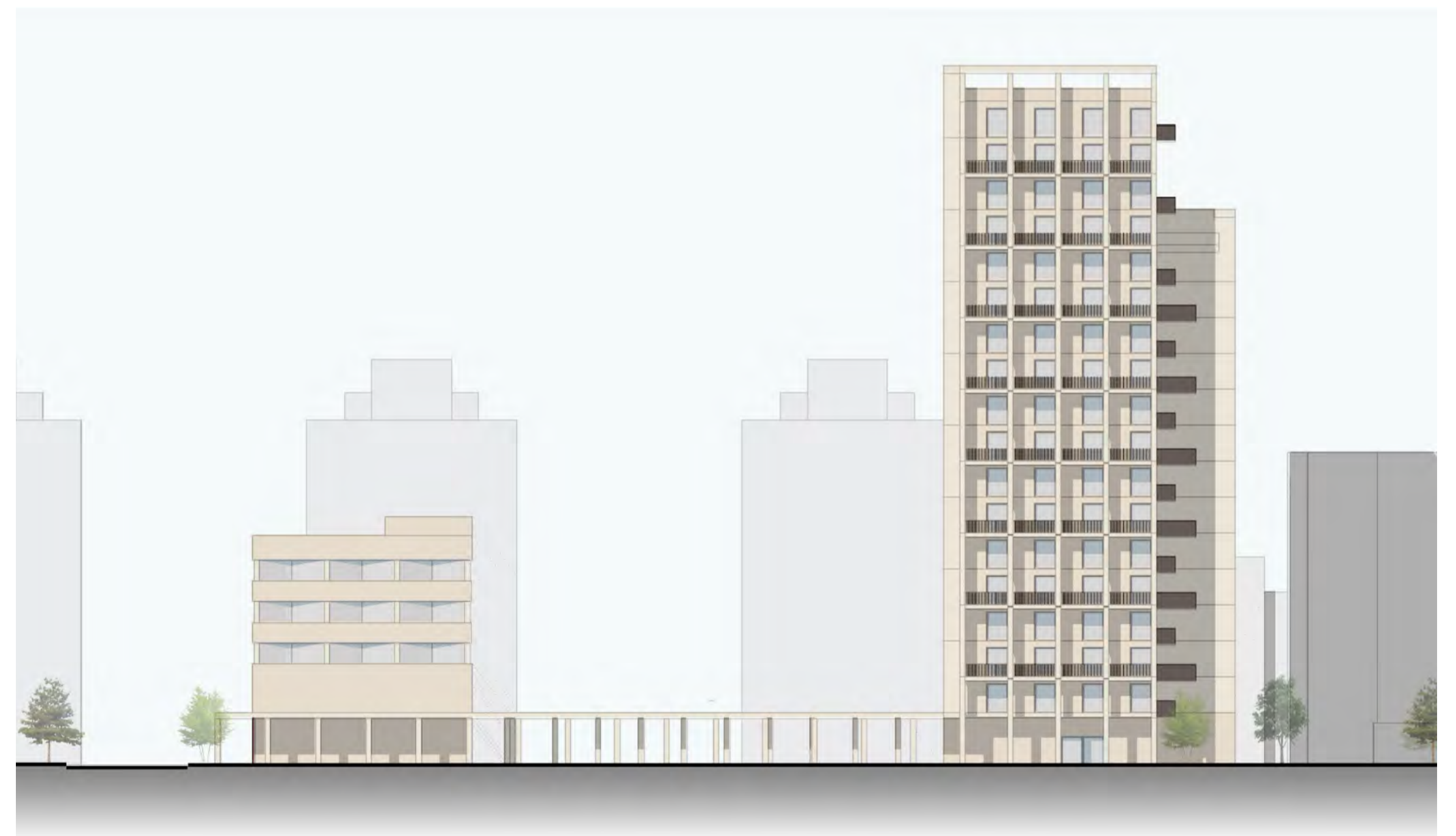
- Our first delivery on site
- Incorporating the replacement Battersea Baptist Church, Thames Christian College and Multi Use Games Area (Blue Pitch)
- Delivering new homes on the Winstanley Road and Grant Road Junction near the existing Clapham Junction Station access
- New junction opening at Thomas Baines Road and Winstanley Road - Phase 1 delivery of new road configurations on existing Winstanley Estate
- Detailed community consultation in September 2017



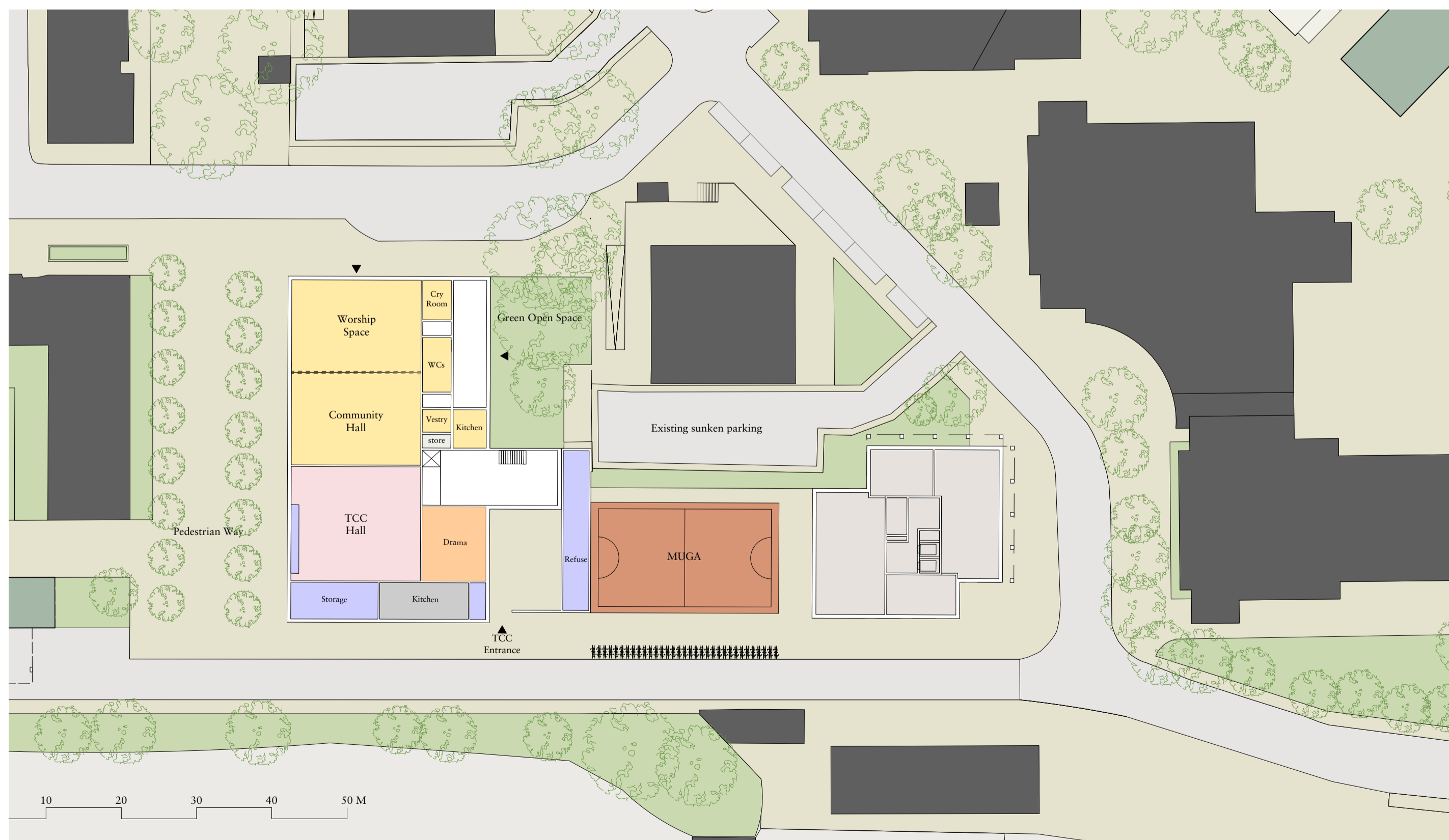
Phase 0 Block (15e and 15f)



Study Model



Elevation (North)



Ground Floor Plan

