

# Welcome to the update exhibition of the Winstanley and York Road regeneration

View across the new York Gardens



Please fill in a questionnaire before you leave.

This exhibition sets out the proposed improvement plan for the Winstanley and York Road estates.

The proposals have been developed in discussion with residents and stakeholders from the Council's masterplan, through the initial Joint Venture proposal last summer to the current proposals. The intention now is to apply for planning permission.

This exhibition provides details on the overall long term plan for the area, on the new improved park, on the proposed new housing both affordable and private and on the new community hub including the leisure centre, library, community centre and children's centre.

We consider these proposals to be an opportunity to deliver a meaningful long term improvement to the area and create a neighbourhood where both existing and new residents will want to stay and prosper.

As existing residents of the area we welcome your comments on our proposals and hope you enjoy this exhibition.



View of new council housing in Block 5 across the new York Gardens

Professional team working on the scheme



## Shaping the future. Together.

Computer generated images and illustrations are indicative only



# The regeneration story so far...

This board shows the project's progress so far and where we are in the planning programme for the project.

**Bid submission**  
December 2016

**WYR JV  
partnership  
formation**  
September 2017

**Workshops &  
consultations**  
July 2017  
October 2017  
November 2017  
February 2018

**Land north  
of Grant Road  
Planning  
Application**  
December 2017

**Planning  
committee  
approves  
land north of  
Grant Road**  
March 2018



Consultation event, July 2017



## Next steps

1

Consultation of the hybrid masterplan  
Summer 2018

2

Submission of the hybrid planning application (Phase 1 and outline blocks)  
Summer 2018

3

Construction commences - land north of Grant Road  
Autumn 2018

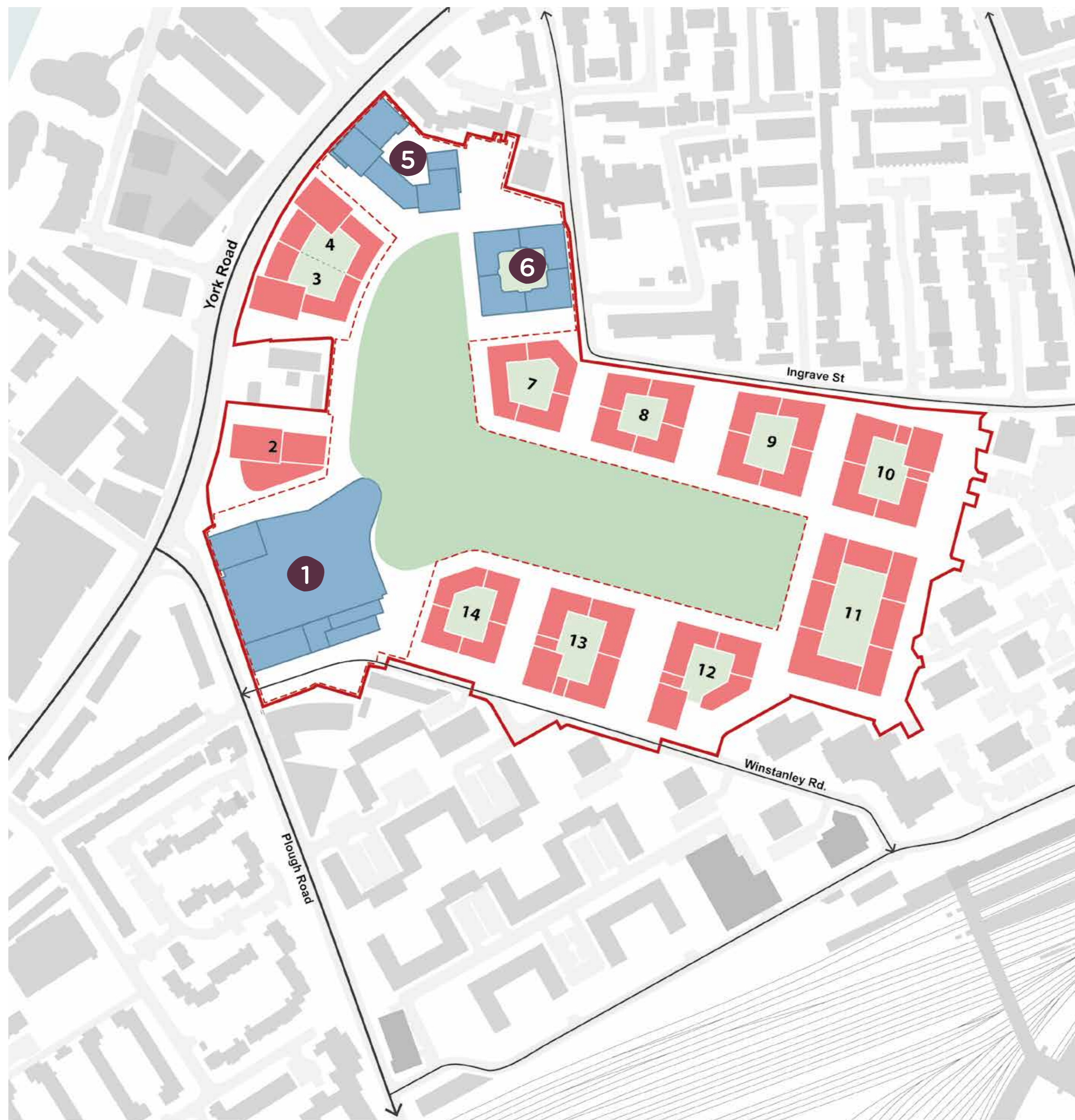
4

Planning consultation on hybrid application  
Summer/Autumn 2018

# Planning application

The planning application is to be submitted in summer 2018. This process is explained below.

This diagram shows which buildings are to be submitted in detail and which are to be submitted in outline within the planning application.



**Key**

- Detailed application
- Detail boundary
- Outline application
- Outline boundary

**Our planning application for the masterplan will be a 'hybrid' application. That means the masterplan will be part 'detailed' and part 'outline'.**

**'Detailed' planning permission**

will allow that part of the masterplan to be built out without further planning permissions being required.

**'Outline' planning permission**

will allow for planning in principle but we will require additional detailed planning applications (called reserved matters applications) to confirm the full details which will come forward over the next few years as the development progresses.

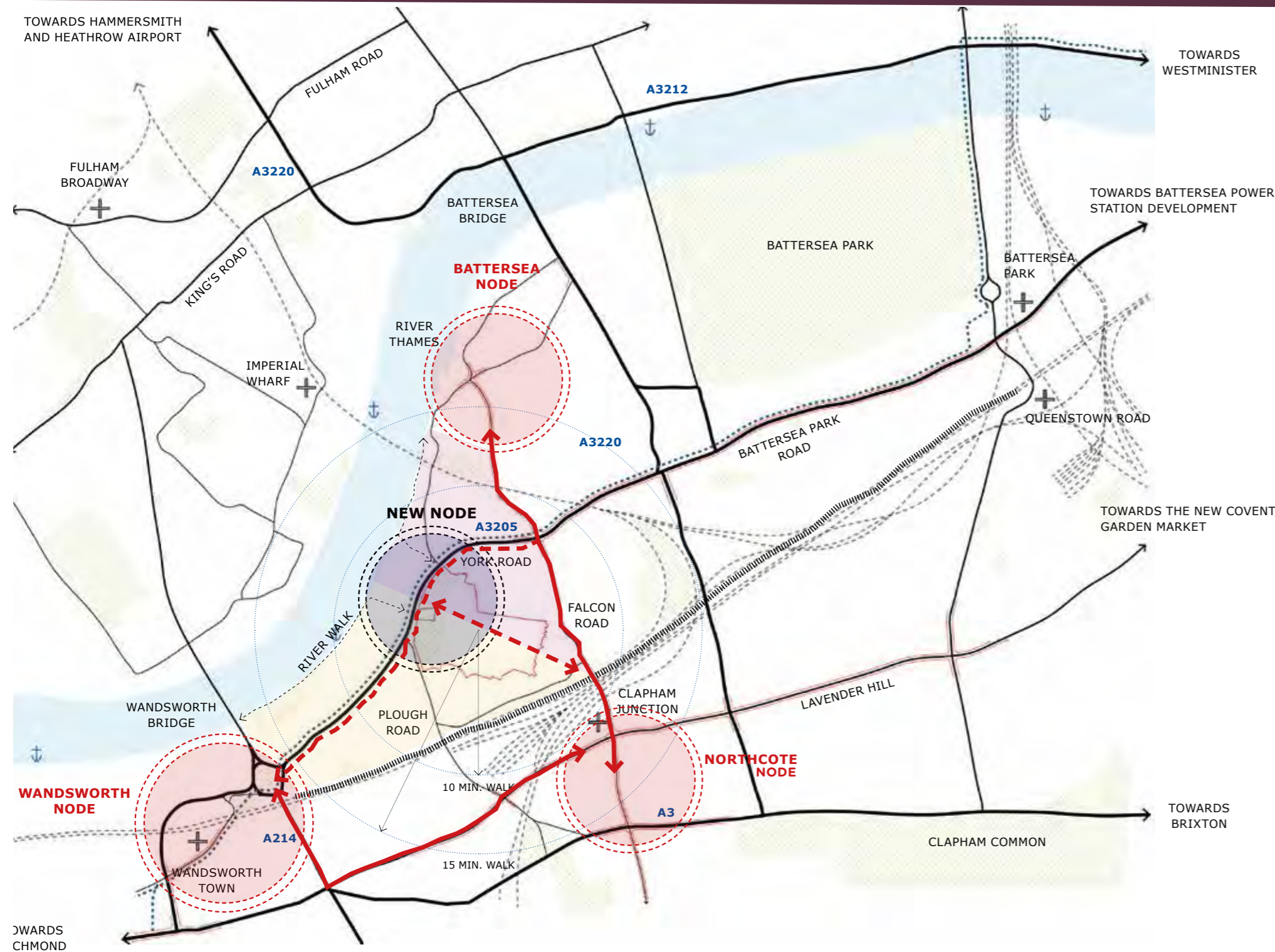
Detailed elements of the application



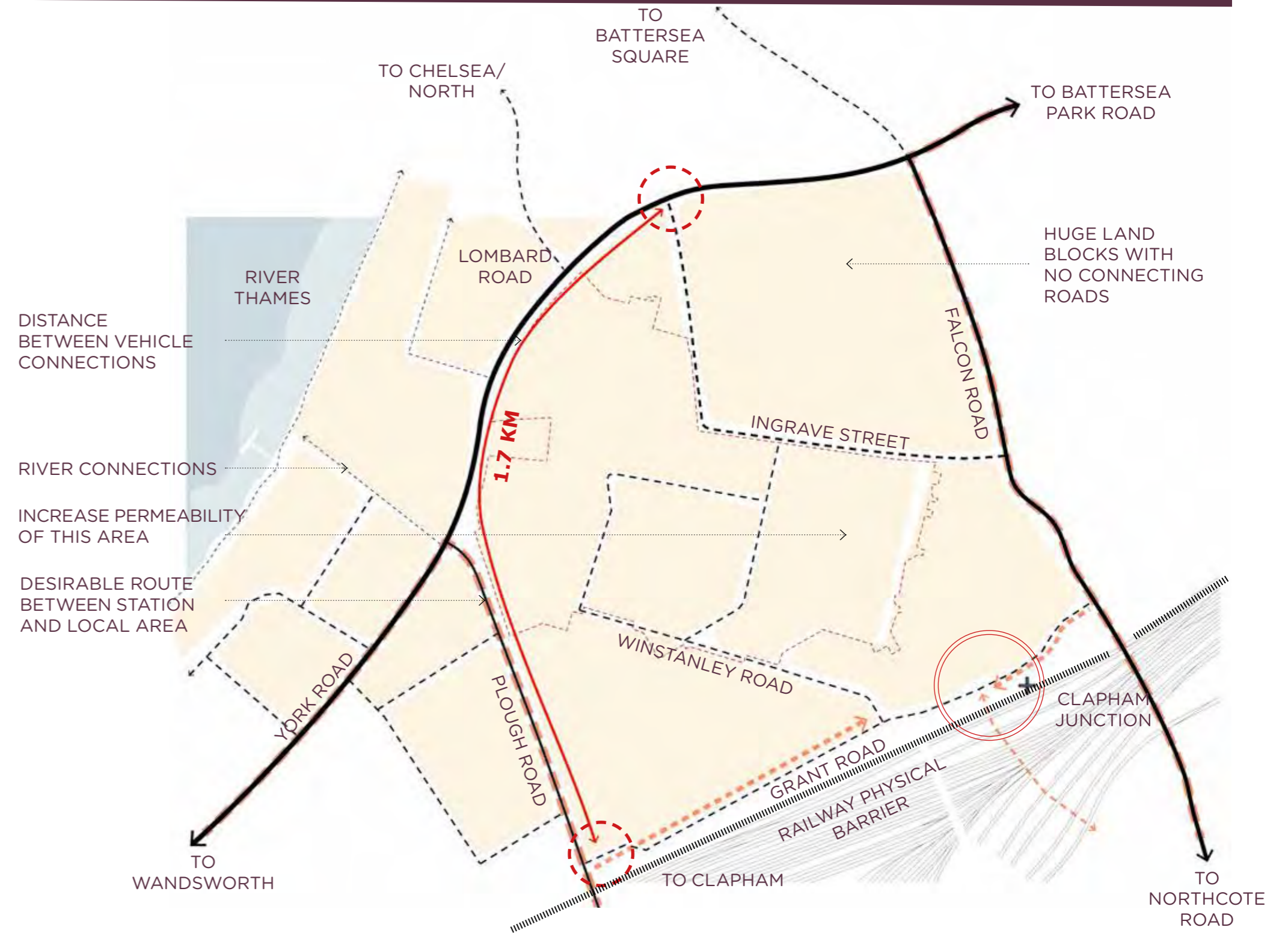
# Masterplan concept

This board explains the design rationale behind the masterplan.

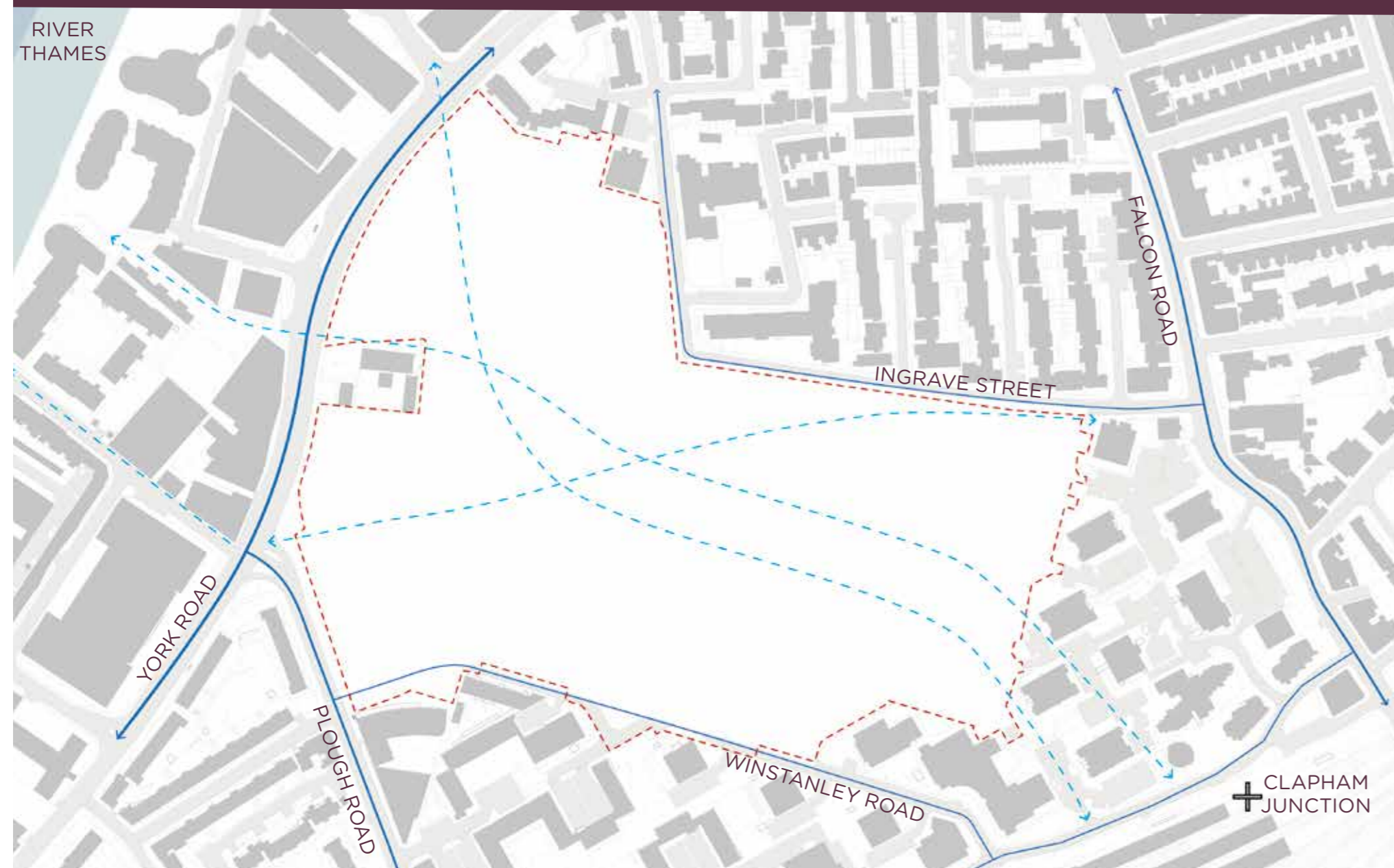
## 1. Improving regional connections



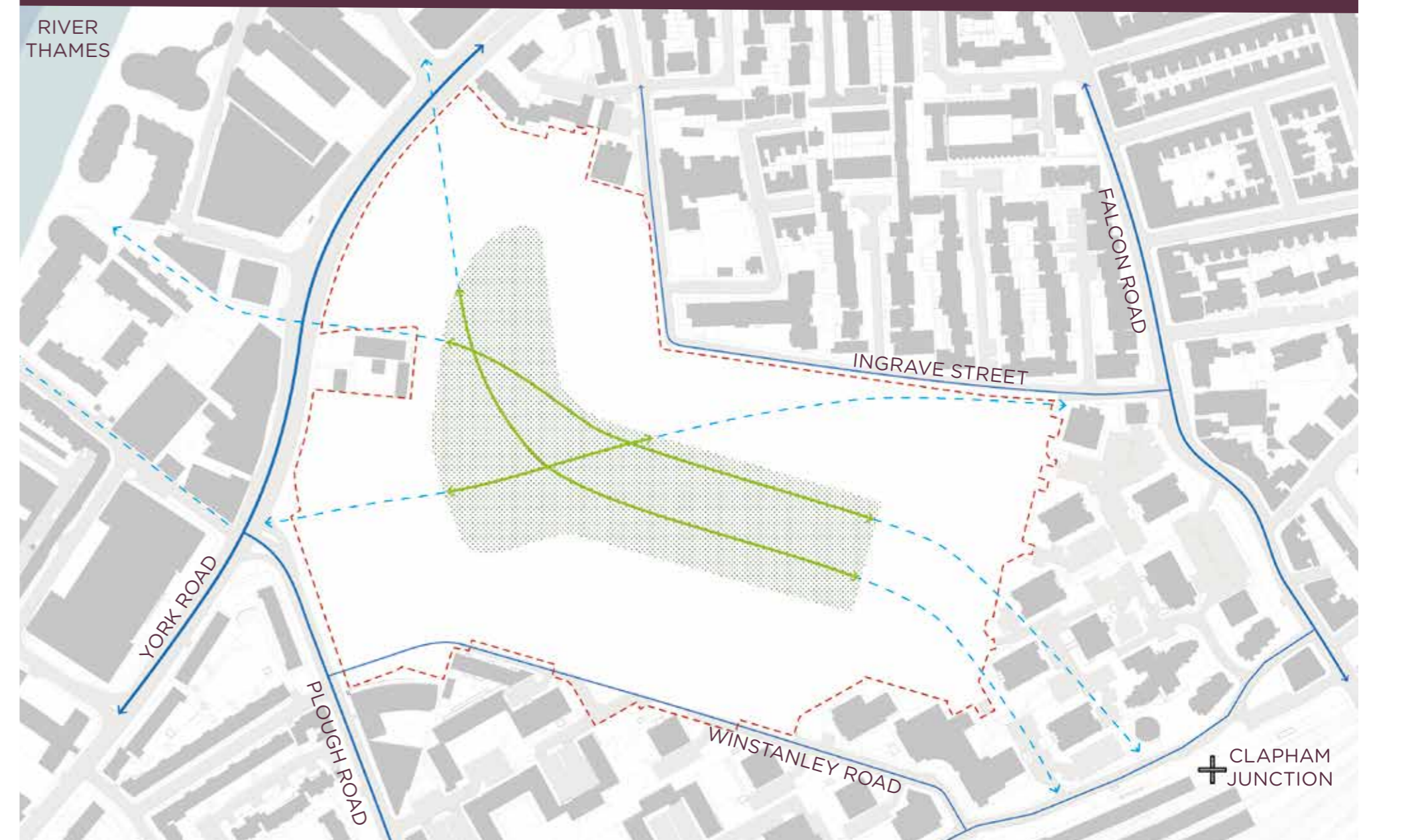
## 2. Recognising the lack of local connections



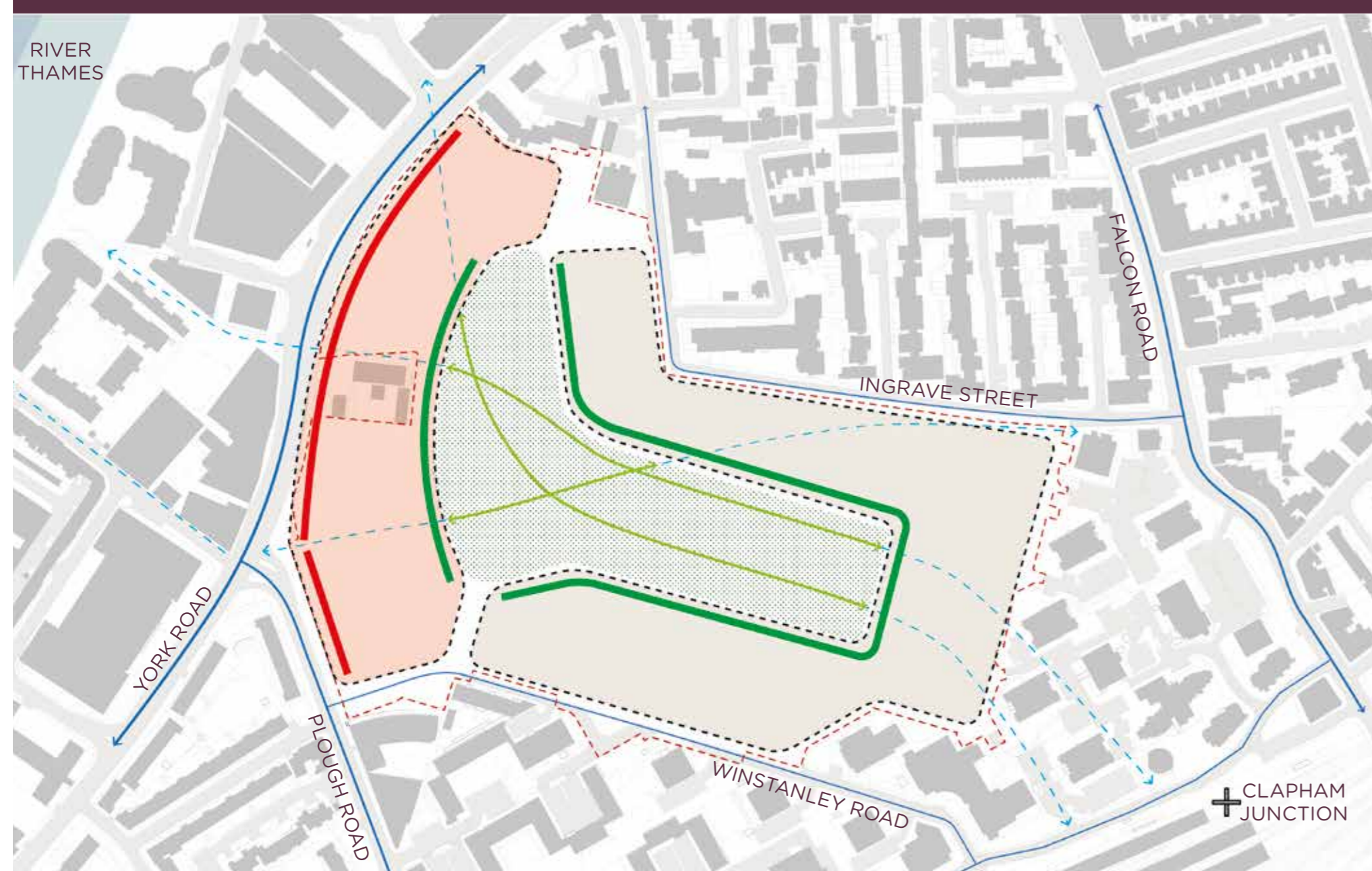
## 3. Establishing key routes



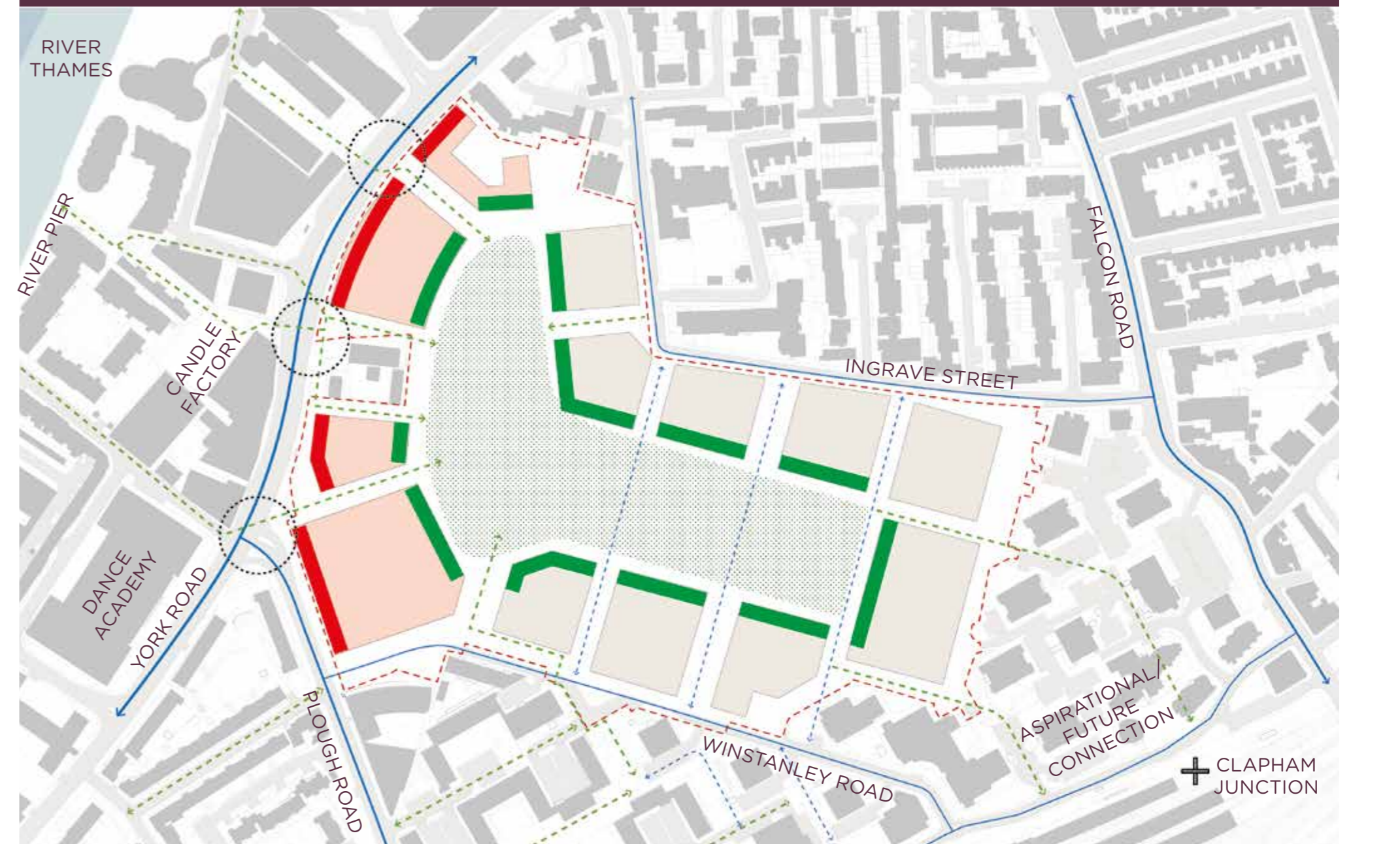
## 4. Centralising the park and creating connections



## 5. Creating distinct character areas - busy along York Road and quiet around the park



## 6. Responding to local connections and destinations



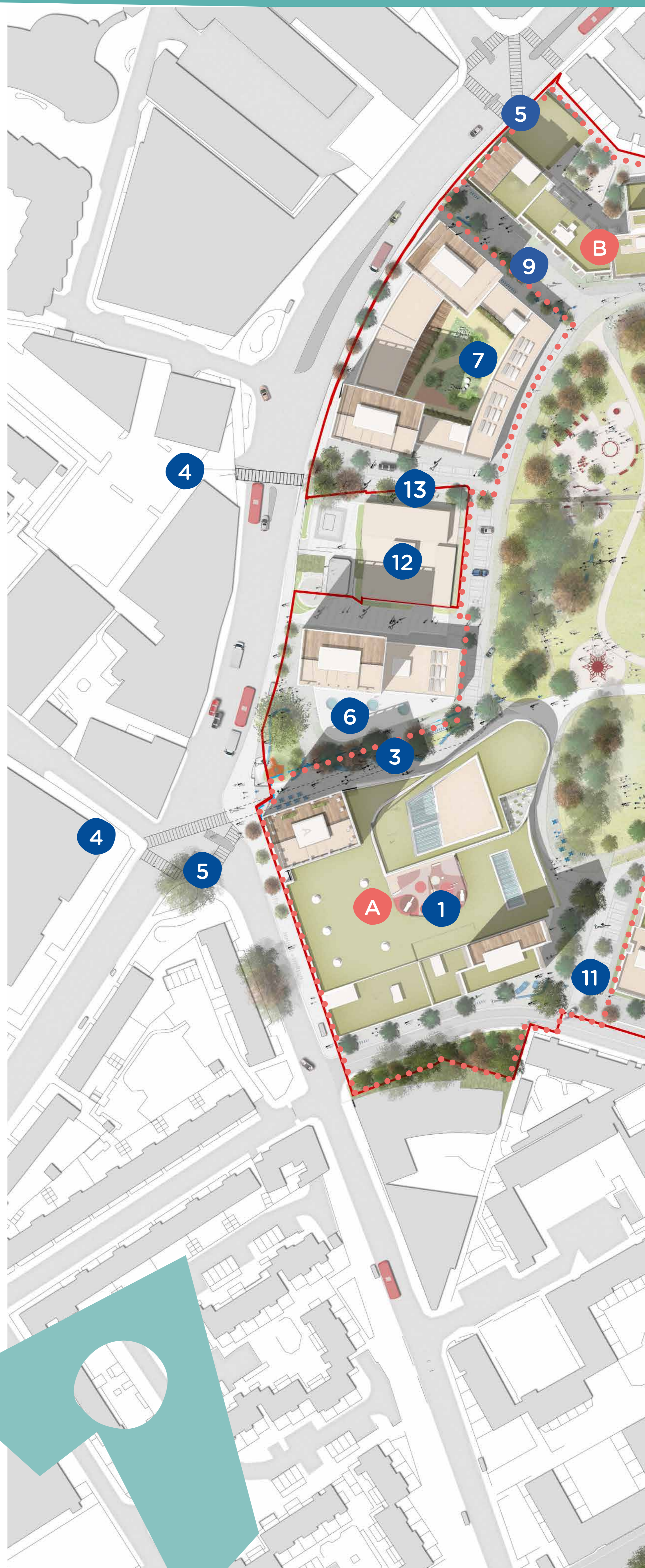
- Key**
- Hybrid application boundary
  - Primary road frontage
  - Buildings
  - Park edge area
  - Major desire lines
  - Local connectors
  - York Road area
  - Estate connections
  - Primary roads
  - Park edge frontage
  - Inter estate connection
  - York Gardens

# Masterplan

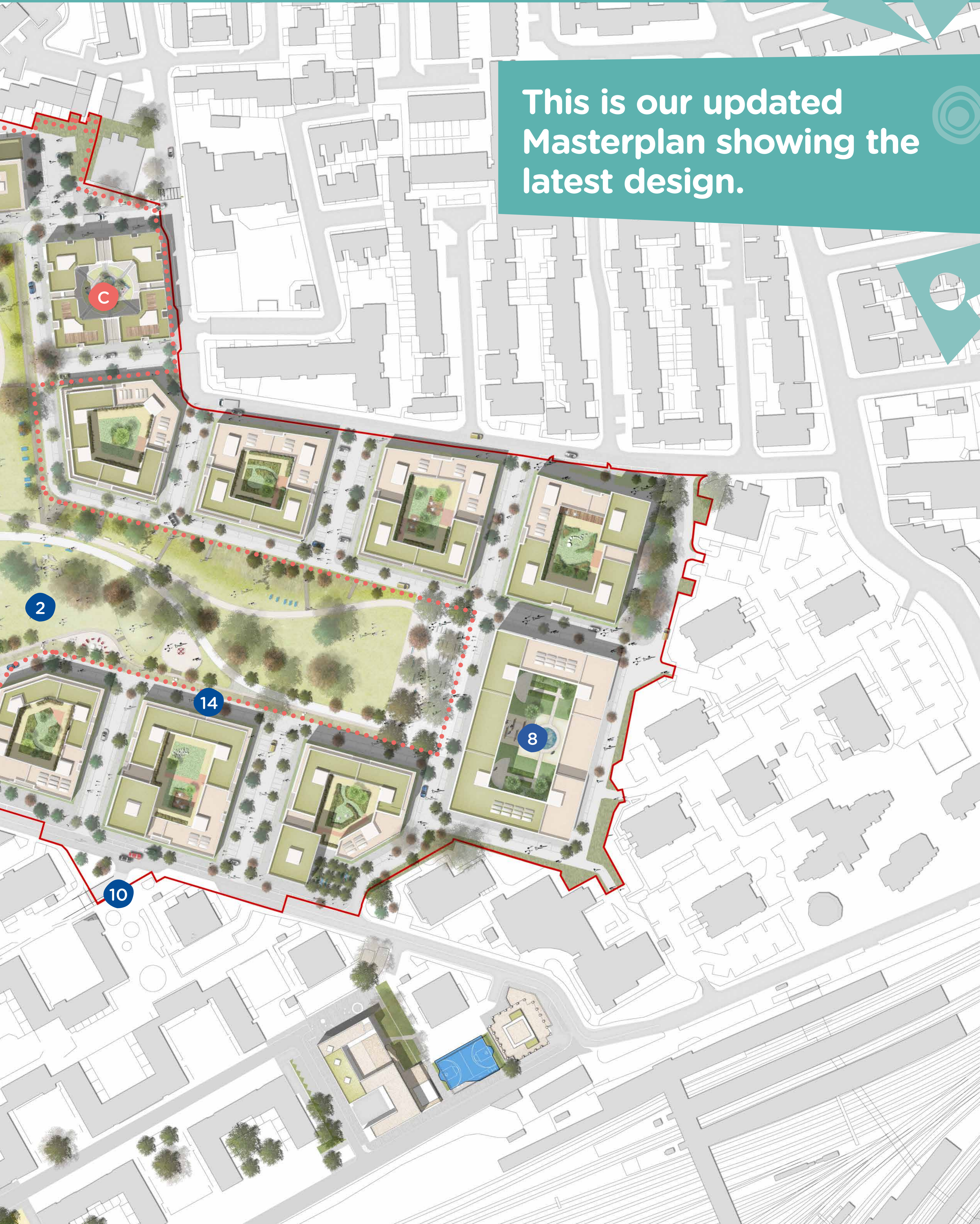
## Key

- Masterplan outline boundary
- Phase 1 planning application boundary
- A Block 1
- B Block 5
- C Block 6
- 1 New Leisure and Community Hub
- 2 York Gardens
- 3 A new public open space providing connection to park and entrance to new community facility
- 4 Enhanced existing connections to Thames Pathway
- 5 Improved crossings
- 6 Health centre
- 7 Workspace
- 8 Build-to-rent block with communal facilities
- 9 Improved public realm
- 10 Realigned Winstanley Road
- 11 Winstanley Road connection to the park and location of coach drop-off
- 12 Falconbrook Pumping Station
- 13 Improved pedestrian connection to park
- 14 Park frontage across the whole scheme shared equally by affordable housing and private residents

Planning has been secured subject to Section 106 for Land North of Grant Road. This is an enabling scheme which includes new premises for Battersea Baptist Church, Thames Christian college and 46 new council flats for existing estate residents. This will create space for new housing and the new park on the main estate scheme.

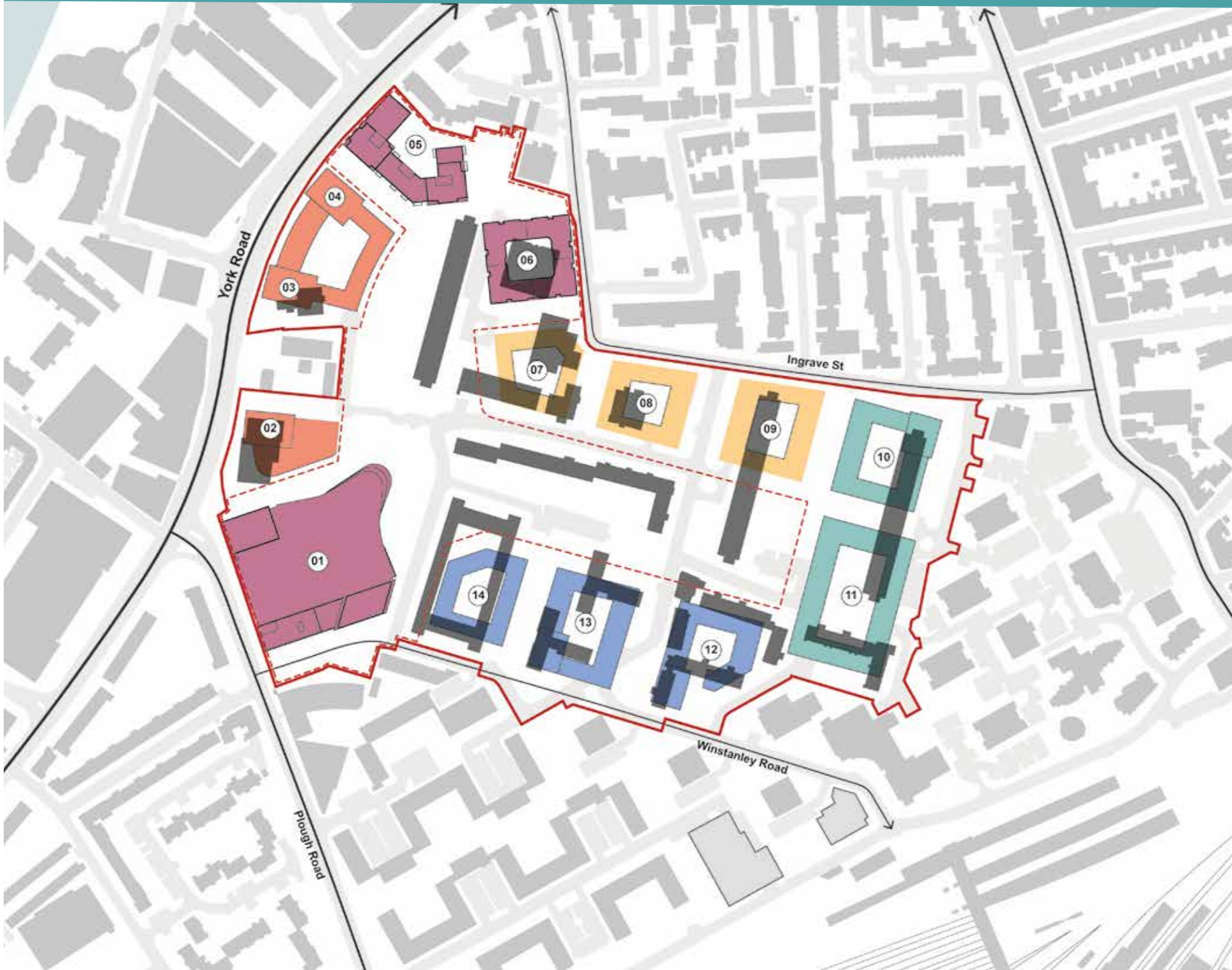


This is our updated Masterplan showing the latest design.

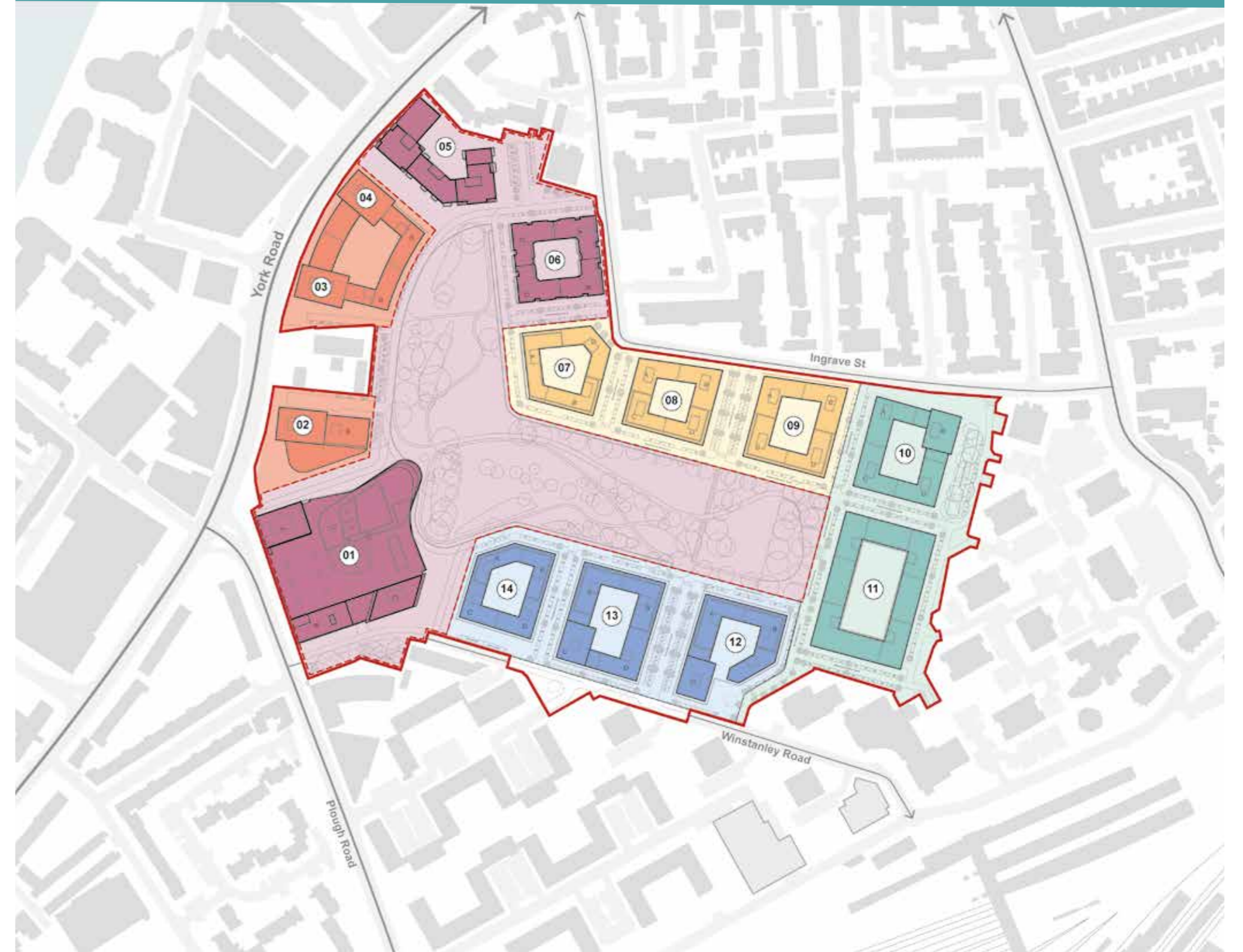


# Phasing

Proposed new blocks overlaid over existing



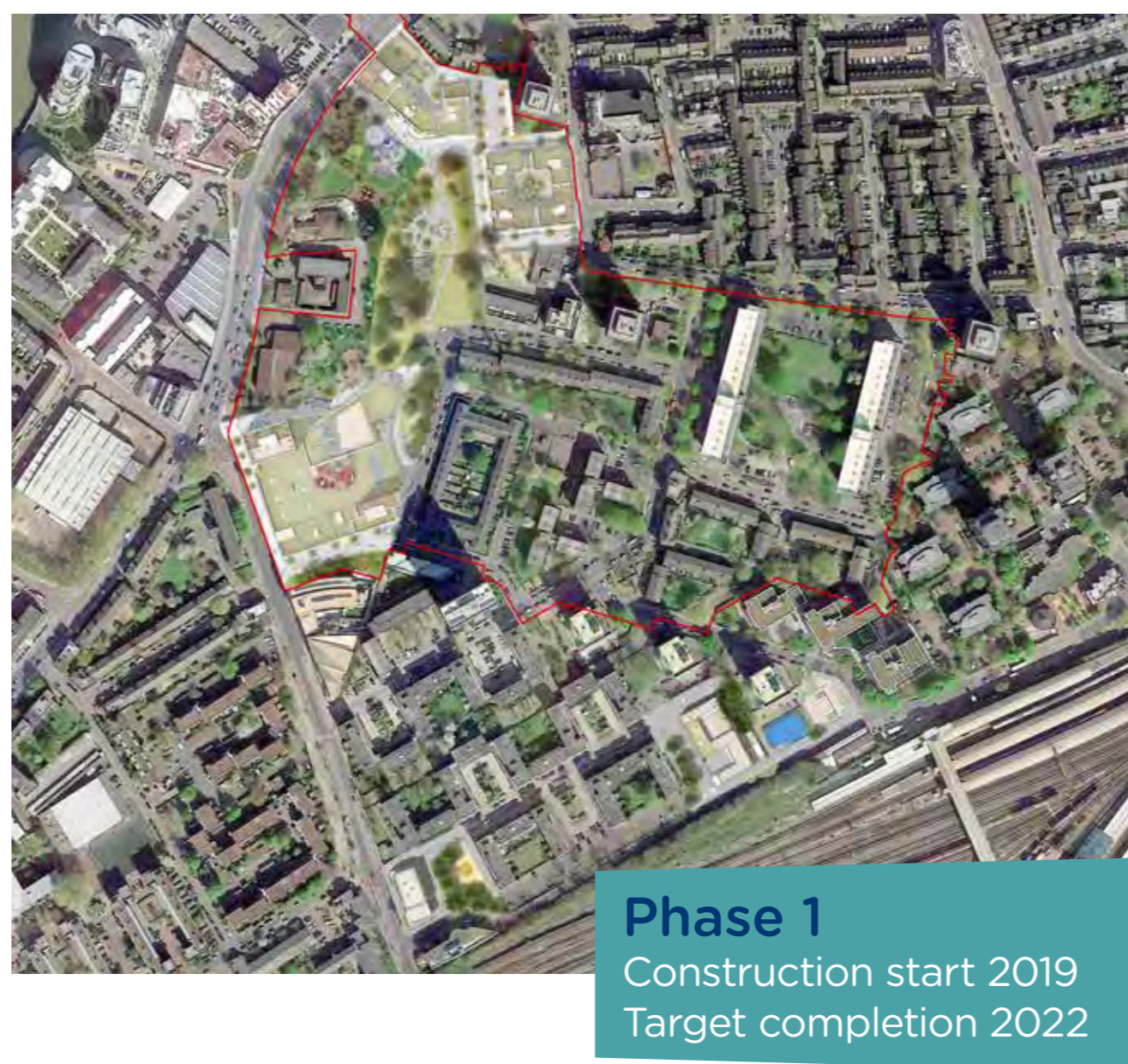
Proposed development phasing



**Key**

- Detailed application
- Outline application
- Existing roads
- Existing buildings
- Phase 1 boundary
- Phase 1 development phasing
- Phase 2 boundary
- Phase 2 development phasing
- Phase 3 boundary
- Phase 3 development phasing
- Phase 4 boundary
- Phase 4 development phasing
- Phase 5 boundary
- Phase 5 development phasing

## Development phasing sequence to deliver the regeneration



# Leisure and community hub

The community building will deliver outstanding leisure, community, sports, library and childcare facilities.

## Location plan

### Key

- Leisure and community hub
- Other blocks
- - - Detail boundary
- Outline boundary



## Ground floor

- Entrance foyer, cafe and circulation
- Community hall
- Main pool hall
- Teaching pool and splash pool hall
- Sports hall
- Changing rooms



## First floor

- Circulation
- Fitness suite
- Studios
- Library
- Pool spectators
- Changing rooms



## Second floor

- Circulation
- Fitness suite
- Nursery
- Childrens centre



Indicative childrens' library

Computer generated images and illustrations are indicative only



# Leisure and community hub

The community building will deliver outstanding leisure, community, sports, library and childcare facilities.

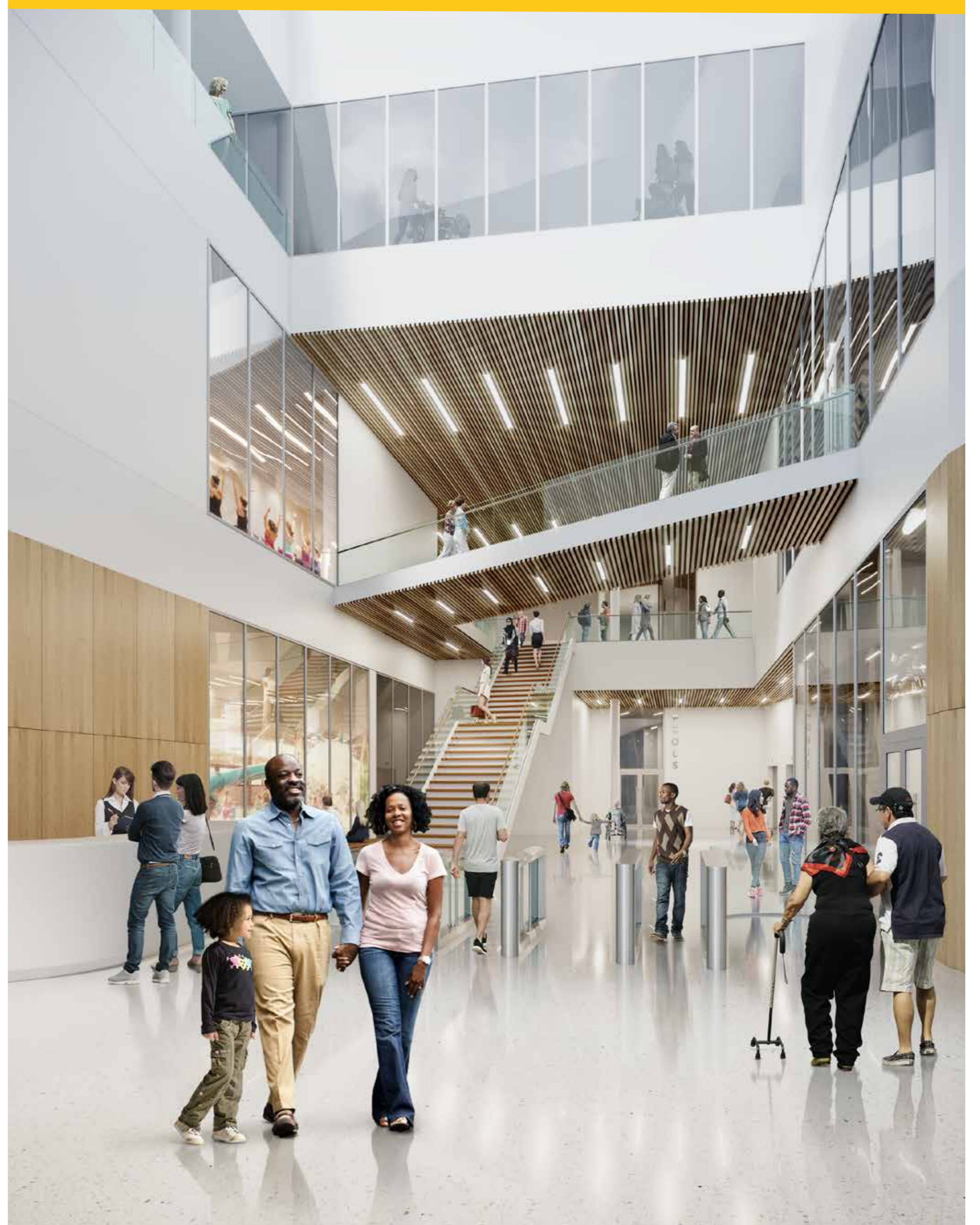
The new leisure facility will have three pools and ample changing facilities



Outstanding sports facilities



A grand, inviting entrance space



A community hub for everyone



# Block 1

Block 1 is located at the south western boundary of the Winstanley and York Road Regeneration, adjacent to York and Plough Road.

## Location plan

### Key

- Block 1
- Other blocks
- - - Detail boundary
- Outline boundary



The block is split into four components featuring the leisure and community centre, commercial space and two residential buildings. Block 1A is 32 storeys and Block 1C is part 20 storeys, part 17 storeys and are providing 236 one, two and three bedroom apartments for sale.

## Ground floor plan



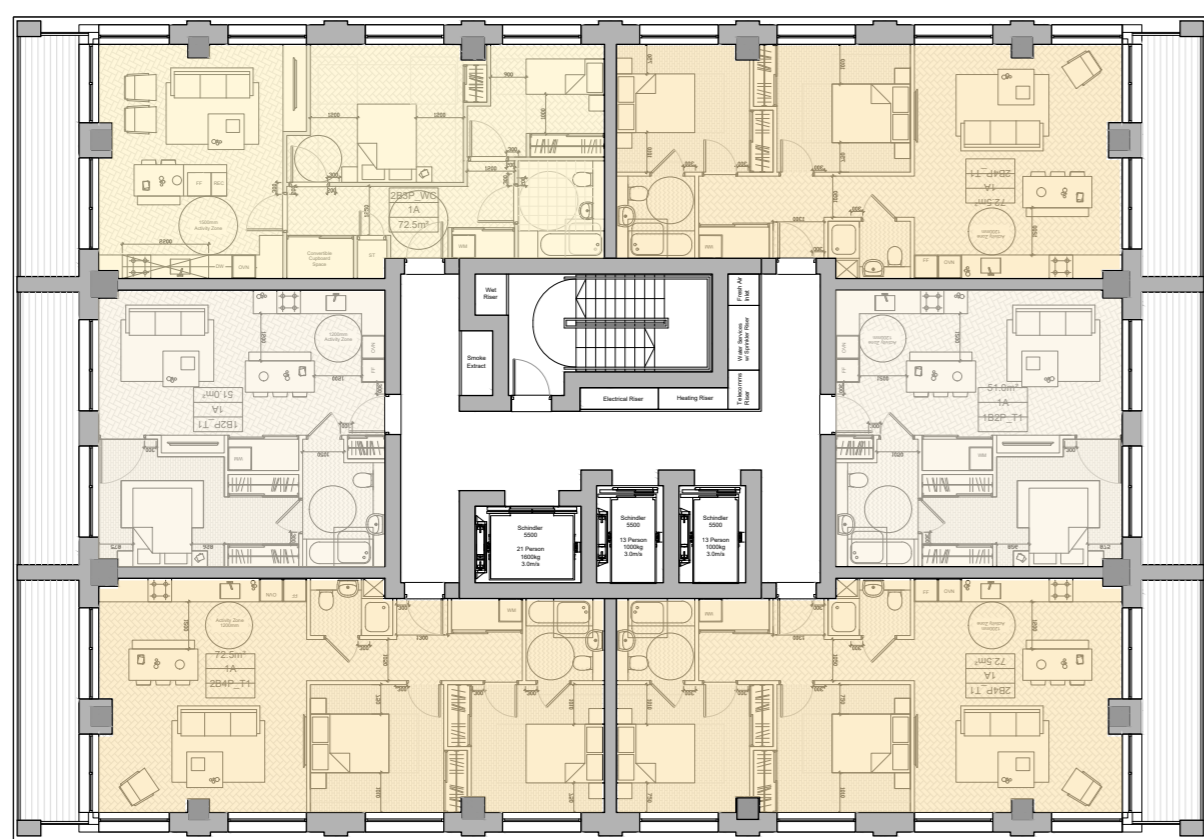
## Exterior entrance view



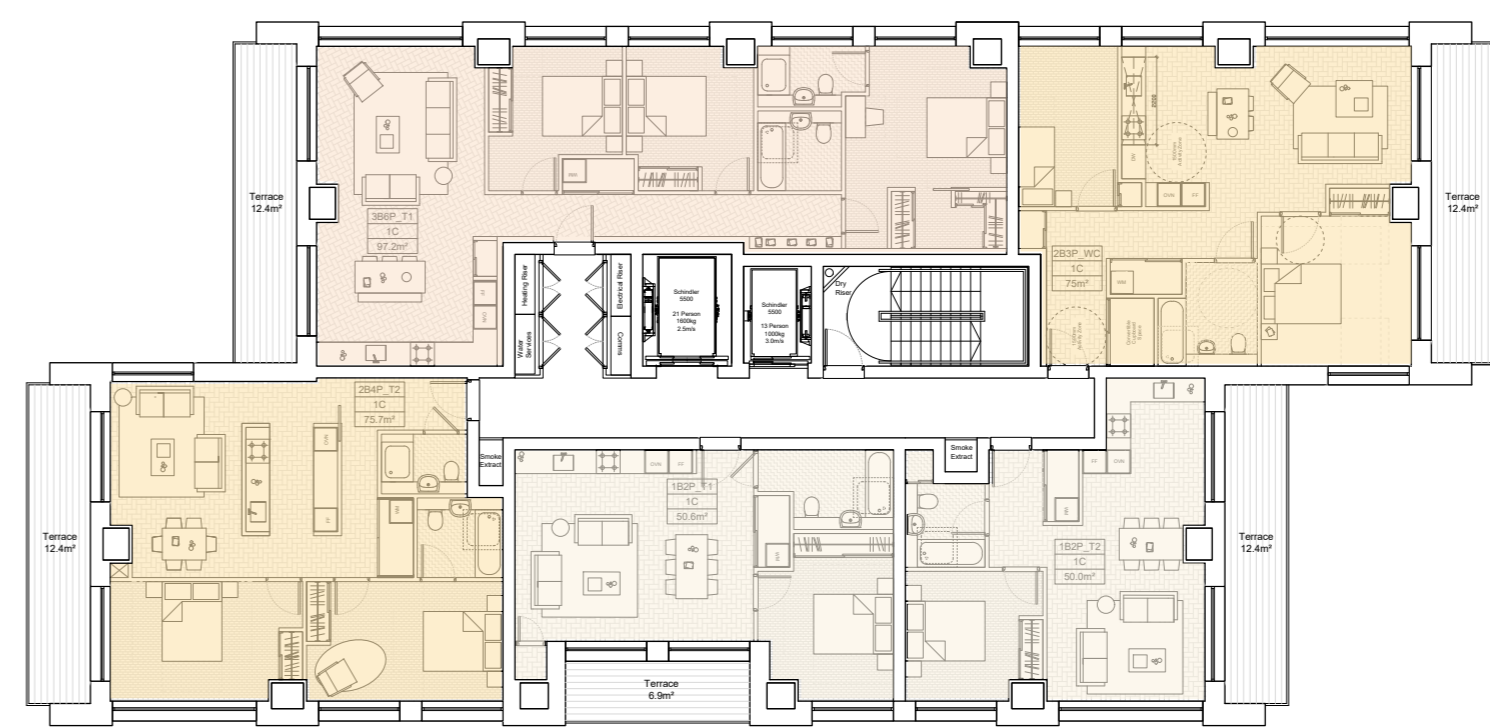
## View from Winstanley Road



## Tower 1A typical floor plan



## Tower 1C typical floor plan

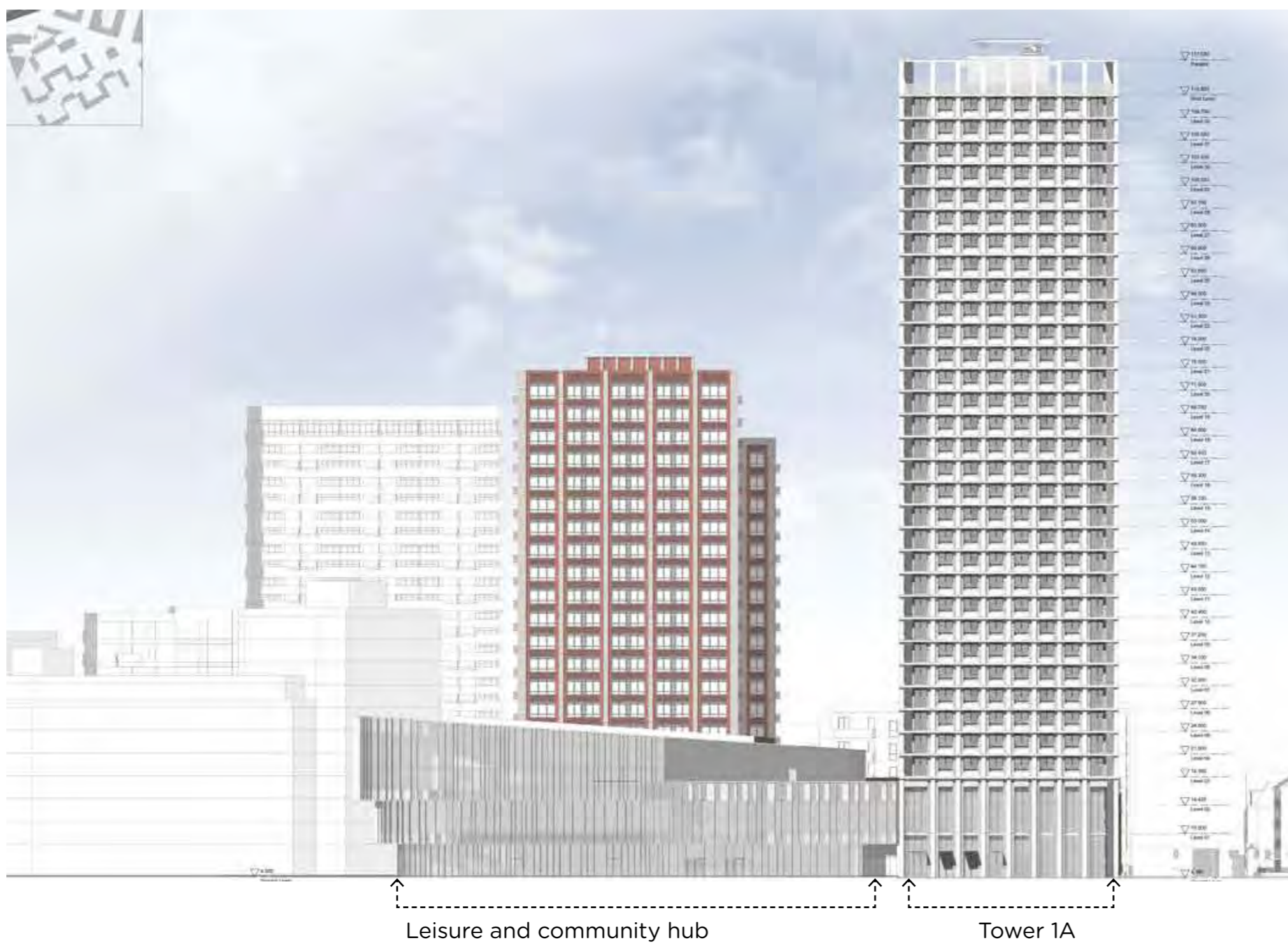


- 1 bedroom, 2 person
- 2 bedroom, 2 person (Wheelchair unit)
- 2 bedroom, 4 person
- 3 bedroom, 6 person

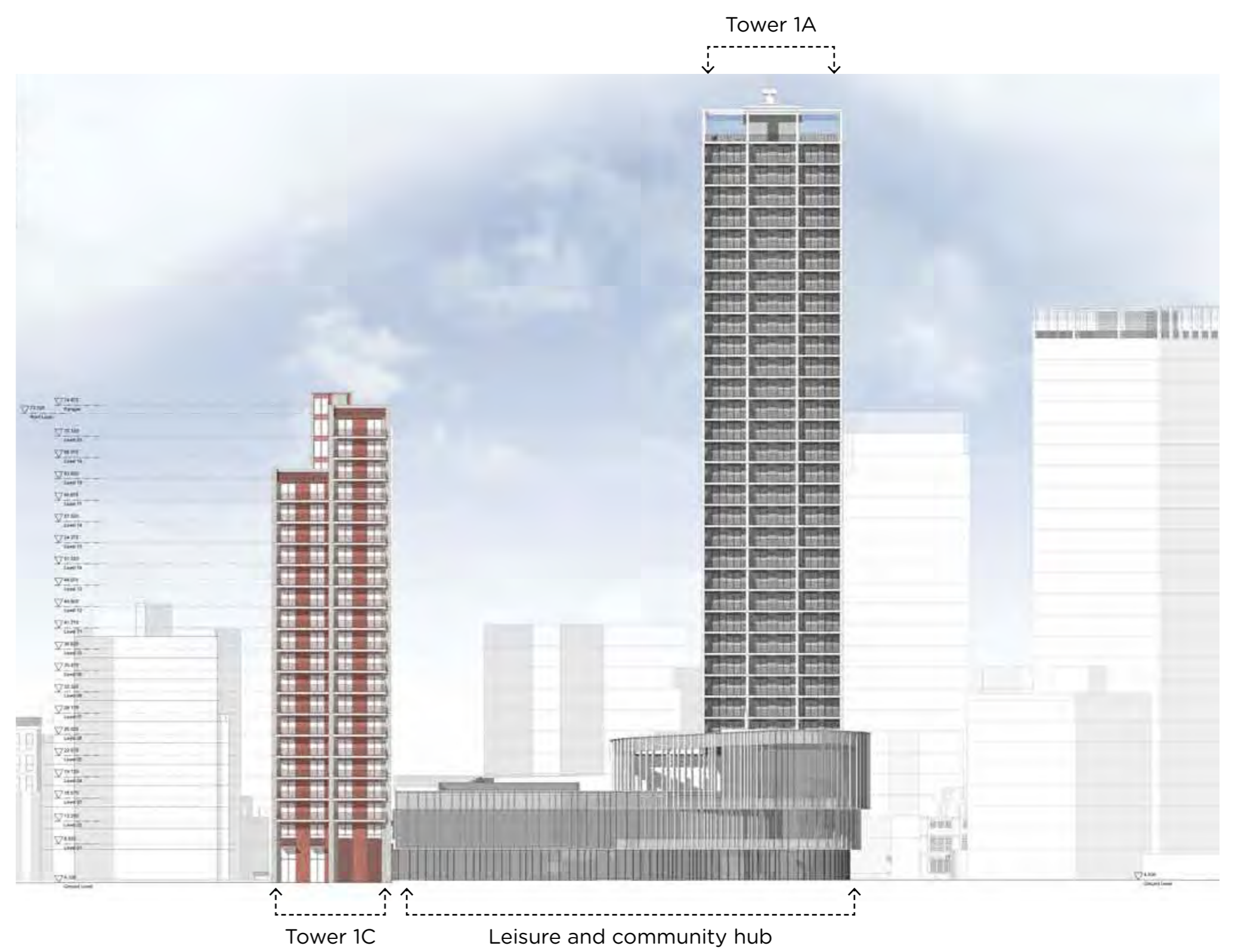
# Block 1



View from York Road



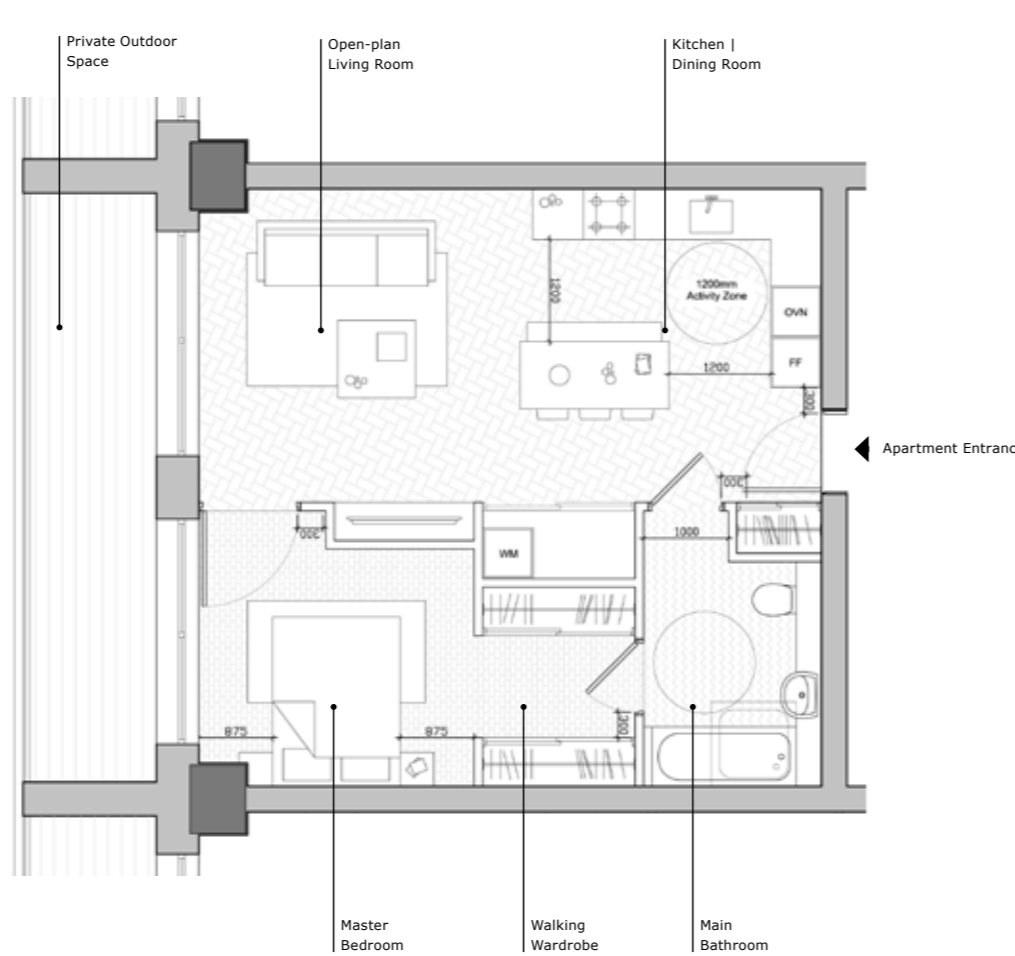
South elevation



East elevation

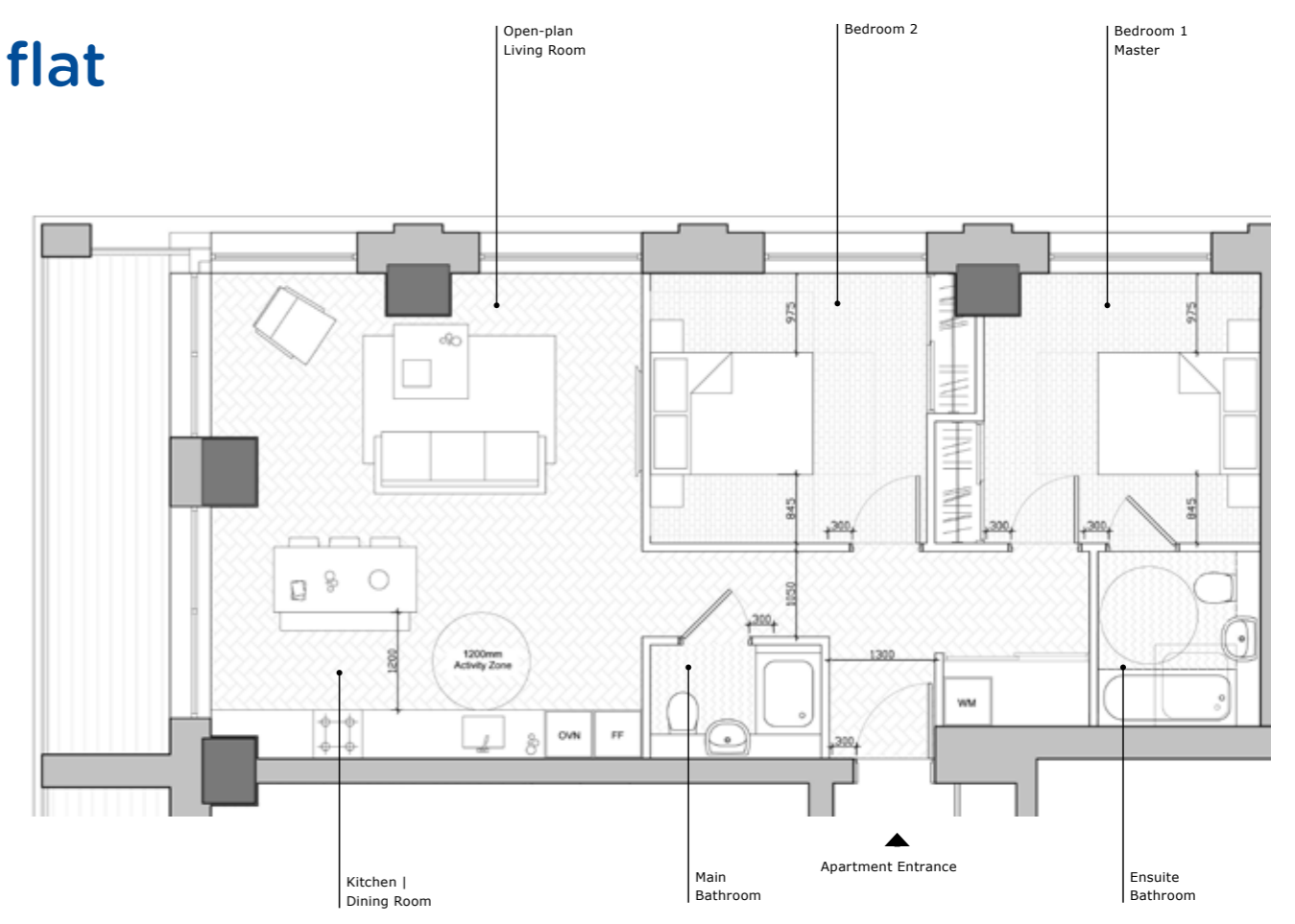
## Example 1 bedroom flat 50m<sup>2</sup>

- Open plan living
- Large private terrace



## Example 2 bedroom flat 73m<sup>2</sup>

- Open plan living
- Large private terrace

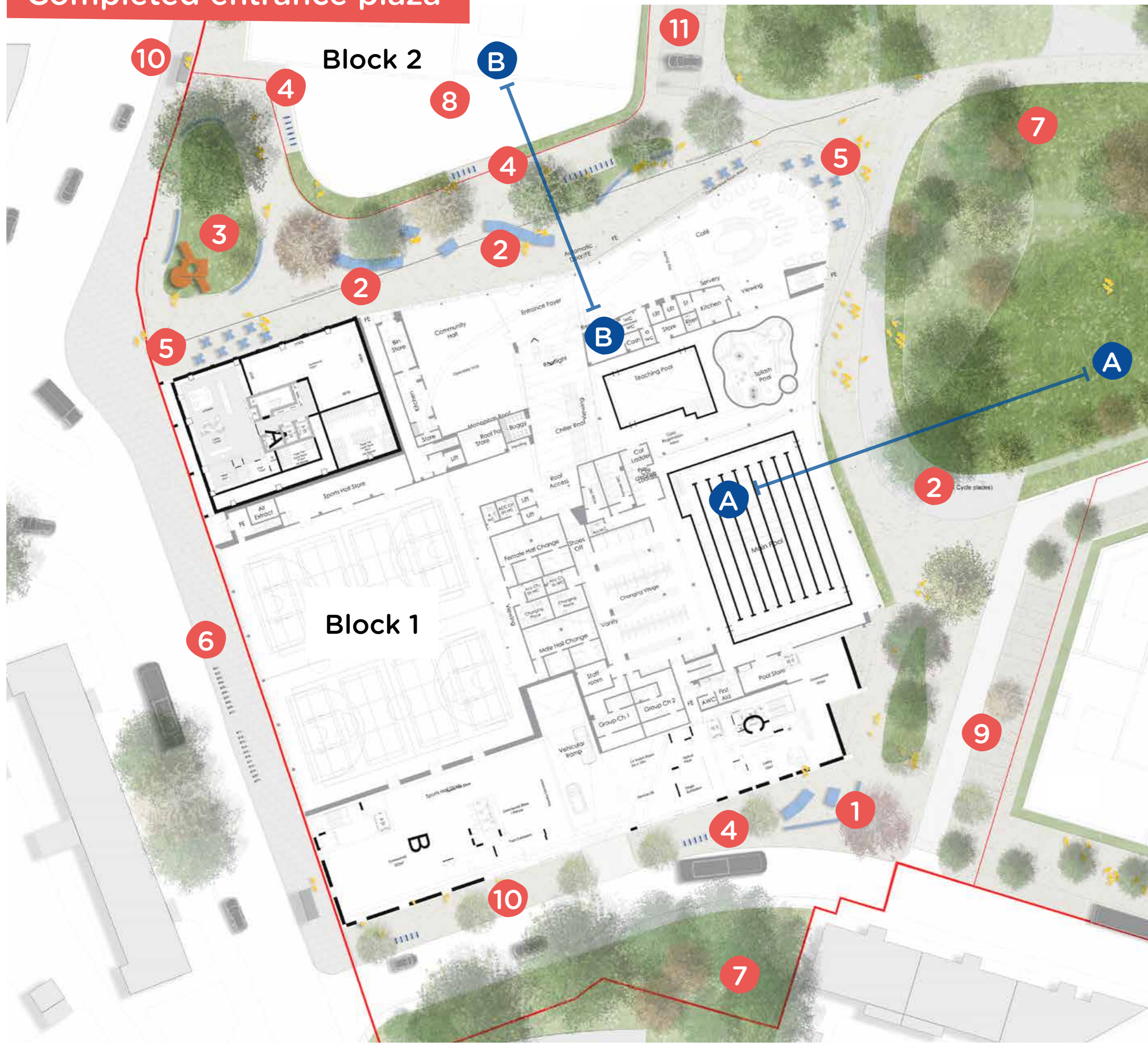


## Residential types

Unit type	Block 1A	Block 1B	Block 1C	Totals
Studio	-	-	7	7
1 bedroom, 2 person	45	-	30	75
2 bedrooms, 3 person (Wheelchair unit)	15	-	9	24
2 bedrooms, 4 person	61	-	22	83
3 bedrooms, 6 person	29	-	18	47
	150	-	86	236

# Block 1 - Landscape

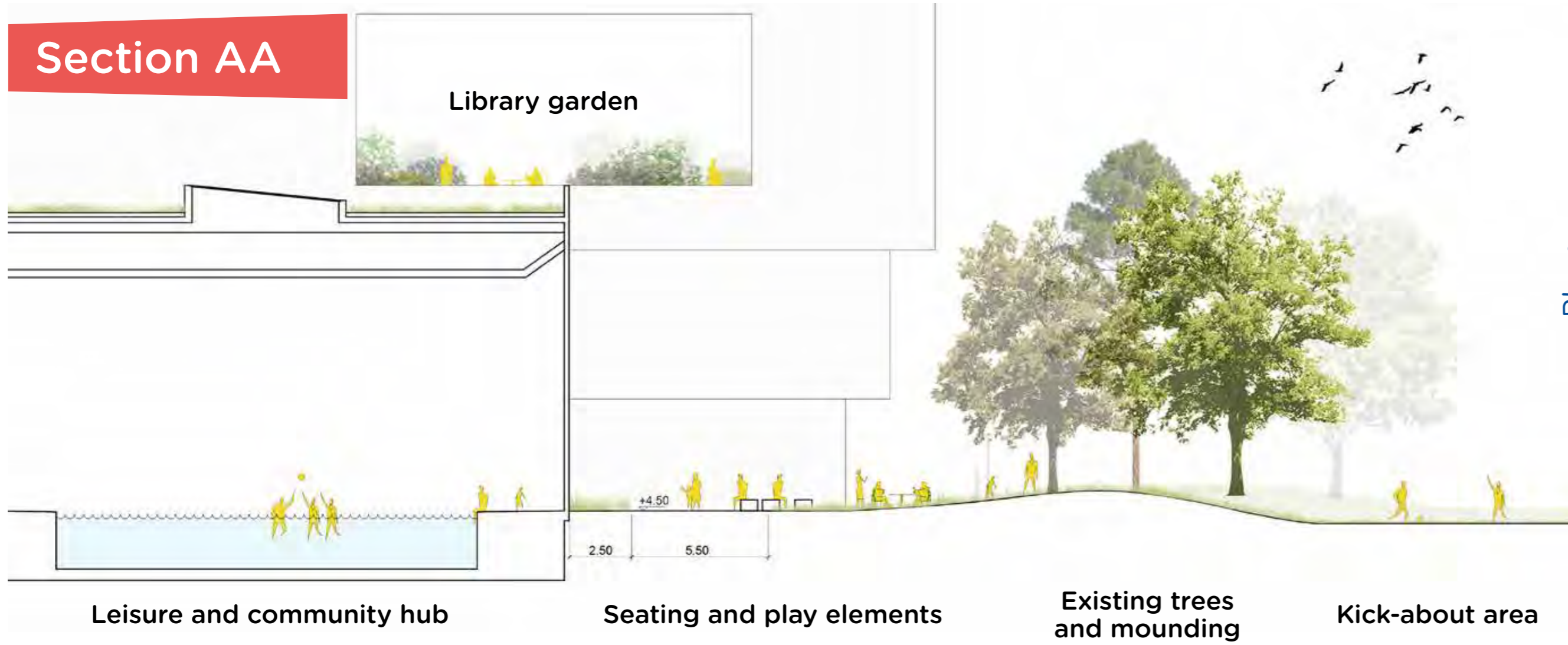
## Completed entrance plaza



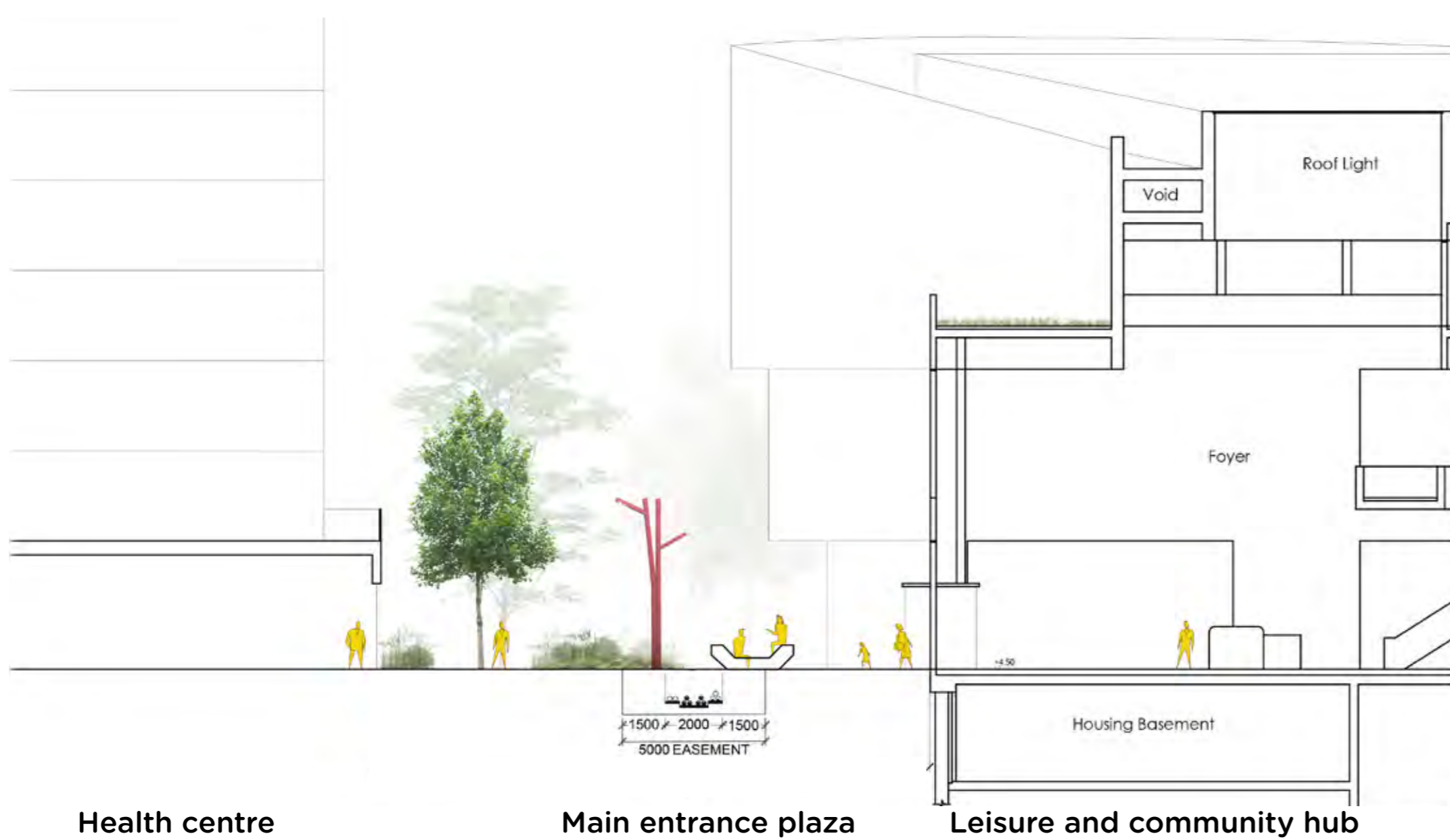
- 1 Seating elements
- 2 Play elements
- 3 Public Art and wayfinding opportunities
- 4 Visitor cycle parking
- 5 Cafe spill-out area
- 6 Santander cycle stands
- 7 Group of existing mature trees
- 8 Block 2
- 9 Coach drop-off
- 10 Bus stop
- 11 DDA (Accessible) parking bays



## Section AA



## Section BB



# Block 5

Block 5 is the first major block of new build council housing on the main regeneration site. The block is at the northern end of the site and provides a range of council housing specifically designed for existing estate residents. The block has three cores with a maximum of 48 units per entrance, protected amenity space to the rear and views across the new park. Along York Road commercial space will be provided with new private housing above.

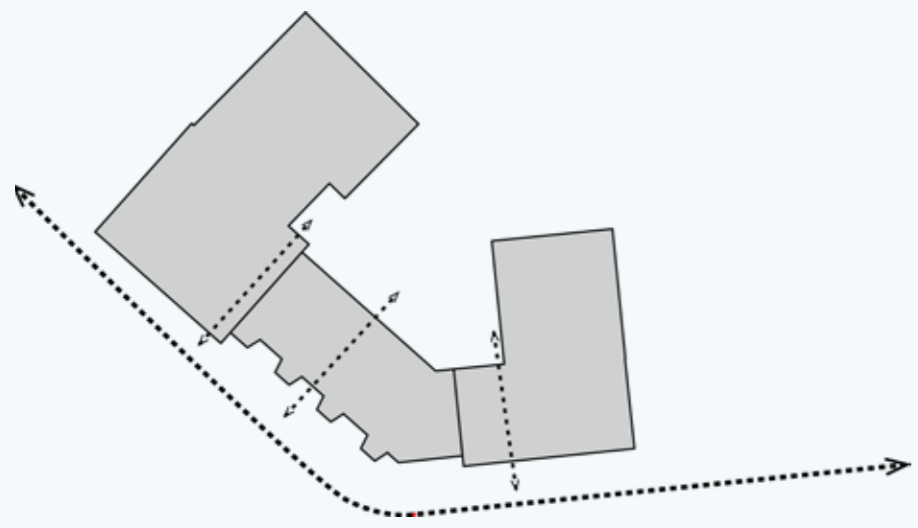
## Location plan

### Key

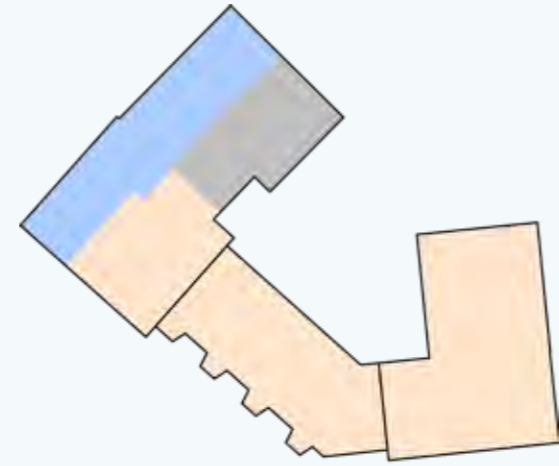
- Block 5
- Other blocks
- Detail boundary
- Outline boundary



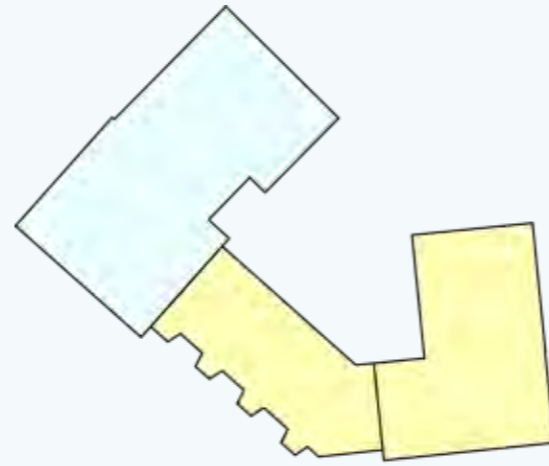
## Key aims



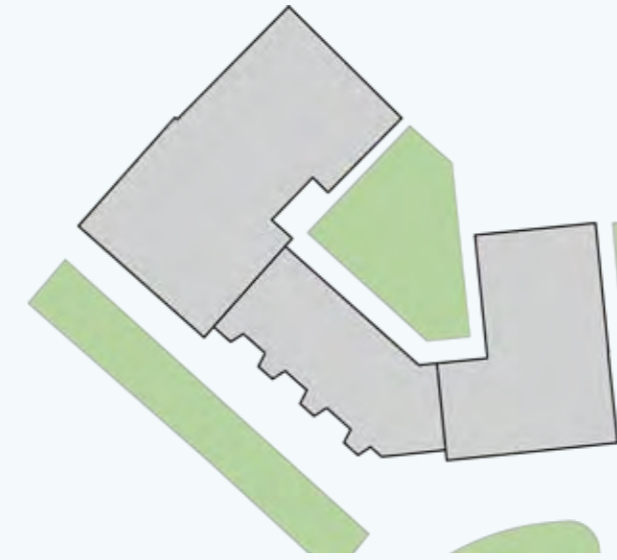
Allowing connections towards the Park and York Road



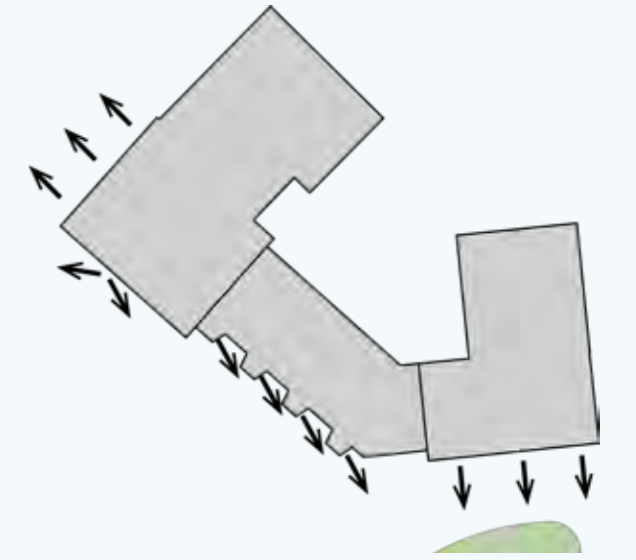
■ Residential  
■ Commercial



■ Affordable  
■ Private



Extension of York Gardens into the streets and courtyard provision



Views towards the Park and York Road

## Ground floor plan



View of block 5 from York Road.

## Upper floor plan



### Residential types

Unit type	Affordable	Private	Totals
1 bedroom, 2 person	10	28	38
1 bedroom, 2 person (Wheelchair unit)	2	9	11
2 bedrooms, 4 person	26	17	43
3 bedrooms, 5 person	13	9	22
3 bedrooms, 5 person (Wheelchair unit)	3	-	3
4 bedrooms, 6 person	9	-	9
4 bedrooms, 6 person (Wheelchair unit)	2	-	2
5 bedrooms, 7 person	2	-	2
5 bedrooms, 8 person	1	-	1
6 bedrooms, 10 person (Wheelchair unit)	1	-	1
	69	63	132

All properties built in the scheme will meet lifetime homes standards for accessibility. All the social rent replacement homes identified for wheelchair users will be fully accessible, this is in addition to individual residents accessibility needs, as identified by their housing needs surveys and occupational therapy assessments, being met within non wheelchair units



Computer generated images and illustrations are indicative only

# Block 5

Block 5 has excellent views across the new park and will be the first mixed tenure block delivered by the Winstanley and York Road Regeneration Joint Venture.



View from the park



Elevation from the park

South elevation - view from existing park



York Road elevation

West elevation - view from York Road

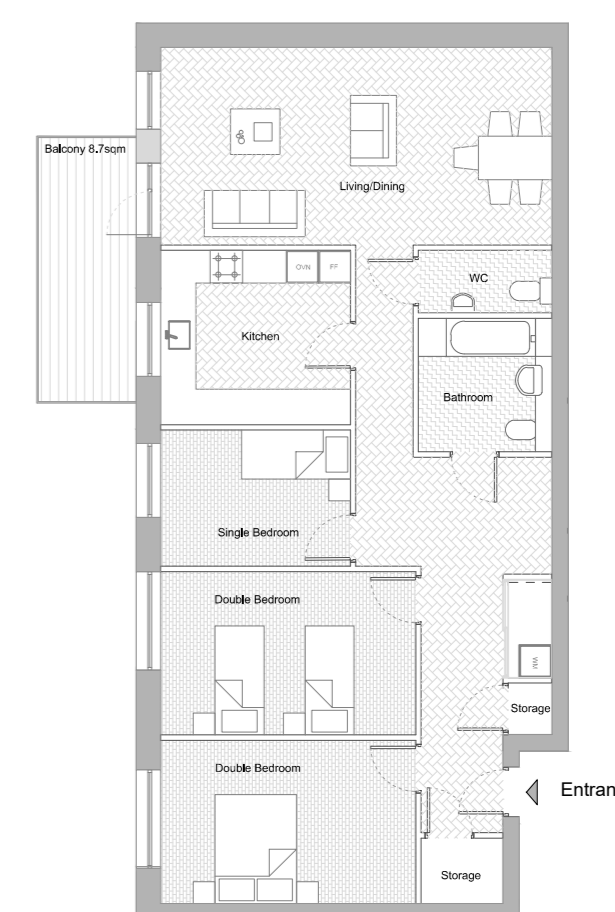
**Example 2 bedroom flat**  
(reprovided homes, social rent or equity share)  
73m<sup>2</sup>

- Dual-aspect flat
- Views to the park as you enter the living spaces



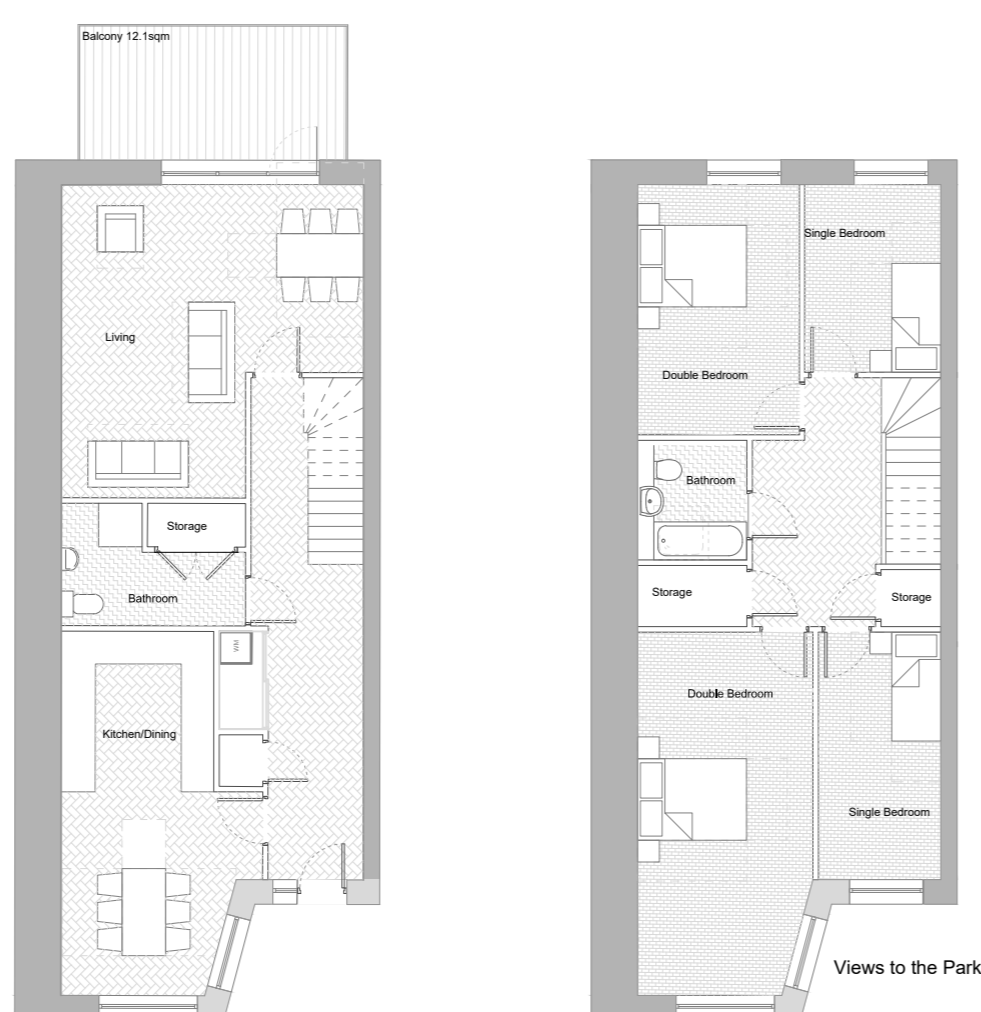
**Example 3 bedroom flat**  
(reprovided homes, social rent or equity share)  
110.3m<sup>2</sup>

- Views to the courtyard



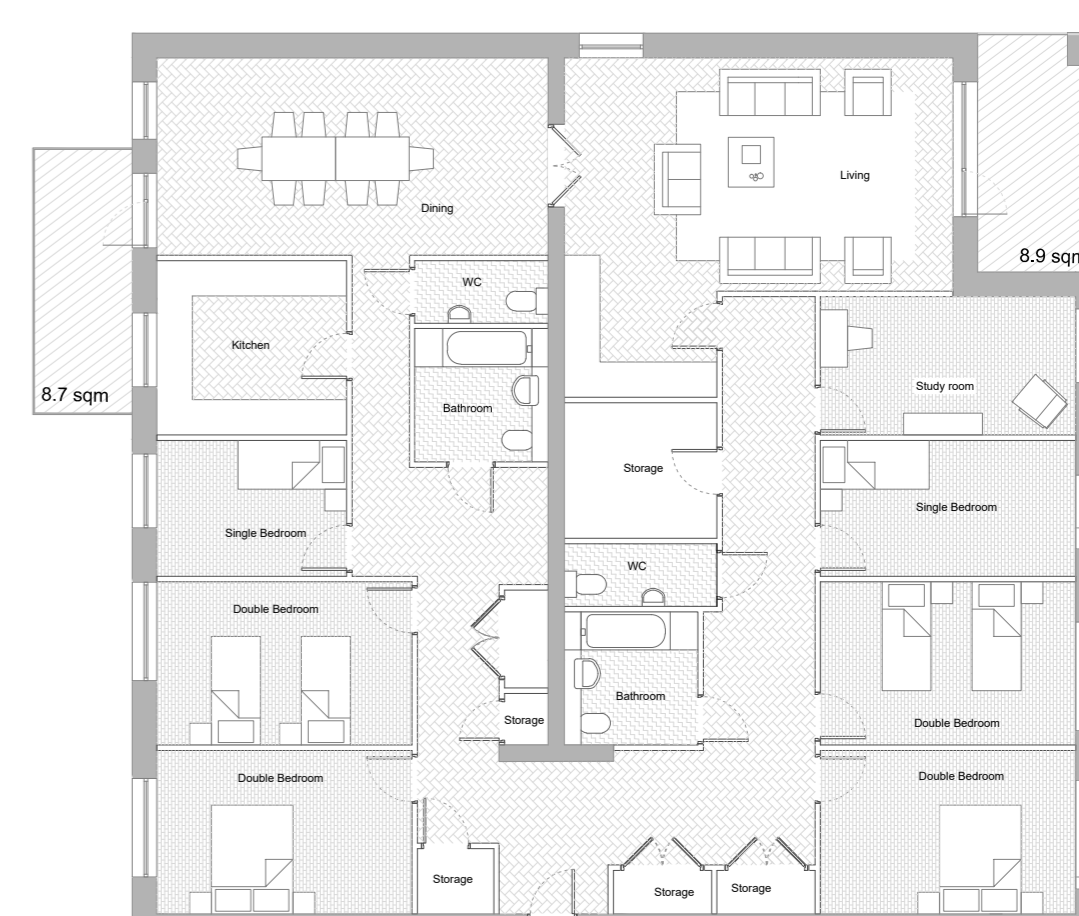
**Example 4 bedroom 6 person maisonette**  
(reprovided homes, social rent or equity share)  
154.2m<sup>2</sup>

- Dual-aspect flat
- Views to the park and the courtyard



**Example 6 bedroom 10 person wheelchair unit**  
(reprovided homes, social rent or equity share)  
225.0m<sup>2</sup>

- Dual-aspect flat
- Views to the courtyard and overlooking the street



# Block 5 - Landscape

## Landscape plan



- 1 Seating elements
- 2 Play elements
- 3 Visitor cycle parking
- 4 DDA (Accessible) parking bays
- 5 Entrance gate
- 6 Back gardens
- 7 Defensible space
- 8 Group of existing mature trees
- 9 Retained boundary
- 10 Service link and access onto York Road



Playful seating elements for all ages



The courtyard offers intimate space with large areas of planting

## Section AA



## Section BB



Trees and meadow connects York Road to York Gardens

# Block 6 - The mansion block approach

Block 6 is located off Wye Street to the west of Falconbrook Primary School and is included within the detailed element of the planning application.

## Location plan

### Key

- Block 6
- Other blocks
- - - Detail boundary
- Outline boundary



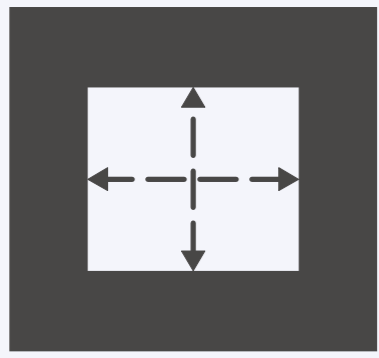
Block 6 will be the first of the courtyard blocks to be built. It will comprise a mix of new build council housing and private housing in a mansion block design.

The proposed designs for Block 6 reference historical London mansion blocks, such as those seen locally on Prince of Wales Drive (opposite Battersea Park).

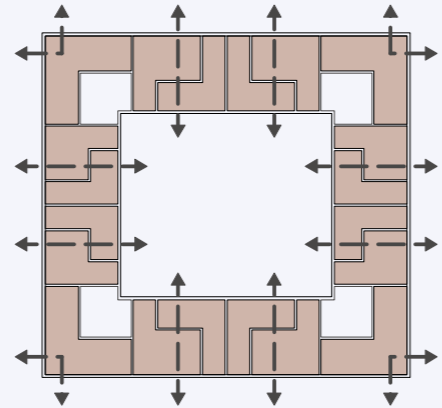
The mansion block will form the basis of common design principles that will be shared between other blocks across the masterplan, with the aspiration of creating a coherent townscape.



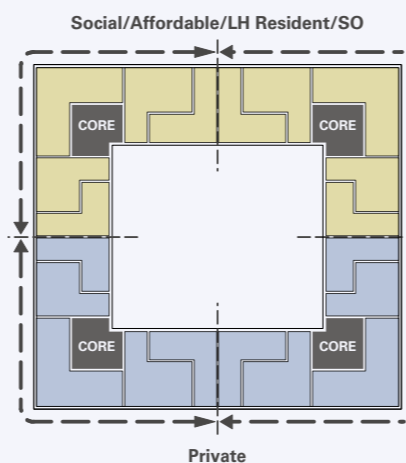
## Key aims



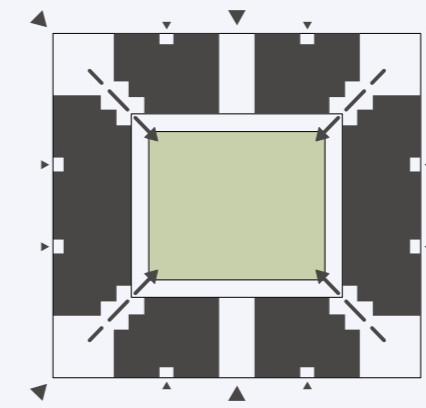
Maximise the size of the courtyard for more privacy and light



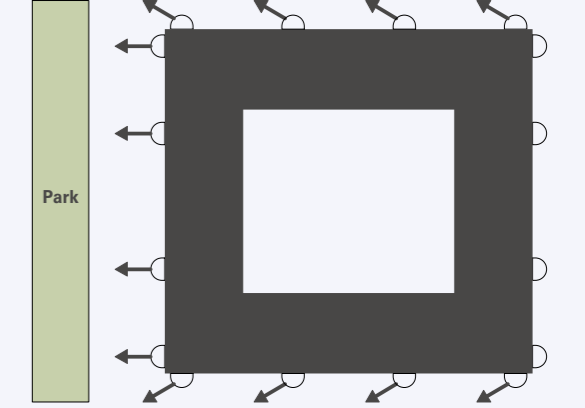
Maximise two-sided units for more views and light



Provide tenure flexibility across four cores



Activate streets with multiple entrances



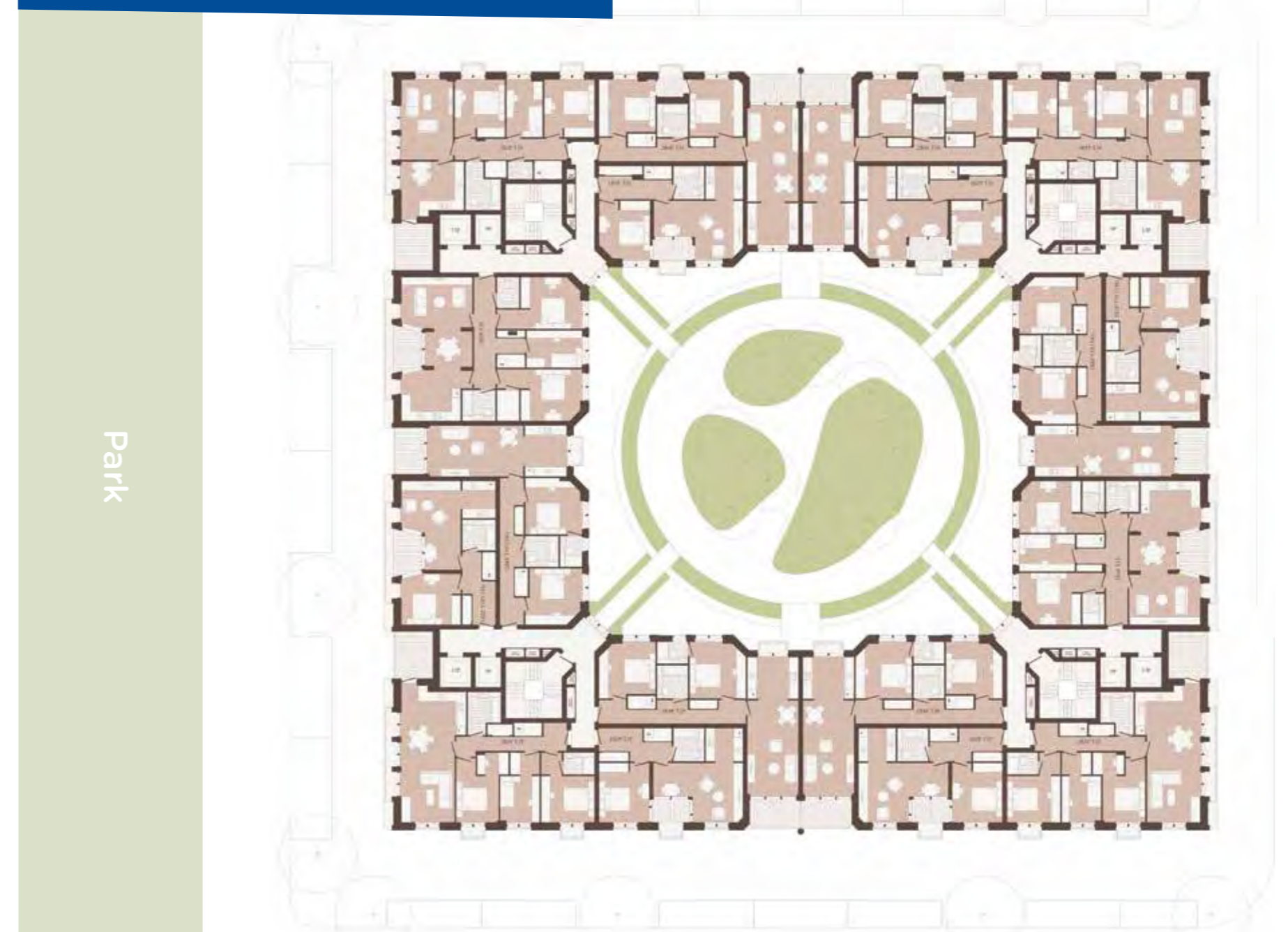
Balconies offer views towards the park from multiple elevations

## Ground floor plan



- Streets activated with multiple entrances.
- All communal entrances have views to the park.
- Raised ground floor provides natural privacy.
- Terraced courtyard negotiates level change, provides natural subdivision of private & communal amenity areas.
- Views into communal courtyard from street.

## Upper floor plan



- Naturally lit cores with views into the courtyard.
- Maximise dual-aspect/through living spaces orientated towards the streets.
- Balconies positioned to capture views of the park.



Front doors to streets



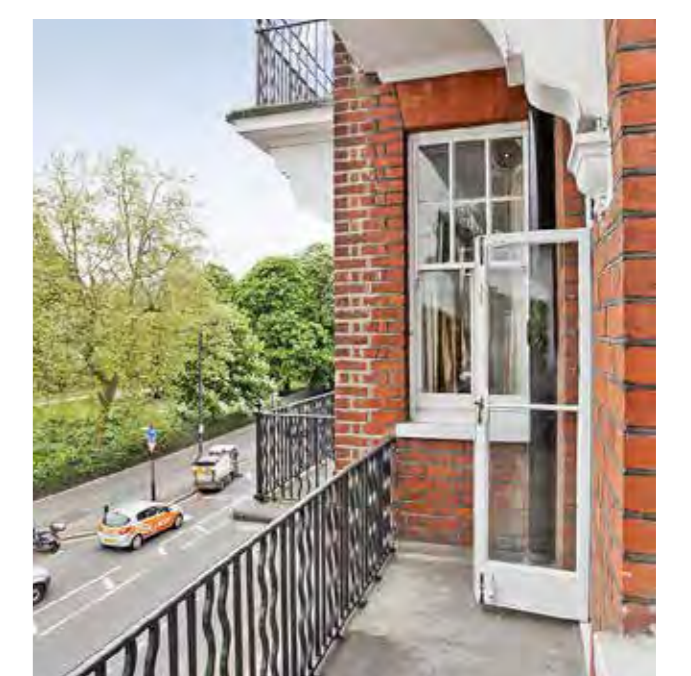
Raised floor provides natural privacy



Views through from the streets into a central courtyard



A collection of living spaces making homes more spacious



Semi-recessed balconies to provide privacy & views



# Block 6 - The mansion block approach

The London mansion block is visually divided into a terrace of grand villas. A mix of brick and decorative pre-cast elements further enriches the façades.



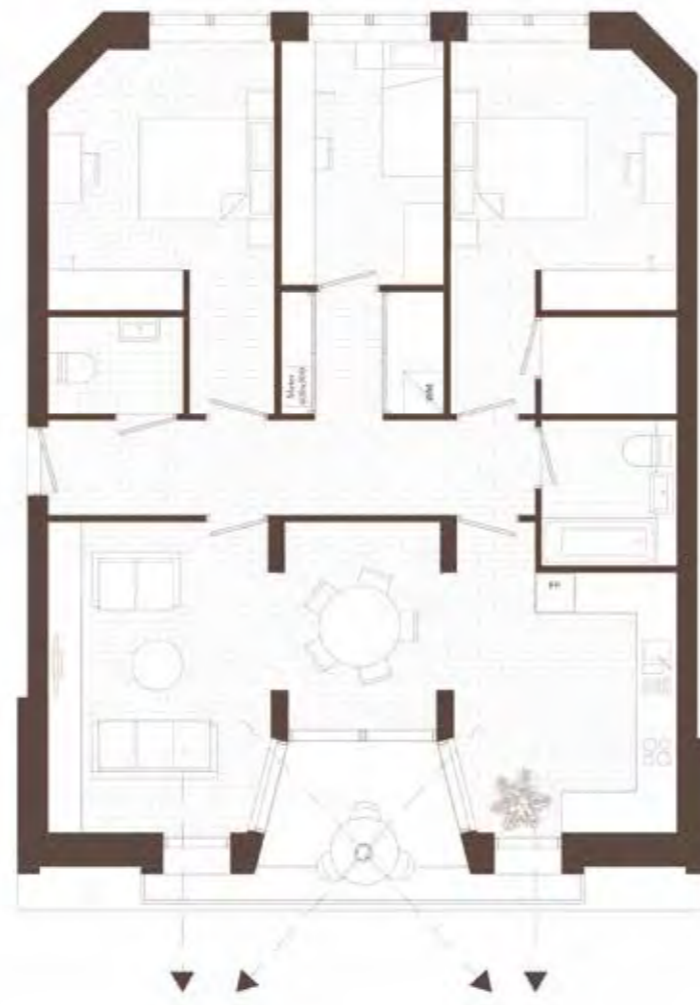
Section through the courtyard



A combination of recessed and semi-recessed balconies used to provide depth and form, subdividing the block into a series of villas

**Example 3 bedroom flat**  
(reprovided homes, social rent or equity share)  
86m<sup>2</sup>

- Dual-aspect flat
- Views to the park as you enter the living spaces
- Semi-recessed balcony for privacy
- Inverted bay window provides multiple views



**Example 1 bedroom flat**  
(private tenure)  
50m<sup>2</sup>

- Views to the park from the balcony
- Semi-recessed balcony for privacy
- Inverted bay window provides multiple views

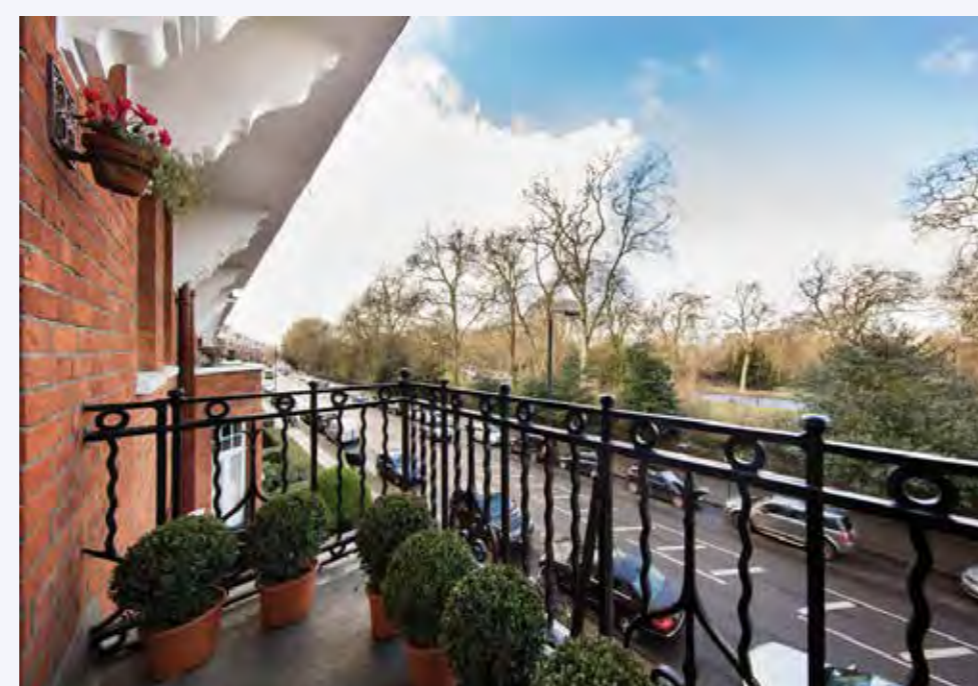
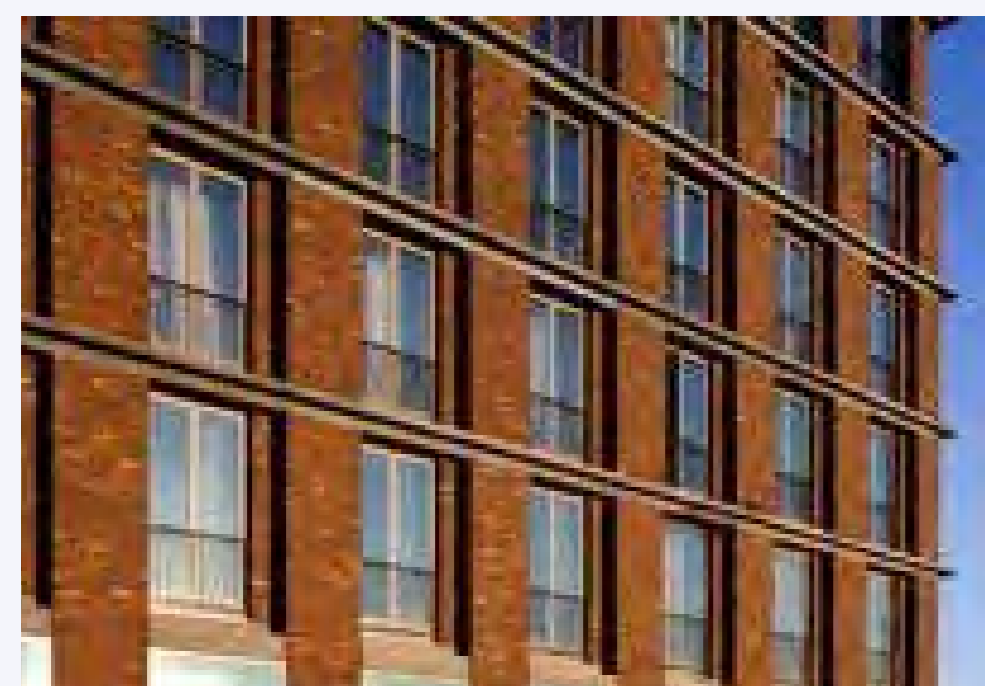


Park elevation



New street elevation

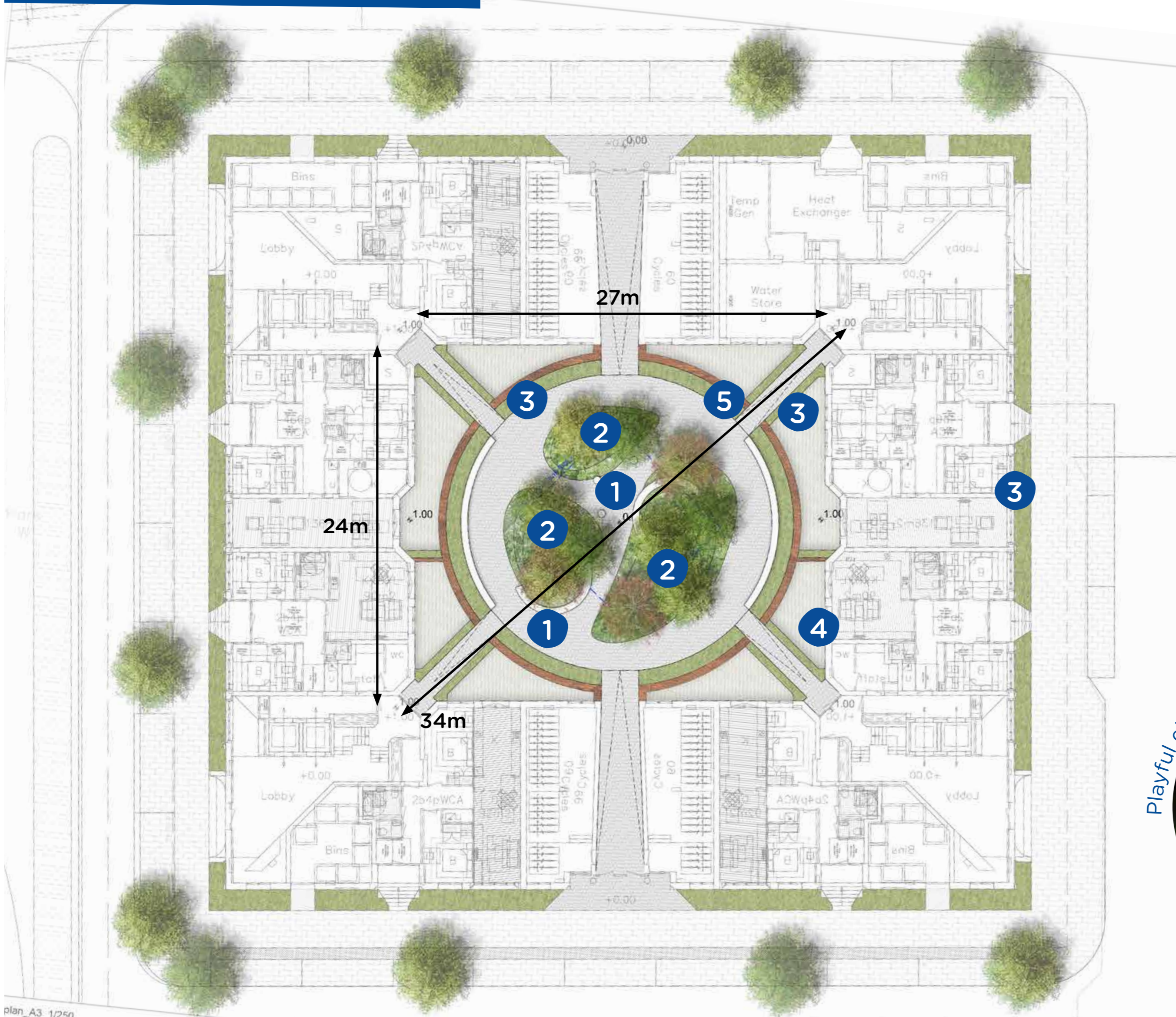
## Historic and modern mansion block precedents



# Block 6 – Courtyard landscape

Help us design our courtyard spaces which are shared between all building residents and all tenures.

## Courtyard landscape 1



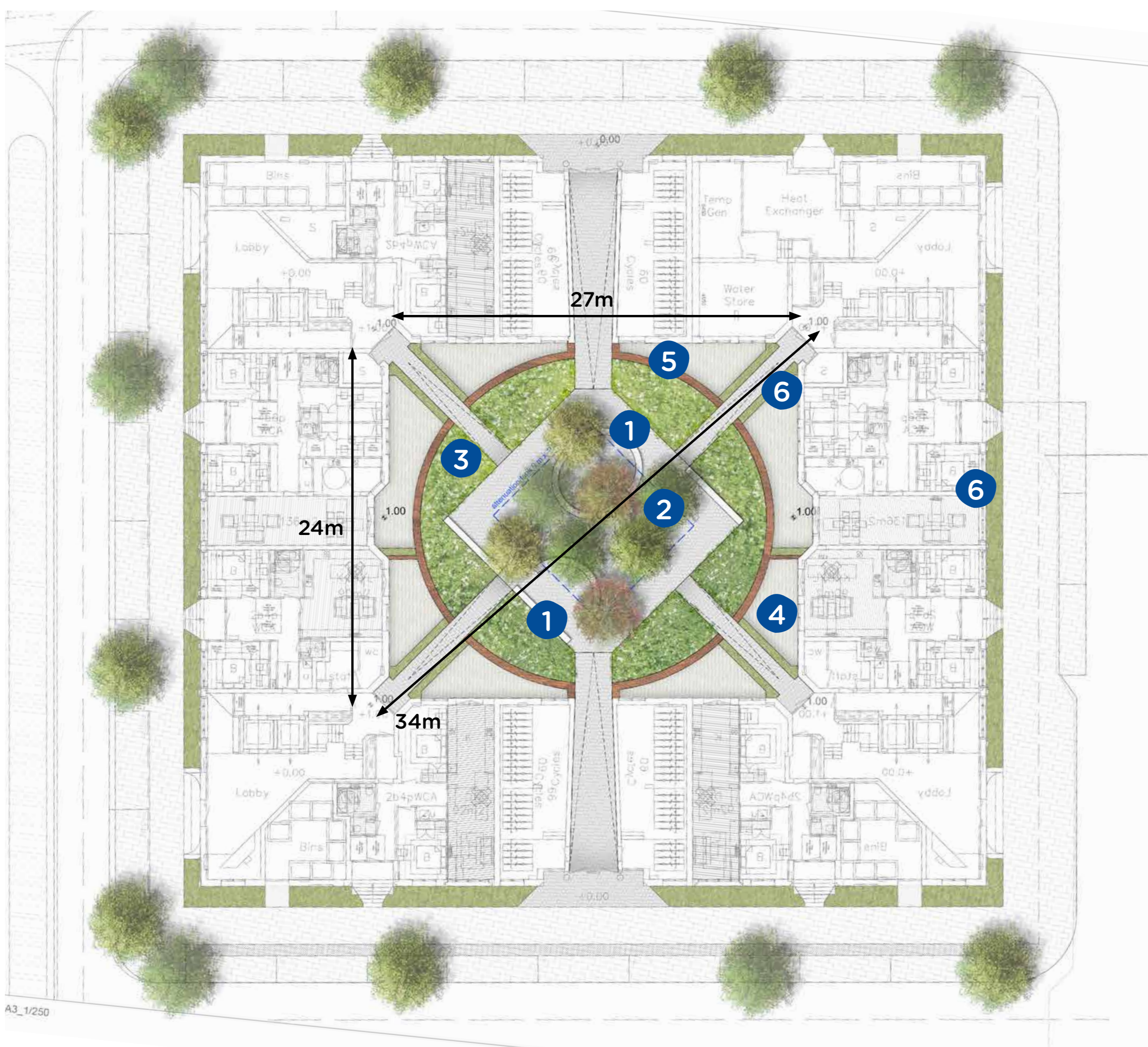
### The oasis

- Central green 'island' offering a substantial planting area to observe from the ground floor and balconies above.
- Playful courtyard with mounding and natural play elements.
- Generous areas of ornamental planting and various tree species offering a lush green space.

- 1 Seating elements
- 2 Proposed mounds of planting and trees
- 3 Hedge
- 4 Defensible space
- 5 Brick wall boundary



## Courtyard landscape 2



### The grove

- Generous useable space for gatherings and informal meetings.
- Large planting buffer between private terraces and central courtyard area.
- Formal planting scheme with a grid of trees.

- 1 Seating elements
- 2 Proposed grid/grove of trees
- 3 Planted area
- 4 Defensible space
- 5 Brick wall boundary
- 6 Hedge

# The masterplan proposal

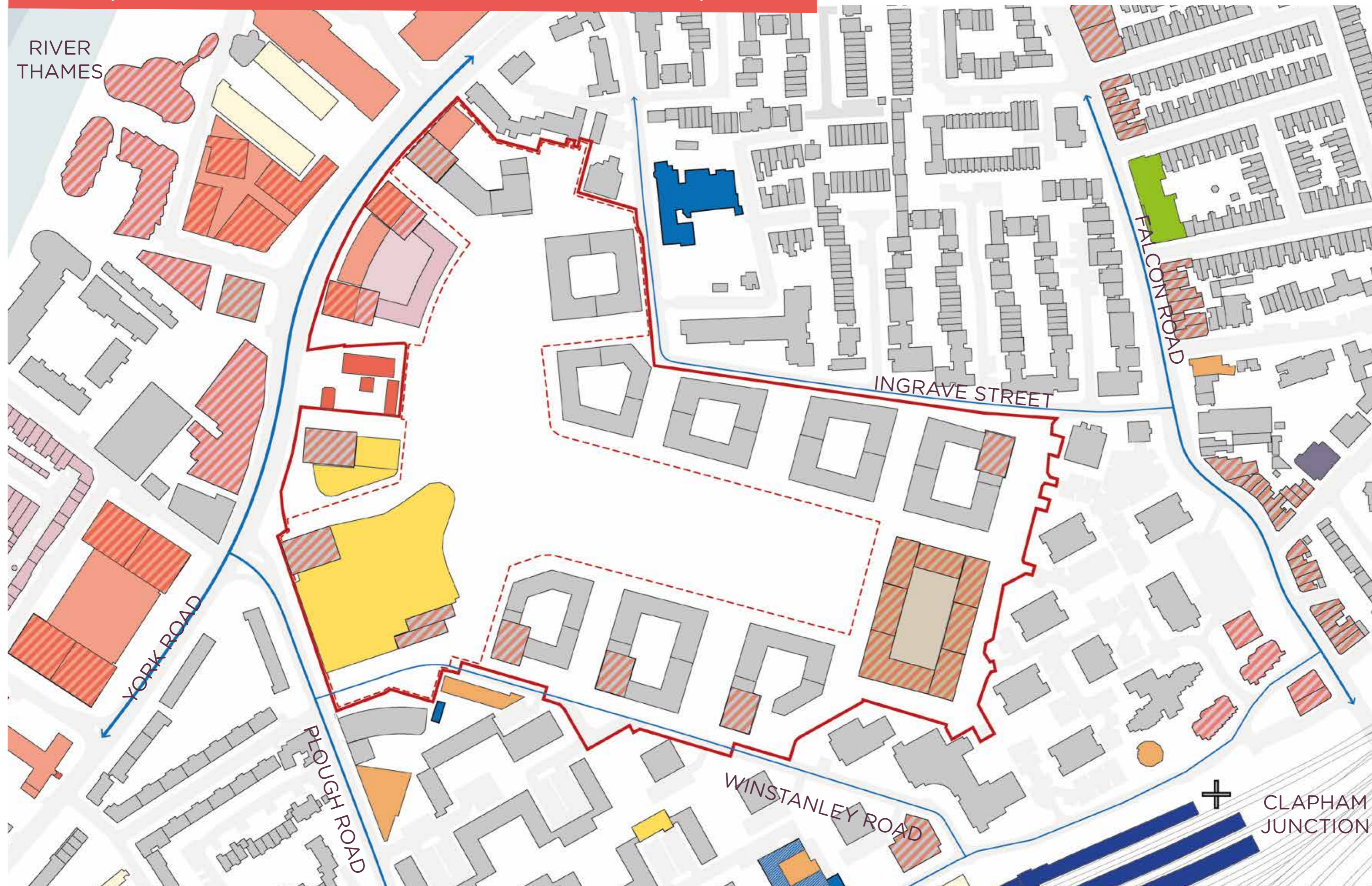
This board explains the proposed elements of the masterplan.

## 1. Proposed heights across illustrative masterplan



- 1-8 Storeys
- 9-12 Storeys
- 13-20 Storeys
- 21+ Storeys
- + Station

## 2. Proposed land uses across illustrative masterplan

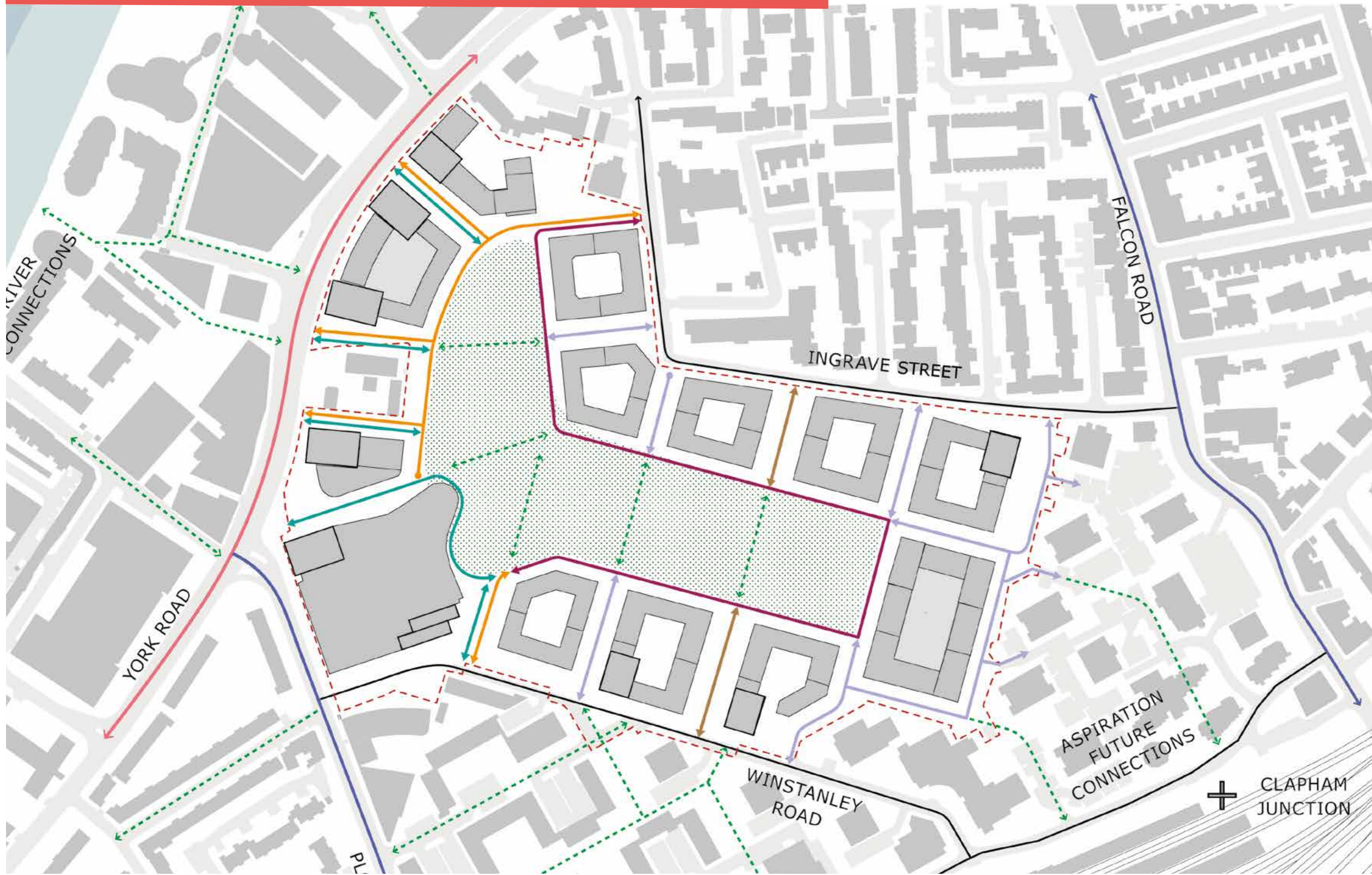


- Residential
- Commercial
- Office
- Education
- Resi above medical
- Resi above
- Resi above commercial
- Industrial
- Religious
- Community
- Retail/Office
- Railway Station
- + Station

# The masterplan proposal

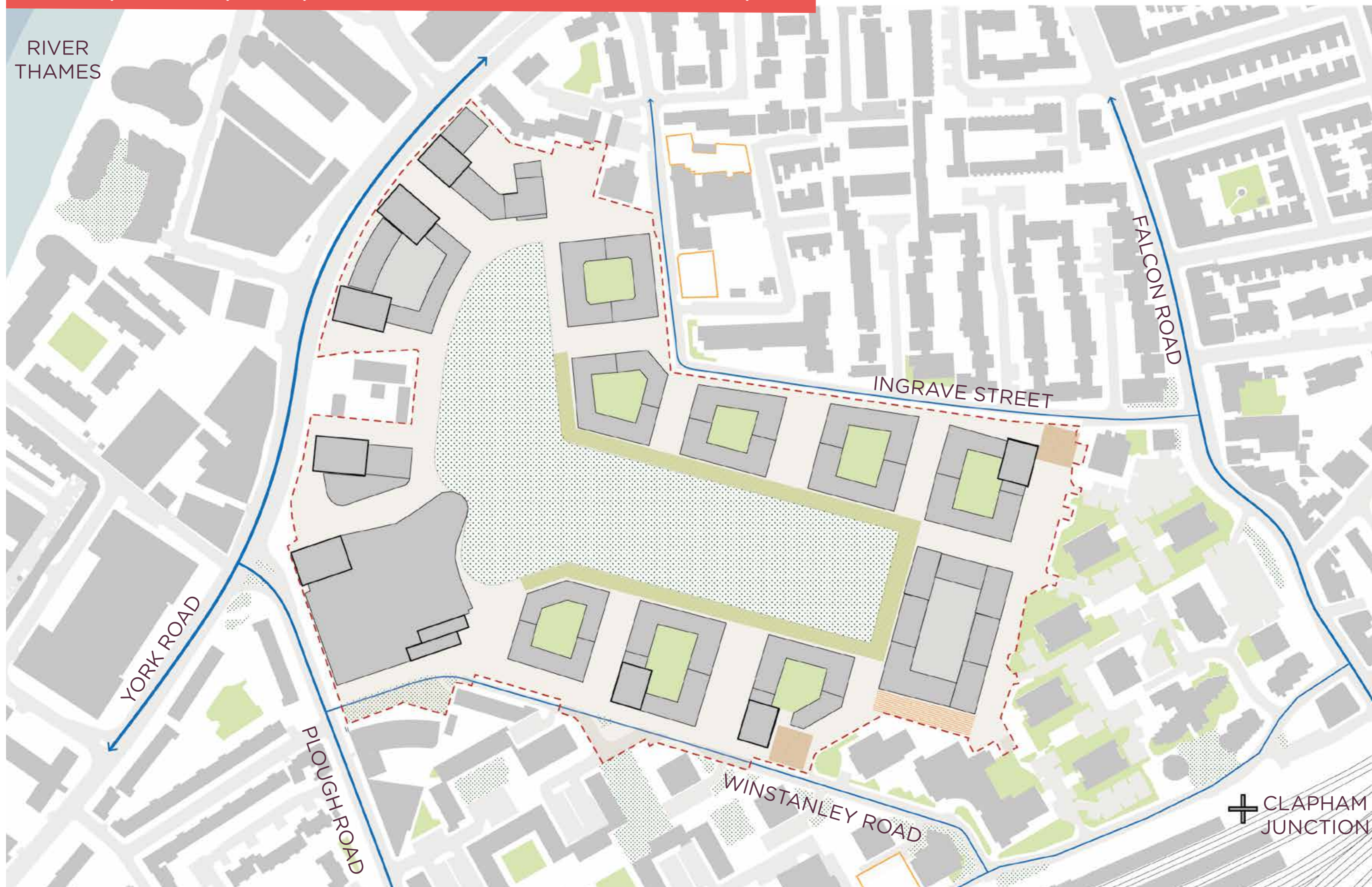
This board explains the proposed elements of the masterplan.

## 3. Proposed street network across illustrative masterplan



- Secondary roads
- Tertiary roads
- Parallel parking
- Perpendicular parking
- Vehicular shared surface
- - - Pedestrian links
- Pedestrian paths
- + Station
- Local connectors
- Primary roads
- Service/emergency
- Buildings

## 4. Proposed open spaces across illustrative masterplan



- Public open space
- Private open space
- Play areas
- School play facilities
- Civic gateway spaces
- Potential public realm
- Shared surface park edge
- + Station
- Max extent of public realm
- Hybrid planning boundary
- - - Extent of detail element of hybrid application
- Buildings

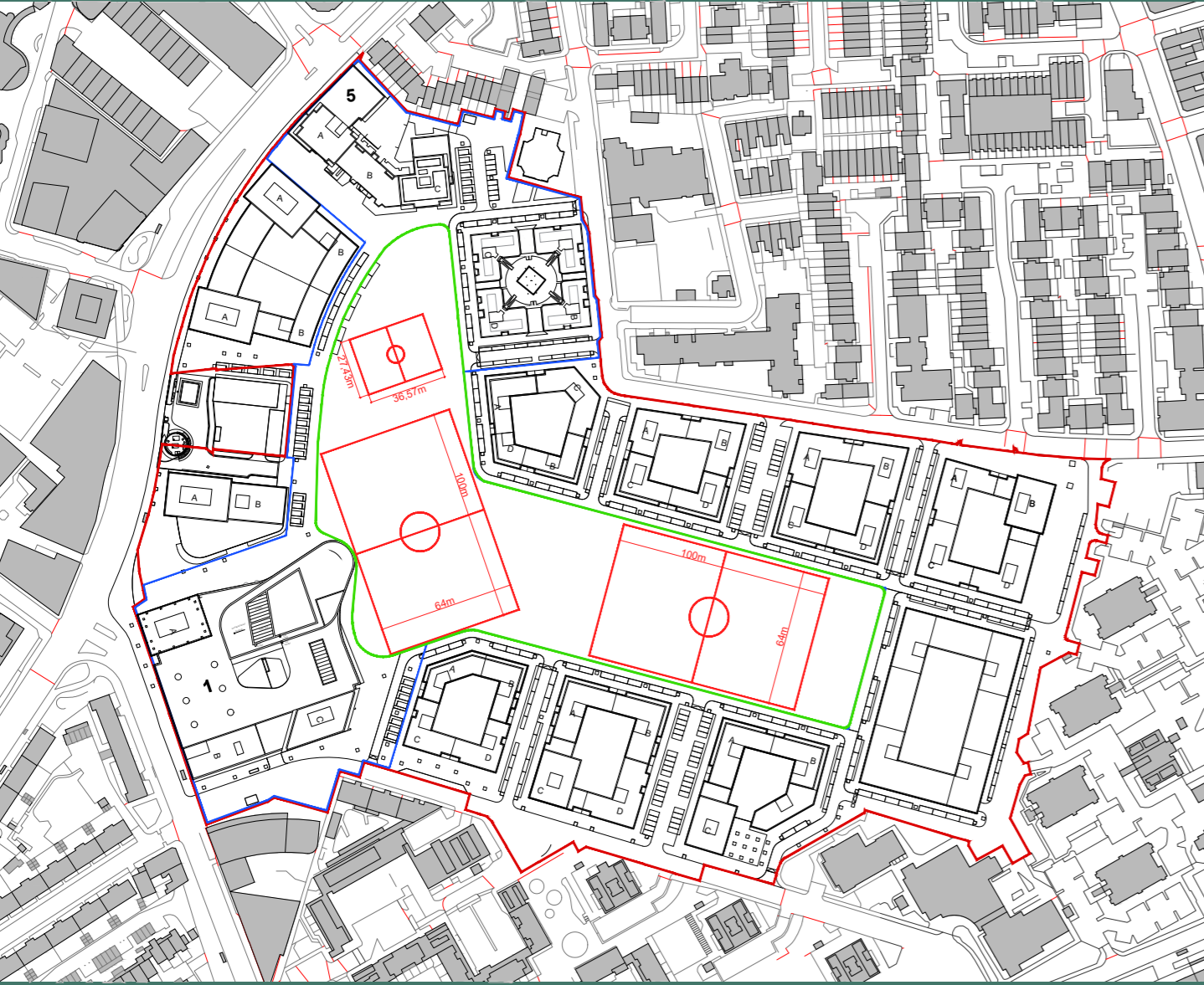
# York Gardens: a healthy park for all

The new York Gardens will promote a healthy, attractive and safe environment, with opportunities for fitness, play and relaxation, whatever your age!

We have listened to you and you have said you want a safe place, a place to get fit, play basketball with friends, to kick a ball, to cycle with the family, to sit and to play.

Activities in the park could include:

- Kick-about area
- Playgrounds such as adventure play areas
- Informal multi-use sports area for ball games
- Potential to offer small skate-able elements
- Outdoor seating around the leisure and community centre
- Swings for all ages
- Chess, draughts and dominos tables
- A corridor around the park for running and cycling
- Outdoor gym and a diverse range of sports equipment for all ages
- Table tennis
- Cycle stations
- Learning opportunities about proposed ecological planting



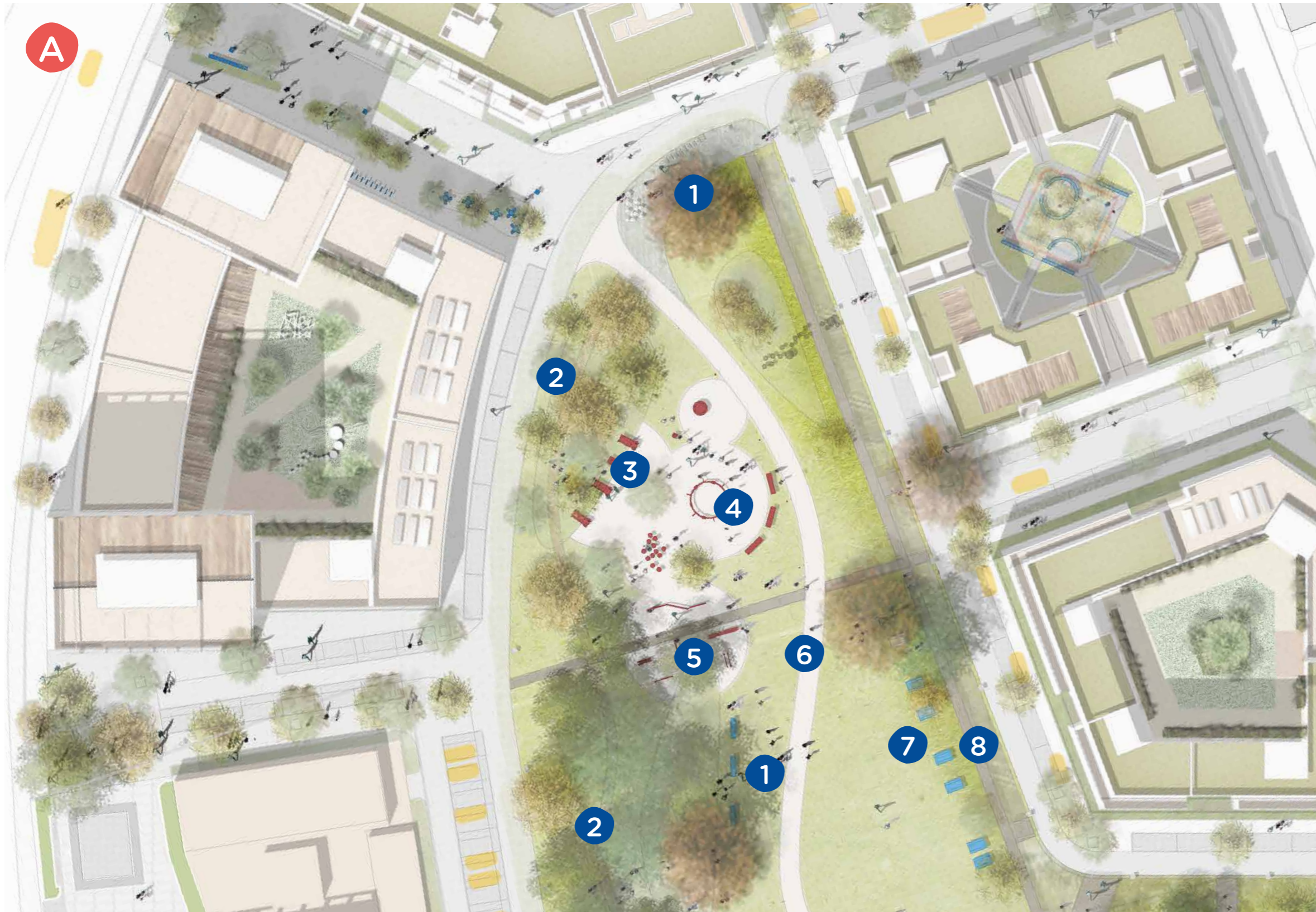
## Did you know the redesigned York Gardens .....

could fit two large standard 100x64m football fields and one small five a side pitch and would offer a perimeter running track of 800m.

# York Gardens: a healthy park for all

Below are the proposals for the park. These elements are included in the detailed application but this will be to agree key principles such as the size of the park, key routes through the area and the range of different activities and range of habitats, flora and fauna. The details of the park equipment and layout of the areas will be decided later in consultation with local people. Please leave your contact details with a member of staff if this is a matter of particular interest to you.

## Adventure playground & outdoor gym

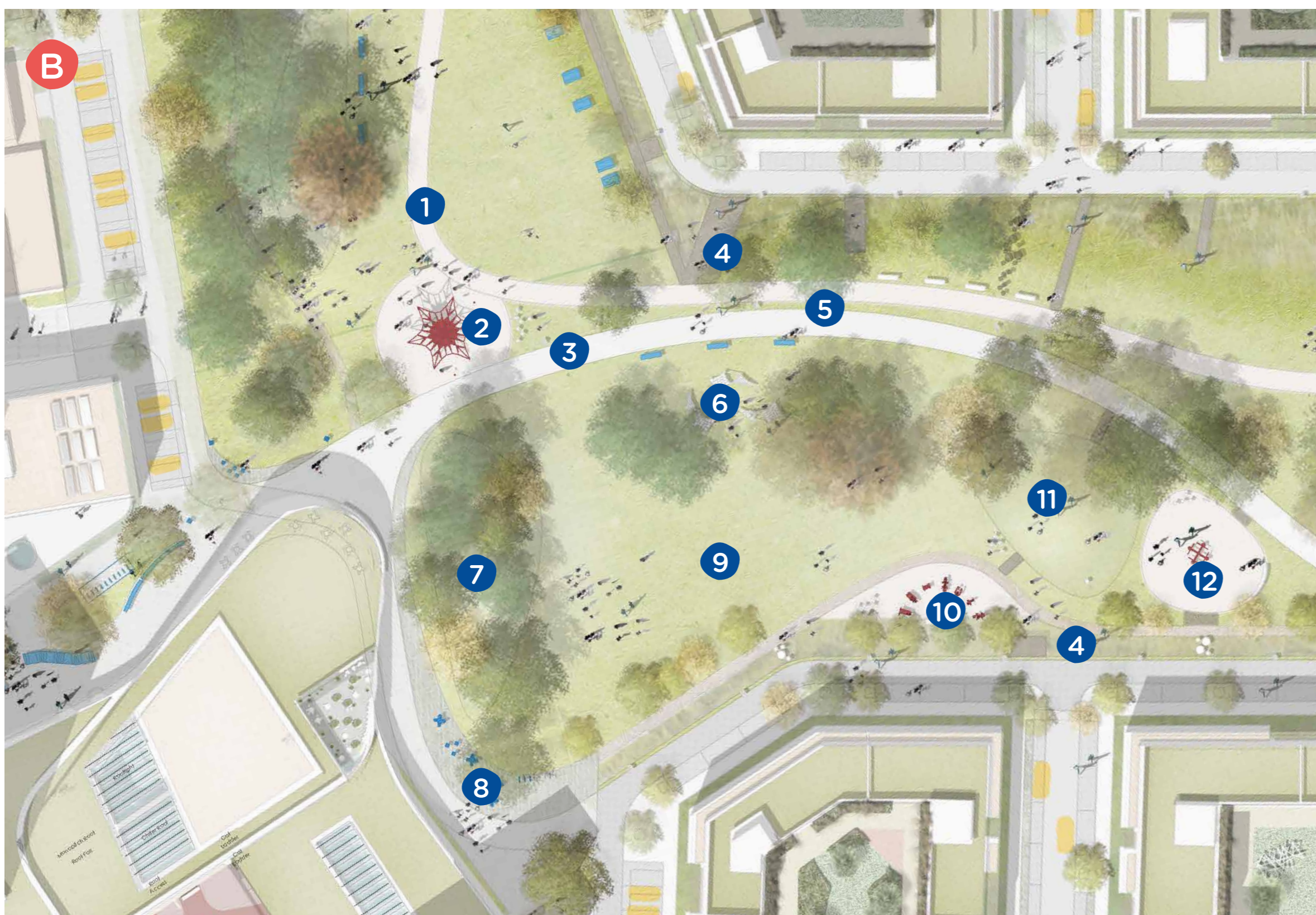


- 1 Seating elements
- 2 Woodchip running path
- 3 Slides on top of grass mound
- 4 Circle swing
- 5 Outdoor gym
- 6 Main path
- 7 Picnic Tables
- 8 Path alongside swale



Set amongst some of the large existing trees is the adventure playground with mounds, slides and large swings for all the family to enjoy. The area also has an outdoor gym and running track for those wanting to keep healthy.

## Central path and activities

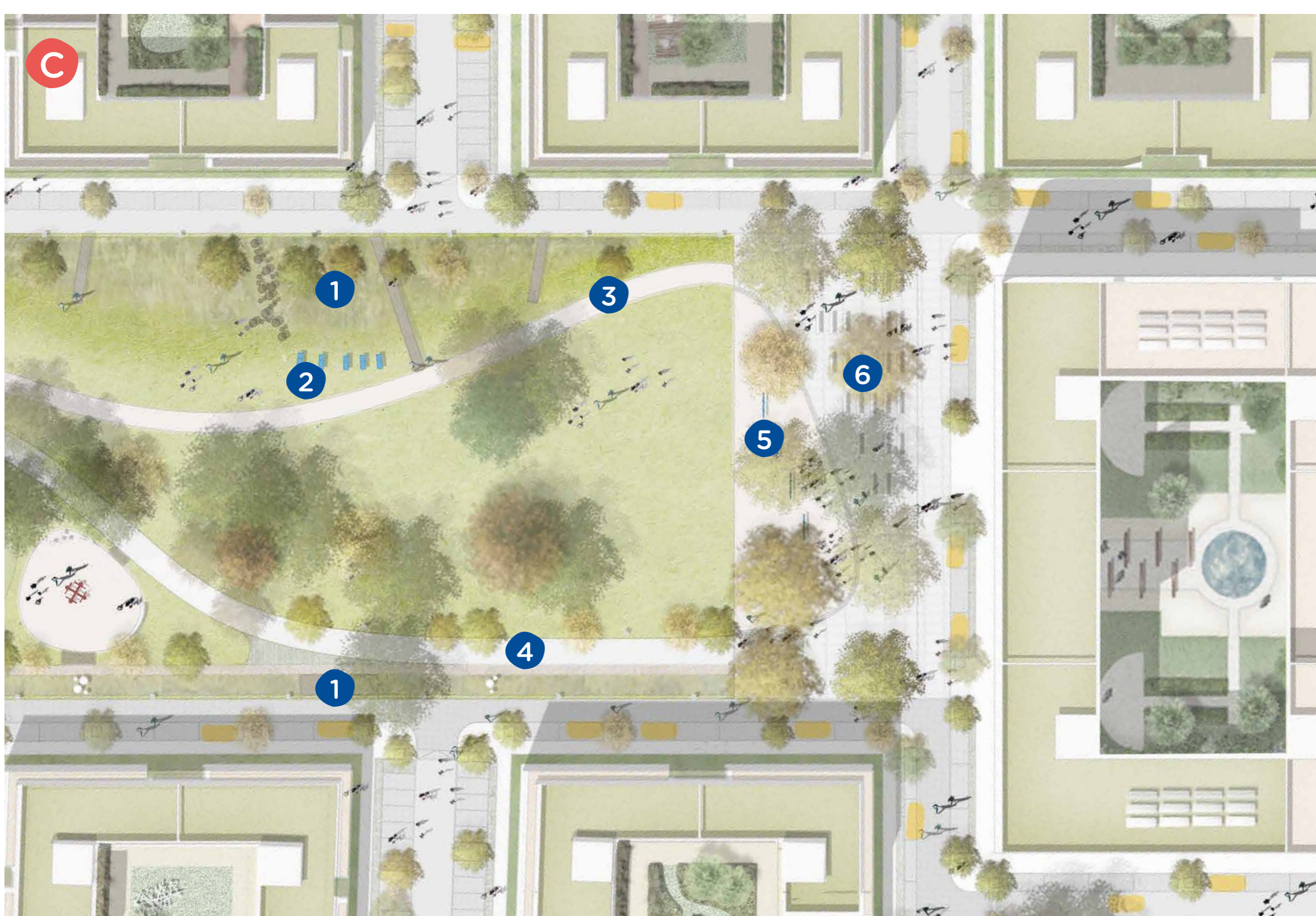


- 1 Main path
- 2 Giant climbing net
- 3 Central path
- 4 Bridges crossing swale
- 5 Informal wheel area
- 6 Net play area
- 7 Fallen tree play area
- 8 Chess tables and ping pong table
- 9 Kickabout/festival area
- 10 Outdoor gym (moving machines)
- 11 Dog area
- 12 Multi-basketball hoop



A giant climbing net sits as a focal point to the park and as a focal point of FUN! Dog owners have their own fenced area so they can let their dogs off the lead freely and meet other owners. There is also an area for trying out the new skateboard/skates and for practicing basketball.

## Urban square



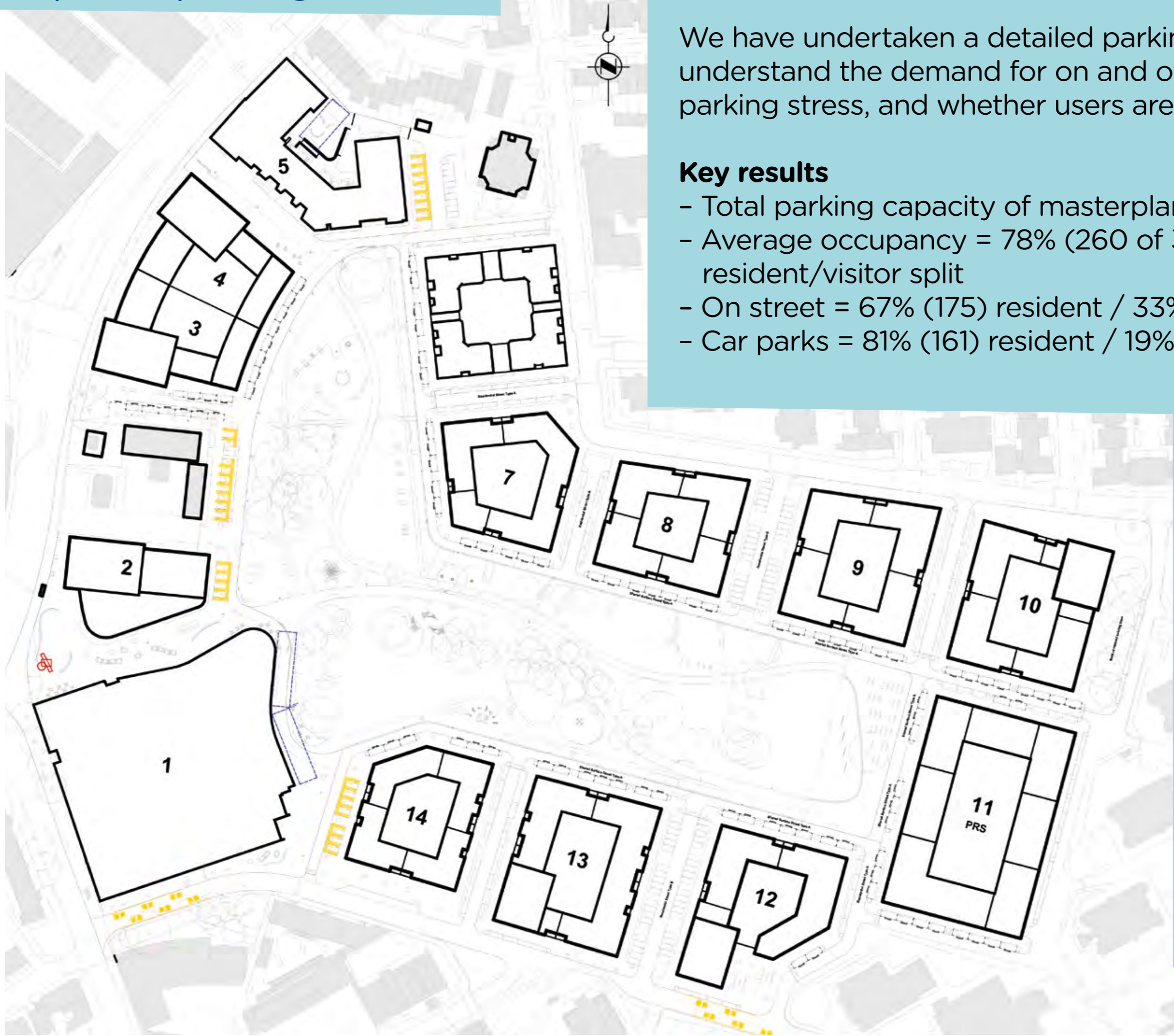
- 1 Bridges crossing swale
- 2 Lounge chairs
- 3 Main path
- 4 Central path
- 5 Giant swing towards park
- 6 Seating elements



At the front of the park is a square with trees, seating and giant swings that look out over the park. From here there are a number of walking/ running loops or ways directly to where you need to go.

# Parking and streets

## Proposed parking



We have undertaken a detailed parking survey of the masterplan and surrounding areas to understand the demand for on and off-street car parking in terms of number of vehicles, parking stress, and whether users are residents or commuters/visitors.

### Key results

- Total parking capacity of masterplan area = 651 spaces (333 on street, 318 car parks)
- Average occupancy = 78% (260 of 333) on street, 62% (198 of 318) in car parks
- resident/visitor split
- On street = 67% (175) resident / 33% (185) visitor
- Car parks = 81% (161) resident / 19% (37) visitor

Due to the Public Transport Accessibility Level (PTAL) of the site being the highest score, Transport for London (TfL) policy proposes a car-free development.

### Proposal

296 spaces will be provided at street level for the new neighbourhood, of which 170 spaces will be exclusively reprovided for council tenants and resident leaseholders to be rehoused, in the scheme who have existing vehicles. 5% of these spaces will be blue badge parking.

## Realigned Winstanley Road

Discussions with TfL are progressing with the aspiration to re-route the 170 bus along Winstanley Road which would form a new junction with Plough Road. Two new bus stops are currently proposed along Winstanley Road which will for the first time bring bus services into the heart of the area.

The 7.3m width of existing carriageway would be retained but there would be a narrowing of the carriageway introduced adjacent to Clarke Lawrence Court as a traffic calming measure.

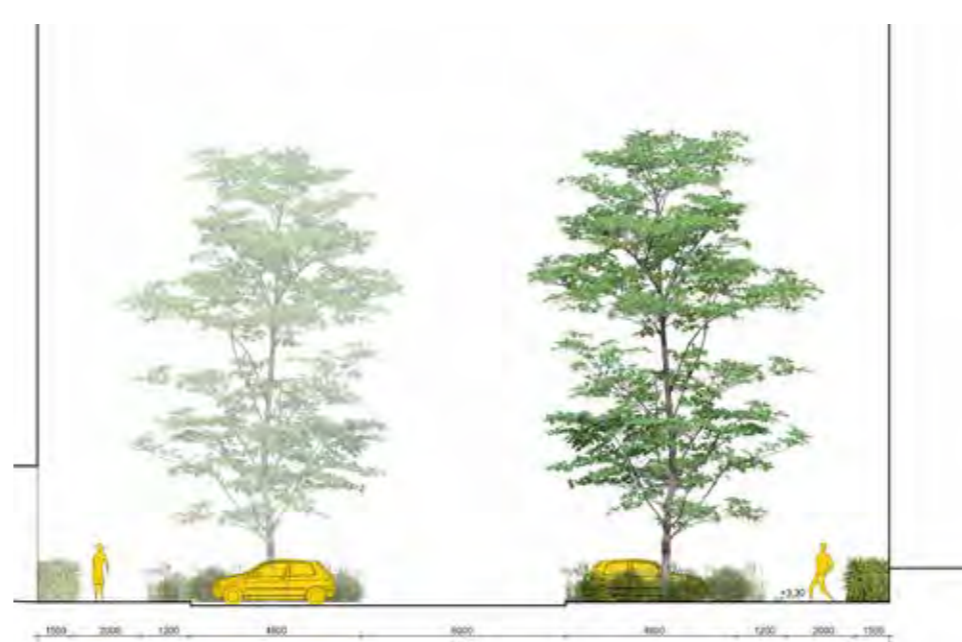


## Streets

Our proposed street designs allow car and service vehicle circulation to all areas enabling the park edge to have shared spaces, encouraging cycle usage.



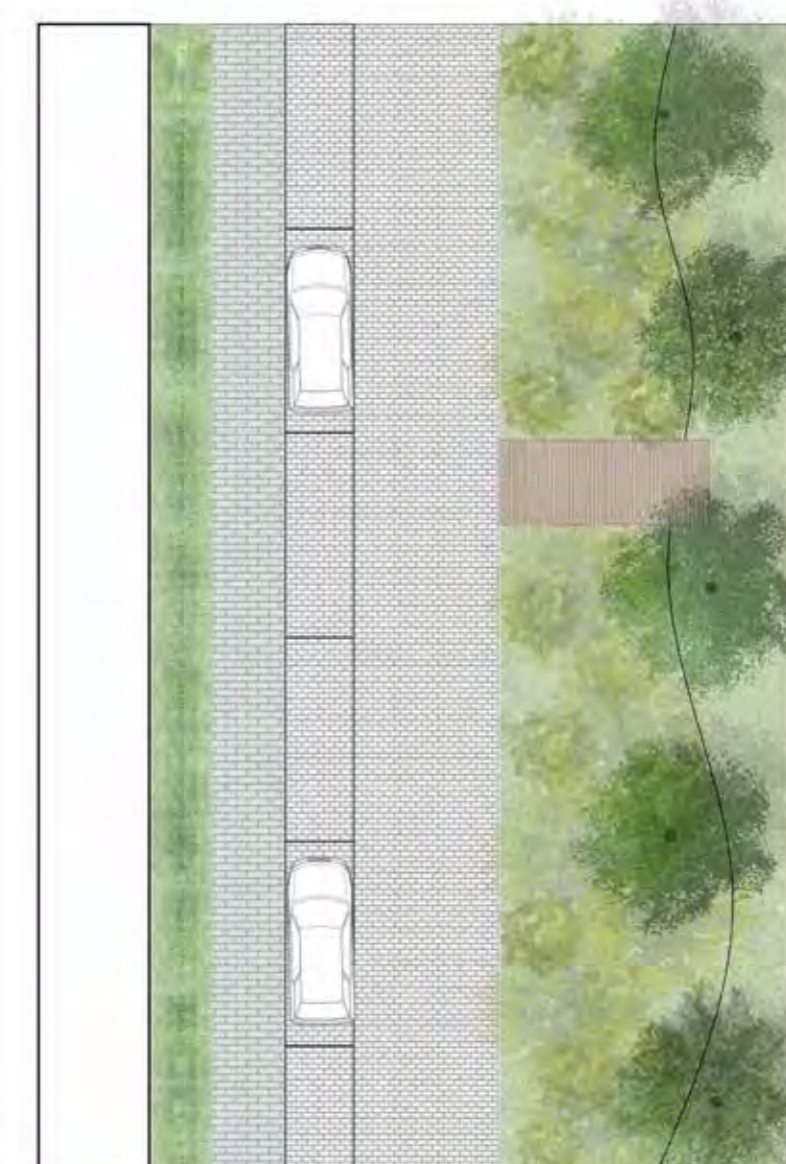
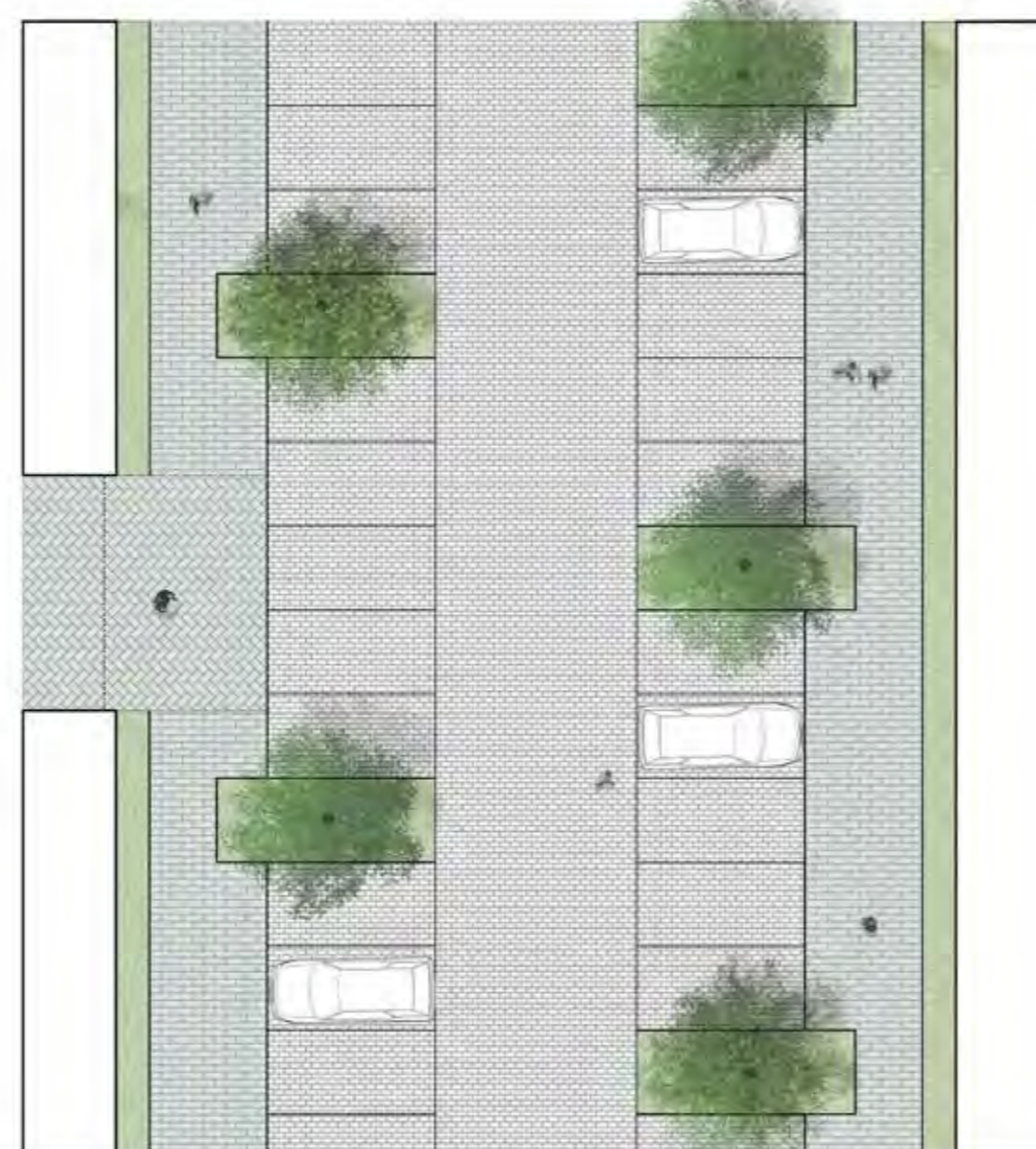
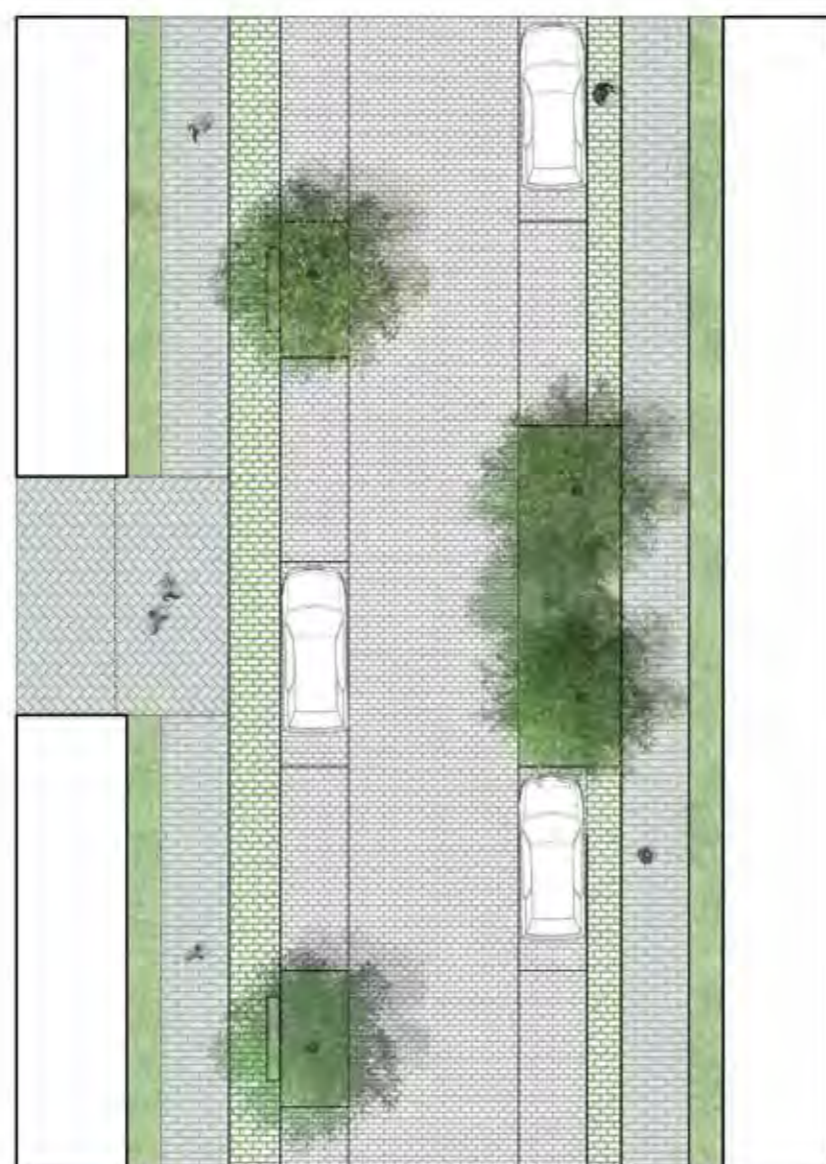
Parallel Parking



Perpendicular Parking



Shared space - park edge



# Considerate constructors

We will be considerate of our neighbours and the environment whilst building.



## Being considerate of our neighbours and the environment whilst building

It is intended that the Winstanley and York Road sites become members of the Considerate Constructors Scheme. This has a Code of Considerate Practice that commits these sites to care about appearance, respect the community, protect the environment, secure everyone's safety and value their workforce we will look at minimising or eliminating disruption caused by noise, dirt and dust; parking; inconsiderate behaviour; road conditions and vehicle movements; environmental concerns; pedestrian access obstruction; property damage; site lighting and working hours. The Scheme runs an external complaints system should we not be able to resolve any issues and we will be regularly monitored.

## Construction activities and the community

We will keep disturbances to the community to a minimum while we are working on site. We keep our sites clean and orderly and our operatives maintain a high standard of behaviour. Hours of operation, including for deliveries, are carefully managed. Where possible we provide separate parking for our operatives to minimise traffic congestion.

## Health, safety and environmental management

The health and safety of our workers, visitors and the local community is our highest priority. We manage this through comprehensive procedures including clear signage, control of traffic, school visits and ongoing communication with neighbouring home owners and the local community. We keep environmental disturbance, including noise and dust, to a minimum on our sites, with a focus on preventing pollution, managing waste and protecting the natural environment.

All of our sites are independently audited for Health, Safety and Environment (HSE) on a monthly basis as a minimum. Before any site commences we prepare a Construction Phase Health & Safety Plan and a Site Specific Environmental Action Plan to ensure proper control of HSE matters.





# Thank you for attending today

The next step will be submission of the planning application. Please look out for our notification leaflet and then express any views, comments and support via the Councils planning portal.

If you have any views or comments from today please complete a questionnaire, if you need assistance we are happy to help.



Planning consultation event, October 2017

If you would like to leave any comments please do so here or complete a comment form.

The boards here will be available on our website [www.winstanleyorkroad.co.uk](http://www.winstanleyorkroad.co.uk)

If you have any follow up questions or comments our email address is [enquiries@winstanleyorkroad.co.uk](mailto:enquiries@winstanleyorkroad.co.uk)

Place your post-it notes here


The new JV site office is open!

You can pop in and ask questions, provide comments or catch up with your Regeneration Team case officer.

Opening hours are:  
Monday to Thursday  
9.30am-12pm and 2pm-4.30pm

Shaping the future.  
Together.