

# REGENERATION NEWS

*Issue 16  
September 2021*



*Bringing you the latest  
news from the Winstanley  
and York Road  
Regeneration project*

**YORK  
GARDENS**

Taylor  
Wimpey  
Central London





**A FEW WORDS FROM THE REGENERATION TEAM PROGRAMME MANAGER – PHILIP MORRIS**

“ On behalf of the Regeneration Team, I would like to send our best wishes to all residents and neighbours of the Winstanley and York Road estates. We trust that you are all keeping safe and well. We are finally on the road towards some form of normality and we hope you share our excitement as we embark on phase 1 of the scheme and start to deliver significant numbers of new homes including replacement new social housing. If you have any questions about the regeneration, please contact the Regeneration Team on 020 8871 6802 or [winstanleyorkroad@ricmondandwandsworth.gov.uk](mailto:winstanleyorkroad@ricmondandwandsworth.gov.uk) ”

**REGENERATION TEAM SITE OFFICE**

Throughout the lockdown, the regeneration team’s site office at 10 Lavender Road has been closed in response to Covid-19 restrictions. We are now delighted to announce that we will be relocating to a new office on the ground floor of Duval House, 10 Grant Road, SW11 2FR. The building is on the corner of Grant Road and Winstanley Road, next to Sendall Court.

The new office is open now for both drop in visits and appointments. Two members of the regeneration team will be in there Monday-Friday from 9.30am - 12pm, 2pm - 4.30pm to deal with any enquiries you may have relating to the regeneration scheme.

 Duval House, 10 Grant Road, SW11 2FR  
Monday-Friday: 9.30am - 12pm  
2pm - 4.30pm

**CONTENTS**

Phase 0 Construction Update	2
Phase 1 begins	3
Brand new MUGA	4
The new York Gardens playground	4
Local Councillors visit Sphere Walk	5
Community Voices	6

## CONSTRUCTION UPDATE PHASE 0 COMPLETE

The Winstanley and York Road Regeneration LLP is delighted to announce that Phase 0 of the Winstanley and York Road Regeneration project is virtually complete. Three new blocks have been completed along Grant Road - Mitchell House, Duval House and a new building for Thames Christian School and Battersea Baptist Chapel.

Block A, now known as Mitchell House, comprising 46 one and two bedroom council homes, was completed last year but due to Covid-19, residents were unable to move in until spring of this year. The building is now almost fully occupied with all properties allocated and residents settled in.

Block B, the new School and Church building is practically complete with the Battersea Baptist Chapel

due to take residency soon, and Thames Christian College moving into their new building from January 2022 after the fit out ready for the new term is completed.

This early development phase has been vital in unlocking the rest of the regeneration site. When the church and school have been fully relocated, the demolition of their existing buildings will allow for the delivery of Blocks 6 and 7 which will provide both new build replacement council and private housing.

The end of phase 0 also means that entrances into the Weekley Square car park have reverted back to being accessible from Thomas Baines Road, which is now a one way road as shown on the map below.



## PHASE 1 BEGINS

The Winstanley and York Road Regeneration LLP is delighted to announce that the first steps on the regeneration journey have begun in earnest in York Gardens with the start of enabling works such as the movement of the EHVC (extra high voltage cable) and a new haul road from York Road, to serve the construction of Block 5, the first block of new build council homes on the new site.

Block 5 provides 126 brand new council homes for existing residents of the Winstanley and York Road estates across three cores of varying heights. Core A, along York Road, will be 14 storeys high, core B will be 6 and core C will be 12 storeys. The new block will have direct access to the new park when it is complete towards the end of the regeneration project.

Like Mitchell House, these brand new homes will be built to the highest modern standards.

Each property will have its own utility pod, which allows ease of access for maintenance of mechanical and electrical equipment, as well as individual heating and hot water meters, which gives residents an accurate gauge of their usage and expenditure, allowing them to have greater individual control. This is borough wide policy, with all existing council homes on communal heat systems having new meters fitted over the coming years, in order to meet new heat and billing regulations.



The new buildings will also be much more energy efficient compared to residents' current homes.

The new homes will meet and, in many instances, exceed the Mayor of London's Housing design guide specifications giving residents generously sized new homes. There will also be over 300sqm of ground floor retail space which is likely to be a grocery retailer. The Joint Venture development team is still in discussion about which retailer will move on site.

Block 5 will also be the first new build block to be designed to the mansion block design parameters as detailed in the detailed and outline master plan application as approved in January 2020. It is anticipated that these homes will be available for occupation in the late summer of 2023.



## NEW MUGA ON GRANT ROAD

Along with the new building for Battersea Chapel and Thames Christian School, the replacement multi-use games area (MUGA) has recently been opened to the public. It replaces the sunken “blue pitch” which was previously located within the Winstanley Estate. This new MUGA now sits along Grant Road adjacent to the new school and church.

It is hoped that the new MUGA will provide a wonderful space for residents to practice their football, basketball and general sports skills, allowing the next generation of sporting talent to nurture their skills, at no cost.

The site is open to all residents from 09:00 to 20:00 or dusk and is opened and closed by the cleaners.



## YORK GARDENS – NEW PLAYGROUND

Work to the northern section of York Gardens park requires the continued closure of the playground. The Joint Venture has undertaken to provide a new playground which will be provided in the southern end of the park, with works anticipated to start later this year.

Our proposals aim to maximise existing open grass areas and minimise impact on the existing park. A new fence line along the existing path with two entrances will provide safe and accessible play opportunities for children in the local area.

The play space will be accessible for both pushchairs and wheelchairs via a main circulation path. It will cater for children of all ages and abilities and will provide a range of play and developmental activities.

Outside of the main play area, fitness equipment and relocated table tennis tables offer play and exercise opportunities for older children.



## SPHERE WALK – LOCAL COUNCILLORS VISIT SITE

Residents of Pennethorne House will be delighted to hear that work to the new homes at Sphere Walk, formerly known as Shuttleworth Road, are close to completion. The Sphere Walk site was recently visited by the local ward councillors for Latchmere, Cllr Kate Stock, Cllr Tony Belton and Cllr Simon Hogg.

The Regeneration Team has been working closely with the Housing and Development Team on the delivery of Sphere Walk, which was named after the former music studio, Sphere Studios, that once operated from the Shuttleworth Road.

Sphere Walk plays a key role in the regeneration as it allows for the early decant of Pennethorne House residents to new, appropriately sized homes which meets the rehousing needs of tenants many of whom are overcrowded in their current homes. Residents will have the right to return to the main York Gardens site towards the end of the development project, when all other residents are rehoused within the scheme. The site comprises of 71 homes split over four cores giving a mixture of 1, 2, 3 and 4 bedroom homes including 8 fully accessible homes for wheelchair users. The building is 8 storeys high, with accessible outside space on the 3rd floor for all residents to enjoy, as well as an outdoor play area for children on the 5th floor.

The scheme at Shuttleworth Road will also provide environmental and landscaping improvements



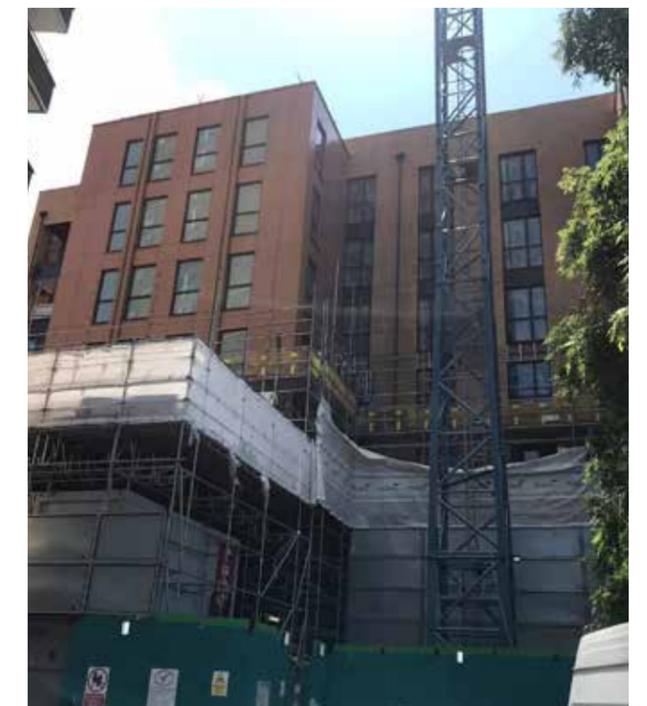
which will benefit the local area and existing estate. This is part of the council's commitment to deliver wider benefits to existing communities through its development programme, which includes improving shared spaces to make them more attractive for local residents.

The project has also attracted over £1 million in community investment, including employment and skills initiatives for 37 local people and support for 364 students who have taken part in Wates' education activities. In all, almost 6,000 hours have been invested in employment and skills on this project.

All homes will meet the latest design and size standards. They will be more energy efficient, with 100% low energy lighting, a highly efficient communal heating system and intelligent building controls. Electric vehicle charging points will be added to the car park.

Wildlife will be encouraged into the area with biodiverse roofs and bat and bird boxes as well as a sustainable drainage system.

It is estimated that these new homes will be ready for occupation by the residents of Pennethorne House in early 2022.



## COMMUNITY VOICES

### *Battersea Chapel and Thames Christian School*

Thames Christian School and Battersea Chapel are important neighbours within the Winstanley and York Road estates. Both have buildings that occupy key areas vital to facilitating the regeneration project. It was always important to ensure that both the school and the chapel were relocated appropriately and in a timely manner and within the estate space to allow social housing to be built at an early stage in the regeneration project. The relocation has allowed the school and chapel to have new bespoke buildings constructed in a familiar location with great access links to Clapham Junction station for pupils and the congregation.

Battersea Chapel has had a presence in Battersea since it was founded in 1672 by Thomas Horrocks, originally as a Christian place of worship, becoming a Baptist church in 1797, 224 years ago. Their current Church building was opened in 1973 (48 years ago) and, is the third building to be occupied by Battersea Chapel.

However, to make way for the regeneration, a new Church building has been constructed as part of phase 0 of the Winstanley & York Road Regeneration and will become their 4th Church building since inception.

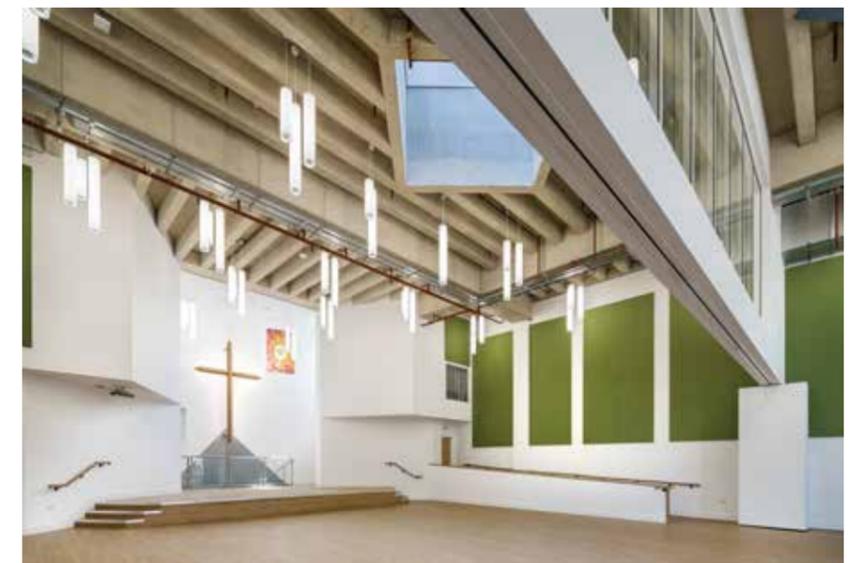
Based within a vibrant and very culturally diverse community, Battersea Chapel have always celebrated and respected cultural differences, while aiming to be a place of worship that not only serves God, but also the local and wider community.

We caught up with their new leader, Pastor Bayo to talk all things Battersea Chapel and to get his thoughts on the regeneration project.

Although major change can often be a difficult process, Pastor Bayo and Battersea Chapel are very much looking forward to moving into their new building. The larger space will allow them to grow their congregation

and their influence in community. The new building is an upgrade on the old one and they hope that it will provide a community hub for many years to come.

The development team have been fantastic to deal with and made the whole process as smooth as it could be. It is unfortunate that at the last minute our plans were ruined by Extinction Rebellion, who through their short-sighted behaviour decided to break into and occupy our old building before we had the chance to move into the new one. However this issue is now being dealt with through the Baptist Chapel Property Board and should be resolved shortly.



“  
*The development team have been fantastic to deal with and made the whole process as smooth as it could be.*  
 ”

Thames Christian School is an independent co-educational secondary day school based in the York Road estate for children aged 11-16. Now in its third decade, Thames Christian School is a small school with big ideas. From January 2022 they will be moving into a new state of the art building which will provide the school with extra space for science laboratories, a theatre, dance and drama studio as well as a sixth form centre meaning the school can expand to become a three form entry school, plus a sixth form.

We met with the headteacher, Stephen Holsgrove to get his thoughts on the new building and the regeneration project.

He feels that the new building has been a long time in the making having first considered developing their existing site back in 2012. Nine years on they have truly outgrown their current building.

Having more space is going to be amazing along with dedicated classrooms for specialist activities. This will enable them to provide even better provision for their pupils. Being located outside the station is ideal as many of our staff and students travel by public transport if they are not close enough to walk or cycle.

The regeneration has enabled Thames to achieve the larger facility that it needed whilst allowing better use of the land on the estate for other purposes. The regeneration team has been amazing, and we have worked closely with them to bring the vision to reality.

Our current building has restricted what we can offer so we look forward to seeing how we can serve the community in the future through the local organisations we work with.

If you would like to get in touch with either Battersea Chapel or Thames Christian School, please see their contact details below:

#### **Battersea Chapel Baptist Church**

T: 020 7228 0141

Insta: @batterseachapel

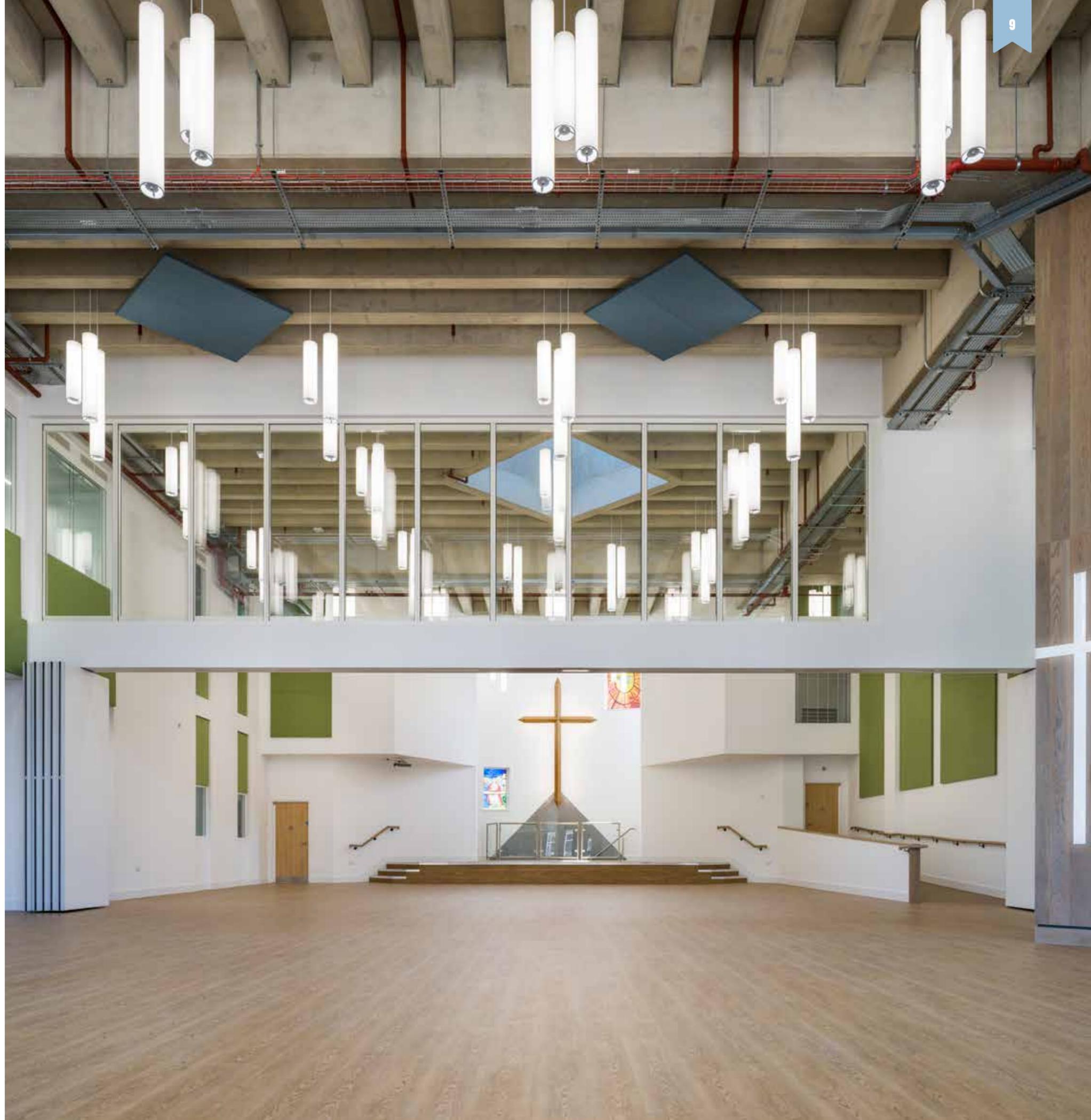
Website: <https://www.batterseachapel.org.uk>

#### **Thames Christian School**

T: 020 7228 3933

Insta: @thameschristianschool

Website: <https://www.thameschristianschool.org.uk/>



# 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)

