



Developing the Preferred Option
WINSTANLEY AND YORK ROAD ESTATES

Report to Housing and Regeneration Scrutiny and Oversight Committee January 2015



Levitt Bernstein



Introduction

In February 2014 the Housing Scrutiny and Oversight Committee endorsed the Preferred Proposal and agreed that specific elements should be considered in further detail, be reported to residents, and brought back to the Committee.

Since that time there have been further discussions with officers and the Preferred Proposal developed further whilst retaining the key elements of the agreed scheme. This work has been undertaken within the context of the Planning Parameters Document (PPD) that is discussed elsewhere.

The following report explains key aspects of the development of the preferred proposal, firstly within the wider context and then by character areas:

- Bramlands
- The central housing area
- York Gardens and York Road
- Winstanley Estate
- Grant Road

These areas are identified on page no 3.

There was a further information event for all residents of the Winstanley & York Road Estates and the neighbouring areas in November 2014. This was well attended with an overall sense of support for the proposals and a concern that new homes should be provided at the earliest opportunity. Representatives of The Falcons estate attended and express a clear desire to develop further dialogue. Specific concerns raised by individual residents and by representatives of amenity groups have been considered.

The material shown on the following pages has been drawn from the November information event.

The preferred proposal

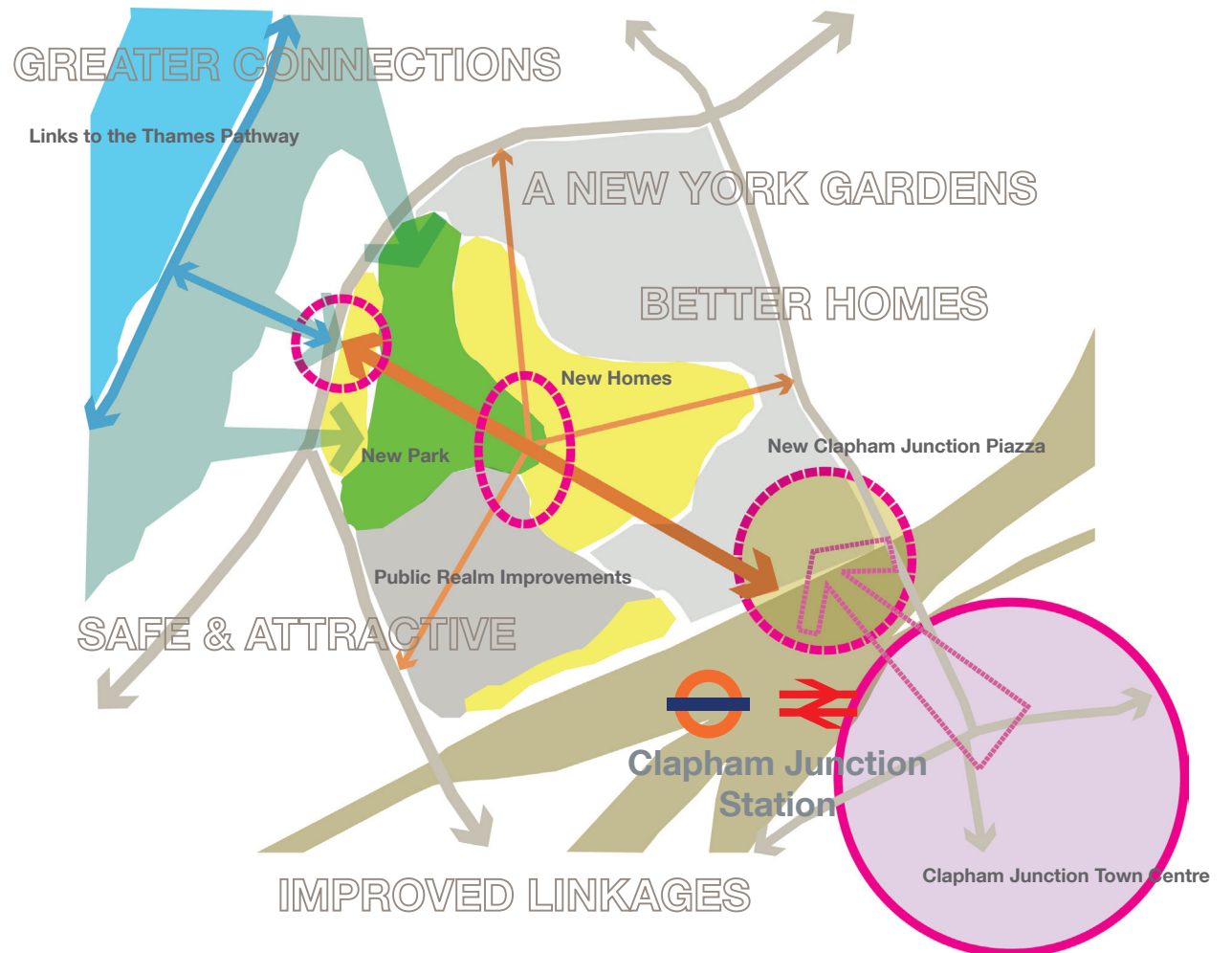


Knitting together the Neighbourhood

The original brief for the regeneration of this area, the Chief Executive's report proposing 'action to promote aspiration and improved life chances in the Borough (paper12-218, 28 February 2012), set out the Council's clear desire to improve the area of the two estates, the York Road Estate and the Winstanley Estate.

A key element of this approach was to think ahead and take account of the emerging plans for the wider area that will bring new opportunities for current and future residents including new development along Battersea riverside and the current and planned improvements to public transport through Clapham Junction.

The regeneration aims to open up the existing estates area making it an integral part of the wider neighbourhood and not an island defined by major roads. The scheme will provide clear and safe pedestrian links from the river through to the station and on to the town centre, will encourage new community and commercial uses to thrive and spread along Falcon Road to Battersea High Street, and provide new focal points for the whole neighbourhood with the community and leisure uses around York Gardens and new commercial, cultural and housing opportunities at Bramlands.

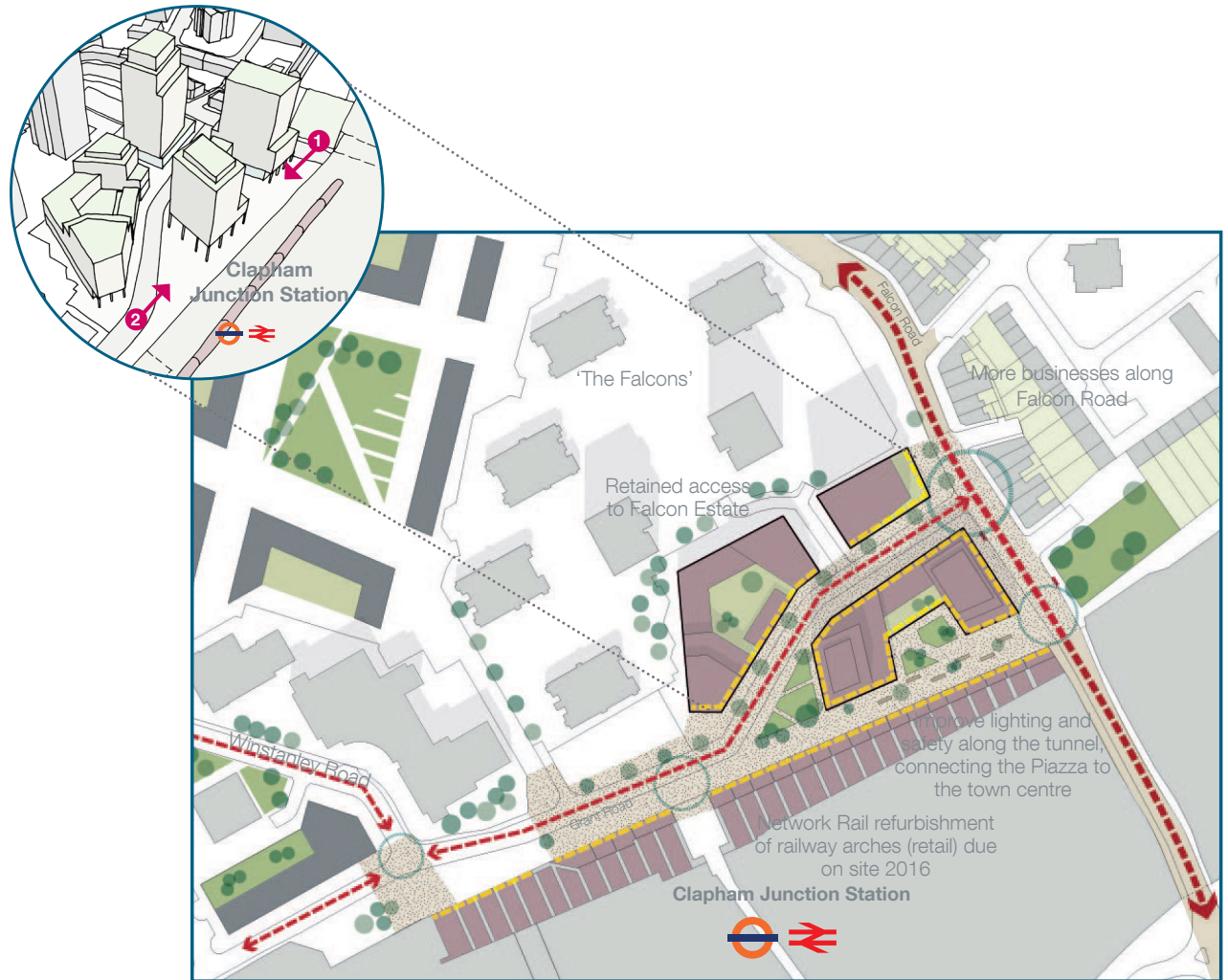


Developing the preferred proposal



Bramlands

Bramlands adjoins the entrance to the Clapham Junction station and is a key gateway into the neighbourhood north of the station. There have been discussions with TfL and Network Rail which confirm that there will be continuing development of the transport links and the railway lands as plans for Crossrail 2, for the Council's preferred extension of the Northern Line, and enhanced railway services demonstrate the critical importance of this area in the future. The current proposals have developed the potential for Bramlands to have an entirely different character from the present as a mix of commercial and residential buildings that can respond to the market with uses such as hotels, offices, or smaller flats. A pedestrian priority area will enable a new transport interchange to be created on this side of the station around a vibrant piazza space, with restaurants, retail and possible cultural uses ensuring activity throughout the day and into the evening. This in turn will create opportunities for economic development for local businesses, potentially spilling out along Falcon Road and encouraging further investment. The strength of this development will ensure that the area to the north of the station has strong links to and becomes a key component of the town centre to the south.



Bramlands - proposed layout NTS

To facilitate this development Network Rail plan to commence work to refurbish the railway arches below the station in the next year, TfL have agreed in principle that the current bus stand can be relocated, and Network Rail are considering additional pedestrian connections between north and south below the station which would supplement the proposed enhancement of the current road tunnel.

As the closest area to the station Bramlands has been assessed as having the highest PTAL rating and planning guidance would permit a density up to 1100 hab.rms a hectare indicating the opportunity for taller buildings. Initial illustrations have taken the height of the towers within The Falcons as a reference.

There are two community buildings within this area, Providence House and The Church of the Nazarene. Discussions continue to ensure there are opportunities for both organisations to remain within this area or the wider development and to continue to provide and develop their services for the wider community.

Bramlands

Retail uses along the arches and improved access to station entrance

Tree planting along well designed routes and landscaped public spaces

Residential above retail and commercial uses

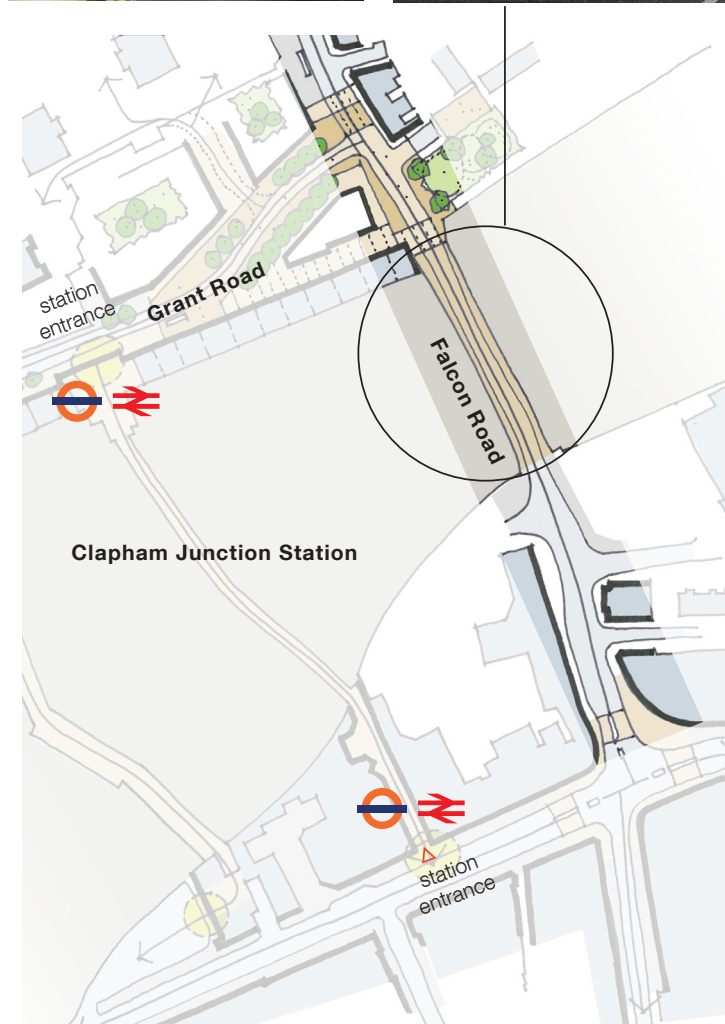
Spill out areas for cafes and restaurants



Residential above retail and commercial uses

A new Clapham Junction Piazza

Improved access to station



The Central Housing Area

The essential concept behind the proposals for this area is the key to the wider regeneration of the neighbourhood and is to move away from the broken streetscape that is there now and to create a new and simple structure of conventional streets, providing clarity and a sense of safety, with new housing for a range of tenures forming landscaped courtyards, and a pocket park. The streets will be landscaped and designed putting people before cars, with a sense of safety as they are well overlooked with front doors to family housing and housing for the elderly and those with mobility issues on the lower floors, in addition to the clear entrances to the flats above. The range of tenures will ensure that there is no loss of social housing and that there are opportunities for resident freeholders and leaseholders to remain within the development area. The landscaped courtyards may have a mix of uses with private space for the family housing, and shared space including play areas for small children, which together with landscaped roofs, will provide amenity spaces for the residents. Other amenities such as 'corner shops' could be provided as the proposals are delivered and create further commercial opportunities.

The heights of the buildings may vary from possibly 3 or 4 stories on the south sides of the courtyards to ensure sunlight and daylight into these spaces, to 6 or more stories across the development, with higher buildings at key locations.

This will be a housing neighbourhood with a mix of unit types from 1 Bedroom flats to family houses or maisonnettes, with identified rehousing needs up for a range of larger homes; and a mix of tenures with the replacement social housing, affordable housing for local people and workers, and market sale and rent housing. A range of densities was considered and the proposals are clearly focussed on a density of 550 to 590 hab. rms per hectare with a fundamental characteristic that the design of the heights of buildings will ensure that good standards of daylight and sunlight are provided within the courtyards, amenity spaces and streets.

Front gardens to homes and maisonnettes on ground floor



Back gardens to homes open onto courtyard



Usable green/brown roof spaces as additional amenity space



- All homes have balconies or private gardens
- Height of blocks designed to ensure good sunlight and daylight to flats, streets and courtyards
- Maximum of 8 flats per floor per core with short corridors to each lift
- A mixture of private and shared spaces in courtyards
- Local play for young children in courtyards
- Possible photo voltaic panels on some roofs



Well defined entrances to stairwells and communal areas



Lower buildings on the southern edges to ensure good daylight/ sunlight into courtyards



Visual links and spaces between blocks to ensure daylight/ sunlight into courtyards and streets

Developing the preferred proposal



York Gardens and York Road

The strategy for the regeneration of York Gardens and the regeneration of York Gardens has been further developed over the last year.

York Gardens forms the lynchpin of the regeneration proposals, continuing to provide a significant green amenity space serving the neighbourhood and a focal point for the new paths and connections through the regeneration area, whilst creating strong links to wider neighbourhood.

As before, the proposals will ensure that there will be no loss of area to York Gardens when the works are completed although during the works the boundary may need to change to facilitate development and consequentially there may be some short term loss of space. Leisure Services have confirmed that there are currently no proposals for sports pitches within York Gardens, as this is now being explored at Falcon Park, however existing facilities such as the One O'clock club, the Adventure Playground and fitness equipment should be reprovided. York Gardens will provide a continuing role as landscaped open space to be enjoyed by residents and users and the Council will continue to develop the brief and explore opportunities for a range of uses in the park with local residents.

The new development along York Road will provide a number of services for the community and the wider area. To the north of the Falconbrook Pumping Station will be the new Library, Community, and Leisure Centre clustered around a glazed atrium that will provide a significant link between York Gardens and Clapham Junction to the south, and the Thames Policy area with an emphasis on new housing development towards

the river. The new building should also be designed to provide a clear and active focal point demonstrating the services offered and by doing so linking together the wider area. Above the new building will be an opportunity for further housing development.

At an earlier consultation event residents were asked to indicate their priorities for services to go into the centre. The Council will develop the brief for the new building taking this and further consultation into account.

To the south of the Falconbrook Pumping Station sites have been identified for the possible relocation and expansion of the Thames Christian College, and for the relocation of the Battersea Baptist Chapel which is considering the range of community services that could be provided from a new building. There will also be opportunities for new housing along this frontage.

Overall the development of new housing within the Thames Policy area is establishing a pattern of higher buildings and higher densities. The new development along York Road could reflect this and provide a stepping stone in scale to York Gardens and the new lower density housing in the central housing area.



Possible new community, library and leisure centre with flats above
 Glazed atrium as entrance to all facilities



Clear paths
 Flexible open space



Possible site for Battersea Baptist Chapel



Possible site for Thames Christian College
 Gateway entrance



1 O'Clock Club
 Adventure play



Grassed area



The park meets the square



Public square



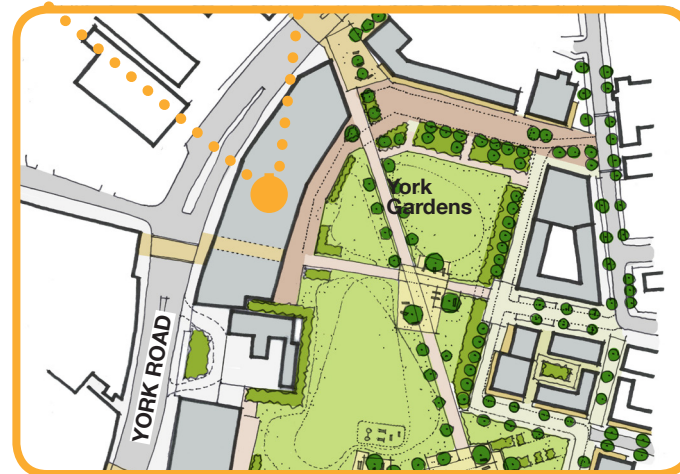
New planting

COMMUNITY, LIBRARY AND LEISURE CENTRE



location and context

- A new and improved library
- An improved community centre and facilities
- Sports hall and swimming pool
- Well designed outdoor and indoor spaces
- Places to study, work and relax



COMMUNITY, LIBRARY AND LEISURE CENTRE



Outdoors Space



Places to work & study



Library



Sports Hall



Gym



Community Centre



Cafe



Crèche



Swimming Pool



Glazed Entrance

Winstanley Estate

The Winstanley Estate is not significantly changed by the regeneration proposals as it has benefited from an investment programme, most recently including the works just completed to Sporle Court.

However as part of the overall regeneration of the area there is a significant opportunity to improve all of the public spaces here, as part of the wider strategy of improving and creating an improved sense of safety encouraging movement throughout the area. In addition play areas and the shared courtyards can be enhanced to share the regeneration benefits as widely as possible.

These proposals will be subject to a detailed consultation and design process involving residents of the Estate but initial proposals have been developed to indicate the potential for improvement throughout and in some of the key areas.

These initial sketches are set out on the following page. In addition separate proposals are being developed by the Council for investment in the kick about space adjoining Sendall Court.

What Fowler Close could look like



What Huitt Square could look like



What Livingstone Walk could look like



What the play area could look like

What Grant Road could look like



What the ball court edge and access to it could look like



Grant Road

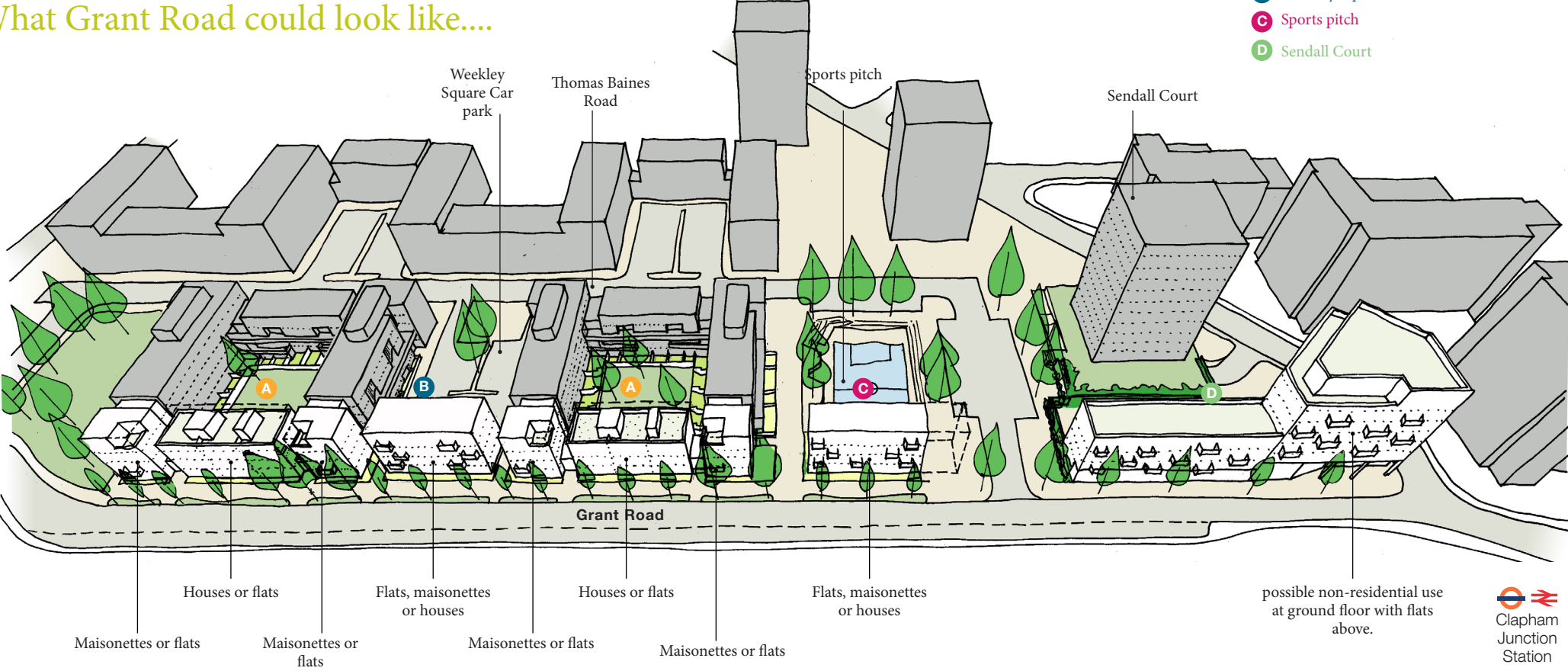
Currently the space between Grant Road and the Winstanley Estate is dominated by an area of car parking space and some garages. As an area of under-used and difficult to supervise open space it attracts unauthorised parking and potentially anti social behaviour. As a Council owned site it also has the potential to provide new housing that can contribute to the initial rehousing needs of the earlier phases of the redevelopment, and thereby integrate this 'left over' strip into the wider neighbourhood.

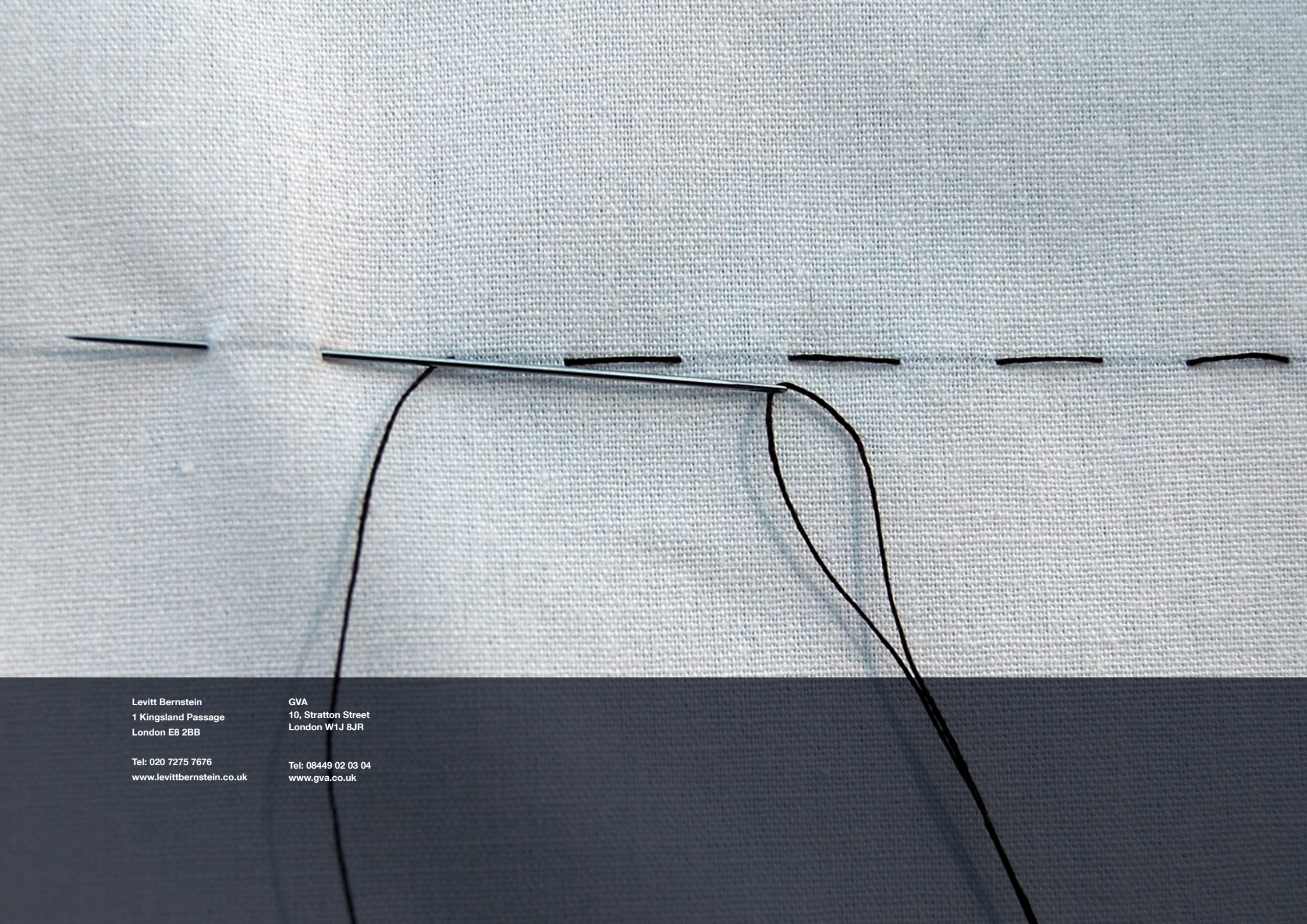
Outline sketches have been prepared for each of the possible sites along Grant Road to establish the key design consideration and test the development capacity of these sites taking account of the need for the design of the new housing to respect the existing housing and courtyard spaces. The new housing could be a mix of houses or maisonettes or flats in response to the decant programme and the housing needs of those who might move to this location.

The new housing would also create the opportunity for further landscaping initiatives, both along and on each side of Grant Road, including the long brick wall to the railway viaduct, improvements to the landscaping of the courtyards of the adjoining existing housing, and an integrated approach to the area around the kick about space to improve overlooking and security.

What Grant Road could look like....

- A Thomas Baines Road and Weekley Square
- B Weekley Square
- C Sports pitch
- D Sendall Court





Levitt Bernstein
1 Kingsland Passage
London E8 2BB

Tel: 020 7275 7676
www.levittbernstein.co.uk

GVA
10, Stratton Street
London W1J 8JR

Tel: 08449 02 03 04
www.gva.co.uk