

Welcome

Following outline planning consent being granted for the regeneration of Ravensbury in March 2018, detailed designs have been prepared for a Reserved Matters planning application for phases 2, 3 and 4.

Clarion Housing and HTA Design are here today to present the proposals ahead of submitting the application and ask for your opinions on:

- How the new streets will look
- Ideas for your new residents’ room
- What the buildings will look like

Thank you for attending today’s event.

Phases 2, 3 and 4 Housing Mix

	Phase 2	Phase 3	Phase 4
1 bed flats	13	11	23
2 bed flats	18	6	22
2 bed houses	-	4	-
3 bed houses	17	23	15
4 bed houses	6	7	14
TOTAL	54	51	74



Illustrative view of the mews and Swale Street



Questions

If you have any questions please contact **Farrida Deen**, your regeneration manager, by phone: **020 3784 5951** or email: **mertonregen@clarionhg.com**

The Masterplan

- 179 homes of 2, 3 and 4 storeys with pitched roof houses and small clusters of flats.
- Shared surface and tree-lined pedestrian friendly streets. On plot and on street parking arrangements.
- One road into Ravensbury plus additional emergency vehicle access.
- Most mature trees kept and new central landscaped swale for improving drainage and ecology.
- Traditional brick houses and flats with large windows bringing plenty of daylight into homes.
- Houses with private rear gardens and most with front gardens.



- Application Boundary
- Phase 1
- Phase 2
- Phase 3
- Phase 4

What are Reserved Matters?

We have been granted outline planning permission for the regeneration of Ravensbury. This includes the design, heights and road layout of the new neighbourhood.

We still need to get approval for the appearance and landscape of the neighbourhood. These are known as Reserved Matters.

We plan to submit a Reserved Matters application to Merton Council in February. Merton Council will then decide whether to give us the go ahead later in the year.

New Homes on Morden Road



What the new homes along modern Road will look like

- 1 Full height windows
- 2 Feature oriel window
- 3 Front door and side light
- 4 Off-street parking space
- 5 Screened bin area
- 6 Proposed new trees



Flat on Morden Road



Range of houses and flats



Views to Morden Hall Park

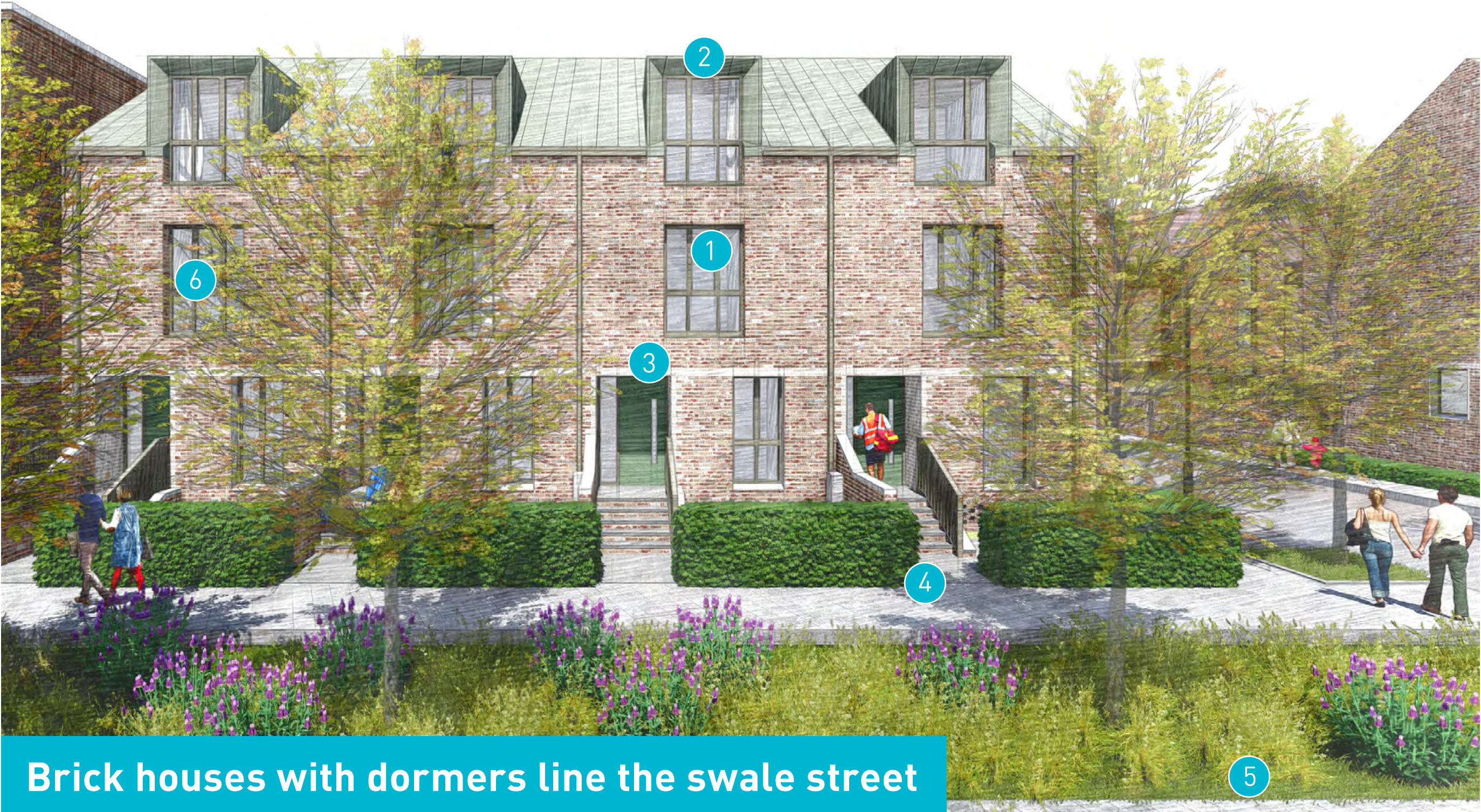
New Homes on Swale Street & Mews

Family houses over look the new swale



What the new homes along the new swale street will look like

- 1 Full height windows
- 2 Feature Dormer windows
- 3 Front door and side light
- 4 Screened bin area
- 5 Swale - improves drainage and ecology
- 6 Proposed new trees



Brick houses with dormers line the swale street



The mews



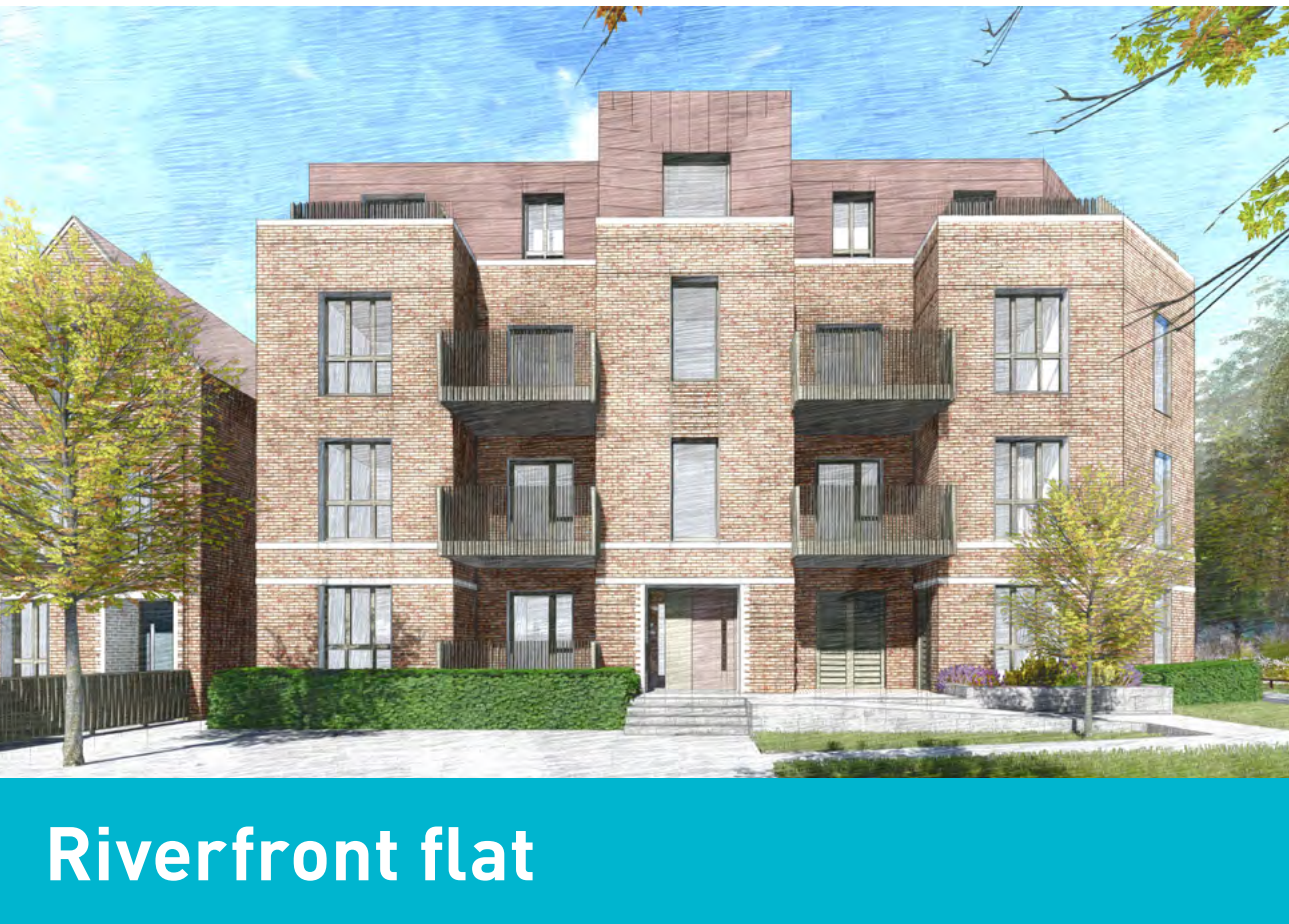
2 storey houses on The mews

New Homes on Wandle Riverfront



What the new homes along the Wandle Riverfront will look like

- 1 Full height windows
- 2 First floor balcony
- 3 Off-street parking space
- 4 Screened bin area
- 5 Shared surface street



New Homes on Ravensbury Grove

New community space and flats on Ravensbury Grove



What the new homes along Ravensbury Grove will look like

- 1 Full height windows
- 2 Recessed balconies
- 3 Communal front doors
- 4 Resident and visitor parking
- 5 Screened communal bin store
- 6 New community space
- 7 Proposed new trees



Community space on corner of new flats



Entrance to community space



View along Ravensbury Grove

Ravensbury Community Space

A community space at the heart of Ravensbury

- A new community space as part of regeneration
- Larger than the existing space with modern facilities, more daylight and higher ceilings
- Open for a range of activities and use by the whole community

Existing residents' room



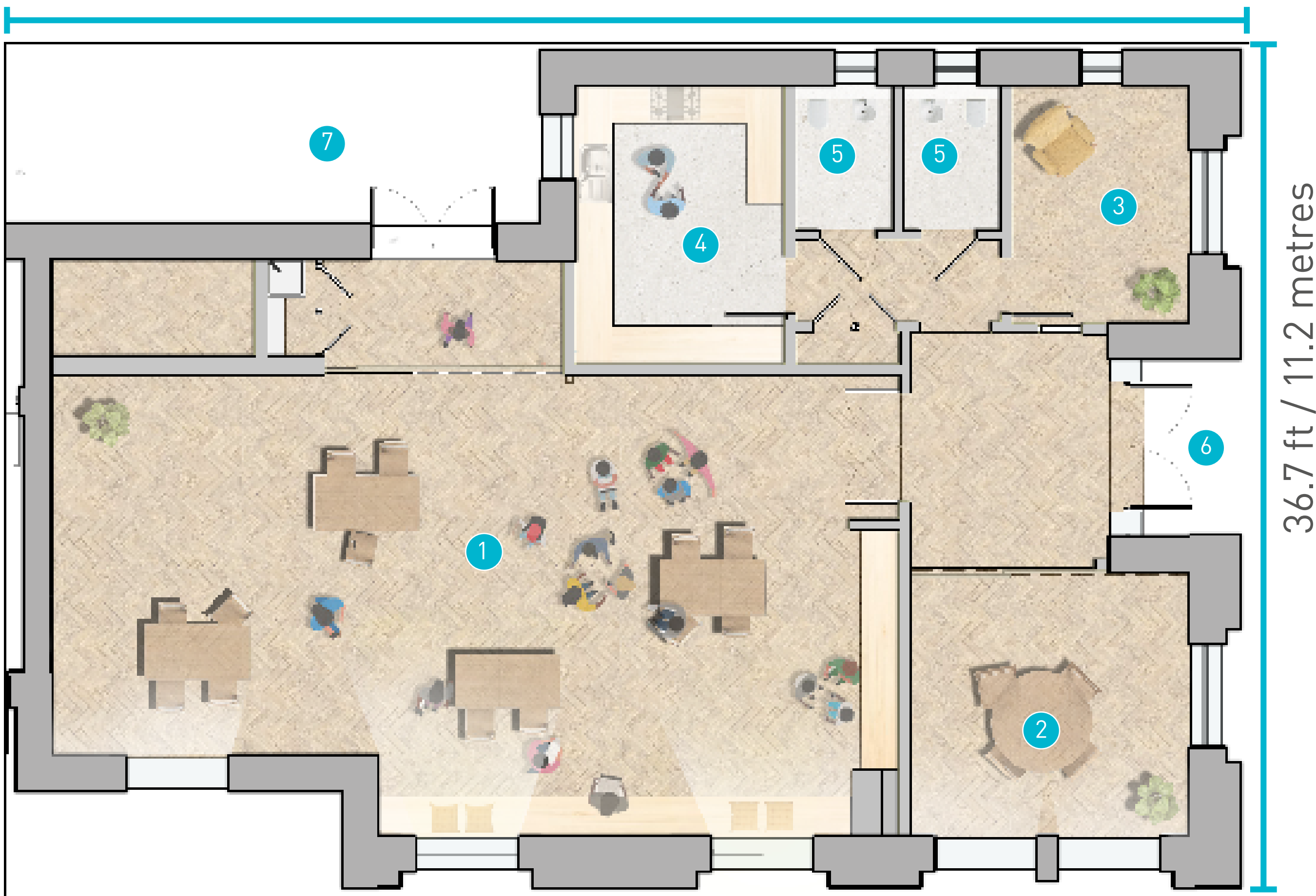
Existing Community Space
area 915sq ft / 85m²

New Community Space up to
1722sq ft / 160m²

New community space location



One larger flexible space for all activities
55.4 ft / 16.9 metres



Some possible uses for your new community room...



Community group meetings



Fitness activities



Crèche



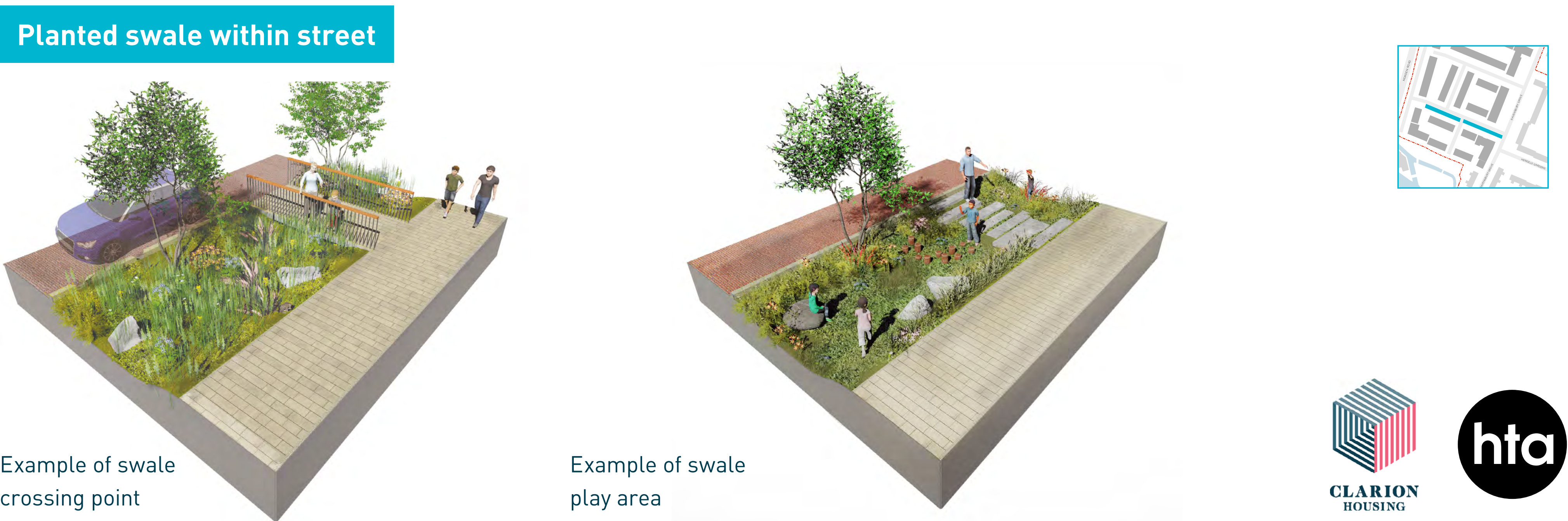
Family functions

- 1 Main community space
- 2 meeting room
- 3 Office
- 4 Kitchen
- 5 WC's
- 6 Entrance
- 7 External courtyard



Landscape of Streets

- Streets will be as green as possible with trees and swales
- Streets will be people-friendly to encourage socialising
- Play for young children will be incorporated within the green spaces



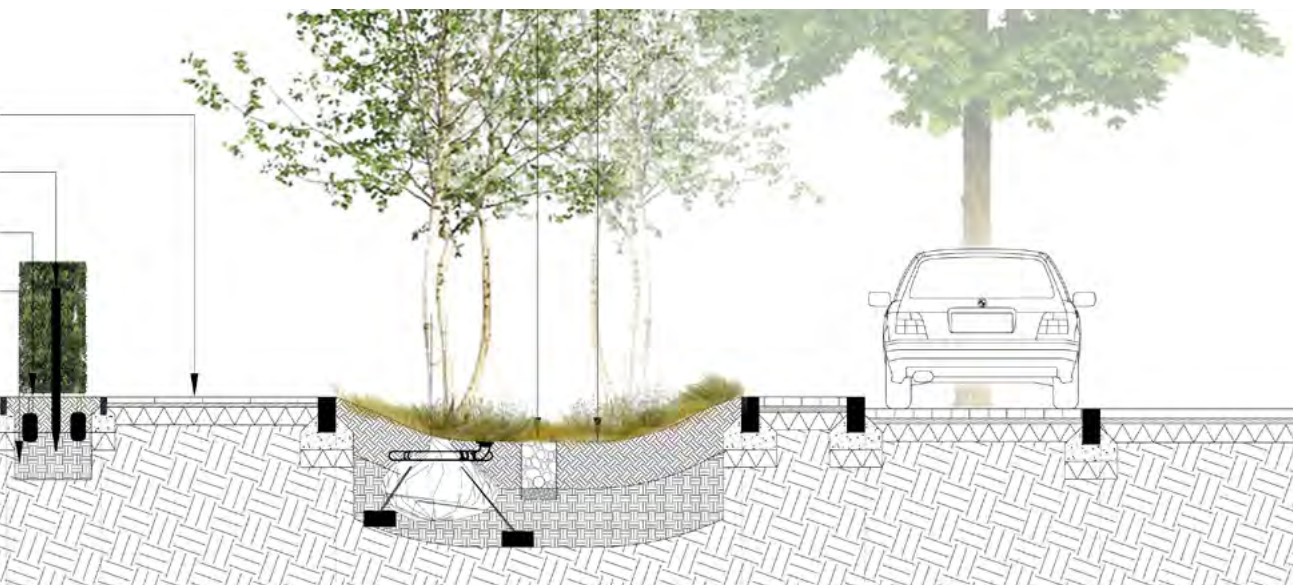
Example of swale crossing point

Example of swale play area

Landscape of Green Spaces

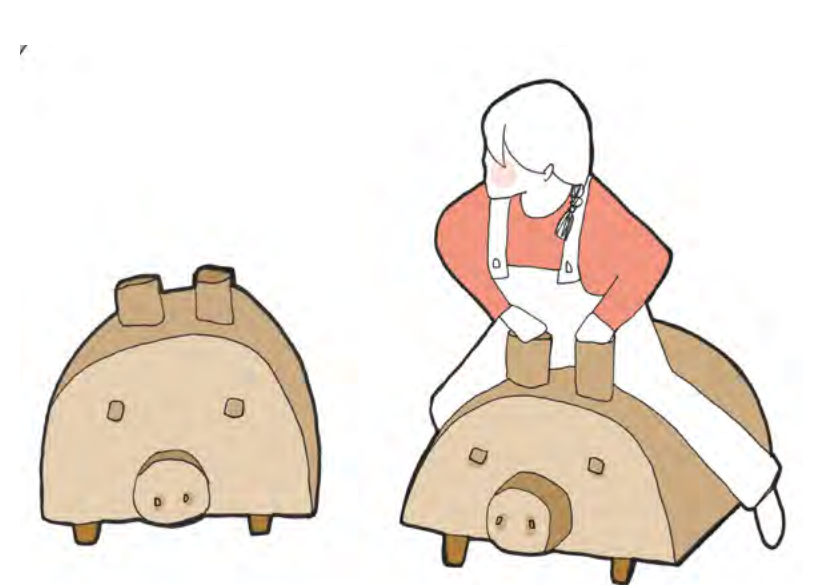
“More trees & green areas integrated into streets”

Central swale: A ribbon of planting to help with storm water management



“No large public play areas”

Small play areas instead of a large playground



“Bring the rose gardens back.”

Planting to attract wildlife, and enhance biodiversity

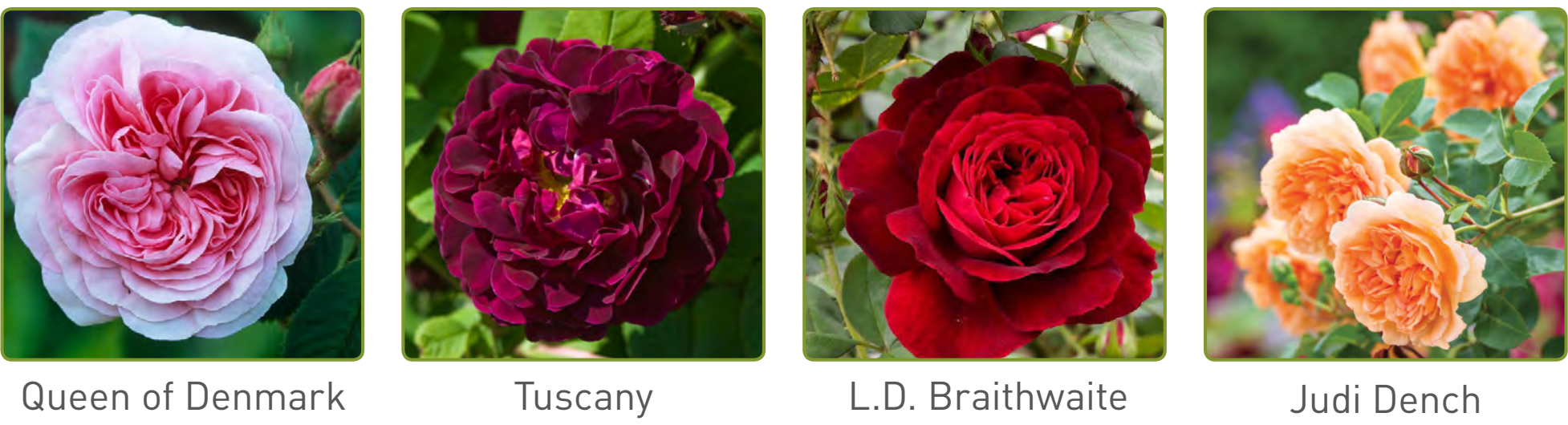


The Rose Garden

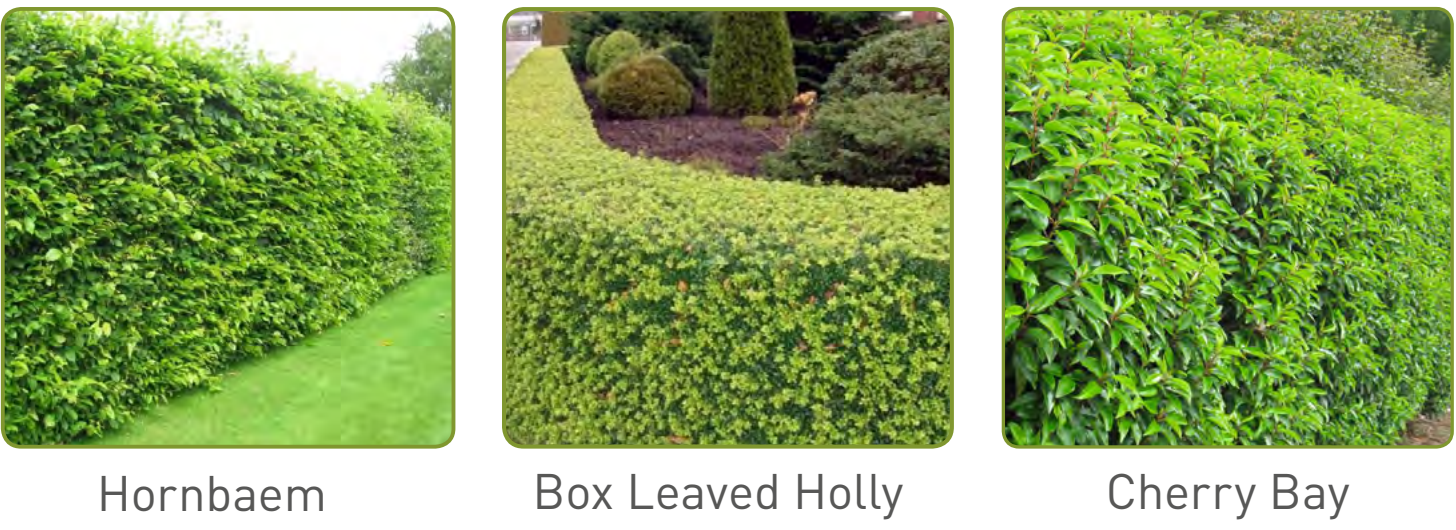


Proposed Planting

Roses



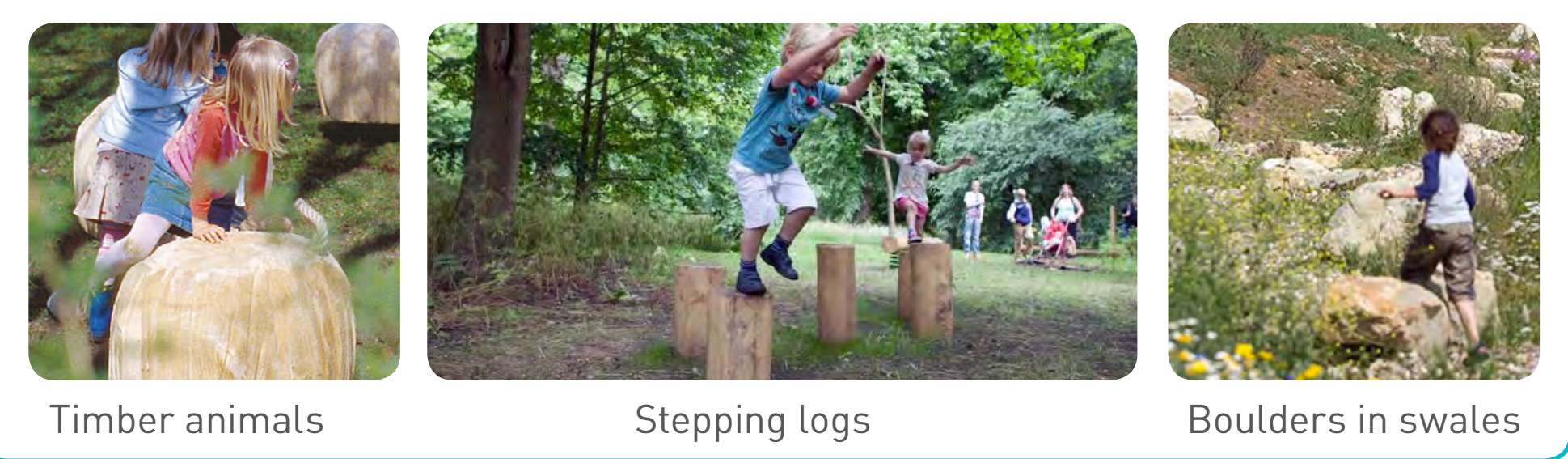
Hedging



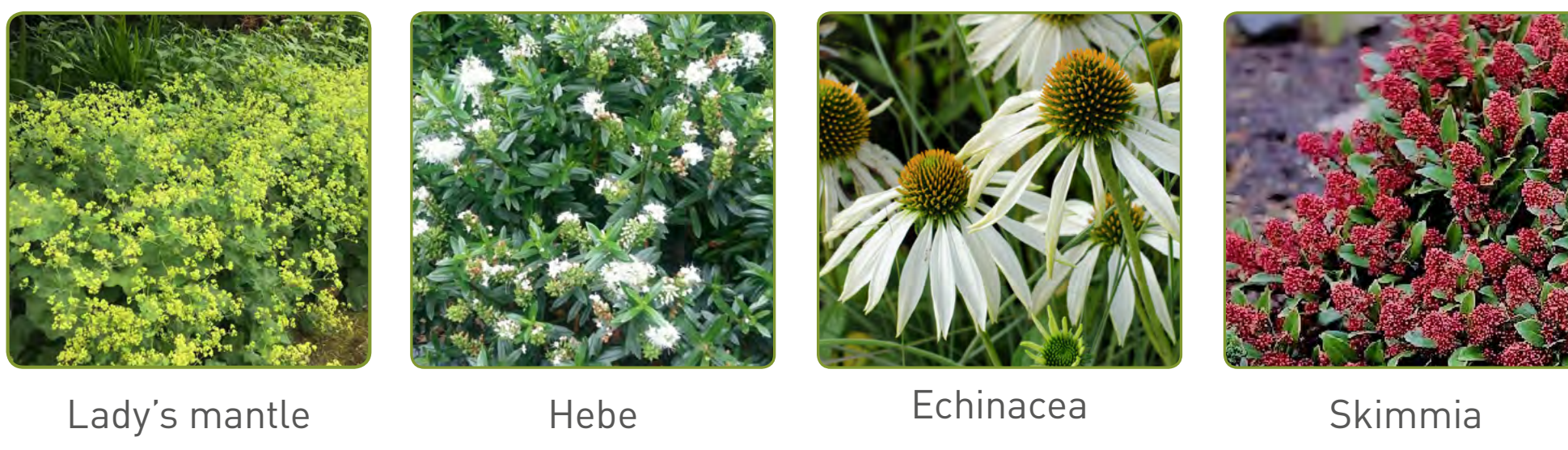
Street Trees



Play options for younger children



Shrubs



Swale Trees



Sustainability vision

Governance and management



- Consultation plan
- Community-led regeneration over the past 5 years

Energy and Green



- Sustainable rainwater management
- Water demand reduction
- A+ rated white goods
- Low energy lights
- Waste reduction during construction
- Solar Panels
- Mechanical Ventilation and Heat Recovery (MVHR) Systems

Land use & ecology



- Central swale to help with storm water management when needed
- Street trees
- Access to and views of green spaces

Social wellbeing



- A new community space to promote community activities
- Back gardens for occupants
- High level accessibility
- Community engagement during construction

Transport and movement



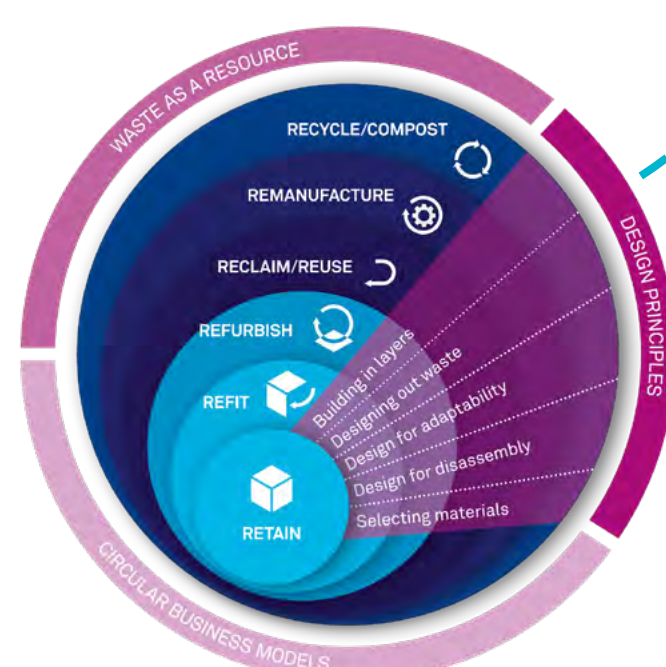
- Pedestrian/cycle routes
- On plot parking for many houses
- 319 cycle parking spaces
- Charging points for electric cars

Digital inclusion



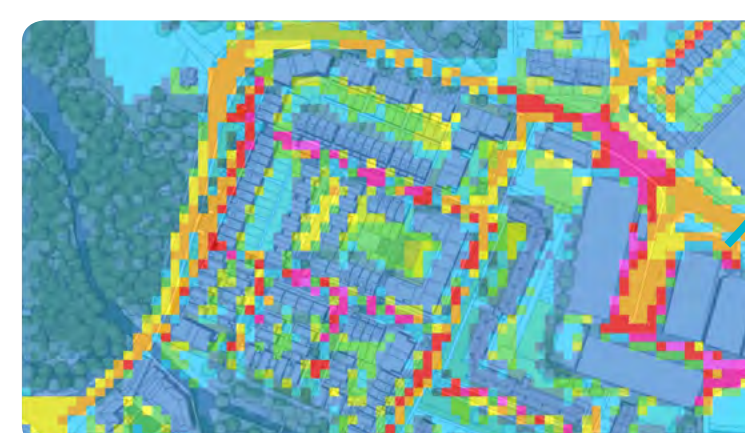
- Feedback from residents through website
- Online community platform

Financial resilience



- Circular economy principles
- Good materials and efficient buildings
- Travel plan

Health and local environment



- Microclimate analysis for thermal comfort and heat island effect
- Good day light
- Flood risk managed

Employment and economy



- Employment and skills agenda
- High quality and flexible facilities

What happens next?

Thank you for attending today’s event.

Following these community engagement events we plan to submit a Reserved Matters application to Merton Council in February for 179 homes and the new community space. Merton Council will then make a decision later in the year.

In the meantime the construction of the 21 Phase 1 homes will commence.

The timeline on this board gives an indication of the estimated key dates.

If you have any questions about the regeneration and how it affects you please get in touch.

What happens next?

The first 21 homes (Phase 1)

January 2019
Preparing the site



March 2019
Starting to build the new homes



June 2020
First 21 new homes ready

The rest of Ravensbury
(Phases 2, 3 and 4)

February 2019
Submission of the final planning application



June 2022
Phase 2 homes ready (54 homes)



February 2024
Phase 3 homes ready (51 homes)



September 2025
Phase 4 homes ready (74 homes)

Please give us your feedback

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