

Introduction

The option shown today is a starting point for further discussion with residents and working out the technical details with officers.

“This is an important step towards creating an improvement plan for the Winstanley and York Road estates and I encourage local people to come and view the exhibition and to talk to the masterplanning team.

We still have a long way to go before this preferred option is developed into a detailed design and there will be further opportunities for estate residents to engage in the process and to shape their neighbourhood for the better. The next major public consultation will take place in the summer of this year when more detailed design and delivery arrangements will be presented to the local community.”

Ravi Govindia
Council Leader

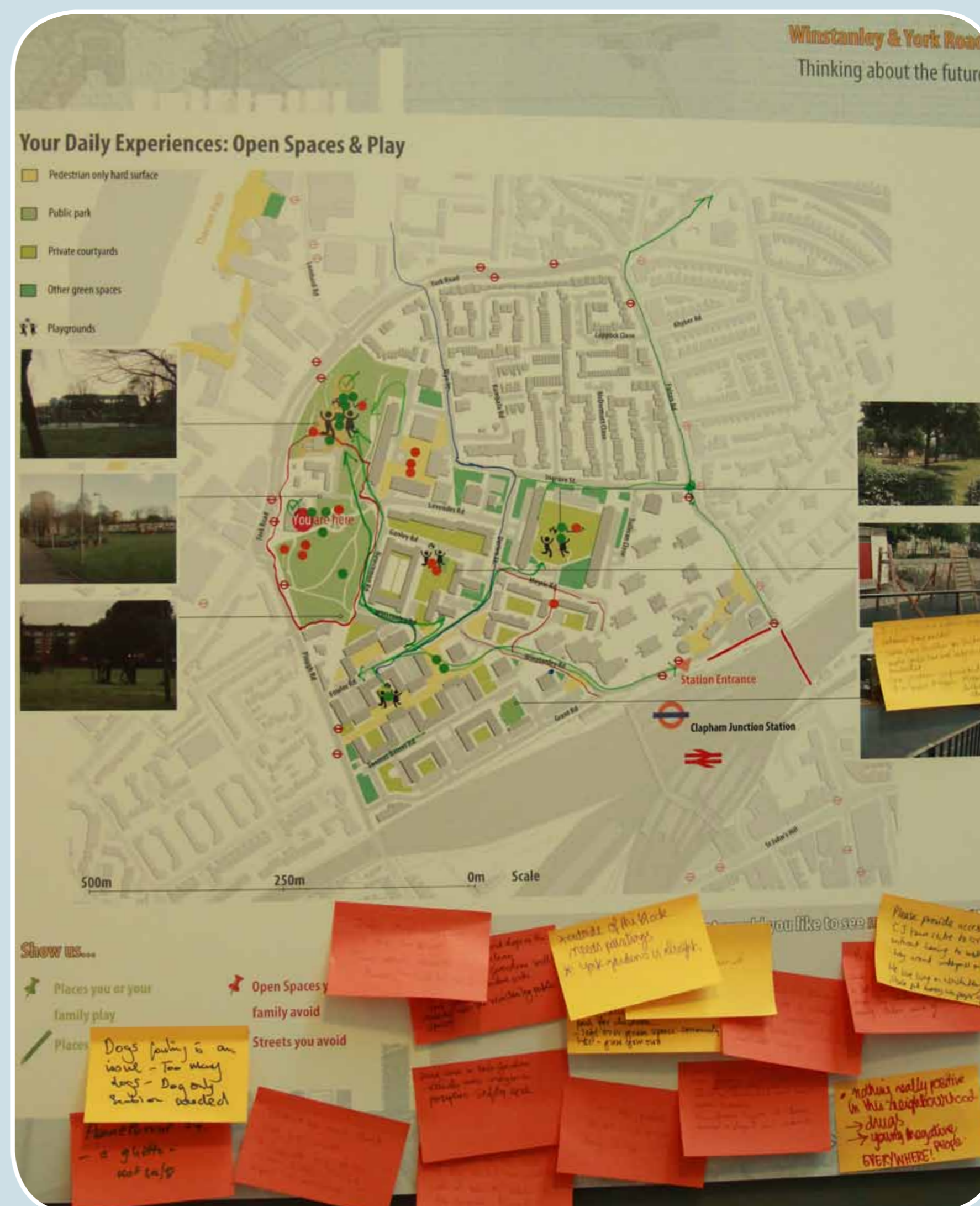
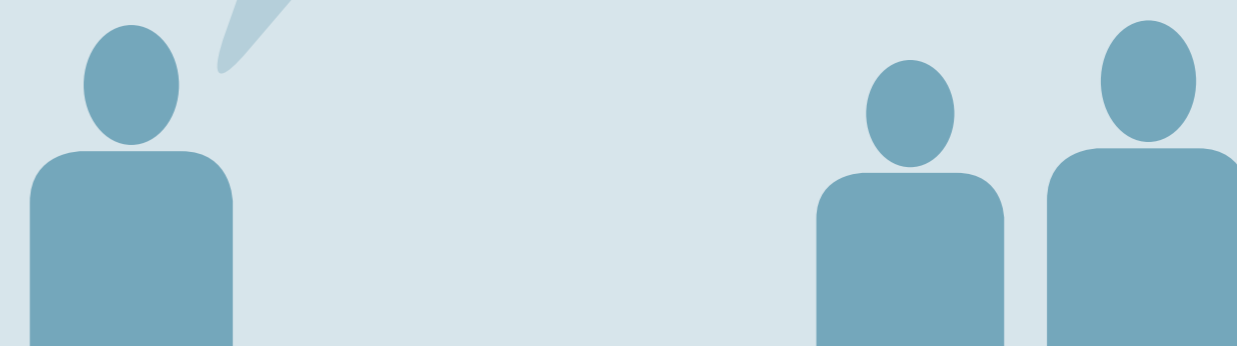


Extensive consultations has taken place:

- Workshop 1 residents setting out their priorities
- Workshop 2 setting out the 4 options
- Workshop 3 answering your questions
- Workshop 4 drawing together a preferred option

... and additional consultations

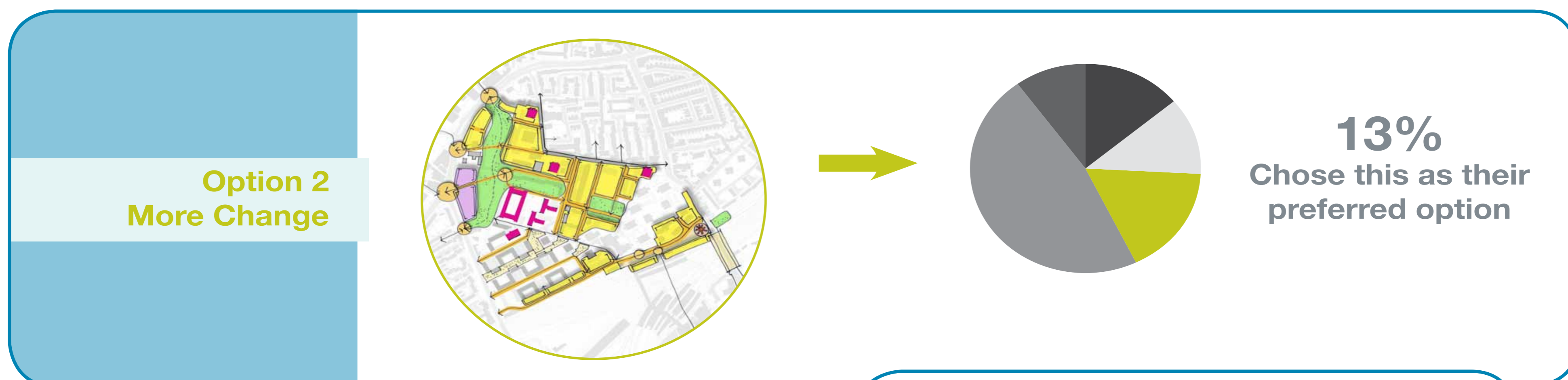
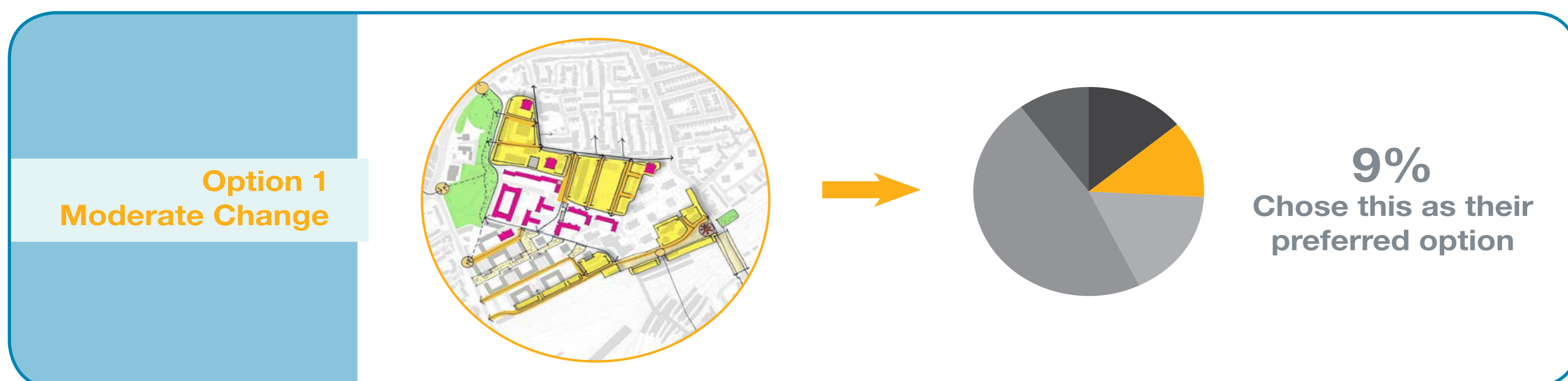
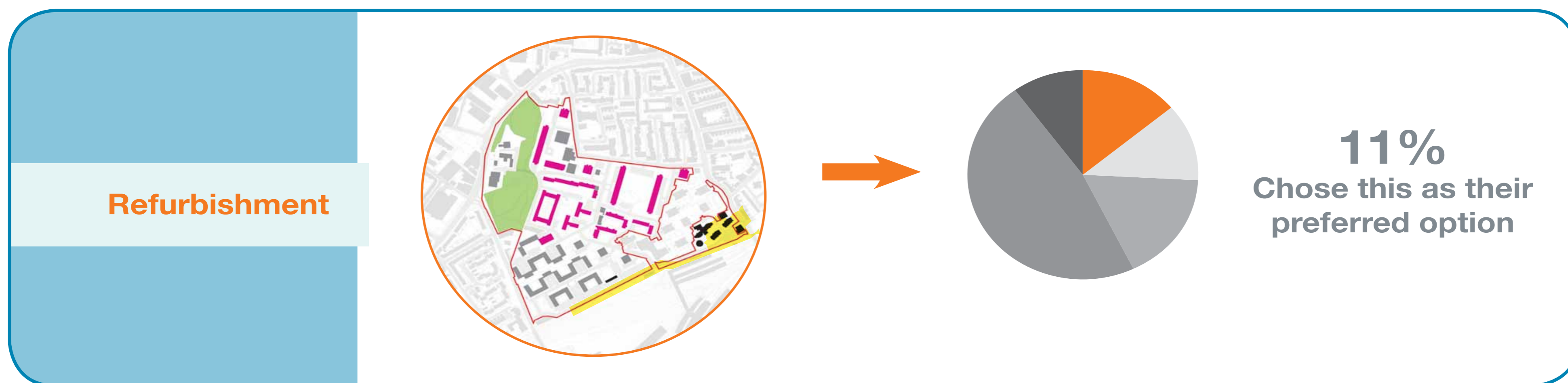
- + block by block
- + resident association
- + leaseholders
- + local organisation
- + stakeholders



Your Choice

How you ranked the options...

(10% of returns were non-committal)



70% Chose either option 2 or option 3 as their preferred option



Neighbourhood Vision



Better Public Spaces

A Better York Gardens



Improved Play Facilities



New Leisure and Community Centre



Safer and Better Streets



Improved Access to the Station

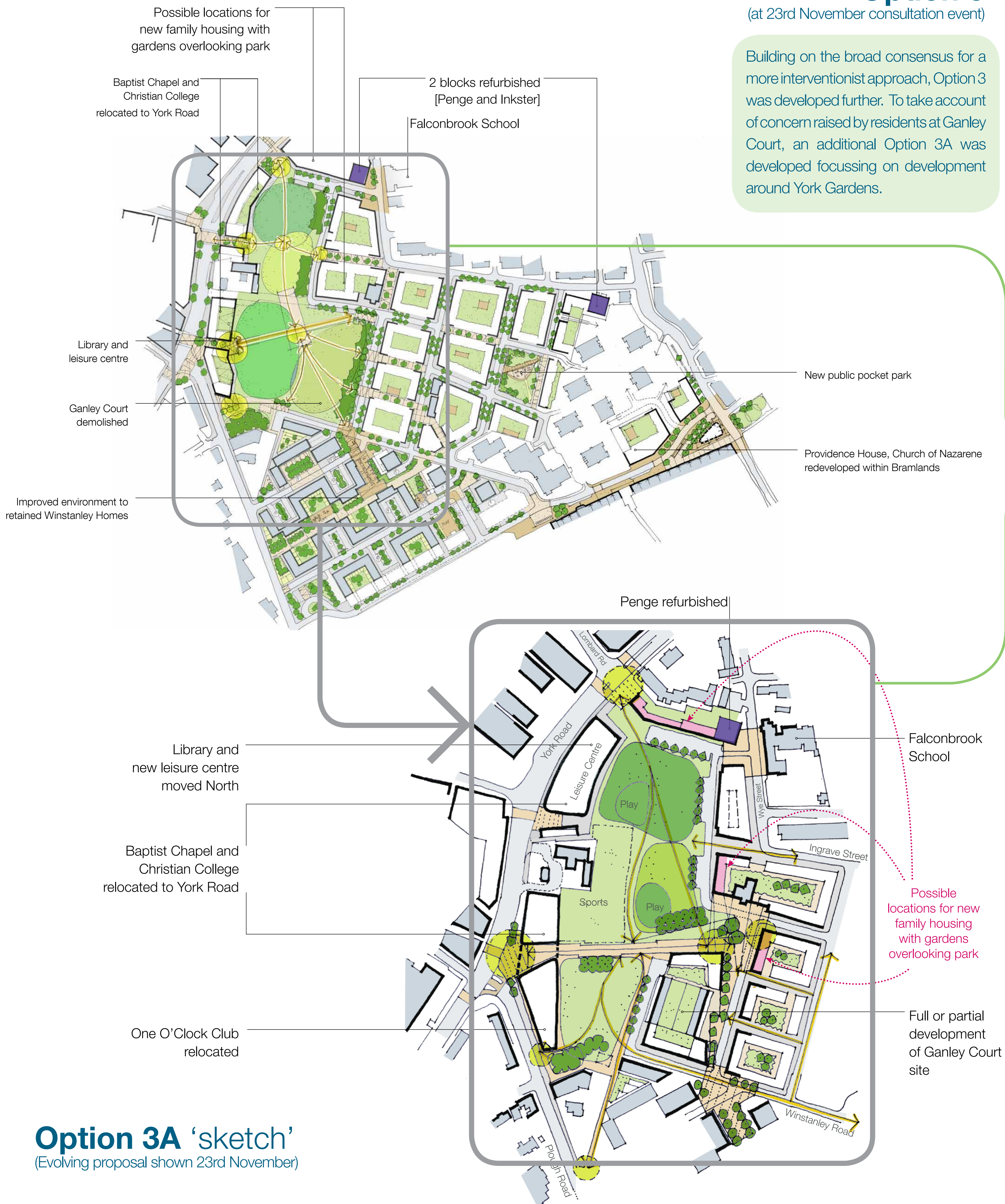


Developed Masterplan

Option 3

(at 23rd November consultation event)

Building on the broad consensus for a more interventionist approach, Option 3 was developed further. To take account of concern raised by residents at Ganley Court, an additional Option 3A was developed focussing on development around York Gardens.



Option 3A 'sketch'

(Evolving proposal shown 23rd November)

Option 3A

(The Developed Masterplan)

The key elements of Options 3 and the additional focus on change around York Gardens have now been combined into the current proposal for the wider area [Option 3A]



- Baptist Chapel and Christian College relocated to York Road
- York Gardens open space reconfigured (no loss of area)
- Full or partial development of Ganley Court site

York Gardens

York Gardens Regenerated (no loss of area)

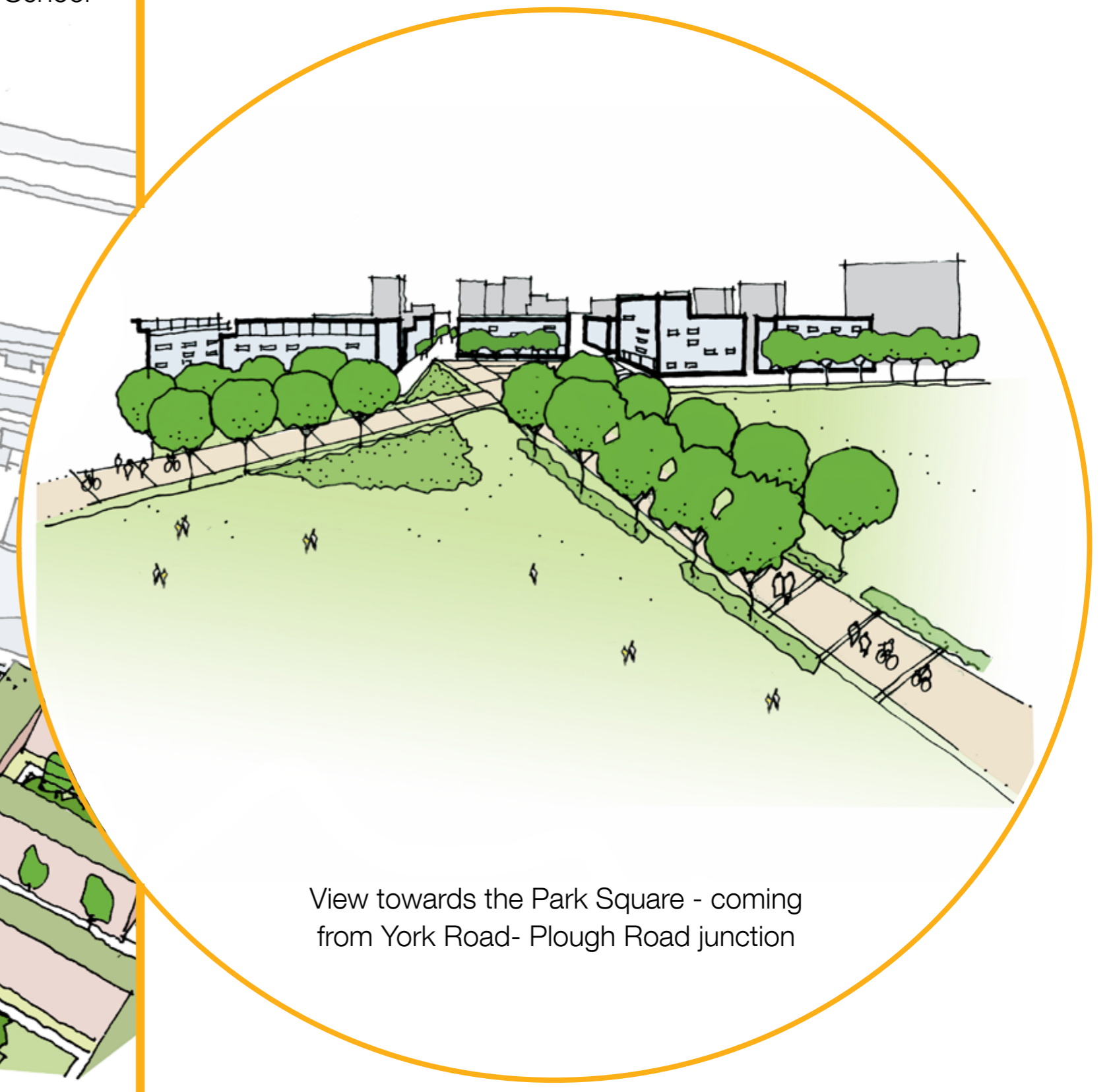
Sustainable Urban Drainage along key pathways



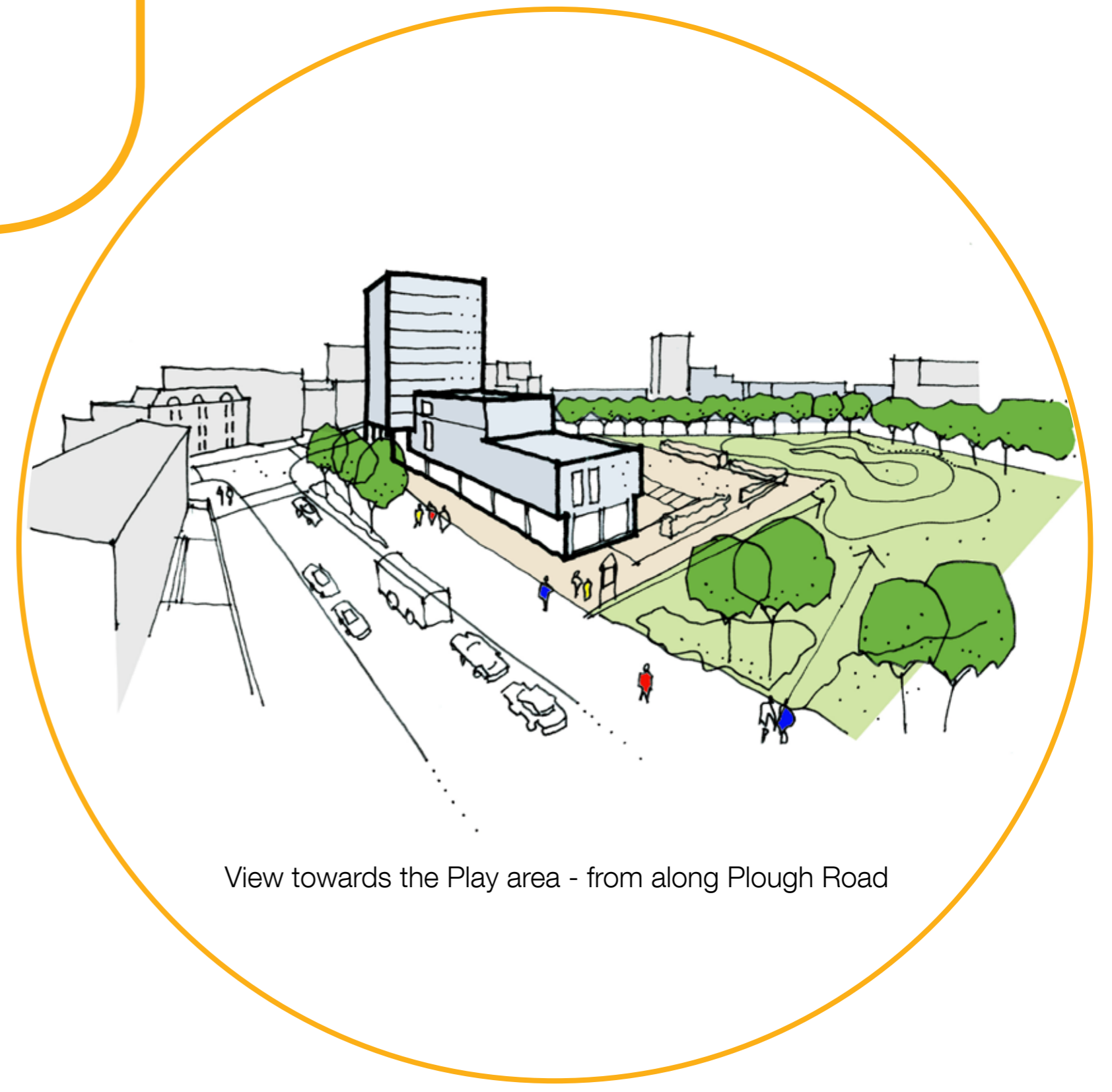
Play areas for older children



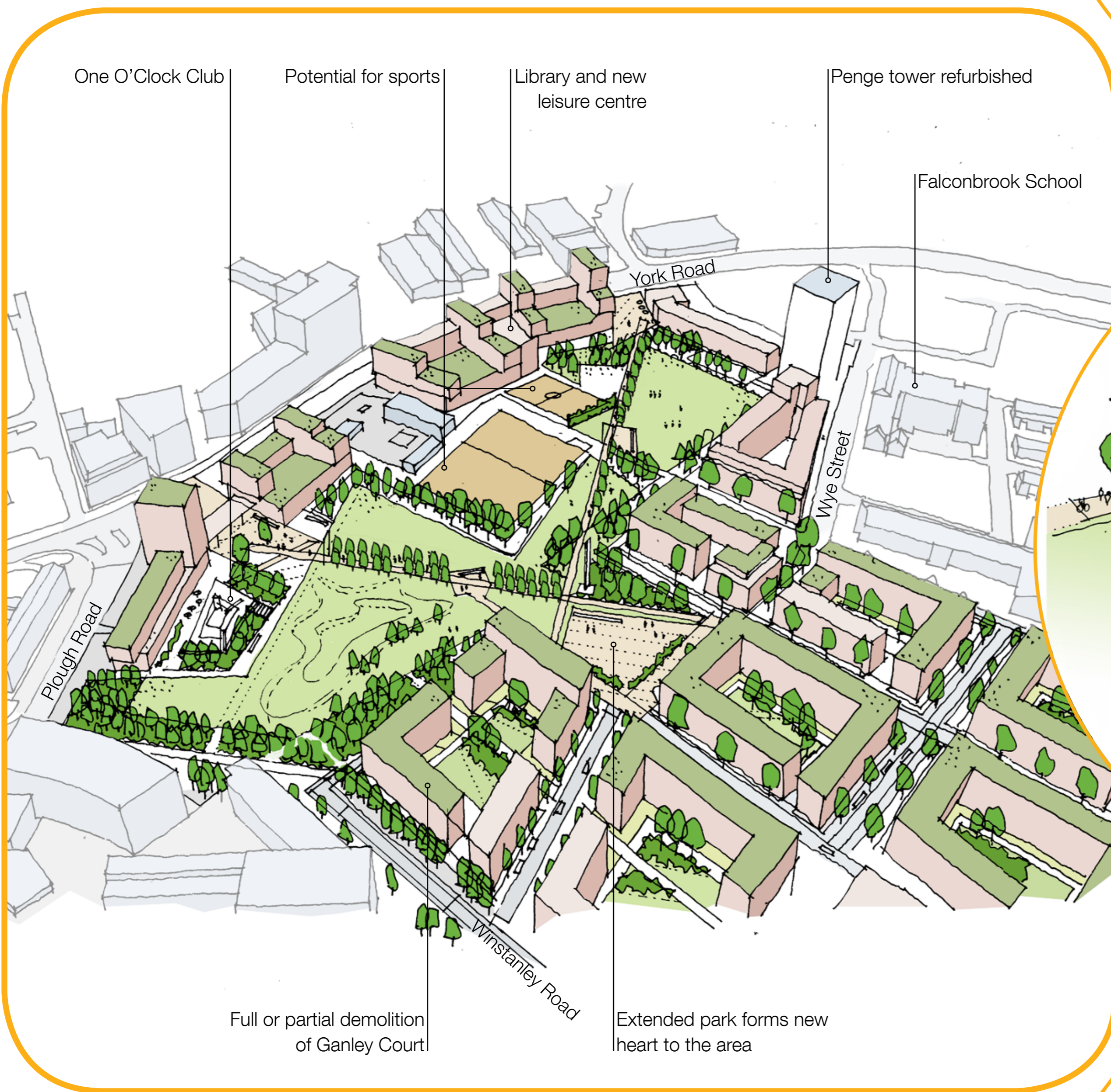
Welcoming entrance to York Gardens - coming from Lombard Road



View towards the Park Square - coming from York Road- Plough Road junction



View towards the Play area - from along Plough Road



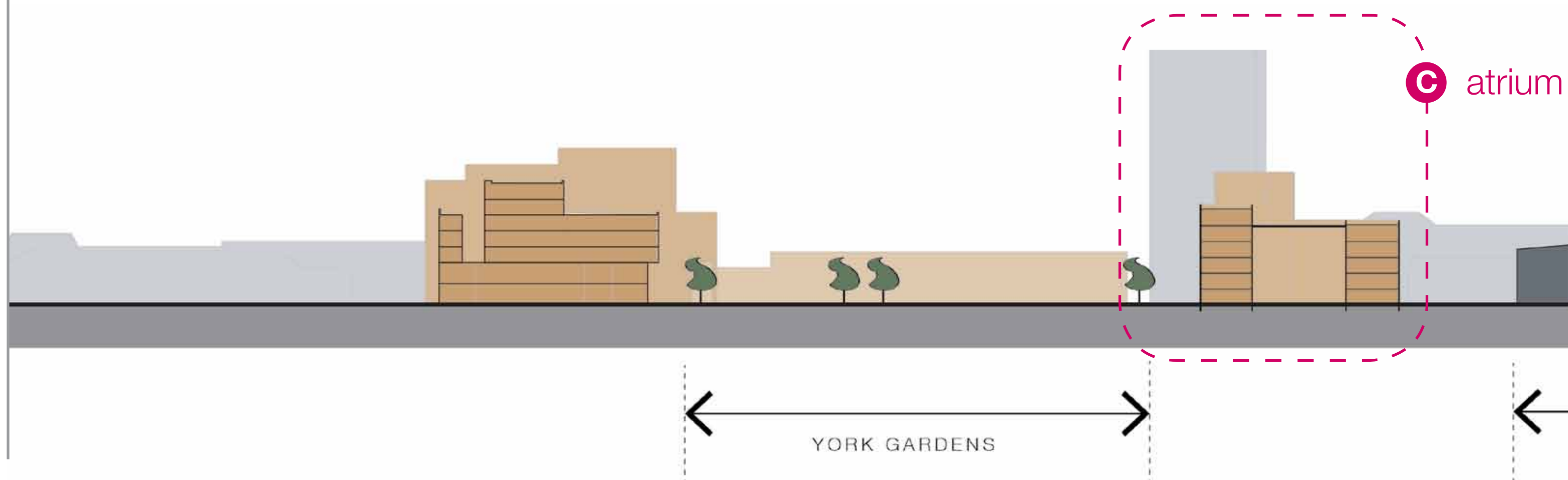
Play areas for toddlers and younger children



Sports Pitches

Typical Urban Blocks

section aa' | LEISURE CENTRE YORK GARDENS AND ATRIUM BLOCK



TYPICAL URBAN BLOCK

DAYLIGHT & SUNLIGHT INTO COURTYARDS.

STRATEGIC 7-8 STOREY MARKERS (PREFERABLY TO NORTHERN END OF BLOCKS)

AVERAGE 5 STOREY PERIMETER EDGE TO BLOCK.

VISABLE AND ACCESSIBLE GREEN & BROWN ROOFS AS ADDITIONAL AMENITY SPACE FOR RESIDENTS.

VISUAL ACCESS INTO SEMI PRIVATE COURTYARD SPACES. COURTYARD ACCESSED FROM CORES, SPLIT IN BLOCK & GROUND FLOOR UNITS FOR RESIDENTS OF THE BLOCK.

FRONTAGES.

ACCESS TO CORES.

STRATEGY DIAGRAM

TYPICAL SPLIT BLOCK

HIGHER 7-8 STOREY BLOCKS TO NORTHERN END

AVERAGE 5 STOREY PERIMETER EDGE TO BLOCK

COURTYARD

FRONTAGES

FRONTAGES

FRONTAGES

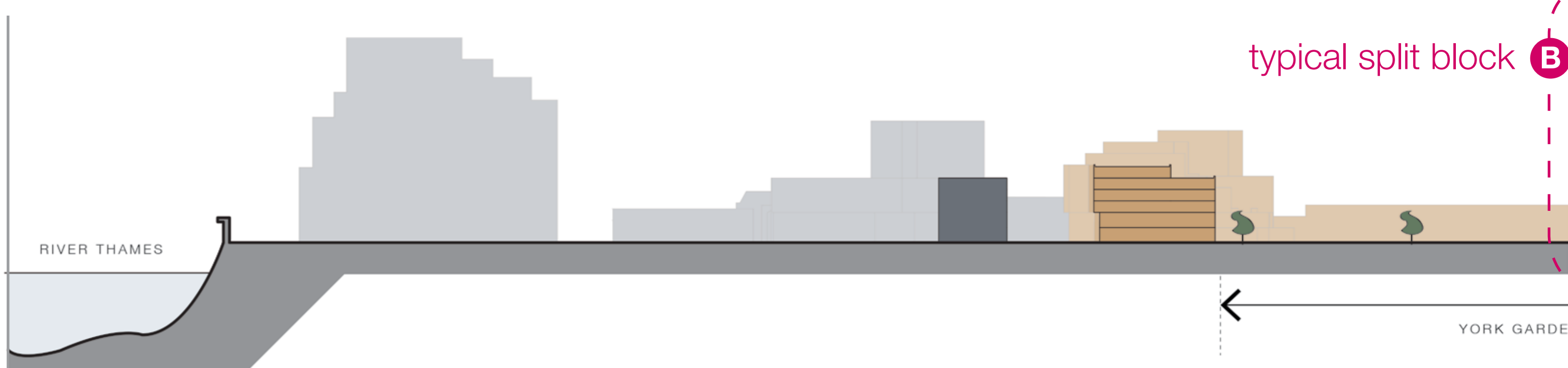
FRONTAGES

PEDESTRIAN LINK THROUGH COURTYARD (SEMI PRIVATE ROUTE FOR RESIDENTS OF THE BLOCK)

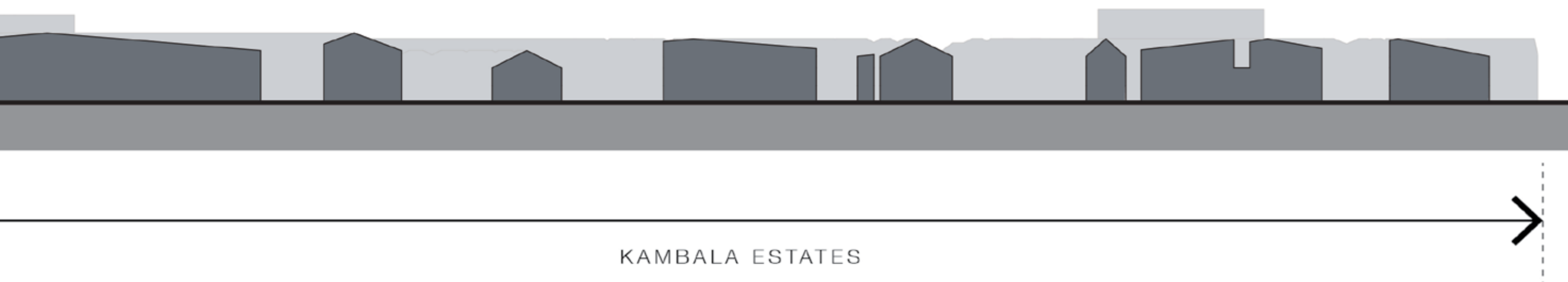
ACCESS TO CORES.

STRATEGY DIAGRAM

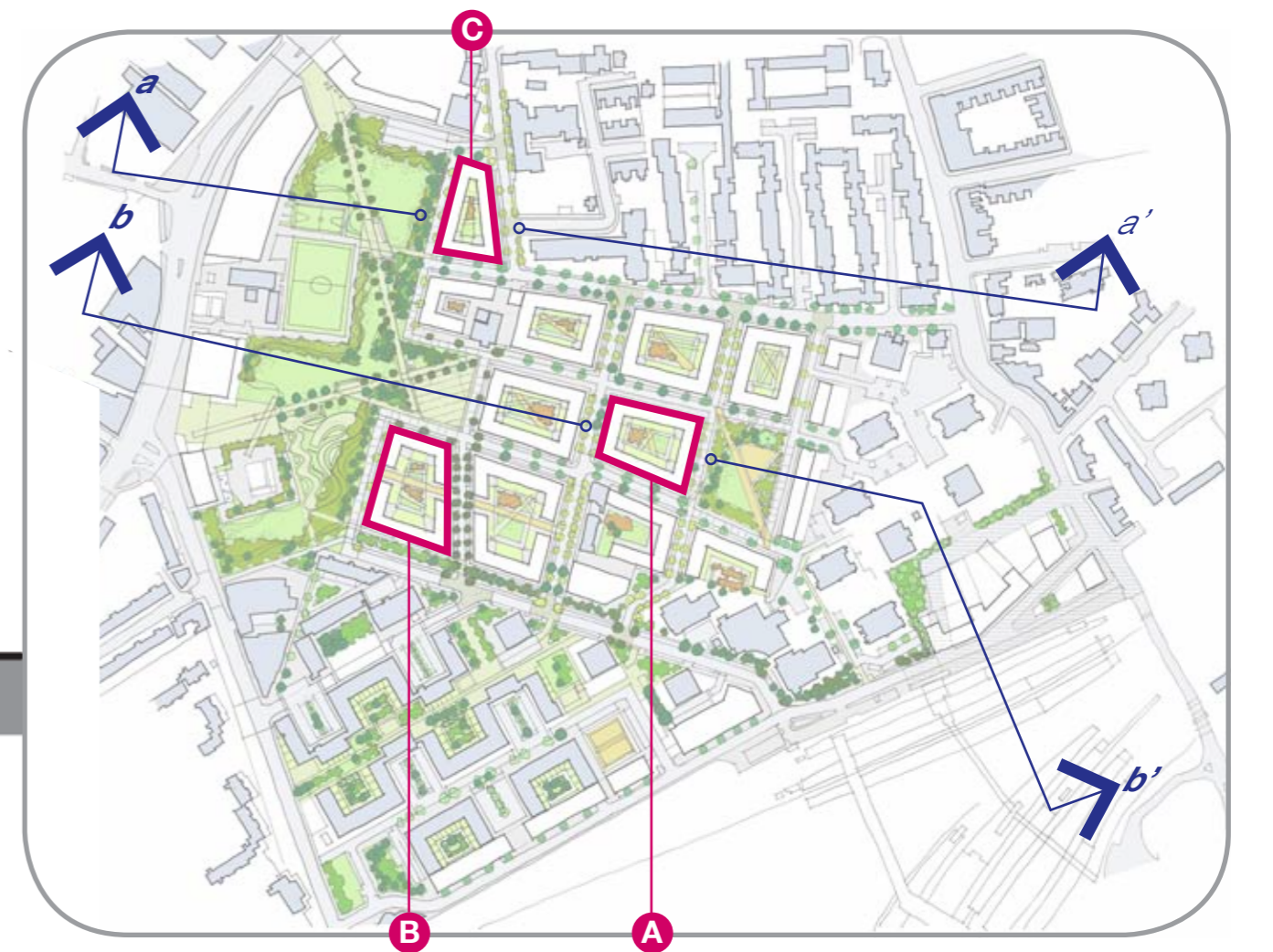
section bb' | SECTION THROUGH LIBRARY BLOCK, YORK GARDENS PARK, SQUARE + ES



block

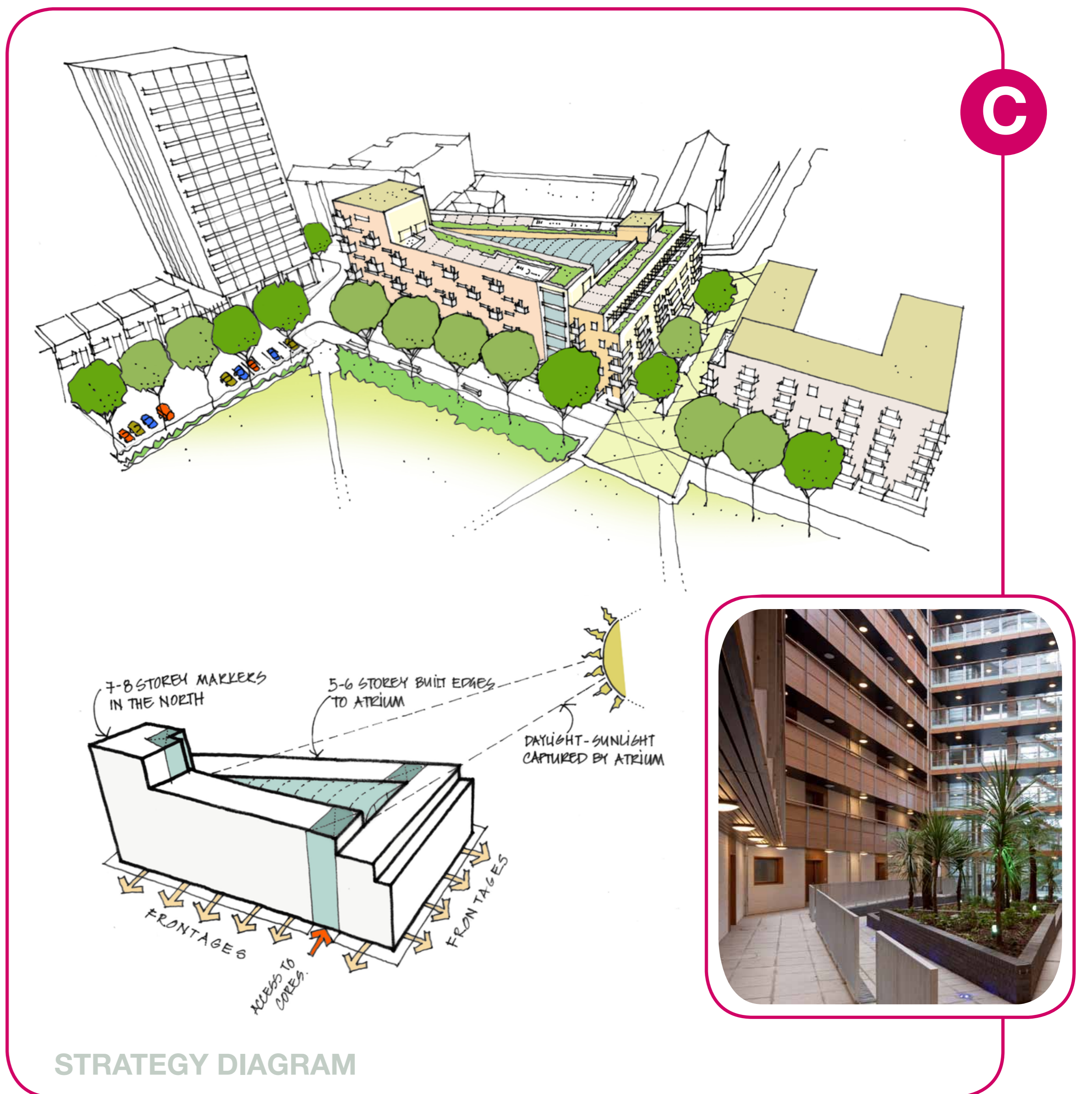


KAMBALA ESTATES

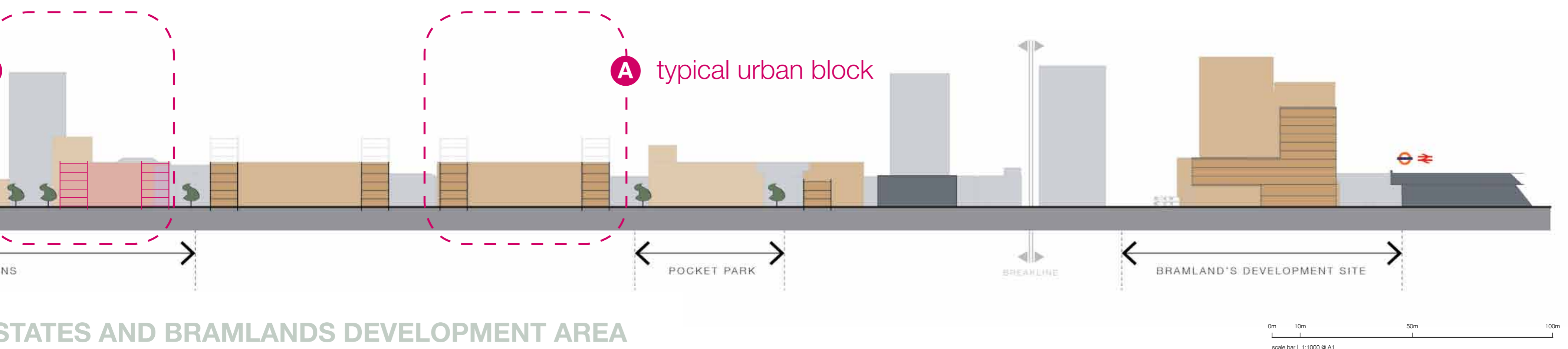


key plan

ATRIUM BLOCK



STRATEGY DIAGRAM



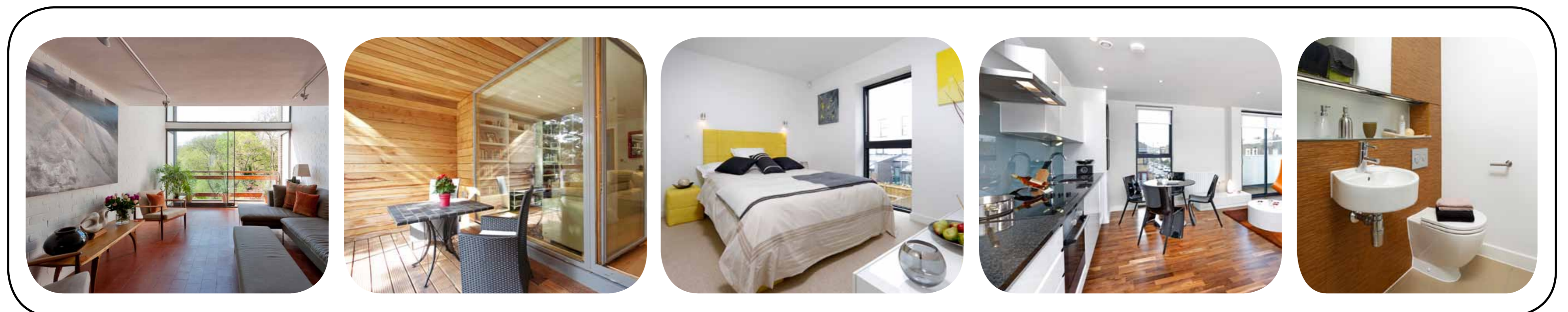
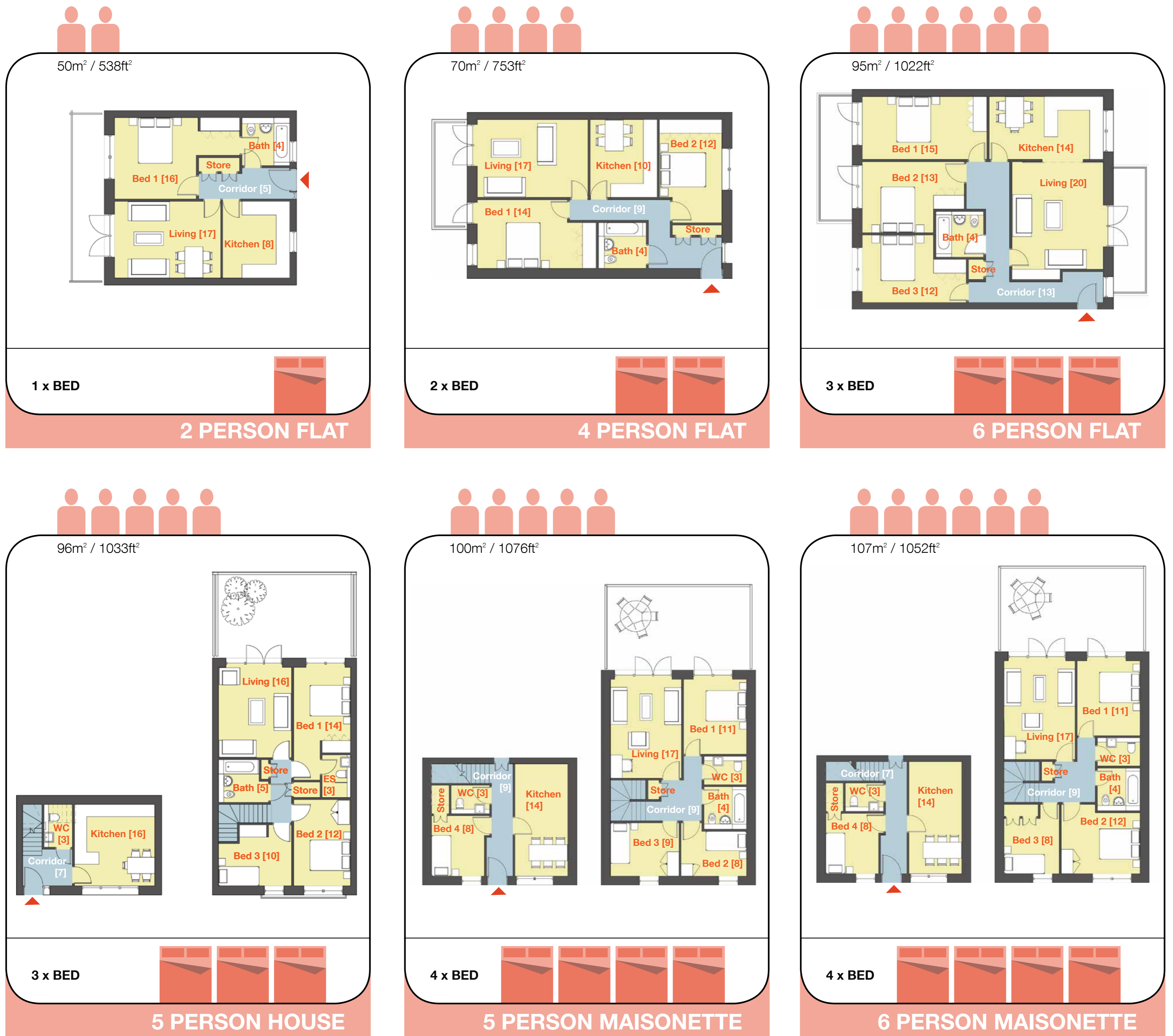
KAMBALA ESTATES AND BRAMLANDS DEVELOPMENT AREA

Proposed New Housing

A range of 1-4 bed dwellings to Lifetime Homes Standards (+10% wheelchair accessible homes) which meet the Mayor's Design Standards

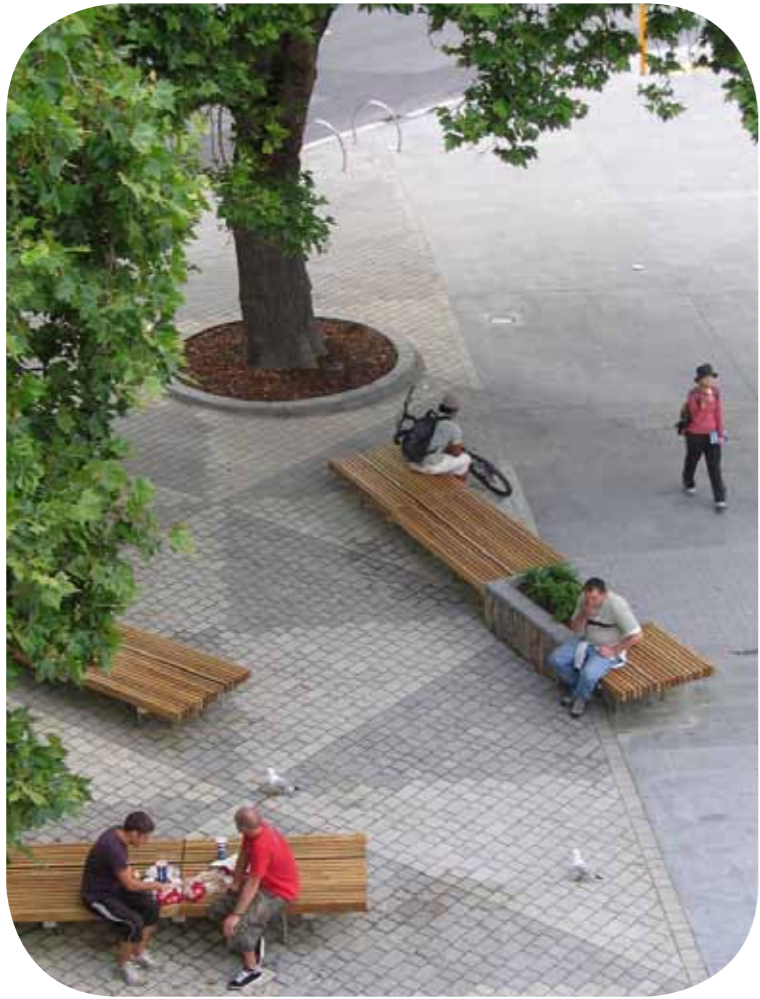
The Mayor's Standards are comparable with existing dwelling sizes

Room name [area (m²)]



MODERN AMENITIES AND SPACES

Bramlands Area

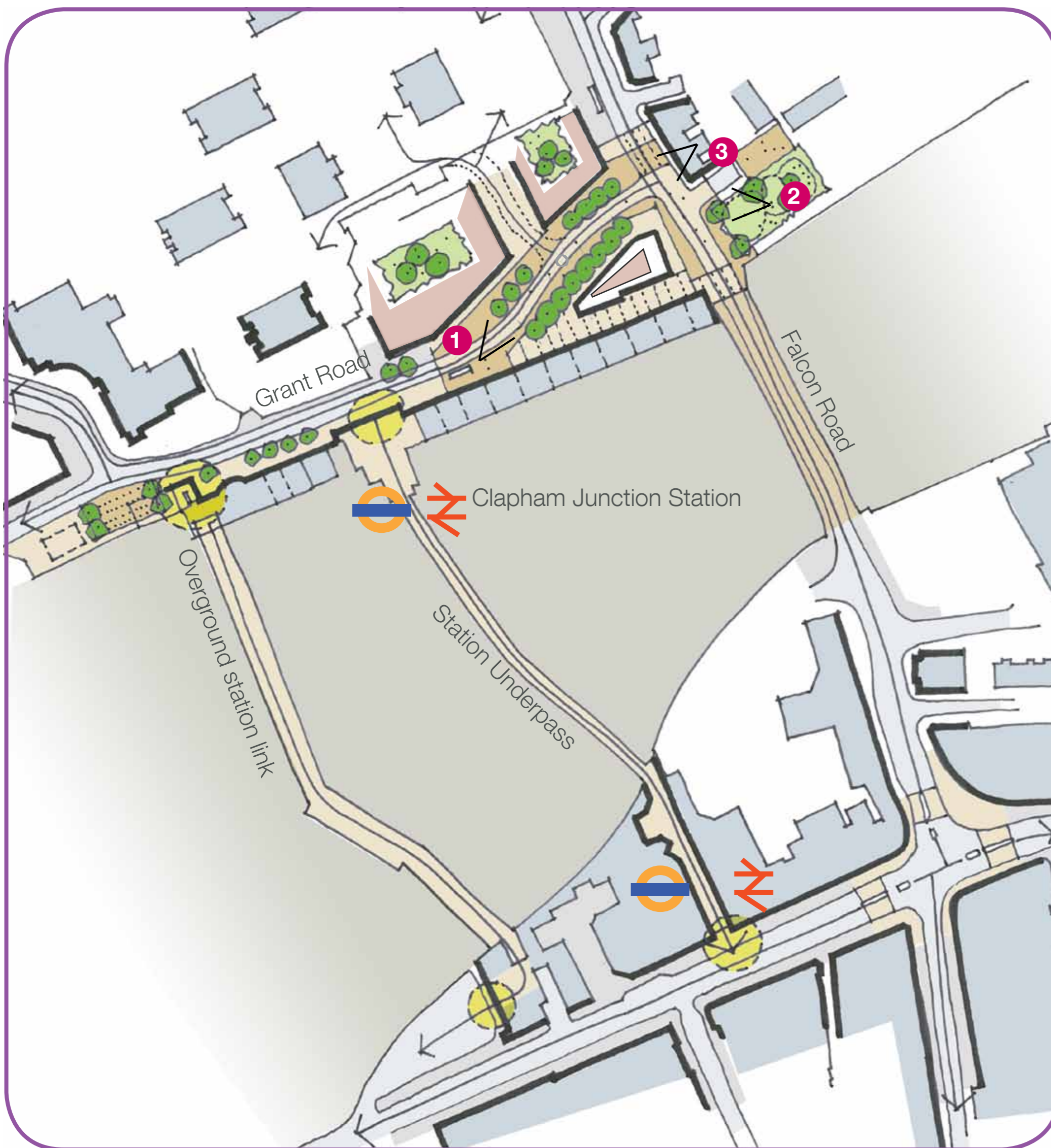


Space to meet and gather



Colourful canopies enlivening streetscape

THE STATION SQUARE



Note: There is need for further work with TfL to take the design forward



Sheltered and multifunctional spaces



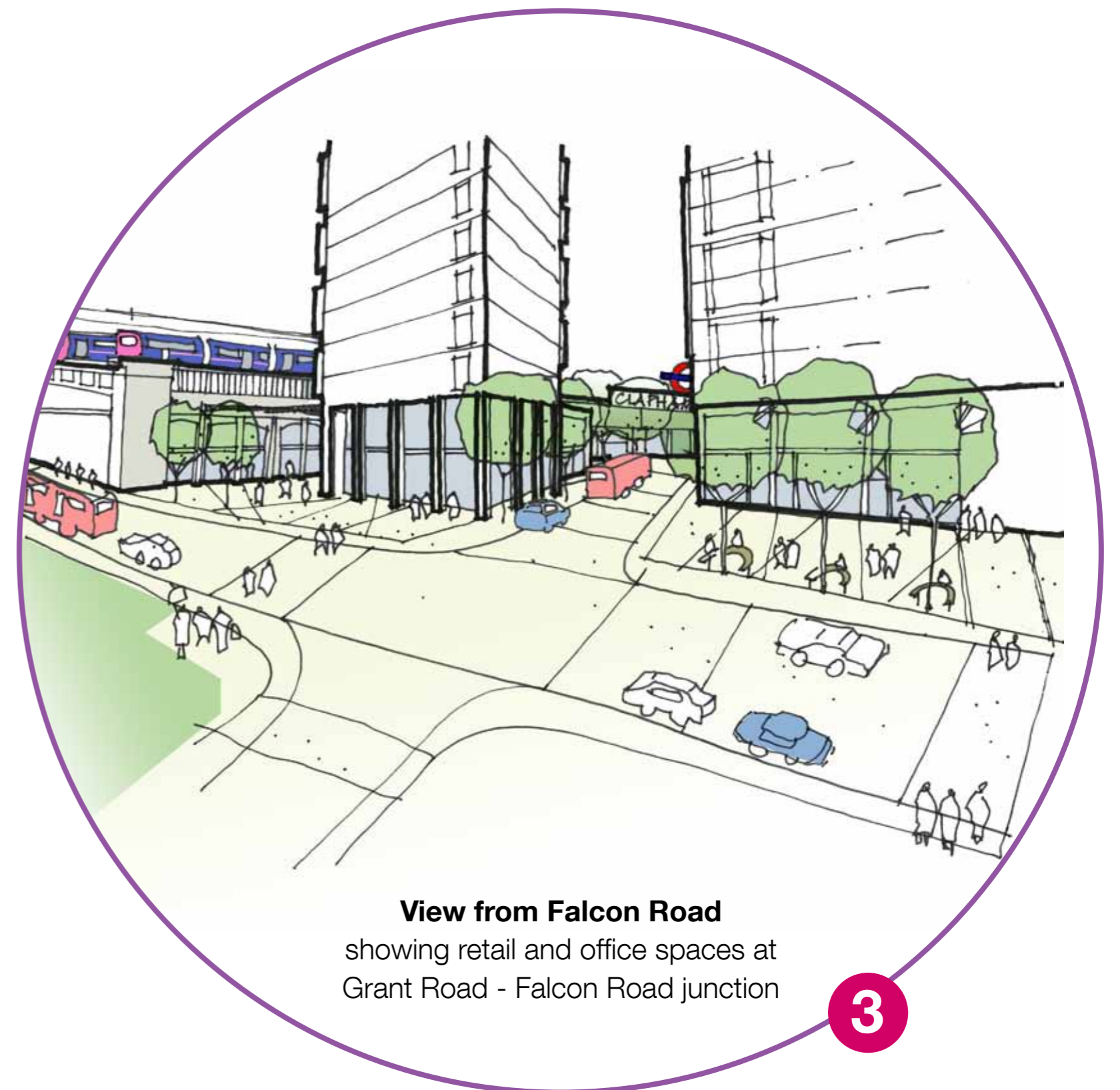
View towards Falcon Road
showing commercial and cafe spaces
at station piazza level

1



View from Falcon Road
showing retail and cafe spaces under covered
canopy towards station entrance

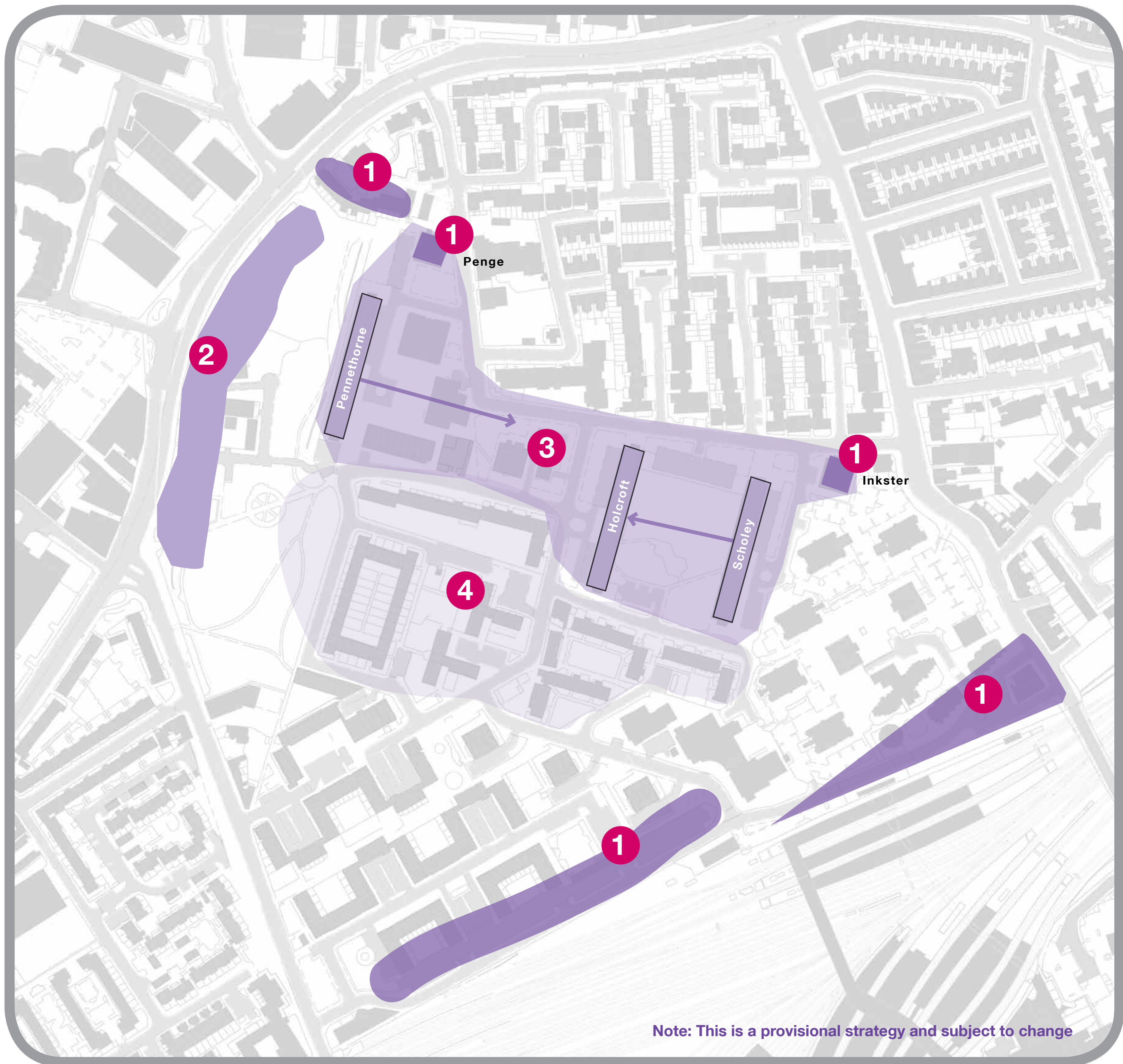
2



View from Falcon Road
showing retail and office spaces at
Grant Road - Falcon Road junction

3

Phasing



Phase 1 (2016 - onwards)

- new build along Grant Road
- new build on York Gardens site on north edge
- commence refurbishment of Inkster and Penge
- new build housing on local sites
- Bramlands redevelopment and station piazza

Phase 3 (2018 - onwards)

- commence decant of first block to new build housing
[either Pennethorne, Scholey or Holcroft into new build properties]
- demolish first block and continue new build programme
- proceed with decant and re-housing of the other two blocks on York Road Estate

Phase 2 (2016 - onwards)

- commence leisure, community, library facility
- buildings to re-provide for Thames Christian College and Battersea Chapel

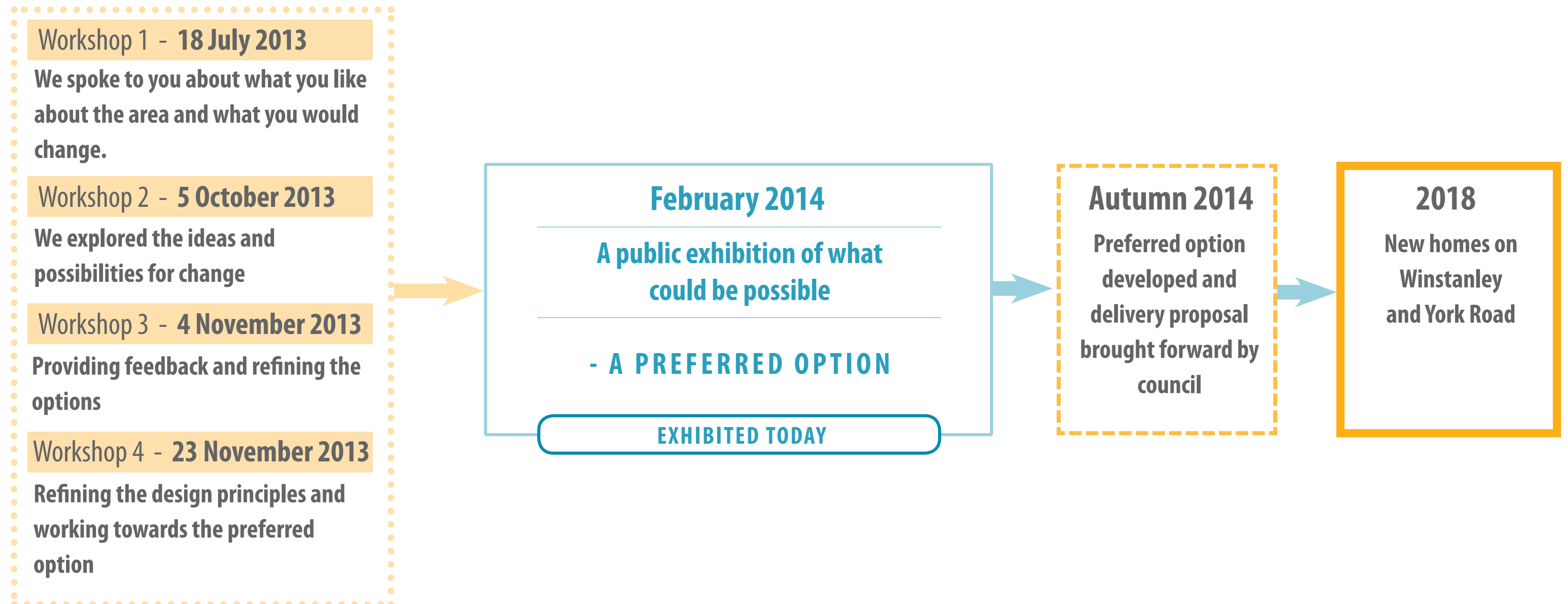
Phase 4 (2021 - onwards)

- commence decant of first stage of Winstanley blocks

What's next?

The expected time-frame:

Community-wide Consultation



The next 6 months ...

- **Consultation with residents and wider area with further development proposals and planning parameters – late summer**
- **Consult with residents concerning refurbishment of Inkster and Penge House**
- A report to Housing Overview Scrutiny Committee will be submitted at the end of February to confirm that the Council wishes to take the regeneration of Winstanley & York Road Estates forward
- Local team available in Library 3 days a week
- Establishing residents needs
- Further details of residents offer – developed with leaseholders and tenants
- Produce more detailed planning guidance and proposals
- Identify other sites in the area for re-housing, and consult with residents
- Block by block phasing plan
- Discussions with Transport for London on bus stand relocation
- Firm up brief for Leisure/Community centre and proposals for Battersea Chapel, Thames Christian College, Church of the Nazarene and Providence House
- Discussions with Network Rail on their improvements to rear entrance of Clapham Junction Station