

MITCHELL HOUSE

*A residents guide to
Mitchell House*

July 2020

*This booklet provides details on what
to expect from your new home as a
resident of Mitchell House.*





FOR THE PAST, PRESENT & FUTURE OF OUR NEIGHBOURHOOD.

York Gardens will create a new neighbourhood, delivered by a Joint Venture between London Borough of Wandsworth and Taylor Wimpey Central London.

York Gardens will provide new council homes for rent for existing and new residents, homes to buy for existing resident owners, a mix of other affordable homes to rent and buy, as well as homes for private rent and homes for private sale.

We are also building a new park, community facilities including leisure, library, childrens centre and nursery, community meeting places and a new health centre.

Mitchell House is the name of Block A, (as previously known on phasing and decant plans), and will be the first block of new replacement homes completed at York Gardens.

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THE MASTERPLAN

The Council is investing £150m to ensure that existing secure Council tenants and resident leaseholders are re-housed in high quality new Council homes designed and built specifically to meet their housing needs. Tackling over-crowding through this process means that the new Council social rent housing has over 600 more habitable rooms than the existing.

The scheme will invest over £50 million in community facilities and generate at least £240m in additional income to boost the local economy.

The council has employed a Specialist Housing Occupational Therapist to ensure the new homes are accessible for all and easily adaptable for future tenants. They have been able to ensure that the bespoke needs of less able, disabled and older residents have been met at Mitchell House.



Around the park there will be mixed tenure courtyard blocks with replacement homes for existing residents and new homes with direct access to the park, each with a private outdoor amenity space and access to a private courtyard. The proposal will increase the range of housing choice for local people and increase options for all existing Wandsworth residents to stay in the area and prosper.

The end result will be a truly mixed community based around an improved York Gardens and the new leisure centre forming a vibrant neighbourhood hub.



MITCHELL HOUSE IN CONTEXT

Mitchell House will be the first block completed in the York Gardens regeneration with new homes for existing tenants and resident homeowners.

The map below shows the existing buildings overlaid on the proposed plan for the Winstanley and York Road site, including Mitchell House on the corner of Plough Road and Grant Road, just a short walk from Clapham Junction Station.

EXISTING BLOCKS

- | | |
|---|-------------------------|
| A York Road Library/Community Centre | L Scholey House |
| B The One O' Clock Club | M Kiloh Court |
| C Pennethorne House | N Jackson House |
| D Battersea Baptist Chapel | O Farrant House |
| E Thames Christian College | P Darien House |
| F Lavender Road | Q Meyrick Road |
| G Galleon Court | R Shephard House |
| H Chesterton House | S Gagarin House |
| I Arthur Newton House | T Ganley Court |
| J Baker House | U Penge House |
| K Holcroft House | V Inkster House |



MITCHELL HOUSE

Battersea
SW11

**CLAPHAM
JUNCTION
STATION**

MITCHELL HOUSE WILL PROVIDE 46 NEW HOMES, SPREAD ACROSS 7 FLOORS.

GROUND FLOOR



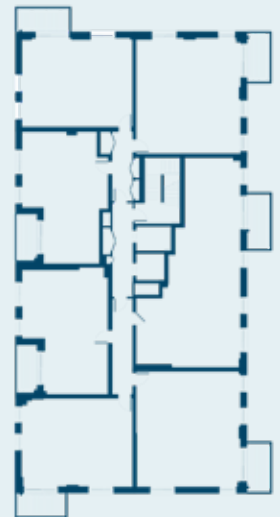
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



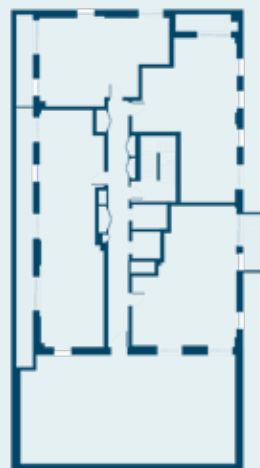
FOURTH FLOOR



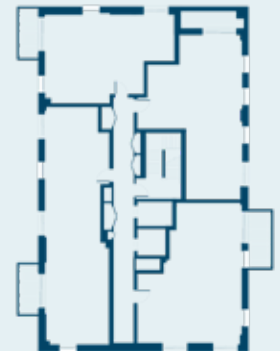
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



For detailed flat information, please contact enquiries@winstanleyyorkroad.co.uk

DISCOVER OUR COMMUNITY

With a variety of amenities within walking distance, Mitchell House is situated in the heart of the local community.

SCHOOLS

- 1 Falconbrook Primary School
Wye Street, SW11 2LX
- 2 ARK John Archer Primary Academy
Plough Terrace, SW11 2AA
- 3 Christchurch Primary School
Batten Street, SW11 2TH
- 4 Sacred Heart Primary School
Este Road, SW11 2TH
- 5 Harris Academy Battersea
401 Battersea Park Road, SW11 5AP
- 6 St John Bosco College
Parkham Street, SW11 5AP
- 7 Bolingbroke Academy
Wakehurst Road, SW11 6BF

YOUTH GROUPS

- 8 Providence House
138 Falcon Road, SW11 2LW
- 9 Caius House
2 Holdman Road, SW11 3RL
- 10 Air Cadets (33F)
29-32 Simpson Street, SW11 3HL
- 11 Army Cadets
27 St Johns Hill SW11
- 12 Devas Club
2a Stormont Road, SW11 5EN
- 13 Carney's Community Boxing
30 Petworth Street, SW11 4QW



DOCTORS

- 14** Clapham Junction Medical Practice
7 Farrant House, SW11 2EJ
- 15** The Junction Health Centre
The Arches 5-8 Grant Road, SW11 2PH
- 16** The Falcon Road Medical Centre
47 Falcon Road, SW11 2PH
- 17** Chatfield Health Centre
50 Chatfield Road, SW11 3UJ

CHEMIST

- 18** Safedale Pharmacy
49 Falcon Road, SW11 2PH
- 19** Boots
10 Falcon Lane, SW11 2LG
- 20** The Old Pharmacy LTD
50 Chatfield Road, SW11 3UJ

DENTIST

- 21** Chatfield Dental Battersea
50 Chatfield Rd, SW11 3UJ
- 22** Green Dental Care
2-4 York Road, SW11 3QA
- 23** Lavender Hill Dental Practice
255A Lavender Hill, SW11 1JD



WELL CONNECTED

With Clapham Junction station just moments away from your front door, both your travel to work and trips out will be easy.



**WALKING FROM
YOUR FRONT DOOR**

**CLAPHAM
JUNCTION
5 MINS**

**NORTHCOTE
ROAD
12 MINS**

**WANDSWORTH
COMMON
13 MINS**

**BATTERSEA
SQUARE
17 MINS**

**CLAPHAM
COMMON
18 MINS**



**CYCLE FROM
YOUR FRONT DOOR**

**WANDSWORTH
COMMON
6 MINS**

**CLAPHAM
COMMON
7 MINS**

**BATTERSEA
PARK
10 MINS**

**RICHMOND
PARK
24 MINS**

**VICTORIA
23 MINS**



**TRAIN FROM
CLAPHAM JUNCTION**

**VAUXHALL
6 MINS**

**VICTORIA
12 MINS**

**WATERLOO
14 MINS**

**GATWICK
AIRPORT
30 MINS**

**BRIGHTON
55 MINS**



**TRAIN FROM
CLAPHAM JUNCTION**

**CLAPHAM
HIGH STREET
14 MINS**

**SHEPHERD'S
BUSH
19 MINS**

**PECKHAM
RYE
19 MINS**

**CANADA
WATER
30 MINS**

**SHOREDITCH
HIGH STREET
40 MINS**

LONDON UNDERGROUND & TRAIN LINES

- Bakerloo — Hammersmith & City — Victoria
- Central — Jubilee — Waterloo & City
- Circle — Northern — London Overground
- District — Piccadilly — National Rail





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MITCHELL HOUSE

Battersea SW11

CHELSEA HARBOUR

Imperial Wharf

SANDS END

COTTON ROW

FALCON PARK

BATTERSEA PARK

BATTERSEA

Clapham Junction

Wandsworth Town

WANDSWORTH

WANDSWORTH COMMON

COLLEGE

King's Road

Wandsworth Bridge Road

East Hill

11

14

32

6

7



16

17

33

40

30

Trinity Road

Spencer Park

Bolingbroke Grove

9

20

Westbridge Road

Battersea Bridge Road

Albert Bridge Road

50

35

44

5

Falcon Road

23

25

8

Latchmere Road

26

A3205

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13

36

Battersea Park

38

42

1

2

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Avender Hill

24

45

Elspeth Road

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DISCOVER OUR NEIGHBOURHOOD

SUPERMARKETS

- 1 Asda
204 Lavender Hill, SW11 1JG
- 2 Lidl
141 Falcon Road, SW11 2PE
- 3 Waitrose
40-44 St Johns Road, SW11
- 4 Marks & Spencer
St Johns Road SW11
- 5 Tesco Express
23-27 Falcon Road, SW11 2PH
- 6 Co-op
8-40 Chatfield Road, SW11 3SE

GREEN SPACES

- 7 York Gardens
- 8 Falcon Park
- 9 Wandsworth Common
- 10 Clapham Common
- 11 King Georges Park
- 12 Wandsworth Park
- 13 Battersea Park

FOOD & DRINK

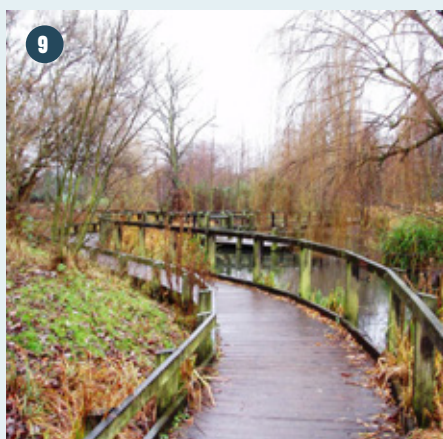
- 14 606 Club
- 15 All Bar One
- 16 Ben's Canteen
- 17 Birdhouse
- 18 The Breakfast Club
- 19 Byron
- 20 Bunga Bunga
- 21 Draft House
- 22 Franco Manca
- 23 Flour to the People
- 24 The Four Thieves
- 25 The Latchmere
- 26 The Lighthouse
- 27 Lost Society Battersea
- 28 Meat Liquor
- 29 The Northcote
- 30 The Plough
- 31 Pizza Metro
- 32 The Ship
- 33 Story Coffee
- 34 Vagabond

RETAIL & LEISURE

- 35 Battersea Flower Station
- 36 Battersea Park Children's Zoo
- 37 Go Ape Battersea Park
- 38 Latchmere Leisure Centre
- 39 Lavender Hill Post Office
- 40 London Cycle Workshop
- 41 Neils Yard Remedies
- 42 Nuffield Health Fitness & Wellbeing
- 43 Wandsworth Town Food Market
- 44 York Road Post Office

ARTS & CULTURE

- 45 Battersea Arts Centre
- 46 The Clapham Grand
- 47 Clapham Picturehouse
- 48 Northcote Records
- 49 Omnibus Theatre
- 50 Royal Academy of Dance



Mitchell House provides 46 new homes. A mixture of one and two bedroom properties. Your new neighbours will be existing residents from the regeneration area, from Scholey House, Kiloh Court and Jackson House.



The block has been designed to meet the needs of existing residents who are moving from buildings which are being demolished as part of the regeneration scheme. Mitchell House has eight floors of accommodation and provides 21 two-bedroom homes and 25 one-bedroom homes.

Built to modern standards with new and improved systems and features to improve safety and energy standards within your home and the block including;

- Fobbed door entry systems to the main entrance doors, bike store and bin stores, in addition to fully automated systems to the accessible flats to both communal and flat front doors;
- The properties are served by two lifts from a spacious lift lobby area;
- Bike store, fitted with doubled stacked shelving systems, with room and capability to store and power mobility scooters;
- MVHR's, mechanical ventilation heat recovery is an energy recovery ventilation system which works between two sources at different temperatures. Heat recovery is a method which is used to reduce the heating and cooling demands (and thus energy cost) of buildings;
- Sprinklers in all flats which react to high temperature in the event of a fire;
- Every front door fitted with a Winkhaus Automatic Multi-Point Locking Mechanism, autoLock AV2 or AV2-E depending on whether a general needs or wheelchair adapted flat;
- Integrated utility pod's in all flats with plumbing for washing machines, which standardises all properties providing ease of maintenance;
- All flats provided with showers over baths, vanity mirror with shaving light and charger;
- For long term adaptability, a shower former tray fitted beneath all baths, allowing easier conversion to a level access shower room should mobility needs change as assessed by an occupational therapist;
- Large balcony areas with sliding doors, fitted with waterproof power sockets.



INTERIOR PALETTES

We have worked with residents to choose interior palettes which will create a safe and welcoming space in all communal areas.

Shown here are examples of the palettes which will be used in Mitchell House.

Communal lighting is on PIR, (passive infrared sensors) which efficiently luminates the communal corridors, saving energy by powering down when not needed but ensuring clear bright entrances to your home when you exit the stairwells or lifts.



RESIDENTIAL FLOORS

ROLLED VINYL FLOOR



SKIRTING AND DOOR SURROUNDS

Noble Grey

DULUX WALL COLOUR CHOICES

Pebble Shore

Just Walnut

Perfectly Taupe



COMPUTER GENERATED IMAGE OF A RESEDENTIAL FLOOR



A TYPICAL KITCHEN

ENTRANCE LOBBY

TILE – ANTHRACITE

DULUX WALL COLOUR CHOICES

Grey Wisp

White Cotton

SKIRTING AND DOOR SURROUNDS

Noble Grey

Dove



COMPUTER GENERATED IMAGE OF THE ENTRANCE LOBBY

FREQUENTLY ASKED QUESTIONS

If you have this booklet in your hand, you will also now have the floor plan for your allocated property and be ready to view your new home.

Below you'll find answers to the questions we get asked the most when moving residents to a new home.

What is my new address?

You are moving into Mitchell House, 67 Plough Road, SW11 2FS Your flat number will precede Mitchell House in the address line. Mitchell House is part of the Winstanley Estate.

When will I get my offer letter?

Your offer letter will be ready shortly. After viewing your property you will meet with a Regeneration Project Officer who will go through your pre-move pack with you and tell you what you can expect from your move and answer any questions you may have which are not answered here and perhaps very specific to you.

The viewing of your property has been arranged at least six weeks prior to the building being handed over to the council. This allows plenty of time for the Regeneration team to plan to meet your relocation needs. Whether for booking removals, arranging assistance to pack your belongings, ordering white goods or pre-empting other concerns which you may think of, in this time frame you can come back to the team and we will try to assist.

Will I get help to move, I have no one to assist me?

The Regeneration Project Officer will talk through your move with you after your viewing, allowing you the opportunity to discuss any concerns about the move process. We acknowledge moving is a very stressful time, we hope to be able to assist you fully with the removal's services available, but we can arrange further referrals with other support and statutory agencies should you wish us to do so.

On a practical level, whether you need additional assistance from other agencies or not we will arrange a free of charge delivery of cardboard boxes to your property, plenty of time in advance of your move and for the transit of these boxes to your new home. If you think you may require extra support simply on the practicalities of the move process or perhaps with de-cluttering before you move, please discuss this with the Regeneration Project Officer when you meet them.

The council will meet the costs of removals if arranged by the council. If you want to make arrangements for your own removal firm, you can discuss this with the Project Officer, and they will agree a reasonable price for this before you secure a company. Payment will be made on production of an invoice.

I need help setting up new utilities accounts and moving my correspondence

Please let us know if this may be an issue, and we can make arrangements for assistance.

Will my new property meet my housing need?

As a secure Wandsworth Borough Council tenant, you will have been assessed several times over the past few years to determine your housing need. Housing need is determined by the size and composition of your household, as detailed in the Housing Allocation Scheme, at the time of your first housing needs assessment, all new lettings will require occupants to have been part of the original assessed household.

Single person households, pregnant women and couples will be allocated a self-contained one bedroom property. The Regeneration scheme is not building studio accommodation.

Thereafter one room is required for:

- a couple;
- each un-partnered adult aged 21 years or older;
- each pair of adolescents aged 10-20 of the same sex;
- each pair of children under the age of 10 regardless of sex.
- Where none of the above applies a person aged 10-20 years will be paired with a child
- under the age of 10 years of the same sex.
- Any remaining unpaired person will be allocated a separate bedroom

The Regeneration team has published the Winstanley and York Road Local Lettings Plan which provides further detail on allocation of properties in the scheme.

I have given up a bedroom and am downsizing, will I get an incentive payment?

If you are under-occupying your property you will be offered an incentive (between £2000 and £5000 depending on the number of rooms 'given up') to downsize to a property which meets your housing need, or alternatively you are able to keep one bedroom above that need, as long as you are not subject to the bedroom tax. (This payment is processed by a different team so payment times may differ to those set out by the Regeneration team).

Conversely, if you are overcrowded you will receive a new property which meets your housing need at the time of your assessment, which was carried out a few years before your move into the new property, and again recently, when an offer of accommodation was due to be made.

What size will the new properties be?

All replacement properties will either meet or exceed the Mayor of London's Housing SPG. This means that in this building:

- a) a one bedroom property (2 person) will be a minimum of 50m²
- b) a two bedroom property (3 person) will be a minimum of 61m²
- c) a two bedroom property (4 person) will be a minimum of 70m²

All new properties in the block have an outdoor balcony space, or private terrace area for the ground floor units. In addition to this a new playground area has been created on Thomas Baines Road for doorstep play, with accessible seating and play equipment.

I have mobility problems and need adaptations to my property

When allocating the properties, the Regeneration Team and the allocation team ensured that due regard was given to the known disability needs of tenants and household members. This included consideration on the need for a ground or lower floor property or ensuring a level-access property (no stairs internally) with lifted access to the front door of the new homes.

Advice on the implications of a disability/health condition on yours or a family members need has been sought from yours or your family members doctor and/or specialist and considered with advice from the councils' medical advisor.

The block has 6 properties adapted for wheelchair users, but a number of others will have been adapted to meet specific tenants needs, including level access showers, additional grab rails or raised WC pans. If you have concerns that your property does not meet your need, please talk to the Project officer after your viewing.

Will the rent be higher in my new property?

If your new property has the same number of bedrooms as your current property, then your rent will remain the same as it is when you move. If your new property has more or fewer bedrooms then your new rent will be assessed in line with Wandsworth Borough Council rent setting policies, for social rented units.

You will be billed for heating and hot water through the communal heating system, directly by the council, which you may not be now, depending on where you live currently. You may also have other services to pay with your rent this may include paladin bin hire, block cleaning and gardening. These services are charged only if received by your block or the estate your block is part of, the Winstanley Estate. These will be detailed in your formal offer letter.

I am a tenant in a demolition block, will I receive any compensation as a result of the regeneration?

The compensation available to tenants and leaseholders as a result of the loss of their home due to a compulsory purchase order is determined by central government. In February 2015, Wandsworth Council decided that it would pay this level of compensation to leaseholders, freeholders and tenants before a CPO was even required to deliver the benefits of the Regeneration.

As a tenant, you have been required to move as indicated by the phasing plan and as such you will receive a Home Loss Compensation Payment of £6400, (correct at going to print but reviewed yearly by central Government) minus any money you may owe to Wandsworth Borough Council.

The Regeneration Team have received feedback from residents on the moves process as it has worked for tenants previously and identified that residents would find it helpful to be provided funds in advance of the move to allow them to pick their own items, order in advance and control more of the process themselves. The disturbance payment would be considered to meet the Councils commitment of providing the below items: -

- a) white goods – washing machine, cooker and fridge freezer,
- b) the disconnection and reconnection of services;
- c) the disconnection and reconnection of appliances, including movable fixtures and fittings, e.g. light fittings
- d) new window dressings if your existing dressings cannot be used,
- e) redirection of mail (up to a nominated date),
- f) incidental administrative costs incurred by change of home – change of driving licence, etc.

Payment will be made, when you sign up for your new tenancy, anticipated to be approximately four weeks before your move in date.

Bed size	Advanced payment
One	£1,700
Two	£2,000
Three	£2,250
Four bedrooms upwards	£2,500

This money would not include removal costs. These would be met through the Council utilising its existing removal contractors.

This will be full and final payment for disturbance costs.

CONTACT

If you have any questions about the York Gardens regeneration please contact us on either:

020 8871 6802 or

winstanleyorkroad@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

Taylor
Wimpey
Central London



**YORK
GARDENS**