

Eastfields Masterplan

We have been updating the Eastfields masterplan to improve the design of the homes, outside spaces and the layout of the new neighbourhood.

Your feedback has been very valuable in helping us and the information on display explains how the designs have moved on. Today you will see our latest proposals for streets, spaces and the communal green area.

Please provide us with your feedback on the masterplan. Your comments will help inform the designs as we prepare a planning application.



Previous Proposal: June 2015



You said:

- Keep as many of the trees as possible
- The height of flats should be in keeping with low rise surrounding area
- Retail would help bring the masterplan to life at night and be convenient for residents
- Concerned about Acacia Road becoming a through road
- Open space should be very nice and easy to maintain
- Liked traditional houses with integrated garages
- Concerned about parking for houses

We did:

- Retained most of the valuable trees on the neighbourhood
- Shared surface squares along Acacia Road and Mulholland Close as traffic calming measures
- Created a servicing and emergency access only road along the Linear Park to reduce car traffic
- Every house has parking provided – either a car port or integrated garage or to the front of the house
- Improved the choice in housing layout
- Designed a Central Park for all which is easy to access and maintain with opportunities for play, seating and leisure
- Strategically located taller flats to avoid overlooking and respect privacy

The vision for your neighbourhood



Improving the Masterplan



Spaces and streets

Acacia Road and Mullholland Close

Maisonettes at ground floor with flats above

Create gateways to Lanes and key north-south routes through the masterplan



Mullholland Close

Shared surface junctions

Non residential uses ground floor

Retain existing trees and enhance views of BMX track

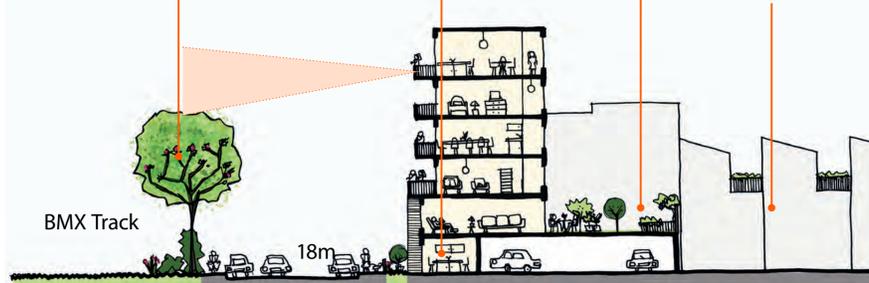
Maisonettes at ground level with flats above.

Raised podium courtyards with parking at ground level

3 storey houses to Lanes



Location key



Mullholland Close

Clay Avenue - 'The Belvedere'

WHAT IS THE BELVEDERE?

A calmer, more traditional street providing views of the cemetery

Larger family homes on corners

Courtyard houses along the northern edge



View along Clay Avenue from the south west corner of Eastfields

Shared surface street



Location key

Semi private courtyards

Courtyard housing to the north

Wide frontage houses

Cemetery edge with trees



Street section through Clay Avenue

Spaces and streets

The Lanes

Long views towards the central landscaped green spaces

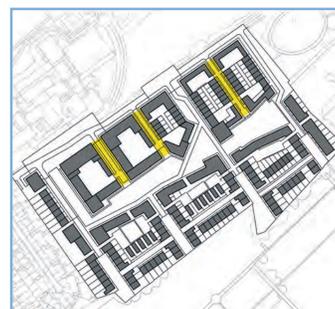


Street view along a typical lane

3 storey houses with garages and front gardens

Wide frontage houses with integrated parking

Landscaping



Location key



Street Section through the Lanes

12m

The Sparks

WHAT ARE THE SPARKS?

A cluster of taller, 9,8,7 storey buildings around a central paved and well lit public square

Retain trees

Central Square

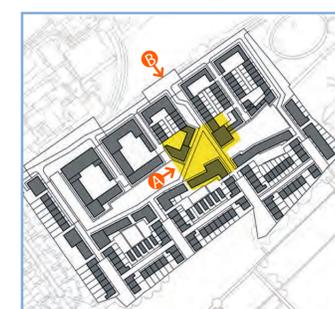
Taller buildings



Sparks and Central Square



View towards the Sparks from Acacia Road/Mullholland Close



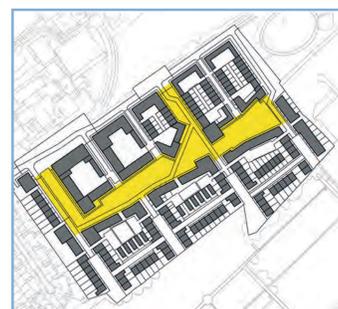
Location key

Linear Park



Linear Park

Plan of Sparks and Central Square



Location Key

Linear Park

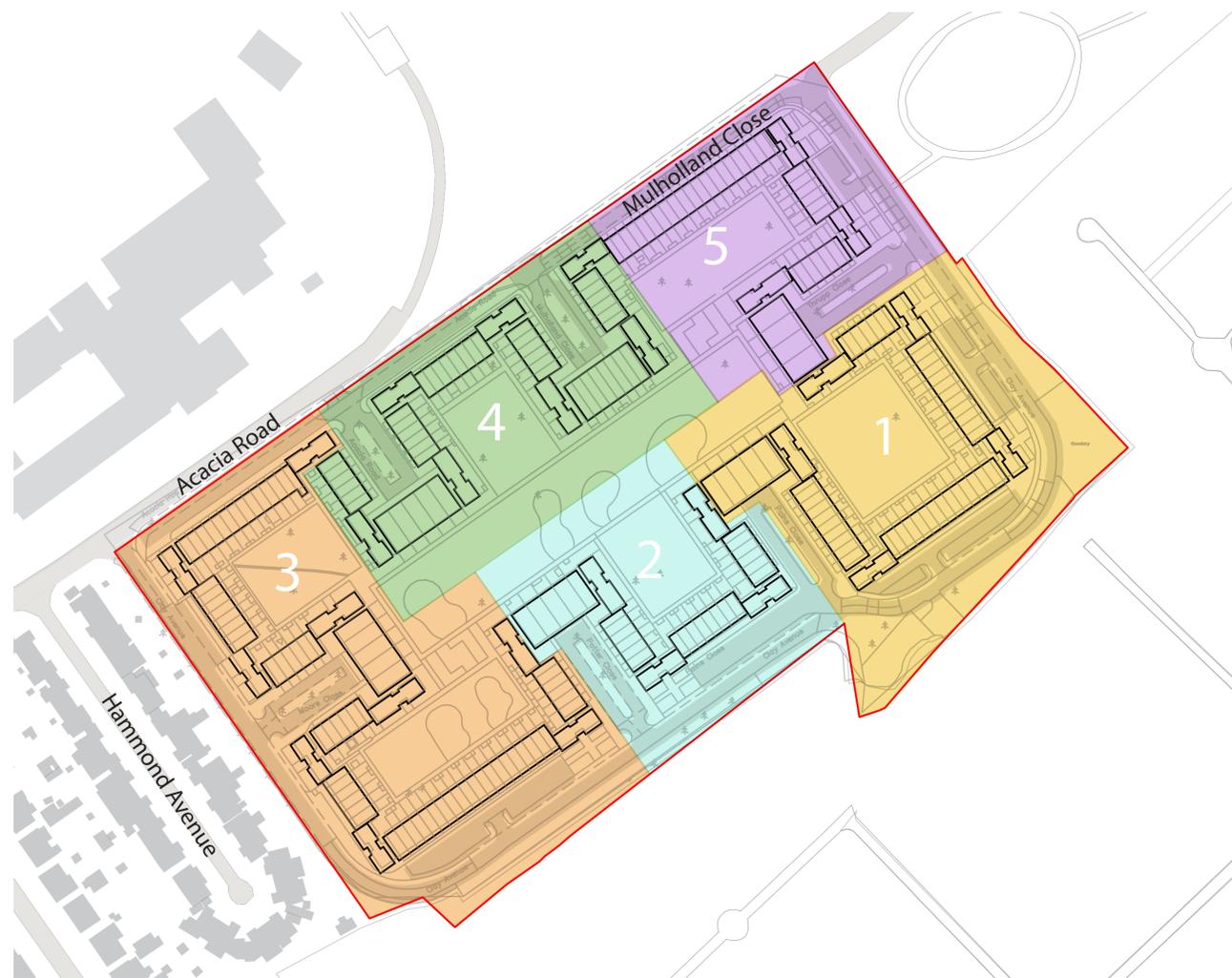


Cluster of taller buildings
(The Sparks) around central
square

Large entrances with views
of the courtyard

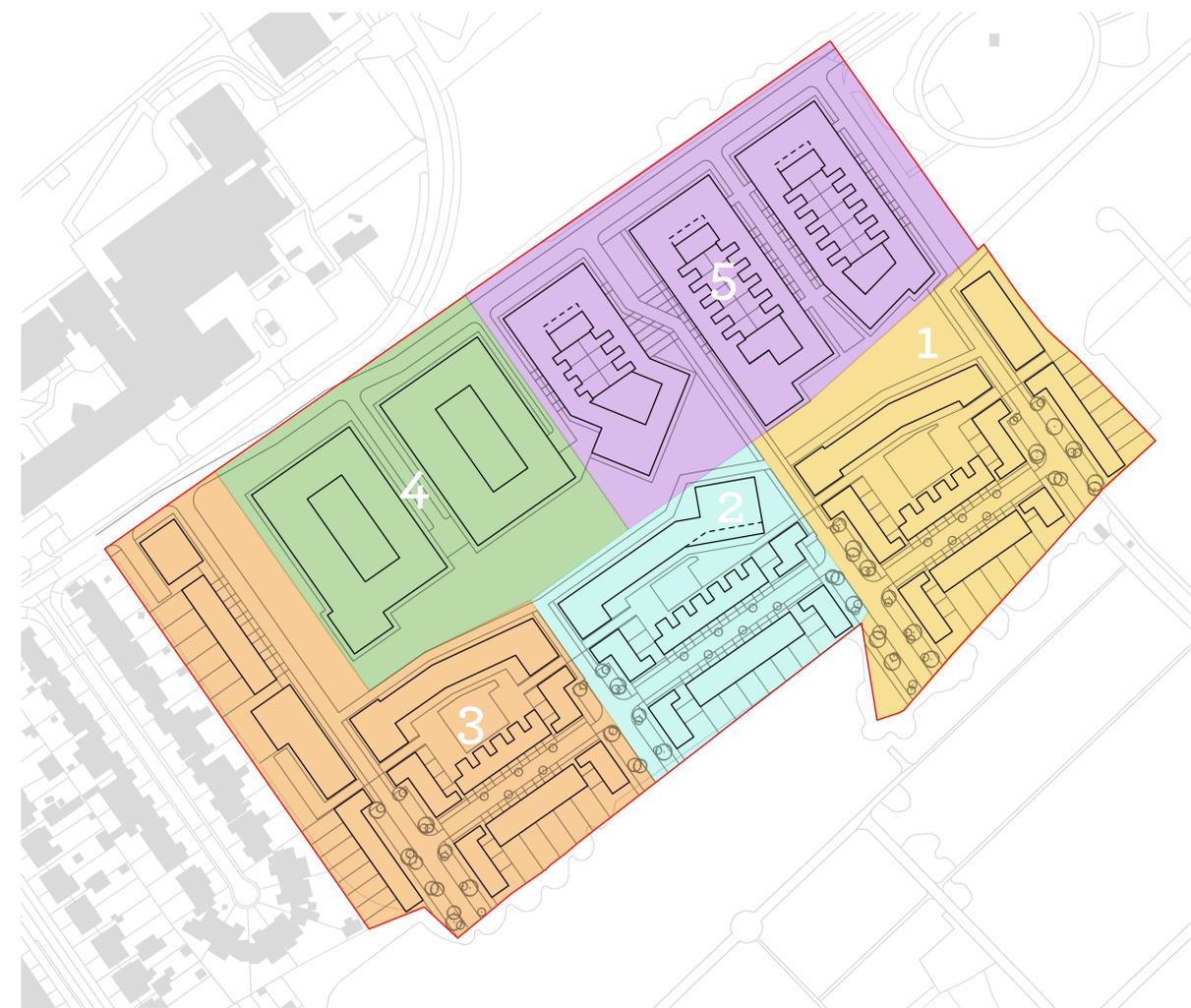
Phasing

Existing Homes



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

New Homes



This shows the order in which homes would be built if regeneration goes ahead. Planning permission would be needed for each shaded area.

Next Steps

Thank you for attending this masterplan consultation event. Please provide us with your feedback on our proposals for spaces, streets and the linear park.

You will have the chance to view and comment on our proposals for phasing and house types in a few weeks, before we show you our final plans in December.

We will then submit a planning application to Merton Council. A decision will be made about the planning application once Merton Council has confirmed its Estates Local Plan.

