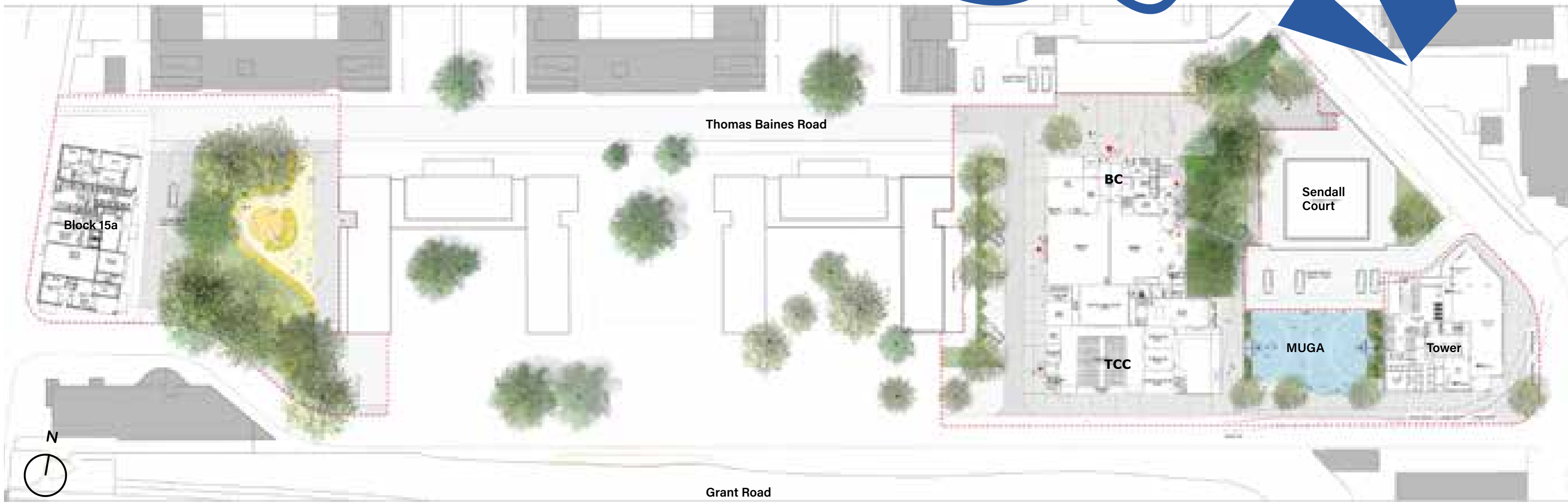


Welcome



Welcome to the exhibition for the Land North of Grant Road.

Thank you for coming today to see an exhibition on the proposals for the Land North of Grant Road.

Today's event has been organised to share our proposals for development.

We will be in York Gardens Library from 3pm to 7pm on Thursday 2nd November and 10am to 2pm on Saturday 4th November.

We will be submitting a planning application for two residential buildings, a church and school building, and a Multi Use Games Area. We are keen to answer your questions and hear your comments on these proposals.



Shaping the future.
Together.

WINSTANLEY & YORK RD.
REGENERATION LLP

Taylor
Wimpey

THE BRIGHTER BONDAGE
Wandsworth

Masterplan

— Land North of Grant Road
planning application boundary

- A** Residential Block
- B** New Thames Christian College (TCC) & Battersea Baptist Church (BBC)
- C** MUGA - Multi-Use Games Area
- D** Residential Tower
- 1** New leisure, community centre, children's centre & library - inclusive of three residential towers
- 2** York Gardens
- 3** York Place
- 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** Potential future connection through the Falcons Estate
- 11** Lombard Place
- 12** New Plaza
- 13** New Thames Christian College (TCC) & Battersea Chapel (BC)
- 14** Grant Square and new pedestrian green link
- 15** MUGA
- 16** Improved public realm
- 17** Station Piazza
- 18** Bus Stands
- 19** Church of the Nazarene
- 20** Converted Railway Arches



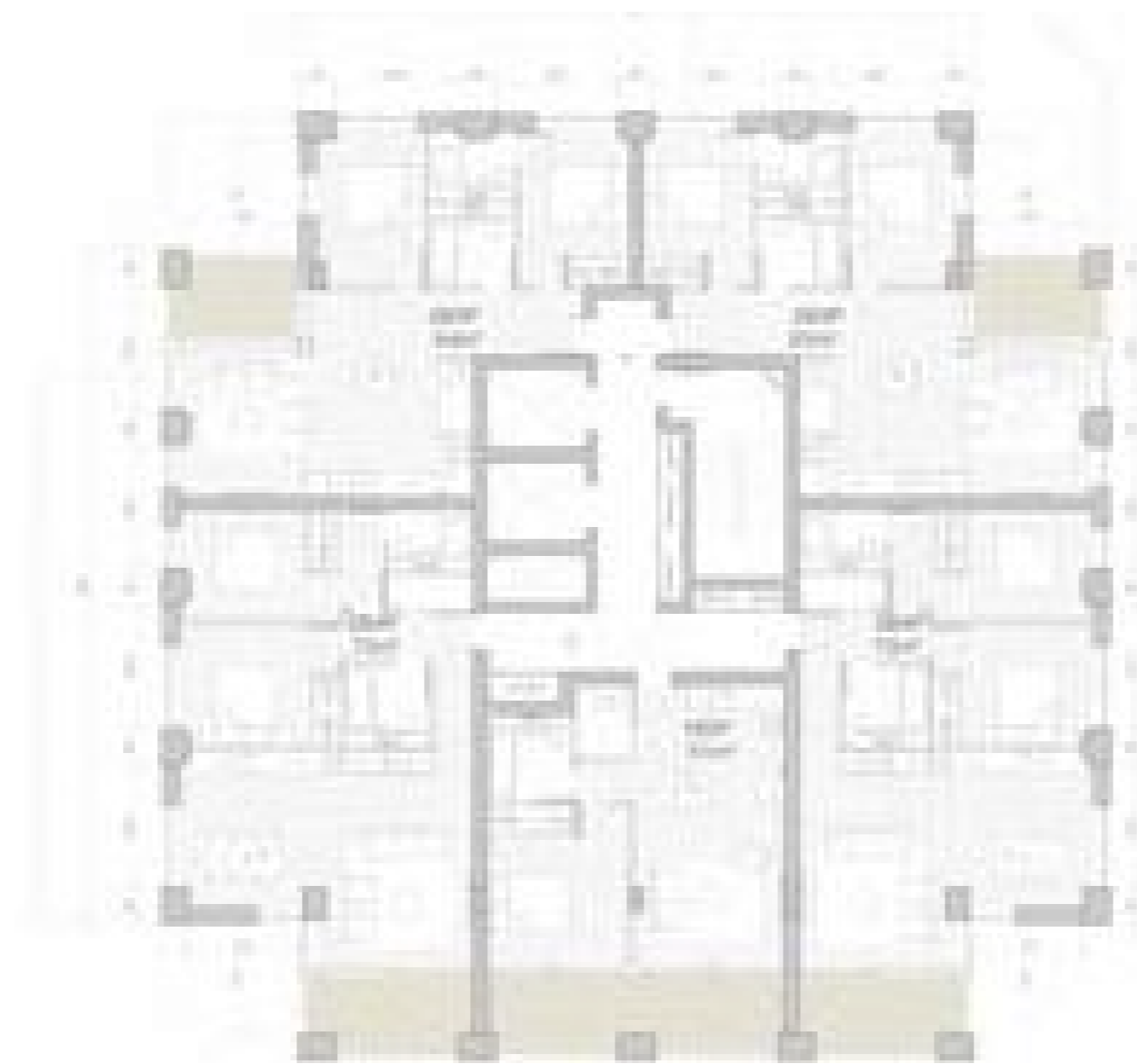
Residential Tower



Ground Floor Plan



Level 2 Floor Plan



Typical Floor Plan (levels 3-15)



Upper Floor Plan

Grant Road Elevation Existing Context



Residential Tower



Grant Road station exit

Elevations



South Elevation



East Elevation



North Elevation



West Elevation

Residential Tower



Winstanley and Grant Road Junction



Winstanley Road North East Elevation



Grant Road South East Elevation

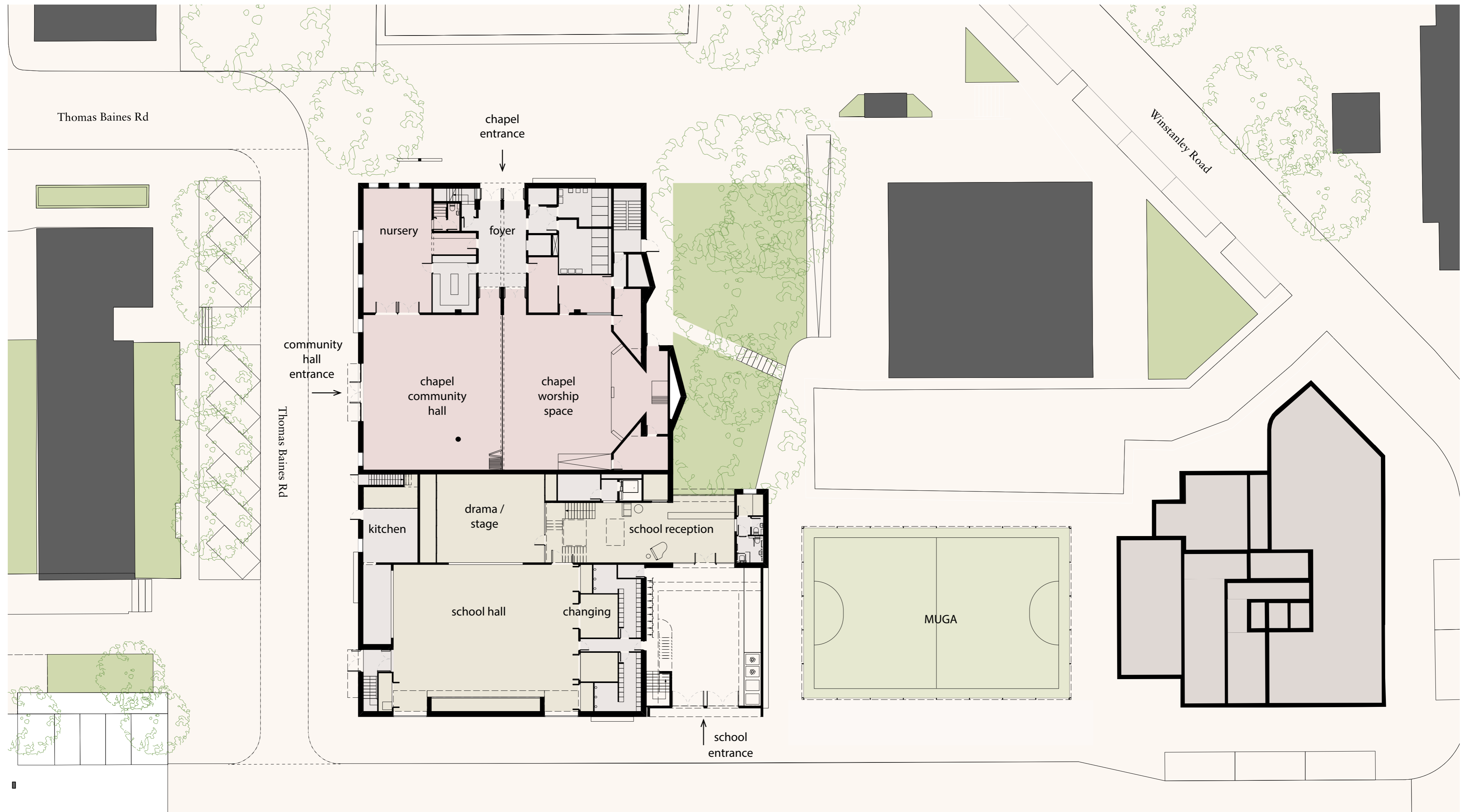


View across Railway



From Sendall Court Balcony

Thames Christian College & Baptist Chapel



TCC/BC Ground Floor Plan 1:100

Thames Christian College & Baptist Chapel, London

The Baptist Chapel was established, and their church and community facilities constructed at the heart of the Winstanley Estate, in the London Borough of Wandsworth, in the early 1970s. The College, a coeducational secondary independent school, was established in 2000. Today the College has 125 pupils, of which 43% are on the Special Needs Register. Our commission to design 5,000m² building that collocates church and school on a single site will enable the first phase of regeneration of Winstanley Estate. The building will allow the school to expand to 400 pupils.

The new building is situated next to busy Clapham Junction railway station in a post war residential neighbourhood. The site is surrounded by streets and public open space, and overlooked by low-rise courtyard buildings and point blocks.

In this context, the design strategy seeks to create an efficient building that protects its pupils with learning spaces that are daylit and naturally ventilated. The building is conceived in two parts: a rectilinear 2-storey plinth shared by the Chapel and College, above which the rest of the College's accommodation is housed in a 4-storey "S"-shaped plan. The plinth is divided in two - the chapel occupying the north and the school the southern half. The Chapel plan pairs their hall (to the west) and sanctuary (to the east), with a range of ancillary spaces over two floors to the north. The Chapel has entrances to the north and west. A small walled forecourt facing south serves as the entrance to the College. This leads to a foyer, staircase and lift to upper floors. The rest of the ground floor accommodates a multipurpose hall for performances, dining and sport facilitated by drama (which opens up to form the stage), the kitchen and server, and changing rooms that all encircle the hall. The hall will be equipped with bleacher seating and shared with the community.

Upper four floors are planned around east and west-facing courtyards, which interlock to form the "S"-shaped plane. The courtyard gives protection, admits light and provides external gallery circulation. This mitigates the problem of being overlooked and overlooking, and the impossibility of naturally ventilating the building with windows in the perimeter walls. The structure is a concrete frame. The facades are bagged brickwork (a pink brick brushed with a warm grey lime slurry). Details are pre-cast concrete.



Approach to TCC from Clapham Junction Station



TCC/BC Concept



View of BC entrance



View of BC entrance

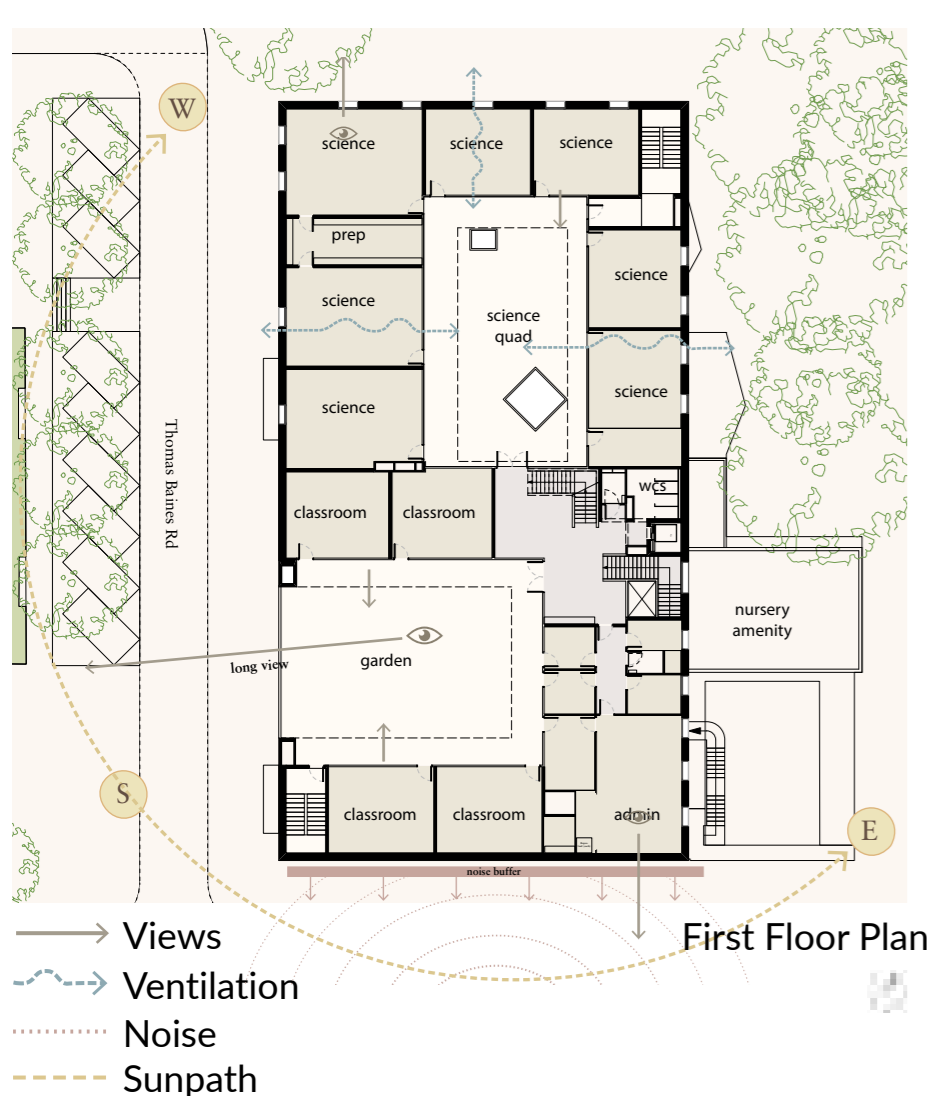
Thames Christian College & Battersea Chapel



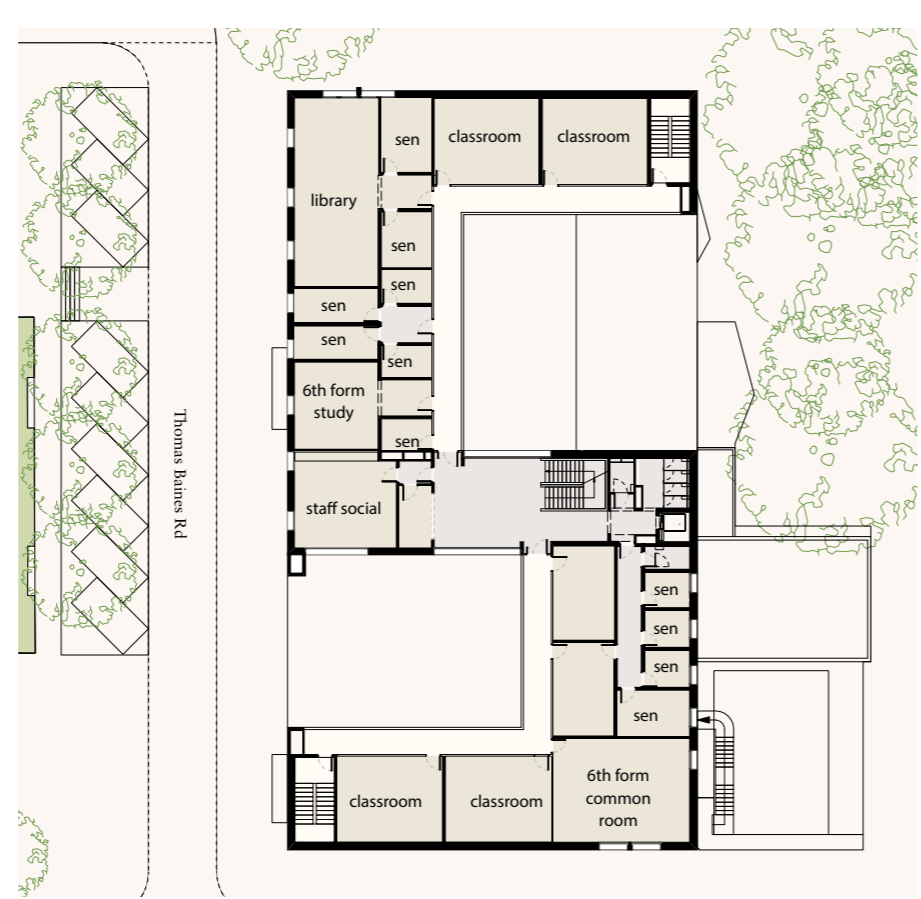
View of BC Community Hall and Worship Space



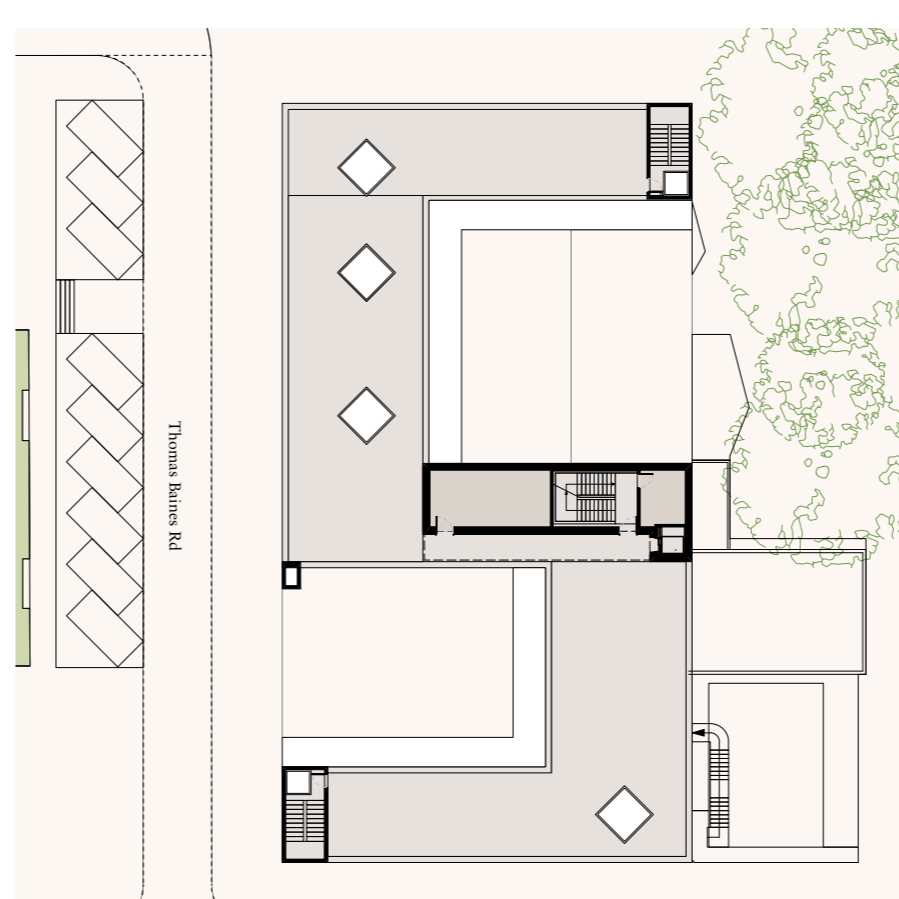
View of TCC Hall as Performance Space



First Floor Plan



Second Floor Plan



Roof Plan



Section



View of TCC entrance foyer



View of TCC first floor arrival space



View of TCC circulation gallery

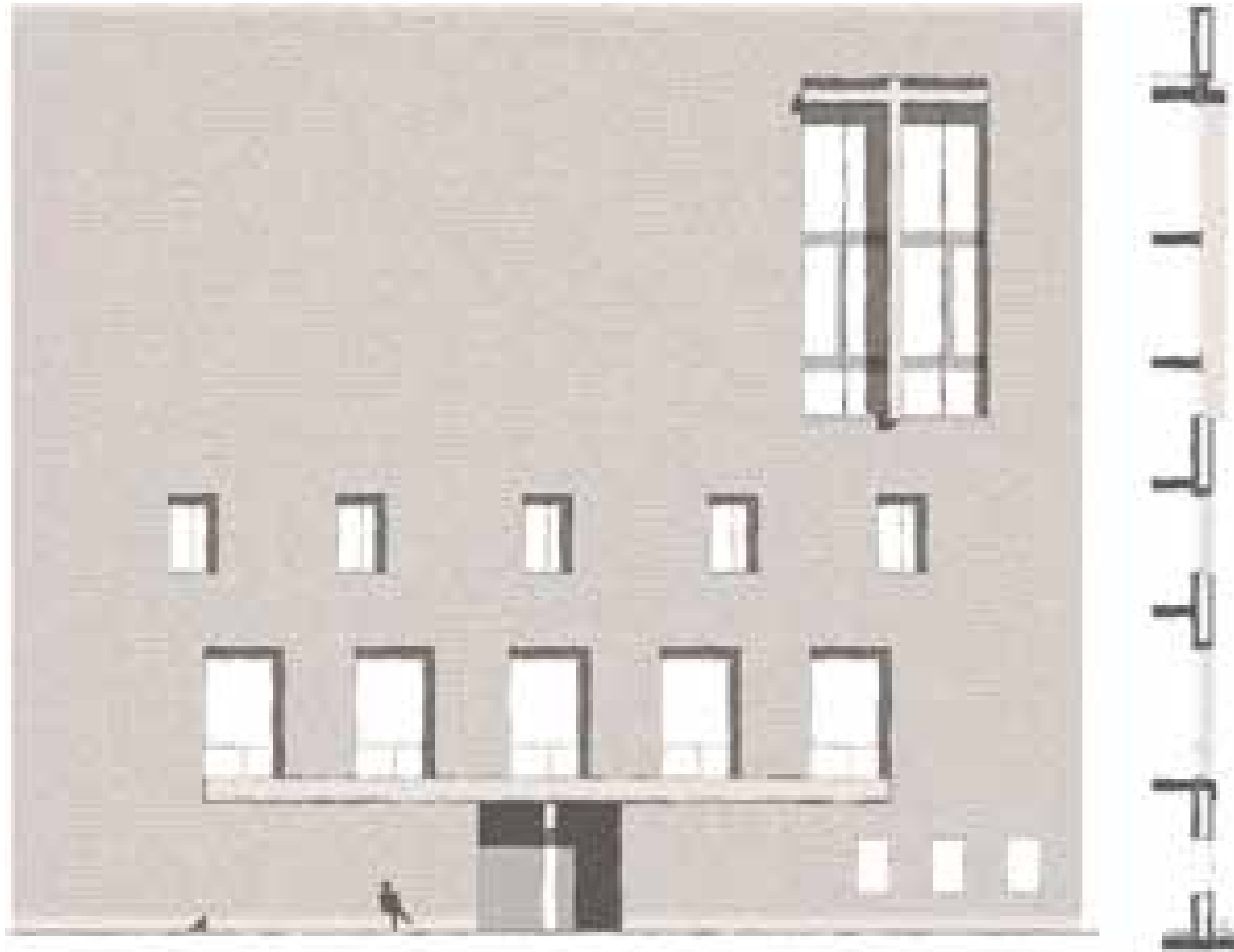
Thames Christian College & Battersea Chapel



1:200 model photograph, approach to TCC from Clapham Junction Station



1:200 model photograph, from Winstanley Road looking South West



North Elevation- Detailed study



North Elevation



West Elevation



East Elevation



South Elevation



Mineral painted brickwork finish



'Bagged' brickwork with precast elements



Grit blasted, form-lined precast concrete



Abbey in Vaals, Netherlands



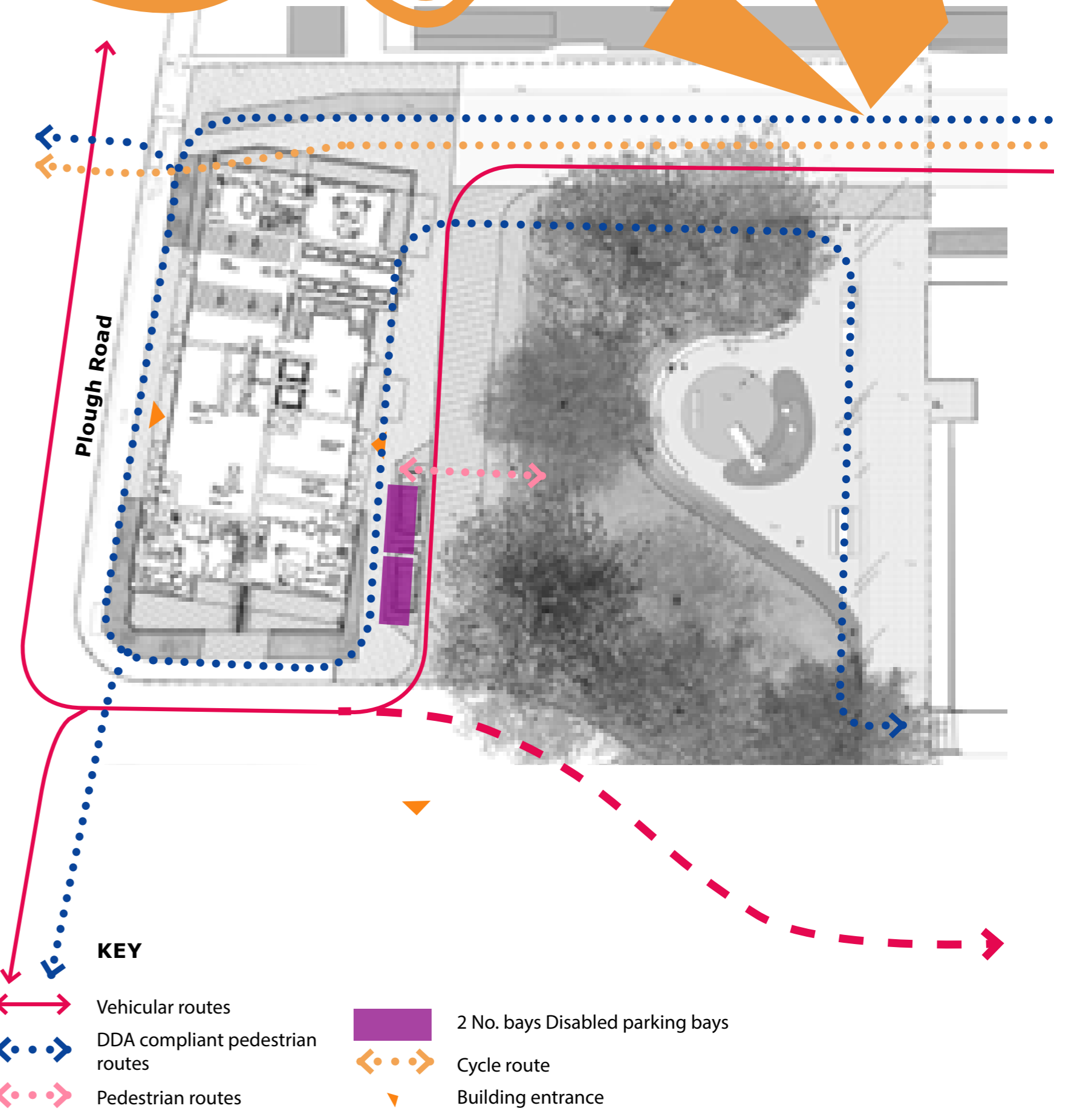
Mews house in London



Block A



Site map



Site connections



Plough Road View

CGIs and Illustrations are indicative only

Block A



Site Plan



East Elevation



North Elevation



South Elevation



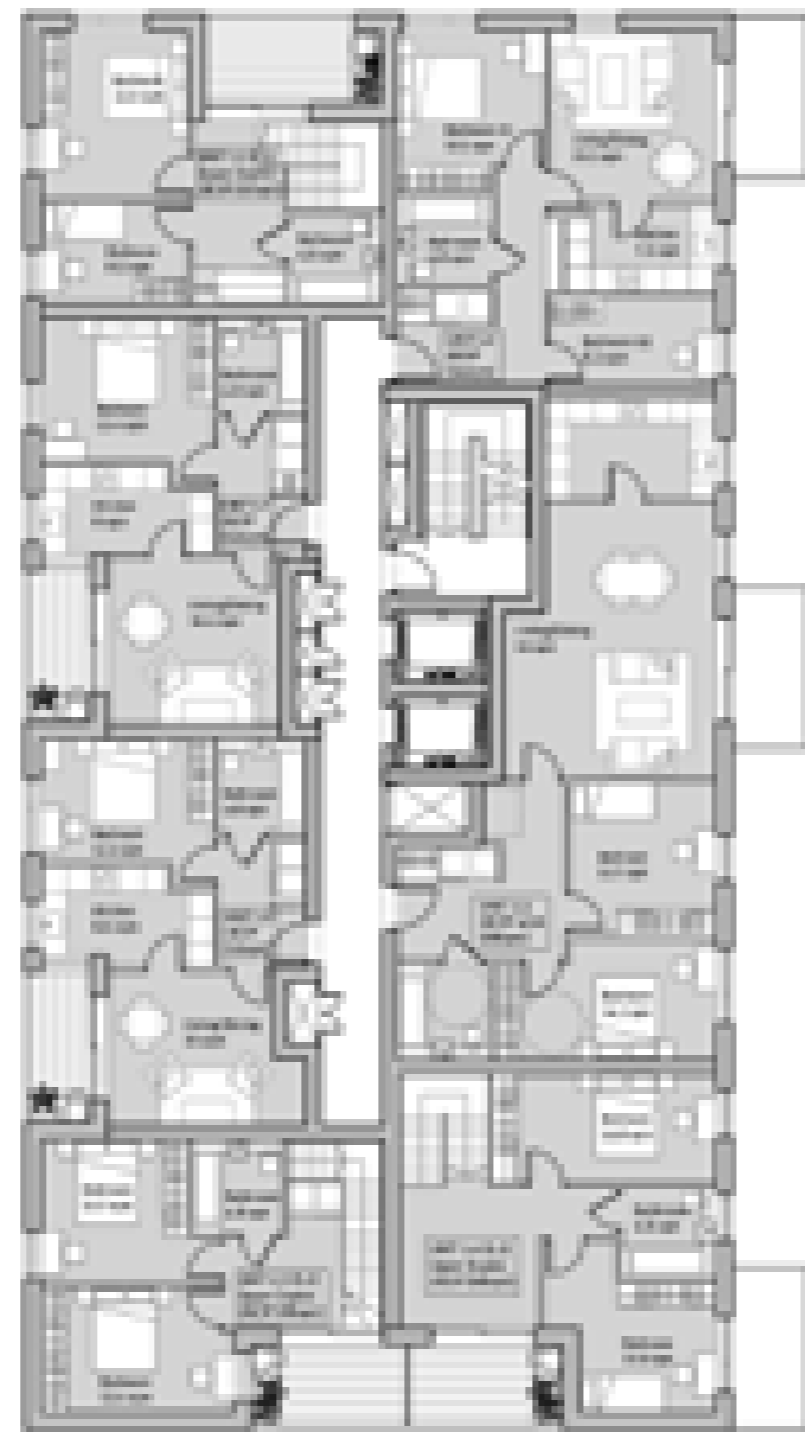
West Elevation

CGIs and Illustrations are indicative only

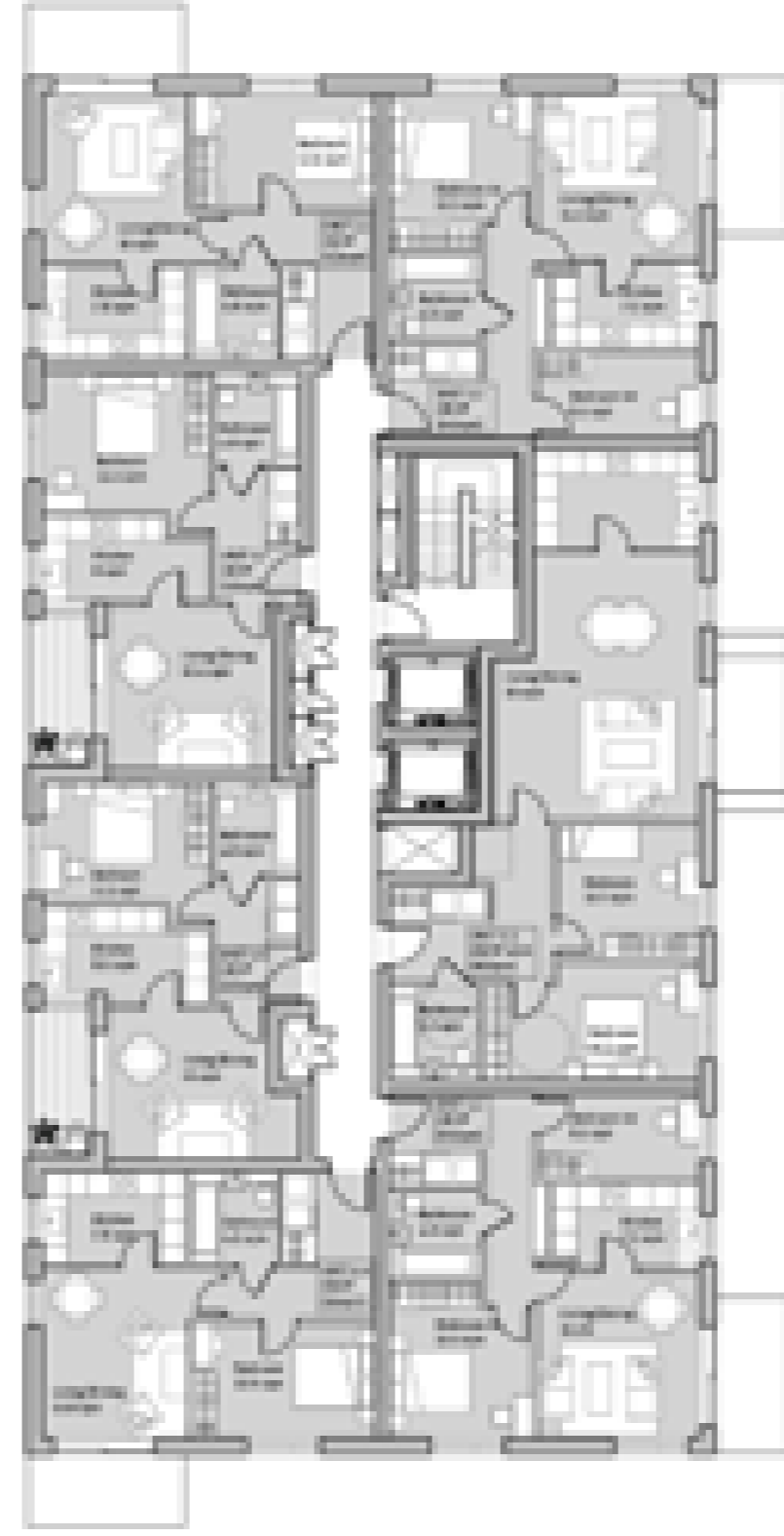
Block A



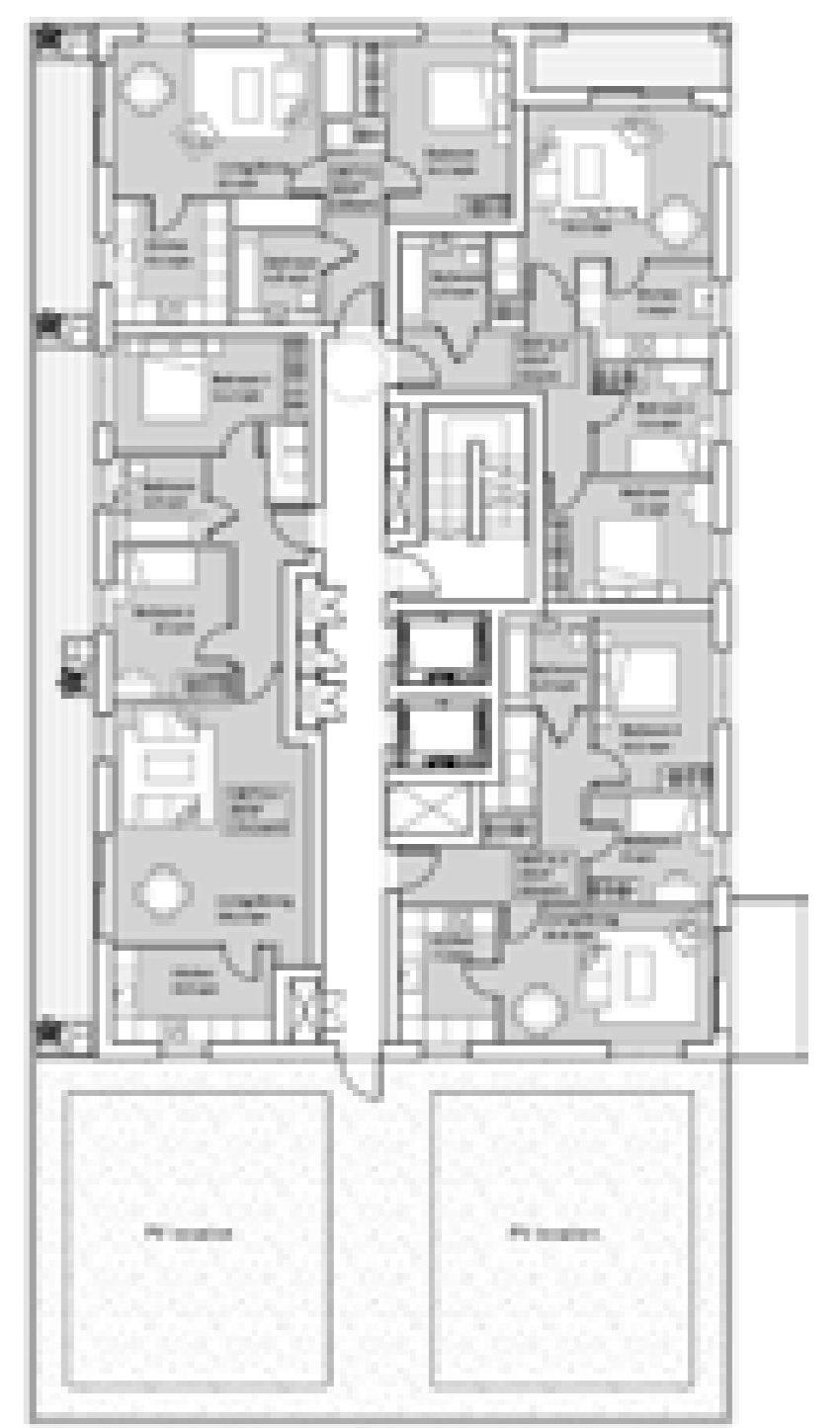
First Floor Plan



Typical Floor Plan



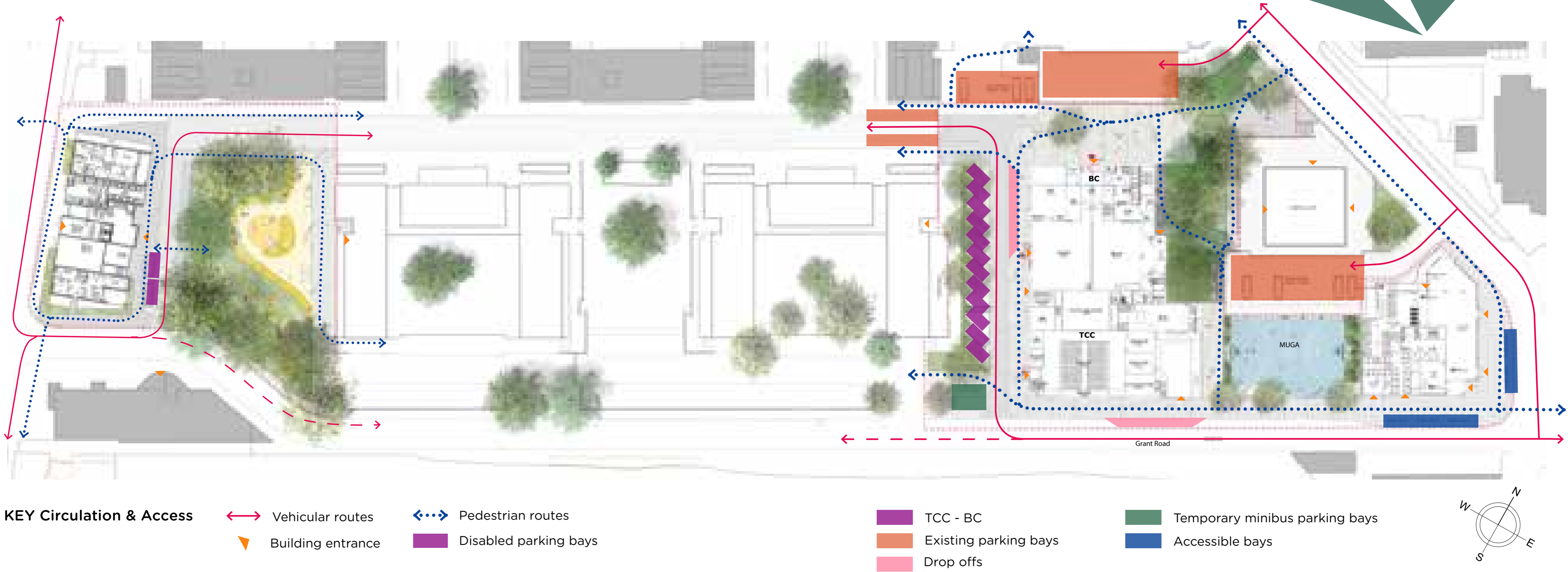
Upper Floor Plan



Block A View

Landscape Proposal

Access and Circulation



Tree Strategy



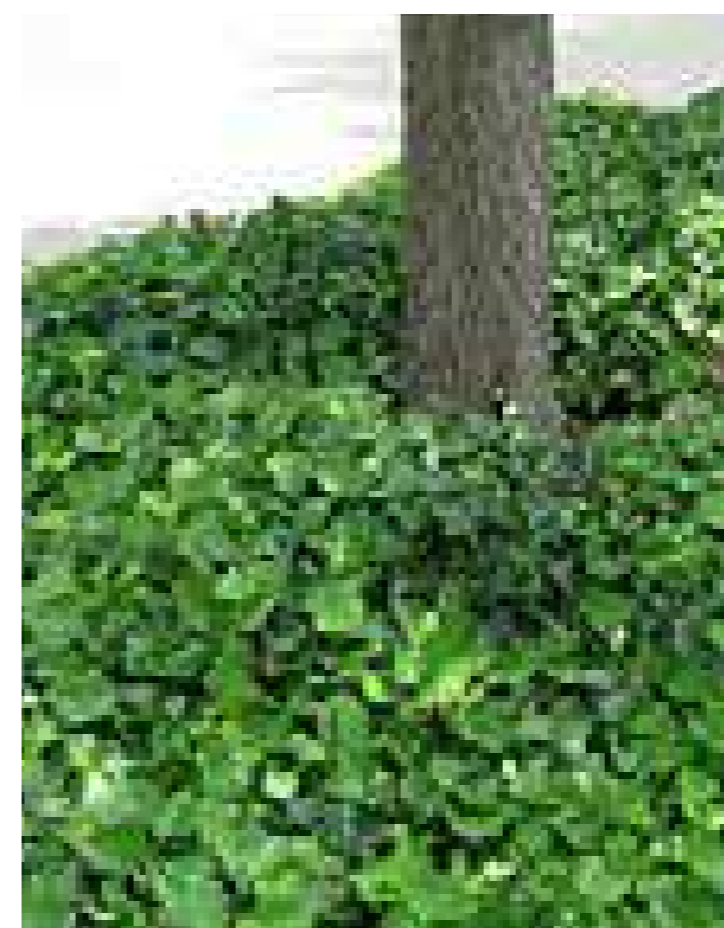
Platanus x hispanica (London Plane)
30-35cm/ 35-40cm, 2.5m clear stem



Quercus palustris:
30-35cm/ 35-40cm, 2.5m clear stem



Pinus sylvestris
30-35cm/ 35-40cm, 2.5m clear stem



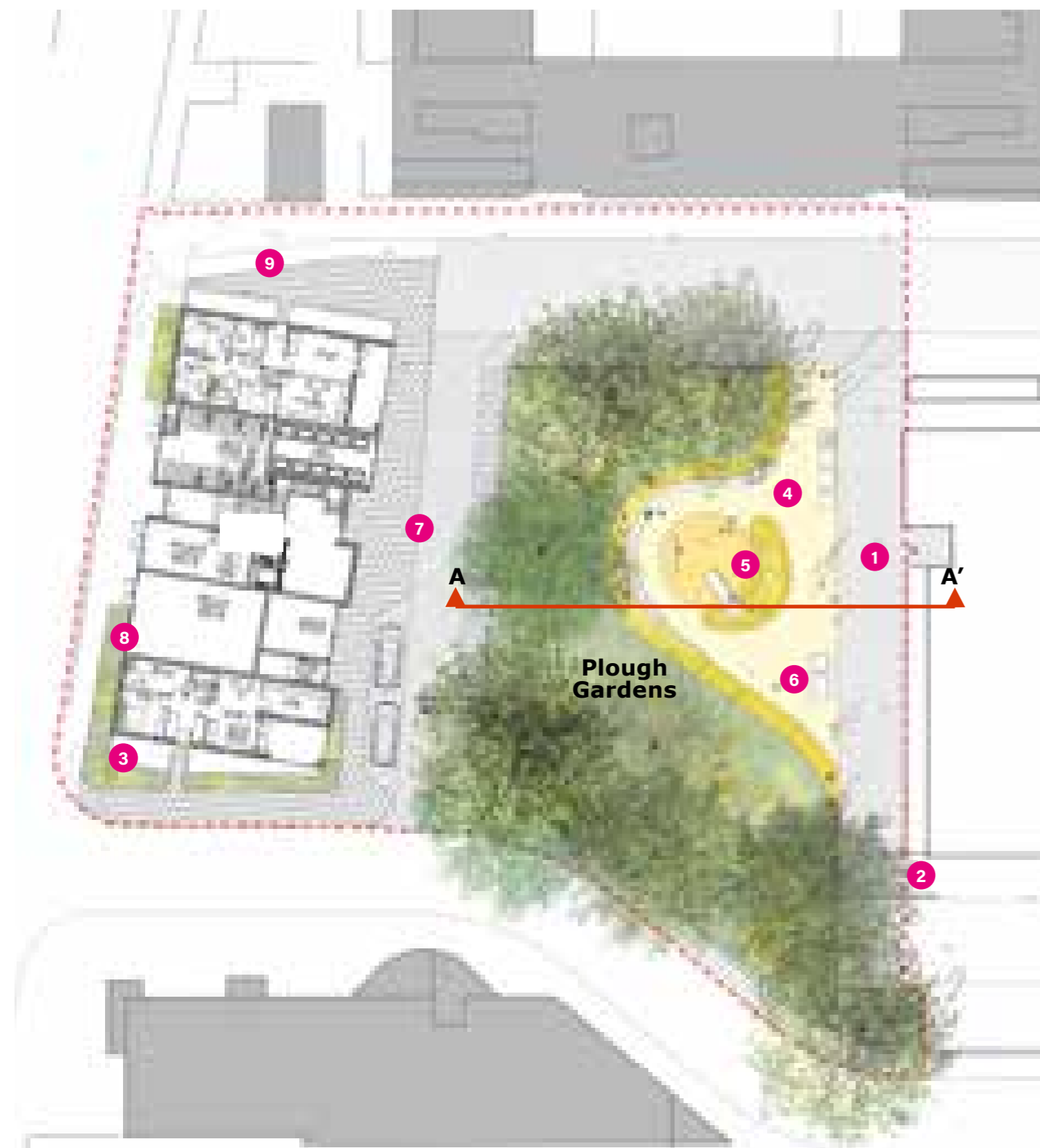
Hedera helix
Groundcover



Landscape

Block A

BC/TCC (BLOCK B)+ (BLOCK C)

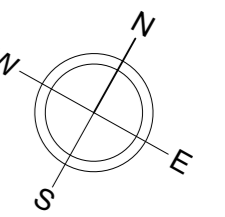


Key West

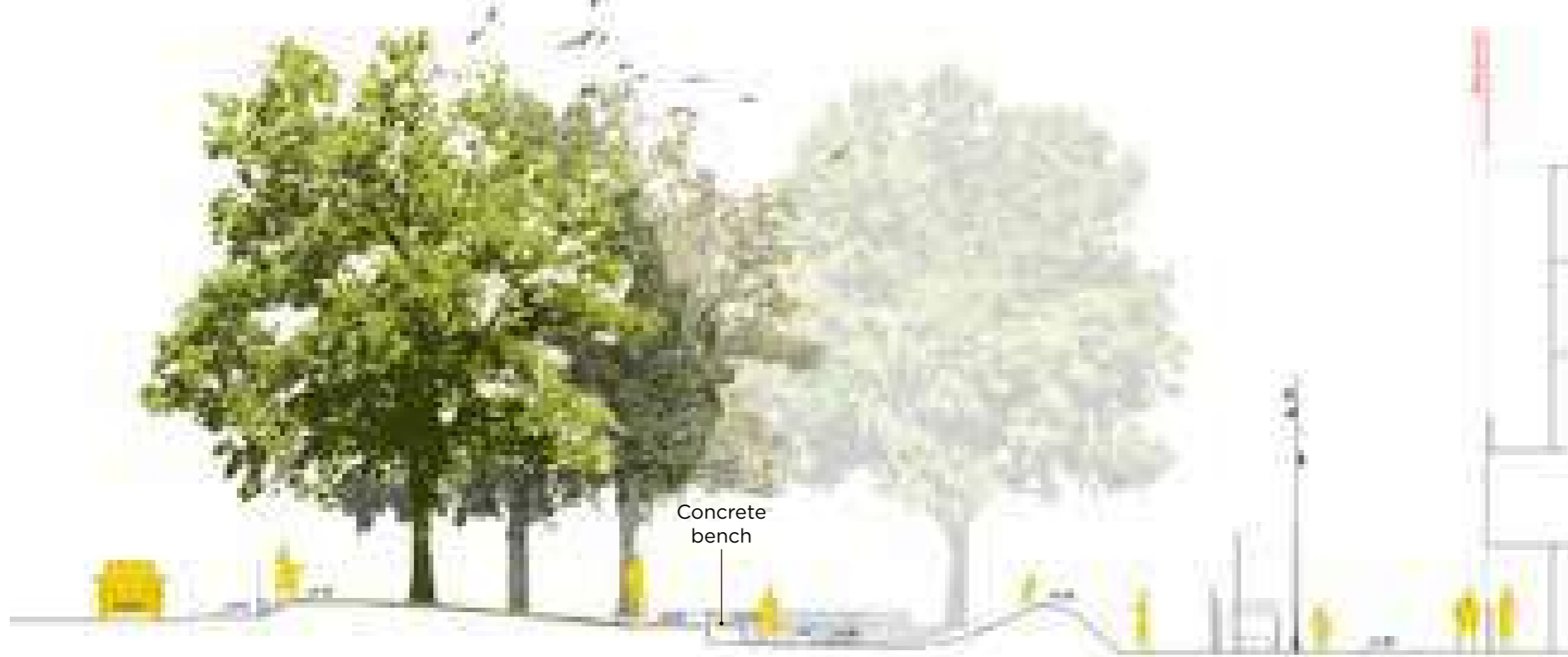
- 1 Existing concrete setts (to be retained)
- 2 New steps
- 3 Defensible space
- 4 Yellow wet pour play surface
- 5 Play area
- 6 Chess tables
- 7 Pedestrian priority street (tumbled setts)
- 8 Climbers & green facade to proposed building
- 9 Existing cycle route (to be retained)

Key East

- 1 Large format modular paving
- 2 Seating & play elements
- 3 Crucifix
- 4 Ground cover Ivy
- 5 Pedestrian priority street (tumbled setts)
- 6 Fitness Area
- 7 Seating
- 8 Granite paving
- 9 Parking



Section A-A'



- Thomas Baines Road
- Pavement
Steps up to gardens through existing retaining wall and metal railing
- Existing grassy bank
- Yellow play surface
- Yellow play surface with Play elements
- Concrete bench
- Existing concrete paving

Section B-B'



- Grant Road (Santander Cycle stands)
- Pavement
- MUGA 'Blue Pitch'
- Seating
- Sendall Court sunken Parking

Play Strategy



BC Square - Informal play elements



Block A - Formal play area



Exercise area

Landscape MUGA

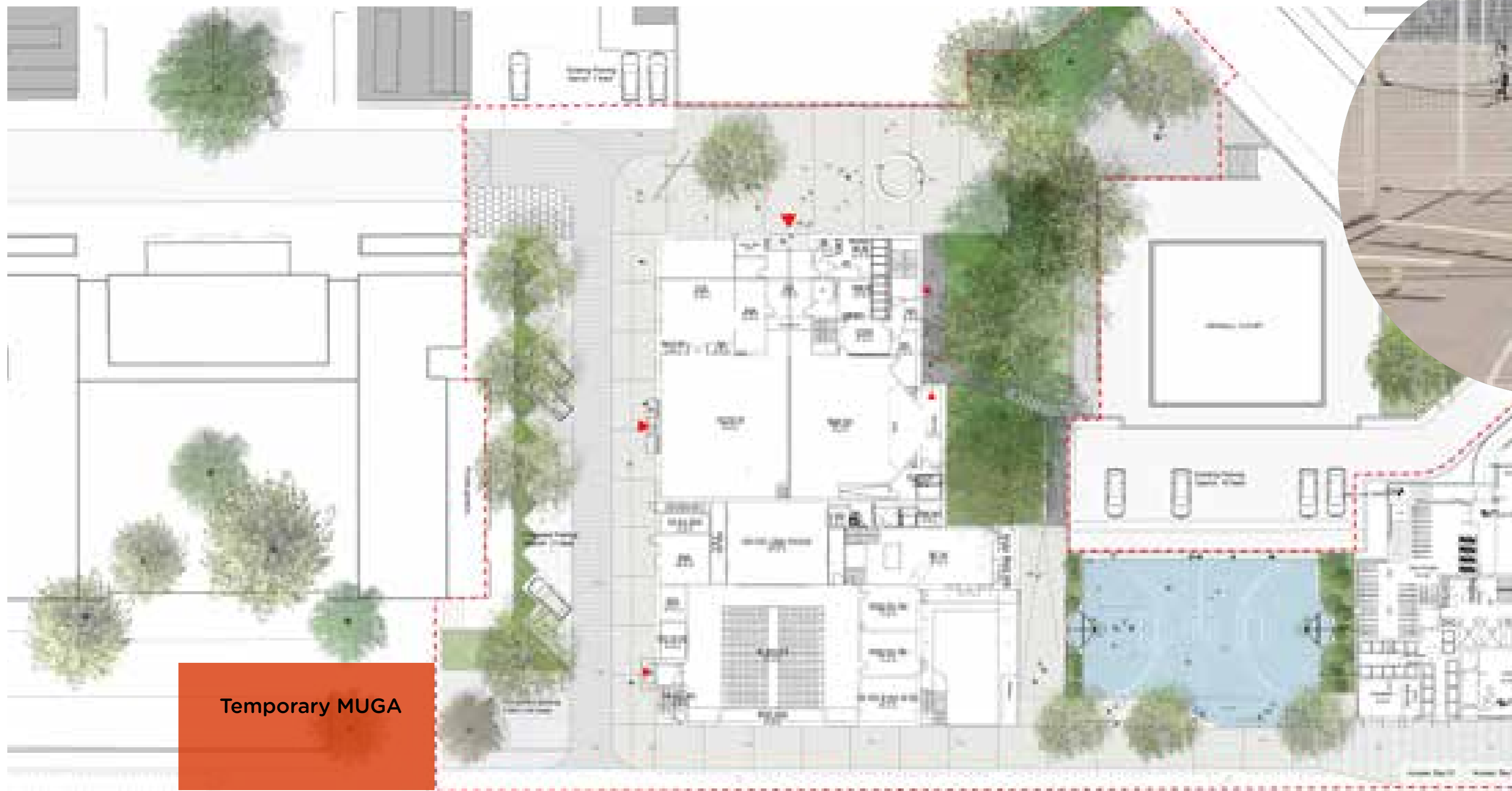
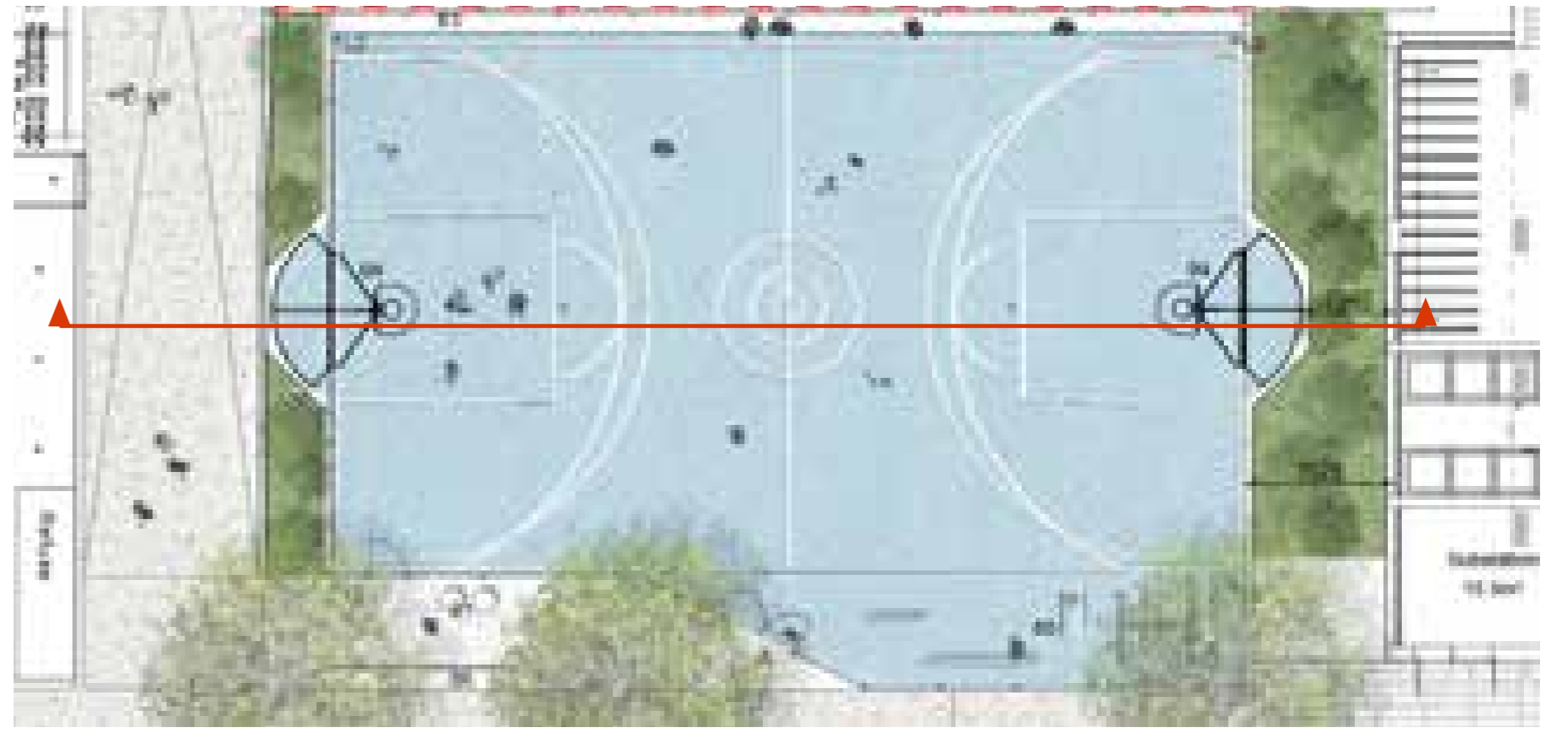
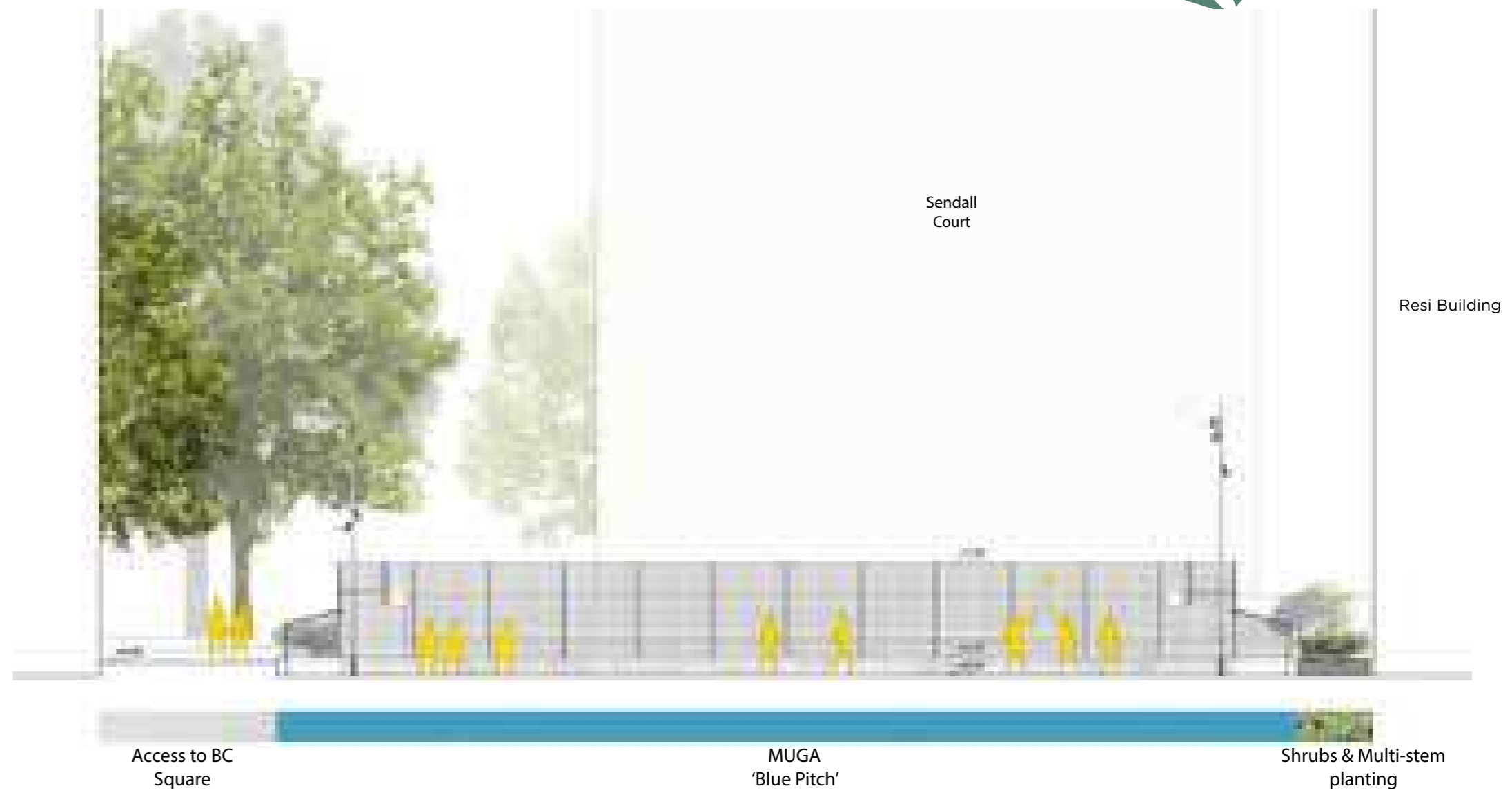
Multi-Use Games Area - 'The Blue Pitch'



Abacus Lighting to provide Challenger 1 lamps

Proposed Management of MUGA:
 4 No. lights at 8m high to minimise spread and reduce disturbance to residents in tower
 Lighting on timer (as existing) from 0800-2100hrs
 Open access (as existing) to avoid antisocial behaviour
 Pitch to remain blue (The Blue Pitch)
 3m high fencing
 Enable seating both inside and outside ball-court

Section: Open access MUGA with timed floodlights



Proposed location of temporary MUGA during construction period



CGIs and Illustrations are indicative only

Phasing and Programme

Regeneration Scheme timeline

- 2018 ● Construction work begins with Phase 0
- Hybrid Planning Consent (Detailed Phase 1 + Outline Masterplan)
- 2019 ● Demolition of first slab block (Pennethorne House)
- 2020 ● Delivery of replacement affordable housing starts
- 2021 ● Demolition of second slab block (Scholey House)
- 2022 ● Opening of the combined leisure facility
- 2023 ● Phase 2 completed
- 2024 ● Work begins to Crossrail2
- 2025 ● York Gardens Health Centre opened
- Pocket Park completed
- 2026 ● Final building demolished
- 2027 ● Phase 4 completed
- 2028 ● Phase 5 completed



Wider Masterplan



Indicative timetable for development of the area north of Grant Road



Considerate Contractors

Being considerate of our neighbours and the environment whilst building

It is intended the Winstanley and York Road sites become members of the Considerate Constructors Scheme. This has a Code of Considerate Practice that commits these sites to care about appearance, respect the community, protect the environment, secure everyone's safety and value their workforce. This through this scheme we will look at minimising or eliminating disruption caused by noise, dirt and dust; parking; inconsiderate behaviour; road conditions and Vehicle Movements; Environmental Concerns; Pedestrian Access Obstruction; Property Damage; Site Lighting and Working Hours. The Scheme runs an external complaints system should we not be able to resolve any issues and we will be regularly monitored.

Health, safety and environmental management

The health and safety of our workers, visitors and the local community is our highest priority. We manage this through comprehensive procedures including clear signage, control of traffic, school visits and ongoing communication with neighbouring home owners and the local community.

We keep environmental disturbance, including noise and dust, to a minimum on our sites, with a focus on preventing pollution, managing waste and protecting the natural environment.

All of our sites are independently audited for Health, Safety and Environment (HSE) on a monthly basis as a minimum. Before any site commences we prepare a Construction Phase Health & Safety Plan and a Site Specific Environmental Action Plan to ensure proper control of HSE matters.

Construction activities and the community

We will keep disturbances to the community to a minimum while we are working on site. We keep our sites clean and orderly and our operatives maintain a high standard of behaviour. Hours of operation, including for deliveries, are carefully managed. Where possible we provide separate parking for our operatives to minimise traffic congestion.



Meanwhile Uses

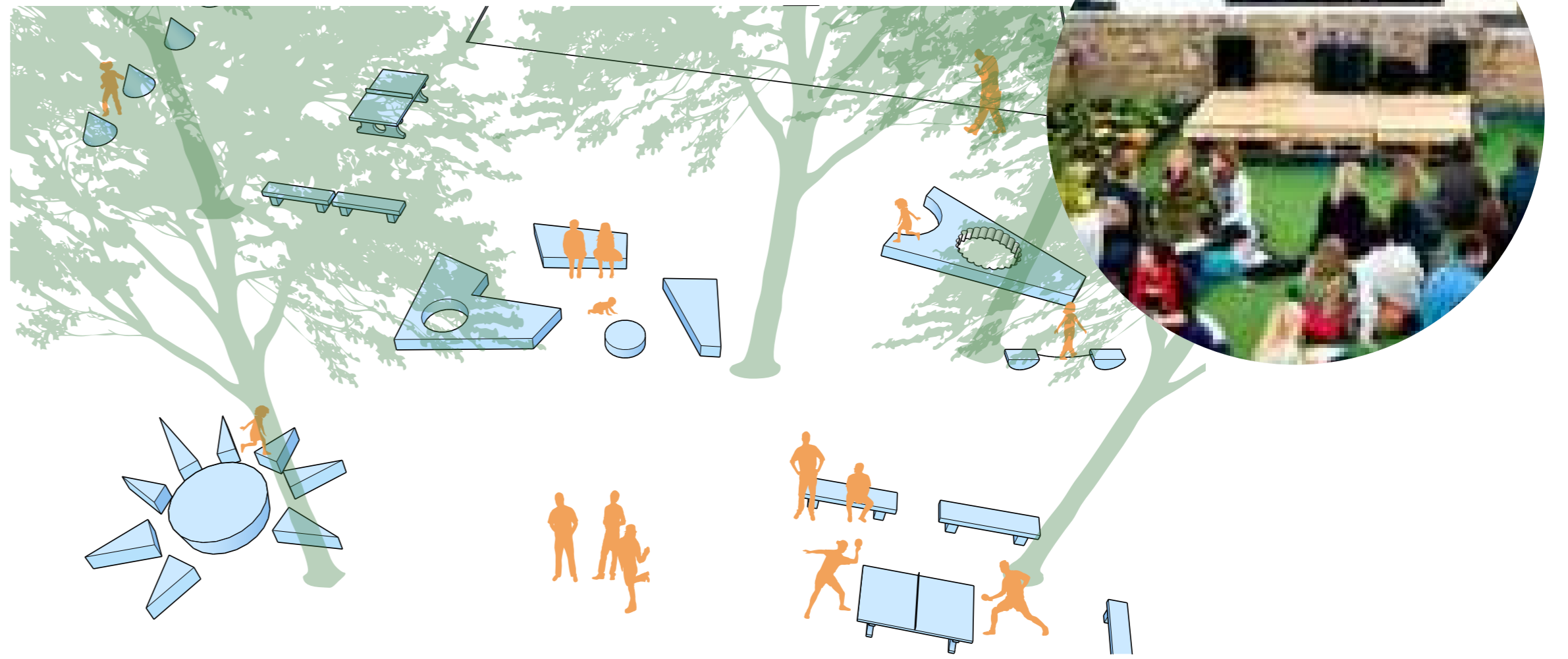
Overview of proposals



Community hub in between current blocks



Pennethorne Square Proposed Wrapping

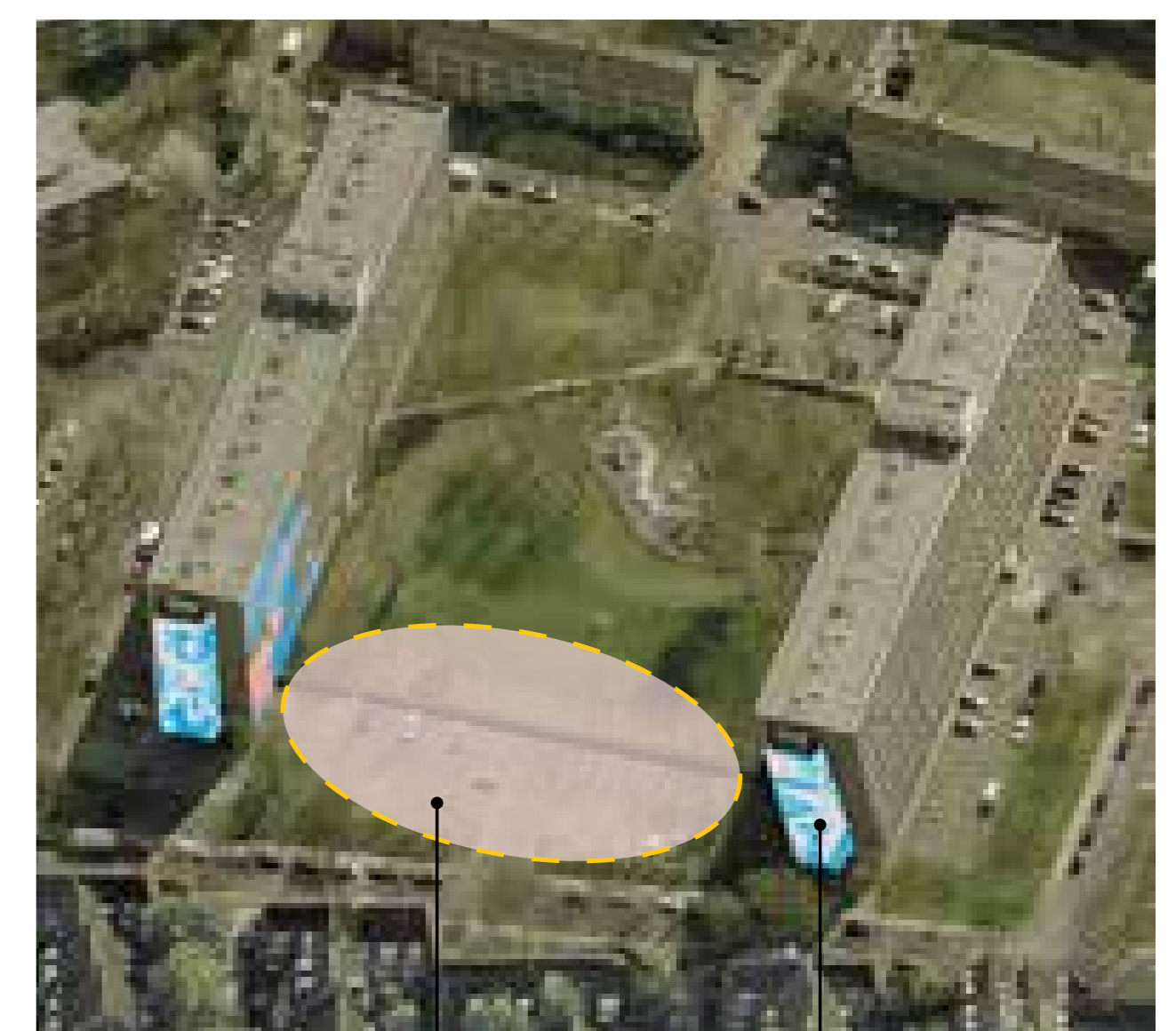
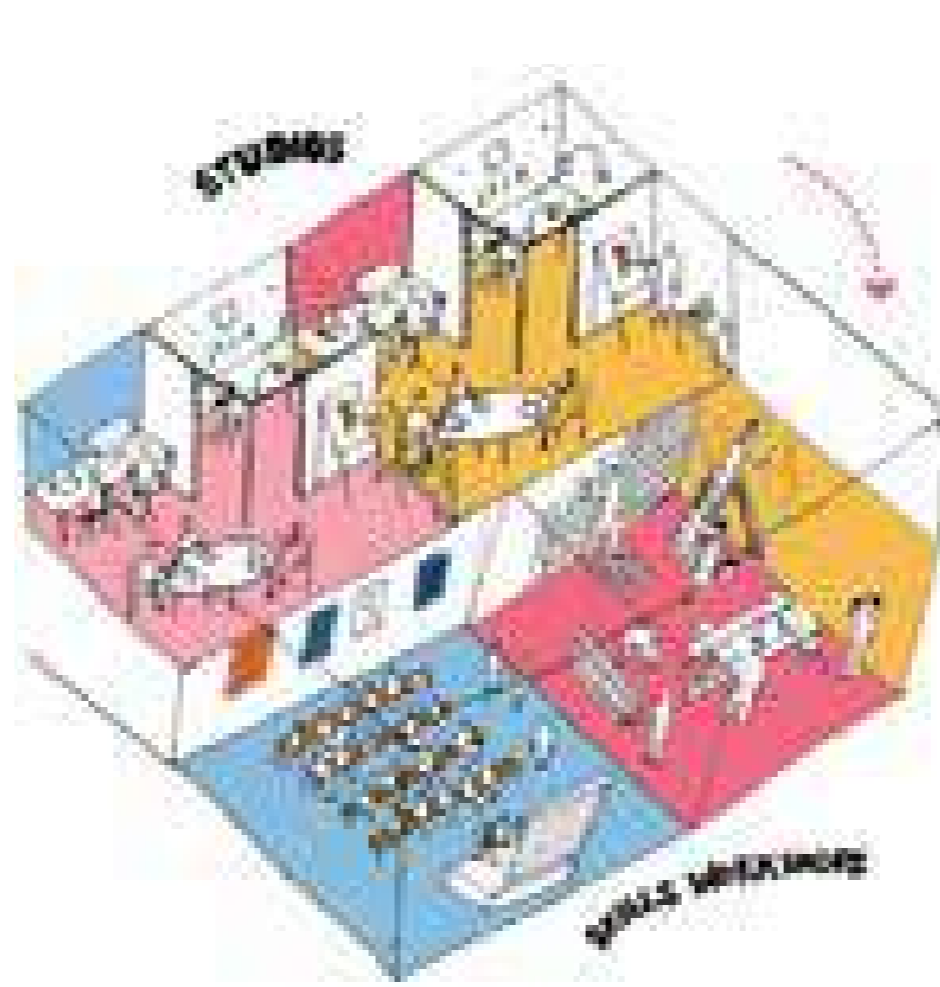


Pennethorne Square Proposed Play Equipment

Wayfinding



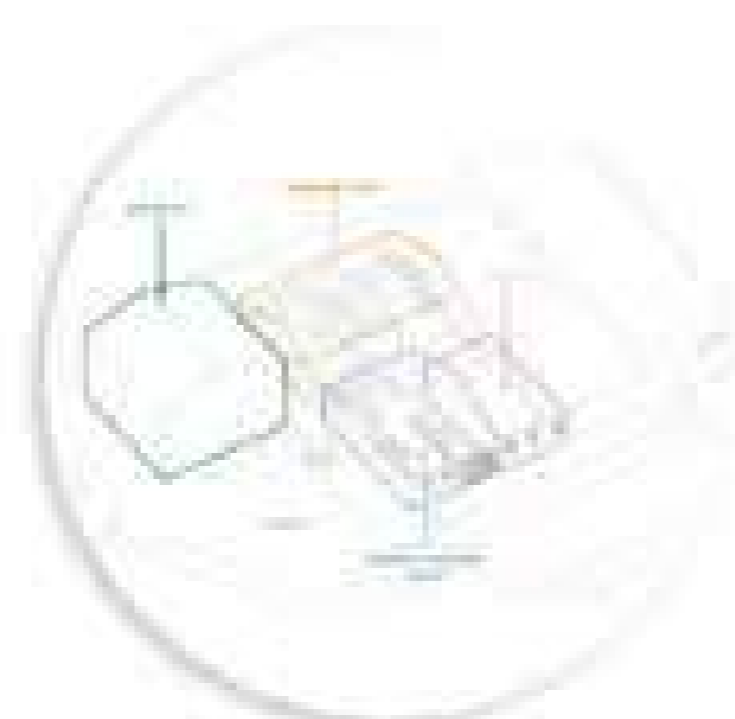
Business Models and Overview



Location of the Hub & Site Office

Canvas on the stair cores branded

Sugarhouse :



Blackhorse Workshop