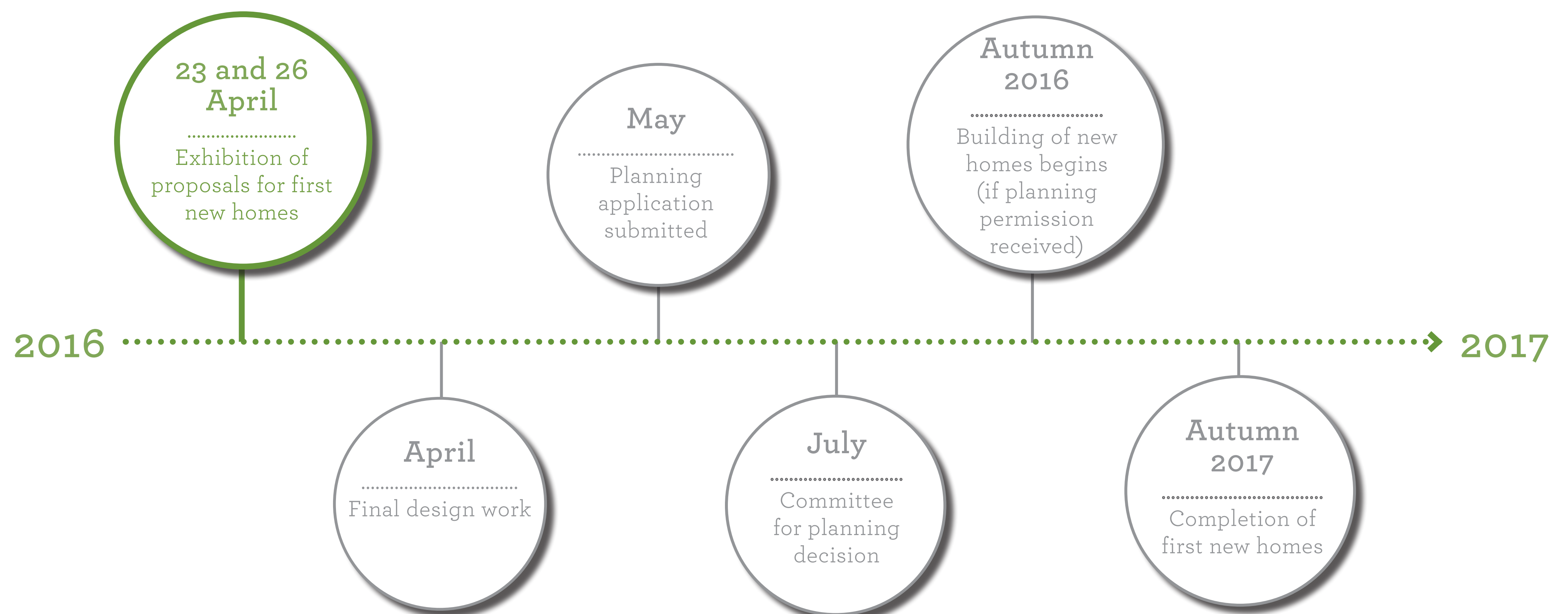


## First new homes



## Proposed timeline





## Site plan from January 2016

Since the consultation events in January 2016 we have been developing the proposals and made changes to the design in response to feedback from residents. These are highlighted below.



Increased planting and landscaping at end of Ravensbury Grove to link with park and Wandle Trail

Road and landscaping adjusted to maximise on plot parking for houses and slow traffic down in mews street

Updated house and flat layouts

Parking reduced on public square to increase landscaped amenity areas

Height of houses reduced

Location of new houses moved. No windows directly overlooking gardens

Garden sizes increased

Extra space added to the private terraces of ground floor flats

Height of flats closest to existing homes reduced to three storeys

Natural landscaped edge along river front boundary

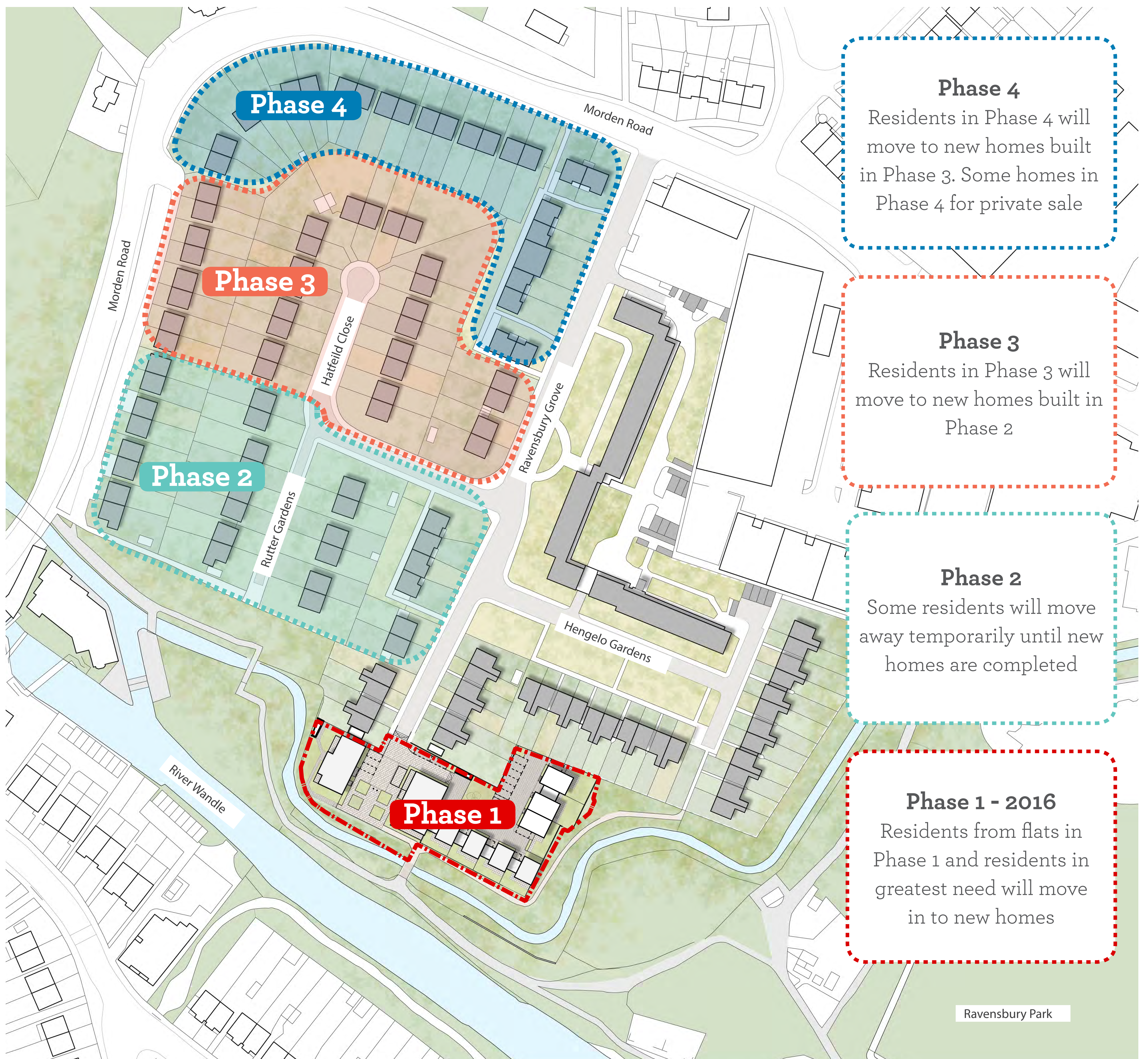
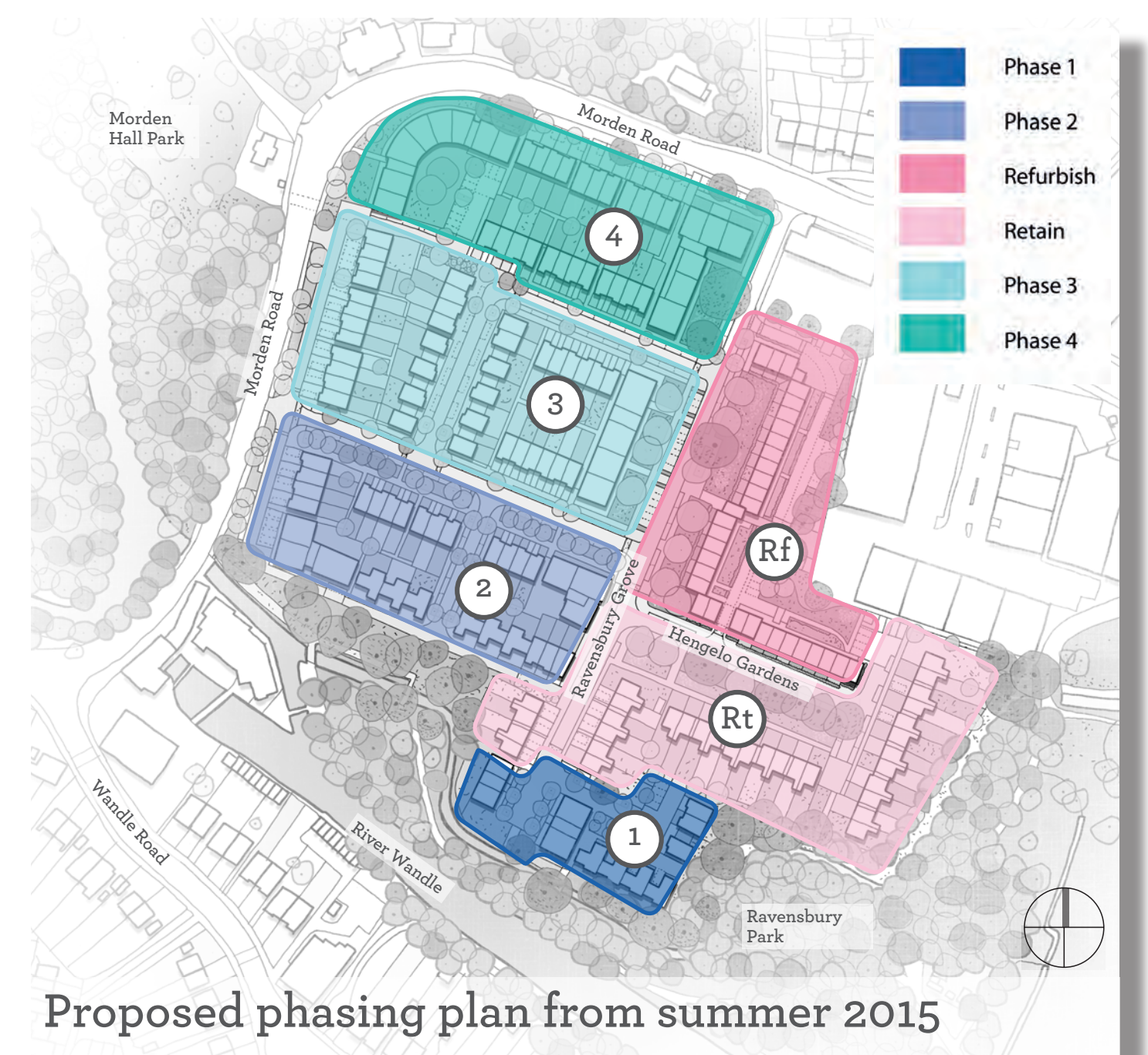
On plot parking for all houses



# Phase 1 as part of the masterplan

If regeneration goes ahead the first new homes will kick-start the rehousing process for existing residents.

- There are currently four phases for the construction of new homes.
- Existing homes are shown within phase boundaries.





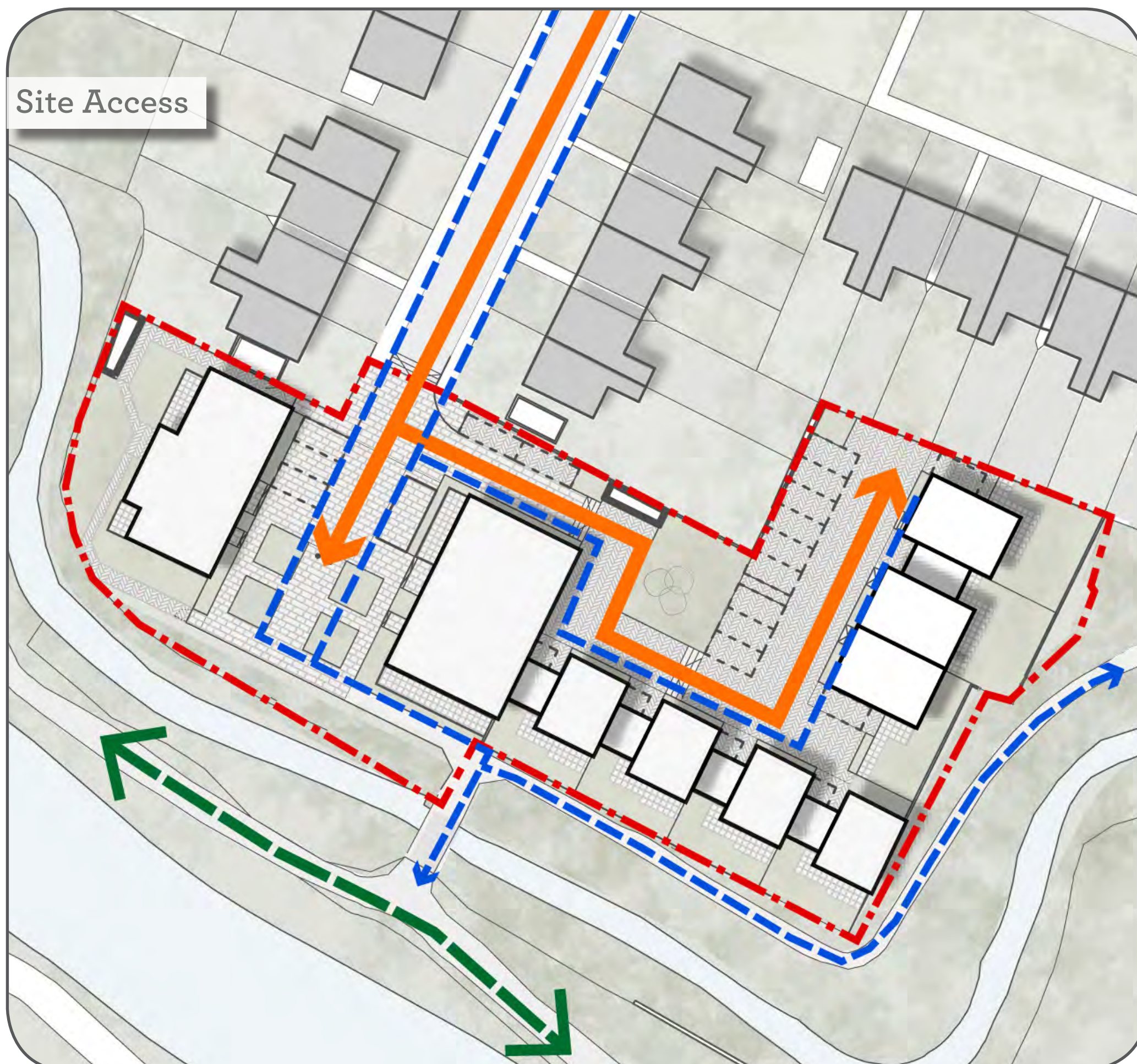
# Phase 1 proposed development

- 21 new homes
- A mix of houses and flats from two to four storeys
- 21 parking spaces (with some electric charging points)
- Three wheelchair accessible homes with dedicated parking
- Public square linking Ravensbury Grove with the Wandle Trail
- Communal courtyard and green space
- Internal bike storage for flats (and on plot for houses)
- Private balconies and terraces for flats
- Private gardens for houses





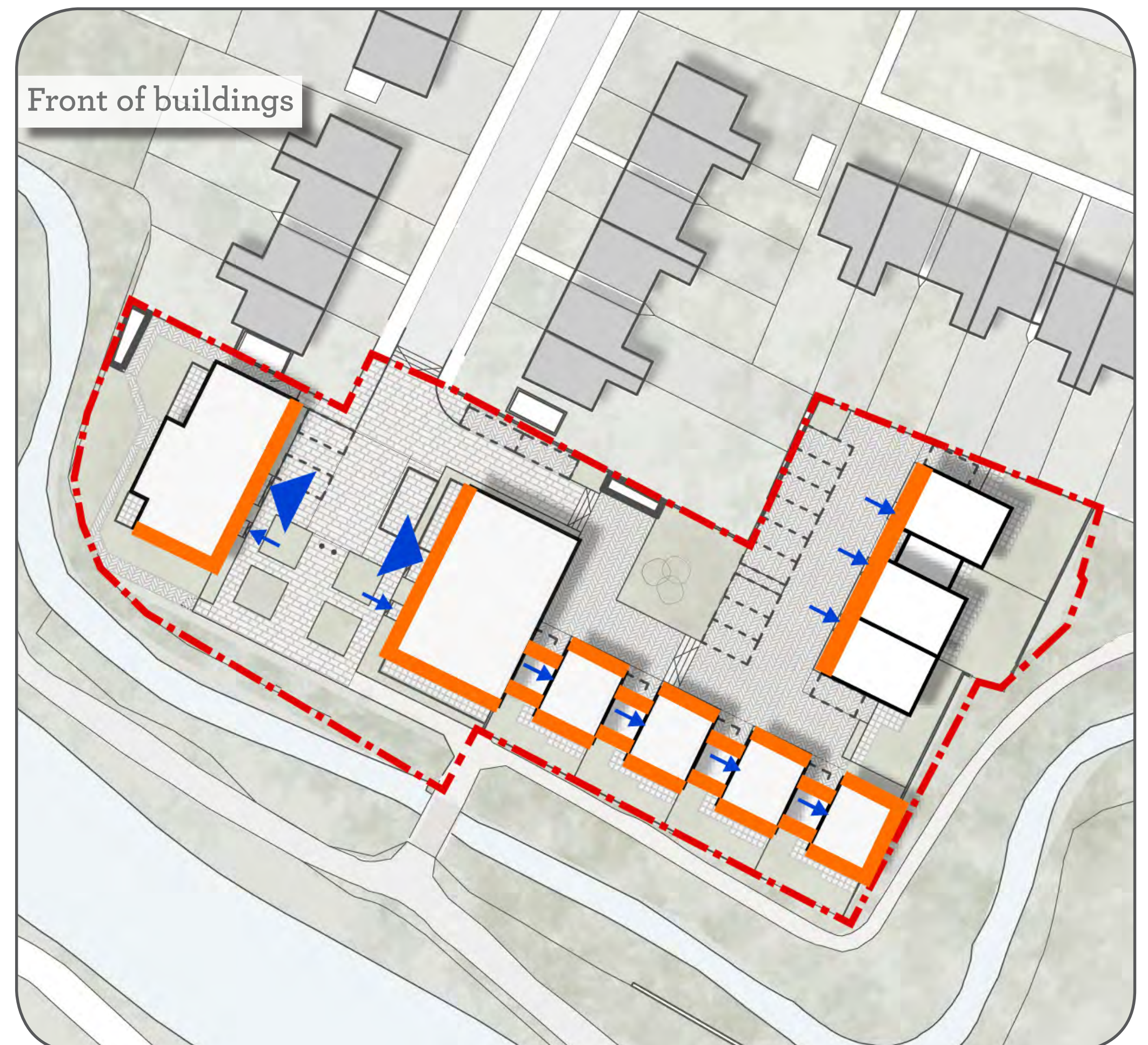
# Site diagrams



- Footpaths in Ravensbury Park retained
- Access to bridge and Wandle Trail retained
- Shared surface mews street proposed

## Key

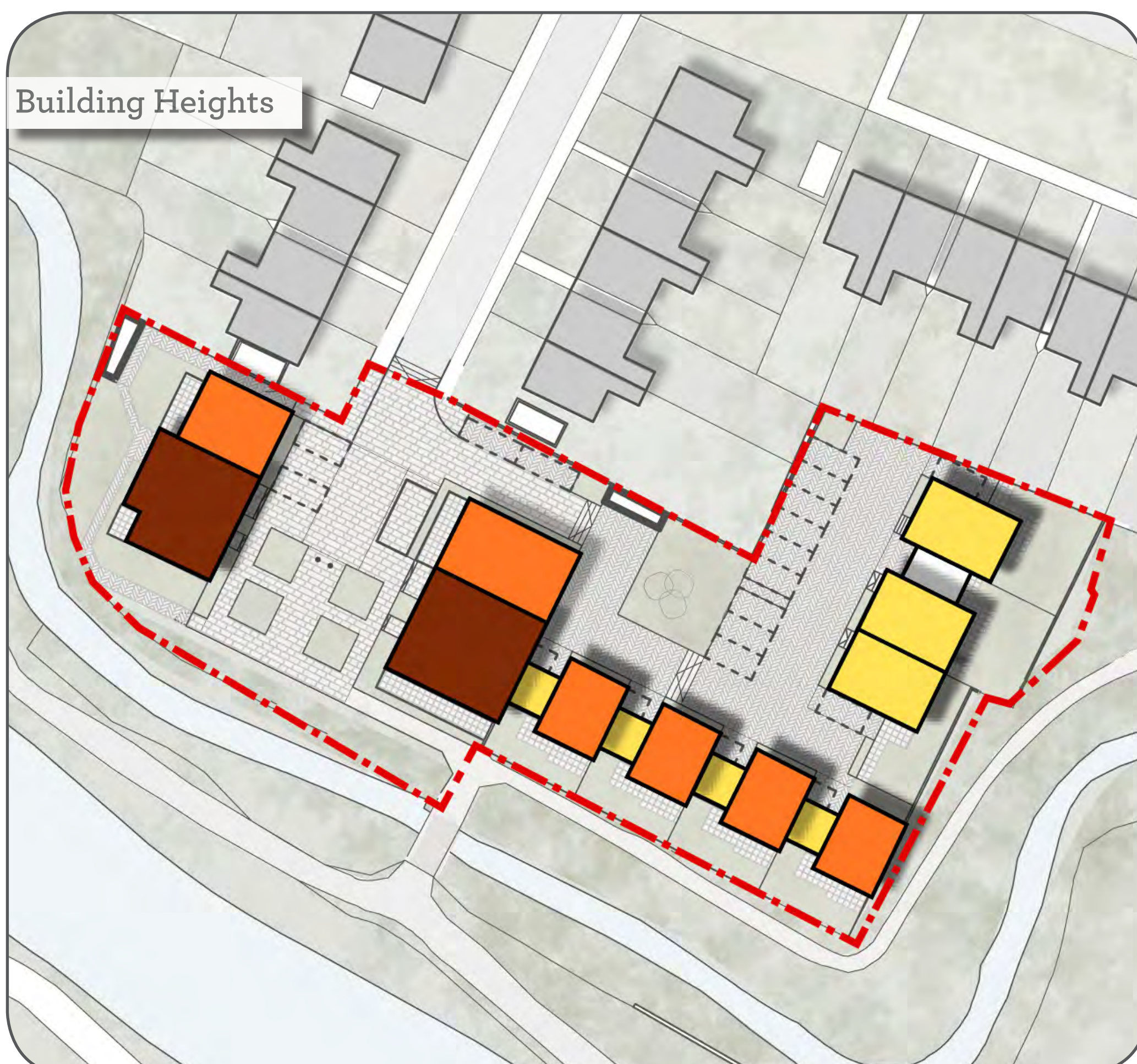
- Vehicle access
- Pedestrian route
- Wandle trail



- Front doors accessed from public square and mews street
- Main windows overlook public areas and park

## Key

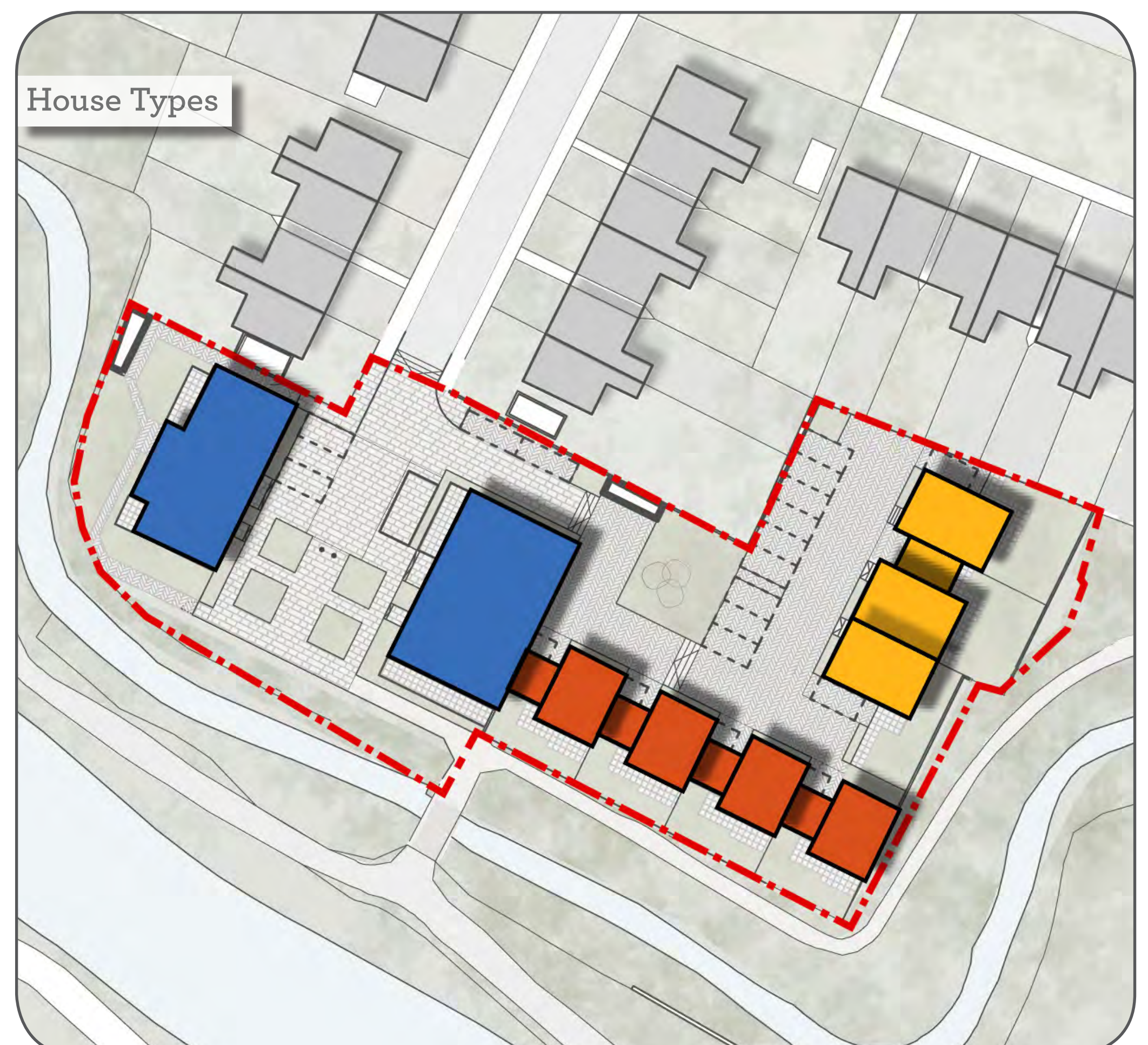
- Main window positions
- Shared entrance
- Private entrance



- 2 and 3 storey homes closest to neighbouring houses
- 3 and 4 storey homes overlooking river

## Key

- 2 storeys
- 3 storeys
- 4 storeys



- Flats overlooking public square and main connection to Wandle trail
- Mix of 3 and 4 bedroom houses

## Key

- mews house
- river front house
- flats



# Landscape and ecology



Habitat boxes provide a safe home for bats and birds alike



Green Roofs keep buildings cooler in Summer, a haven for wildlife and helping with rainwater collection and storm water management



Planting to attract wildlife, and enhance biodiversity



Doorstep play instead of a large formal playground



Street trees and high quality surface materials and detailing





## Sketches of first new homes



River edge view of houses and flats

Canopy line of  
trees along river



View from Wandle Trail of flats and river front houses



View of Ravensbury Grove and proposed flat block B



Aerial view of proposed first new homes



# Sketches of first new homes





# A variety of house types and sizes

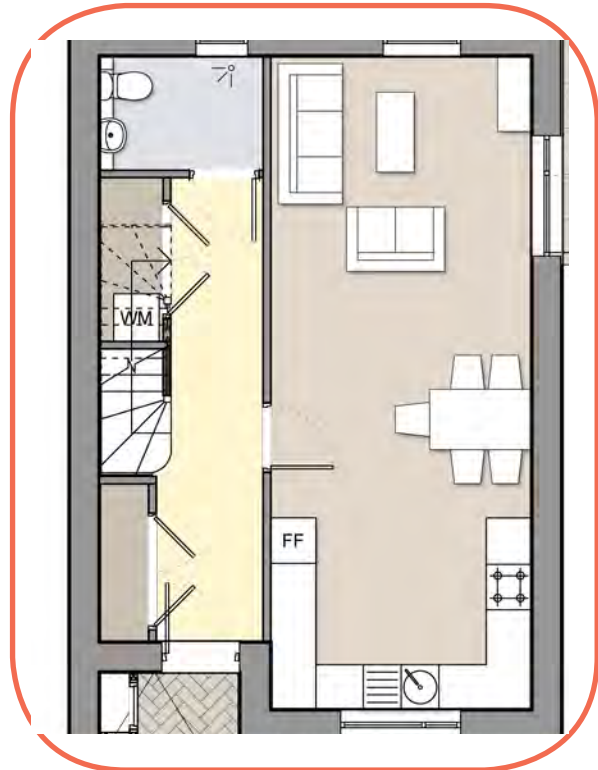
## A variety of houses types and sizes

- Three and four bed houses will be larger than existing houses at Ravensbury
- Each house will have at least 50m<sup>2</sup> /538 sq ft private outdoor space (garden/terrace)
- All are designed to modern standards
- Well insulated with lots of natural daylight
- Options for the arrangement of the kitchen/living/dining space

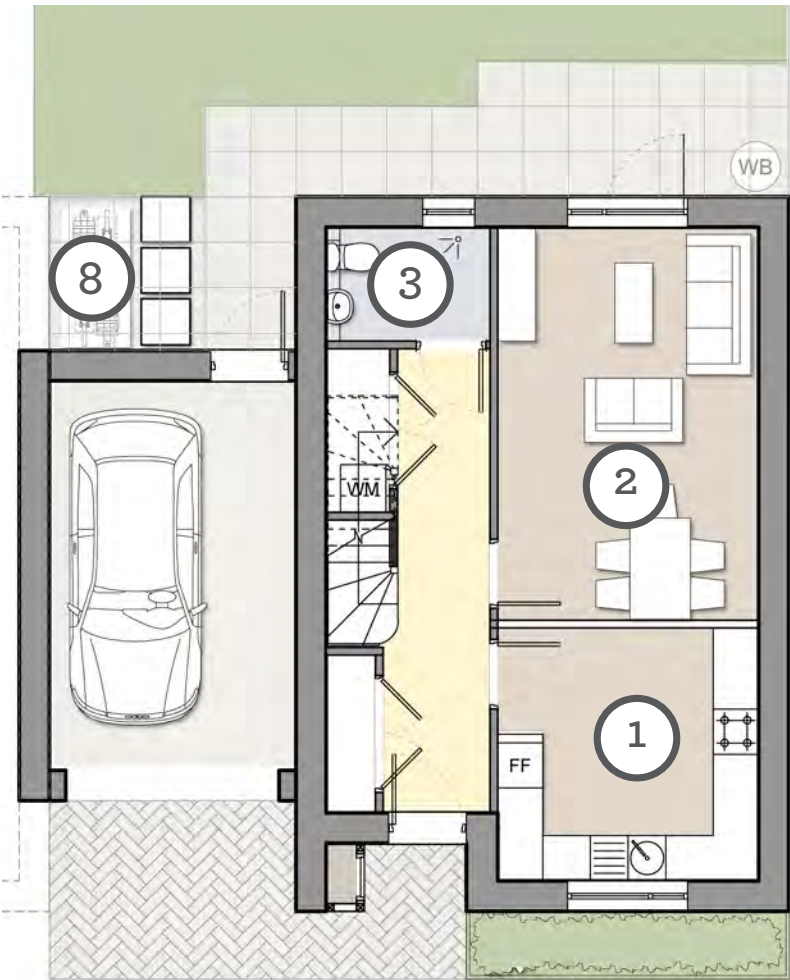


**New 3 bed mews house**  
.....  
3 bed - 5 person  
96.7m<sup>2</sup> / 1040.8sq ft<sup>2</sup>

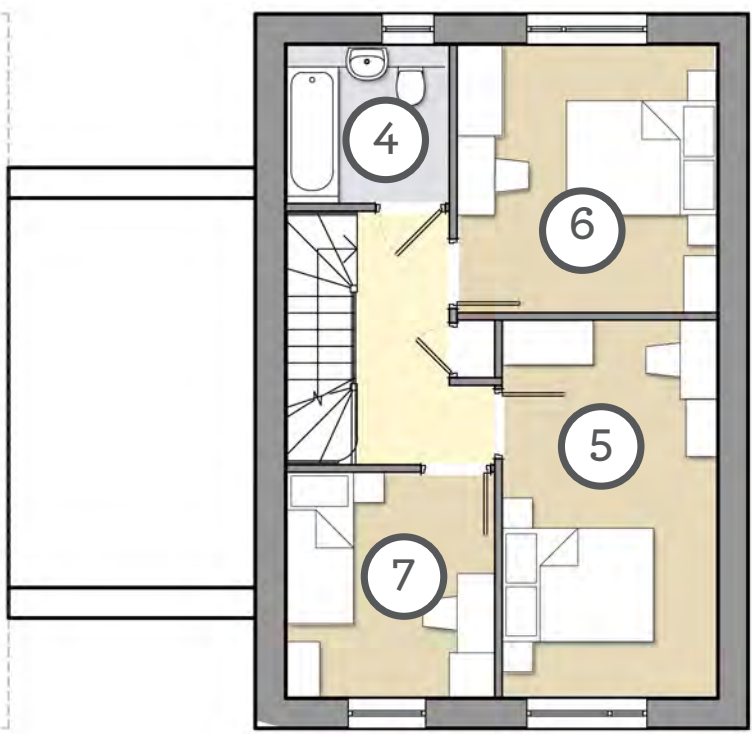
1 kitchen	11.6m <sup>2</sup> / 124.8sq ft	5 bedroom 1	14.2m <sup>2</sup> / 152.8sq ft
2 living/dining	17.9m <sup>2</sup> / 192.6sq ft	6 bedroom 2	12.2m <sup>2</sup> / 131.3sq ft
3 wc	3.2m <sup>2</sup> / 34.4sq ft	7 bedroom 3	8.3m <sup>2</sup> / 89.3sq ft
4 bathroom	4.5m <sup>2</sup> / 48.43sq ft	8 store 3	3.6m <sup>2</sup> / 38.7sq ft



open plan layout



Ground floor



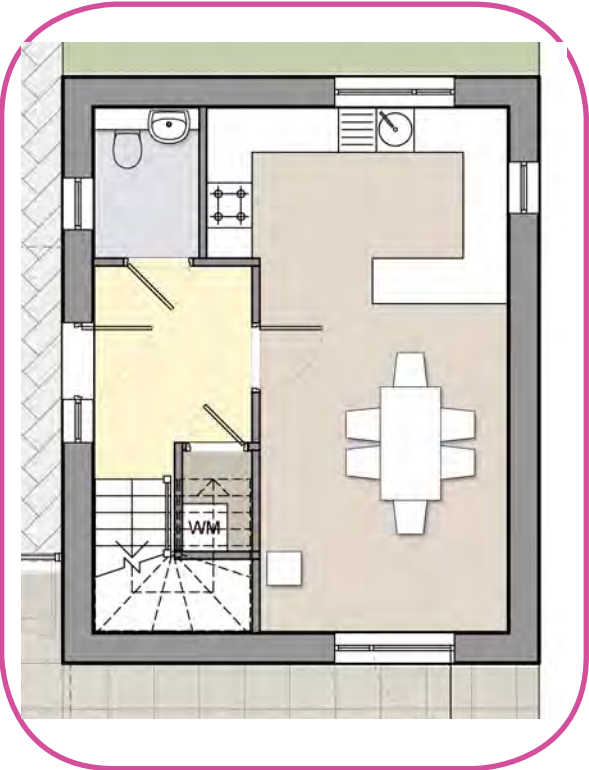
First floor



3D image of a new 3 bed mews house

**New 4 bed river house**  
.....  
4 bed - 6 person  
115.2m<sup>2</sup> / 1240.0sq ft<sup>2</sup>

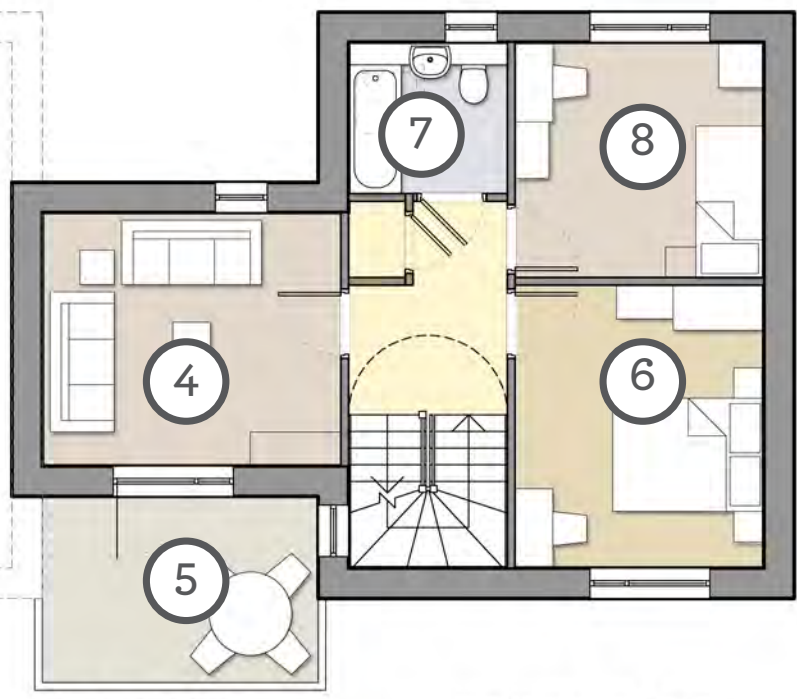
1 kitchen	11.6m <sup>2</sup> / 124.8sq ft	7 bathroom	4.2m <sup>2</sup> / 47.3sq ft
2 living/dining	12.3m <sup>2</sup> / 132.3sq ft	8 bedroom 2	10.2m <sup>2</sup> / 109.7sq ft
3 wc	2.8m <sup>2</sup> / 30.1sq ft	9 bedroom 3	12.2m <sup>2</sup> / 228.1sq ft
4 living	12.1m <sup>2</sup> / 227.1sq ft	10 bedroom 4	8.3m <sup>2</sup> / 89.3sq ft
5 balcony	8.9m <sup>2</sup> / 95.7sq ft	11 Store	3.1m <sup>2</sup> / 33.36sq ft
6 bedroom 1	12.3m <sup>2</sup> / 229.2sq ft		



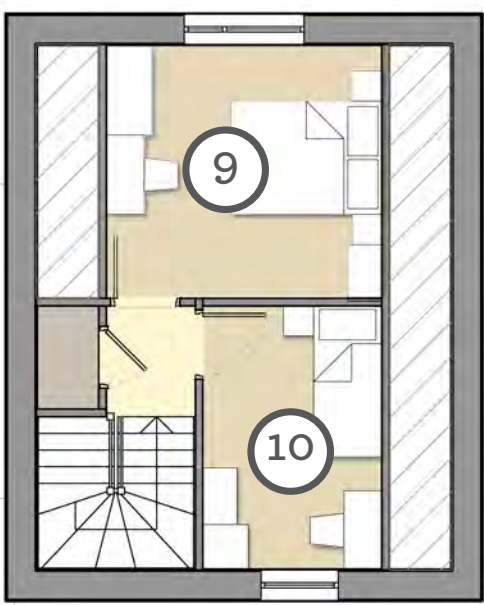
open plan layout



Ground floor



First floor



Second floor



3D image of a new 4 bed river house



# New homes - flats

## One and two bedroom flats

- One and two bed flats will be larger than existing flats at Ravensbury
- Each flat will have its own private outdoor space
- All are designed to modern standards
- Well insulated with lots of natural daylight
- Options for the arrangement of the kitchen/living/dining space
- Additional storage for secure internal bike/buggy storage



Location plan

### New 1 bed flat

.....  
1 bed - 2 person  
53.4m<sup>2</sup>  
/574.7sq ft<sup>2</sup>

1	kitchen/living/dining	26.4m <sup>2</sup> / 284.1 sq ft	4	storage	1.5m <sup>2</sup> / 16.1sq ft
2	bedroom 1	12.1m <sup>2</sup> / 130.2sq ft	5	balcony	5.5m <sup>2</sup> / 59.2sq ft
3	bathroom	4.4m <sup>2</sup> / 47.3sq ft			



Existing  
1 bed  
flat  
Total area  
44m<sup>2</sup>/474sq ft

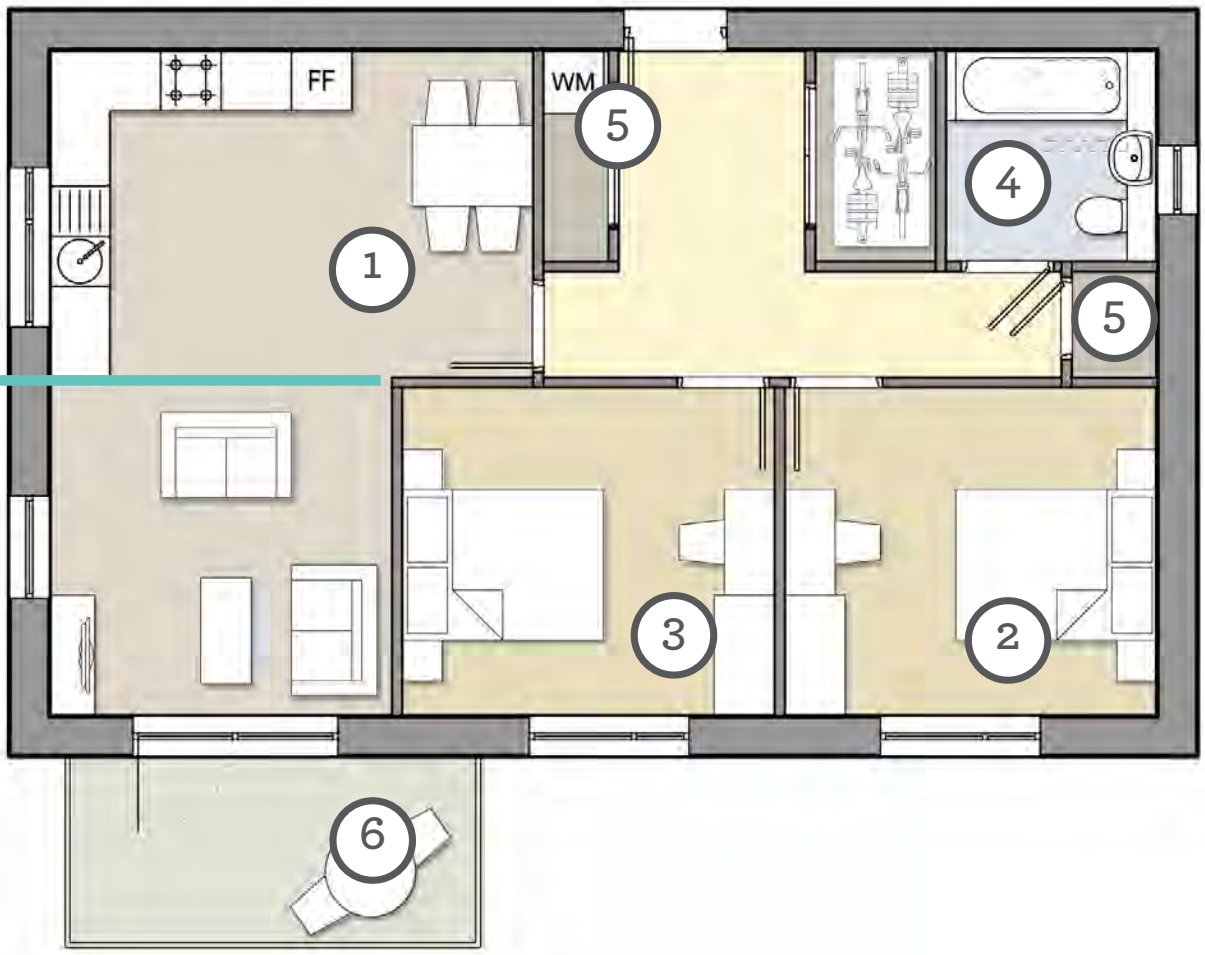


3D image of flats

### New 2 bed flat

.....  
2 bed - 4 person  
72.8m<sup>2</sup>/  
783.6sq ft<sup>2</sup>

1	kitchen/living/dining	27.1m <sup>2</sup> / 291.7sq ft	4	bathroom	4.4m <sup>2</sup> / 47.3sq ft
2	bedroom 1	12.1m <sup>2</sup> / 130.2sq ft	5	storage	2.4m <sup>2</sup> / 25.8sq ft
3	bedroom 2	12.1m <sup>2</sup> / 130.2sq ft	6	balcony	7.1m <sup>2</sup> / 76.4 ft



Optional  
partition wall  
to separate  
kitchen



3D image of flats



# New homes - flats

## Wheelchair accessible flats at ground floor

- One and two bedroom wheelchair accessible flats
- Dedicated parking space close to the flat
- Large entrances
- Fully accessible bathroom
- Each flat will have its own private outdoor space
- Options for the arrangement of the kitchen/living/dining space
- Additional secure storage for bike/buggy



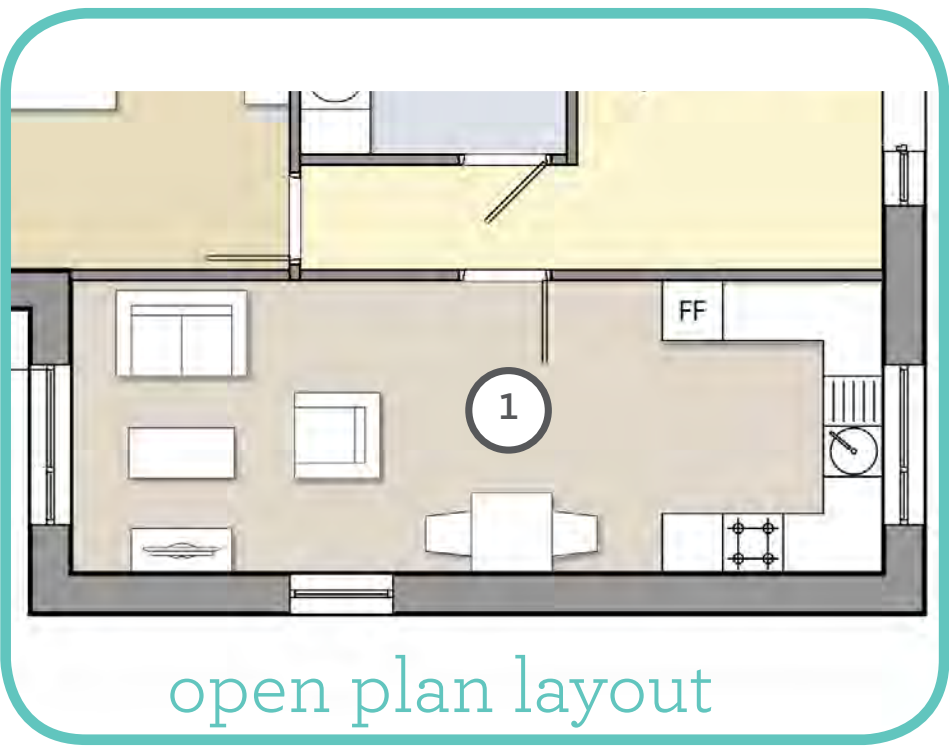
Location plan

### New 1 bed wheelchair flat

1 bed - 2 person  
59.9m<sup>2</sup> /  
644.7sq ft<sup>2</sup>

Existing  
1 bed  
flat  
Total area  
44m<sup>2</sup> / 474sq ft

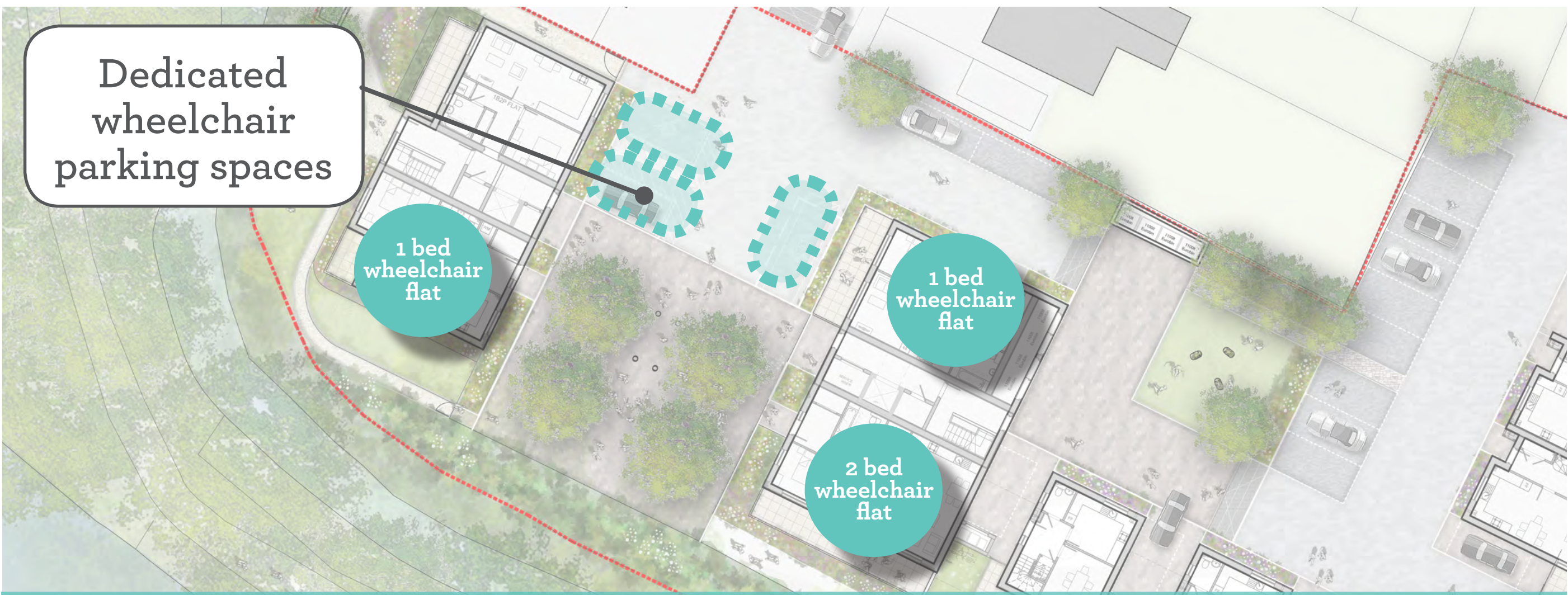
1	kitchen/living/dining	23.5m <sup>2</sup> / 252.9sq ft	4	storage	2.3m <sup>2</sup> / 24.7sq ft
2	bedroom 1	14.3m <sup>2</sup> / 153.9sq ft	5	terrace	5.3m <sup>2</sup> / 57.0sq ft
3	bathroom	6.5m <sup>2</sup> / 69.9sq ft			



open plan layout



3D image of flats

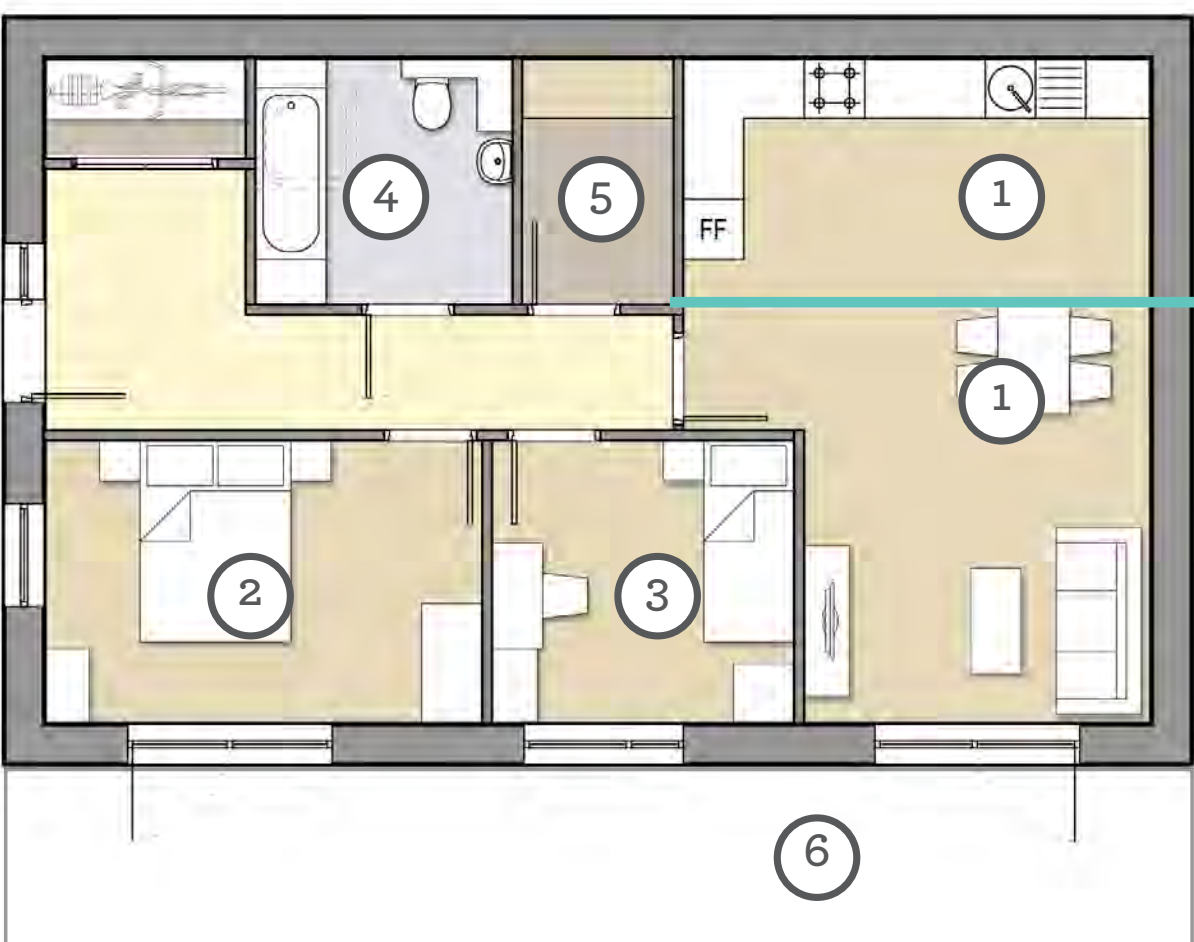


Location of wheelchair flats at ground floor

### New 2 bed wheelchair flat

2 bed - 3 person  
72.8m<sup>2</sup> /  
783.6sq ft<sup>2</sup>

1	kitchen/living/dining	27.3m <sup>2</sup> / 293.8sq ft	4	bathroom	6.2m <sup>2</sup> / 66.73sq ft
2	bedroom 1	12.2m <sup>2</sup> / 131.3sq ft	5	utility	3.7m <sup>2</sup> / 39.8sq ft
3	bathroom 2	8.4m <sup>2</sup> / 90.4sq ft	6	terrace	23m <sup>2</sup> / 247.6sq ft



Optional  
partition wall  
to separate  
kitchen



3D image of flats



# Materials



Flat blocks and river front houses



Building material precedents - Morden Hall Park and Ravensbury Mill



Mews houses



Building material precedent - Morden hall park



Flat block B



Building material precedent - cladding



# Boundaries



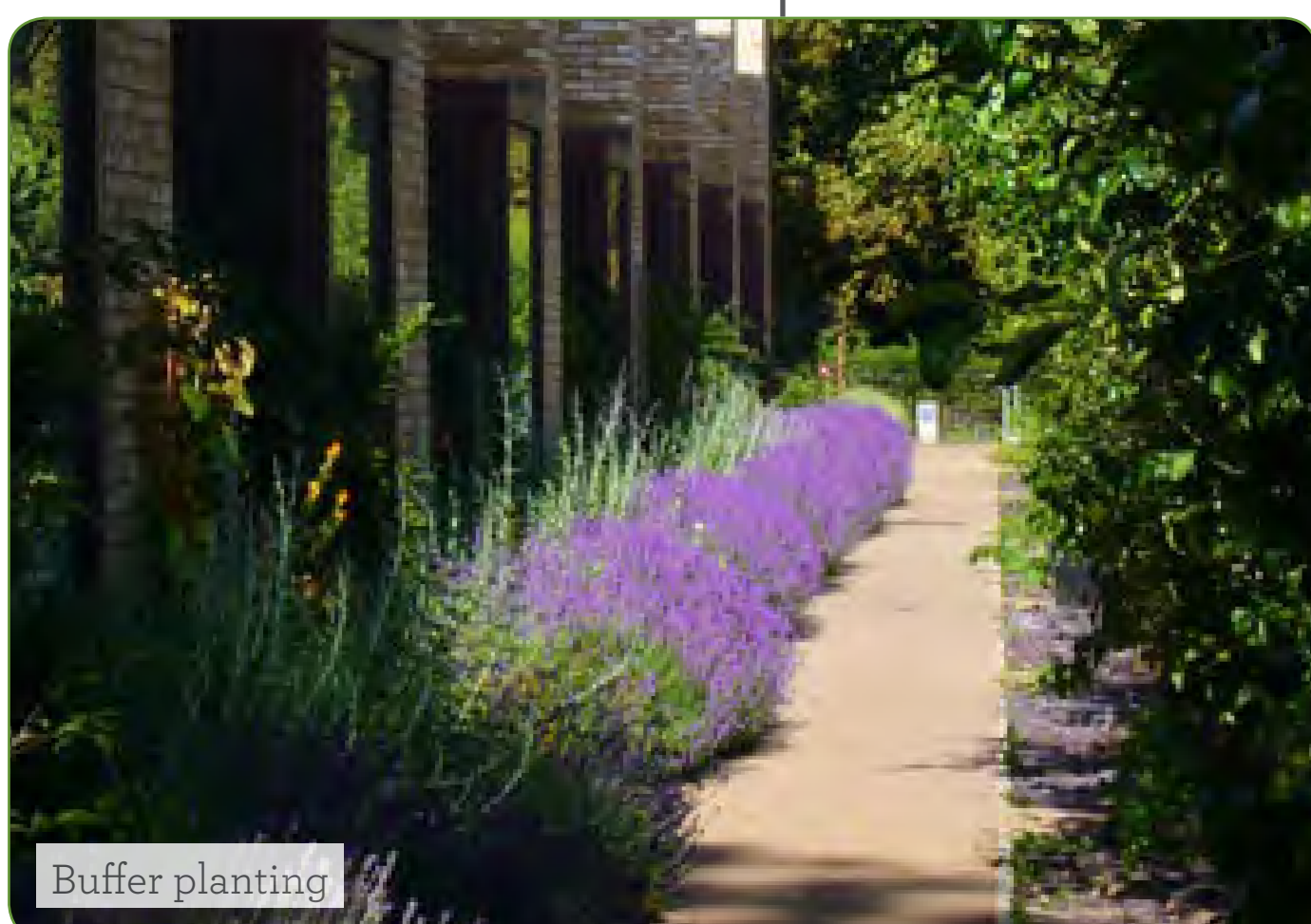
Buffer Planting



Hedge to Terrace



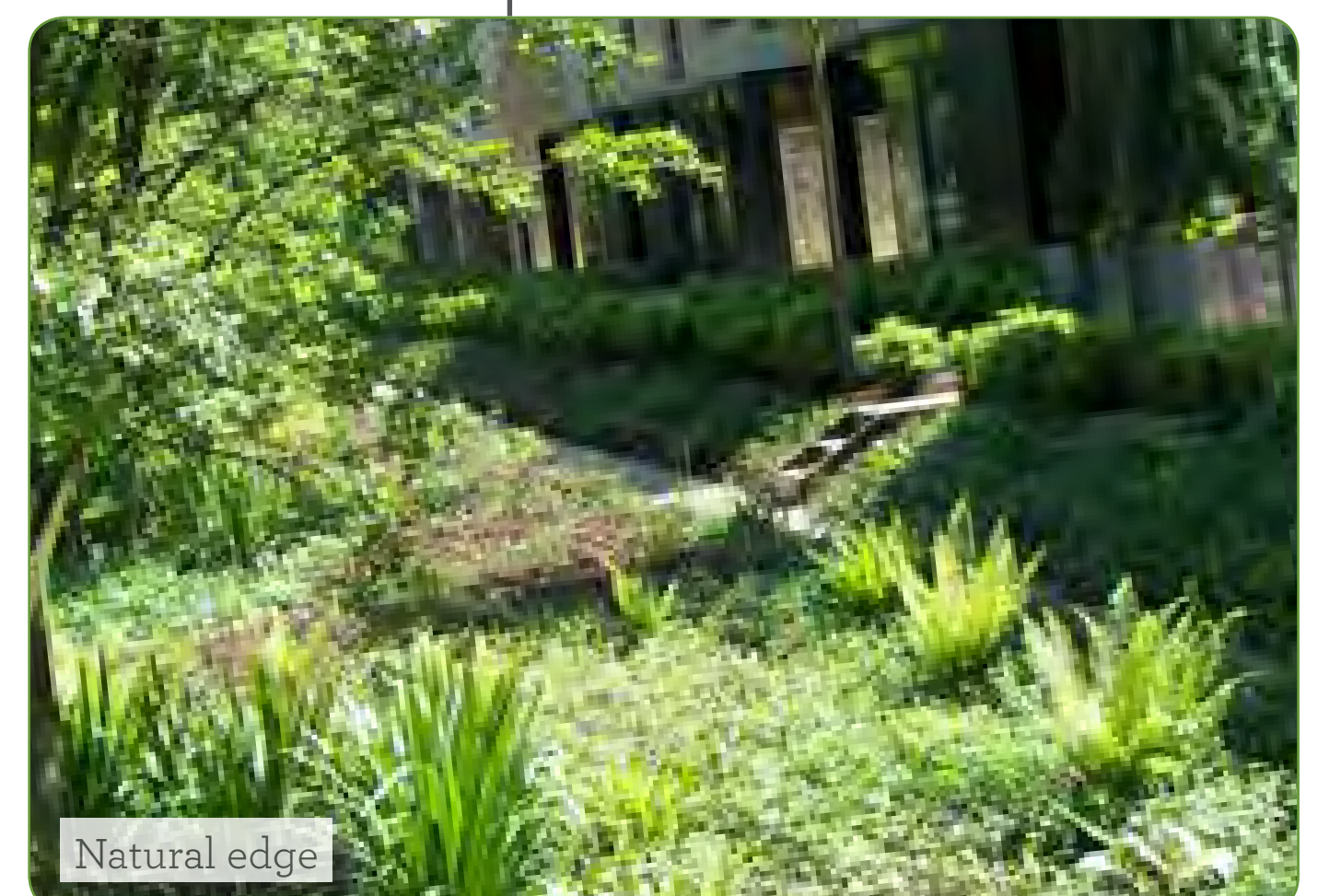
Natural edge to garden boundary



Buffer planting



Buffer planting



Natural edge

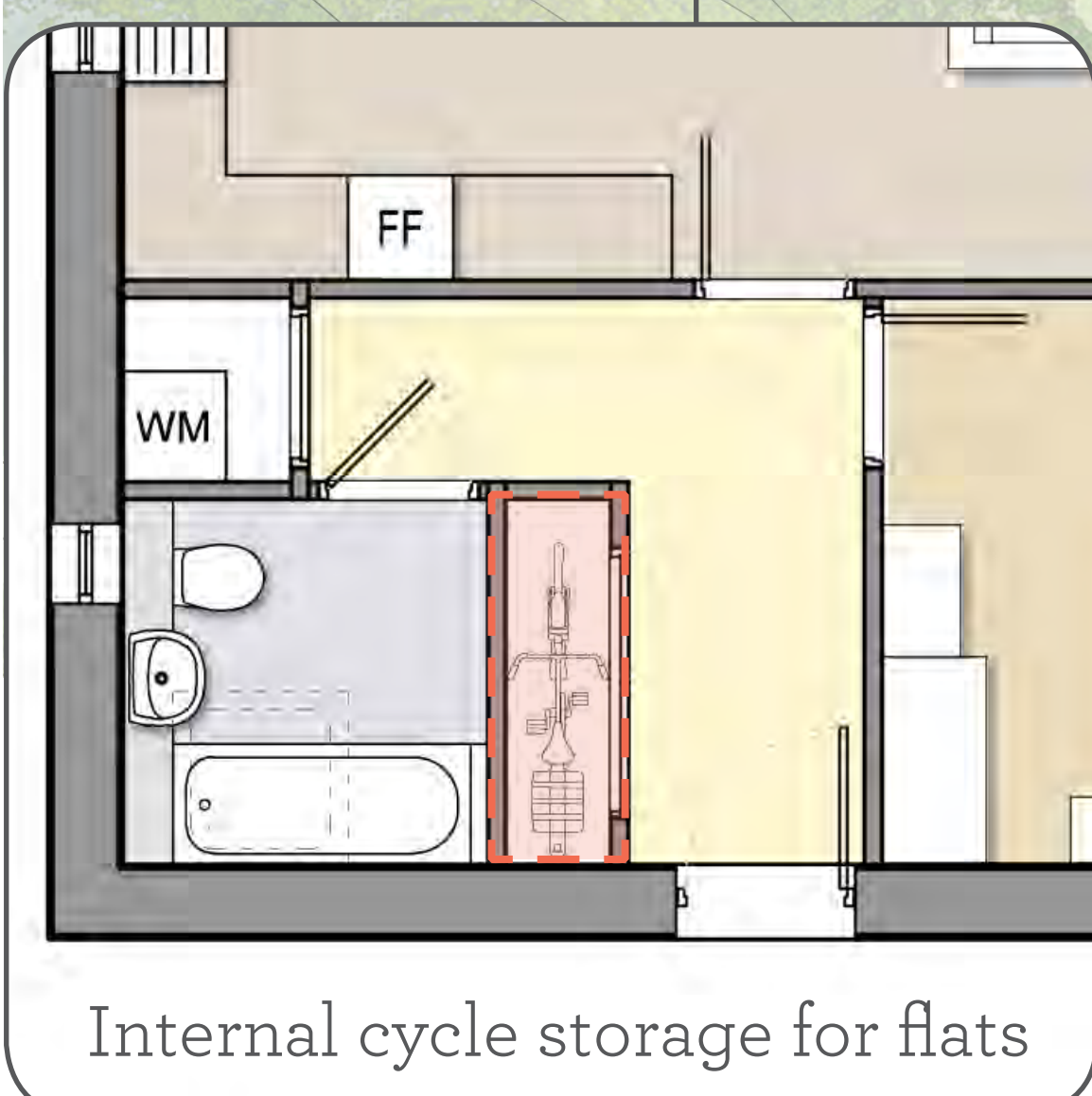


# Parking and amenities

## Parking for new homes in Phase 1

- 21 parking spaces
- Three dedicated wheelchair spaces
- Parking in driveways for houses
- On street parking in courtyard for flats
- Electric car charging points
- Potential to create new driveways for existing residents on Ravensbury Grove
- Cycle storage in rear gardens for houses
- Cycle storage in additional store in flats

- On plot parking in driveway
- On street parking
- Dedicated wheelchair parking space
- New driveway for existing residents
- Existing driveways and garages retained
- Electric car charging point
- Cycle and refuse storage in gardens
- Communal refuse storage areas
- Refuse collection by Council





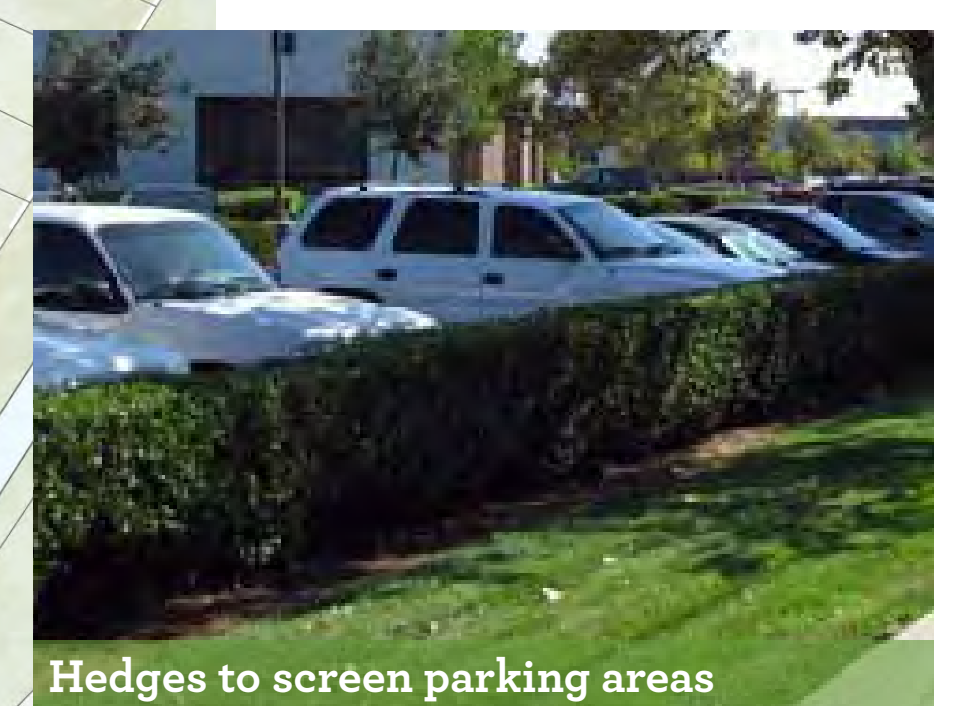
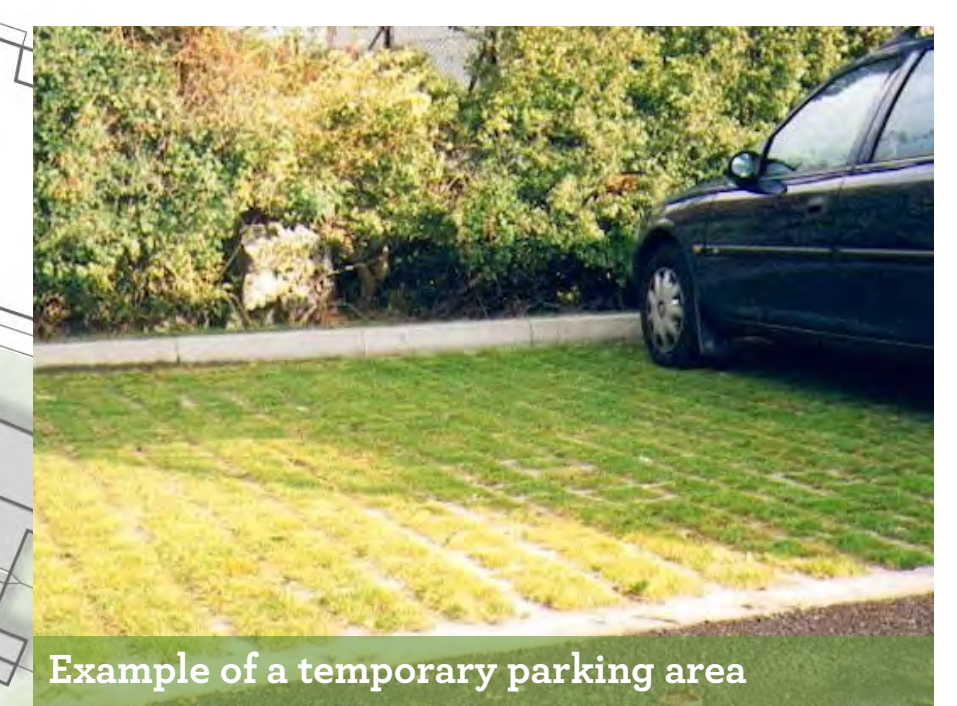
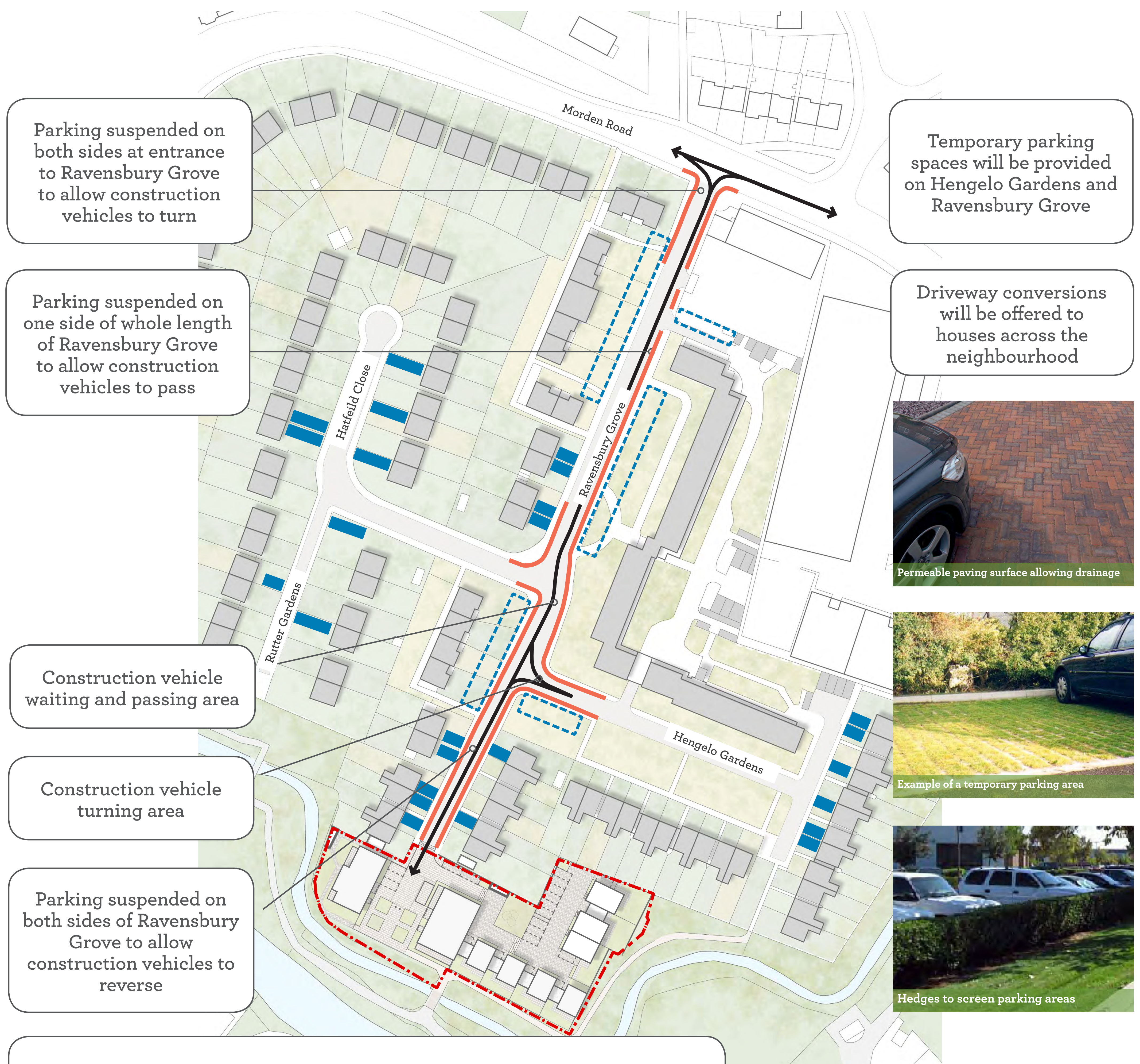
# Construction

## How construction could affect parking on Ravensbury Grove

Access for construction vehicles will require temporary parking restrictions for residents. Additional and temporary parking will be provided.

- Up to 25 potential driveway conversions
- Up to 35 potential temporary off street parking spaces

- Construction vehicle access
- Parking suspended
- - - Potential temporary parking area
- Potential to create a driveway for existing residents



Parking suspensions will be dealt with via separate planning and highways applications so that discussions can continue with residents about these proposals