

# REGENERATION NEWS



Issue 9, March 2018



## DEVELOPMENT UPDATE EDITION

In February 2018 we welcomed residents from the Winstanley and York Road estates and surrounding areas to our exhibition of a development update for the regeneration scheme.

Architects, consultants and staff from the Joint Venture Partnership were on hand in York Gardens Library to discuss developments on key elements of the plans including on the designs for the mansion blocks, community facility, the park and the training and community hub.

Attendees were able to view the proposals on an interactive iPad and 3D model of the redevelopment area, and could walk across a full-scale floor plan of a typical two bedroom new-build property. They were also invited to share their thoughts and views to help with further development of the scheme.

### Phase 1 Planning Application

We will submit our hybrid planning application for Phase 1 in summer 2018. The diagram overleaf shows the proposed blocks for Phase 1 in yellow. 'Hybrid' means that the application will be part 'detailed' and part 'outline'. Detailed planning permission will allow that part of the masterplan to be built without the need to obtain further planning permissions. Outline planning permission will

give us planning in principle but we will require additional planning applications - called 'Reserved Matters' applications - to confirm the full details.

### Community Facility

The new combined leisure, community, library and children's centre will be a fully integrated facility; a vibrant and welcoming building, enhancing and connecting with the newly designed park. Three swimming pools (a 25m pool, a splash pool and a teaching pool), an eight court sports hall and a multifunctional space will be amongst the exciting new features of the leisure centre.



**Taylor Wimpey**

THE BRIGHTER BOROUGH  
**Wandsworth**

Bid Submission

December 2016

WYR JV partnership formation

September 2017

Workshops & consultations

July 2017  
October 2017  
November 2017

Land North of Grant Road Planning Application

December 2017

Jobs, Training & Community Hub application submission

Summer 2018

## WHERE WE ARE IN THE REGENERATION PROGRAMME



- Key**
- Detailed Application boundary
  - Outline Application boundary
  - Existing roads
  - Existing buildings
  - Phase 0 Application boundary
  - Phase 0 proposed blocks
  - Phase 1 boundary
  - Phase 1 proposed blocks
  - Phase 2 boundary
  - Phase 2 proposed blocks
  - Phase 3 boundary
  - Phase 3 proposed blocks
  - Phase 4 boundary
  - Phase 4 proposed blocks
  - Phase 5 boundary
  - Phase 5 proposed blocks

The regeneration continues to take exciting steps forward, with planning applications for the initial phases being submitted this year.

Last month a series of consultation events were held in York Gardens Library showing the latest design developments, and consultation will continue of course throughout the entire ten-year regeneration process.

From the very start, the aim has been to ensure that local people benefit from the area's prosperity, and at Winstanley and York Road this includes new council homes for existing and future residents; a new combined leisure, community, library and children's centre; and an improved park.

Subject to planning permission, it is also proposed that Workmatch, the council's jobs brokerage, be based on the estates in a new facility to help local residents into employment, including in the many opportunities offered by such a large-scale redevelopment scheme.

You are also warmly invited to come along to this summer's Get Active Battersea Festival on Saturday 2 June in York Gardens to find out more about the latest proposals as they develop, and ways to get involved.

Best wishes,

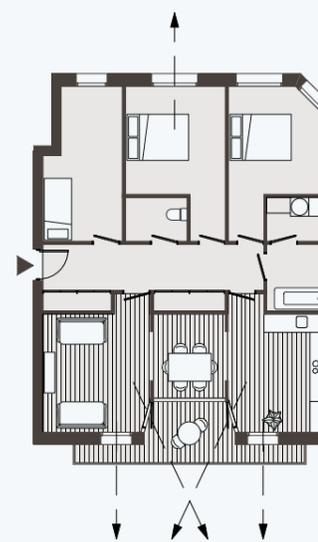
**Cllr Ravi Govindia**  
Leader of Wandsworth Council



## THE MANSION BLOCK APPROACH - BLOCK 6

**Example 3 bedroom flat**  
(social rent and resident leaseholder reprovided homes) 86m<sup>2</sup>

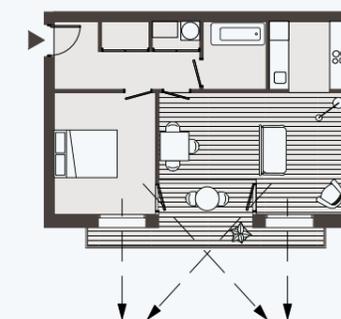
- Dual-aspect flat
- Views to the park as you enter the living spaces
- Semi-recessed balcony for privacy
- Inverted bay window provides multiple views



\* Drawings not to scale

**Example 1 bedroom flat**  
(private tenure) 50m<sup>2</sup>

- Views to the park from the balcony
- Well proportioned living spaces
- Semi-recessed balcony for privacy
- Inverted bay window provides multiple views



Block 6 is located off Wye Street to the west of Falconbrook Primary School and is included within the detailed element of the planning application.

### The Mansion Block approach

Half of the mansion block will provide homes for existing tenants and resident leaseholders who need to be decanted from buildings which are to be demolished, and the other half will provide private flats for sale. The proposed designs for Block 6 reference historical London mansion blocks, such as those seen locally on Prince of Wales Drive (opposite Battersea Park). The mansion block will form the basis of common design principles that will be shared between other blocks across the masterplan, with the aspiration of creating a coherent townscape.

The London mansion block is typically subdivided into a terrace of grand villas. A mix of brick and decorative pre-cast elements further enriches the façades.

### Key Aims

- Maximising the size of the courtyard for more privacy and light
- Maximising natural ventilation, light and views for units within the block
- Tenure flexibility provided by four cores
- Activate streets with multiple entrances
- Balconies offer views towards the park from multiple elevations



Mansion Block Location Plan



Park Elevation

## MASTERPLAN

This is our updated Masterplan showing design development based on feedback received over the last year.

### Key

- Masterplan outline boundary
- Land North of Grant Road planning application boundary
- A Residential Block
- B New Thames Christian College (TCC) and Baptist Chapel
- C Residential Tower
- D MUGA - Multi-use games area
- 1 New leisure, community centre, children's centre & library - with residential above
- 2 York Gardens
- 3 A new public open space providing connection to park and entrance to new community facility
- 4 Enhanced existing connections to Thames Pathway
- 5 Improved crossings
- 6 Health centre and local retail
- 7 Workspace
- 8 Pocket Park
- 9 Build-to-rent block with communal facilities
- 10 York Rd connection to the park
- 11 Improved public realm
- 12 Winstanley Rd connection to the park and location of coach drop-off
- 13 Falconbrook Pumping Station
- 14 Improved pedestrian connection to park



Please visit our newly launched website:  
[winstanleyorkroad.co.uk](http://winstanleyorkroad.co.uk)

# YORK GARDENS: A HEALTHY PARK FOR ALL



We have listened to you and you have said you want a safe area, a place to get fit, to play basketball with friends, to kick a ball, to cycle with the family, to sit and to play.

The new York Gardens will promote a healthy, attractive and safe environment, with opportunities for fitness and play whatever your age!



Safe

Swales for water management

Ecology

Inclusive and accessible

Calm and relaxing

## COMMUNITY VOICES

### ANDREA MARC, CENTRE MANAGER AT YORK GARDENS LIBRARY & COMMUNITY CENTRE

I've been working at York Gardens Library for just over six years. I am responsible for the smooth running of the Library and Community Centre, ensuring that there are sufficient and up-to-date children's & adult stock, that the building is welcoming and well-maintained and that we provide the very best service to the local community.

I work with primary schools within the vicinity of the library to encourage them to visit and use the various services on offer. I also work with local community groups such as the children's centre, nurseries and the Katherine Low Settlement to support them to deliver

their services and to encourage them to use the library's facilities.

York Gardens Library and Community Centre is a warm, friendly and welcoming place to visit. It offers a great variety of services and activities for local people. We have a large children's library and a smaller collection of books for adults. We offer free public access to computers and Wi-Fi, which allows customers to explore eBooks, music streaming and a wide range of online resources. We host baby rhyme time, story time, baby ballet, chess club and various craft activities for children, and work in collaboration

## WORKMATCH ON SITE

Since Workmatch was launched in 2013, it has helped over 800 of the borough's residents into work; many of whom have gained new skills or qualifications in the process.

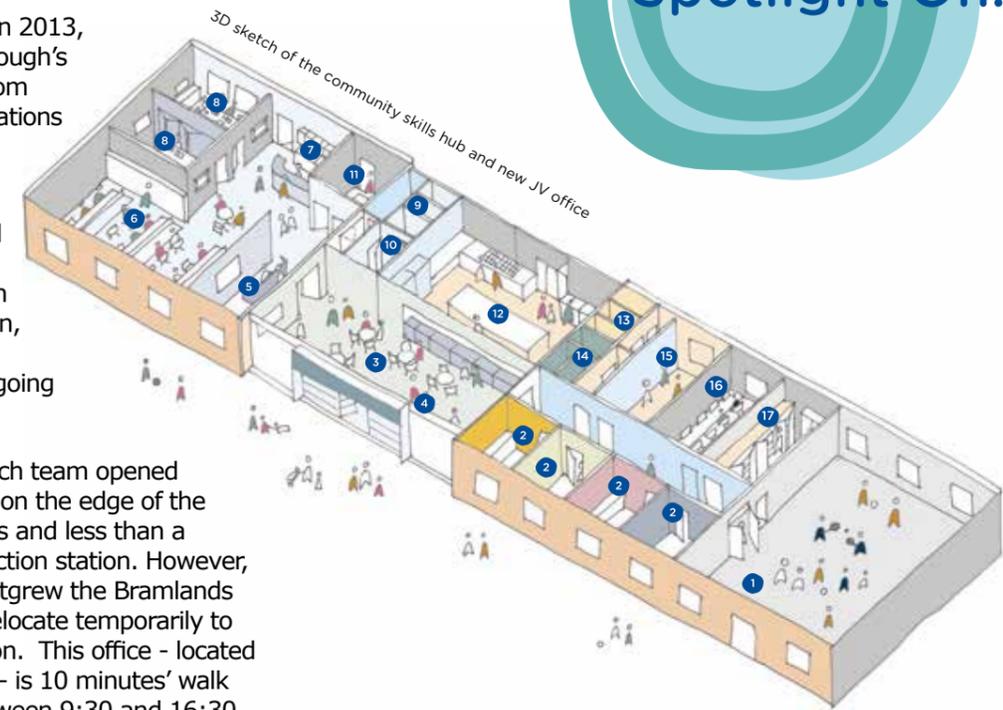
Job seekers living in Wandsworth can register with the scheme and be matched to suitable roles, as well as receiving guidance with applications, interview preparation, CV and letter writing coaching, pre-employment training and ongoing support once they find work.

Last year, the Council's Work Match team opened a new office in Bramlands Close, on the edge of the Winstanley and York Road estates and less than a minute's walk from Clapham Junction station. However, due to high demand the team outgrew the Bramlands Close premises and has had to relocate temporarily to another office in Clapham Junction. This office - located at 207 Lavender Hill, SW11 5SD - is 10 minutes' walk from the estates and is open between 9:30 and 16:30, Monday - Friday.

Once regeneration is underway on the Winstanley and York Road estates, Workmatch will be based alongside the Joint Venture development team (comprised of the Council's Regeneration team and Taylor Wimpey) in the new training skills centre and community hub on site. The building will provide training space for courses, as well as a professional-catering kitchen and an IT room. The facility will also be available for community use and hire at certain times.

Residents looking for a job or apprenticeship are encouraged to call Workmatch on 020 8871 5191 or email [wandsworthworkmatch@wandsworth.gov.uk](mailto:wandsworthworkmatch@wandsworth.gov.uk) for an appointment.

## Spotlight On:



- |   |  |    |                                      |
|---|--|----|--------------------------------------|
| 1 | Flexible space for training and community hire | 10 | JV disabled WC                       |
| 2 | One-to-One meeting rooms                       | 11 | Council interview room               |
| 3 | Reception and cafe seating                     | 12 | Cooking studio and barrista training |
| 4 | Exhibition area/Consultation boards - Model    | 13 | Public female WC                     |
| 5 | Waiting and reception                          | 14 | Public male WC                       |
| 6 | JV workspace                                   | 15 | Admin office                         |
| 7 | JV kitchen                                     | 16 | IT Suite                             |
| 8 | JV meeting room                                | 17 | Storage room                         |
| 9 | JV WC  |    |                                      |

York Gardens Library and Community Centre is a warm, friendly and welcoming place to visit.

with BookTrust to distribute baby packs and Treasure Chest learning materials to parents with children under 5-years. There is also a very vibrant bridge club and weaving group that uses the premises on a regular basis, and we support ESOL English language classes for adults.

The Library has 5 meeting rooms for hire with a capacity ranging from 5 to 150 people, which are used for a wide variety of events and activities. For more information, please call us on 020 7223 2341 or visit us at 34 Lavender Rd, London SW11 2UG.



## WHAT'S HAPPENING & WHEN



### SITE OFFICE REFURBISHMENT AND DROP-IN SESSIONS

Due to planned refurbishment works, the regeneration project office in Pennethorne Square is closed until Monday 30th April. The refurbishment works will include expansion into the shop next door, to double the facilities space. During this period, drop-in sessions will be held in York Gardens Library\*:

#### Drop-in session dates:

Tuesday 6th March - Thursday 19th April  
Every Tuesday afternoon, 2-4.30pm  
Every Wednesday morning, 9.30am-12pm  
Every Thursday morning, 9.30am-12pm  
Until Thursday 19th April

#### Venue:

New Room,  
York Gardens Library,  
34 Lavender Road, SW11 2UG

\* If you are unable to attend these sessions or need to contact the Regeneration Team, please use the details at the bottom of the page.

2nd March  
— 30th April



## YOUR LOCAL COUNCILLORS

The Winstanley and York Road estates are in Latchmere ward. You can raise any issues with your local councillors:

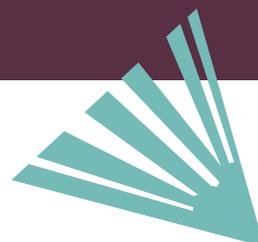
Cllr Tony Belton, [TBelton@wandsworth.gov.uk](mailto:TBelton@wandsworth.gov.uk), 020 7223 1736

Cllr Simon Hogg, [SHogg@wandsworth.gov.uk](mailto:SHogg@wandsworth.gov.uk)

Cllr Wendy Speck, [WSpeck@wandsworth.gov.uk](mailto:WSpeck@wandsworth.gov.uk), 020 7627 1525

You can also contact the Cabinet Member for Housing, Councillor Clare Salier, at [CSalier@wandsworth.gov.uk](mailto:CSalier@wandsworth.gov.uk) or leave a message on 020 8871 6041.

HAVE  
YOUR  
SAY!



GET IN  
TOUCH...

Phone: 020 8871 6802

Email: [enquires@winstanleyyorkroad.co.uk](mailto:enquires@winstanleyyorkroad.co.uk)

Winstanley and York Road regeneration

@WinstanleyYork

Office: 10 Lavender Road, SW11 2UG

[www.wandsworth.gov.uk/winstanleyyorkroad](http://www.wandsworth.gov.uk/winstanleyyorkroad)

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Taylor  
Wimpey

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