

We have been updating Phase 1 to improve the design of the homes and the outside spaces. 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 have a read through the proposals on these boards and fill in a feedback form to provide us with your comments.



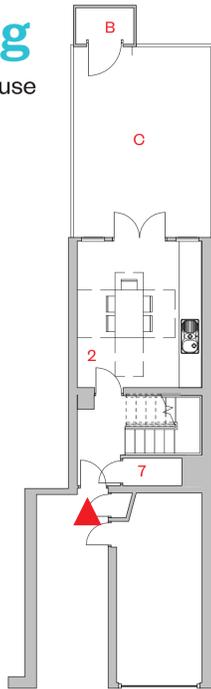
What has changed since the last consultation:

- ① Juliette balconies added to 3-storey houses
- ② Rear elevation of flat blocks developed and size of access decks has increased
- ③ Extent of Phase 1 increased to provide outdoor gym in first phase
- ④ Appearance of Sparks design has been developed
- ⑤ Community Room designs have been developed

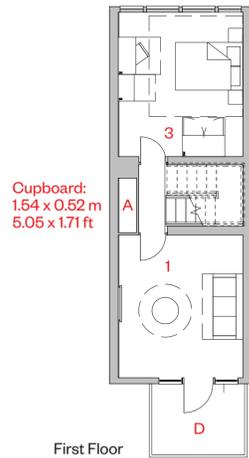


Existing

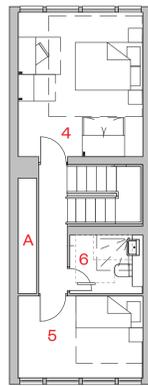
3-Bedroom House



Ground Floor



First Floor



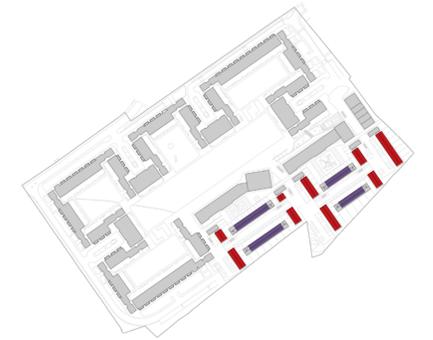
Second Floor

Cupboard: 1.54 x 0.52 m
5.05 x 1.71 ft

Cupboard: 3.26 x 0.52 m
10.7 x 1.71 ft

EXISTING 3-STORY HOUSE

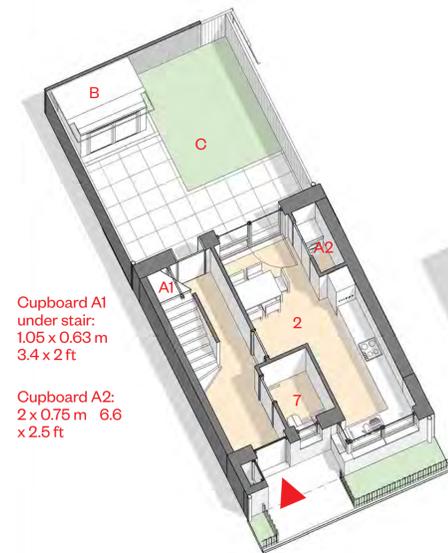
Total Internal Area	97.4 m ² / 1048 ft ²
1 Living (3.5 x 4m / 11.5 x 13.1ft)	14 m ² / 153 ft ²
2 Kitchen/Dining (3.5 x 4.1m / 11.5 x 13.5ft)	14.4 m ² / 155 ft ²
3 Bedroom (3.5 x 4.1m / 11.5 x 13.5ft)	14.4 m ² / 155 ft ²
4 Bedroom (3.5 x 4.1m / 11.5 x 13.5ft)	14.4 m ² / 155 ft ²
5 Bedroom (3.5 x 2.3m / 11.5 x 7.5ft)	8 m ² / 86 ft ²
6 Bathroom (1.6 x 2.1m / 5.2 x 6.9ft)	3.4 m ² / 37 ft ²
7 WC (0.8 x 1.7m / 2.6 x 5.6ft)	1.36 m ² / 14.6 ft ²
A Cupboard spaces	2.5 m ² / 27 ft ²
B Garden Shed	1.7 m ² / 18 ft ²
C Rear Garden	21 m ² / 226 ft ²
D Balcony	5.2 m ² / 56 ft ²



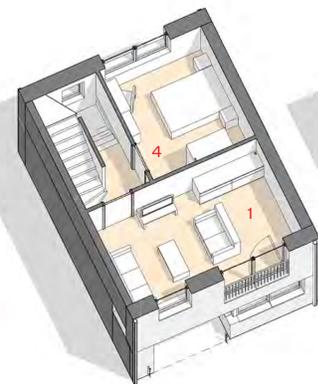
LOCATION PLAN

Proposed

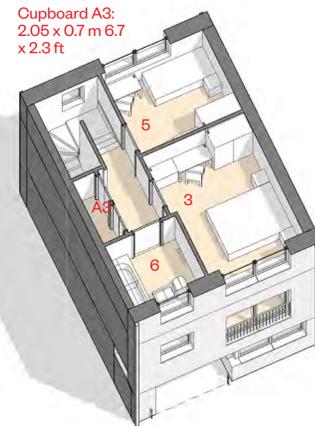
3-Bedroom / 5-Person House



Ground Floor



First Floor



Second Floor

Cupboard A1 under stair: 1.05 x 0.63 m
3.4 x 2 ft

Cupboard A2: 2 x 0.75 m 6.6 x 2.5 ft

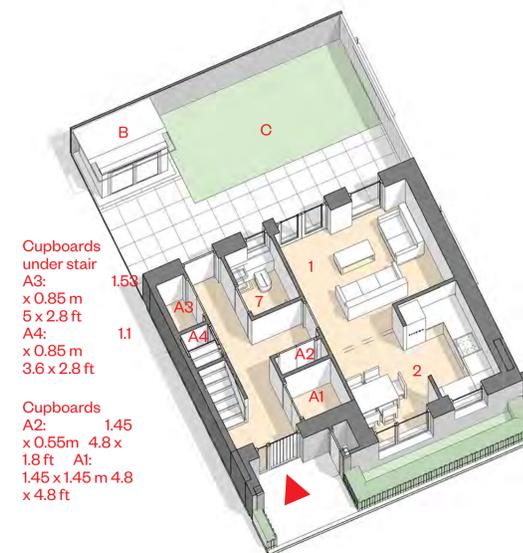
Cupboard A3: 2.05 x 0.7 m 6.7 x 2.3 ft

3-STORY BELVEDERE HOUSE

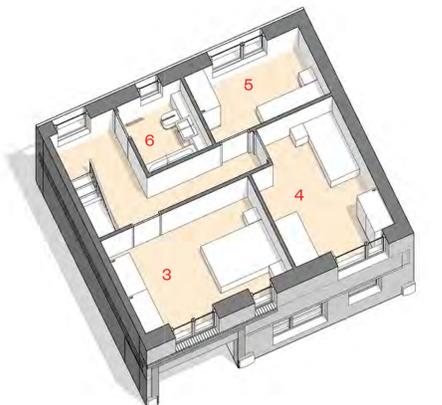
National Housing Standard	99 m ² / 1066 ft ²
Total Internal Area	104 m ² / 1119 ft ²
1 Living (5.3 x 3m / 17.4 x 9.8 ft)	16 m ² / 172 ft ²
2 Kitchen/Dining (3.2m wide / 6.7m long) (10.5ft wide / 22ft long)	16.6 m ² / 179 ft ²
3 Bedroom (4 x 3.2m / 13.1 x 10.5ft)	12.3 m ² / 132 ft ²
4 Bedroom (3.6 x 3.2m / 11.8 x 10.5ft)	11.5 m ² / 123 ft ²
5 Bedroom (2.6 x 3.2m / 8.5 x 10.5ft)	8.4 m ² / 90 ft ²
6 Bathroom (2 x 2.2m / 6.6 x 7.2ft)	4.40 m ² / 47 ft ²
7 WC / Shower (2 x 1.45m / 6.6 x 4.8ft)	2.90 m ² / 31 ft ²
A Cupboard spaces	3.5 m ² / 38 ft ²
B Bike Shed (external)	4.5 m ² / 48 ft ²
C Rear Garden (excl. shed)	27 m ² / 291 ft ²

2-STORY MEWS HOUSE

National Housing Standard	93 m ² / 1001 ft ²
Total Internal Area	97 m ² / 1044 ft ²
1 Living (4.1 x 3.3m / 13.5 x 10.8ft)	13.5 m ² / 145 ft ²
2 Kitchen/Dining (4.1 x 3.1m / 13.5 x 10.2ft)	12.7 m ² / 137 ft ²
3 Bedroom (3 x 4.6m / 9.8 x 15ft)	14 m ² / 151 ft ²
4 Bedroom (3.1 x 4.2m / 10 x 13.8ft)	12.1 m ² / 130 ft ²
5 Bedroom (3.6 x 2.2m / 11.8 x 7.2ft)	7.8 m ² / 84 ft ²
6 Bathroom (2 x 2.2m / 6.6 x 7.2ft)	4.40 m ² / 47 ft ²
7 WC / Shower (2 x 1.45m / 6.6 x 4.8ft)	2.90 m ² / 31 ft ²
A Cupboard spaces	4.65 m ² / 50 ft ²
B Bike Shed (external)	4.5 m ² / 48 ft ²
C Rear Garden (excl. shed)	36 m ² / 388 ft ²



Ground Floor



First Floor

Cupboards under stair A3: x 0.85 m 5 x 2.8 ft A4: x 0.85 m 3.6 x 2.8 ft

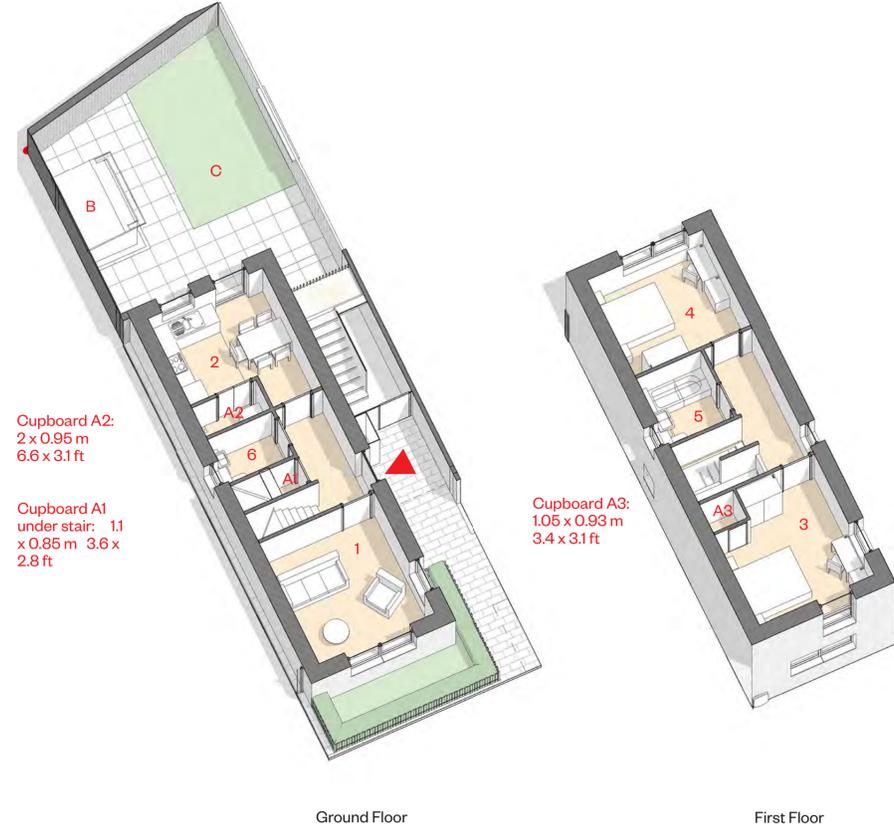
Cupboards A2: 1.45 x 0.55m 4.8 x 1.8 ft A1: 1.45 x 1.45 m 4.8 x 4.8 ft

Type 01: 3-storey Belvedere House

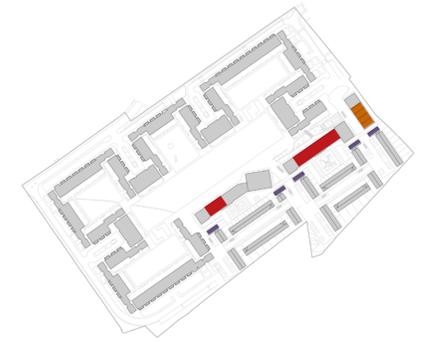
Type 02: 2-storey Mews House

Proposed

2-Bedroom / 4-Person Maisonette



3-Bedroom / 5-Person Typical Maisonette



LOCATION PLAN

Type 01

BELVEDERE STACKED MAISONETTE

National Housing Standard	79 m2 / 850 ft2
Total Internal Area	82 m2 / 883 ft2
1 Living (3.6 x 4.0m / 11.8 x 13.1ft)	14.4 m2 / 155 ft2
2 Kitchen/Dining (3.6m wide / 3.9m long / 11.8ft wide / 12.8ft long)	12 m2 / 129 ft2
3 Bedroom (3.6 x 4m / 11.8 x 13.1ft)	13.3 m2 / 143 ft2
4 Bedroom (3.6 x 3.2m / 11.8 x 10.5ft)	11.4 m2 / 123 ft2
5 Bathroom (2 x 2.2m / 6.6 x 7.2ft)	4.40 m2 / 47 ft2
6 WC / Shower (2 x 1.45m / 6.6 x 4.8ft)	2.90 m2 / 31 ft2
A Cupboard spaces	3.8 m2 / 41 ft2
B Bike Shed (external)	4.5 m2 / 48 ft2
C Rear Garden (excl. shed)	+28 m2 / +30 ft2

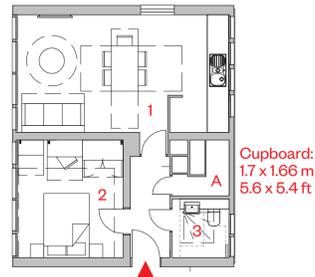
Type 02

BLOCK C & D MAISONETTE

National Housing Standard	93 m2 / 1001 ft2
Total Internal Area	102 m2 / 1098 ft2
1 Living/Dining (5.8 x 3.6m / 19 x 11.8ft)	20.9 m2 / 225 ft2
2 Kitchen (2.2m wide / 4.4m long) (7.2ft wide / 14.4ft long)	11.5 m2 / 124 ft2
3 Bedroom (4.2 x 2.8m / 13.8 x 9.2ft)	12 m2 / 129 ft2
4 Bedroom (4 x 3.7m / 13.1 x 9.8ft)	13.5 m2 / 145 ft2
5 Bedroom (2.2 x 3.5m / 7.2 x 11.5ft)	7.8 m2 / 84 ft2
6 Bathroom (2 x 2.2m / 6.6 x 7.2ft)	4.40 m2 / 47 ft2
7 WC / Shower (2 x 1.45m / 6.6 x 4.8ft)	2.90 m2 / 31 ft2
A Cupboard spaces	5 m2 / 54 ft2
B Bike Shed (external)	4.5 m2 / 48 ft2
C Front Terrace	12.8 m2 / 138 ft2
D Rear Terrace (excl. shed)	17.8 m2 / 192 ft2
E Balcony	3 m2 / 33 ft2

Existing

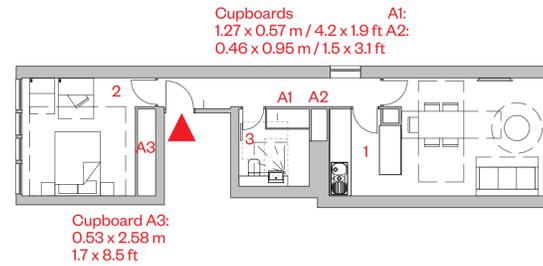
1-Bedroom Flat



Cupboard:
1.7 x 1.66 m
5.6 x 5.4 ft

Type 01

Total Internal Area	45.5 m ² / 490 ft ²
1 Living/Kitchen/Dining	22.5 m ² / 242 ft ²
2 Bedroom	11 m ² / 118 ft ²
3 Bathroom	3 m ² / 32 ft ²
A Cupboard space	2.8 m ² / 30 ft ²



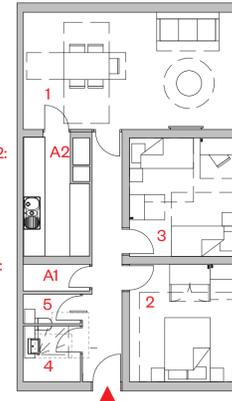
Cupboards
A1: 1.27 x 0.57 m / 4.2 x 1.9 ft
A2: 0.46 x 0.95 m / 1.5 x 3.1 ft

Cupboard A3:
0.53 x 2.58 m
1.7 x 8.5 ft

Type 02

Total Internal Area	46.3 m ² / 498 ft ²
1 Living/Kitchen/Dining	20.5 m ² / 221 ft ²
2 Bedroom	12.3 m ² / 132 ft ²
3 Bathroom	4 m ² / 43 ft ²
A Cupboard spaces	2.5 m ² / 27 ft ²

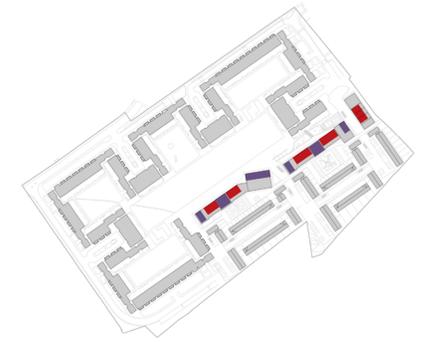
2-Bedroom Flat



Cupboard A2:
0.5 x 1.29 m
1.6 x 4.2 ft

Cupboard A1:
1.97 x 0.79 m
6.5 x 2.6 ft

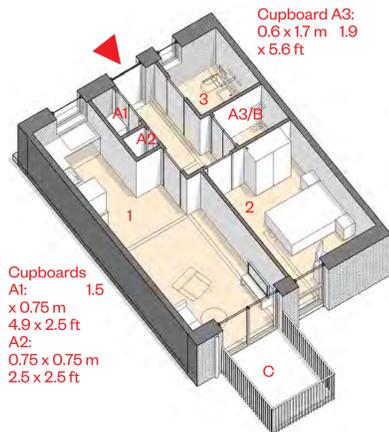
Total Internal Area	69 m ² / 743 ft ²
1 Living/Kitchen/Dining	21.9 m ² / 236 ft ²
2 Bedroom	11 m ² / 118 ft ²
3 Bedroom	11 m ² / 118 ft ²
4 Bathroom	2.8 m ² / 30 ft ²
5 WC	1.5 m ² / 16 ft ²
A Cupboard spaces	2.2 m ² / 24 ft ²



LOCATION PLAN

Proposed

1-Bedroom / 2-Person Flat

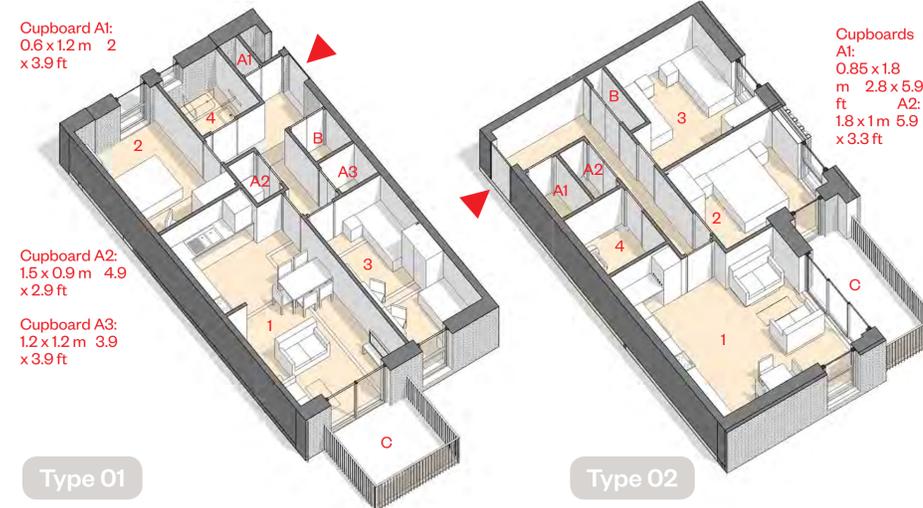


Cupboard A3:
0.6 x 1.7 m
1.9 x 5.6 ft

Cupboards
A1:
0.75 x 0.75 m
2.5 x 2.5 ft

National Housing Standard	50 m ² / 538 ft ²
Total Internal Area	50.5 m ² / 544 ft ²
1 Living/Kitchen/Dining (3.2m wide / 8m long) (10.5ft wide / 26ft long)	21.9 m ² / 236 ft ²
2 Bedroom (3.6 x 4m / 11.8 x 13.1ft)	12.8 m ² / 138 ft ²
3 Bathroom (2 x 2.2m / 6.6 x 7.2ft)	4.4 m ² / 47 ft ²
A Cupboard spaces	2.7 m ² / 29 ft ²
B Bike Store (internal)	1.3 m ² / 14 ft ²
C Balcony	5 m ² / 54 ft ²

2-Bedroom / 4-Person Flat



Cupboard A1:
0.6 x 1.2 m
2 x 3.9 ft

Cupboard A2:
1.5 x 0.9 m
4.9 x 2.9 ft

Cupboard A3:
1.2 x 1.2 m
3.9 x 3.9 ft

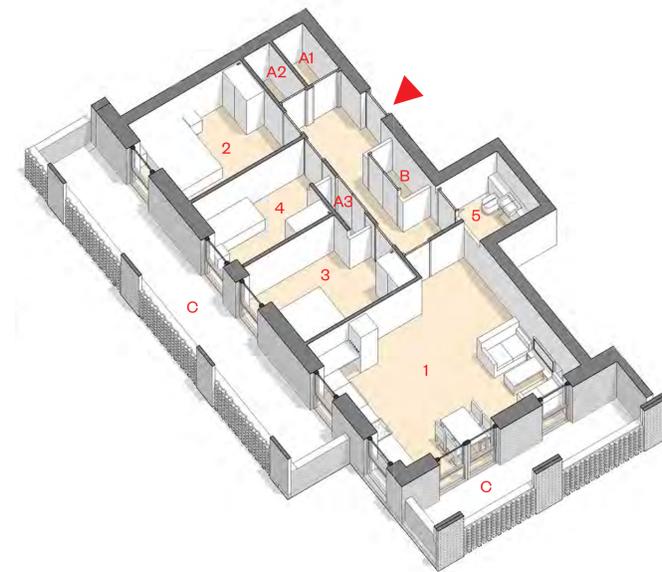
Type 01

National Housing Standard	70 m ² / 753 ft ²
Total Internal Area	70.3 m ² / 757 ft ²
1 Living/Kitchen/Dining (3.6m wide / 7m long) (11.8ft wide / 23ft long)	24.5 m ² / 264 ft ²
2 Bedroom (4.1 x 2.8m / 13.5 x 9.2ft)	11.5 m ² / 124 ft ²
3 Bedroom (5 x 2.6m / 16.4 x 8.5 ft)	12.9 m ² / 139 ft ²
4 Bathroom (2 x 2.2m / 6.6 x 7.2ft)	4.4 m ² / 47 ft ²
A Cupboard spaces	3.6 m ² / 39 ft ²
B Bike Store (internal)	1.6 m ² / 17 ft ²
C Balcony	6 m ² / 65 ft ²

Type 02

National Housing Standard	70 m ² / 753 ft ²
Total Internal Area	72 m ² / 775 ft ²
1 Living/Kitchen/Dining (4.9m wide / 5.7m long) (16ft wide / 18.7ft long)	26.1 m ² / 281 ft ²
2 Bedroom (3.1 x 3.6m / 10.2 x 11.8ft)	11.5 m ² / 124 ft ²
3 Bedroom (3.8 x 3.6m / 12.5 x 11.8 ft)	11.8 m ² / 127 ft ²
4 Bathroom (2 x 2.2m / 6.6 x 7.2ft)	4.4 m ² / 47 ft ²
A Cupboard spaces	3.5 m ² / 38 ft ²
B Bike Store (internal)	1.3 m ² / 14 ft ²
C Balcony	6 m ² / 65 ft ²

3-Bedroom / 5-Person Flat



Cupboards
A1:
1.05 x 1.8 m
3.4 x 5.9 ft
A2:
0.9 x 1.8 m
2.9 x 5.9 ft
A3:
1.9 x 0.65 m
6.2 x 2.1 ft

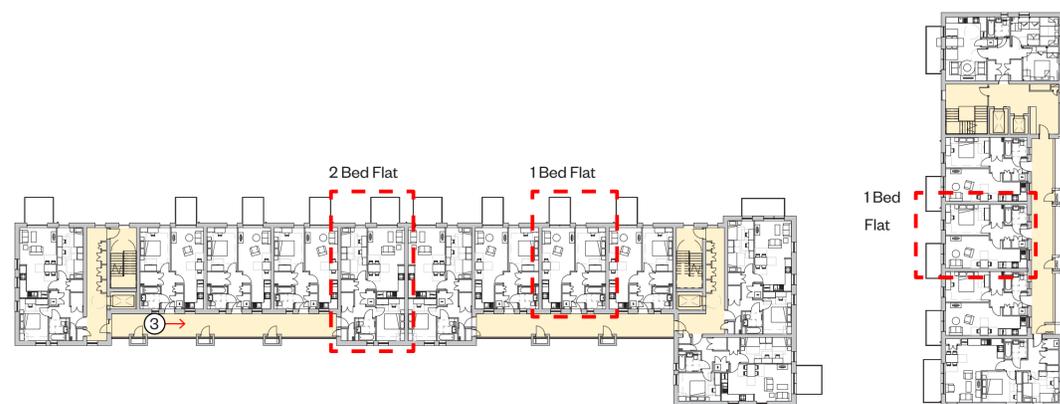
National Housing Standard	86 m ² / 926 ft ²
Total Internal Area	88 m ² / 947 ft ²
1 Living / Kitchen / Dining (6m wide / 4.95m long) (65ft wide / 53ft long)	31.6 m ² / 340 ft ²
2 Bedroom (3.9 x 3.1 m / 12.8 x 10.2ft)	11.9 m ² / 128 ft ²
3 Bedroom (3.9 x 3 m / 12.8 x 9.8ft)	11.2 m ² / 120 ft ²
4 Bedroom (3.9 x 2.5 m / 12.8 x 8.2ft)	8.7 m ² / 94 ft ²
5 Bathroom (2 x 2.2m / 6.6 x 7.2ft)	4.4 m ² / x ft ²
A Cupboard spaces	4.82 m ² / 52 ft ²
B Bike Store (internal)	1.53 m ² / 16.5 ft ²
C Terrace	33 m ² / 355 ft ²



1 - Linear park view of flats



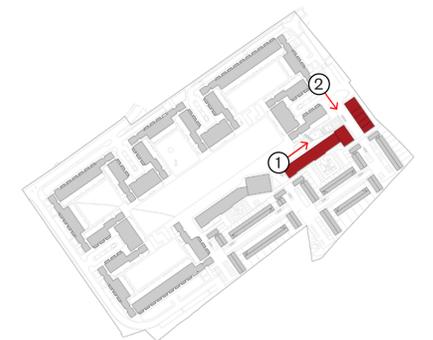
2 - View of flats



Block A & C Typical Floor Plan



3 - Access deck view



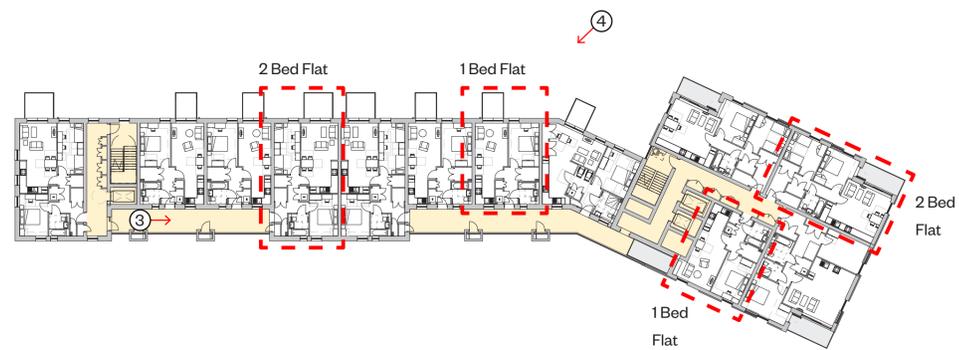
Location plan



1 - Street view of flats from central sparks square of Block D



2 - Street view of flats from Linear Park



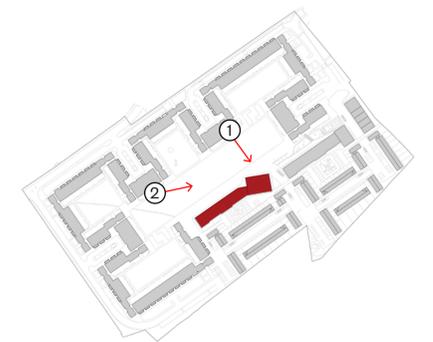
Block D Typical Floor Plan



3 - Access deck view



4 - Energy Centre View



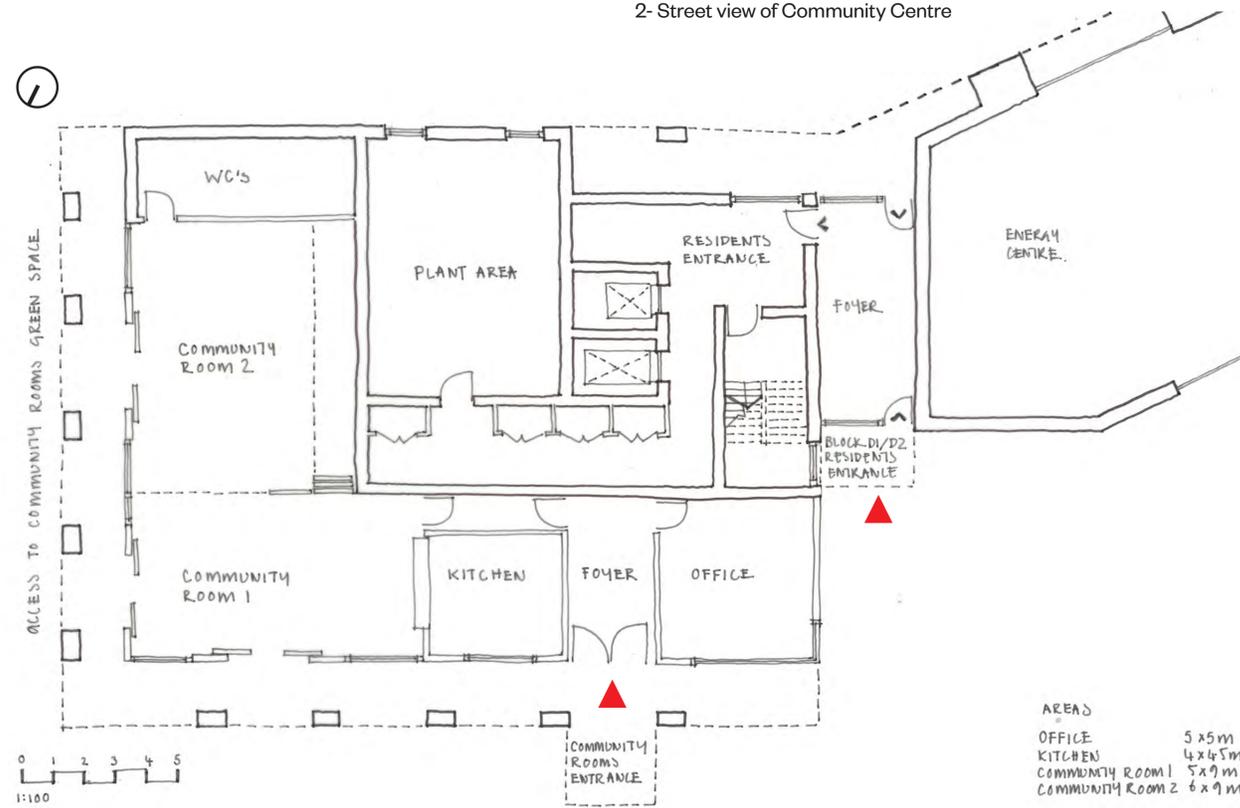
Location plan



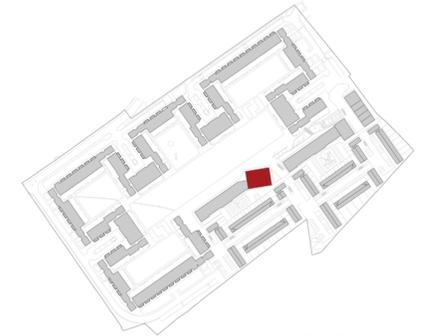
1- Street view of Community Centre



2- Street view of Community Centre



Community Rooms indicative layout - Level 00 of Block D



LOCATION PLAN



1 - Street view of 3 storey houses from south-east of proposed Housing Court

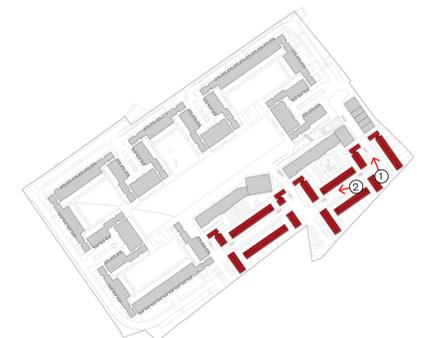
2 - Street view of 2 storey houses from Mews Street



Ground Floor Plan showing 2 and 3 storey houses

3 Bed House (3 storey Belvedere House)

3 Bed House (2 storey Mews House)



Location plan

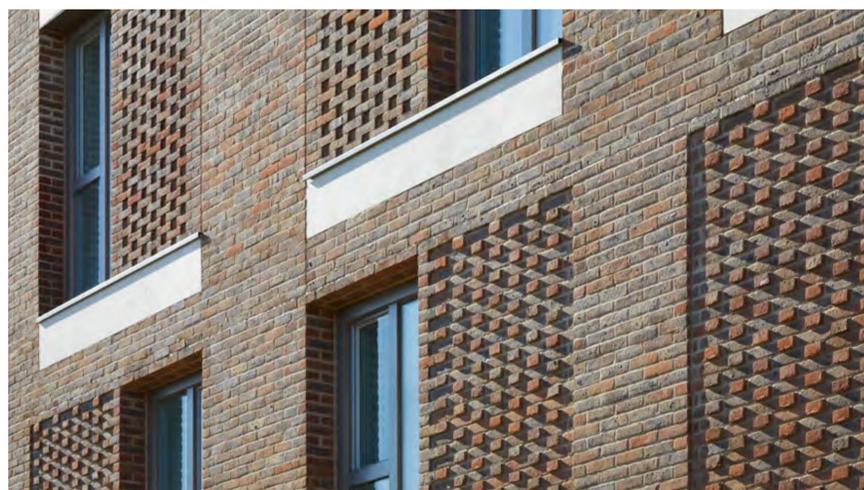
Stock Brick - Light Mix



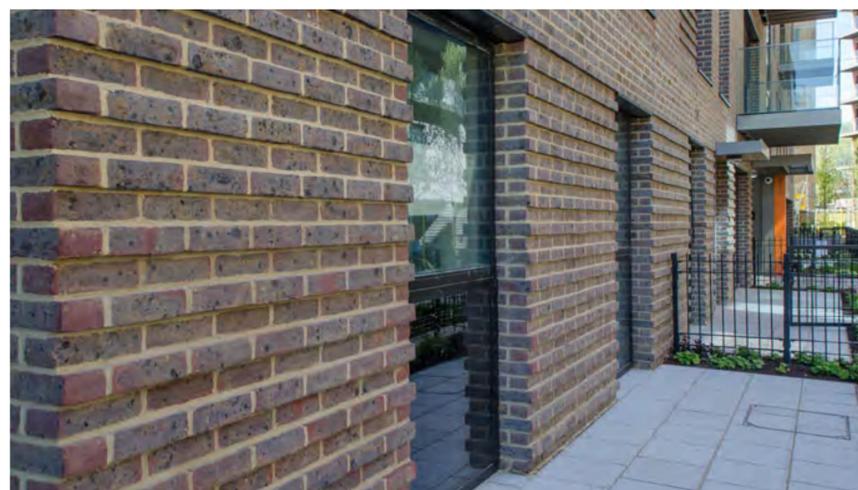
Stock Brick - Dark Mix



Feature Light Facing Stock Brick



Stock brick precedents with a light red colour mix



Stock brick precedents with a dark red colour mix

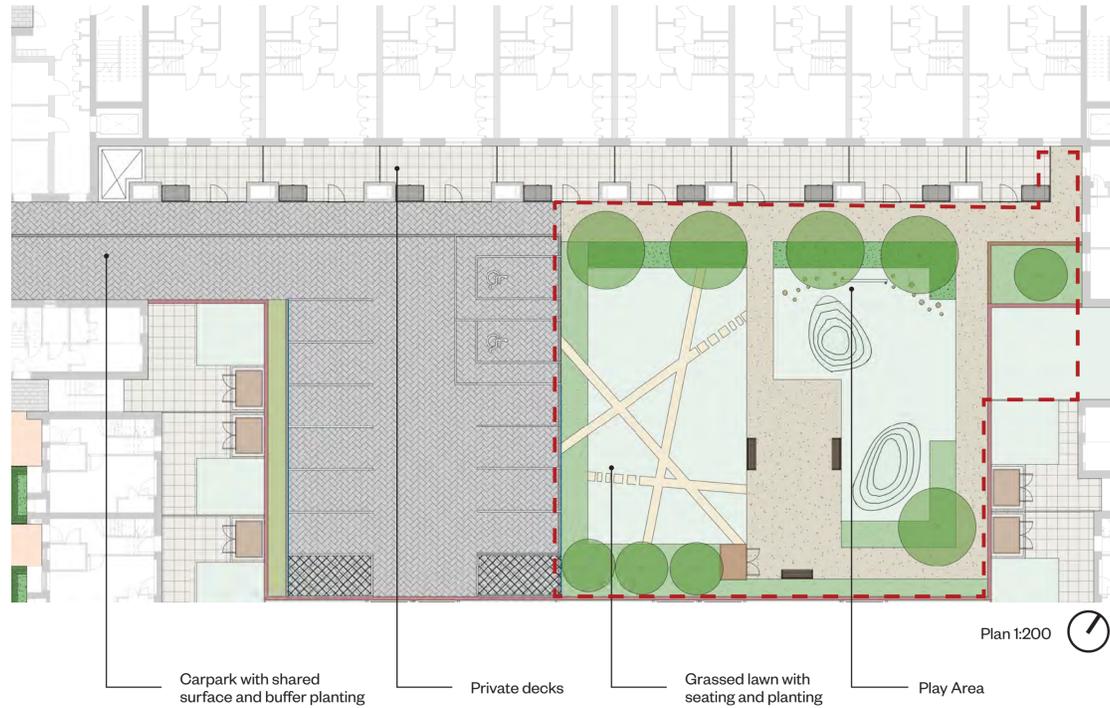


White stock brick precedents

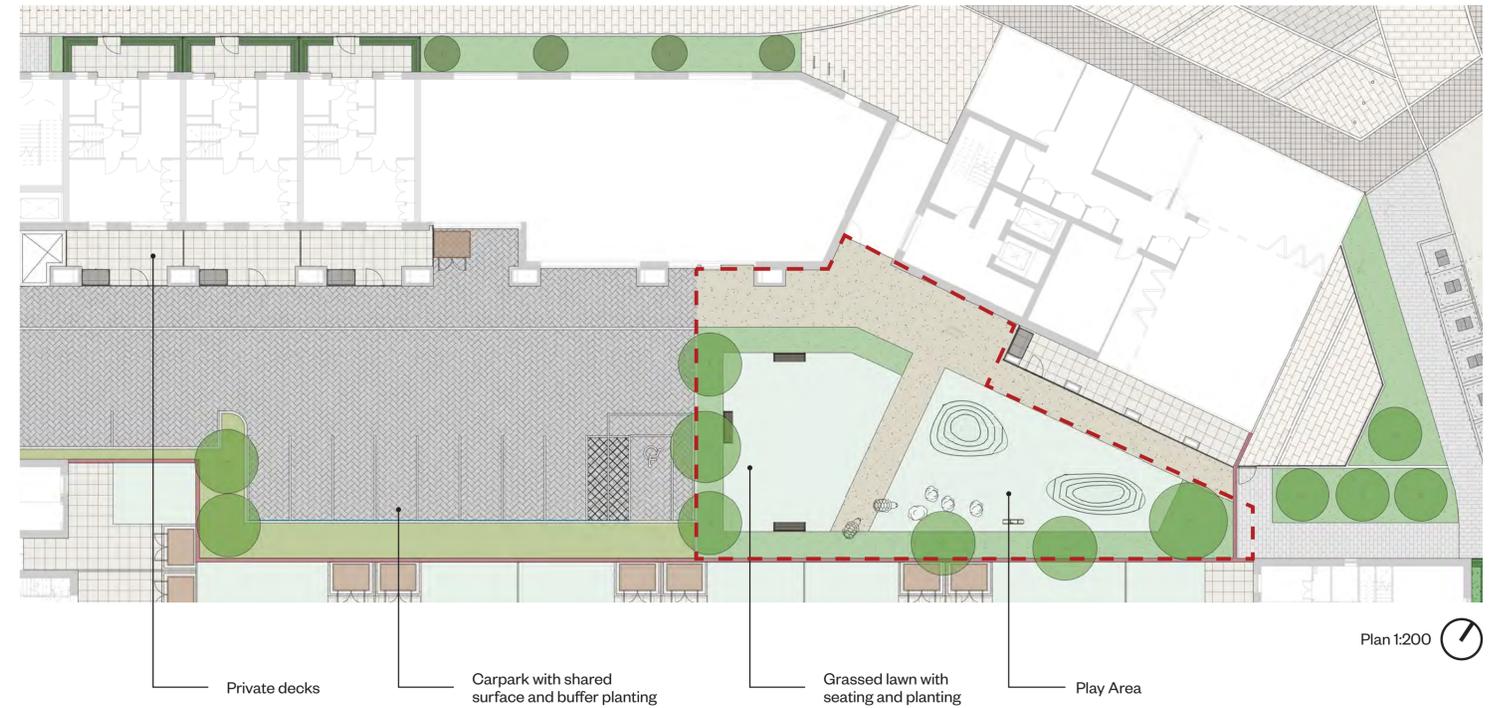




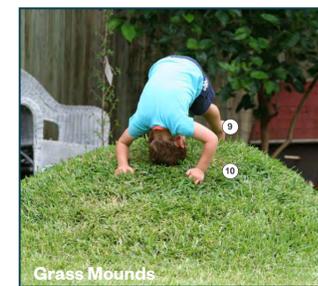
Plan of Courtyard C



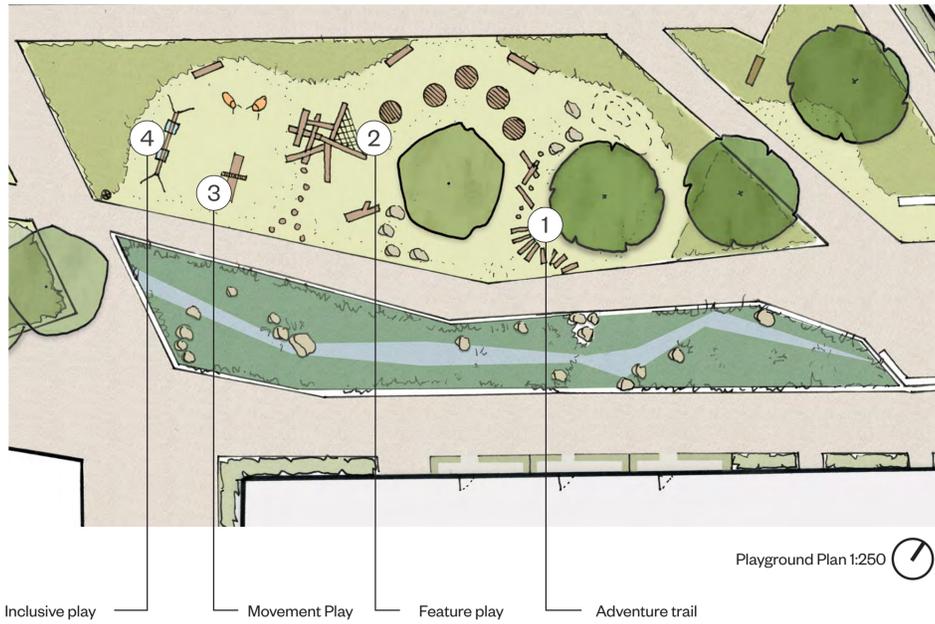
Plan of Courtyard D



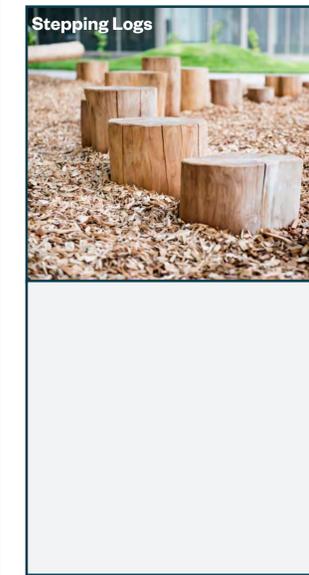
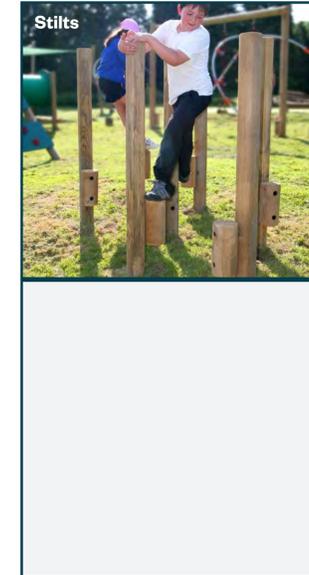
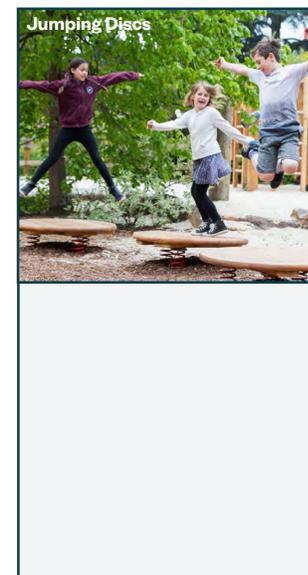
Put a sticker on the play items you like



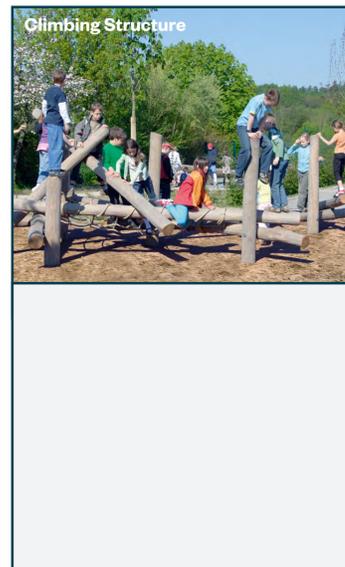
Linear Park Plan



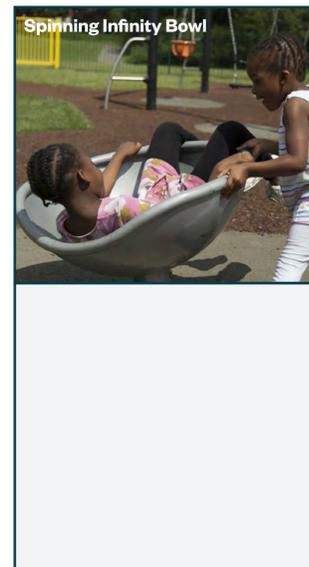
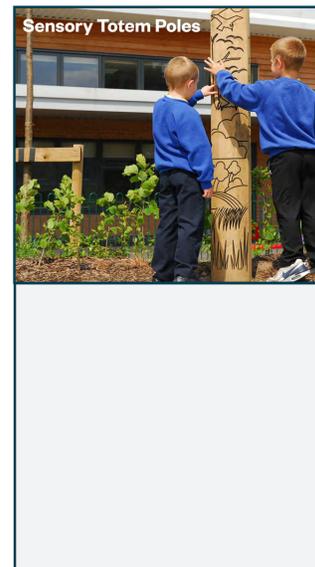
① Put a sticker on your favourite 'Adventure Trail' items



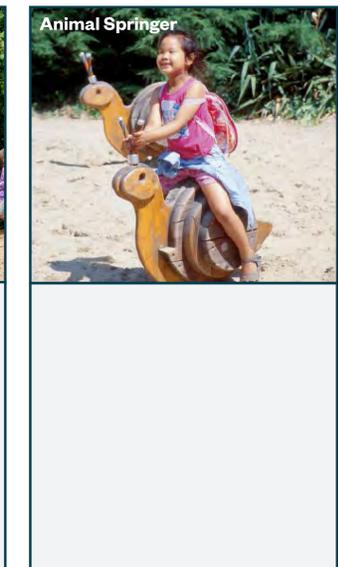
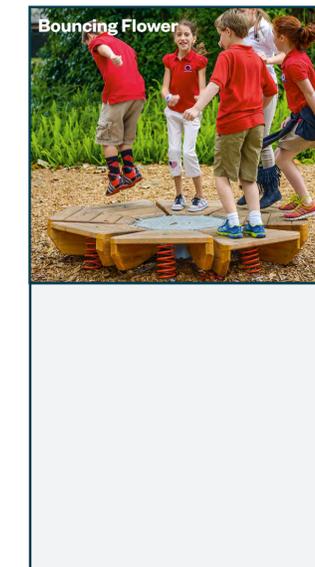
② Put a sticker on your favourite 'Feature Play' item



③ Put a sticker on your favourite 'Inclusive Play' item



④ Put a sticker on your favourite 'Movement Play' item



Plan of Outdoor Gym



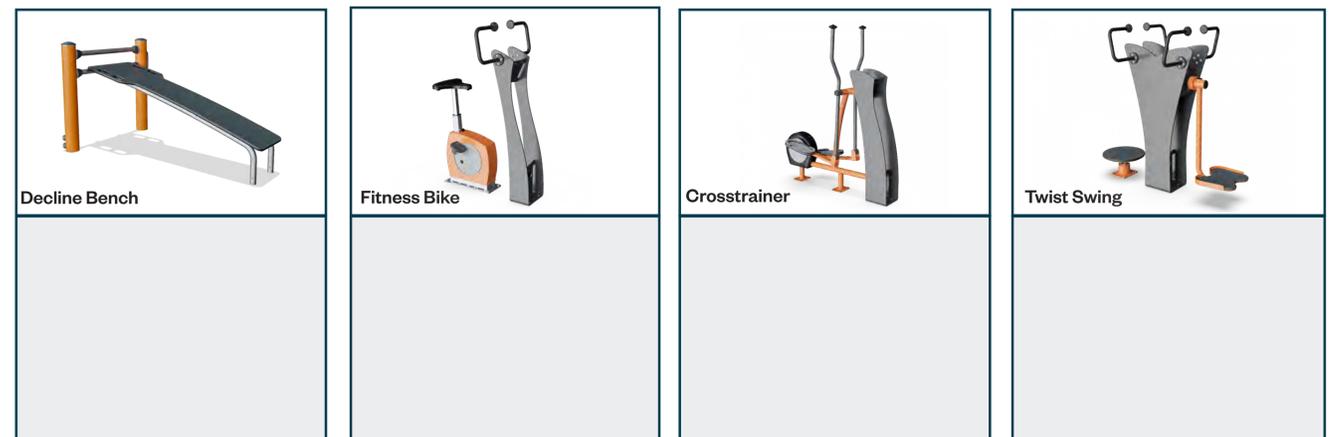
1 Main outdoor gym items



2 Put a sticker on your favourite circuits items



3 Put a sticker on your favourite cross training items



Put a sticker on the activities you would like



Sprinting tracks



Integrated various activities



Area for football



Basketball shooting area



Climbing wall



Design on court surfacing

Put a sticker on the features you would like



Buffer planting



Bench seating

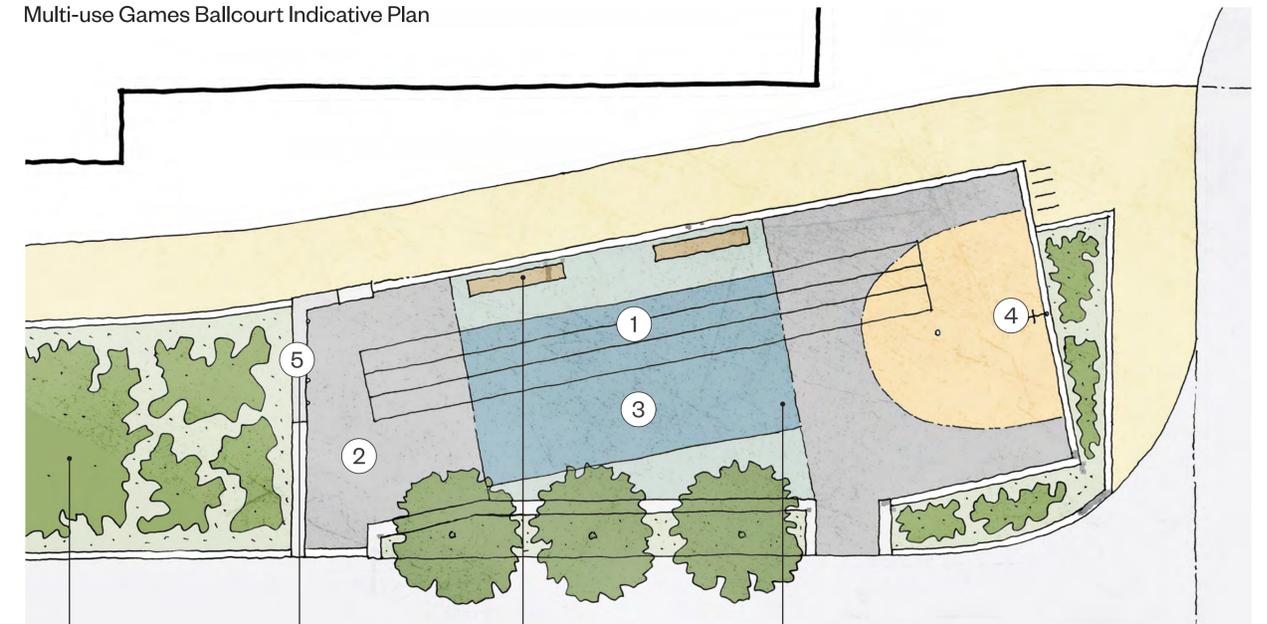


Partially open fence



Fully fenced

Multi-use Games Ballcourt Indicative Plan



Planting

Climbing wall

Bench seat

Option for line markings

Plan 1:75



Bicycle Strategy

- Sheds with bike storage for houses and maisonettes
- Internal bike storage for flats
- External bike stands for visitors

Bicycle Storage Precedents for Maisonettes



Metal bike store

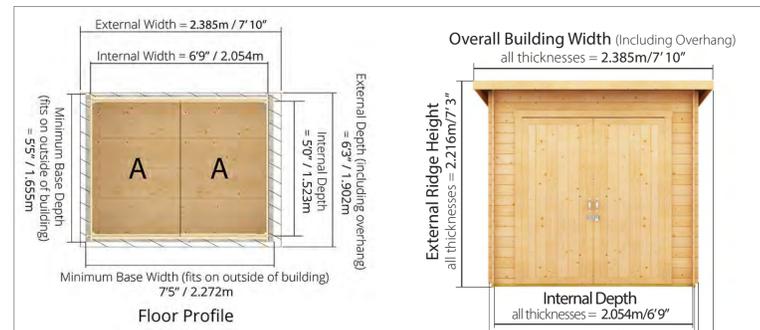


Timber bike store



Screened behind a brick wall

Garden Shed Precedents for Houses



Bicycle Storage Precedents for Flats



Visitor Bicycle Stands



Refuse Strategy

Waste is anticipated to be collected in an underground bin waste system. Aesthetically the URS "mailboxes" are discrete, easy to use and they also avoid adhoc dumping of rubbish adjacent. An underground system also means that there is less concern with waste odour and infestation and it can be used to segregate waste products.

Underground Refuse System Precedents



Parking Strategy

- On plot and on street parking
- Electrical charging points both on-street and on-plot
- On-street motorcycle parking

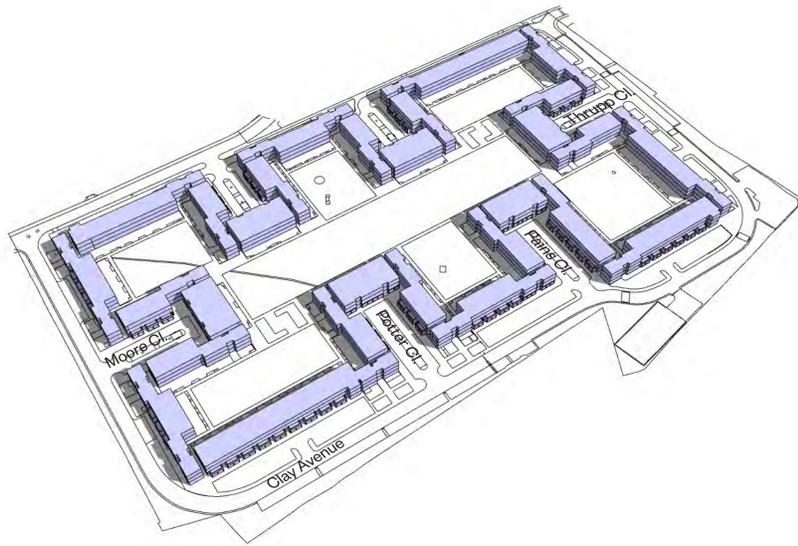
Parking Precedents



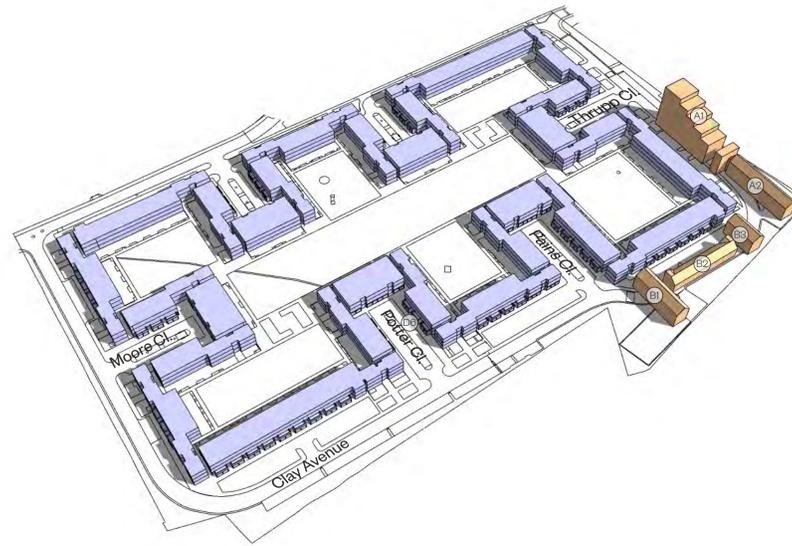
Electrical charging points



Motorbike parking

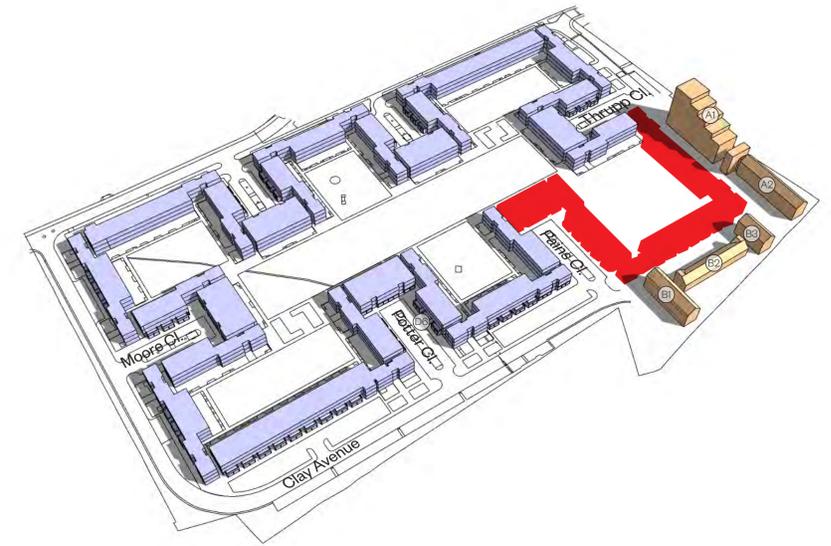


Existing Estate



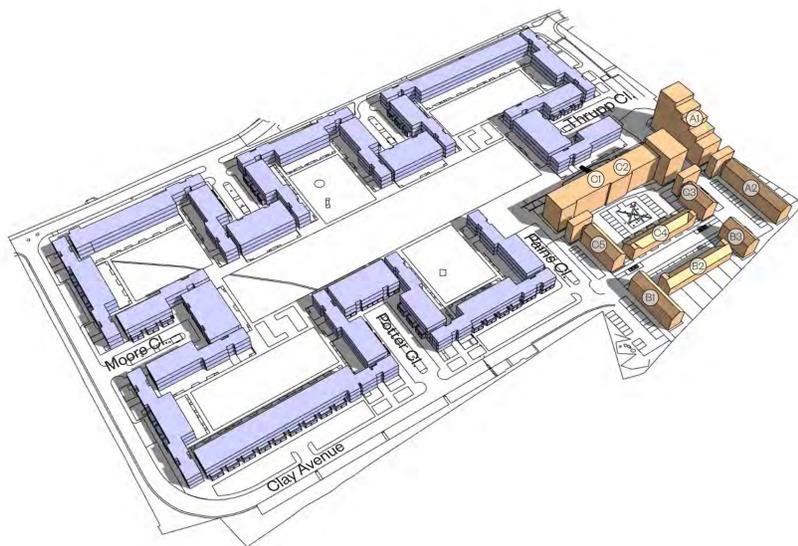
Phase 1A - New Homes

First new homes, blocks A1, A2, B1, B2 and B3, constructed on site



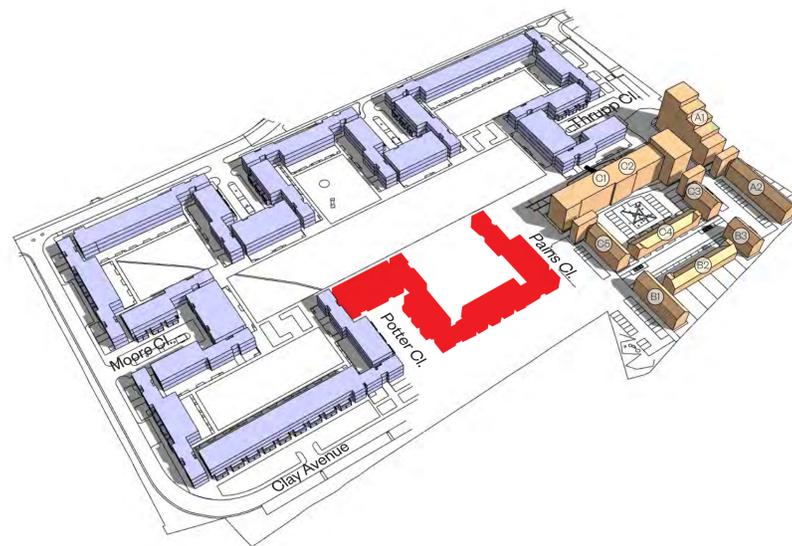
Phase 1B - Demolition

Houses and flats highlighted in red (blocks 69-110 on Clay Avenue and 25-60 on Pains Close) to be demolished



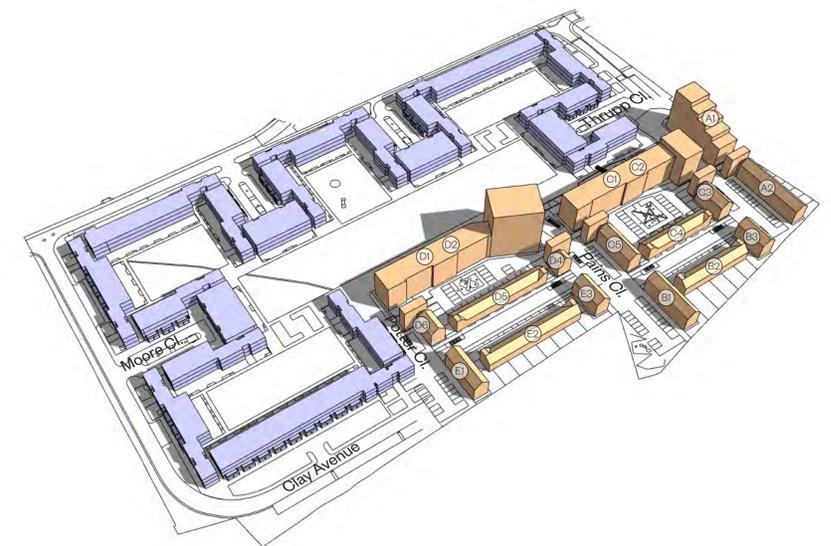
Phase 1B - New Homes

Construction of blocks C1, C2, C3, C4 and C5



Phase 1C - Demolition

Houses and flats highlighted in red (blocks 1-24 on Pains Close, 63-69 on Clay Avenue and 13-44 on Potter Close) to be demolished



Phase 1C - New homes

Last new homes (blocks D1, D2, D4, D5, D6 and E1, E2, E3) constructed on site

Thank you for attending today's consultation. Please fill in a feedback form with your comments on the designs.
We will invite you to view the final designs that will be submitted to Merton Council for planning approval later in the year.

Proposed Timeline:

