



Developing the Preferred Option  
WINSTANLEY AND YORK ROAD ESTATES

Review of York Road Character Area - May 2015



Levitt Bernstein



**Character Areas**

- 1. Bramlands
- 2. The Central Housing Area
- 3. York Gardens & York Road Gateway
- 4. Winstanley Estate
- 5. Grant Road
- 6. Sendall Court

# Introduction

Since the endorsement of the preferred option by the Housing Overview and Scrutiny Committee and the agreement to commence procurement of the Winstanley and York Road opportunity in January 2015, there have been two critical developments in and around the regeneration area which have created a need to review elements of the scheme.

- The Department for Transport (DfT) has confirmed the safeguarding of the route and other land requirements for the TfL Crossrail 2 project which will as currently proposed serve Clapham Junction Station.
- There have been a number of development proposals coming forward for the York Road/ Lombard Road area to the north of the regeneration area. The Council is proposing to designate the Lombard Road/York Road Riverside area to the north of the site as a focal point of activity, as part of its work on the Wandsworth Local Plan Review.

This appendix sets out a review to the York Road frontage of the preferred option which has been undertaken to begin to address these developments.

# Safeguarding Bramlands

The Department for Transport (DfT) has confirmed the safeguarding of the route and other land requirements for the TfL Crossrail 2 project, which will include siting a new station for the line at Clapham Junction Station. The progress of the Crossrail project is welcome news for the Clapham Junction area and will dovetail well with the existing plans that the Council has developed to improve connectivity of the across the area.

However, in the short term this has a significant impact on the Council's regeneration scheme as the proposed safeguarded area currently includes the Bramlands area. The Bramlands area was identified as an early phase development site in a key gateway location, which could provide substantial numbers of new residential units and new commercial floorspace.



Clapham Junction Safeguarding

# Planning Policy & Site Context



Lombard & York Road  
Spatial Strategy Area

Area for review

The central housing  
area of Winstanley &  
York Road

The area to the West and North of York Road is undergoing considerable change from predominantly light industrial area of relatively low rise buildings to a mixed use residential area. The emerging planning strategy identifies that development of higher densities than are currently present in the area are likely to come forward given the areas location and context.

# York Road Gateway Design Principles

The revised option has been developed with the following design principles:

## 1. Movement & Permeability

Increased east-west and north-south links created between the River Thames and Clapham Junction Station with links and desire lines through York Gardens enhanced and made more direct.

## 2. Gateways & Entrances

Enhanced pedestrian crossings proposed at strategic points to assist with permeability leading to clear and legible entrances to York Gardens, with non residential uses at lower levels to create a cluster of uses with humane active street frontages.

## 3. Landmarks & Views

Key entrances to York Gardens are marked with landmark tall buildings located to take advantage of long views along new and existing routes.

## 4. Retained Buildings

The Falconbrook Pumping Station is to be retained

## 5. York Gardens

No loss of open space and retention of trees along Plough Road.

## 6. Public Square

A new public square to act as the heart of the new development.



# Preferred Option

The removal of the Bramlands opportunity as an early phase of development has heightened the importance of the York Road frontage as a priority phase of the scheme. The changing nature of new development on the north side of York Road presents an opportunity to develop taller but more spaced blocks with a reduced ground floor bulk and a more open and varied set of buildings which serves the purpose of enabling the further opening up of routes and views across York Road and into the park area. The development of this frontage in this way increases the scope for housing along this frontage without compromising key objectives of the plan. The report to committee sets out the implications of the design review in more detail.

- Increased height to 2 landmark towers at important gateways
- Residential towers set back from York Road to open up views and increase daylight
- Change in massing with 6 residential towers
- Podium base along York road reduced to 2 storeys from 5 storeys
- York Road end of block 4 amended from 2 to 4 storeys



Conceptual Preferred Option - 3D Aerial View looking South

Bramlands character area development postponed due to Crossrail 2

Inkster House to be refurbished

Penge House to be refurbished

Community Centre, Library and Leisure Centre to ground & first floors

Clapham Junction Station

'The Falcons'

Kambala Estate

Winstanley Estate

York Gardens

York Road

Plough Road

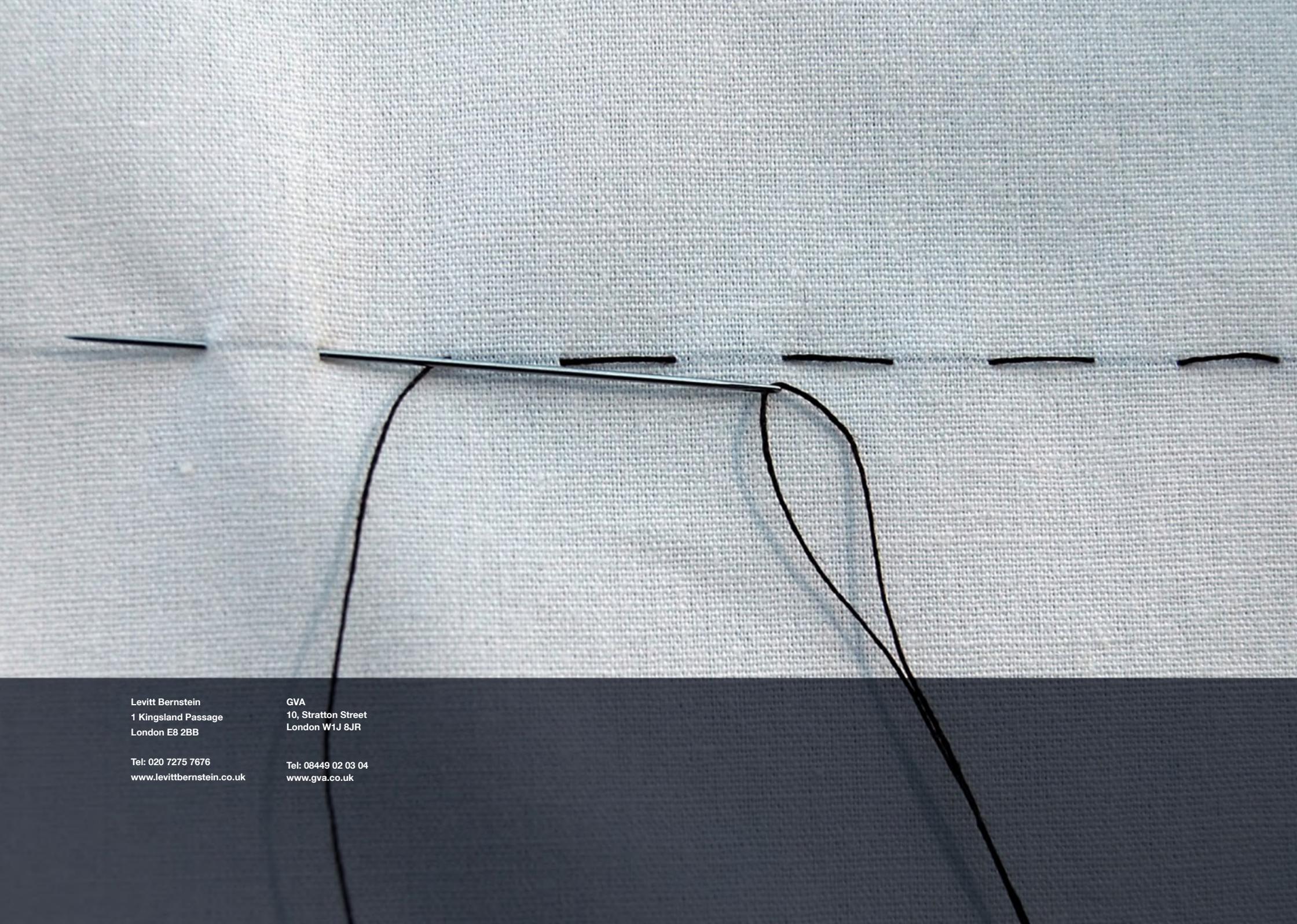
Conceptual Preferred Option - York Road Frontage



Street View looking North along York Road



Street View looking South along York Road



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