

# THE NEXT PHASE

*Your York Gardens  
Construction Update  
July 2020*

*As enabling works for the first new homes start across the Regeneration area, this newsletter is one way the Winstanley and York Road Joint Venture Partnership will send regular construction updates to our neighbours and local residents.*



# THE NEXT PHASE

In January 2020, Wandsworth council planning authority gave permission for the application to proceed with the development of Winstanley and York Road Regeneration. The application is currently with the Greater London Authority, which is the next stage of permission for schemes of a certain size.

The scheme delivers over 2500 new homes including the replacement new homes for all existing council tenants and those of all resident freeholders and leaseholders.

The first phase of the scheme delivers three new buildings including a new community facility which provides a new council swimming pool and leisure centre, alongside an improved replacement library, community and children's centres. This is as well as 134 replacement council homes for existing tenants to move to, 65 new affordable shared ownership properties and private homes for sale.

The first phase of build construction is due to commence on site at the beginning of 2021, which is blocks 1 and 5, as the plan below. These sites start first as it does not require demolition of any existing blocks and ensures early delivery of one of the greatest assets' of the scheme, in addition to exciting new replacement homes.

## NEW BLOCKS

- 1 Block 1
- 2 Block 5
- 3 Block 6

## EXISTING BLOCKS

- |                                      |                       |                 |                  |
|--------------------------------------|-----------------------|-----------------|------------------|
| A York Road Library/Community Centre | F Baker House         | K Kiloh Court   | P Shephard House |
| B The One O' Clock Club              | G Chesterton House    | L Jackson House | Q Gagarin House  |
| C Thames Christian College           | H Arthur Newton House | M Farrant House | R Ganley Court   |
| D Lavender Road                      | I Holcroft House      | N Darien House  |                  |
| E Galleon Court                      | J Scholey House       | O Meyrick Road  |                  |



## EARLY WORKS

*In order to enable the new homes and community facilities there are preparatory civils works required in York Gardens to ensure capacity for the new expanded neighbourhood.*

*Throughout the remainder of 2020 and early in to 2021 we will be advising of other works which may impact the availability of open space, play facilities, road networks and parking before the new buildings commence on site.*





*At the beginning of July UK Power Networks will commence works to divert extra high voltage cables which currently run underground through York Gardens.*

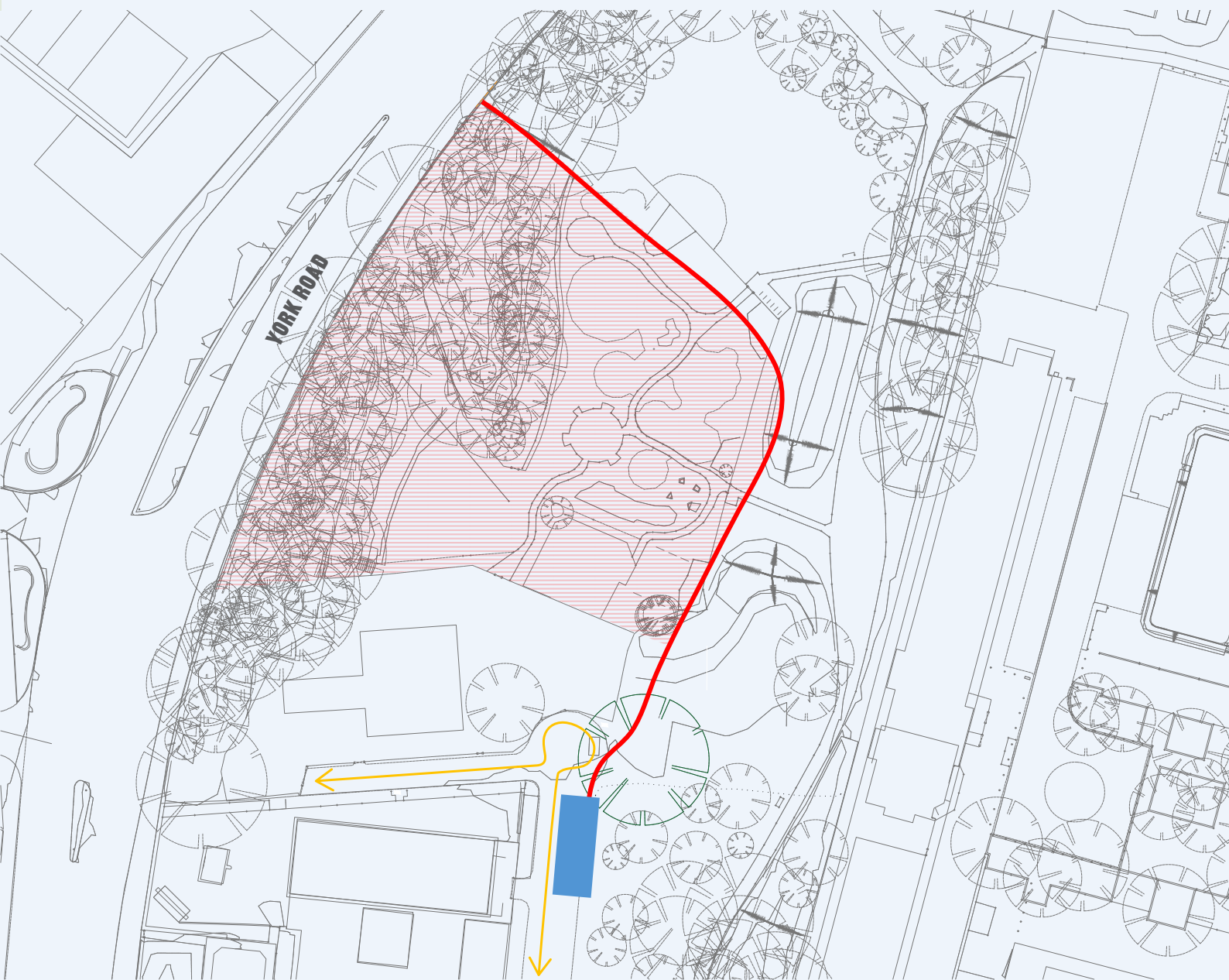
*The below diagram identifies the route of the new cable which crosses through York Gardens to the west of the Thames Tideway site and the One 'clock Club and to the north of Pennethorne House, in red. These areas will be inaccessible to York Gardens users during the works. These works are anticipated to run from July to September 2020.*

*The civil works will require digging a pit through York Gardens and the play areas as indicated, requiring some fencing and play equipment to be removed but it will be replaced afterwards. The playground is expected to be closed for the duration of these works but will be opened as soon as possible.*

*The area in blue is the jointing pit, where the newly diverted cables are joined at completion of the works. This process takes several weeks and will continue after the playground reopens. All topsoil and grass will be reinstated after the works. There will be restrictions to parking in the areas as indicated with yellow lines. This area is not for residents parking anyway so should cause minimal interruption.*

### KEY

-  New UK Power Networks Cable
-  Restricted Area
-  Jointing Pit
-  Parking Restrictions



# CONTACT

If you have any questions about the work mentioned in this leaflet or the York Gardens regeneration please contact us on either:

020 8871 6802 or

[winstanleyyorkroad@richmondandwandsworth.gov.uk](mailto:winstanleyyorkroad@richmondandwandsworth.gov.uk)

Information can also be found on the wandsworth website:  
[www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-and-york-road-regeneration](http://www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-and-york-road-regeneration)

Please note the regeneration site office will be closed until further notice.

