

THE NEXT PHASE

*Your York Gardens
Construction Update
November 2020*



THE NEXT PHASE

In January 2020, Wandsworth council planning authority gave permission for the application to proceed with the development of Winstanley and York Road Regeneration. The application is currently with the Greater London Authority, which is the next stage of permission for schemes of a certain size.

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 three new buildings including a new community facility which provides a new council swimming pool and leisure centre, alongside an improved replacement library, community and children's centres. This is as well as 134 replacement council homes for existing tenants to move to, 65 new affordable shared ownership properties and private homes for sale.

The first phase of build construction is due to commence on site summer 2021, starting with block 5, the first replacement homes on the main site for council residents, as the plan below. These sites start first as they do not require demolition of any existing blocks and ensures early delivery of one of the greatest assets' of the scheme, in addition to exciting new replacement homes.

NEW BLOCKS

- 1 Block 1
- 2 Block 5
- 3 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 | |
| E Galleon Court | J Scholey House | O Meyrick Road | |



EARLY WORKS

In order to enable the new homes and community facilities there are preparatory civil works required in York Gardens to ensure capacity for the new expanded neighbourhood.

We previously wrote to you in July 2020 and advised that the playground in York Gardens would be closed whilst we commenced underground preparatory works for the re-routing of extra high voltage cables which will provide increased electrical supplies to the site.

Unfortunately the works could not commence due to redirection of UKPN resource as a result of Covid 19. As a result, the minor repairs were undertaken to the playground particularly the flooring and it reopened in time for the summer holidays.

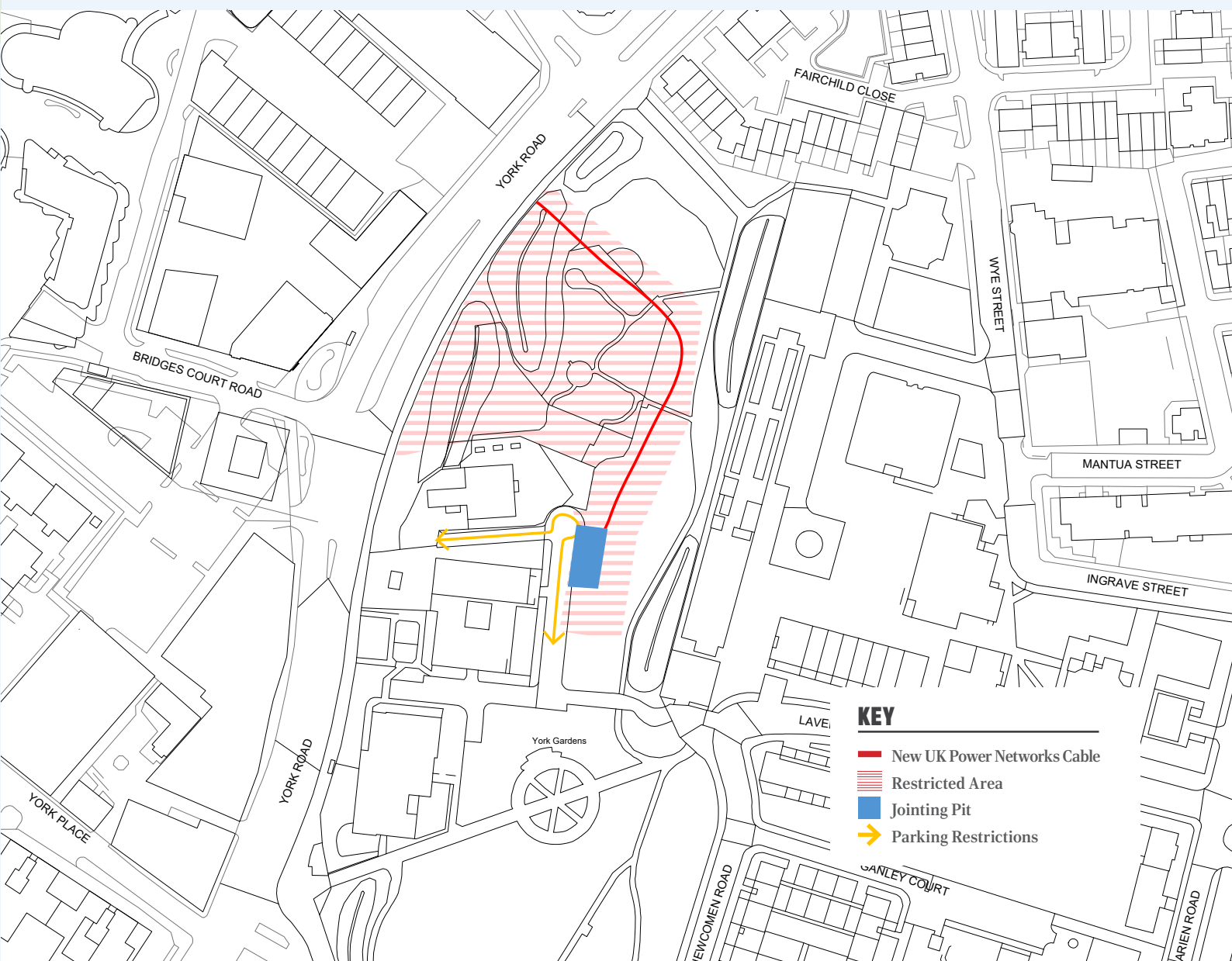
The works will now be split into two phases with phase one commencing in early November, and should complete before Christmas. The playground will reopen with the completion of phase one work. Phase two works will start in early Spring 2021.

There will be further works in late Spring 2021, associated with the site set up for block 5.

We will advise on these and any other works which may impact the availability of open space, play facilities, road networks and parking before the new buildings commence on site. The below diagram identifies the route of the new cable which crosses through York Gardens to the west of the Thames Tideway site and the One O'Clock and to the north of Pennethorne House, in red. These areas will be inaccessible to York Gardens users during the works.

The civil works will require digging a pit through York Gardens and the play areas as indicated, requiring some fencing and play equipment to be removed but it will be replaced afterwards. The playground is expected to be closed for the duration of these works but will be reopened as soon as possible.

The area in blue is the jointing pit, where the newly diverted cables are joined at completion of the works. This process takes several weeks and will continue after the playground reopens in early spring 2021. All topsoil and grass will be reinstated after the works. There will be restrictions to parking in the areas as indicated with yellow lines. This area is not for residents' parking anyway so should cause minimal interruption.



CONTACT

If you have any questions about the work mentioned in this leaflet or the York Gardens regeneration please contact us on either:

020 8871 6802 or

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Information can also be found on the wandsworth website:
www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-and-york-road-regeneration

Please note the regeneration site office will be closed until further notice.

