

THE NEXT PHASE

*Your guide to the phasing plan of York Gardens
July 2020*

This booklet provides details on the overall long term plan for the area, the new improved park, proposed new housing and new community hub.





FOR THE PAST, PRESENT & FUTURE OF OUR NEIGHBOURHOOD.



York Gardens will be delivered by a Joint Venture between London Borough of Wandsworth and Taylor Wimpey Central London. The new chapter for Winstanley and York Road Estates starts now.

The Regeneration scheme provides new replacement Council homes for all existing secure tenants and resident homeowners who want to continue their stories, in their community.

Joining the existing community as it grows will be new residents in a mix of properties, new affordable homes to rent and buy through shared ownership and new more private homes to buy and rent. The new neighbourhood will also provide a new public park, new local shops, a community hub and new health facilities to ensure this is a place for everyone to tell their stories in the future.

A regenerated neighbourhood for all.

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THE NEXT PHASE

In January 2020, Wandsworth Planning Applications Committee recommended that planning permission should be granted for the proposal to regenerate the Winstanley and York Road estates. Full permission is expected to be issued by the planning authority by the Autumn after consideration by the GLA (Greater London Authority). The scheme delivers over 2500 new homes including the replacement new homes for all existing council tenants and those of all resident freeholders and leaseholders.

The first phase of the scheme delivers 134 new replacement council homes for existing tenants and resident leaseholders

in Blocks 5 and 6, as well as 65 new shared ownership homes in Block 5 and new private for sale homes in Blocks 1 and 6.

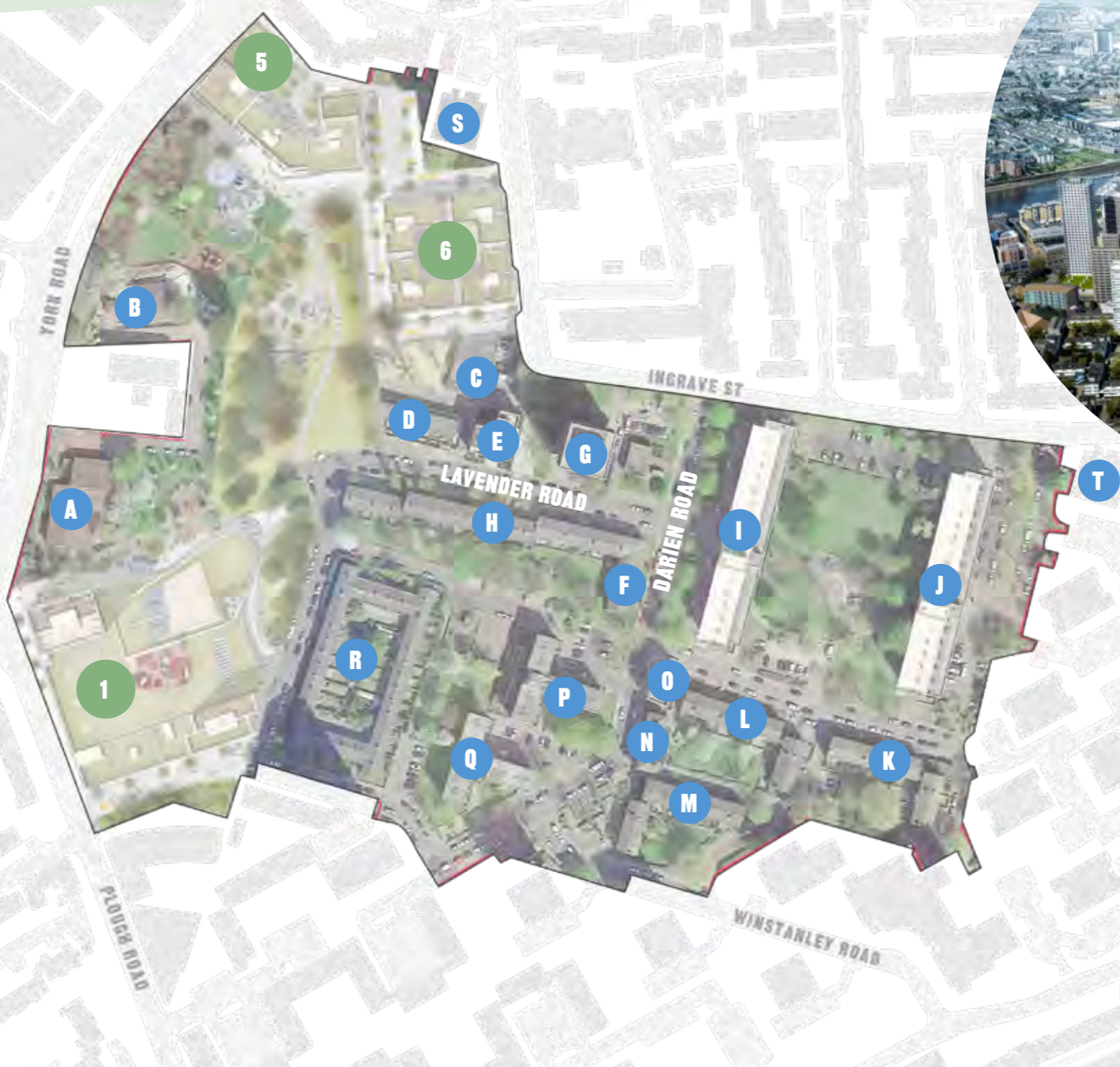
There is also a new community facility in Block 1 which provides new community facility which provides a new council swimming pool and leisure centre, alongside an improved replacement library, community and children's centres. The first phase of construction is due to commence next year on Blocks 1 and 5 as they do not require demolition of any existing homes which assists early delivery of new homes and facilities.

NEW BLOCKS

- 1 Block 1
- 5 Block 5
- 6 Block 6

EXISTING BLOCKS

- | | | | |
|--------------------------------------|-----------------------|-----------------|------------------|
| A York Road Library/Community Centre | F Baker House | K Kiloh Court | P Shephard House |
| B The One O' Clock Club | G Chesterton House | L Jackson House | Q Gagarin House |
| C Thames Christian College | H Arthur Newton House | M Farrant House | R Ganley Court |
| D Lavender Road | I Holcroft House | N Darien House | S Penge House |
| E Galleon Court | J Scholey House | O Meyrick Road | T Inkster House |



BLOCK 1 – LANDMARK BUILDING

Block 1 is located at the south western boundary of the estate at the junction of York Road and Plough Road. This significant community focal point contains a leisure centre incorporating, two pools and a splash pad, an 8 court sports hall, a gym and studios, a new library, community halls, a children’s centre and nursery.

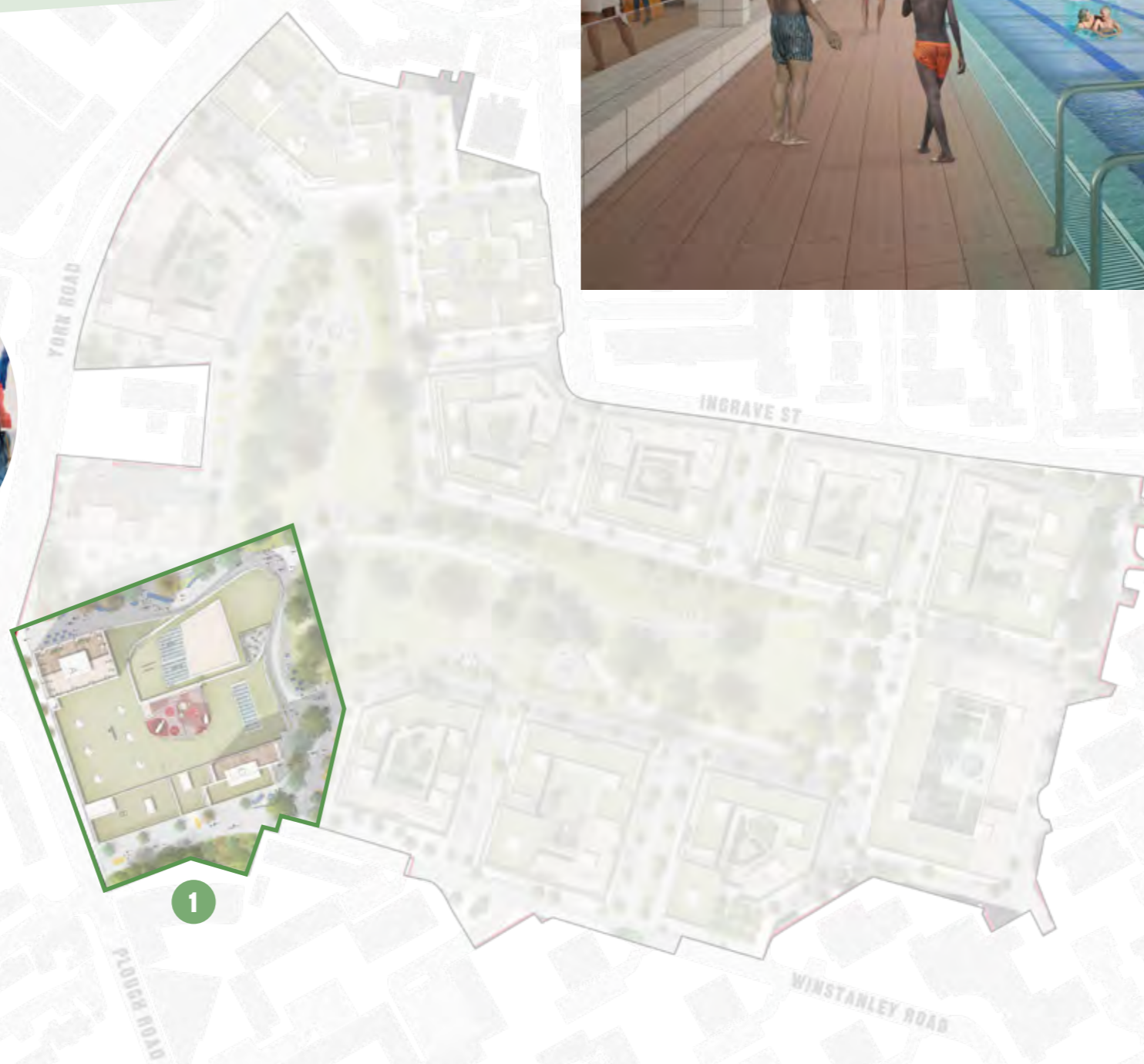
There are also two residential towers in the block providing 236 one, two and three bedroom apartments for sale.



View of new leisure facilities



View facing Block 1A, south elevation



1



View of new leisure facilities



View of Block 1 from York Road

BLOCK 5

Block 5 has excellent views across the new park and will be the first mixed tenure block delivered by the Winstanley and York Road Regeneration Joint Venture. The building comprises 71 flats for existing council tenants, built to meet their housing needs, resident leaseholders and 65 shared ownership flats.

Block 5 is located at the northern boundary of the Winstanley and York Road Regeneration and it is adjacent to York Road.

Block 5, along with the first new building delivered by the Joint Venture, Mitchell House on Plough Road, will deliver new homes for the residents of Scholey House, Kiloh Court and Jackson House.

Block 5 is made up of three parts, each with their own entrance;

- A** 14 storey tower, which will be sold to a Housing association to provide new new affordable 1, 2, and 3 bedroom homes under the shared ownership scheme.
- B** 6 storey building of new replacement council homes for existing residents.
- C** 12 storey building of new replacement council homes for existing residents.



View of Mitchell House from Grant Road



View of the park from a replacement social rented home in Block 5



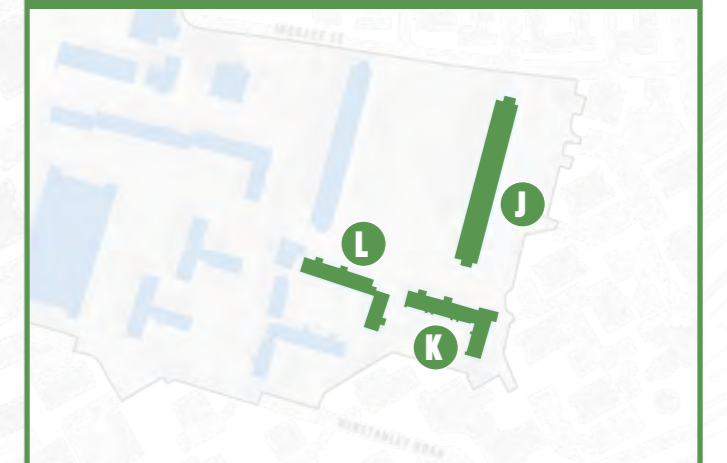
Block 5 from across the park



Entrance to Block 5

EXISTING BLOCKS MOVING TO BLOCK 5 FROM EARLY 2023

- J** Scholey House
- K** Kiloh Court
- L** Jackson House



BLOCK 5 - EXAMPLE FLAT LAYOUTS

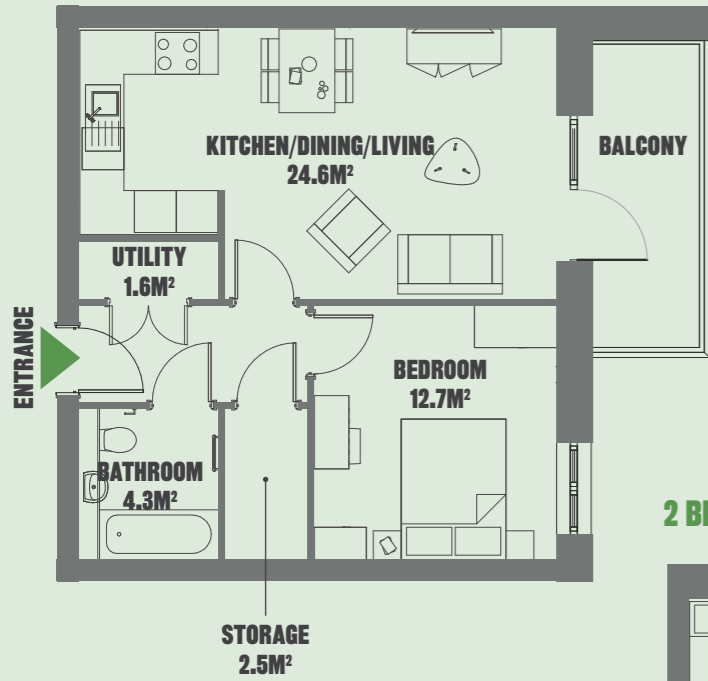
All properties built in the scheme will be fully adaptable to meet the changing accessibility needs of residents throughout their lifetimes.

All the replacement council homes identified for wheelchair users will be fully accessible with specialist bathrooms and kitchens.

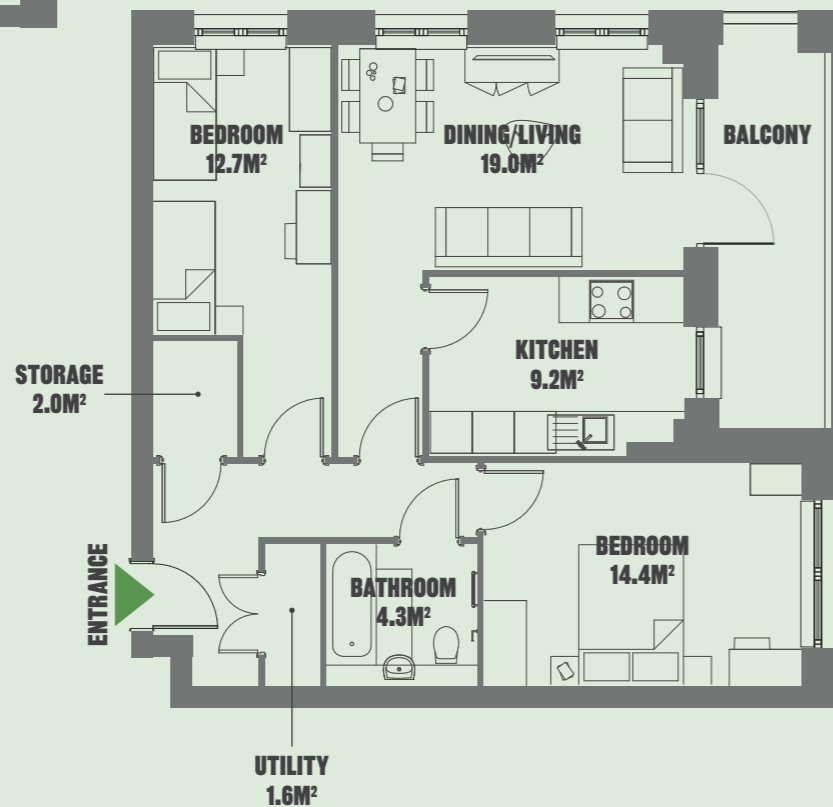
This is in addition to each home meeting the allocated individual residents' accessibility requirements as identified by their personal occupational therapy assessments, such as level access showers, grab rails for support and window winders.

UNIT TYPE	NUMBER OF HOMES
1 Bedroom, 2 Person	8
1 Bedroom, 2 Person (Wheelchair Unit)	3
2 Bedrooms, 4 Person	27
3 Bedrooms, 4 Person (Wheelchair Unit)	3
3 Bedrooms, 5 Person	15
3 Bedrooms, 5 Person (Wheelchair Unit)	2
4 Bedrooms, 6 Person	9
4 Bedrooms, 6 Person (Wheelchair Unit)	1
5 Bedrooms, 7 Person	1
5 Bedrooms, 8 Person	1
6 Bedrooms, 10 Person (Wheelchair Unit)	1
	71

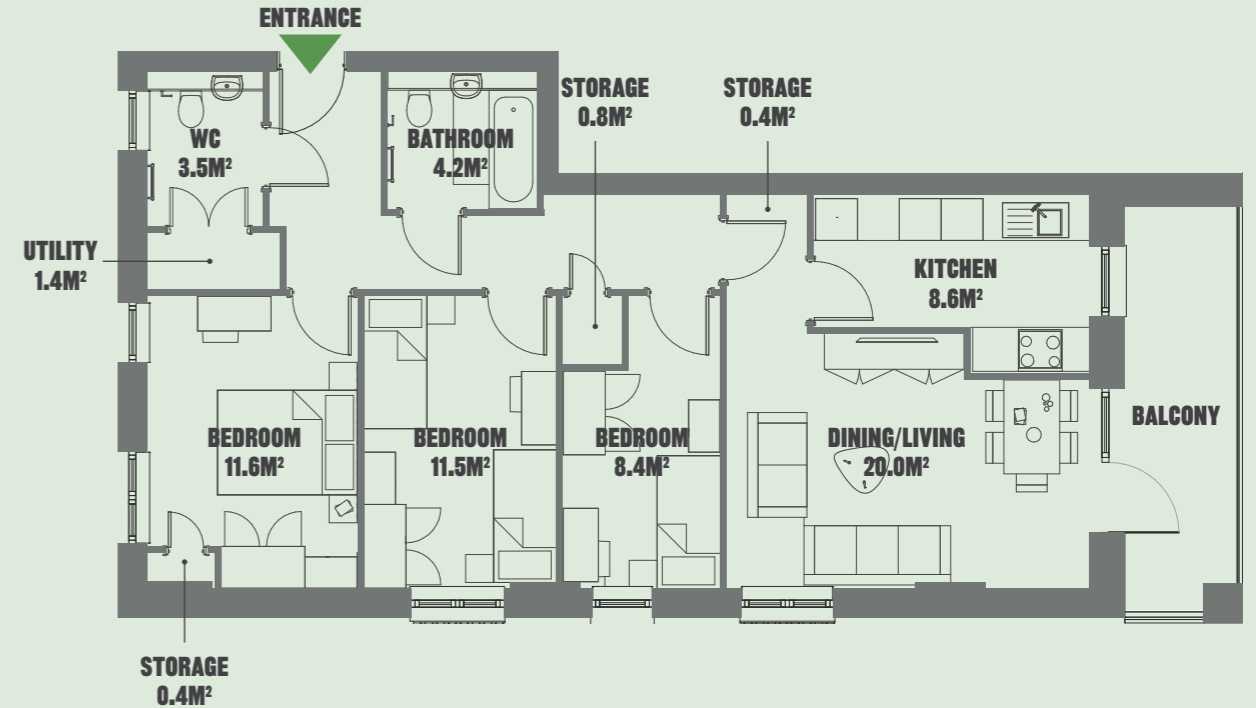
1 BEDROOM, 2 PERSON FLAT – 52.2M²



2 BEDROOM, 4 PERSON FLAT – 74.1M²



3 BEDROOM, 5 PERSON FLAT – 85.6M²



4 BEDROOM, 6 PERSON FLAT – 107.1M²



BLOCK 6

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.

This London Mansion block is designed to appear as a terrace of grand villas. A mix of brick and decorative pre-cast elements further enriches the façades.

Block 6 provides up to 130 new homes, split equally between replacement council homes and private for sale. These are entered into by four separate cores with their own lift and stair lobbys. All new homes share a communal courtyard.



Block 6 is the first mixed tenure block of both private sale and replacement new council homes

BLOCK 7

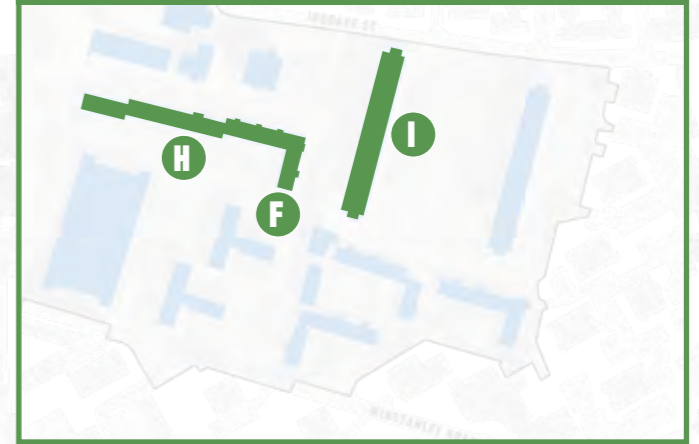
Block 7 is facing into the park with wonderful panoramic views across the park and the new neighbourhood.

The block will follow the mansion block principles which define the development framing the park. With three tenure blind cores, each with its own entrance lobby, it provides up to 113 homes. Two of the three blocks are replacement homes for council residents. Both of the “cores” serving the replacement homes are facing the park.



EXISTING BLOCKS MOVING TO BLOCK 6 & 7 LATE 2024

- F** Baker House
- H** Arthur Newton House
- I** Holcroft House



Illustrative view of Masterplan

BLOCK 10

Block 10 is a gateway block as you enter the new neighbourhood. It will comprise a mix of new build council housing for existing residents and shared ownership homes in a mansion block design, with a marker block to the corner of Sullivan Close and Ingrave Street.

The new block will have up to 190 homes, over four cores and will house the replacement GP surgery currently beneath Farrant House, as well as all the existing residents from Shepard, Gargarin, Farrant and Darien House.



Illustrative view of Masterplan

EXISTING BLOCKS MOVING TO BLOCK 10 SPRING 2026

- M Farrant House
- Q Gagarin House
- P Shepard House
- N Darien House



BLOCK 9

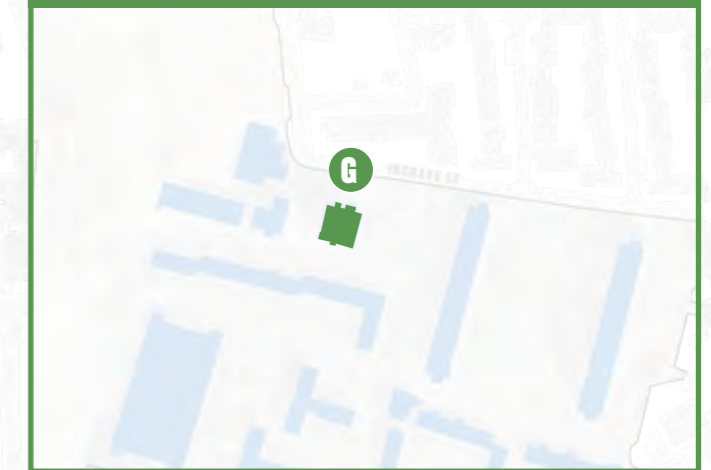
The proposed designs for Block 9 reference historical London mansion blocks, such as those seen locally on Prince of Wales Drive (opposite Battersea Park) and reflected in blocks 6 and 7.

The mansion block will form the basis of common design principles that will be shared between all park facing blocks across the masterplan, with the aspiration of creating a coherent townscape, but with each block having its own charm and character.

The building will rehouse the existing tenants and resident leaseholders of Chesterton House, in up to 60 new replacement homes alongside homes for open market sale.

EXISTING BLOCKS MOVING TO BLOCK 9 LATE 2027

- G Chesterton House



Illustrative view of Masterplan

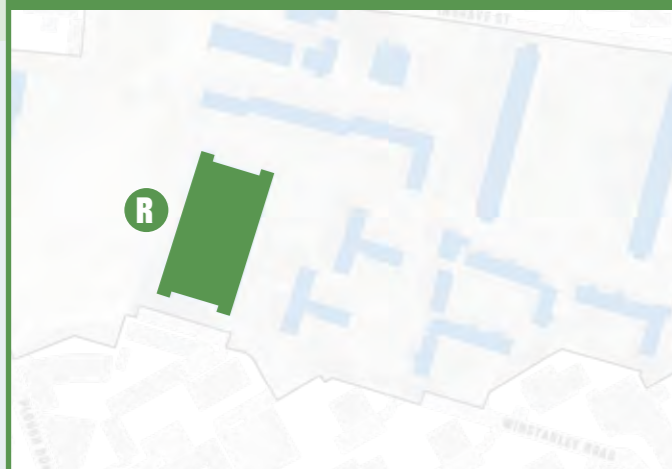
BLOCK 8

Mansion block 8 will rehouse the existing tenants and resident leaseholders of Ganley Court with up to 70 new replacement homes alongside homes for open market sale.

The replacement homes will have excellent park views across their new neighbourhood.

EXISTING BLOCKS MOVING TO BLOCK 8 AUTUMN 2030

R Ganley Court



Illustrative view of Masterplan

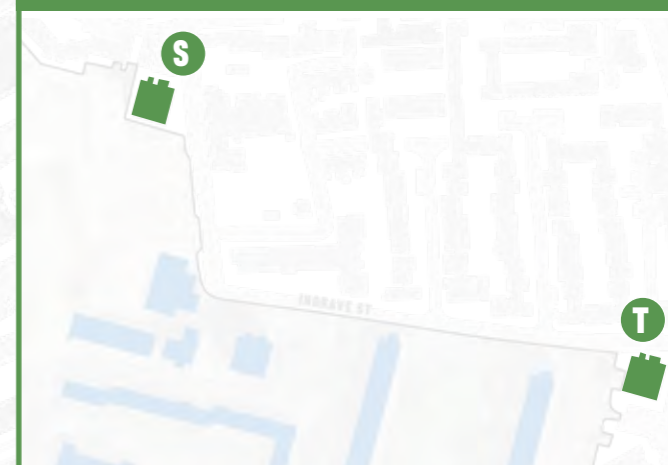
BLOCK 13

Mansion block 13 would be available to start to rehouse the existing tenants and resident leaseholders of Inkster or Penge House' with up to 100 new replacement homes alongside homes for open market sale.

Inkster and Penge were not originally not considered to be in the masterplan however the phasing of new homes has been reconsidered to be able to include them into the scheme should it be necessary when a decision is made regarding their existing buildings.

EXISTING BLOCKS MOVING TO BLOCK 13 SPRING 2029

S Penge House
T Inkster House



Illustrative view of Masterplan



BLOCK 12

Mansion block 12 would be available to start to rehouse the existing tenants and resident leaseholders of Inkster or Penge House' with up to 100 new replacement homes alongside homes for open market sale.

Inkster and Penge were not originally not considered to be in the masterplan however the phasing of new homes has been reconsidered to be able to include them into the scheme should it be necessary when a decision is made regarding their existing buildings.

EXISTING BLOCKS MOVING TO BLOCK 12 LATE 2029

- S Penge House
- T Inkster House



Illustrative view of Masterplan

BLOCK 14

The council made commitments to those residents in Pennethorne House who moved "off site", in the early stages of the regeneration that they could return to the main site if they wanted to, from their new build homes on Shuttleworth and Gideon Road sites.

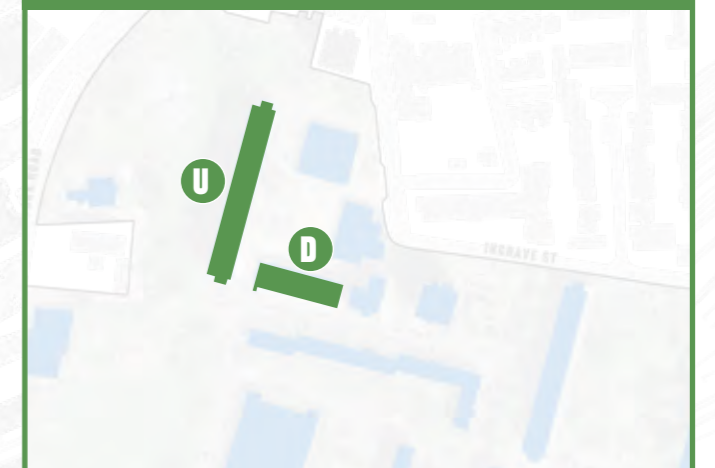
Block 14 will deliver new homes for those residents who do wish to return. Any surplus homes will provide much needed new homes to the borough, so that other residents waiting to downsize or those who are overcrowded in other council properties can be rehoused.



Illustrative view of Masterplan

EXISTING BLOCKS MOVING TO BLOCK 14

- U Pennethorne House
- D Lavender Road



CONTACT

If you have any questions about the York Gardens regeneration please contact us on either:

020 8871 6802 or

winstanleyorkroad@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

