

# THE NEXT PHASE

*Your guide to the phasing plan of York Gardens*

*March 2023*

*This booklet provides updated details on the overall long-term plan for the Winstanley and York Road Estates, the new homes, park and how they will be phased to rehouse existing residents*



# 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 more new 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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## RESIDENTS' COMMITMENTS

When the council commenced master planning in 2013, it committed that it would achieve one move into a new home on the scheme, for all residents except for those in the first phase. Resident Commitments were issued in 2014 for all affected residents. The Council remains committed to delivering on these commitments. A separate commitment was made for the residents of the first phase of rehousing, those in Pennethorne and Lavender Road, that they would be provided off site, new build housing. This would enable the scheme to create vacant development plots for the proposed one move only phased delivery. The residents who moved off site into the new housing would have the right to return when all on site rehousing had been completed.

The council has delivered on this by providing new homes at Sphere Walk, Gideon Road and Rowditch Lane. A total of 95 new homes have been provided across a mixture of apartments and houses, ranging from one to six bedrooms. All disabled and older residents who advised the Regeneration team of potential difficulties moving around and using their homes were assessed prior to moving in, as part of their housing needs assessment. This allowed the council to determine if they needed a wheelchair accessible (e.g. wet room and accessible kitchen) home or to undertake additional adaptations to general needs properties which are built to provide a level of access and adaptability. Such adaptations often include installing level access showers, or grab rails. The moves to these new properties has also alleviated overcrowding in 33% of households.



Gideon Road



Rowditch Lane



Gideon Road

Sphere Walk



### FEATURES OF WHEELCHAIR ACCESSIBLE HOMES



ADJUSTABLE HOIST\*



AUTOMATED ADJUSTABLE HEIGHT



PULL-OUT INSULATED SHELF



CEILING TRACK HOIST AND AUTOMATED SHOWER STRETCHER\*



AUTOMATED WINDOW WINDERS



COMBINED SHOWER RISER AND GRABRAIL

ADJUSTABLE HEIGHT SEAT

\* Individual personalised adaptation to meet resident need.

### PHASE ZERO

The first phase of the scheme, known as Phase 0, delivered 139 new homes of which 46 were replacement Council homes for the first residents impacted by demolition including a replacement MUGA (multi-use games area) for the Winstanley Estate. In addition to the replacement homes, a new Church and School has been provided which permits the existing church and school to be demolished in 2023.



Left: Duval House  
Below: Mitchell House  
Bottom: New playground on Plough Road



### THE NEXT PHASE

In January 2021 planning permission was granted for the proposal to regenerate the Winstanley and York Road estates. 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.

In 2022, the first phase of construction commenced on site with Block 5, as no demolition was required of existing homes, against the January 2020 permission. This permission was adapted in summer 2022, to change the tenure and mix of the block from being a mixture of replacement social rent and shared ownership homes, to all 126 units being replacement council homes.



Above: Battersea Baptist Chapel  
Left: Thames Christian School



### BLOCK 5

Block 5 is located at the northern boundary of the Winstanley and York Road Regeneration and is adjacent to York Road. Block 5, along with the first new building delivered, Mitchell House on Plough Road, will be the first new replacement council homes, in the main Regeneration area delivered by the Joint Venture.

Block 5 has excellent views across the new park. In January 2022, Block 5 was adapted so that the council could speed up delivery of rehousing for its existing residents. The building comprises 126 flats for existing council tenants and resident leaseholders, built to meet their housing needs.

It is made up of three parts, each with their own entrance; Core A, a 14 storey tower, core B, a 6 storey building and core C, a 12 storey building.

- A** 55 new homes to rehouse the tenants and leaseholders of Arthur Newton House, Baker House.
- B** 20 new homes to rehouse the tenants and leaseholders of Scholey House, Kiloh Court and Jackson House.
- C** 51 new homes to rehouse the tenants and leaseholders of Scholey House, Kiloh Court and Jackson House.

16 properties in Block 5 are wheelchair accessible homes.

#### EXISTING BLOCKS MOVING TO BLOCK 5 FROM EARLY 2024

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



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



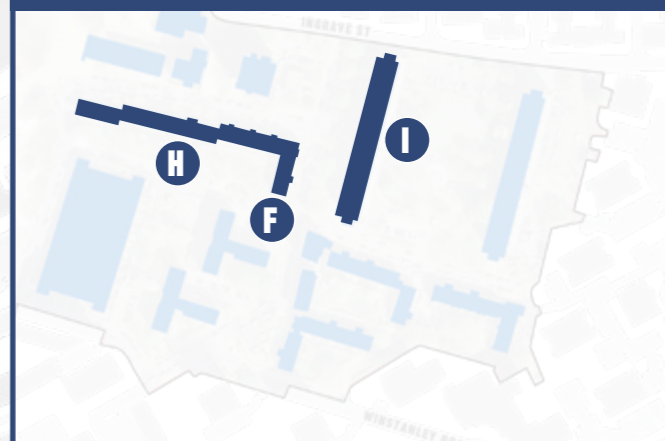
Block 5 from across the park



Entrance to Block 5c

#### EXISTING BLOCKS MOVING TO BLOCK 5A EARLY 2024

- F** Baker House
- H** Arthur Newton House
- I** Holcroft House (split between Blocks 5a and 6)



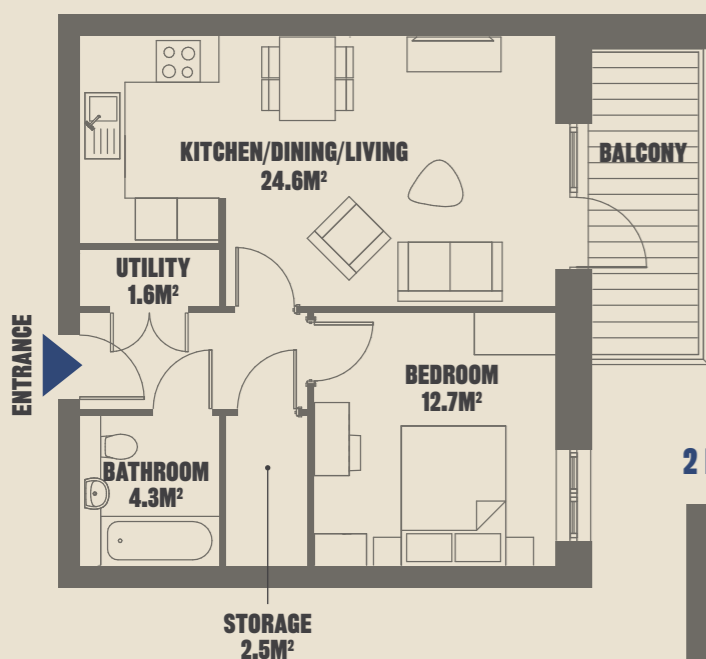
## BLOCK 5 - EXAMPLE FLAT LAYOUTS

All Council properties built in the scheme will be either accessible and adaptable, which means that they can be easily adapted to meet the changing accessibility needs of residents throughout their lifetimes or will be built as wheelchair accessible homes from the outset. 10% of replacement council homes will be identified for wheelchair users which will be fully accessible with specialist bathrooms and kitchens, remote apartment entry door opening and window openers.

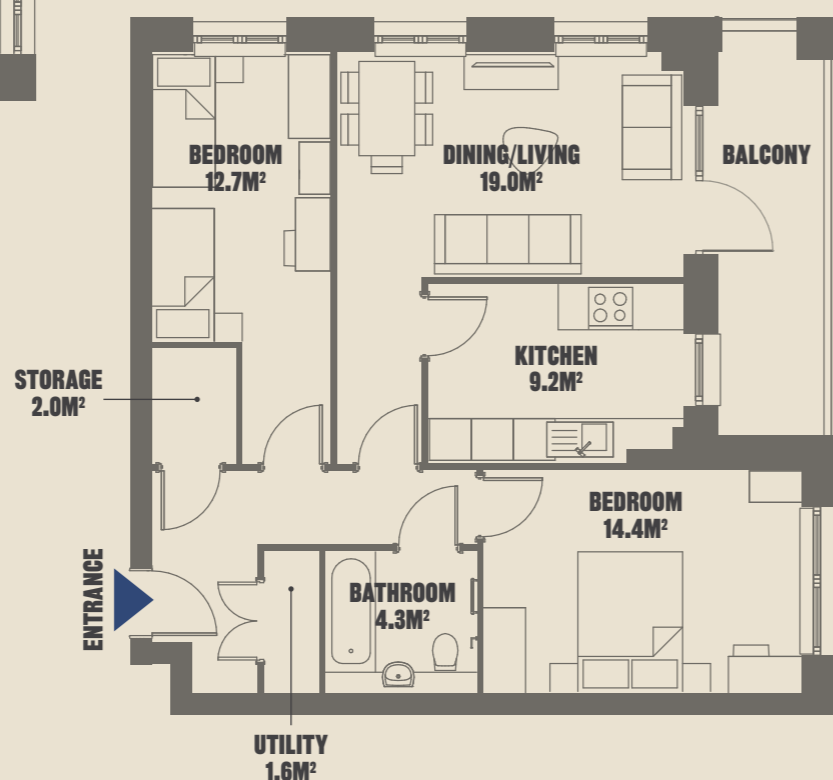
Additionally, individual residents' accessibility requirements, as identified by their personal occupational therapy assessments, such as level access showers, grab rails for support and window winders, will be accommodated into the easily adapted general needs homes.

UNIT TYPE	NUMBER OF HOMES	TOTAL
1 Bedroom, 2 Person	22	
1 Bedroom, 2 Person (WCH)	8	30
2 Bedroom, 4 Person	42	42
3 Bedroom, 4 Person	1	
3 Bedroom, 4 Person (WCH)	4	
3 Bedroom, 5 Person	29	
3 Bedroom, 5 Person (WCH)	2	36
4 Bedroom, 6 Person	9	
4 Bedroom, 6 Person (WCH)	1	
4 Bedroom, 7 Person	5	15
5 Bedroom, 8 Person	1	
5 Bedroom, 9 Person	1	2
6 Bedroom, 10 Person (WCH)	1	1
	<b>126</b>	<b>126</b>

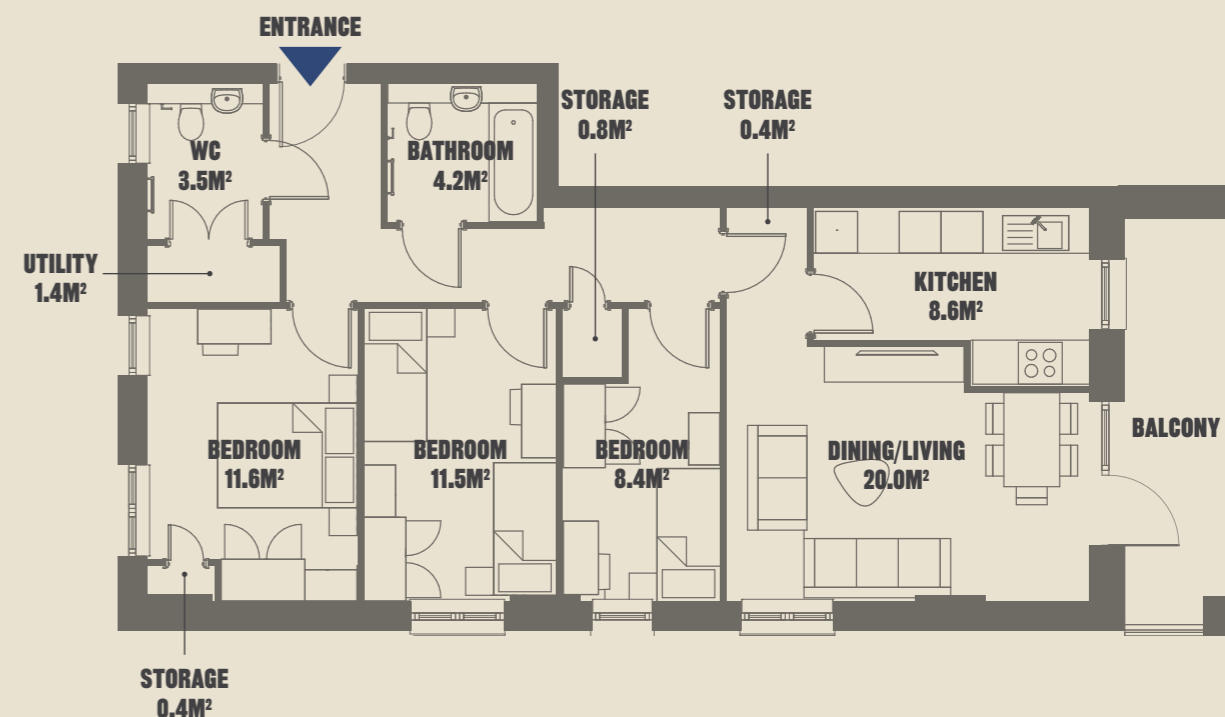
### 1 BEDROOM, 2 PERSON FLAT – 52.2M<sup>2</sup>



### 2 BEDROOM, 4 PERSON FLAT – 74.1M<sup>2</sup>



### 3 BEDROOM, 5 PERSON FLAT – 85.6M<sup>2</sup>



### 4 BEDROOM, 6 PERSON FLAT – 107.1M<sup>2</sup>



### 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 lobbies. 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 LATE 2026**

- I Holcroft House

**EXISTING BLOCKS MOVING TO BLOCK 7 EARLY 2028**

- M Farrant House
- O Gagarin House
- P Shephard House
- N Darien House

### BLOCK 10

Block 10 is a gateway block as you enter the new neighbourhood. It will comprise a mix of new build 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, housing the replacement GP surgery currently beneath Farrant House, as well as all the existing residents from Chesterton House. It is likely that there will be additional new homes available after rehousing Chesterton House residents, which in the first instance will be offered to the residents of Ganley Court, who may wish to move sooner than their allocated block 8 is available for occupation, with further offers being made available to the residents of Inkster and Penge House if there are still a surplus of properties.



**EXISTING BLOCKS MOVING TO BLOCK 10 LATE 2028**

- G Chesterton 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 complete the rehousing of the existing tenants and resident leaseholders of Inkster and Penge Houses, in up to 60 new replacement homes alongside homes for open market sale.

Inkster and Penge were 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 9 SPRING 2029**

- S Penge House
- T Inkster House



Illustrative view of Block 9



### BLOCK 8

Mansion block 8 will rehouse the remaining 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



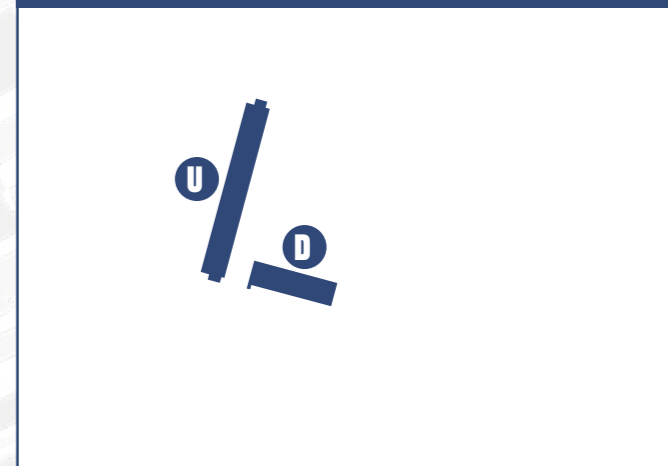
Illustrative view of Block 8

### BLOCK 13

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 13 will deliver new homes for those residents who do wish to return.

#### EXISTING BLOCKS MOVING TO BLOCK 13

- U** Pennethorne House
- D** Lavender Road



Illustrative view of Block 13



### BLOCK 12 & 14

The expectation is that all residents will be rehoused to meet the councils rehousing commitments by the time blocks 12 and 14 are completed. The Joint Venture will continue to deliver its commitment of 530 replacement homes across the whole site (including Mitchell House in

phase zero). The new homes in these blocks will be provided to meet the needs of the borough to start to rehouse families prioritised in the various Council housing and rehousing queues.



Illustrative view of Block 12



Illustrative view of Block 14



Illustrative view of the masterplan



Illustrative views of the park



# CONTACT

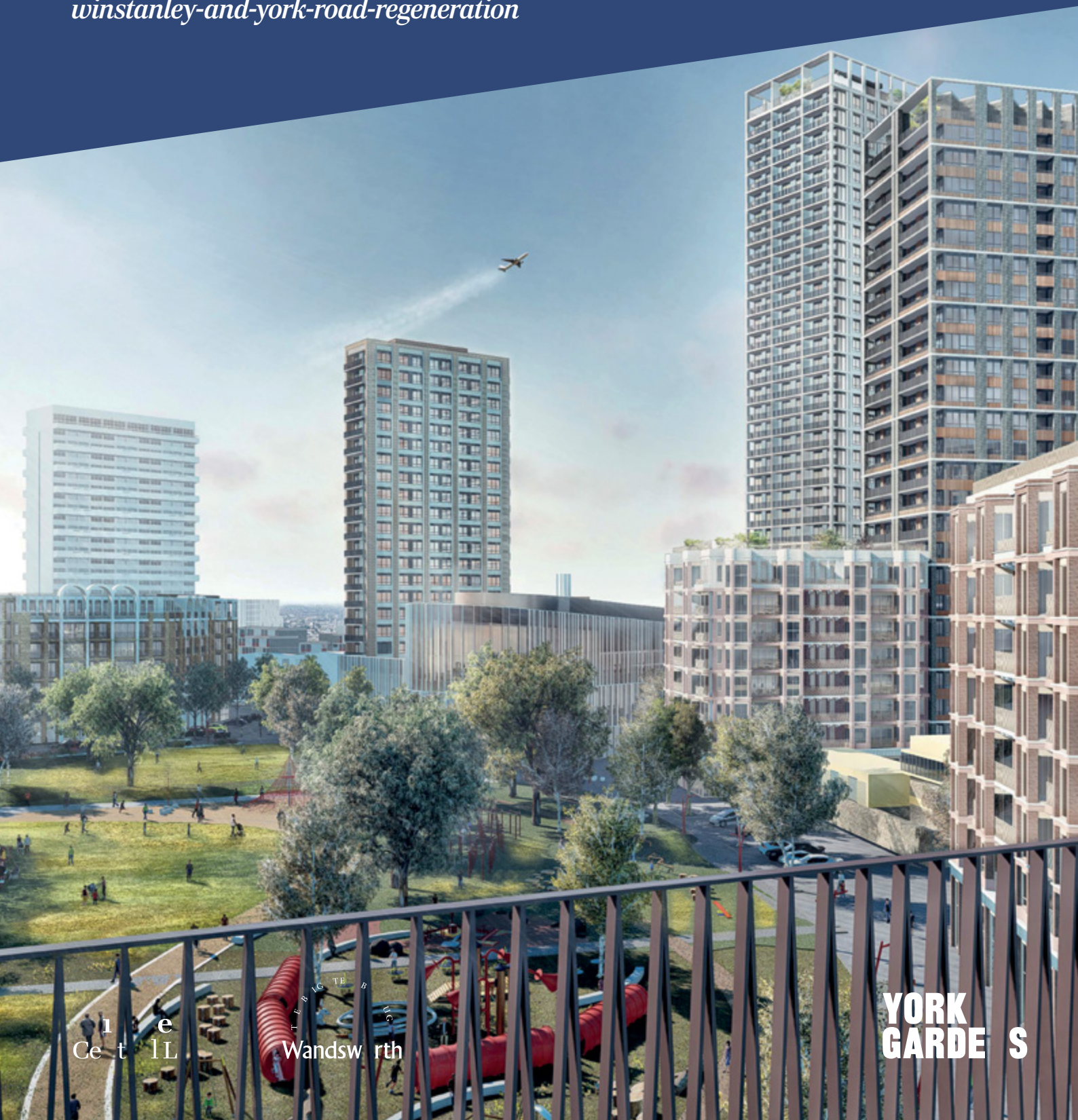
*If you have any questions about the York Gardens regeneration please contact us on either:*

*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](http://www.wandsworth.gov.uk/housing/housing-regeneration-projects/winstanley-and-york-road-regeneration)*



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