

# The vision for your neighbourhood





# The masterplan layout





# Character of the new neighbourhood

## View of formal entrance to the green

Taller buildings are located along Acacia Road, facing the school and helping to create a strong building edge to the street with clear entrances into the neighbourhood.



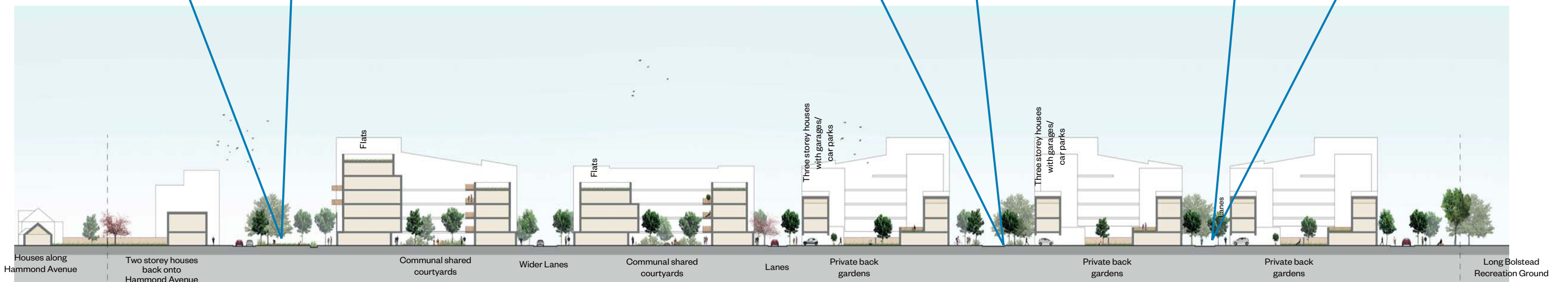
## View down wider lane

The central linear park links Acacia Road to the Streatham Park Cemetery edge and Long Bolstead Recreation Ground in the east, the formal entrance green is well overlooked and leads into central park.



## View of lanes

Streets in the north will have 3-4 storey flats and houses along narrow mews like lanes, these are quieter residential streets with priority for pedestrians and cyclists.





# Character of the new neighbourhood

## Acacia Road

There will be some retail uses along Acacia Road. This could be a corner shop, café or additional uses which may suit this location from across the BMX track.



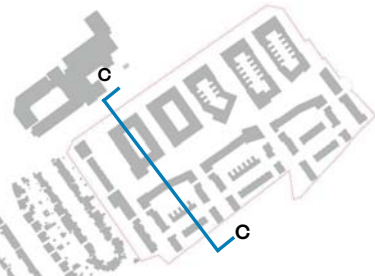
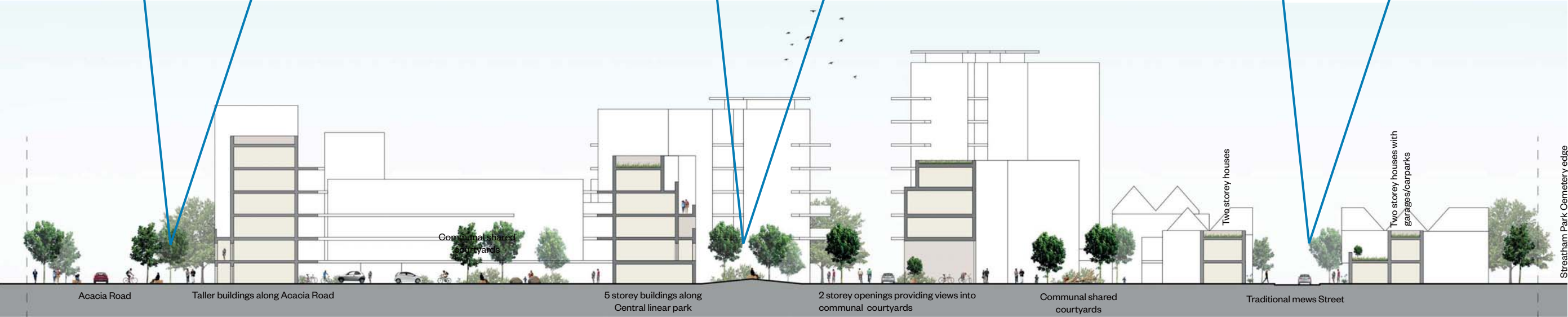
## Central linear park

The Central Linear Park runs through the neighbourhood, with a range of play areas, seating spaces and interesting meadow planting – this will be well enclosed by 5 storey buildings with homes and balconies overlooking this neighbourhood space.



## View of Belvedere (Clay Avenue)

This street is a traditional mews street with a shared surface route, encouraging slow car speeds and greater pedestrian and cyclist activity.





# The landscape design

## ① Housing courts



## ② Central park



## ③ Lanes



### ① Housing Courts

These are special places along the Belvedere which allow long views into the cemetery. Houses overlook and directly open onto these shared surface spaces. Tree planting and planter beds are used to create breaks along the parking areas on both sides of the street of the street.

### ② Central park

The Central linear park runs through the neighbourhood, with a range of play areas, seating spaces and meadow planting. The swale runs along the southern edge of the park, and is a unique feature which could also be used for play in dry seasons.

### ③ Lanes

The lanes are the intimate residential streets with houses and informal front gardens with tree planting.





# The Play Areas



1



Imaginative Play area

2



Local Play area

3



Doorstep Play area



# Streets and traffic calming measures

The shared road space means that car drivers or motorcyclists are required to travel at walking pace along the road. This is to make allowance for pedestrians and children at play.

Features include:

- Speed reduction measures
- Changes to the appearance of the street at junctions
- Road widths reduced to discourage speeding at junctions
- On street parallel parking along both edges of the street - to slow down cars as they drive by
- A wider footway provided along the southern edge of Acacia Road and Mulholland Close



1



Shared surfaces to slow vehicles

2



Road bends to slow vehicles

3



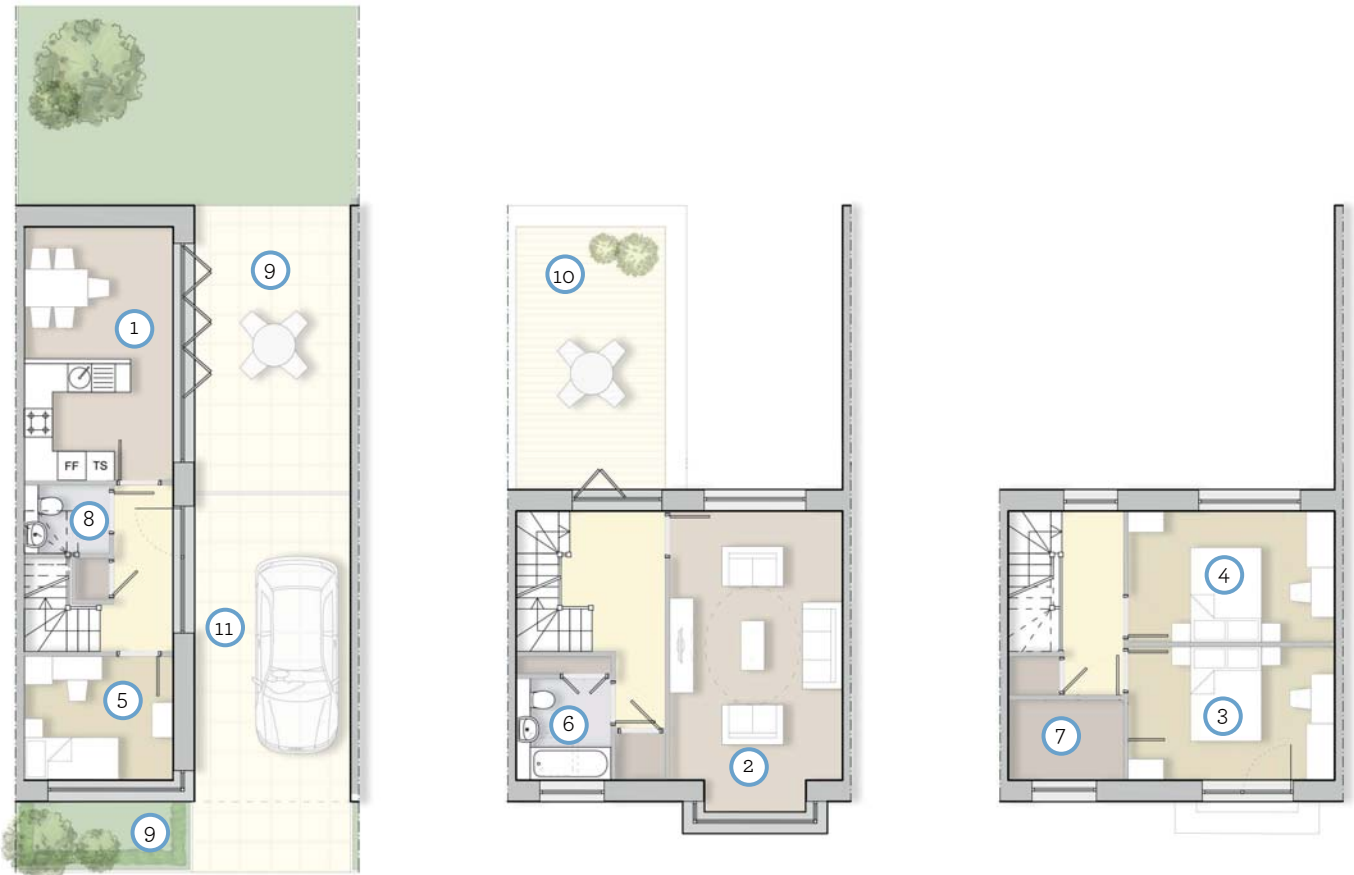
Narrow points within the road to slow vehicles



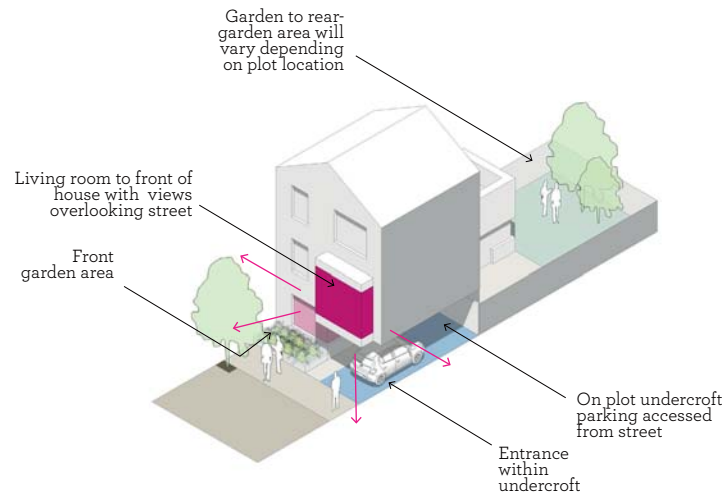
# Example house types

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

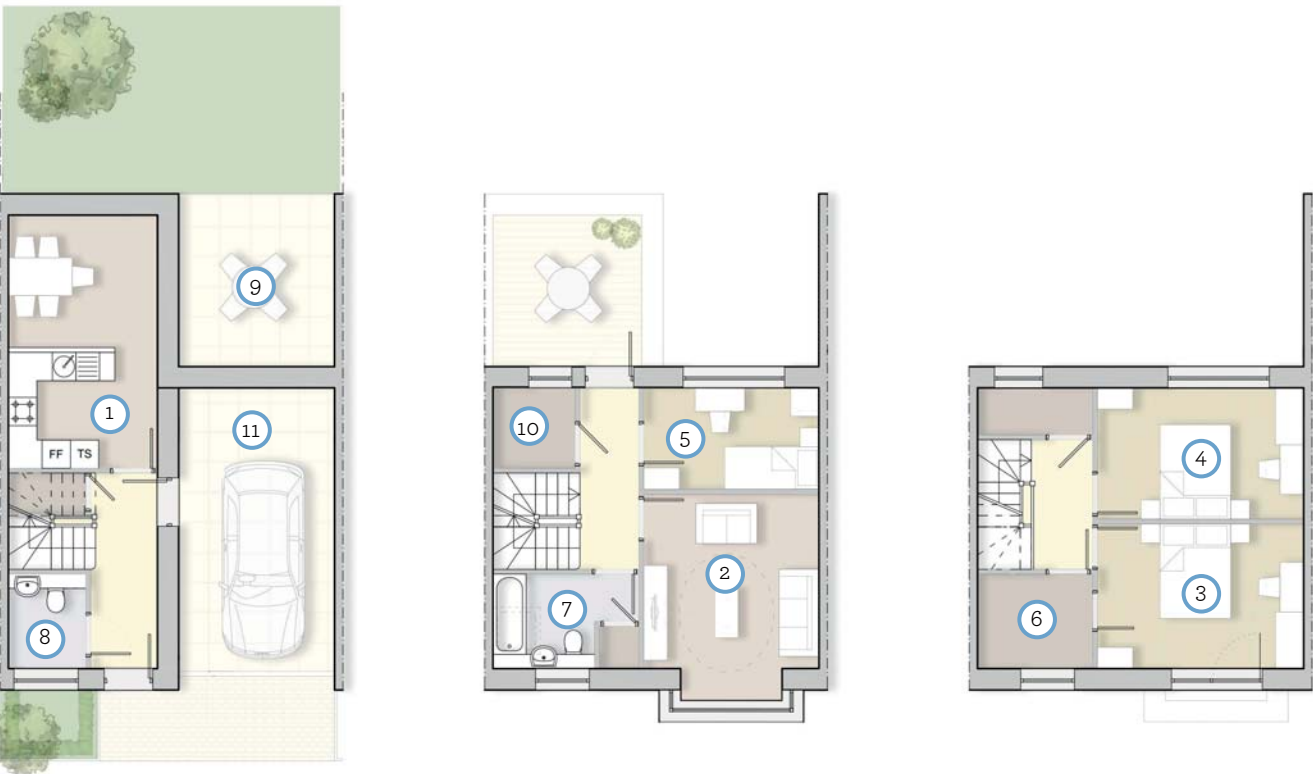
## 1 3 storey 3 bedroom house with carport



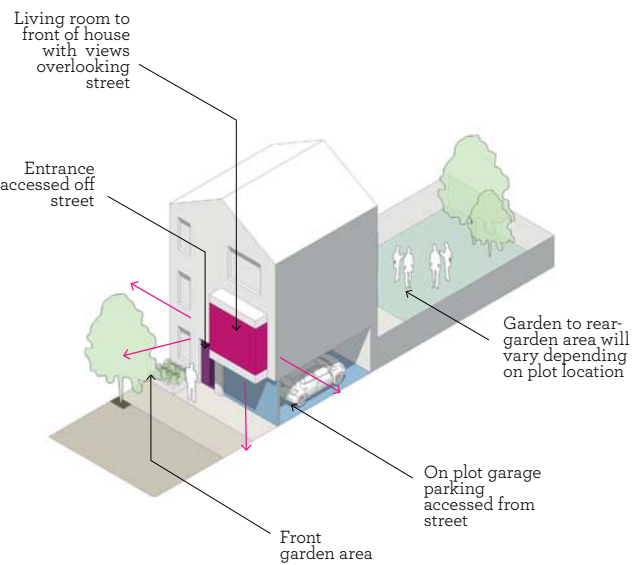
- 1 kitchen / dining
- 2 living room
- 3 master bedroom
- 4 double bedroom
- 5 single bedroom / study
- 6 bathroom
- 7 additional storage space
- 8 downstairs WC
- 9 garden
- 10 terrace
- 11 car port
- storage



## 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

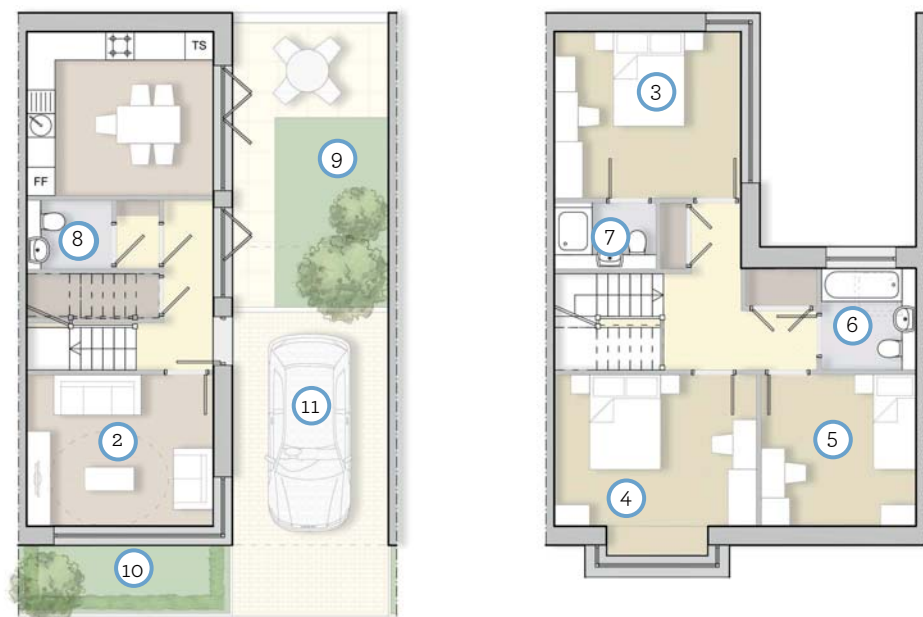




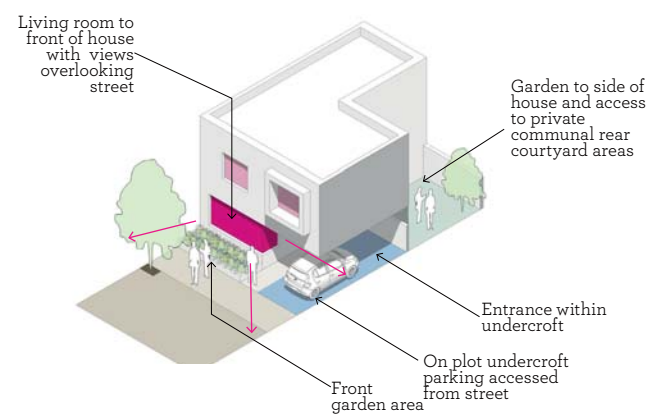
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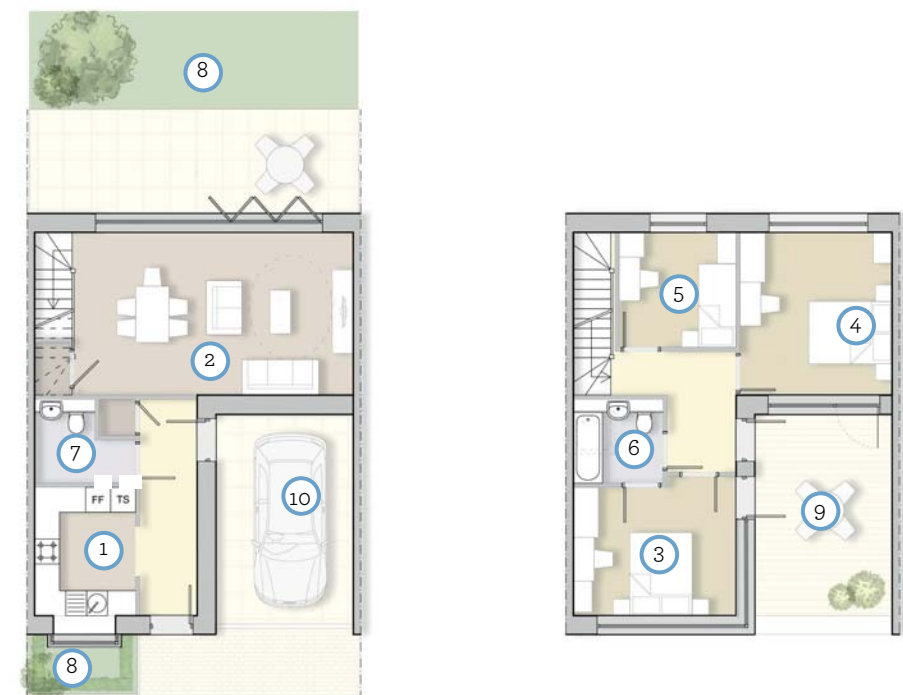
## ③ 2 storey 3 bedroom courtyard house with carport



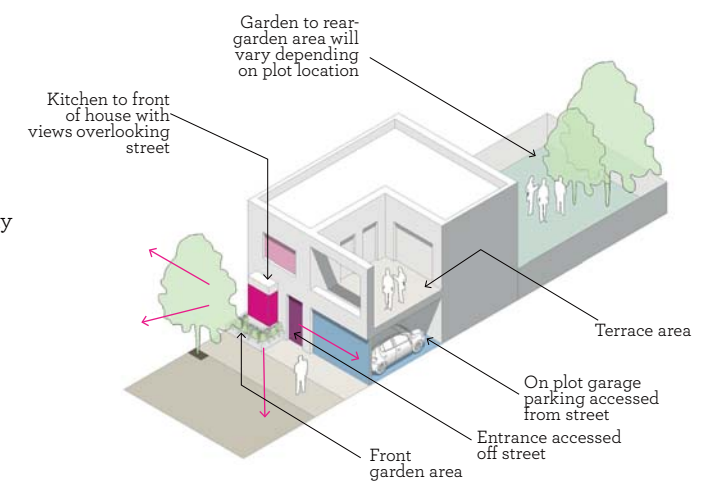
- ① kitchen / dining
- ② living room
- ③ master bedroom
- ④ double bedroom
- ⑤ single bedroom / study
- ⑥ bathroom
- ⑦ additional storage space
- ⑧ downstairs WC
- ⑨ back garden
- ⑩ front garden
- ⑪ car port
- storage



## 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

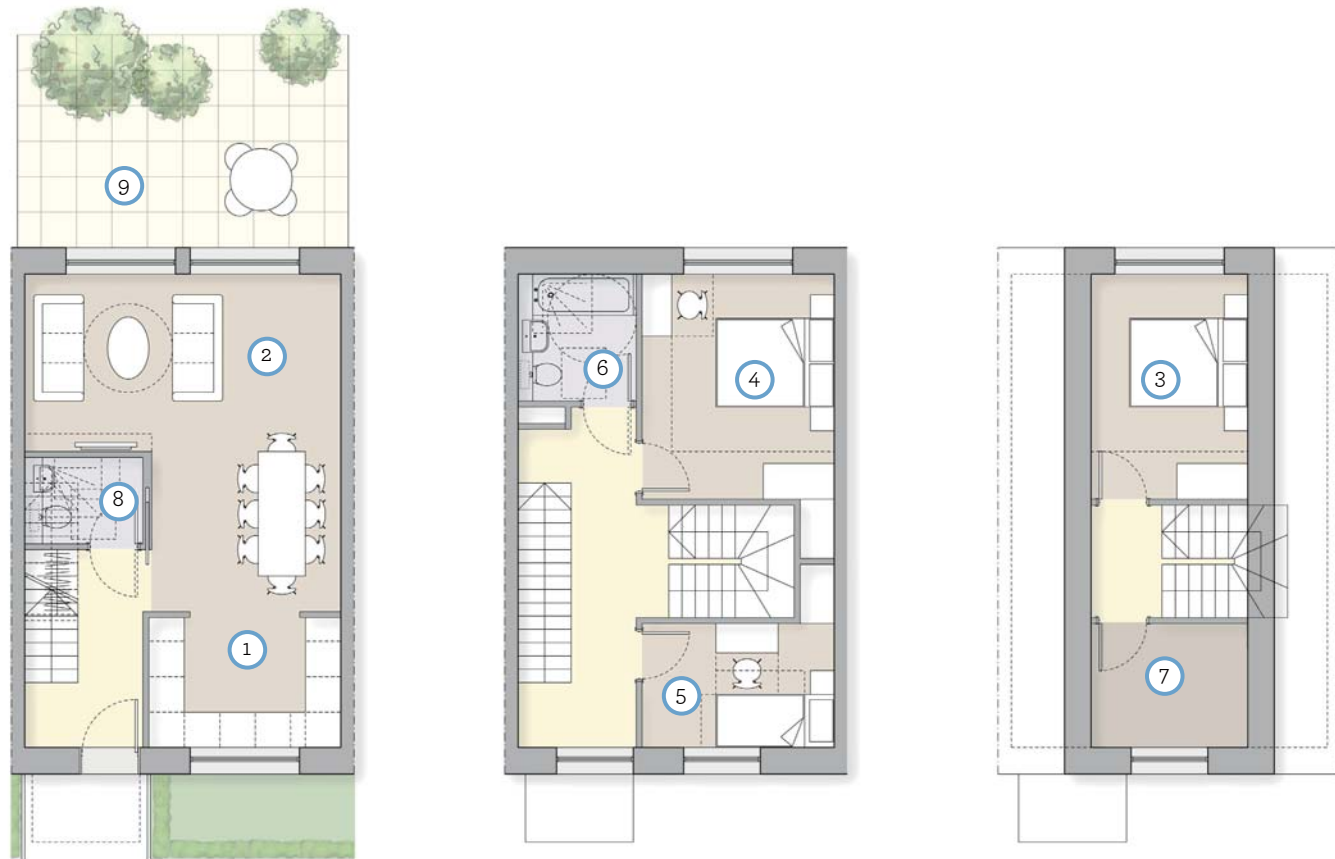




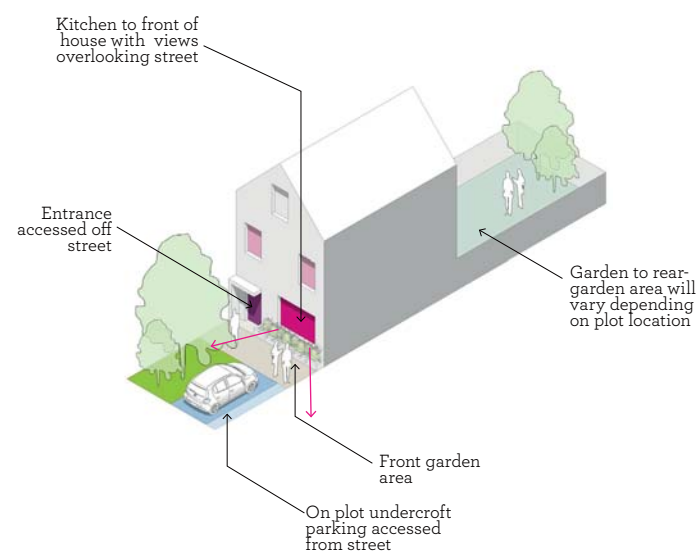
# Example house types

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 to front



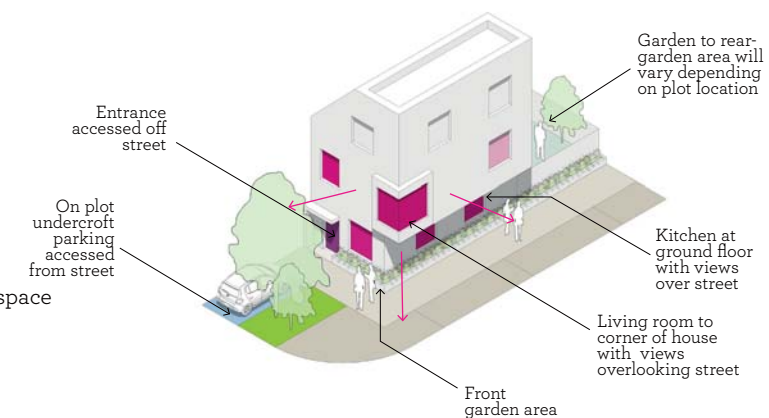
- ① kitchen / dining
- ② living room
- ③ master bedroom
- ④ double bedroom
- ⑤ single bedroom / study
- ⑥ bathroom
- ⑦ additional storage space
- ⑧ downstairs WC
- ⑨ garden
- storage



## 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
- storage





# Example house types

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

## 7 2 storey 2 bedroom house with garage



## 8 3 bedroom 5 person stacked maisonettes (maisonette above a maisonette) with covered parking





# Example flat 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

2 bedroom 4 person flat



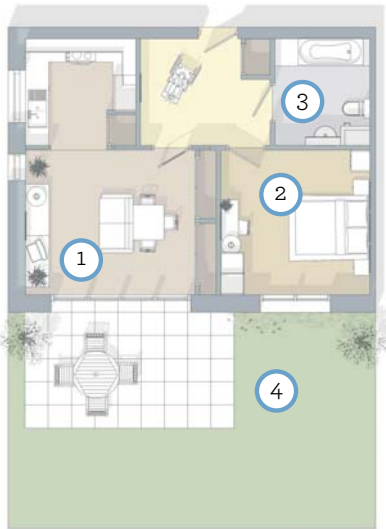
- 1 living / kitchen / dining
- 2 bedroom 1
- 3 bedroom 2
- 4 bathroom
- 5 balcony
- storage

3 Bedroom 5 person flat



- 1 kitchen/dining
- 2 master bedroom
- 3 second bedroom
- 4 single bedroom
- 5 bathroom
- 6 WC
- 7 balcony
- total storage

1 bedroom 2 person wheelchair accessible flat



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

Example Images on Internal spaces



01. Living



02. Dining and kitchen



03. Bedroom

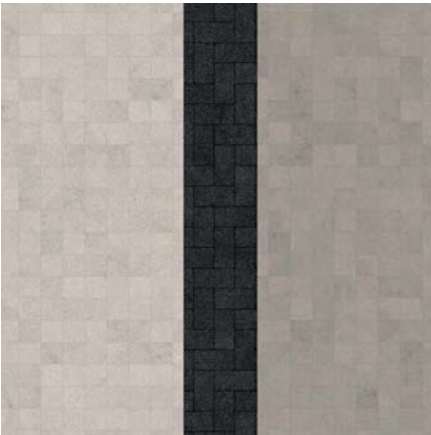


04. Bathroom



# 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)



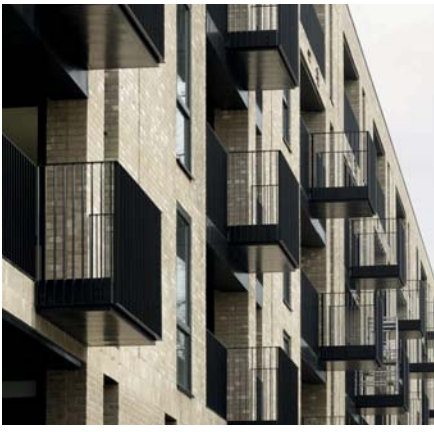
Swale planting



Swale example - Aberfeldy New Village (Levitt Bernstein)



Sedum roof



Projecting metal balconies - Buccleuch House (Levitt Bernstein)



Recessed metal frame balconies - Vaudeville Court (Levitt Bernstein)



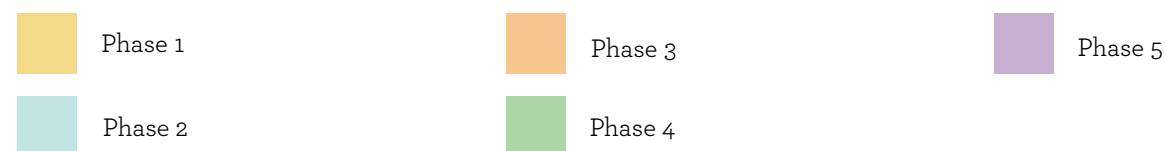
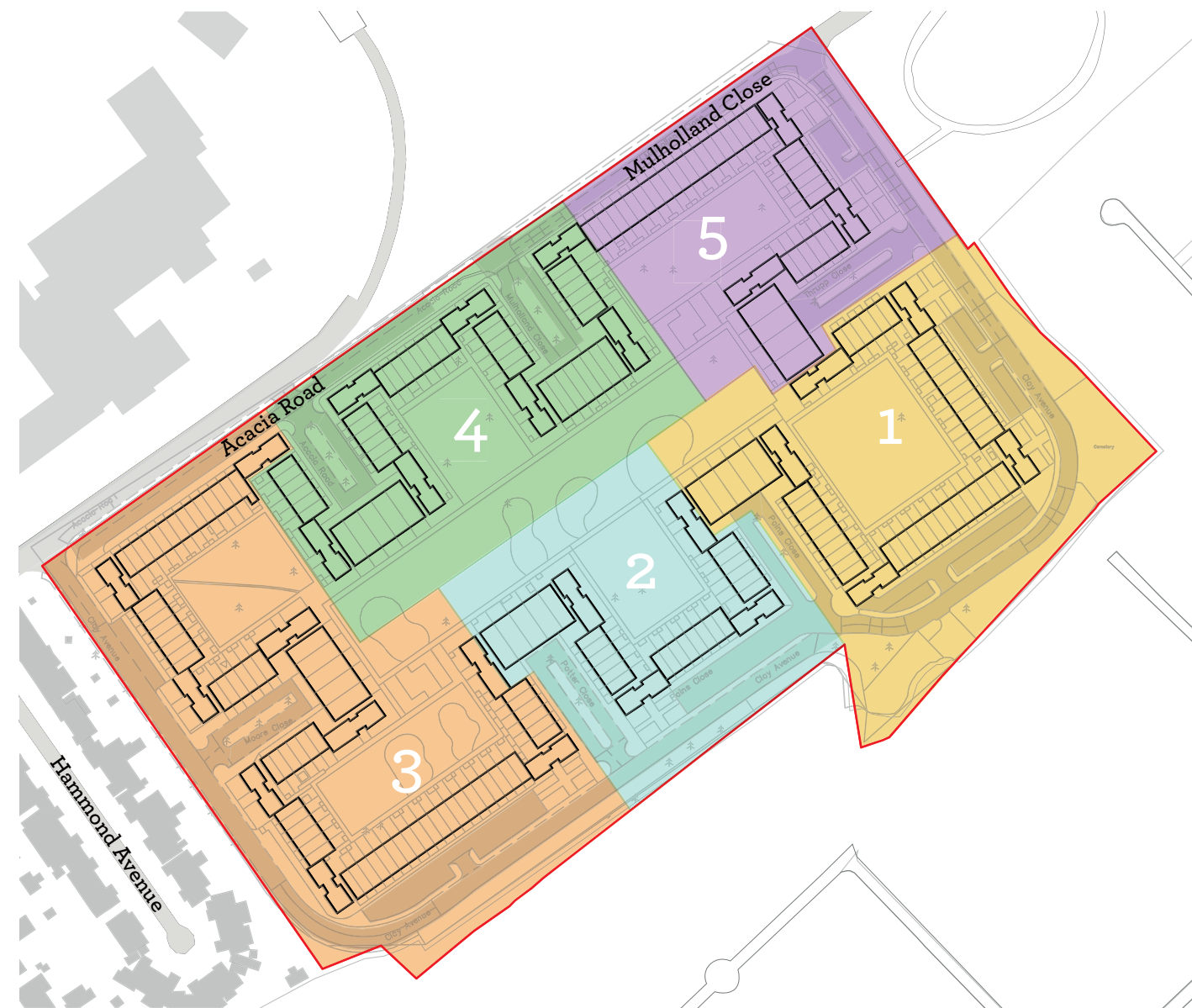
Recessed terraced balconies - Accordia (FCBStudios)



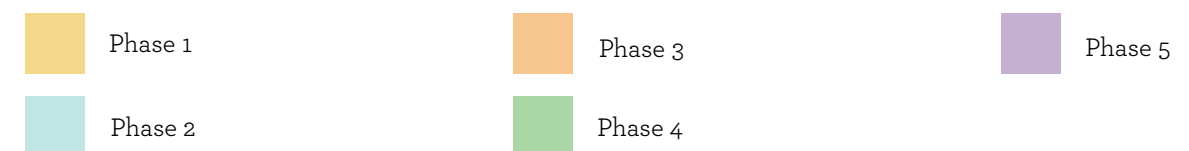
# Phasing plan - indicative phase 1

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 phasing plan over the existing neighbourhood



## The phasing plan over the new neighbourhood





# Next steps

Thank you for attending this masterplan exhibition.

We intend to submit a planning application to Merton Council in December. The outline planning application includes information about the scale, layout and access routes for a new neighbourhood.

If we receive planning approval for the outline application we will consult with you about specific details, including building materials, landscaping and layouts for each phase.



## What is an outline planning application?

An application for outline planning permission allows for a decision on the general principles of how a neighbourhood can be developed. Once outline planning permission is granted approval is needed for 'reserved matters'.

## What are reserved matters?

Reserved matters are specific details for a development including:

- **'Access'** – the accessibility to and within the neighbourhood for vehicles, cycles and pedestrians.
- **'Appearance'** – architecture, materials, decoration, lighting, colour and texture of buildings.
- **'Landscaping'** – Including the laying out or provision of gardens, courts, squares, water features, sculpture or public art.
- **'Layout'** – the way in which buildings, routes and open spaces within the neighbourhood 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 neighbourhood in relation to its surroundings.