

The vision for your neighbourhood



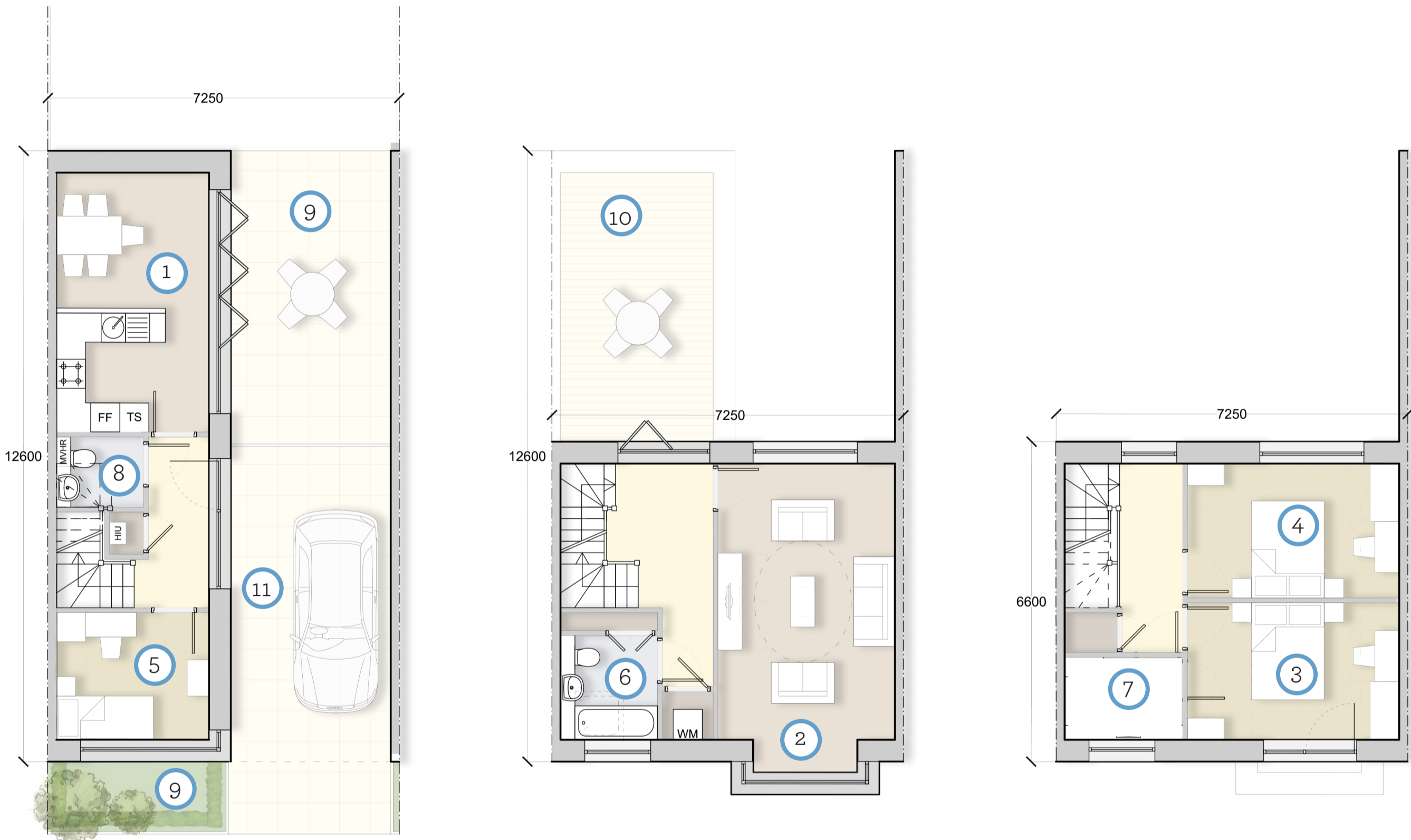
Improving the masterplan



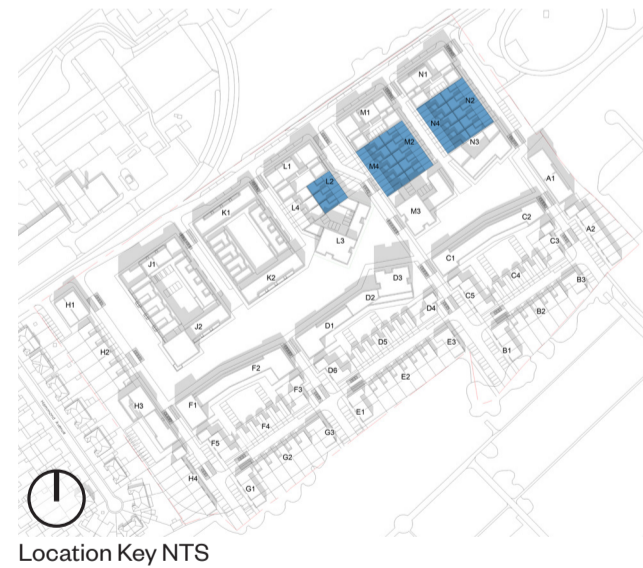
Example house types

All homes will be at least the same size and in most cases larger than existing homes.

1 3 storey 3 bedroom house with carport

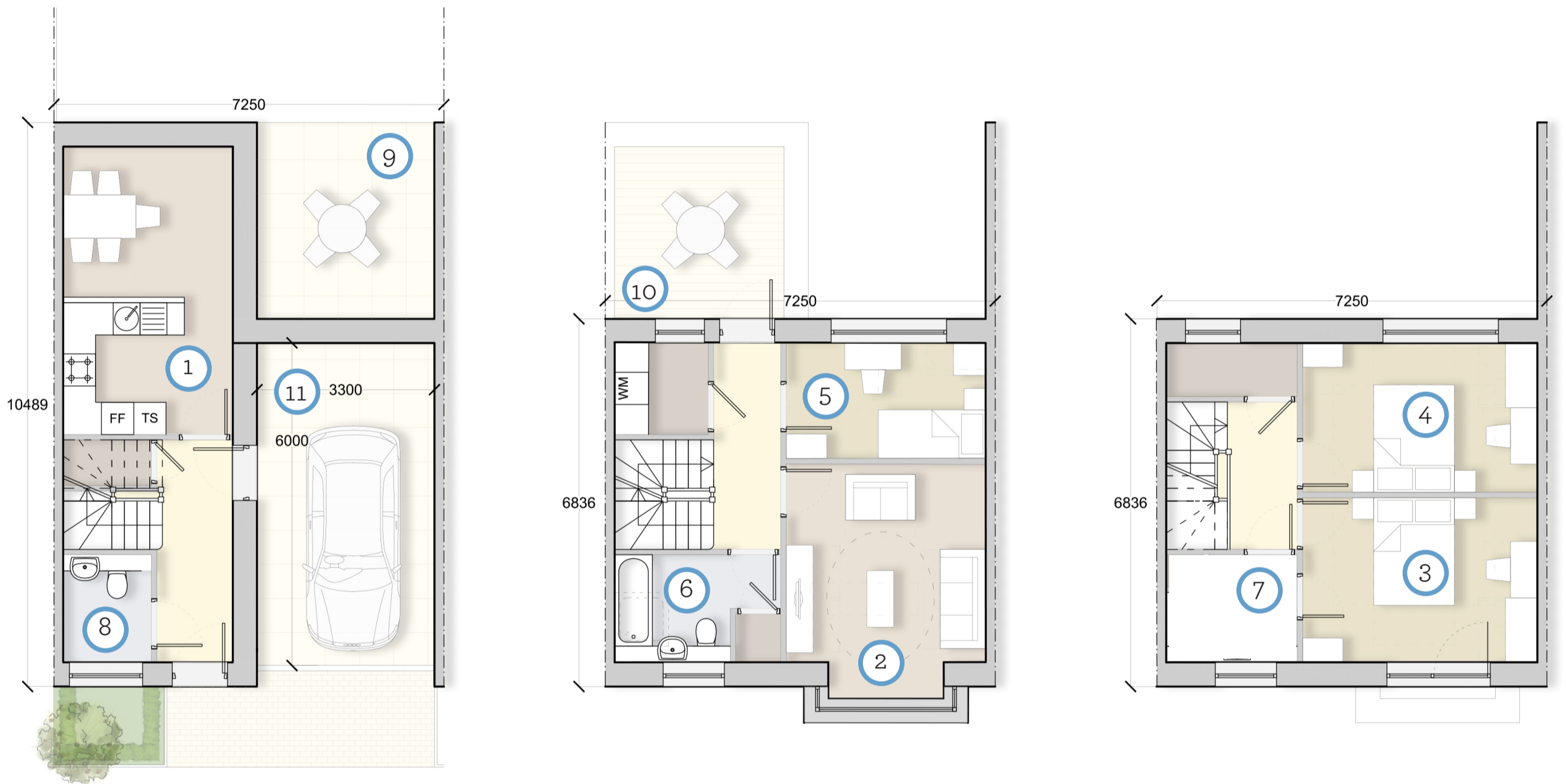


- 1 kitchen / dining
- 2 living room
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom / study
- 6 bathroom
- 7 additional storage space
- 8 downstairs WC
- 9 garden
- 10 terrace
- 11 car port
- storage

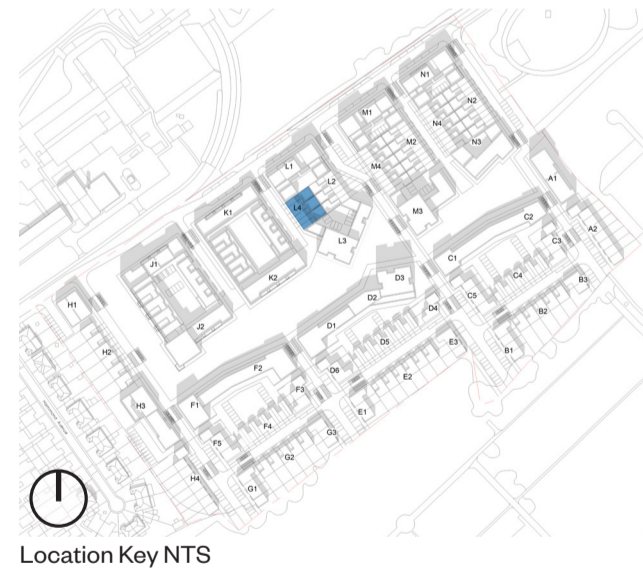


GIA: 117.0m² / 1259.3ft²
LHDG: 105.0m² / 1130.2ft²
Existing 3B5PH GIA: 97.4m² / 1048.4ft²

2 3 storey 3 bedroom house with garage



- 1 kitchen / dining
- 2 living room
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom / study
- 6 bathroom
- 7 additional storage space
- 8 downstairs WC
- 9 garden
- 10 terrace
- 11 garage
- storage

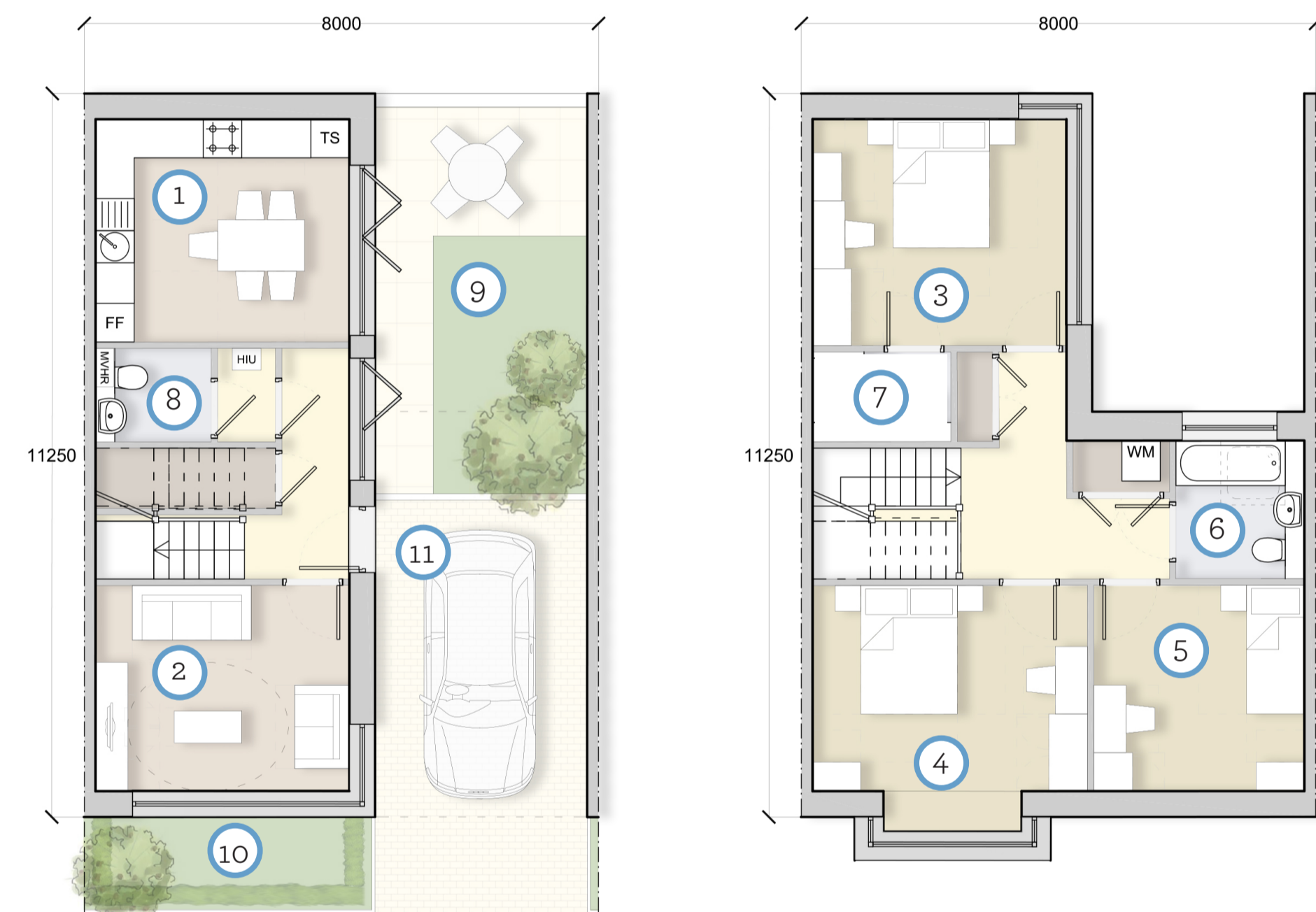


GIA: 113.6m² / 1222.8ft²
LHDG: 105.0m² / 1130.2ft²
Existing 3B5PH GIA: 97.4m² / 1048.4ft²

Example house types

All homes will be at least the same size and in most cases larger than existing homes.

3 2 storey 3 bedroom courtyard house

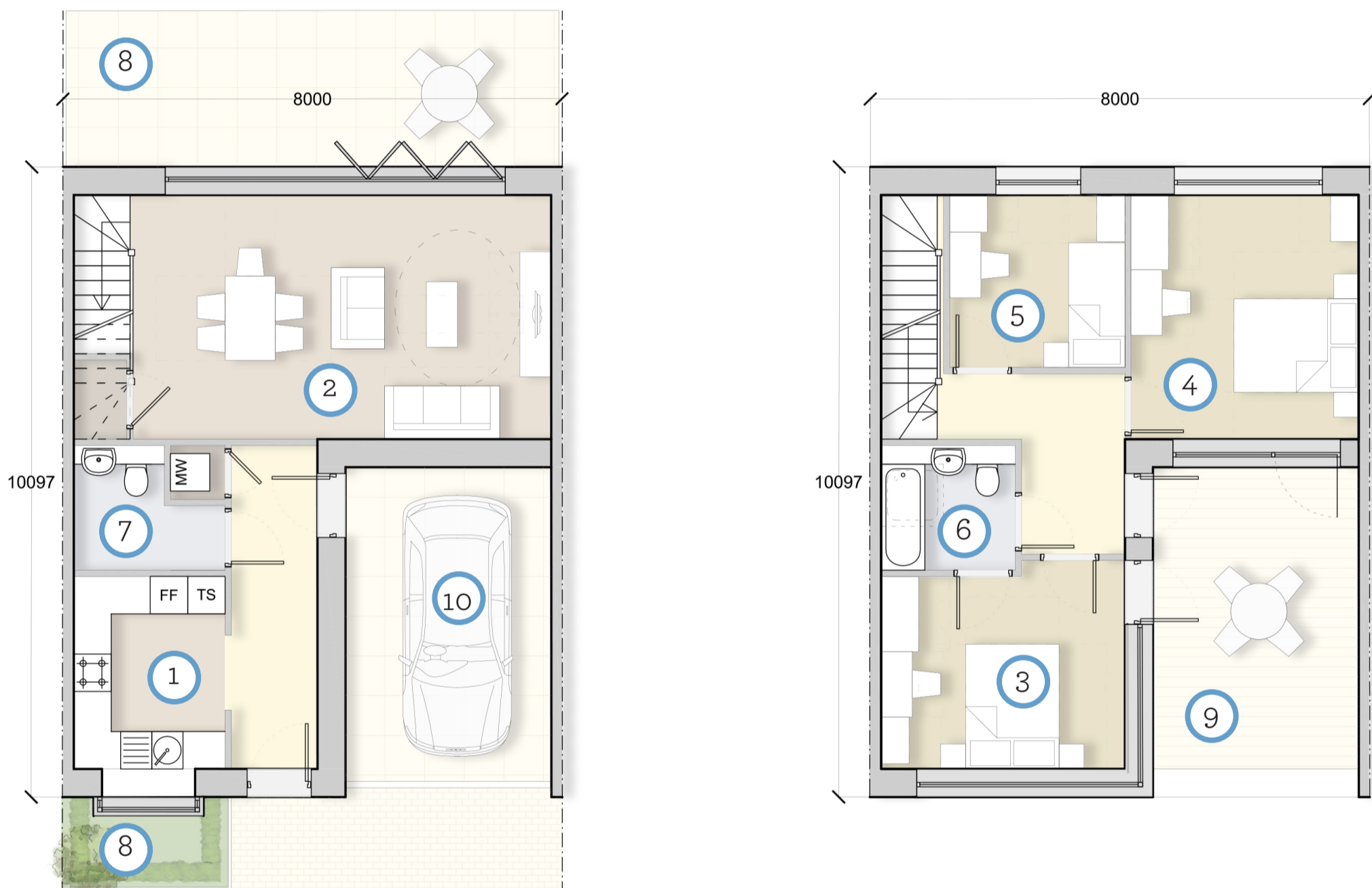


- 1 kitchen / dining
- 2 living room
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom / study
- 6 bathroom
- 7 additional storage space
- 8 downstairs WC
- 9 back garden
- 10 front garden
- 11 car port
- storage

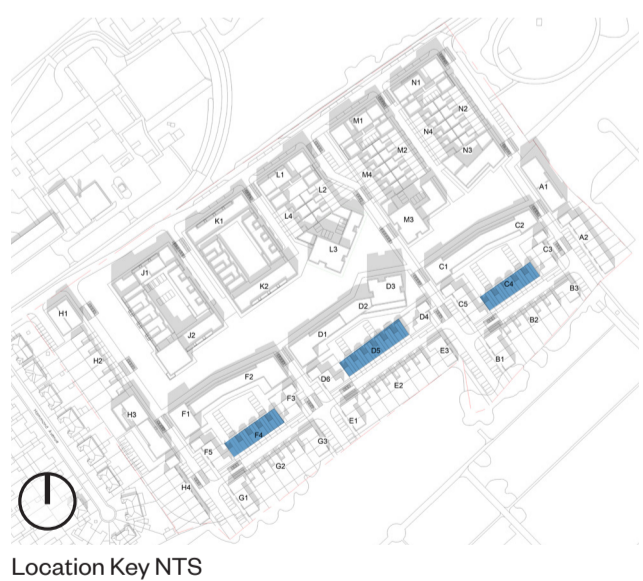


GIA: 102.8m² / 1106.5ft²
LHDG: 99m² / 1065.6ft²
Existing 3B5PH GIA: 97.4m² / 1048.4ft²

4 2 storey 3 bedroom house with integrated garage



- 1 kitchen
- 2 living room / dining
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom / study
- 6 bathroom
- 7 downstairs WC
- 8 garden
- 9 terrace
- 10 garage
- storage

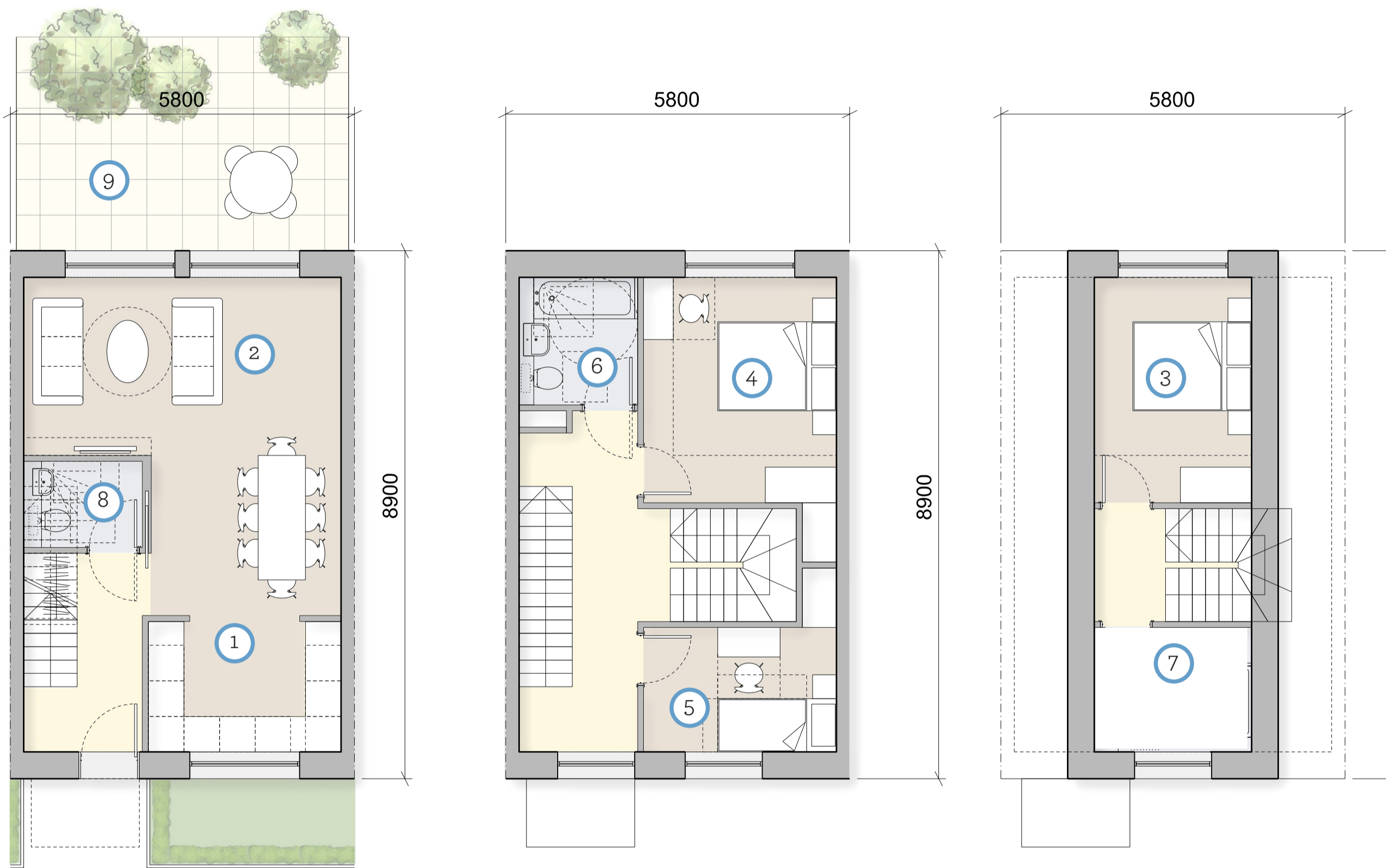


GIA: 101.2m² / 1089.3ft²
LHDG: 96m² / 1033.3ft²
Existing 3B5PH GIA: 97.4m² / 1048.4ft²

Example house types

All homes will be at least the same size and in most cases larger than existing homes.

5 3 bedroom house with dedicated parking space

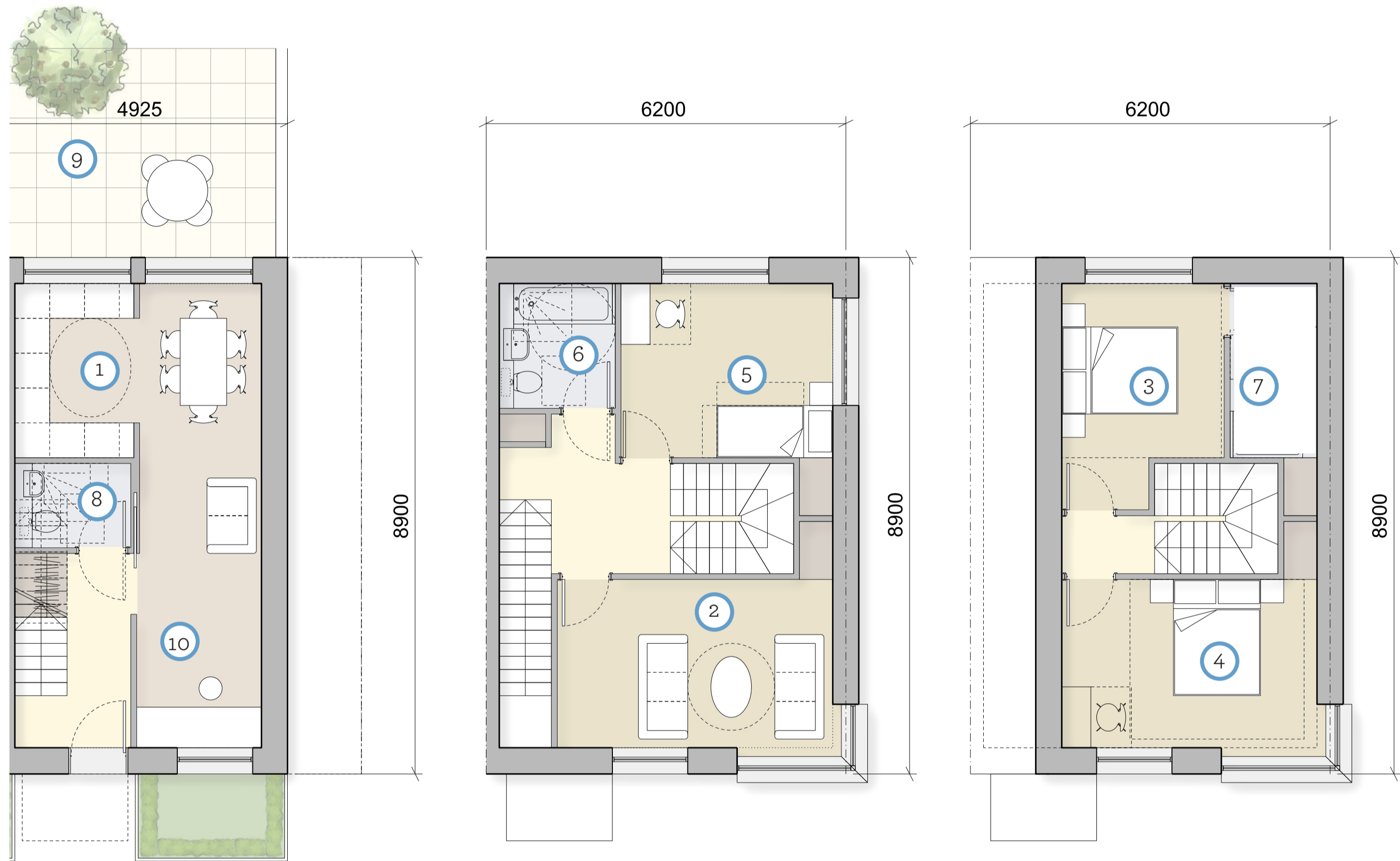


- 1 kitchen / dining
- 2 living room
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom / study
- 6 bathroom
- 7 additional storage space
- 8 downstairs WC
- 9 garden
- storage



GIA: 106.8m² / 1149.6ft²
LHDG: 105.0m² / 1130.2ft²
Existing 3B5PH GIA: 97.4m² / 1048.4ft²

6 Corner 3 bedroom house with dedicated parking space



- 1 kitchen / dining
- 2 living room
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom
- 6 bathroom
- 7 additional storage space
- 8 downstairs WC
- 9 garden
- study
- storage



GIA: 115.2m² / 1240ft²
LHDG: 105.0m² / 1130.2ft²
Existing 3B5PH GIA: 97.4m² / 1048.4ft²

Example house types

All homes will be at least the same size and in most cases larger than existing homes.

7 4 bedroom house



GIA: 136.1m² / 1465ft²
LHDG: 112.0m² / 1205.6ft²
4B6PH



Location Key NTS

8 6 bedroom house



GIA: 151.6m² / 1631.8ft²
LHDG: 138.0m² / 1485.4ft²
6B8PH



Location Key NTS

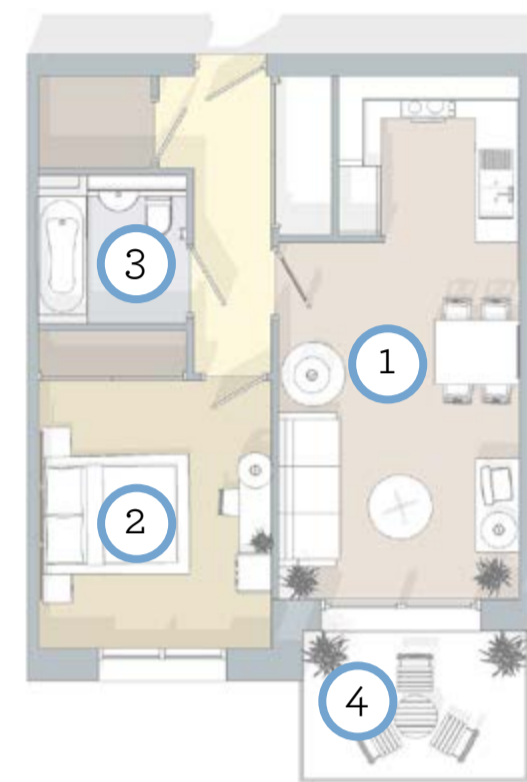
- 1 kitchen / dining
- 2 living room
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom / study
- 6 bathroom
- 7 additional bathroom / storage space
- 8 downstairs WC
- 9 back garden
- 10 terrace
- 11 garage
- storage

- 1 kitchen / dining
- 2 living room
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom / study
- 6 bathroom
- 7 downstairs WC
- 8 garden
- 9 study
- 10 garage
- storage

Example Flat / Maisonette Types

All homes will be at least the same size and in most cases larger than existing homes.

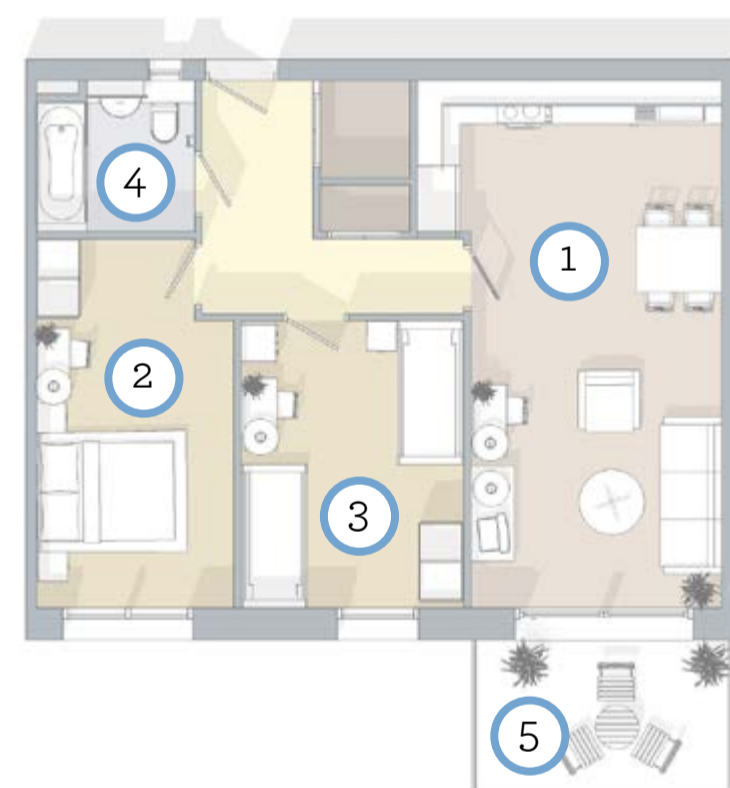
1 bedroom 2 person flat



- 1 living / kitchen / dining
- 2 bedroom
- 3 bathroom
- 4 balcony
- storage

GIA: 52m² / 558.6ft²
LHDG: 50m² / 538.2ft²
Existing 1 bed flat GIA: 47.1m² / 506.9ft²

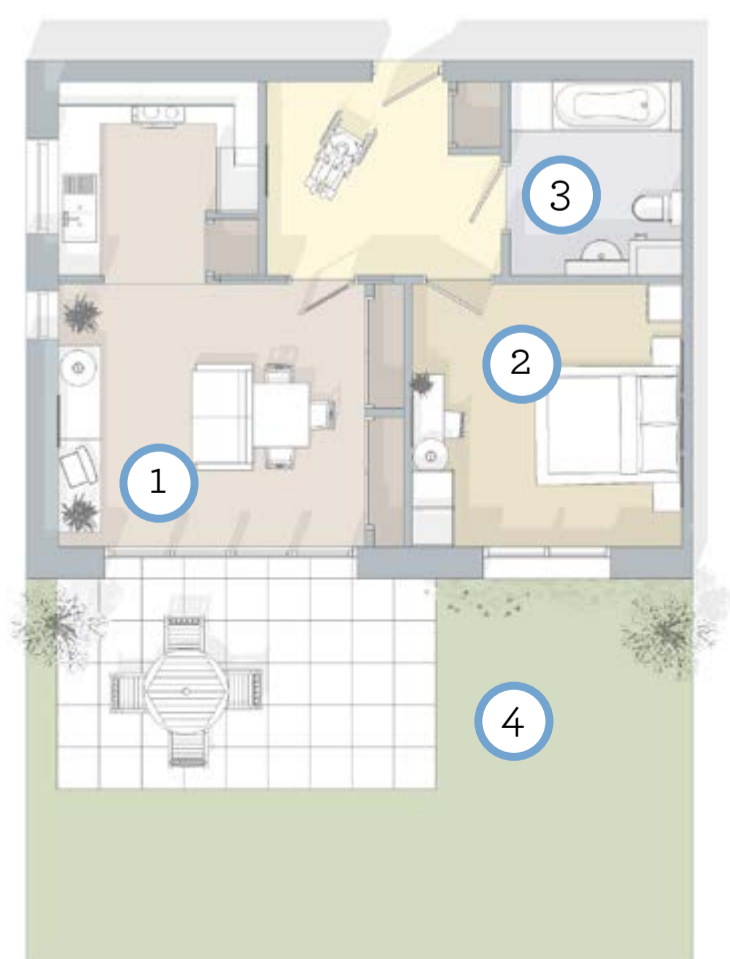
2 bedroom 4 person flat



- 1 living / kitchen / dining
- 2 bedroom 1
- 3 bedroom 2
- 4 bathroom
- 5 balcony
- storage

GIA: 72m² / 850.3ft²
LHDG: 70m² / 753.4ft²
Existing 2 bed flat GIA: 69m² / 742.7ft²

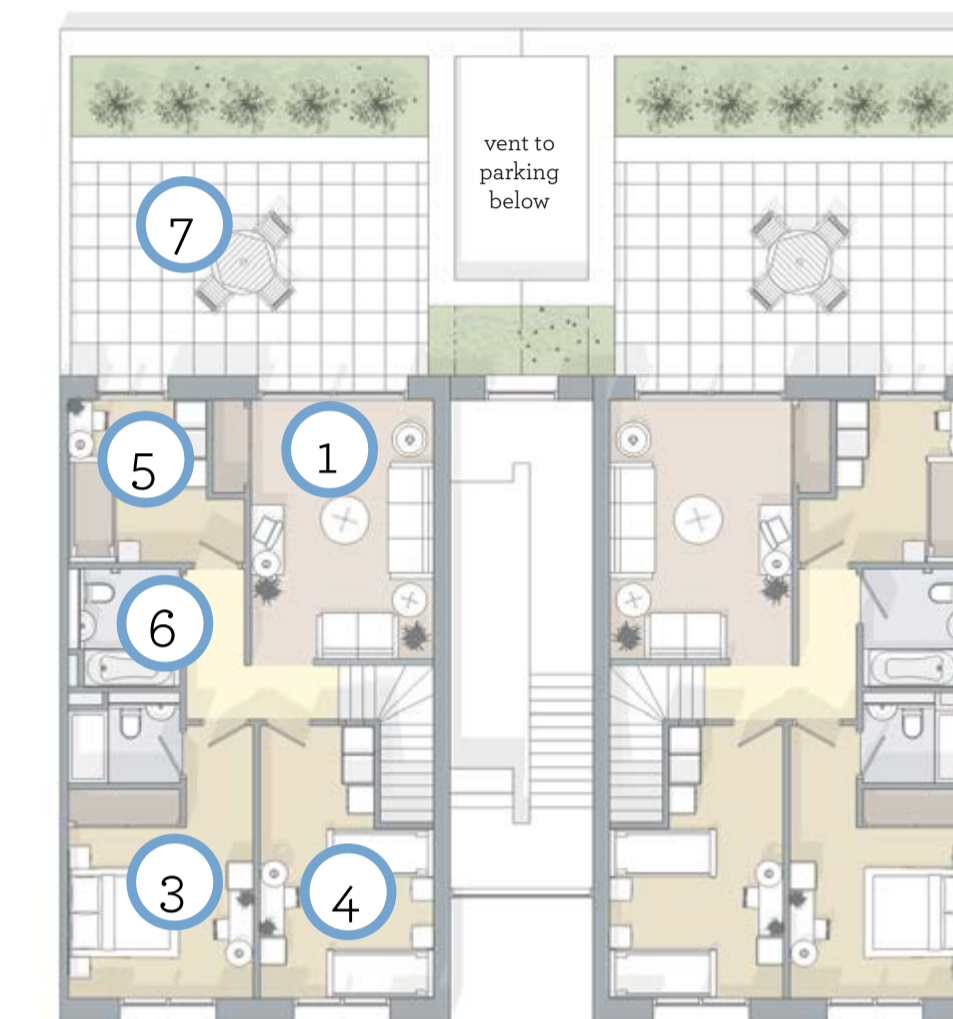
1 bedroom 2 person wheelchair accessible flat



- 1 living / kitchen / dining
- 2 bedroom
- 3 bathroom
- 4 balcony or private garden
- storage

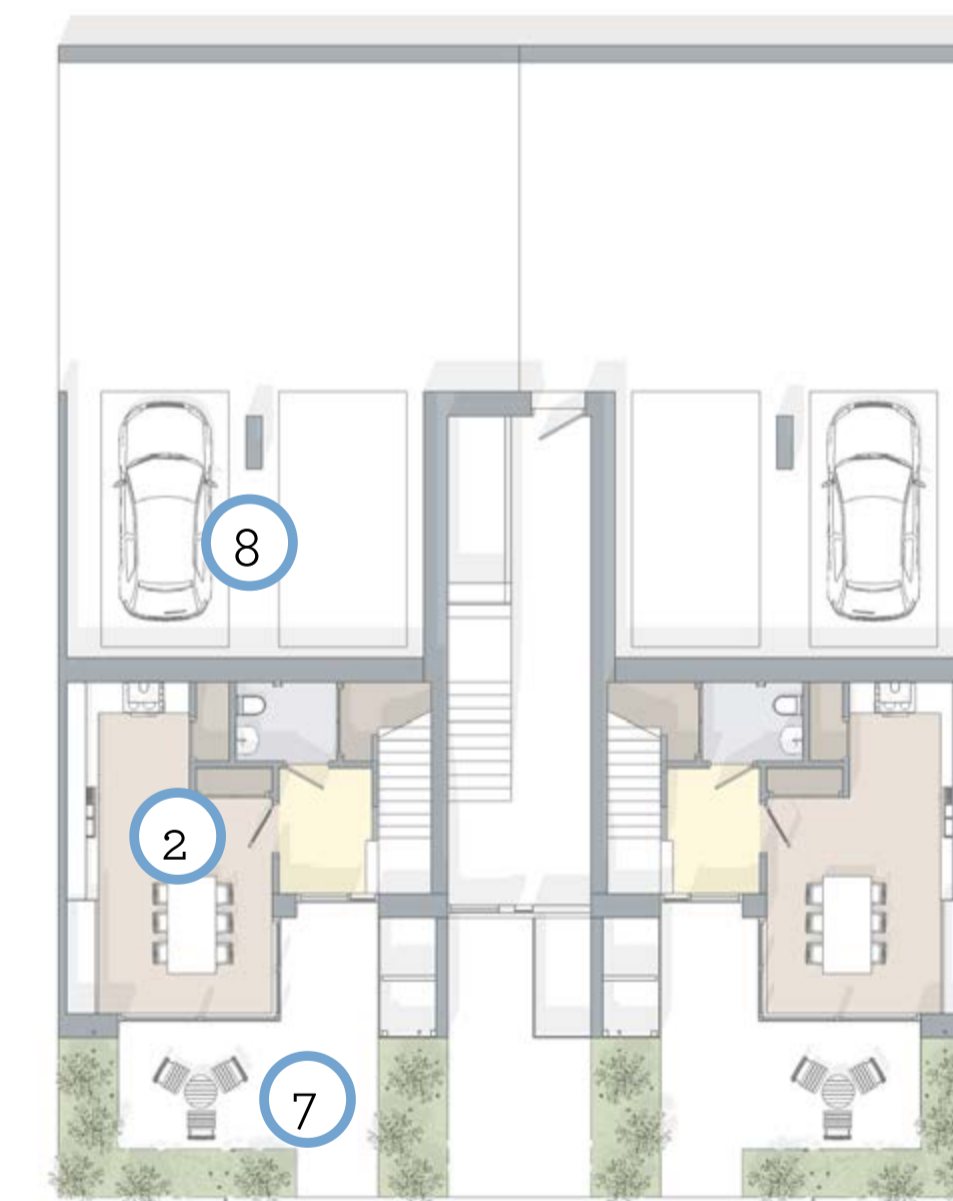
GIA: 58m² / 629.6ft²
LHDG: 50m² / 538.2ft²
Existing 1 bed wheelchair flat
GIA: 54.3m² / 584.4ft²

3 bedroom 5 person stacked maisonettes with covered parking



First floor

- 1 living
- 2 kitchen / dining
- 3 bedroom 1
- 4 bedroom 2
- 5 bedroom 3
- 6 bathroom
- 7 terrace
- 8 undercroft parking
- storage



Ground floor

GIA: 113m² / 1216.3ft² (ground and first floor)
108m² / 1162.5ft² (second and third floor)
LHDG: 96m² / 1033.3ft²
Existing 3 bed house GIA: 97.4m² / 1048.4ft²

Play areas

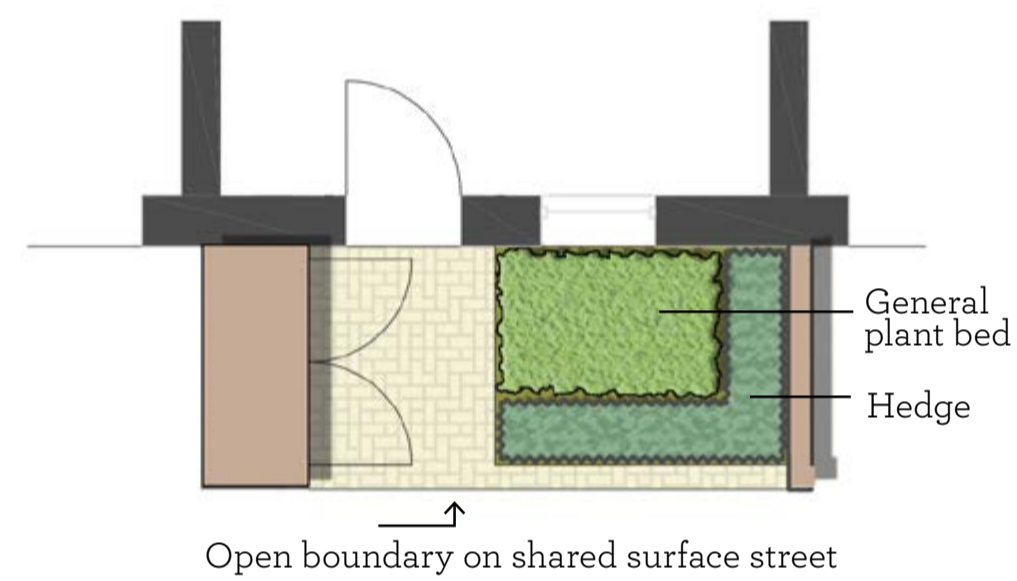
Please provide us with your comments on our proposals for play areas. There will be more opportunities to shape the play spaces on Eastfields, so please let us know if this is something that interests you.



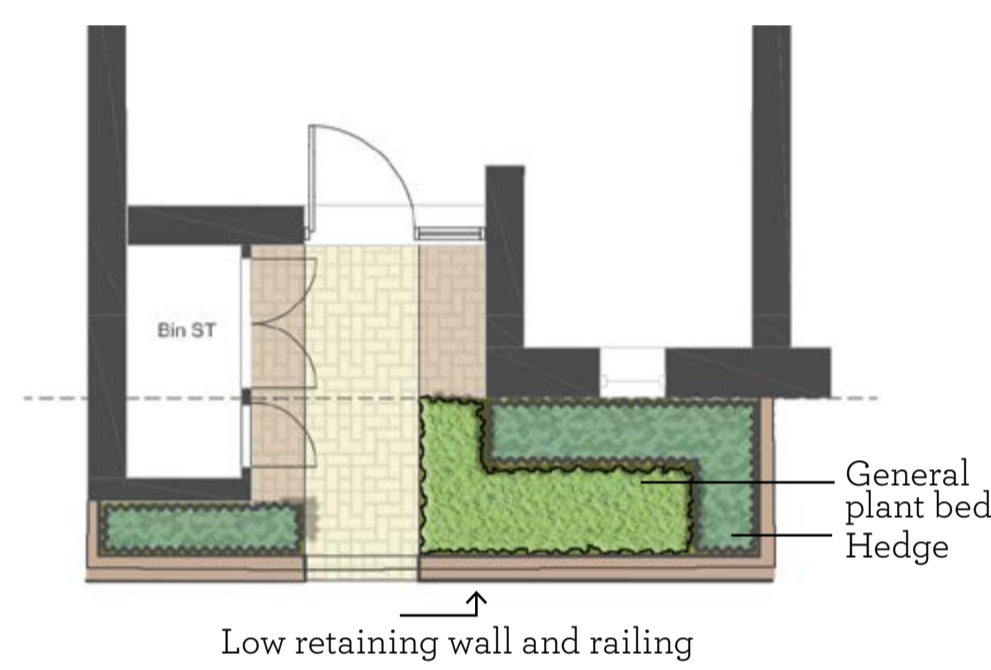
Landscape: front and back gardens

Front gardens

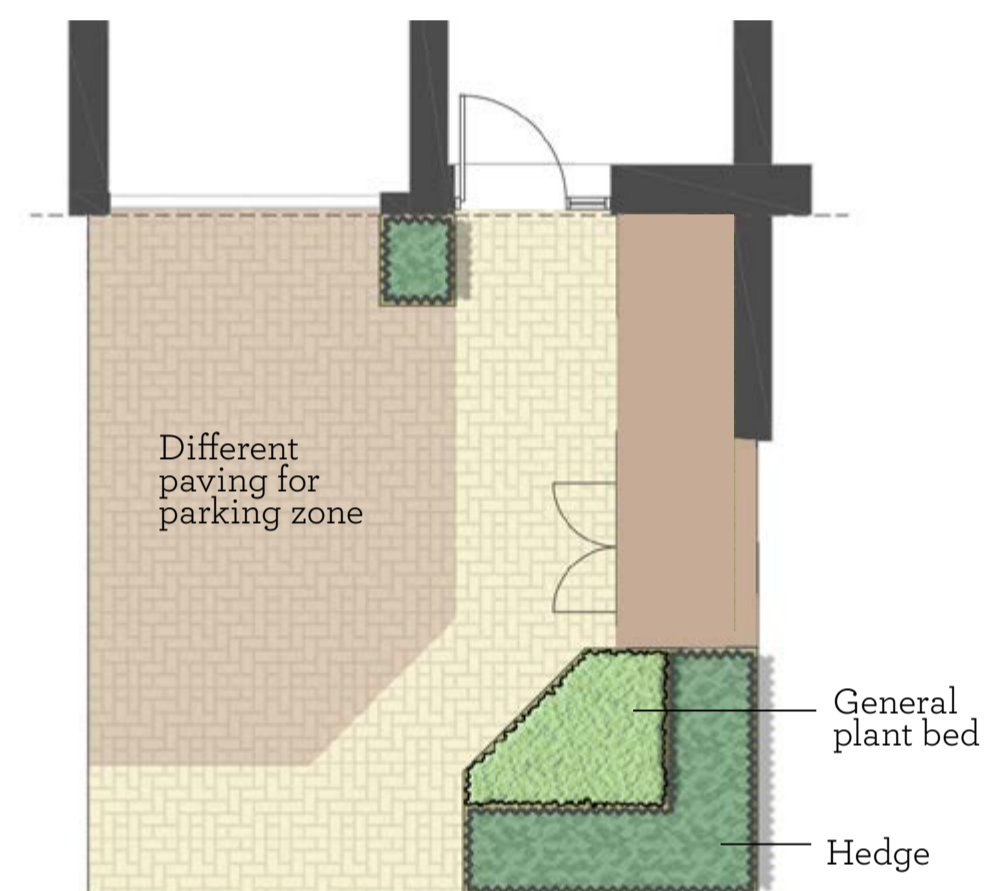
Typical - Mews Street



Typical - 2+ Bed

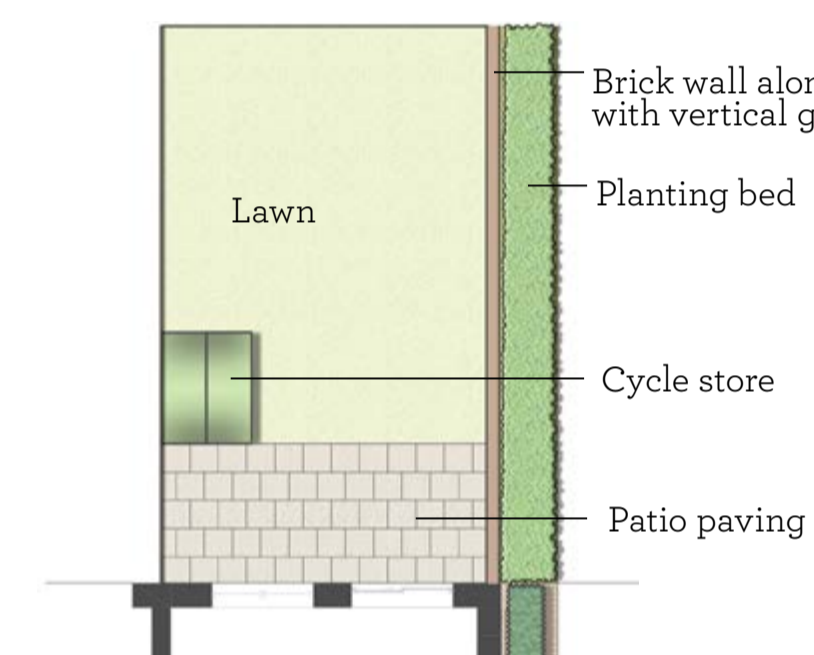


Typical - Front with Parking

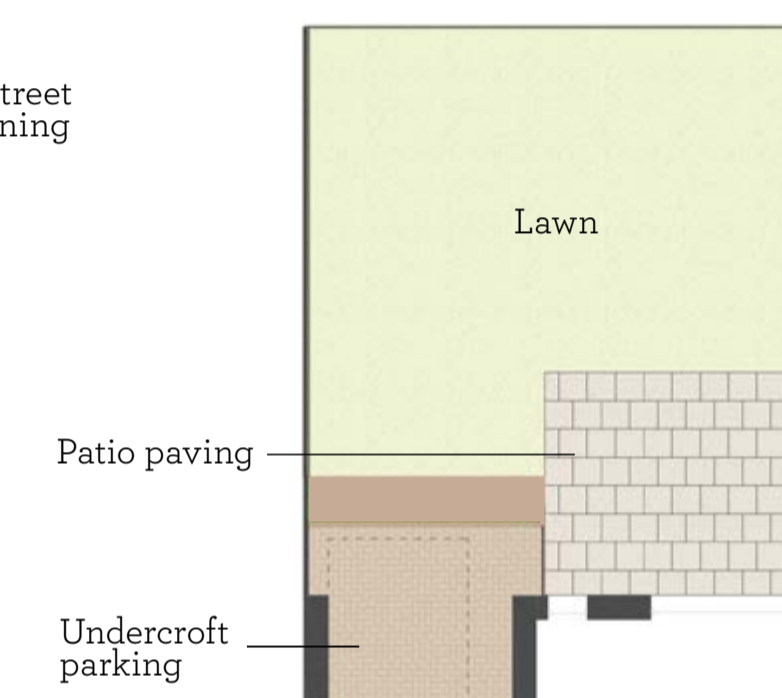


Back gardens

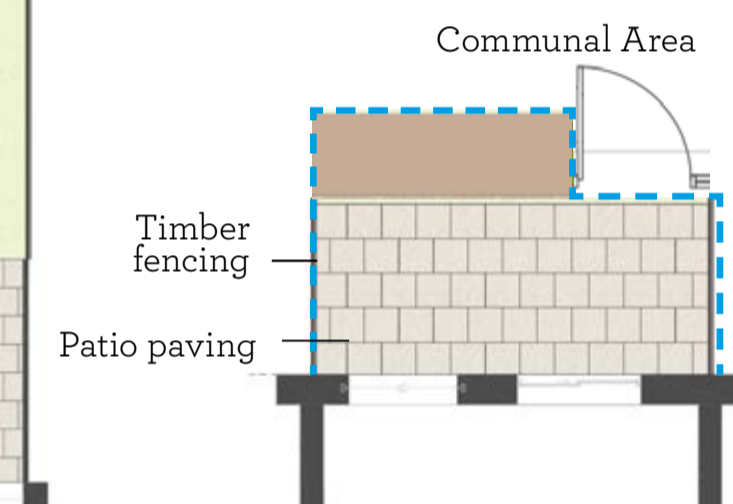
Back garden - 1



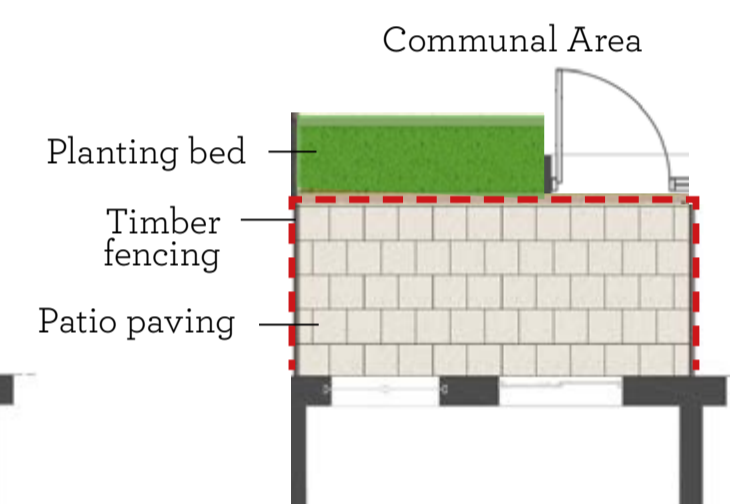
Back garden - 2



Podium private space - 1



Podium private space - 2



Bin storage will be provided if URS (Underground Refuse System) is not adopted by London Borough of Merton.



Examples of the types of front gardens we could build



Examples of the types of gardens and terraces we could build

Streets and traffic calming measures

Shared surface junctions along Acacia Road and Mulholland Close:

The shared road space concept originated in the Netherlands as 'woonerven'. Drivers or riders of motor vehicles are required to travel at walking pace within woonerven and to make allowance for the possible presence of pedestrians and children at play. Particular features of these junctions and the street are:

- The street will be difficult to drive through quickly, with speed reduction measures closely spaced
- Physical appearance of the street changes at the junctions
- At junctions road widths are reduced to discourage speeding
- On street parallel parking is provided along both edges of the street, to slow down cars as they drive by
- Wider footway is provided along southern edge of Acacia Road and Mulholland Close



1



Shared surfaces to slow vehicles

2



Road bends to slow vehicles

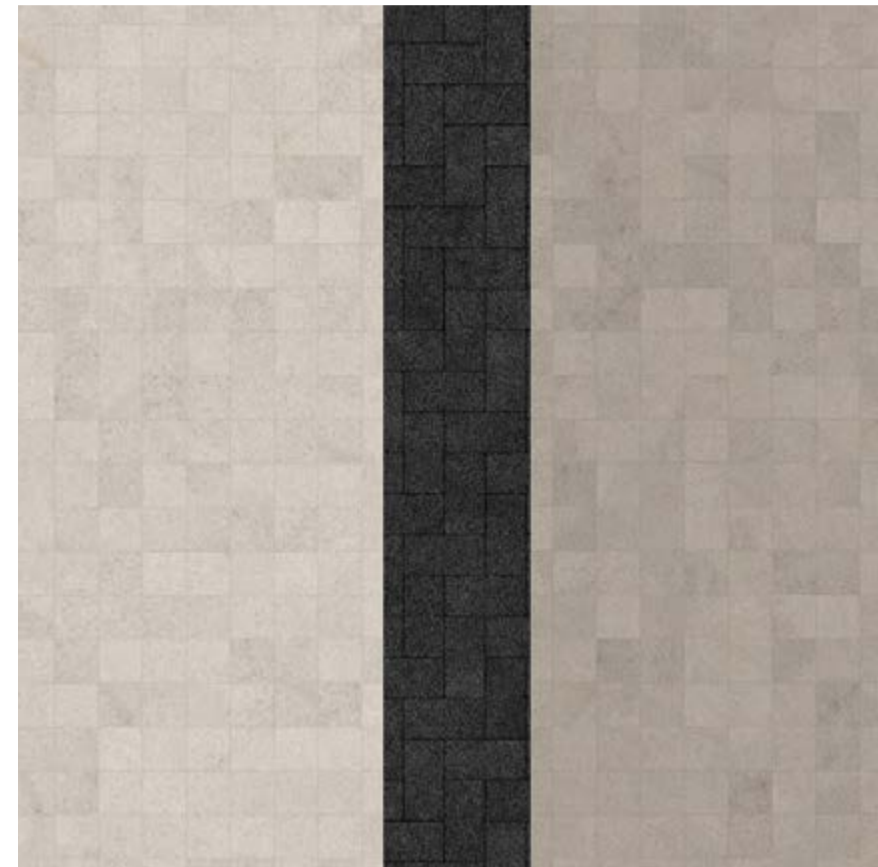
3



Narrow points within the road to slow vehicles

Materials

Squares / shared surface spaces



Stone setts colour 1 / contrasting black stone setts banding / stone setts colour 2



Wildflower meadow planting



Example of a shared surface space

Roofscape



Example of pitched roof - Abode (Proctor & Matthews)



Example of pitched roof - Horsted Park (Proctor & Matthews)

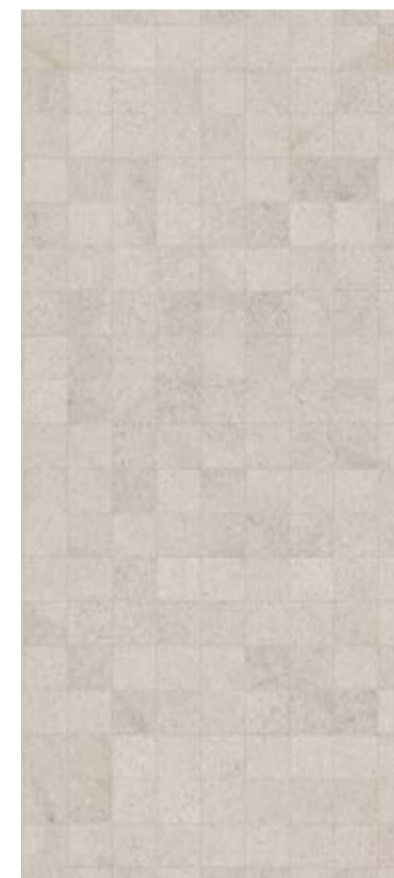


Example of sloped roofscape for flatted buildings

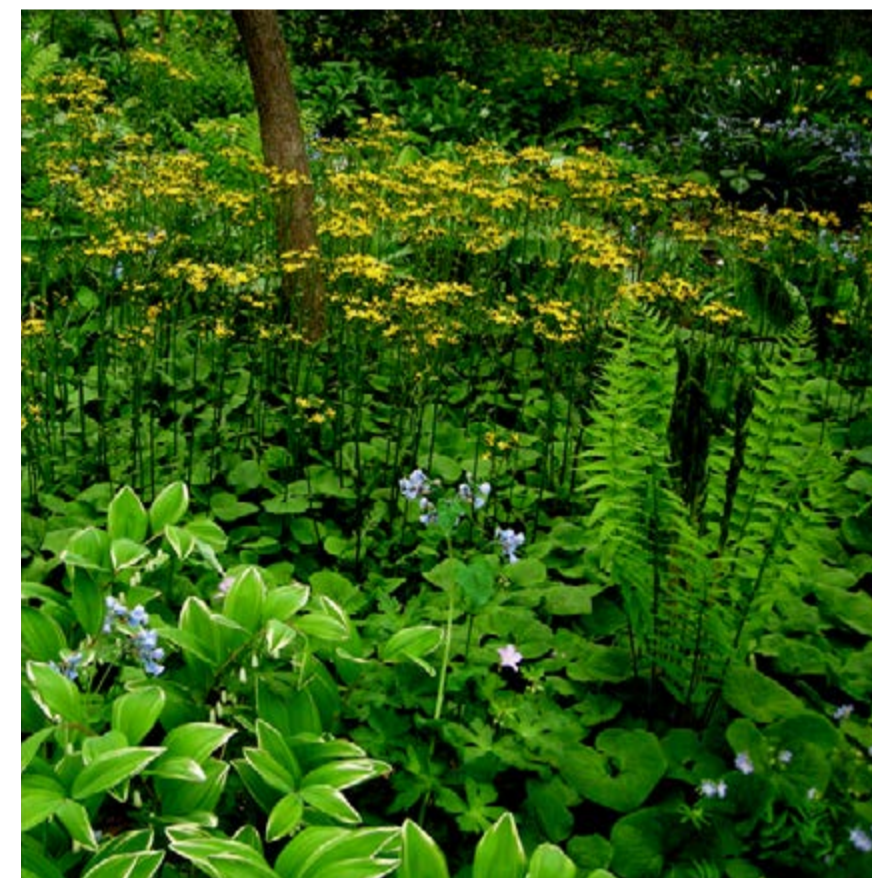
Linear Park



Resin-bound gravel path



Stone setts detail



Woodland planting



Woodchip play areas



Gabion swale steps

Homes



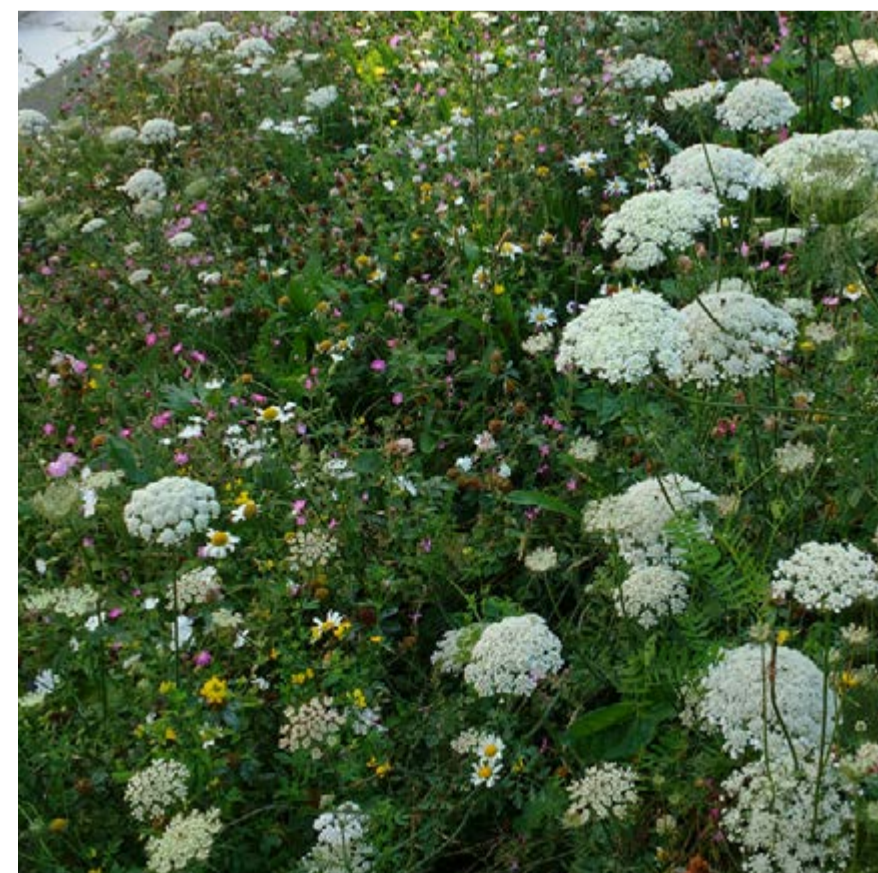
Brick



Brick



Brick examples - Vaudeville Court (Levitt Bernstein)



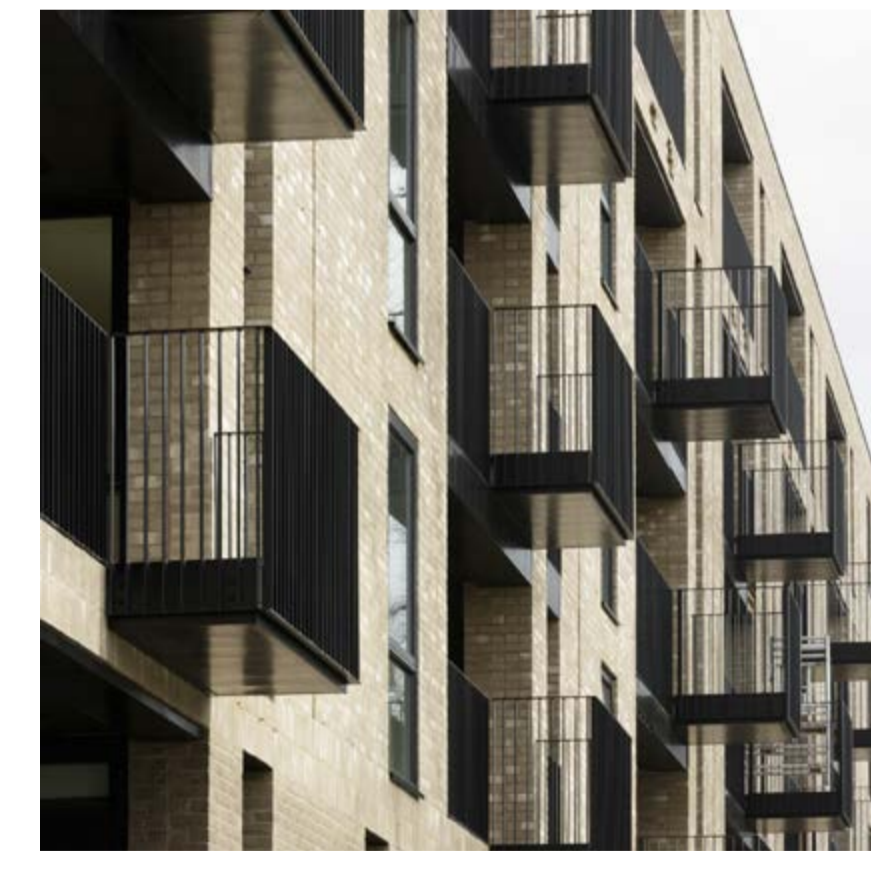
Swale planting



Swale example - Aberfeldy New Village (Levitt Bernstein)



Sedum roof



Projecting metal balconies - Buccleuch House (Levitt Bernstein)



Recessed metal frame balconies - Vaudeville Court (Levitt Bernstein)

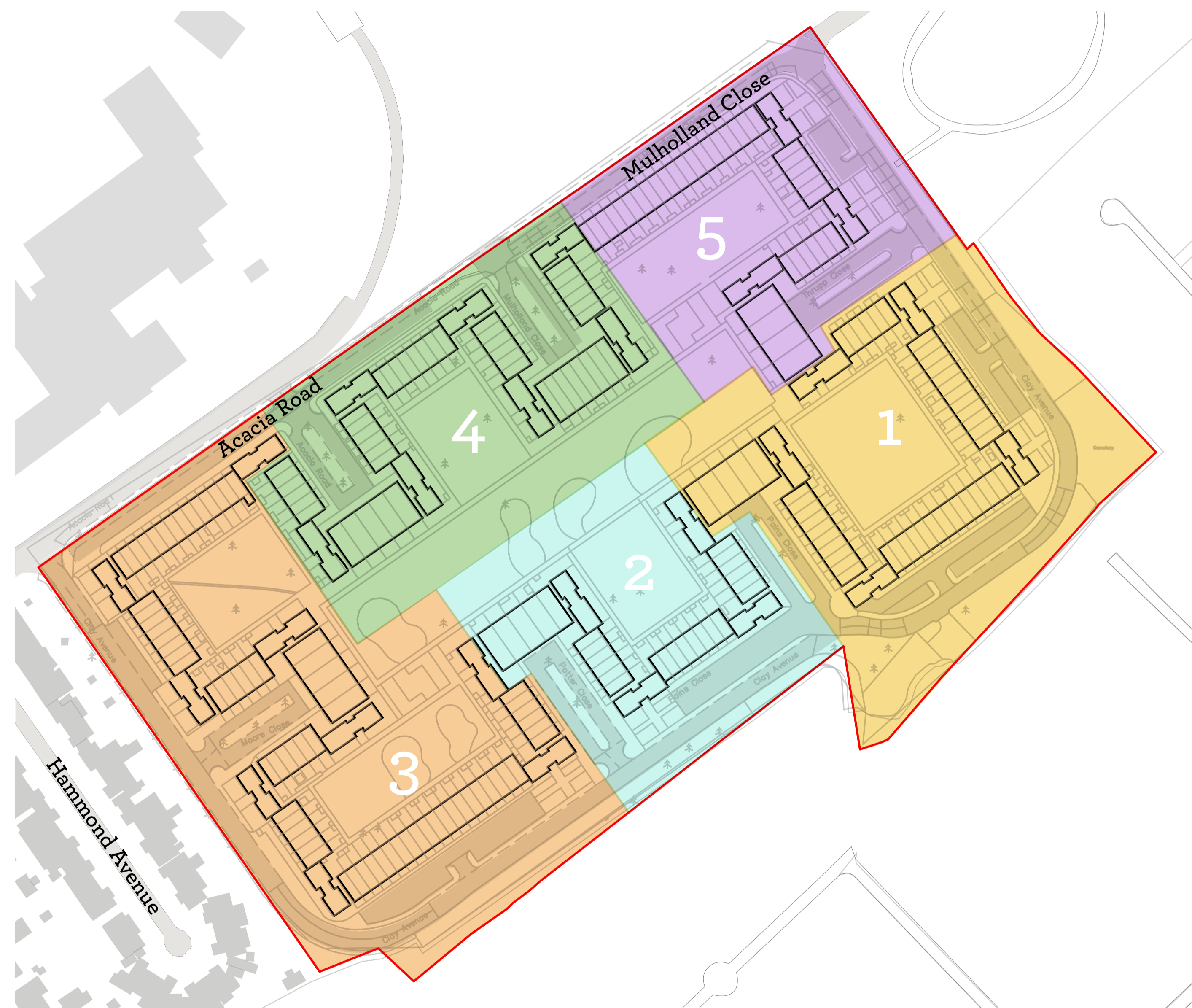


Recessed terraced balconies - Accordia (FCBStudios)

Phasing plan - indicative phase 1

This diagram shows the order in which we propose to rebuild Eastfields if regeneration goes ahead. Planning permission would need to be granted on detailed designs for each shaded area.

The homes that will be affected in phase 1



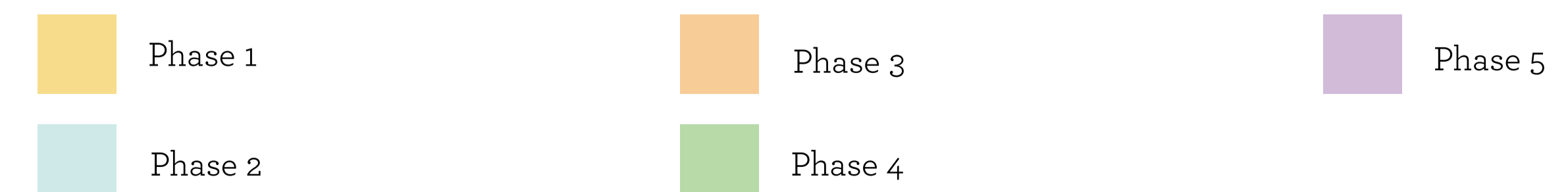
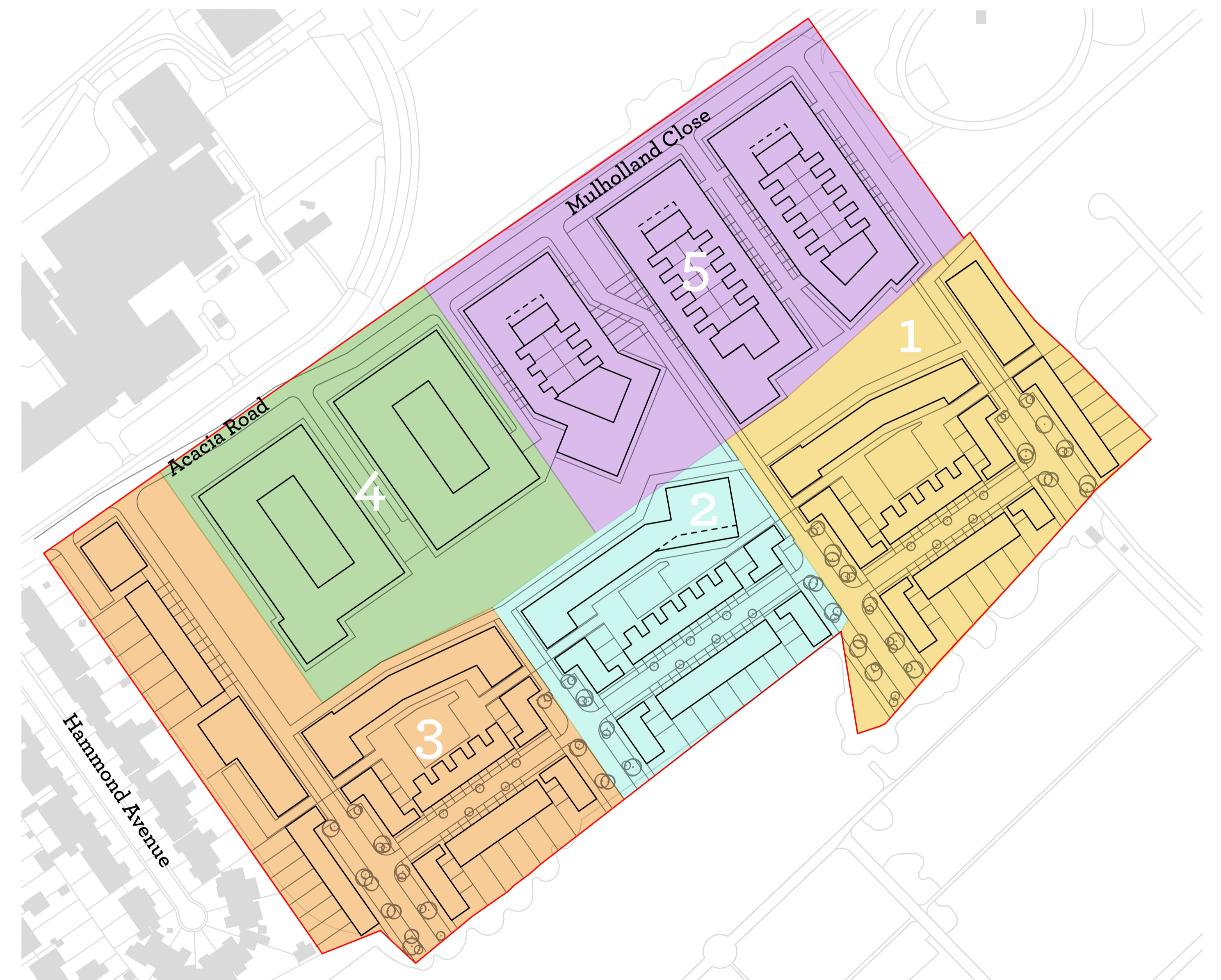
Homes affected in phase 1:

Poins Close: no. 25 - 60
Thrupp Close: no. 1 - 12
Clay Avenue: no. 69 - 110

Phase 1 provides for 102 units:

1 bed flats: 40	6 bed houses: 2
2 bed flats: 20	3 bed maisonettes: 4
3 bed flats: 5	3 bed houses: 29
4 bed houses: 2	

New homes



Next steps

Thank you for attending this masterplan consultation event. Please provide us with your feedback on our proposals for spaces, streets and the central park. A set of technical studies and reports have been prepared as part of the planning application. We have consulted with the Greater London Authority (GLA) and Merton Council's Design Review Panel and their comments have also influenced the masterplan designs.

You will have the chance to view the final masterplan before we submit an outline planning application to Merton Council. A decision will be made about the planning application once Merton Council has confirmed its Estates Local Plan.

If planning permission is granted we would consult with you on detailed designs for each phase before any decisions are made and we'll keep you up to date about the construction process. Noise, vibrations and dust levels will be set and monitored as agreed with Merton Council to make sure these do not reach disruptive levels.



What is an outline planning application?

An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters'.

What are reserved matters?

Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be 'reserved' for later determination) as:

- **'Access'** – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- **'Appearance'** – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- **'Landscaping'** – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
- **'Layout'** – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- **'Scale'** – the height, width and length of each building proposed within the development in relation to its surroundings.