

CONSTRUCTION UPDATE

Your York Gardens
July 2023



**YORK
GARDENS**

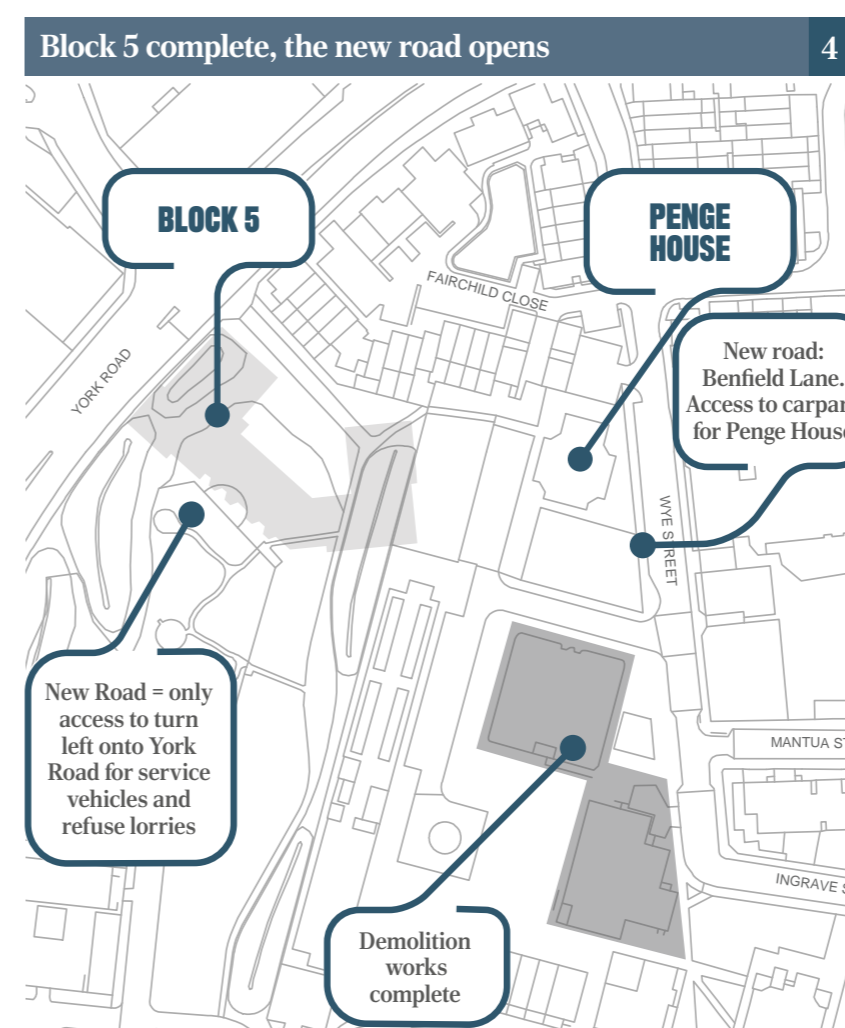
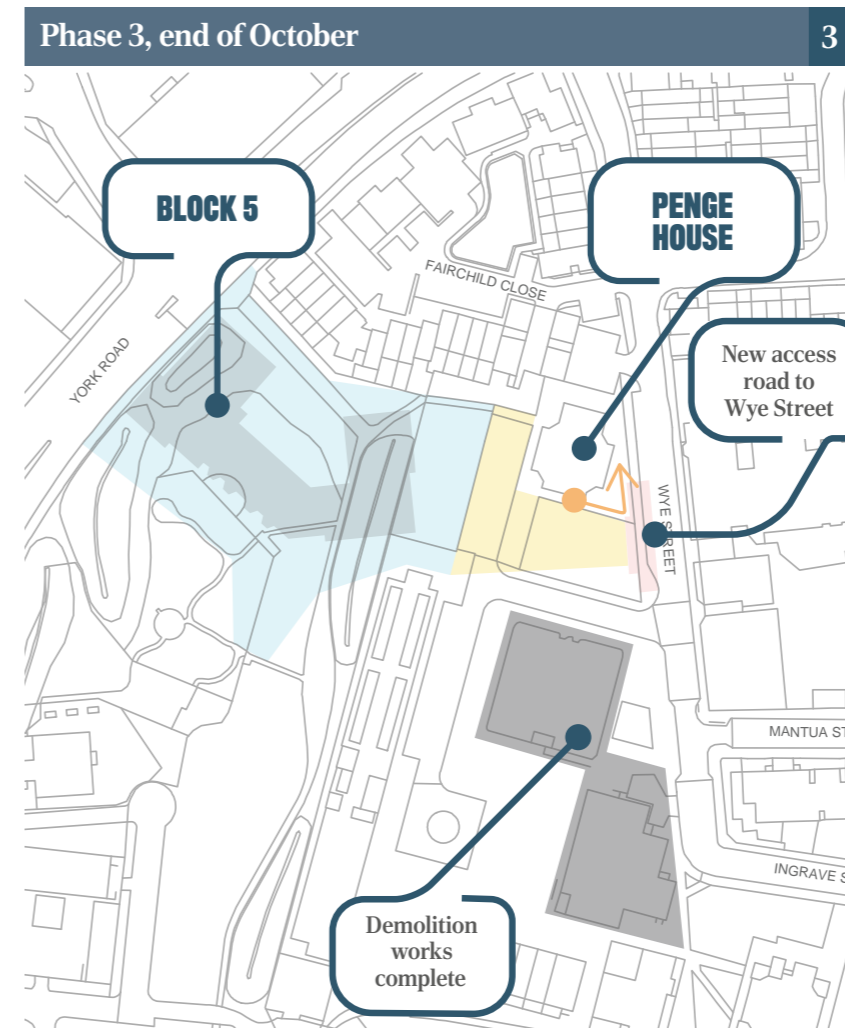
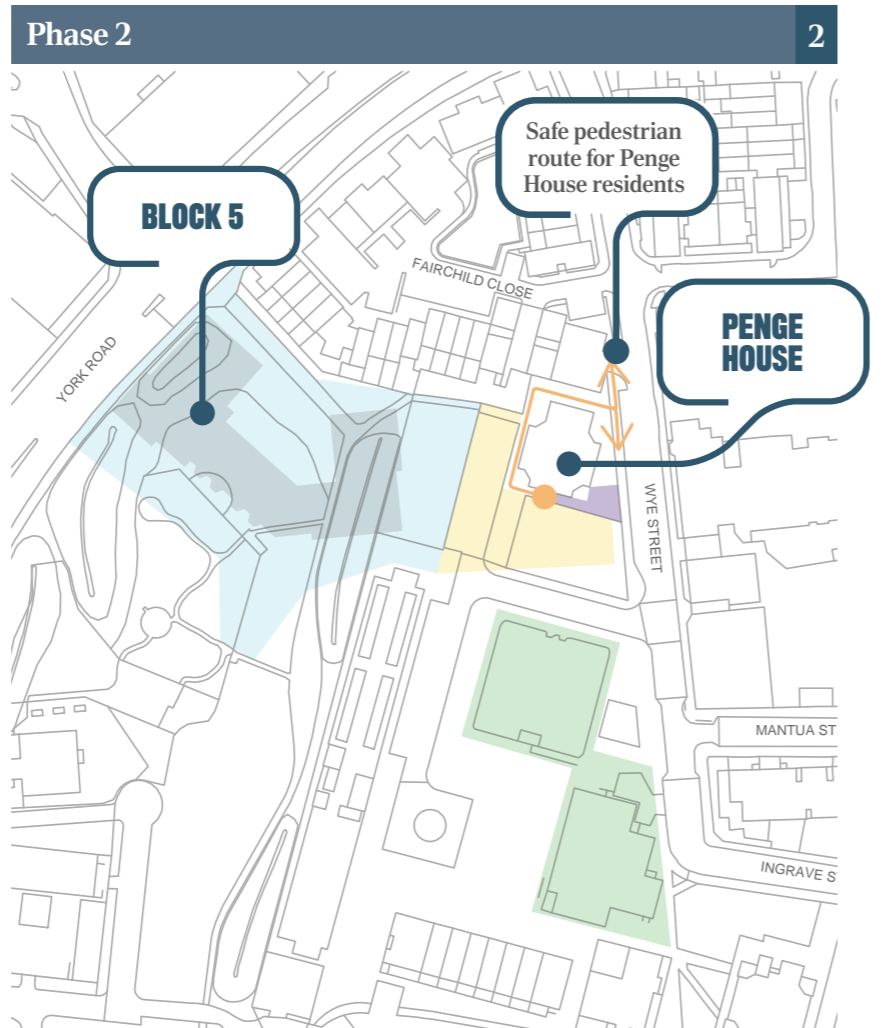
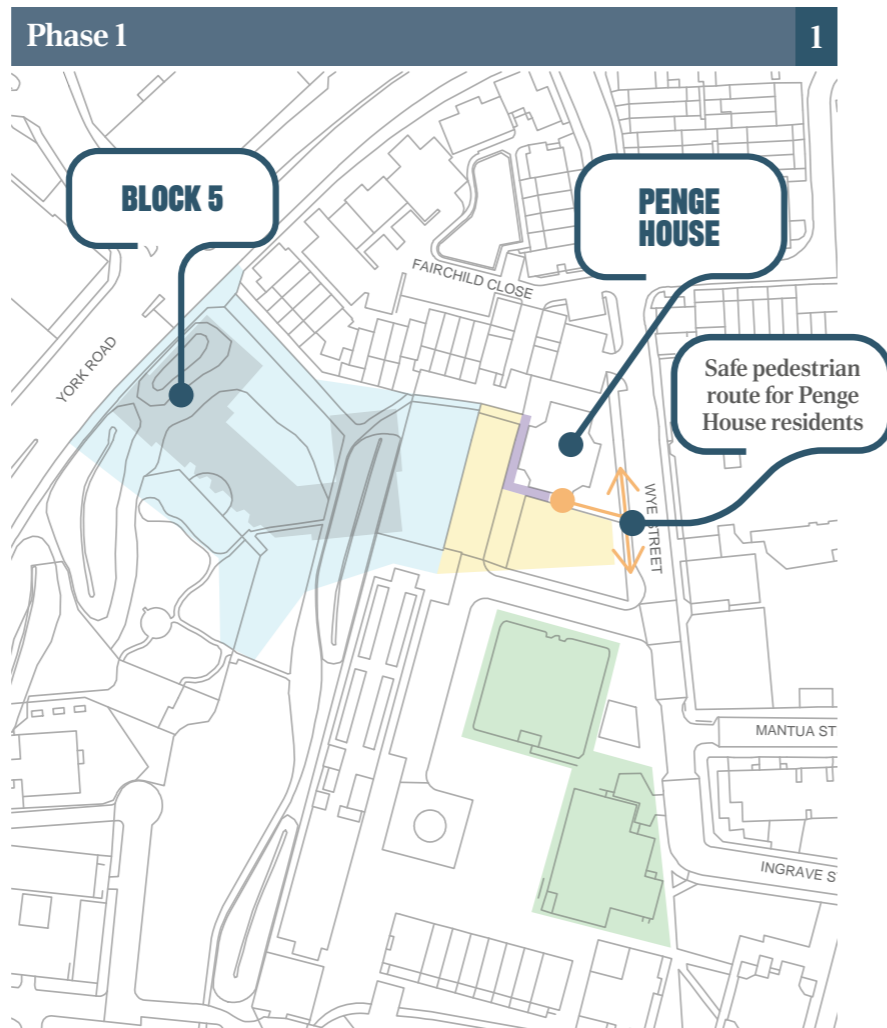
BENFIELD LANE - A NEW ROAD SERVING BLOCK 5

As part of the Winstanley and York Road Estates Regeneration masterplan, construction work on the new road to serve block 5 will start this summer. Bennetts Construction Ltd will commence work on the new road which connects between Wye Street, opposite Falconbrook School, and York Road, in a phased delivery programme, ensuring pedestrian access is maintained to Penge House at all times.

Phase 1 - The area in front of Penge House will be restricted by Heras fencing whilst the road, landscaping and the paving area between the new block 5 and Penge House is undertaken. These restricted areas are indicated in yellow and purple on the diagram of Phase 1. Residents will only be able to access Penge House from the Wye Street direction during this phase. This work is expected to take 3 - 4 weeks.

Phase 2 - The area in front of Penge House will continue to be restricted but the fencing will be relocated to enable pedestrians to continue to access Penge House. This is whilst new paving is completed between the main front entrance door and Wye Street, as indicated in purple on the Phase 2 diagram. This work is likely to take 2-3 weeks.

Once phases 1 and 2 are complete pedestrian access will be restored in full to Penge House, with the new paving accessible on both sides of the block. The area indicated in yellow on the diagram will remain restricted whilst works continue on the road and landscaping.



Phase 3 - The remaining element of road construction outside of block 5 hoarding, will take place at the end of October. This will complete the works to the entrance of the new road, as it meets Wye Street, which will take approximately 2 weeks. The area of works are indicated in pink on the Phase 3 diagram. The road will not be opened on completion of these works in October, with the rest of the road continuing to be constructed behind the block 5 hoarding.

The new road will serve the car park between Block 5 and Penge House, for residents. It will also serve as a service road, for permitted vehicles only. Permitted vehicles will include the emergency services, refuse lorries and deliveries to the commercial unit beneath block 5 only. Only these vehicles will be able to turn left on to York Road, through a controlled access barrier. The road will not be accessible to private cars.

KEY

- Block 5 construction area
- Site clearance and new access road construction area
- Footway construction area
- Demolition area (Former Church & School)
- S278 Works Area
- Completed Demolition area (Former Church & School)



CONTACT

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

020 8871 6802 or

winstanleyyorkroad@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

Taylor
Wimpey

