



WINSTANLEY

Neighbourhood

REGENERATION

Winstanley Neighbourhood Regeneration Plan

Local investment, lasting impact

September 2025



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Neighbourhood

REGENERATION

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CONTACT US

If you have any questions about the information in this booklet or the Winstanley Neighbourhood Regeneration Plan please contact us on either:

020 8871 6802 or
winstanleyyorkroad@wandsworth.gov.uk

Information can also be found on the Wandsworth website:
www.wandsworth.gov.uk/winstanley-neighbourhood-regeneration-plan

LEADER’S INTRODUCTION

The Winstanley Neighbourhood has long been a proud and strong community, full of energy, creativity and potential. This Regeneration Plan sets out Wandsworth Council’s ten-year commitment to making that potential a reality, through meaningful, place-based investment that delivers real and lasting improvements to the day-to-day lives of local people.

At the heart of this Plan is the redevelopment of the Winstanley and York Road estates, which has already delivered 265 new homes – including 172 at council rent – as well as a replacement school for Thames Christian College, a new Battersea Baptist Chapel, a replacement multi-use games area, and a children’s play area.

Now that the Council is leading the development, our focus is on the regeneration of the area as a whole, ensuring real and lasting benefits for residents. This includes increasing the number of family-sized homes, increasing the proportion of affordable homes from 35% to 50%, and using development funds to bring forward early improvements.

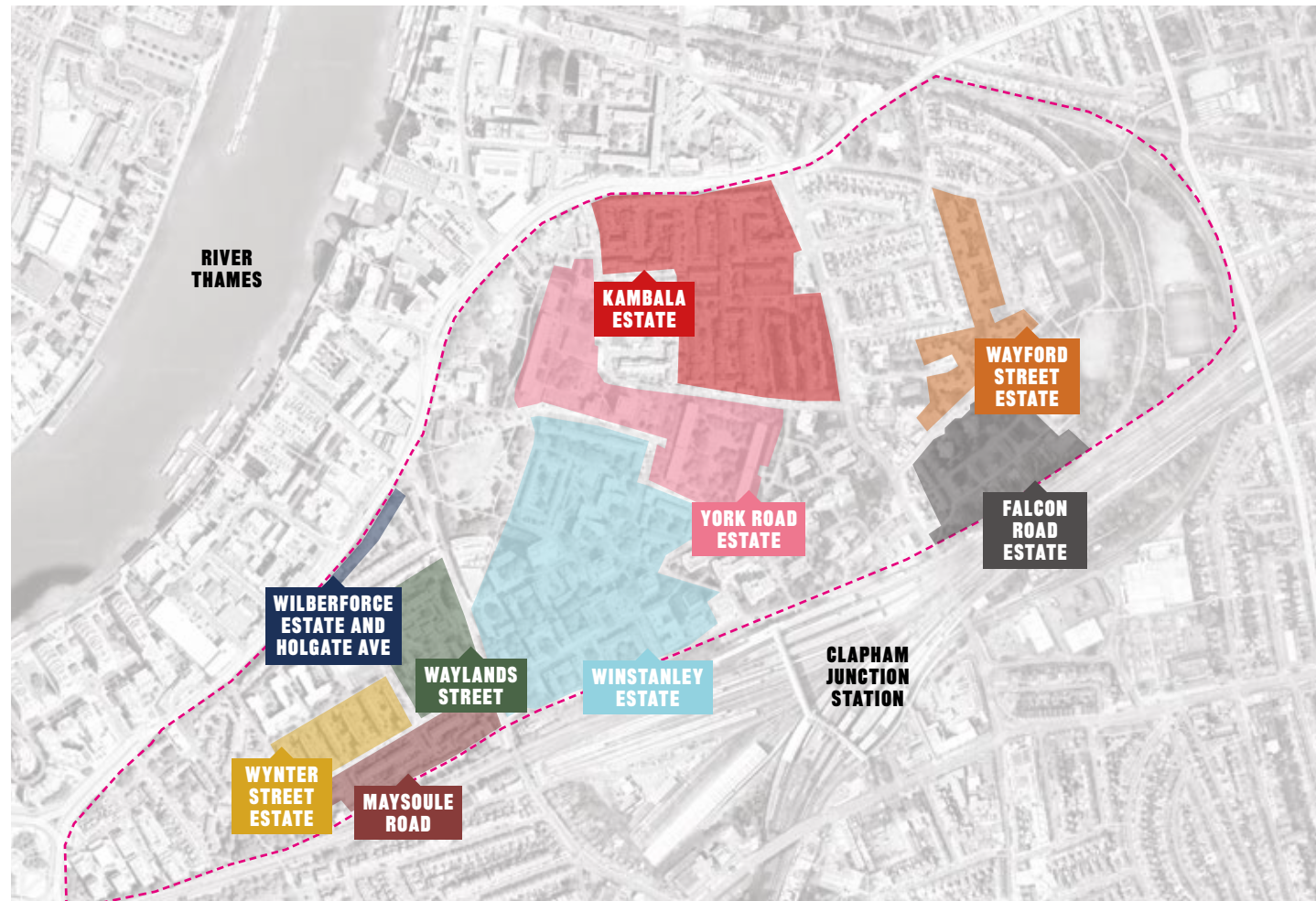
But this Plan is about more than bricks and mortar. It’s about putting local people at the heart of change – ensuring streets are safer, public spaces are greener, services are easier to access, and residents feel genuine ownership of their neighbourhood’s future. We know that trust in regeneration must be earned, which is why this Plan is rooted in transparency, accountability, and collaboration. It reflects the priorities residents have shared with us – and sets out how, together, we will deliver a better, fairer future for everyone in the Winstanley Neighbourhood.



A handwritten signature in black ink that reads "Simon Hogg".

Leader of the Council
Councillor Simon Hogg

THE WINSTANLEY NEIGHBOURHOOD



The Winstanley Neighbourhood stretches a lot further than just the Winstanley and York Road estates, and the majority of the initiatives in this Plan will be focused in the area highlighted on the map above.

The Neighbourhood will also benefit from other projects and council investment in the wider area, including the Falcon Road rail bridge improvement work and the Clapham Junction masterplan project.

You can find out more about these projects by visiting:

- www.wandsworth.gov.uk/falcon-road-bridge
- www.wandsworth.gov.uk/clapham-junction-masterplan

PRIORITY AREAS

We have identified five key priority areas for investment based on listening to feedback about what residents like about where they live, as well as the improvements they'd like to see.

Deliver the new affordable homes that residents need. Supported by the shops, services and jobs that help people put down roots and feel secure for the long term.



01

Ensure everyone feels safe, whatever time of day. With dedicated support for community initiatives aimed at reducing crime and anti-social behaviour alongside better lighting and visibility in public spaces.



02

A community built on trust, shaped by residents. Work hand-in-hand with residents, to ensure they have ownership of the investment being made in their area, have access to the facilities and services they need, and feel proud of where they live.



03

WINSTANLEY
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Create a better-connected neighbourhood that is easier and more enjoyable to travel around, with greener and more thoughtfully designed streets and public spaces.



04

Be ready for the future. With new buildings and public spaces that are sustainable by design and initiatives aimed at reducing waste and helping residents to save money.



05



01. DELIVER THE NEW AFFORDABLE HOMES THAT RESIDENTS NEED

Since taking full control of the project in December 2024, the Council has been carefully considering the best way to bring forward the next phases of the masterplan. This is so that we can maximise the opportunity to deliver new affordable homes and ensure that the proposals align to the latest building safety and sustainability regulations.

As part of this review, we have also been looking at how we can link the masterplan to wider initiatives and investments in the area to ensure the benefits are felt right across the Neighbourhood.

This Plan is the first step in that process to deliver more immediate and shorter-term improvements for residents by investing development funds directly back in the area.

WINSTANLEY NEIGHBOURHOOD REGENERATION

The redevelopment of the Winstanley and York Road estates (also referred to as the Masterplan within the Winstanley Neighbourhood Regeneration) will deliver around 2,550 new homes, with 50% of these as affordable. These new homes will be delivered alongside new and improved community facilities and services, such as:

- Streets and open spaces that feel safe, welcoming and easy to get around – whether you're walking, cycling or using public transport.
- A community hub that will include a replacement library, leisure centre, community centre, children's centre and nursery in one convenient and accessible location.
- Green spaces for all, with parks and play areas for children of all ages.
- Everyday essentials close to home, like health services.
- Better connections to the wider area, including easier access to Clapham Junction station, so it's simpler to get to where you need to go.

Residents moving into their new homes at Braund Mansions



Braund Mansions completed earlier this year



Pennethorne House, to be demolished late 2025

Existing buildings identified for redevelopment as part of the masterplan

- A - Pennethorne House
- E - Galleons Court
- F - Chesterton House
- G - Arthur Newton House/Baker House
- H - Holcroft House
- I - Scholey House
- J - Kiloh Court
- K - Jackson House
- L - Meyrick Road
- M - Darien House
- N - Farrant House
- O - Shepard House
- P - Gagarin House
- Q - Ganley Court
- R - York Gardens Library & Community Centre
- S - One O'clock Club





WHAT HAS BEEN DELIVERED SO FAR



THAMES CHRISTIAN SCHOOL AND BATTERSEA CHAPEL

A new multi-purpose building was built to relocate both Thames Christian School and Battersea Baptist Chapel, whose former buildings occupy key spaces within the York Road estate.



NEW PLAYGROUND

New play space provided to the northern area of York Gardens.



BRAUND MANSIONS

Braund Mansions provides 126 council owned flats for social rent secure tenants and resident leaseholders. It completed earlier this year, with residents now moving in.

MITCHELL HOUSE

A total of 46 affordable homes; 25 one bedroom apartments and 21 two bedroom apartments, including 6 fully accessible wheelchair apartments on the corner of Grant Road and Plough Road.

DUVAL HOUSE

A private housing block located on the corner of Grant Road and Winstanley Road. Duval House contains 93 new homes with 15 being sold under the help to buy scheme. The early delivery of this housing block was essential in providing funding towards the rest of the scheme.



MULTI-USE GAMES AREA (MUGA)

A replacement MUGA was also built along with the school and church building and has been open to the public since July 2021. This new MUGA now sits along Grant Road next to the new school and church.

SHUTTLEWORTH ROAD AND GIDEON ROAD

Although these are not located on the estate, they have been built to support the housing needs of existing secure tenants in the wider regeneration project.

Shuttleworth Road, now named Sphere Walk, has 71 homes. At Gideon Road, 18 new homes have been built including larger homes to meet the needs of bigger families.



PENNETHORNE SQUARE

The meanwhile play space has now been completed in Pennethorne Square. Designed with all young people from Falconbrook School, the space provides a series of playspaces designed for active play.





02. A PLACE WHERE EVERYONE FEELS SAFE, WHATEVER TIME OF DAY

Feeling safe in our neighbourhoods is essential to our well-being and quality of life. That is why we are committed to working closely with residents, community groups, the police, and our partners to both reduce crime and address the root causes of anti-social behaviour.

Our approach combines practical, on-the-ground measures – such as providing accessible support for young people and increasing council visibility on our estates – with improvements to public spaces to help make them feel safer and more welcoming. By working together, we can create safer streets and stronger communities.

BETTER-LIT PUBLIC STREETS AND SPACE

New lighting will be installed around the Neighbourhood - working with residents to identify where they think better lighting is needed, and targeting areas identified in the Night Time Strategy as unsafe to give you more confidence when travelling home in the evenings.



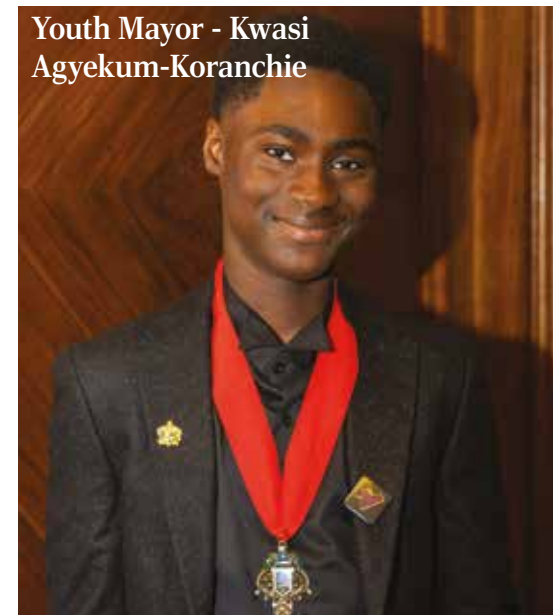
www.wandsworth.gov.uk/night-time-strategy



WORK TOGETHER TO REDUCE CRIME

To strengthen our response to crime and anti-social behaviour (ASB) in the North Battersea area, the council is funding three new ASB officers who will be dedicated to working with residents to address local crime and safety concerns. They will join our team of Community Safety Officers to:

- Continue to develop a community action plan aimed at addressing crime in the neighbourhood by working with police, housing teams, local organisations and community groups.
- Support residents by providing early intervention, enforcement, and prevention work to reduce ASB in the community.
- Continue to develop Neighbourhood Watch and Business Against Crime initiatives in partnership with the local community.
- Work with Estate Management to improve targeted crime prevention measures such as CCTV and engagement events to reduce and raise awareness of crime and ASB issues.



Youth Mayor - Kwasi Agyekum-Koranchie



Youth Bus



Battersea Big Play Out

SUPPORT FOR YOUNG PEOPLE

- The Youth Bus will be expanded to bring vital support to young people in the area, providing a place to engage in activities and speak to someone all in one safe space.
- Funding for the Battersea Crime Prevention Panel to keep delivering trips, outings and events aimed at reducing crime and providing a safe place for young people to come together.



03. A COMMUNITY BUILT ON TRUST, SHAPED BY RESIDENTS

Working hand-in-hand with residents, to ensure they have ownership of the investment being made in their area, have access to the facilities and services they need, and feel proud of where they live.

We will ensure that decision-making rests firmly with those who know their neighbourhood.

Our investment in local skill-building extends beyond shaping new development and will also offer practical life and work training to support residents with new employment and personal development.

We will also enhance and expand our community spaces to make them more welcoming, accessible and convenient, with a regular calendar of events so that the community has places to come together and spend time.



EMPOWER RESIDENTS TO MAKE DECISIONS

- A Youth Panel to bring together residents aged 10-25 to help make decisions about the future of their neighbourhood, with targeted engagement around improving public streets and spaces.
- A Community Panel formed of residents on the Winstanley, York Road and Kambala estates that will be trained and paid to help meaningfully inform decision-making on the delivery of this Plan.
- Small-scale funding of up to £500 per project will be available for local groups to invest in community climate action projects each year, over the next three years.
- New Voluntary & Community Sector (VCS) and Culture Place-Shaping officers to work with residents on the Winstanley and York Road estates and the wider community on cultural events, installations, activities, and grant funding.



SUPPORT CHILDREN AND YOUNG PEOPLE

- Investment in the George Shearing Centre to provide improved facilities for children with severe and complex learning disabilities.
- Improvements to Falconbrook School to make this more inclusive and accessible for all children, including the redesign of the playground so that it can be made available for young people to use outside of school hours.
- Dedicated community engagement programme to understand local need for after school and holiday activities for children aged 5-8 years old.
- Additional funding for the Battersea Youth Voices Project, that works with young people aged 12-16 years old to capture the voices and opinions of young people living in the area.

Interior Design training with young people



Training young people



Battersea Community Festival

BRING THE COMMUNITY TOGETHER

- Support for the Battersea Community Festival with a financial contribution toward this free annual community festival in Shillington Gardens for the next three years.
- Support for existing food-poverty initiatives, including a contribution towards the refurbishment of Waste Not Want Not, a local organisation that collects surplus food from nearby markets and distributes it through local community and youth centres.
- Explore how York Gardens library could be expanded to cater for different community events or initiatives out of hours.
- We will also install a new parcel pick-up point to help tackle issues with postal theft.
- A contribution toward improvements to the Kambala clubroom entrance to make this more welcoming and accessible for all residents.
- Training programmes to support residents in developing life and work skills - including citizenship support, English language courses, and construction training - with opportunities to kick-start careers through interviews for entry-level roles on council development sites, enabling them to put their new skills into practice.



Construction training in empty properties



York Gardens Library



Co-design workshop



04. CREATE A BETTER-CONNECTED NEIGHBOURHOOD

That is easier and more enjoyable to travel around with greener and more thoughtfully designed streets and public spaces.

Creating streets that enable everyone to move around safely, sustainably and enjoyably is key to a healthier, greener borough. By improving accessibility and wayfinding, upgrading walking and cycling routes, and creating new green and play spaces, we're not only aiming to make it easier to get around, but also better connect communities.

- Improving public streets and spaces to make them more accessible and enjoyable to travel through, with investment into better-connected cycle routes and cycle parking, school crossings, dropped kerbs and zebra crossings.
- Review of public spaces looking at areas not in the masterplan development area and exploring with residents how these can be improved to become more child friendly, greener and accessible.
- Review of play working with the Youth Panel to develop a programme of investment in play spaces for all ages. This includes installing new play and exercise equipment, as well as holding events and interactive play experiences.



Pennethorne Square



New signage at Braund Mansions



Heritage display at Duval House



05. BE READY FOR THE FUTURE

With new buildings and public spaces that are sustainable by design and initiatives aimed at reducing waste and helping residents to save money.

Supporting our communities to live more sustainably benefits both the planet and household budgets and provide opportunities for career pathways into the green energy skills of the future.

As a council, we will also ensure that any new development embeds design principles that promote energy efficiency, green infrastructure and public spaces as well as undertake a number of neighbourhood-level improvements to help buffer against extreme weather and enhance biodiversity.



Maker space



Megaskips

- The Megaskips initiative will help residents save money by recycling and reusing their everyday items as well as exploring partnerships with local organisations to connect residents with repair and reuse services.
- Explore the set-up of repair and re-use hubs and events to support residents with the skills and understanding of how to repair and re-use items to help save them money.
- Expand the Warm Home Packs initiative offering free energy efficiency advice, support and small-scale interventions to reduce energy costs for low-income households.
- Partnership with a local college in green energy skills for the future, including air source heat pump installation, domestic energy and retrofit assessments, solar panel installation and the design and installation of EV charging points.
- Improve local green spaces to help address flooding, overheating, and air quality.

THE YEAR AHEAD:



DELIVER THE NEW AFFORDABLE HOMES THAT RESIDENTS NEED

Demolition of Pennethorne House and building of Block 6.

Community engagement on the updated Winstanley Neighbourhood masterplan.



ENSURE EVERYONE FEELS SAFE, WHATEVER TIME OF DAY

More Community Safety Officers on-the-ground to support residents. You will have the chance to work with us to address your concerns and together create a safer place to live.



CREATE A BETTER-CONNECTED NEIGHBOURHOOD

New artwork along Falcon Road Bridge complete and new zebra crossings installed.



BE READY FOR THE FUTURE

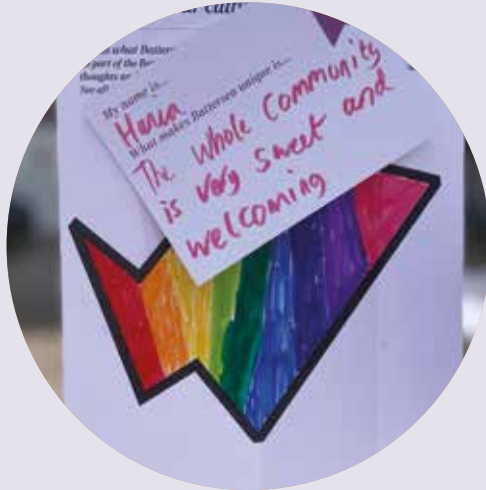
Warm home packs provided for residents on the Winstanley, York Road and Kambala Estates to help with energy saving over the winter.



A COMMUNITY BUILT ON TRUST, SHAPED BY RESIDENTS

Investment in playground improvements at Falconbrook School, with facilities that will be available to the community outside of school hours so that everyone can enjoy them.

Funding building improvements to important community spaces, including Waste Not Want Not and the Kambala Community Clubroom.



HELP SHAPE CHANGES IN YOUR NEIGHBOURHOOD

Do you live on the Winstanley, York Road and Kambala Estates and want to be involved in the changes taking place in your Neighbourhood? We are creating two new panels. To find out more, or register interest, please contact the Winstanley Neighbourhood Regeneration team by email at wyrcomms@wandsworth.gov.uk or call 020 8871 6802.

A Community Panel formed of residents on the Winstanley, York Road and Kambala estates that will be trained and paid to help meaningfully inform decision-making on the delivery of this Plan.

A Youth Panel to bring together residents aged 10-25 to help make decisions about the future of their neighbourhood, with targeted engagement around improving public streets and spaces.

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WE'D LIKE TO HEAR FROM YOU

For more information about this Plan or to share feedback on the initiatives you can get in touch by:



www.wandsworth.gov.uk/winstanley-neighbourhood-regeneration-plan



winstanleyyorkroad@wandsworth.gov.uk



020 8871 6802 (Monday-Friday, 9.00am-5.00pm).



[@wandsworth_council](https://www.instagram.com/wandsworth_council) (Instagram)

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information



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