

Winstanley and York Road Masterplan

Consultation feedback and preferred option

Help shape the
future of your
neighbourhood

Help shape the future

Foreword

“Thanks to the great response we received to last October’s options consultation we now have a much clearer picture of how to improve the Winstanley and York Road estates.

“The majority of local residents wanted a greater level of change and this is reflected in the ‘preferred option’ summarised in this booklet. There is also a high level of support for replacing homes on the York Road estate, a new library, health and leisure facilities and major improvements to York Gardens to make it a more usable space for children and adults. All these improvements are built into the preferred option.

“However we still have a long way to go before this outline proposal is developed into a detailed masterplan and there will be more opportunities for local people to influence the scheme and engage in the process.

“The next major public consultation will take place later this year when a more detailed design and delivery plan will be presented to the local community. If you have any questions about this project please get in touch with the masterplanning team – contact details on the back page of this booklet.”

Ravi Govindia

Leader of Wandsworth Council



of your neighbourhood

Options: consultation feedback

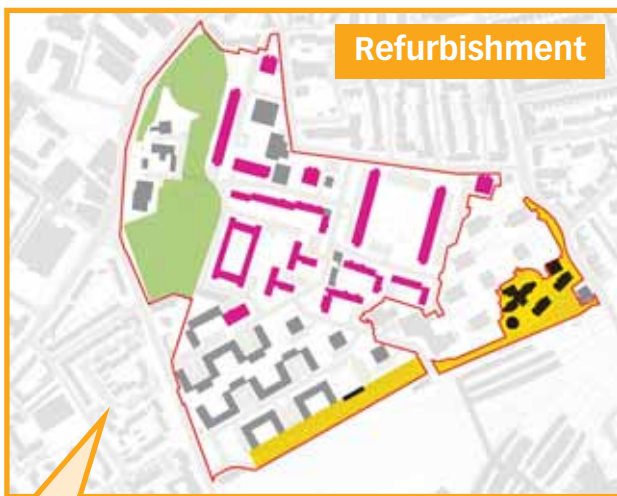
How you ranked the options (10% of returns were non-committal)

Extensive consultations have taken place:

- Workshop 1** residents setting out their priorities
- Workshop 2** setting out the four options
- Workshop 3** answering your questions
- Workshop 4** drawing together a preferred option

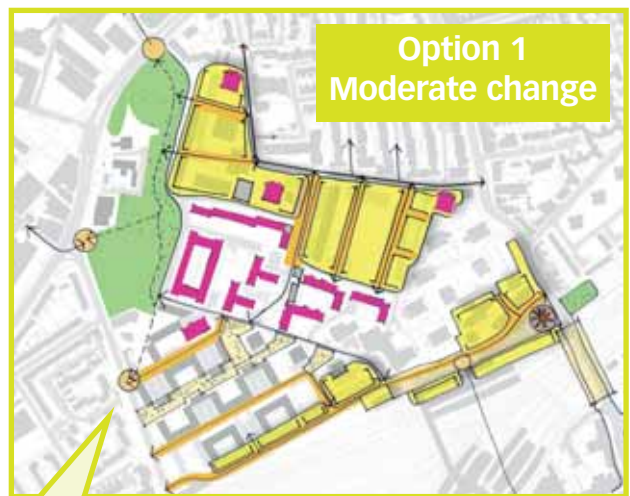
...and additional consultations

- block by block
- resident associations
- leaseholders
- local organisations
- stakeholders



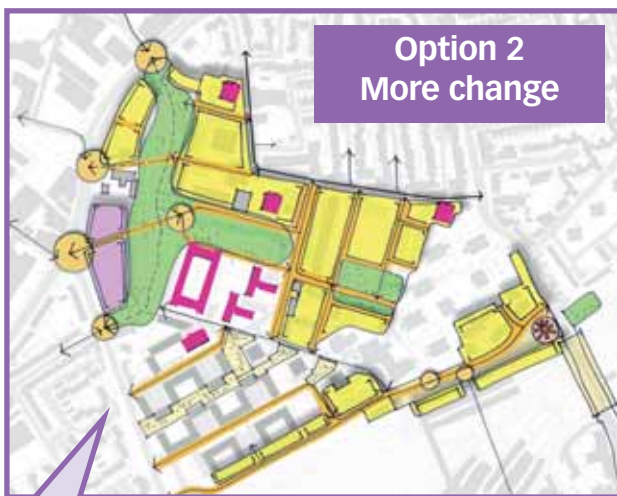
Refurbishment

11% Chose this as their preferred option



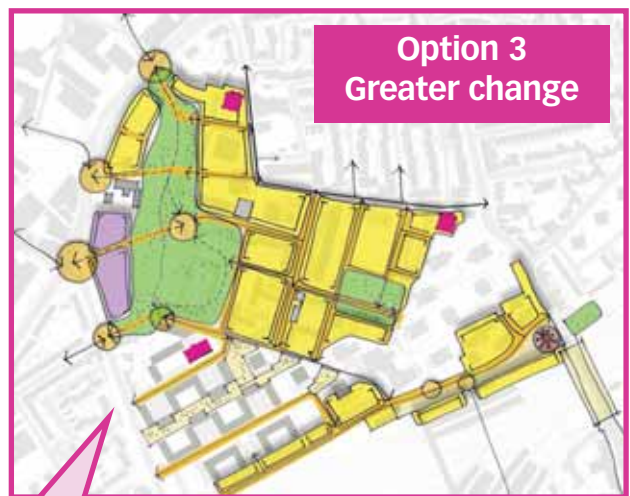
Option 1
Moderate change

9% Chose this as their preferred option



Option 2
More change

13% Chose this as their preferred option



Option 3
Greater change

57% Chose this as their preferred option

This is the preferred option

The majority of local residents supported options which involved a greater level of change including replacing some existing housing blocks with modern 'courtyard developments' built around a traditional street layout. Some other housing blocks would be refurbished.

The preferred option also includes new development along the edge of York Road which would provide a new library, health and leisure centre, a new community centre with new homes above.

There was support for changing the layout of York Gardens and including more varied and active uses such as sports pitches and better children's play facilities linked to the new leisure centre. The overall size of York Gardens would not decrease.

The preferred option also includes building new homes along Grant Road and a new 'station piazza' between the entrance to Clapham Junction and the corner of Falcon Road. This new public square would provide a more welcoming gateway to the station lined with new shops, cafes and other businesses.



Demolished buildings

Winstanley Estate

Arthur Newton House
Baker House
Farrant House
Jackson House
Kiloh Court
Ganley Court
Gargarin House
Shepard House
Plus Bramlands, Battersea Baptist Chapel and Thames Christian College

York Road Estate

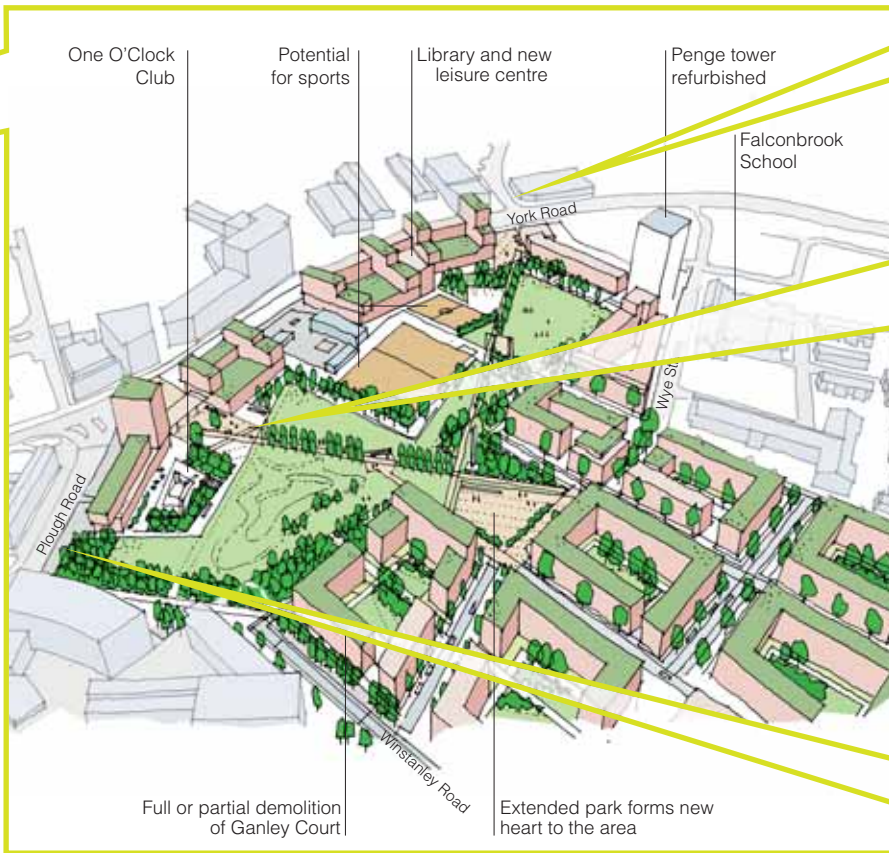
Holcroft House
Scholey House
Pennethorne House
Lavender Road
Chesterton House

Refurbished buildings

Winstanley Estate
Sporle Court

York Road Estate
Inkster House
Penge House

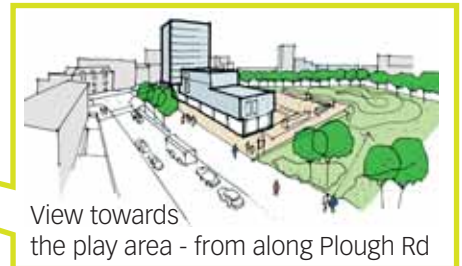
York Gardens



Welcoming entrance to York Gardens - coming from Lombard Road

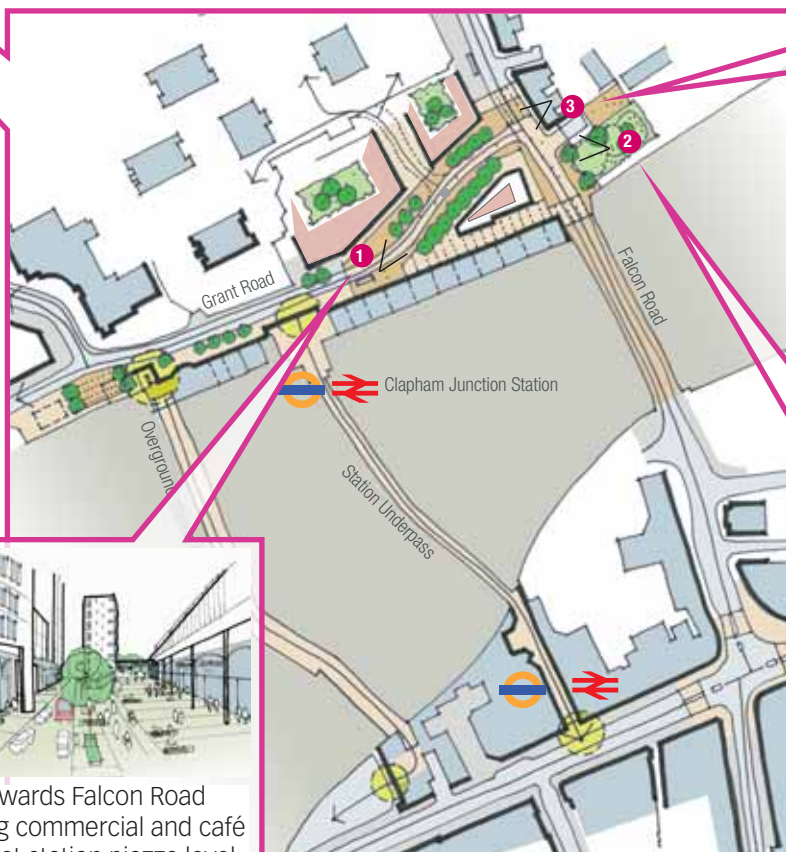


View towards the Park Square - coming from York Rd/Plough Rd Junction



View towards the play area - from along Plough Rd

Bramlands



View from Falcon Road showing retail, and non-residential space at Grant Road/Falcon Road Junction



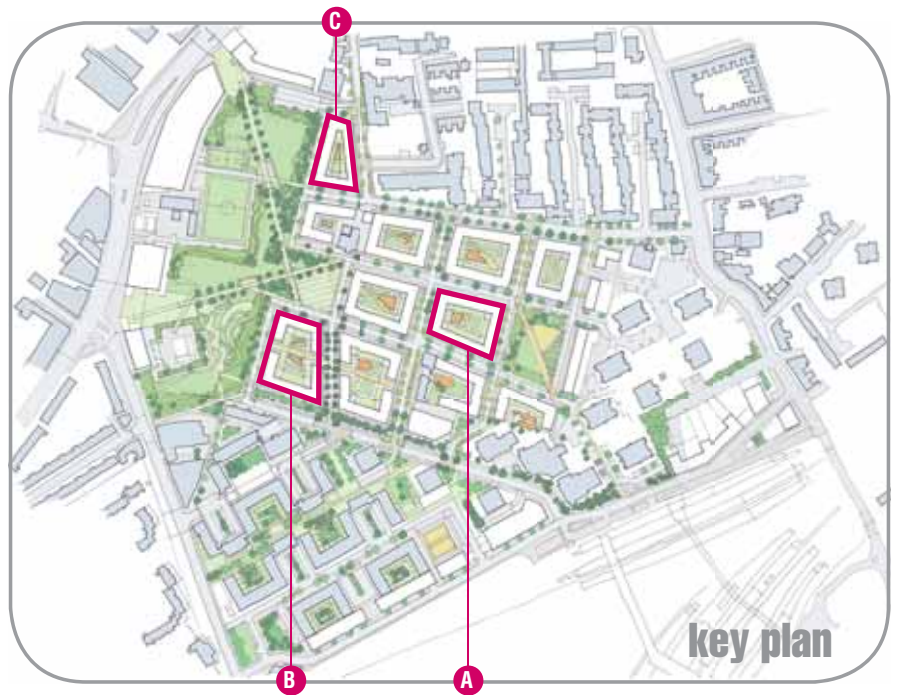
View from Falcon Road showing retail and café spaces under covered canopy towards station entrance



View towards Falcon Road showing commercial and café spaces at station piazza level

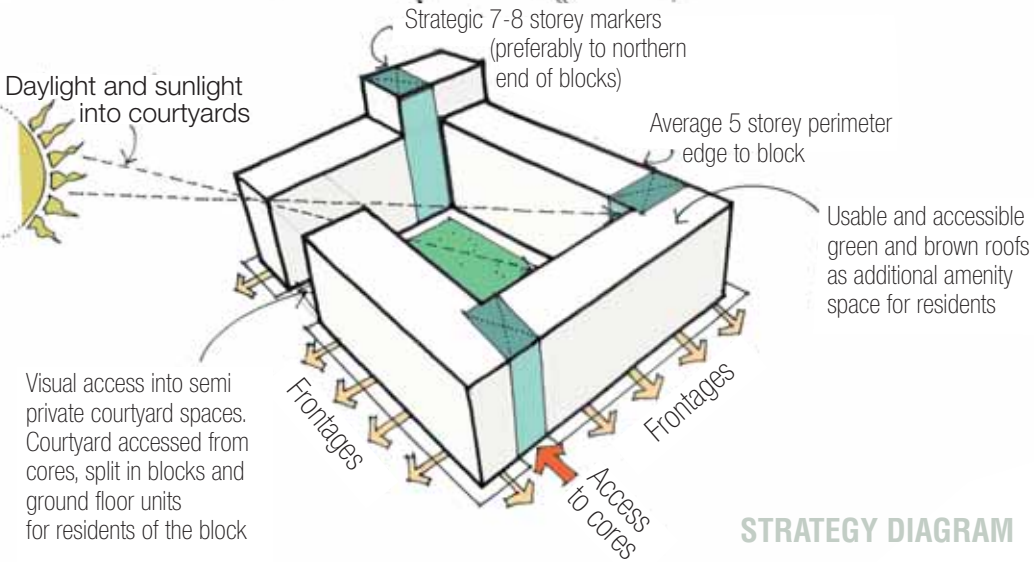
Courtyard blocks

The proposal is that the bulk of new affordable and private housing would be provided in courtyard blocks in a street based layout with more entrances, less dwellings per core, and secure communal open space within the block.



TYPICAL URBAN SQUARE

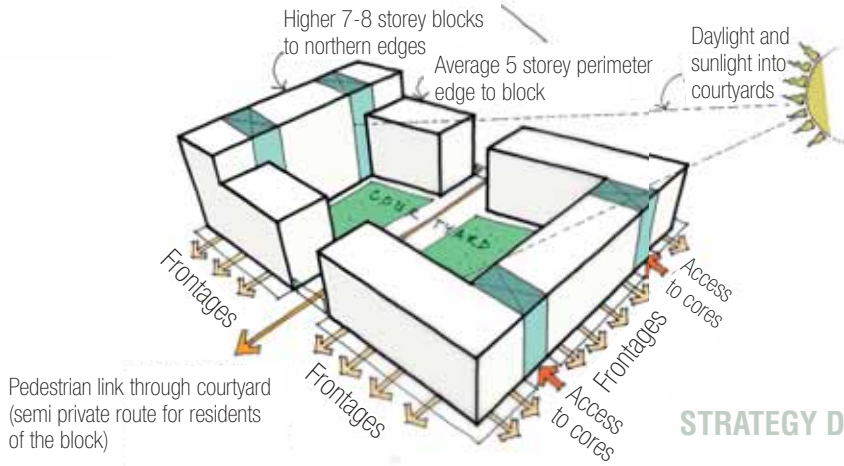
A



STRATEGY DIAGRAM



TYPICAL SPLIT SQUARE

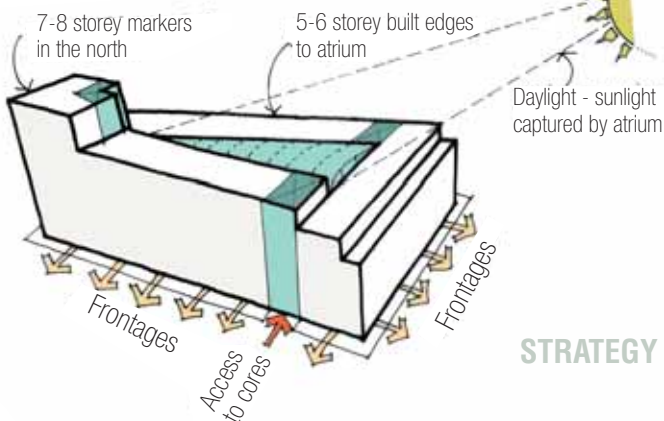
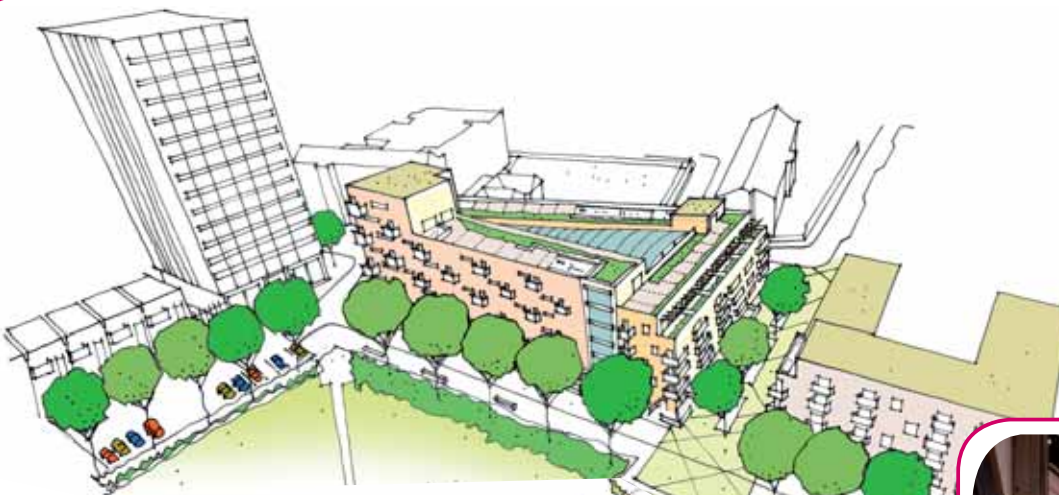


STRATEGY DIAGRAM

B



ATRIUM BLOCK



STRATEGY DIAGRAM

C



House sizes

The new affordable housing to be built will be to the Mayor of London's standards which are compared below to your existing homes.

Your homes now



1 Bed 2 person Flat,
Pennthorne House
50msq/538ftsq



2 Bed/ 4 person Flat,
Holcroft House Type 1
68msq / 732ftsq



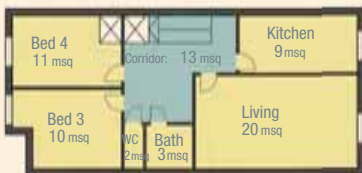
2 Bed Flat/ 4 person,
Holcroft House Type 2
63msq / 678ftsq



3 Bed/ 6 person Flat,
Chesterton House
80msq/861sftsq

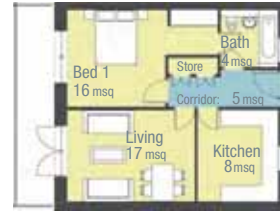


3 Bed/ 5 Person House,
Ganley Court
89msq / 958sftsq



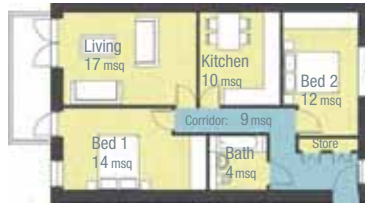
4 Bed/ 6 Person Maisonette,
Scholey House
100msq / 1076sftsq

Mayor of London's current standards



1 Bed Flat 2 Person Flat

50msq/
538ftsq



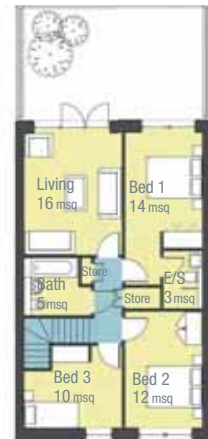
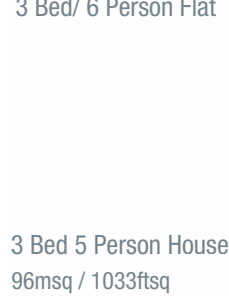
2 Bed 4 Person Flat

70msq/
753ftsq



3 Bed/ 6 Person Flat

95msq/
1022ftsq



3 Bed 5 Person House
96msq / 1033ftsq



4 Bed 6 Person Flat
107msq / 1052sftsq

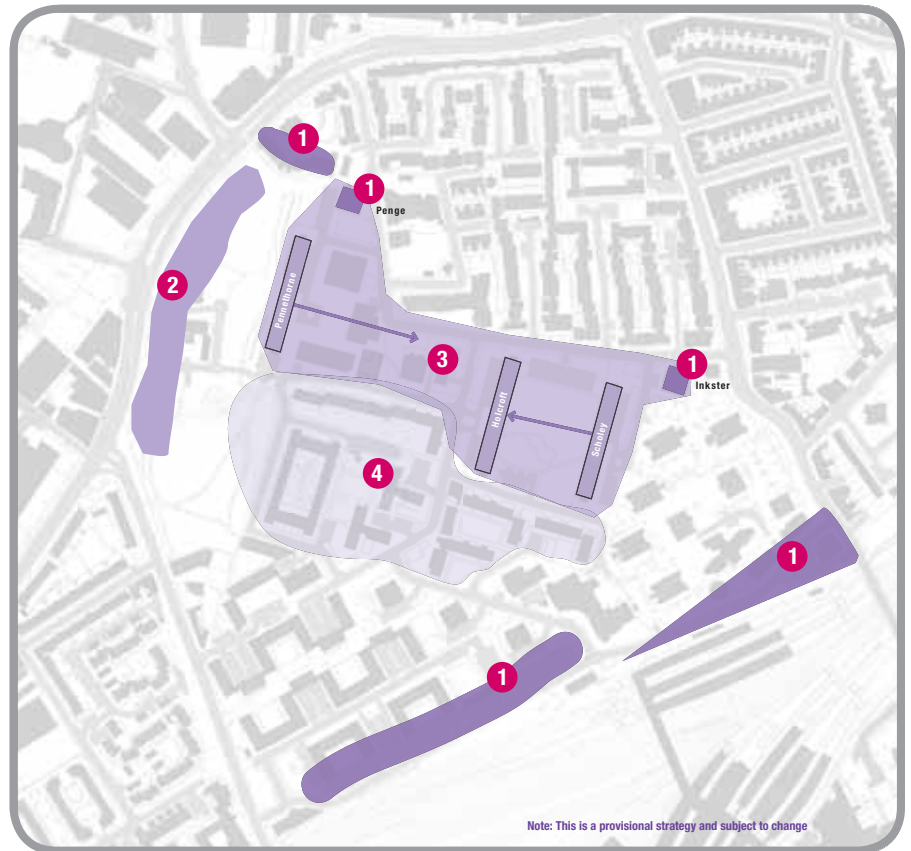


Phasing

This is an initial illustration of how a phased development could work.

A range of 1 bed, 2 bed, 3 bed, 4 bed flats and houses to Lifetime Homes Standards.*

*Plus 10% wheelchair adaptable homes



Phase 1 (2016 - onwards)

- new build along Grant Road
- Bramlands redevelopment and station piazza
- new build on York Gardens site on north edge
- commence refurbishment of Inkster and Penge
- new build housing on local sites

Phase 2 (2016 - onwards)

- commence leisure, community, library facility
- buildings to re-provide for Thames Christian College and Battersea Baptist Chapel

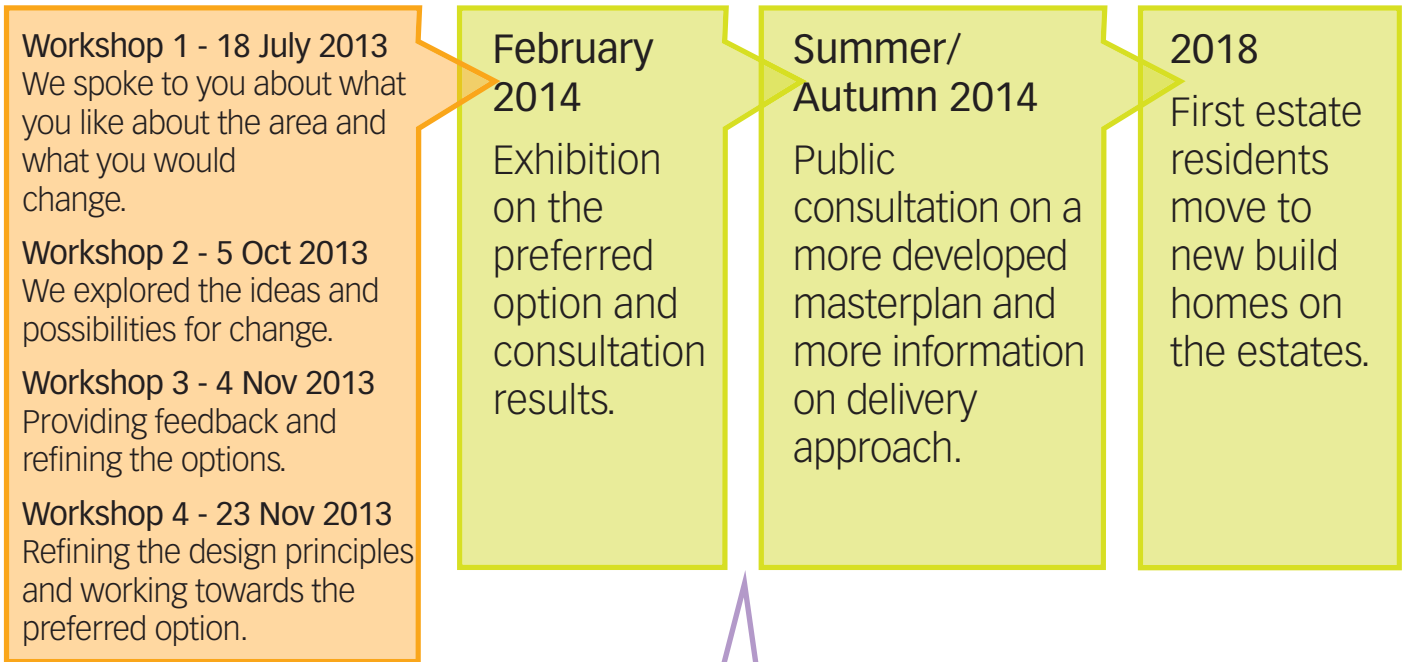
Phase 3 (2018 - onwards)

- commence decant of first block to new build housing [either Pennethorne, Scholey or Holcroft into new build properties]
- demolish first block and continue new build programme
- proceed with decant and re-housing of the other two blocks on York Road Estate

Phase 4 (2021 - onwards)

- commence decant of first stage of Winstanley blocks

The expected time-frame



Work continues for the next six months

- Detailed discussions will continue with residents associations, residents groups and other estate stakeholders on specific aspects of the development including Ganley Court and the refurbishment of Inkster and Penge House.
- The council's Housing Overview and Scrutiny Committee will consider a report on the options consultation on February 25th and will decide whether to endorse further development of the preferred option.
- Drop-in sessions with the masterplanning team at York Gardens Library.
- More work will be undertaken on establishing residents' needs.
- Further details of the residents offer will be developed with leaseholders and tenants.
- More detailed planning guidance and proposals will be developed.
- Identify other sites in the local area for re-housing, and consult with residents.
- Develop a block by block phasing plan.
- Discussions with Transport for London and Network Rail.
- Develop brief for the leisure/community centre and proposals for Battersea Chapel, Thames Christian College, Church of the Nazarene and Providence House.

Following the above actions, a more developed masterplan will be presented to the community for consultation later in the year.

Our rehousing commitments

We are in the early stage of developing a master plan for the neighbourhood with this preferred option being put to the council at February 2014. If agreed this will confirm that the council wishes to work with local residents to develop this option further. 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. We are in the early stages of developing a master plan for the neighbourhood with this preferred option being put to the council at February 2014. If agreed this will confirm that the council wishes to work with local residents and stakeholders to develop this option further.

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.
- We will fund independent advice on your options.

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.

Keep informed . . .

If you have any questions about the preferred option or the masterplanning process in general then please get in touch with the masterplanning team using the contact details below. We will advertise more drop-in sessions at York Garden's Library so we can go through the latest proposals with you face-to-face.

Stakeholder meetings

Our team will continue to attend meetings with local residents, community groups, businesses, residents associations and other local stakeholders over the coming months while work continues on developing the preferred option. To find out how to join a Residents Association or how to form a new one contact the masterplanning team.

Online

Our webpages include a copy of this booklet, the boards from our preferred option exhibition and more information on the masterplanning process.

Visit: www.wandsworth.gov.uk/winstanleyyorkroad

E-newsletter

To receive updates on the masterplanning project by email sign up for the e-newsletter at

www.wandsworth.gov.uk/winstanleyyorkroad

Contact Us

You can contact the masterplanning team who can help answer your questions and explain how you can get involved.

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WYR Project Officer

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Call: (020) 8871 6802