

W/YR JV Objectives

- Tackling the range of issues that are contributing to levels of deprivation & lack of opportunities on the Winstanley and York Road Estates (the Estates) and to effect the regeneration of the Estates;
- Create a better-quality living environment with a key focus on the Estates, but also recognising the benefits of improvement that could and need to be achieved in the surrounding area (eg improving crossing areas across York Road and tackling the Falcon Road under pass);
- Improving design & layout of the neighbourhood of the Estates;
- Securing greater permeability through the development site and between the Estates and the wider neighbourhood and in particular better linkages and a clear attractive route through the Estates between the new properties along the riverside and Clapham Junction;
- Generating economic growth and new employment opportunities particularly for local residents;
- Improving and diversifying the commercial and retail offer available at the Estates and in particular boost the retail offer generally at the Estates including along Falcon Road;
- Securing additional housing and promoting a greater housing choice for local residents and workers through the provision of intermediate and market housing as well as low cost housing;
- Securing new high quality and high performing housing built to the London Mayor's SPG 2012 Standards as set out in the Design Brief or as otherwise agreed by the JV parties;
- Addressing local housing needs and requirements with a particular focus on providing suitable housing for older, disabled and over-crowded households;
- Reducing long term maintenance and running costs for the Council's stock, significantly improving the energy efficiency of the stock and maximising the use of the Council's assets;
- Creating through the development and regeneration, a strong and coherent sense of place where local residents want to live, now and in the future;
- To provide the JV parties with returns that are commensurate to their investment to the extent that this is consistent with the other Strategic Objectives;
- To explore other potential development opportunities to further the above objectives subject to the prior approval of the JV parties in accordance with the Members Agreement.



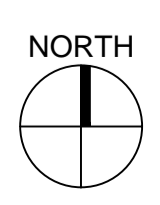
FOR ILLUSTRATIVE PURPOSES

Rev	Date	Drawn	Description
A	16.12.18	SNM	Planning Submission

Notes:
 Do not scale from drawings unless by agreement with HTA. Use figured dimensions only.
 Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

This drawing is the copyright of HTA Design LLP and must not be copied or reproduced in part, or in whole, without the express permission of HTA Design LLP.
 Drawing to be read in conjunction with outline specification.

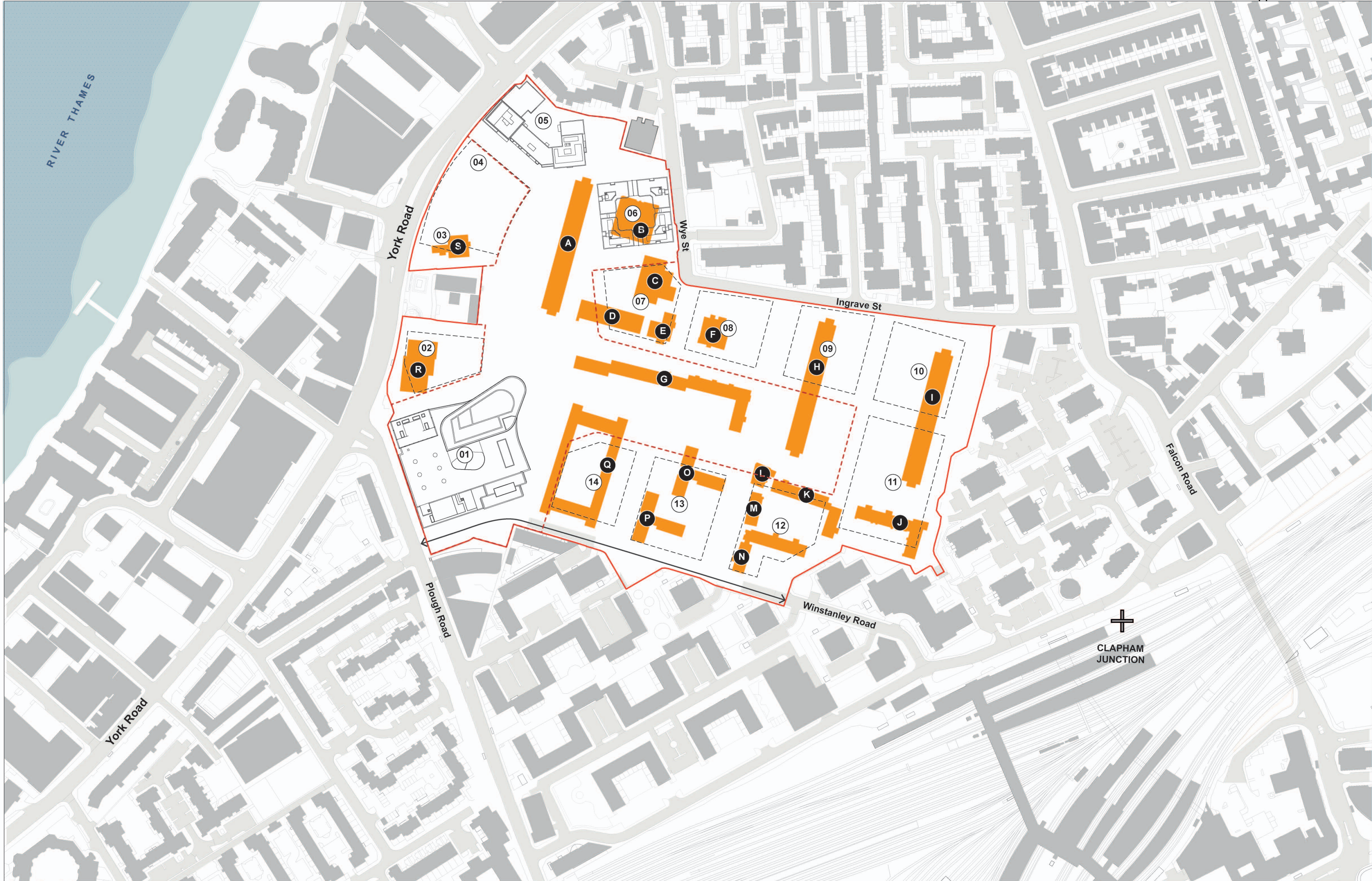
Legend
 — Outline Element of Planning Application
 - - - Detailed Element of Planning Application



Illustrative Masterplan (IMP)
 drawing title
Winstanley & York Rd Regeneration LLP
 client / project

WIM-WYR-200_HTA-U_MPL_0102
 drawing number
1:1250
 scale @ A1
1:2500
 scale @ A3
WIM-WYR
 project number
SNM
 originated by
 HTA Design LLP
 78 Chamber Street
 London, E1 8BL
 020 7485 8555
 www.hta.co.uk
 HTA Design LLP
 99 McDonald Road
 Edinburgh, EH7 4NS
 0131 344 4742
 www.hta.co.uk





Rev	Date	Drawn	Description
A	16.11.18	AJK	For Planning Approval

Notes:
 Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.
 This drawing is the copyright of HTA Design LLP and must not be copied or reproduced in part, or in whole, without the express permission of HTA Design LLP. Drawing to be read in conjunction with outline specification.

- Legend**
- Hybrid Application - Outline Site Boundary
 - Hybrid Application - Detailed Site Boundary
 - 01 Plot numbers
 - Demolished as part of Hybrid Application
 - Extent of Plot Boundary

- | | | | |
|-----------------------------------|--------------------------------------|-------------------------|-------------------------------------------|
| A Pennethorne House | F Chesterton House | K Jackson House | P Gagarin House |
| B Battersea Baptist Church | G Arthur Newton / Baker House | L Meyrick Road | Q Ganley Court |
| C Thames Christian College | H Holcroft House | M Darien House | R York Road Library / Comm. Centre |
| D Lavender Road | I Scholey House | N Farrant House | S The One O' Clock Club |
| E Galleon Court | J Kiloh Court | O Shephard House | |

Demolition Plan
 drawing title: Parameter Plan
 Winstanley and York Road Regeneration LLP 1:2500
 client / project: WIM-WYR-200
 scale: A3

WIM-WYR-200_HTA-U_PP02
 drawing number
 A revision note
 AJK originated by

NORTH

0 50 100 150 200 250 300 350 400 450 500
 metres

FOR PLANNING APPROVAL

HTA Design LLP
 78 Chamber Street
 London, E1 8BL
 020 7488 8555
 www.hta.co.uk

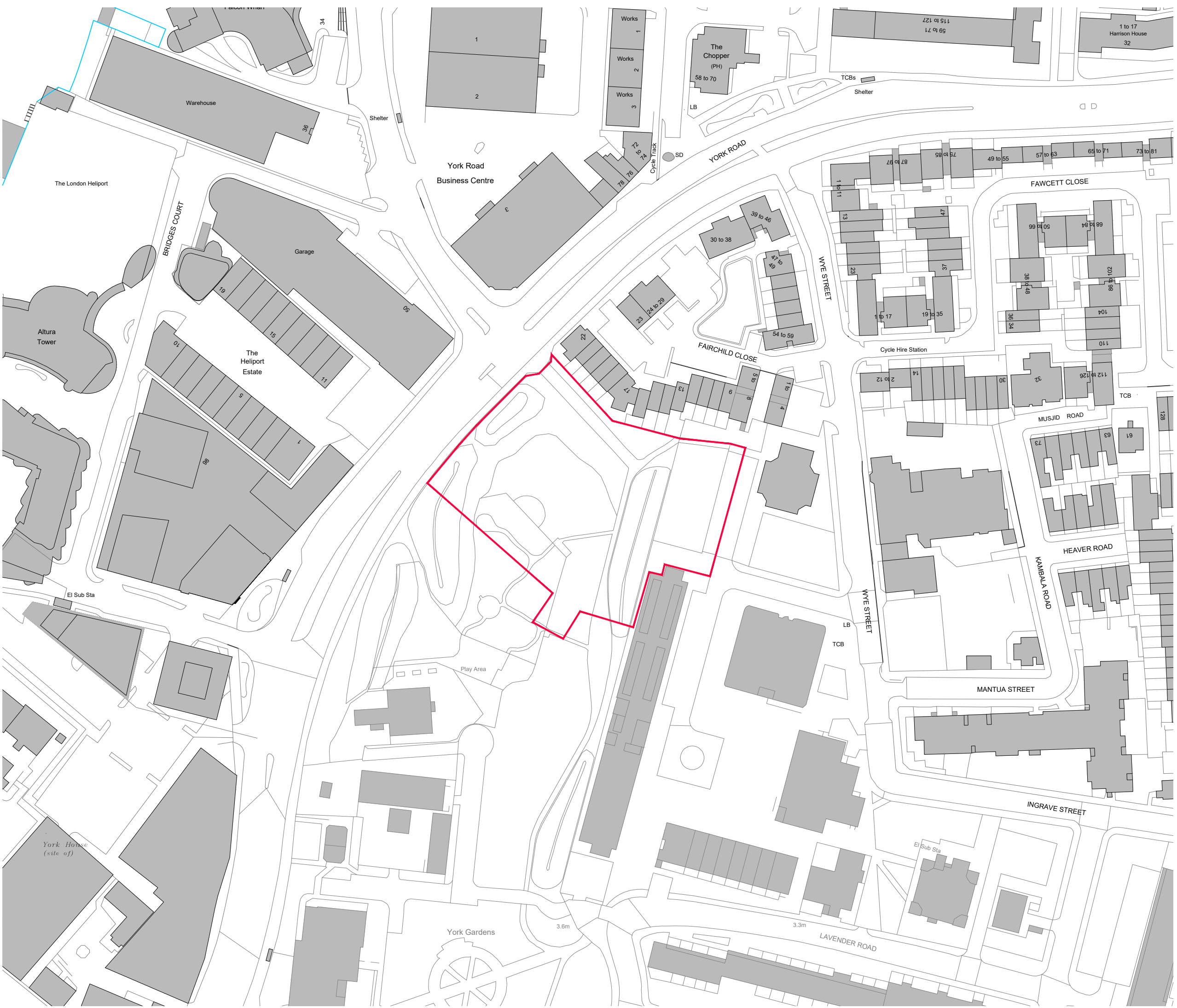
HTA Design LLP
 21 Slater's Steps
 Edinburgh, EH6 8PB
 0131 544 4742
 www.hta.co.uk

hta

Block	Unit nos.	Tenure				Current	
		Council	Private	RP/SO	BTR	Start on site	PC
5	136	71		65		Jan-21	Jan-23
6		63	64			Dec-22	Dec-24
7	113	75	38			Nov-22	Nov-24
10	186	80		106		Oct-23	Mar-26
11					342	Oct-23	Sep-26
1A	150		150			Jan-21	Feb-24
1C	89		89			Oct-22	Sep-24
LCC						Jan-21	Sep-24
12	195	109	86			Mar-27	Sep-29
9	159	57	102			Dec-25	Dec-27
8	120	71	49			Oct-28	Oct-30
13	218	82	111	15		Oct-26	May-29
14	125		47	78		Feb-31	Feb-33
4	163		163			May-30	Apr-32
3	193		193			Jan-32	Dec-33
2	180		180			Jan-34	Jan-36

Proposed

Sales commence	Block	Start on site	PC	Sales commence	Commentary
N/A	5	Apr-21	Apr-23	N/A	Marginal change
Jan-22	6	Feb-23	Mar-25	Mar-22	Marginal change
Jan-22	7	Nov-22	Nov-24	Jan-22	No change
N/A	10	Oct-23	Mar-26	N/A	No change
N/A	11	Oct-23	Sep-26	N/A	No change
Dec-20	1A	Jan-25	Feb-28	Dec-24	Deferred four years
Sep-22	1C	Oct-26	Sep-28	Sep-26	Deferred four years
N/A	LCC	Jan-25	Sep-28	N/A	Deferred four years
Jan-27	12	Mar-27	Sep-29	Jan-27	No change
Sep-25	9	Dec-25	Dec-27	Sep-25	No change
Aug-28	8	Oct-28	Oct-30	Aug-28	No change
Jul-26	13	Oct-26	May-29	Jul-26	No change
Jan-31	14	Feb-31	Feb-33	Jan-31	No change
Dec-29	4	Nov-22	Oct-24	May-22	Brought forward 7.5 years
Jul-31	3	Jan-32	Dec-33	Jul-31	No change
Jul-33	2	Jan-34	Jan-36	Jul-33	No change



DATE	ISSUED	DESCRIPTION OF REVISION	REVISION	APPROVED

FARRER HUXLEY

Discovery House, 28-42 Banner Street,
London, EC1Y 8QE
www.farrerhuxley.co.uk info@farrerhuxley.co.uk
T: 020 7490 3625

DRAWING STATUS :
INFORMATION

CLIENT :
Winstanley and York Road Regeneration LLP

PROJECT TITLE :
Winstanley and York Road Regeneration LLP

DRAWING TITLE :
Appropriation boundary

DRAWING SCALE : 1:1250
DRAWN BY : JU
PAPER SIZE : A3
APPROVED BY : HW
DRAWN DATE : Oct 2020

DRAWING NUMBER : 686-FHA-XX-00-DP-L-120
REVISION :

Appendix – Construction logistics for Block 5

