

# Welcome

## At this event you can:

- Hear about our approach to reviewing the masterplan
- Hear about what's happening now and what's coming next
- Share your thoughts and ideas – your feedback really matters

## About the Winstanley and York Road Estates Masterplan

The redevelopment of the Winstanley and York Road estates will deliver around 2,500 new homes, with at least half as council homes for local people.

It will also provide new and improved community facilities, green parks and play areas, as well as everyday essentials such as shops, cafes, restaurants and health services.

So far, the development has already delivered 265 new homes, including 172 council rent homes, as well as a replacement school, a new chapel, an upgraded multi-use games area and a children's play area.

While we continue to move forward with demolition of Pennethorne House to make way for the new building known as 'Block 6', we've been reviewing the rest of the masterplan to ensure that it meets the council's ambitions to deliver more affordable homes for local people and responds to the latest building safety and environmental regulations.

**We want you to be involved in this process so we are making shared decisions about the future of the area together.**



# Meet the design team

Maccreanor Lavington and Haworth Tompkins have been selected as the architects to deliver the remaining phases of the Winstanley and York Road Estates masterplan.

**Maccreanor Lavington** is an architecture and urban design practice based in the UK and the Netherlands. For over 30 years, they have helped deliver thousands of new homes across London and the UK. Their team works on projects of all sizes, from big masterplans to the fine details of buildings. They care deeply about creating high quality places that last, support local communities, and protect the environment.

**Role:** Maccreanor Lavington will design and coordinate the overall masterplan.

Founded in 1991, **Haworth Tompkins** designs a wide range of buildings, including homes, schools, workplaces and cultural spaces. They focus on people and place, making sure their designs respond to local communities and the character of each area. They are committed to sustainability, inclusion and long-term value, and have won many awards for their work.

**Role:** Haworth Tompkins will lead the detailed design of Plot 07, the next phase of development on site.

## Working together

Maccreanor Lavington and Haworth Tompkins have worked together on several major projects, including the regeneration of Holloway Women's Prison and the first phase of the Earls Court masterplan.

Their collaboration is based on shared values. Care, craft, thoughtful design and a strong commitment to creating places that are sustainable and improve everyday life. Designing a new neighbourhood is both creative and technical. It takes experience, care and responsibility.



We bring nature into our designs



We design comfortable homes that have generous proportions, natural light and stay warm in winter while avoid being too warm in summer.



We design buildings that are made to last, using high-quality materials



We build places with homes, services and shared spaces.

# The Winstanley Neighbourhood Regeneration Plan



In September 2025, the council published the Winstanley Neighbourhood Regeneration Plan (WNRP) setting out our ten-year commitment to investing in your neighbourhood.

This plan includes funding for local projects and initiatives aimed at reducing crime, providing new green spaces, and supporting young people.

It also includes the redevelopment of the Winstanley and York Road estates which will deliver a significant number of new homes, public spaces, and community facilities and services.

## What has the council delivered recently?

- **June 2025:** Braund Mansions completed and residents start to move into 126 council-rent homes
- **September 2025:** Four language and employability courses started through the council's Lifelong Learning programme
- **October 2025:** Falconbrook School opens three new sensory rooms for pupils
- **November 2025:**
  - Opening hours extended at York Gardens library
  - Improvements made to shop fronts on Falcon Road Parade and Bramlands public realm
  - Accessibility improved on Grant Road by removing planters and installing dropped kerbs
- **December 2025:** Two new Anti-Social Behaviour Officers start work with residents to address local safety concerns
- **January 2026:**
  - Local Community Panel set up to make shared decisions about the neighbourhood's future
  - New masterplan community engagement starts
  - 200 Winter Warmer packs available with free energy efficiency advice and support to reduce energy costs – pick one up today!

# Residents' priorities

The council has been listening to what residents value about their neighbourhood and the improvements you would like to see.

The Winstanley Neighbourhood Regeneration Plan identifies five key priority areas for investment, shaped by your feedback.

## Have your say

We want to hear about what's most important to you. Tell us if these priorities are right, should change, or is anything missing?

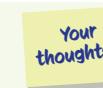
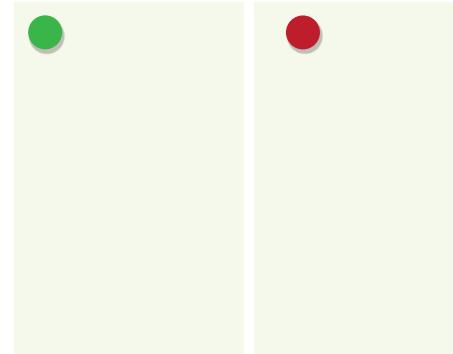
- Use the green stickers to mark what's most important
- Use the red stickers to mark if any aren't important
- Use the post-it notes to tell us about anything that's missing



## New affordable homes

The plan will deliver the new affordable homes that residents need, supported by the shops, services and jobs that help people put down roots and feel secure for the long term. **The masterplan will:**

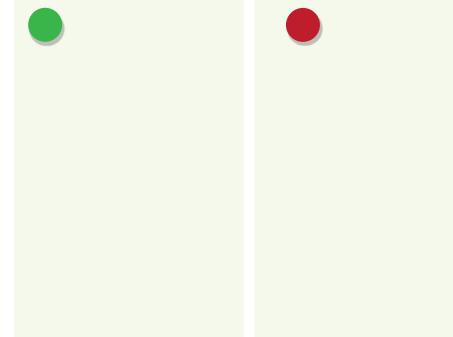
- Bring approximately 2,500 new homes to the area
- Create a new wellbeing centre, bringing together leisure facilities, a children's centre and a library



## Safer streets and public spaces

The plan will help ensure everyone feels safe, whatever time of day, with dedicated support for community initiatives aimed at reducing crime and anti-social behaviour alongside better lighting and visibility in public spaces. **The masterplan will:**

- Provide well-lit, clearly visible streets and public spaces
- Design homes that overlook streets and spaces, making people feel safe

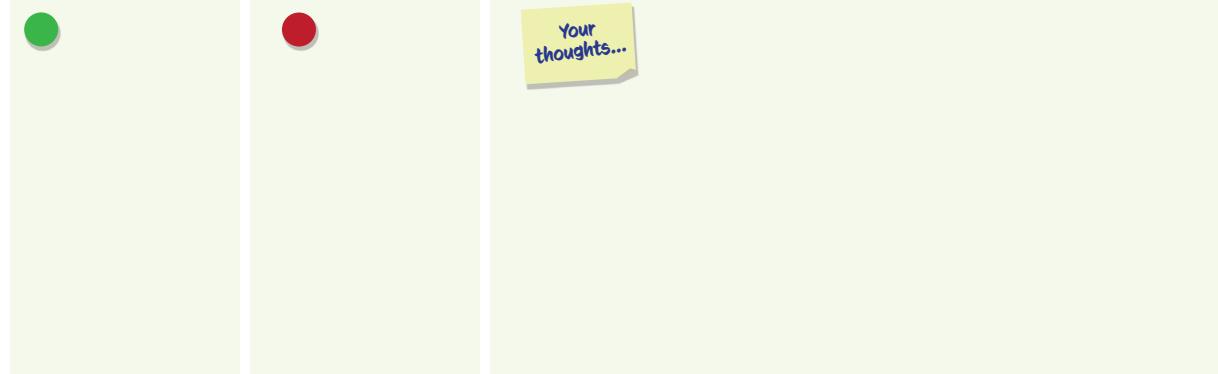


# Residents' priorities

## Community investment

The plan will create a community built on trust, shaped by residents. We will work hand-in-hand with residents, to ensure they have ownership of the investment being made in their area, have access to the facilities and services they need, and feel proud of where they live. **The masterplan will:**

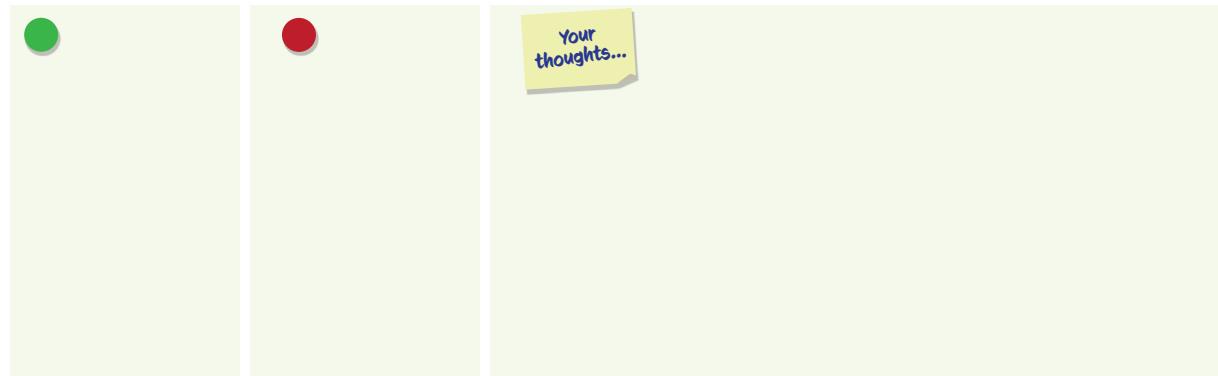
- Be shaped by discussions with the local community
- Seek the support of residents through an estate ballot



## Better connected

The plan will help create a better-connected neighbourhood that is easier and more enjoyable to travel around, with greener and more thoughtfully designed streets and public spaces. **The masterplan will:**

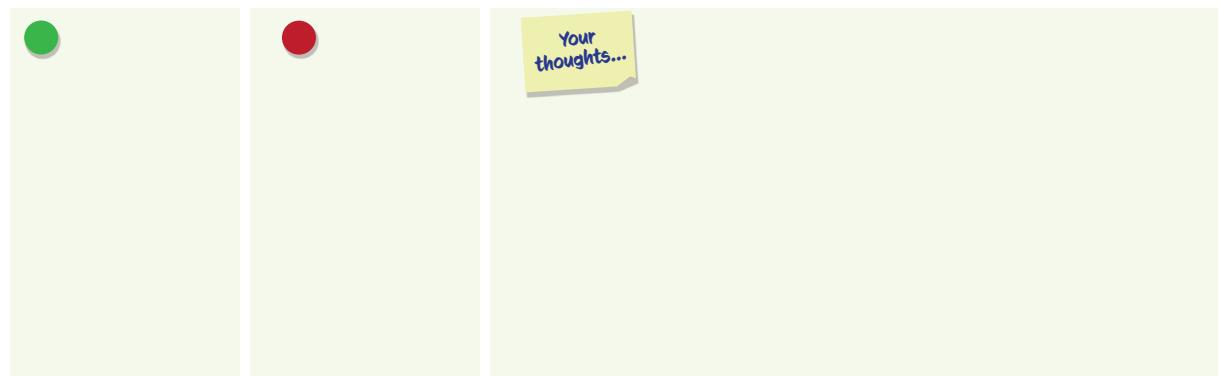
- Improve routes and wayfinding between Clapham Junction station, the town centre, the river and other key destinations



## Future-proof your estate

The plan will create an estate that is ready for the future, with new buildings and public spaces that are sustainable by design and initiatives aimed at reducing waste and helping residents to save money. **The masterplan will:**

- Deliver sustainable buildings that stay warm in winter and cool in summer, helping reduce your bills
- Create greener public spaces that help manage rainwater and provide shade in summer



# Winstanley & York Road Estates masterplan

The council is updating the previous masterplan so that it delivers more genuinely affordable homes for local residents, while meeting the latest building safety and environmental standards.

This means more council and family-sized homes, rather than homes for private sale or rent, and ensuring taller buildings include second staircases. We are also separately reviewing how we bring forward improvements to Inkster House and Penge House. As part of this review, we are considering whether these buildings could become part of the masterplan area but are taking this opportunity to consider any other changes or improvements that will better meet the needs of local people.

## The previous masterplan

- Around 2,500 new homes, with 35% affordable housing
- A new leisure centre, library, and community spaces
- A large central park (York Gardens)
- New streets, routes and public spaces
- Better connections to surrounding areas.



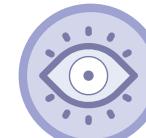
# What the new masterplan will deliver:



A new park at the heart of the area



Better routes across the neighbourhood, especially to Clapham Junction Station



Safer streets, public spaces, and homes



New homes, but now with 50% affordable housing



New offer of community facilities in a wellbeing centre including leisure, a library and Children's Centre

## About the estate ballot

This year we will work with residents to develop the masterplan, share ideas, listen to feedback and shape decisions together about the future of your estate.

As part of this process, eligible residents will be asked to take part in a vote on the updated masterplan. This vote is known as an estate ballot, and it will decide whether the plans move forward or not.

The estate ballot is an important opportunity for residents to have a direct say in what happens where they live. If residents vote in favour of the plans, it will also unlock funding from the Mayor of London to help deliver new affordable homes.

Throughout the process, residents will be supported with clear information, opportunities to ask questions and access to independent advice, so everyone can make an informed choice when it comes to voting.

We will share more information about the estate ballot, including who can vote and how the process works, closer to the time.

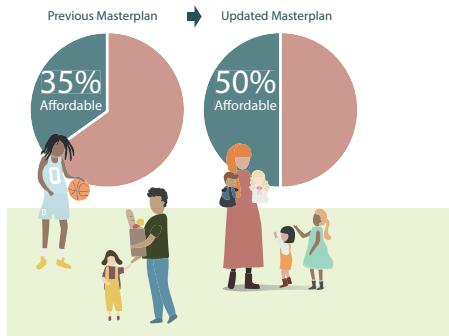
There is more information about estate ballots on the Greater London Authority (GLA) website. Visit: [london.gov.uk](http://london.gov.uk) and search for 'Estate regeneration'.



# What is the masterplan reviewing?

## We are:

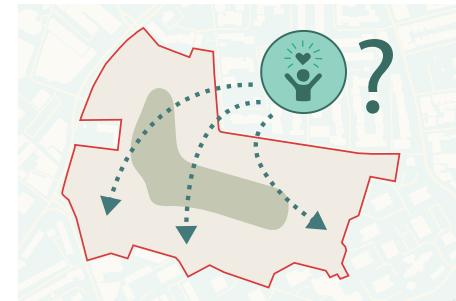
Increasing the number of affordable homes from 35% to 50%



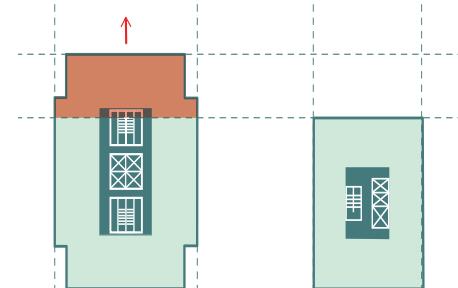
**Improving safety and security,** ensuring residents feel safe in public spaces at all times of day



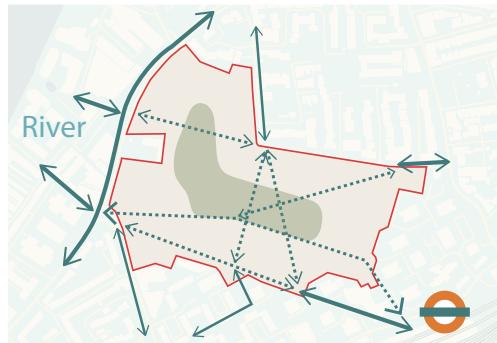
Reviewing the location and range of services in the **wellbeing centre** so it is easier to reach and delivers the facilities that local people need



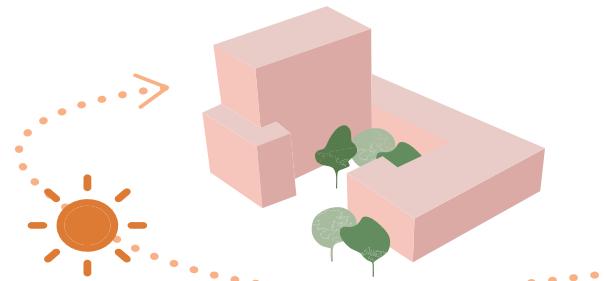
**Introducing second staircases on taller buildings,** in line with new building safety rules



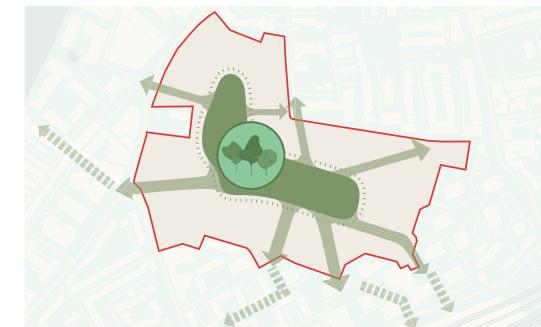
**Providing better connections,** strengthening links to the station, Falcon Road, town centre and the river



**Upgrading the building design** to make homes more comfortable all year round



**Exploring opportunities to provide more greenery, trees and planting** through a landscape-led approach



# Have your say

What do you think about our approach to reviewing the area's masterplan?

Use the post-it notes to share your ideas!

I think...

Winstanley  
Neighbourhood  
Regeneration Plan



# Building Block 6



The planned new Block 6

**Demolition work at Pennethorne House is now underway ahead of the construction of what is known as 'Block 6', which is the next phase of development.**

We understand that demolition can be disruptive, and we are committed to minimising impacts on day-to-day life wherever possible.

We will keep residents informed at each stage of the process and work closely with the on-site team to carefully manage this.



The planned new Block 6

- Demolition started in December 2025 and is scheduled to be complete by July 2026. You will receive monthly updates on the progress.
- A temporary access road into the site from York Road has been created to help manage vehicles and equipment during the demolition
- The demolition is being managed by specialist contractor John F Hunt.
- The on-site manager is Reinis Verbickis.

In the case of an emergency,

Email: [reinis.verbickis@johnfhunt.co.uk](mailto:reinis.verbickis@johnfhunt.co.uk)

Call: 07976 798606

## About Block 6

We are planning to:

- Increase the number of homes from 127 to 139
  - 69 council homes for existing residents
  - 70 private homes
- Increase the size of the new green residential courtyard
- Provide larger balconies for homes

To view the plans visit:

[wandsworth.gov.uk/planning-and-building-control](http://wandsworth.gov.uk/planning-and-building-control)

# What's next

Your feedback is really important and will be used to shape how the masterplan moves forward.

There will be plenty of opportunities to get involved this year, and your ideas and feedback will help shape the masterplan as it develops.

In March, we'll hold community engagement sessions to share some initial masterplan options, based on your feedback so far.

We will hold some workshops over the next few months for residents to find out more about their housing options and what is planned.

All the information you have seen today is available on our website.

## You can share your feedback by:

- Filling out our online survey via the 'get involved' page
- Emailing us at [wyrcomms@wandsworth.gov.uk](mailto:wyrcomms@wandsworth.gov.uk)
- Calling us on **020 8871 6802**
- Speaking to a member of the team today
- Sharing your feedback using the post-it notes provided



Visit: [wandsworth.gov.uk/winstanley-neighbourhood-regeneration-plan](http://wandsworth.gov.uk/winstanley-neighbourhood-regeneration-plan)

## Stay informed

Want to receive all the latest information about the plans directly to your inbox?

Sign up for our email newsletters at [wandsworth.gov.uk/newsletter](http://wandsworth.gov.uk/newsletter)

