

Welcome

Since we last talked to you about the masterplan in Summer 2015, we have submitted an application for Phase 1 homes and made small amendments to the masterplan design.

We have been waiting for the Council's DPD process to advance. Circle housing have been working with the technical team to progress the masterplan principles. Wider sustainability objectives have been addressed, for example in relation to flood risk and energy strategy.



December
2016

Outline application
submitted for the
masterplan

We are here today to show you the minor changes to the masterplan ahead of submission of an outline planning application in December.

The outline application will seek approval for scale, layout and access for the masterplan, including the construction of all new homes. Refurbishment works are not included in the masterplan application.



The vision for your neighbourhood...

Leafy tree-lined streets that reflect the suburban feel of Ravensbury. New homes that meet the needs of different residents with a community facility at the heart of the neighbourhood.

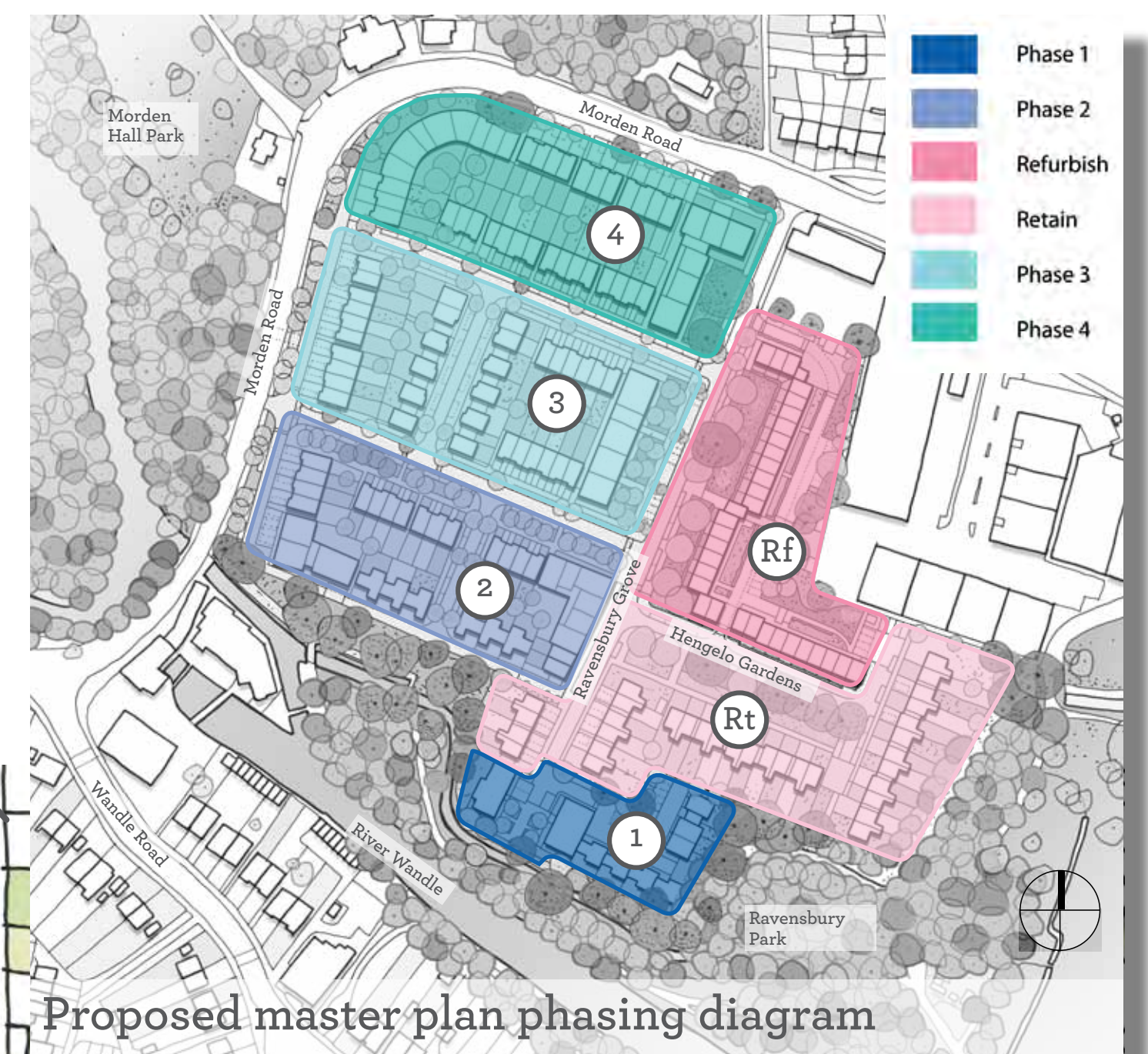


The master plan

Homes between 2 and 4 storeys with pitched roof houses and small clusters of flats.

Shared surface and tree-lined pedestrian friendly streets. A variety of parking arrangements.

Single point of vehicle access for residents retained and additional emergency vehicle access.



Most mature trees kept and new central landscape swale for improving drainage and ecology.

Traditional brick houses and flats with large windows letting daylight into homes.

Houses with private rear gardens and most with front gardens.

Community space and homes for older people in the heart of Ravensbury.

Refurbishment of Ravensbury Court and landscape works not part of this master plan.

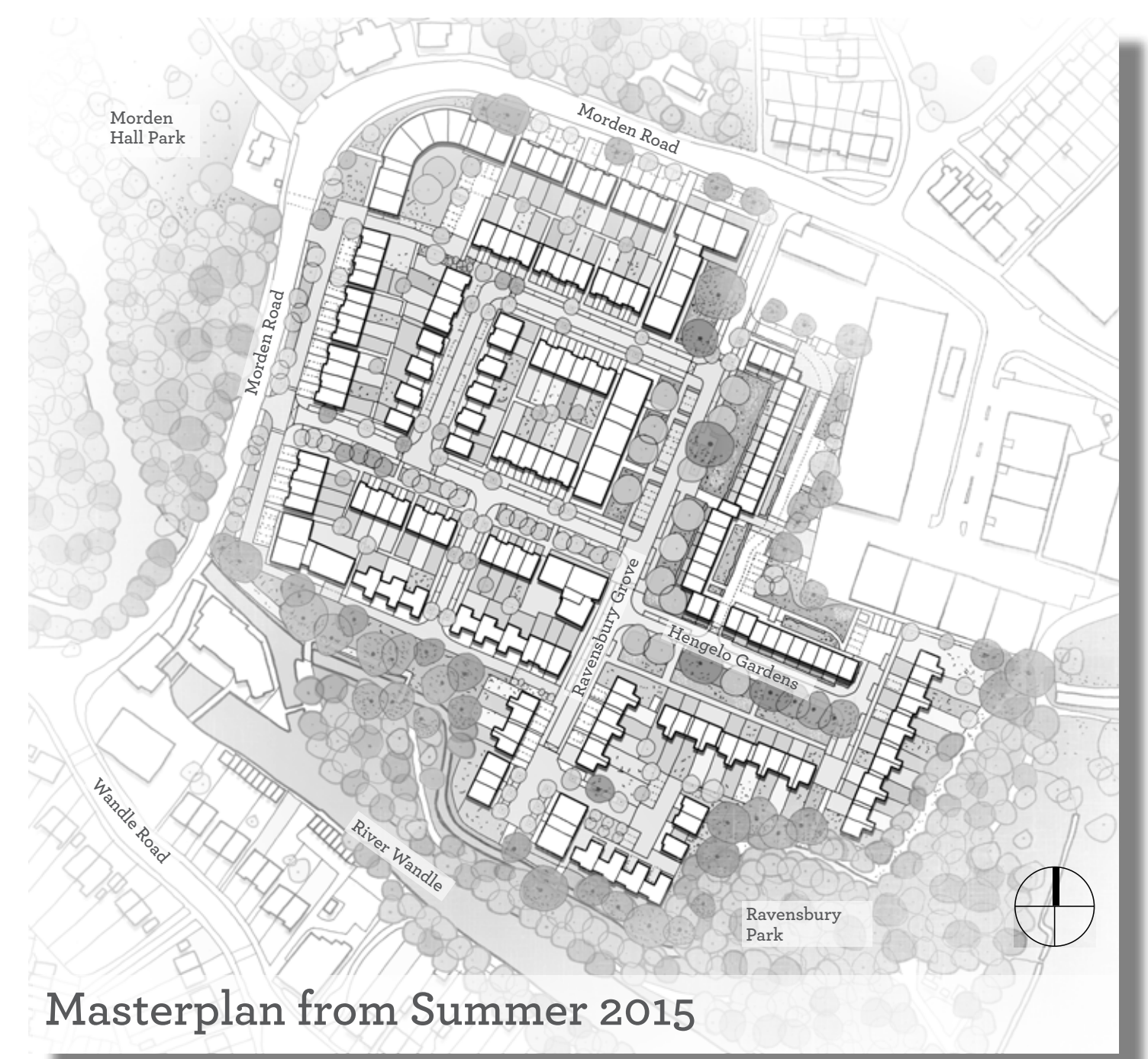
Design changes since Summer 2015

Since the last master plan consultation events in Summer 2015 we have made changes to the design in response to feedback from residents and the Greater London Authority, which are highlighted below.

Buildings have been reduced to a maximum of 4 storey in height

Some set-backs added to top floors of flats to reduce the impact of the buildings

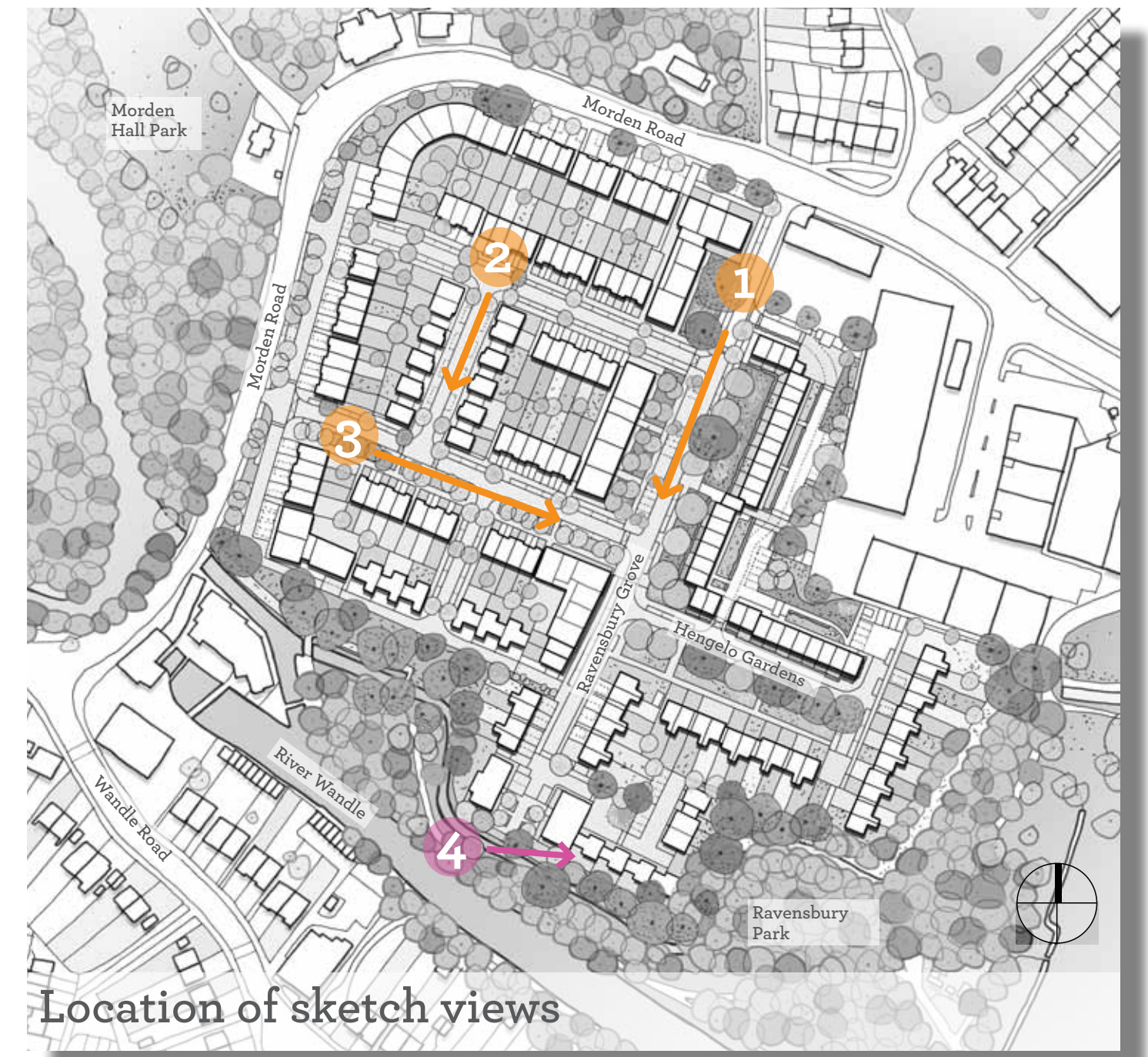
Extra space added to the front gardens and private terraces of some homes



A variety of places within the neighbourhood...



View south down Ravensbury Grove



Location of sketch views



Looking south along the proposed mews street



Looking along the proposed swale street towards Ravensbury Court



Phase 1 homes overlooking the river edge

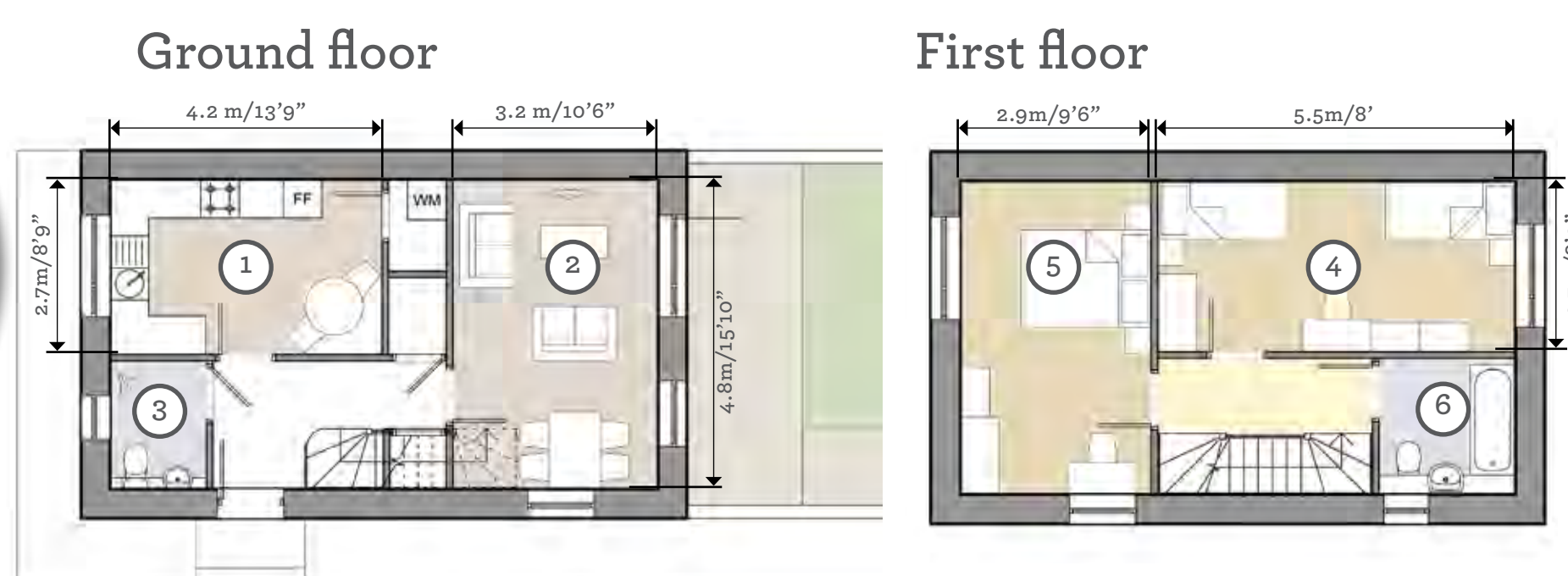
New homes - mews houses

A variety of houses types and sizes across Ravensbury

- Two, three and four bedroom houses which are larger than replaced houses on Ravensbury
 - All are designed to modern standards
 - Will be well insulated and have lots of natural daylight
 - Options for the arrangement of the kitchen and living and dining space
- House layouts will not be approved within the outline planning application and will be developed further at each detailed phase.

New 2 bed mews house

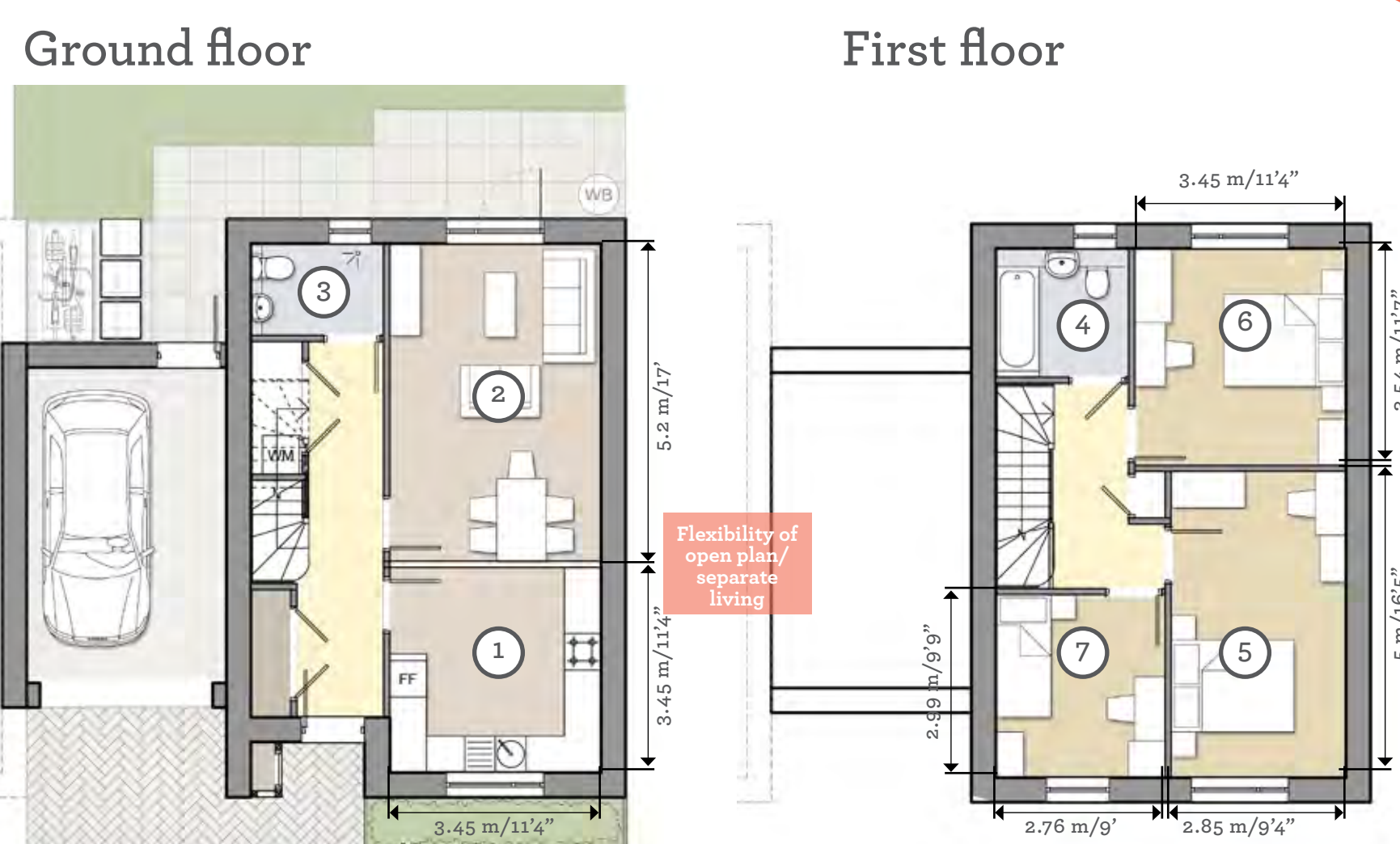
.....
2 bed - 4 person
82m² / 882 sq ft



① kitchen/dining	11.6m ² /125 sq ft	④ bedroom 1	14.2m ² /152 sq ft
② living/dining	15.4m ² /165 sq ft	⑤ bedroom 2	14.5m ² /156 sq ft
③ wc	3m ² /32 sq ft	⑥ bathroom	4m ² /43 sq ft

New 3 bed mews house

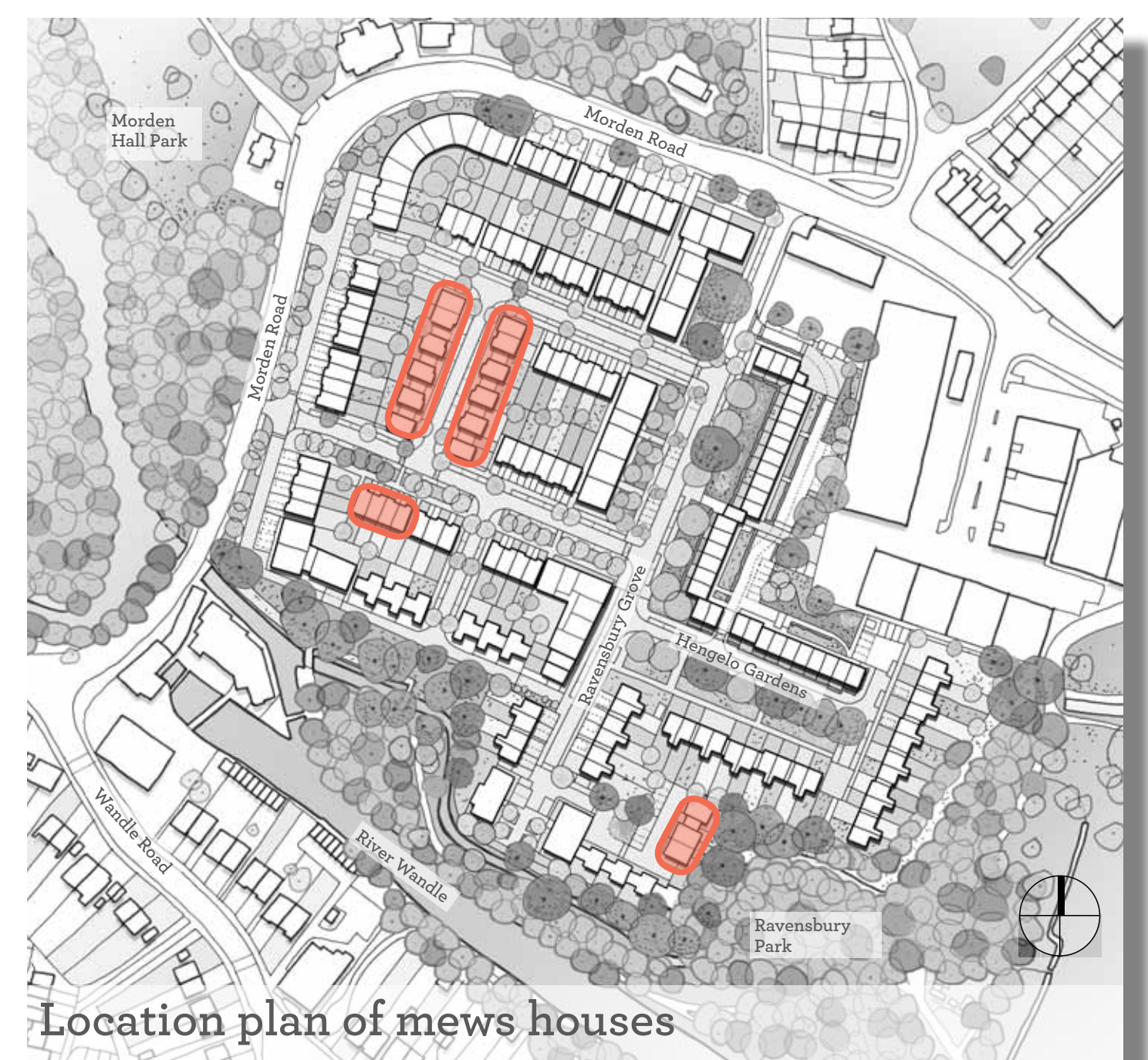
.....
3 bed - 5 person
96m² / 1033 sq ft



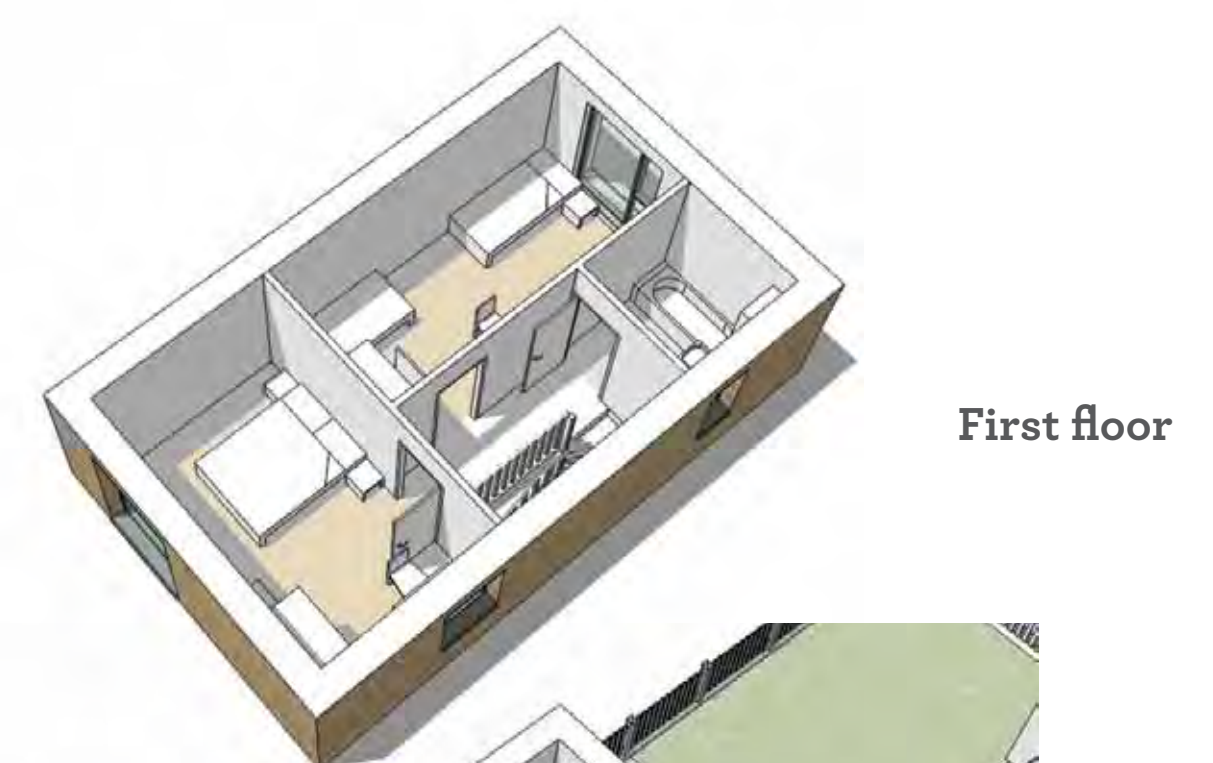
① kitchen	11.6m ² / 125 sq ft	⑤ bedroom 1	14.2m ² / 152 sq ft
② living/dining	17.9m ² / 1192 sq ft	⑥ bedroom 2	12.2m ² / 131 sq ft
③ wc	3.2m ² / 34 sq ft	⑦ bedroom 3	8.3m ² / 89 sq ft
④ bathroom	4.5m ² / 48sq ft		

New 3 bed mews house

.....
You will be able
to see me in
Phase 1



Location plan of mews houses



First floor

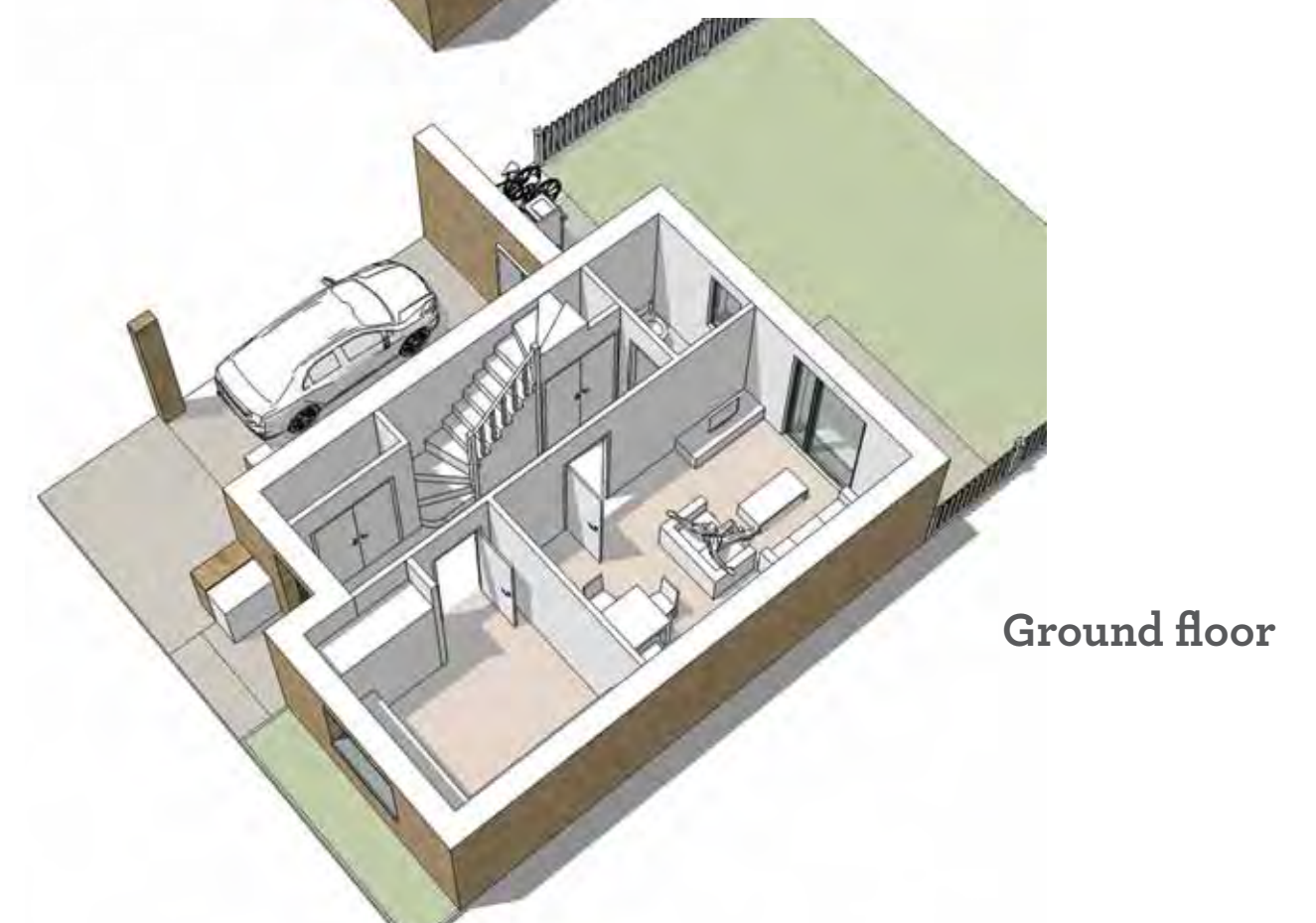


Ground floor

3D image of a new 2 bed mews house



First floor



Ground floor

3D image of a new 3 bed mews house

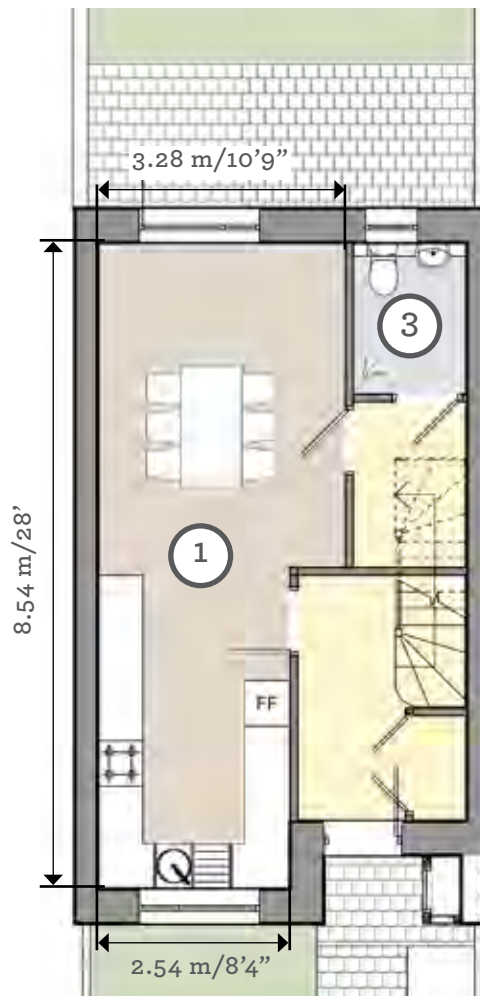
New homes - town houses

New 3 bed town house

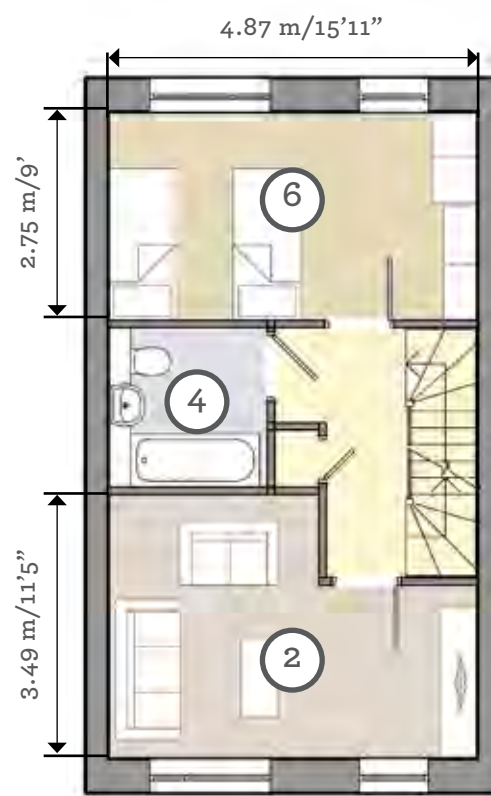
.....
3 bed - 5 person
105m² / 1130sq ft

Existing 3
bed Orlit house
Total area
93m²/1005sq ft

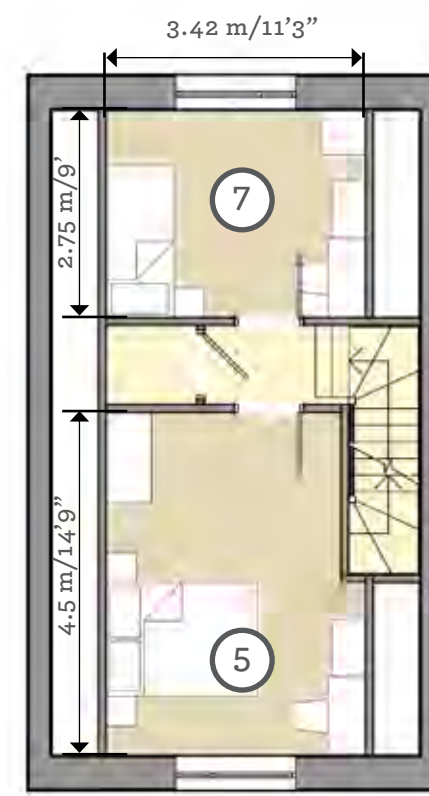
Ground floor



First floor

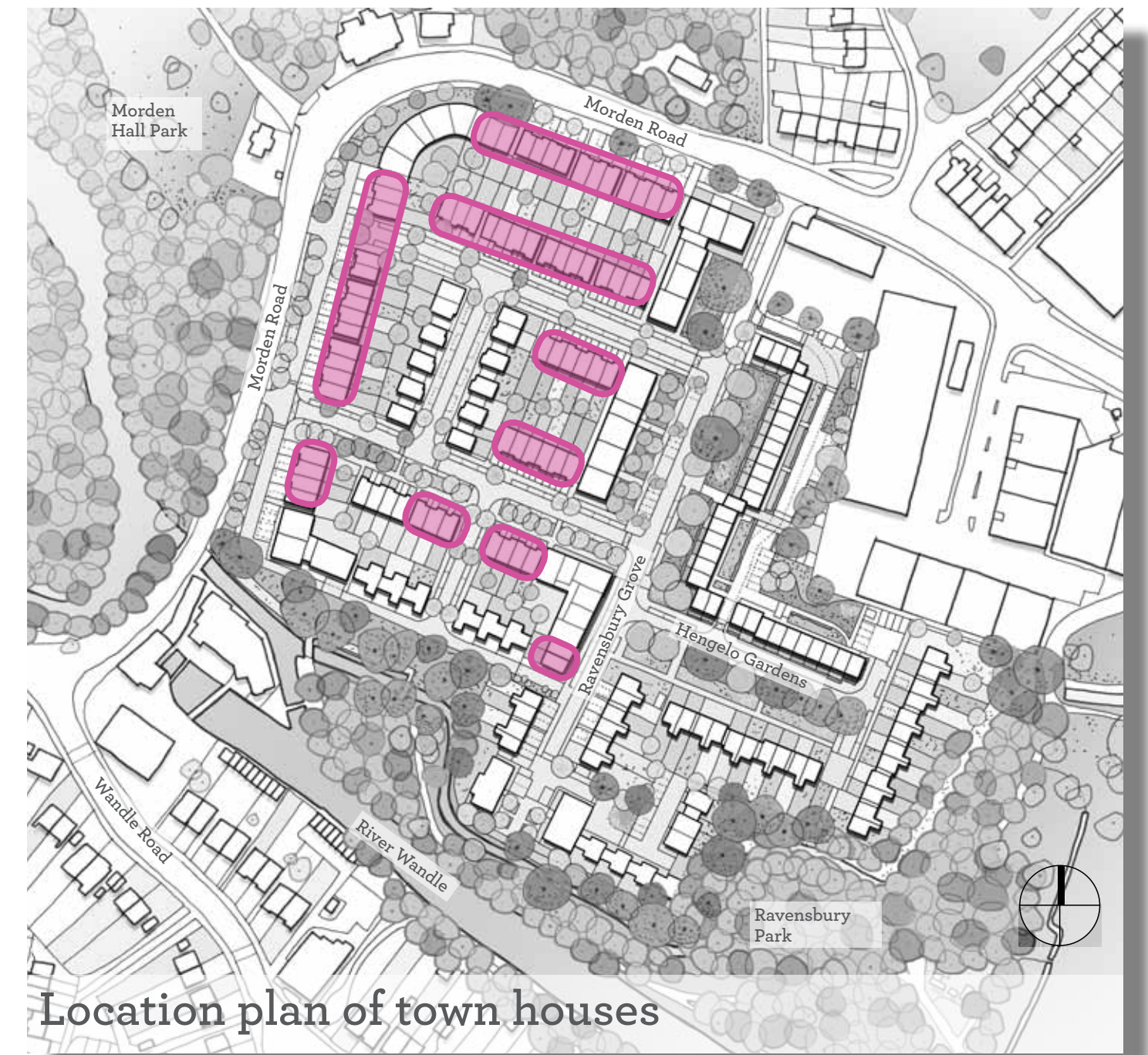


Second floor



- ① kitchen/dining 24.8m² / 266 sq ft
- ② living 14.5m²/156 sq ft
- ③ wc 3m²/32 sq ft
- ④ bathroom 4.4m² / 47 sq ft

- ⑤ bedroom 1 13.3m² / 143 sq ft
- ⑥ bedroom 2 13.4m² / 144 sq ft
- ⑦ bedroom 3 9.4m² / 101 sq ft



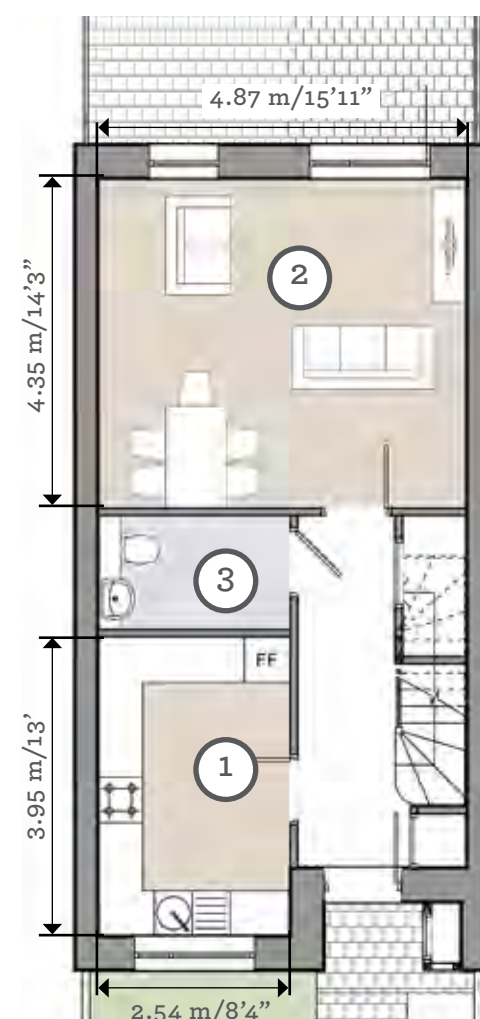
Location plan of town houses

New 3 bed town house

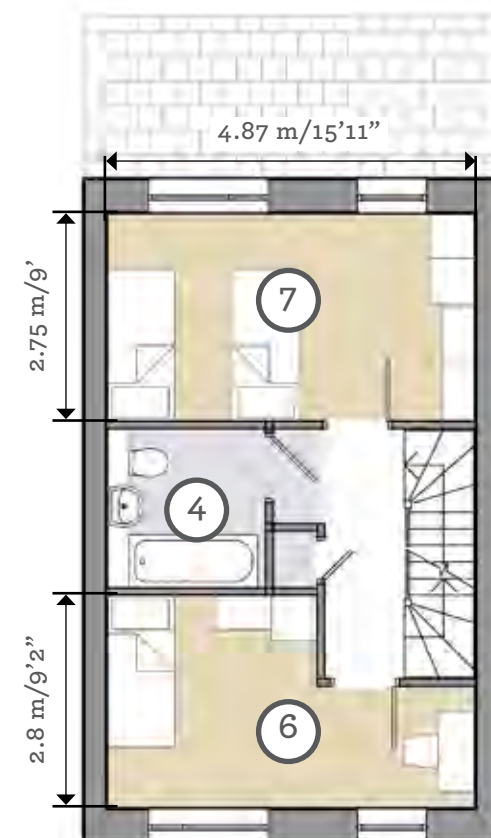
.....
3 bed - 5 person
105m² / 1130sq ft

Existing 3
bed Orlit house
Total area
93m²/1005sq ft

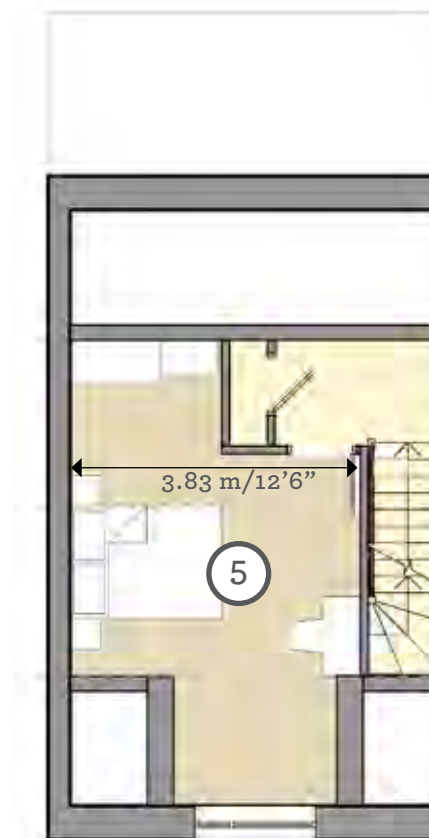
Ground floor



First floor

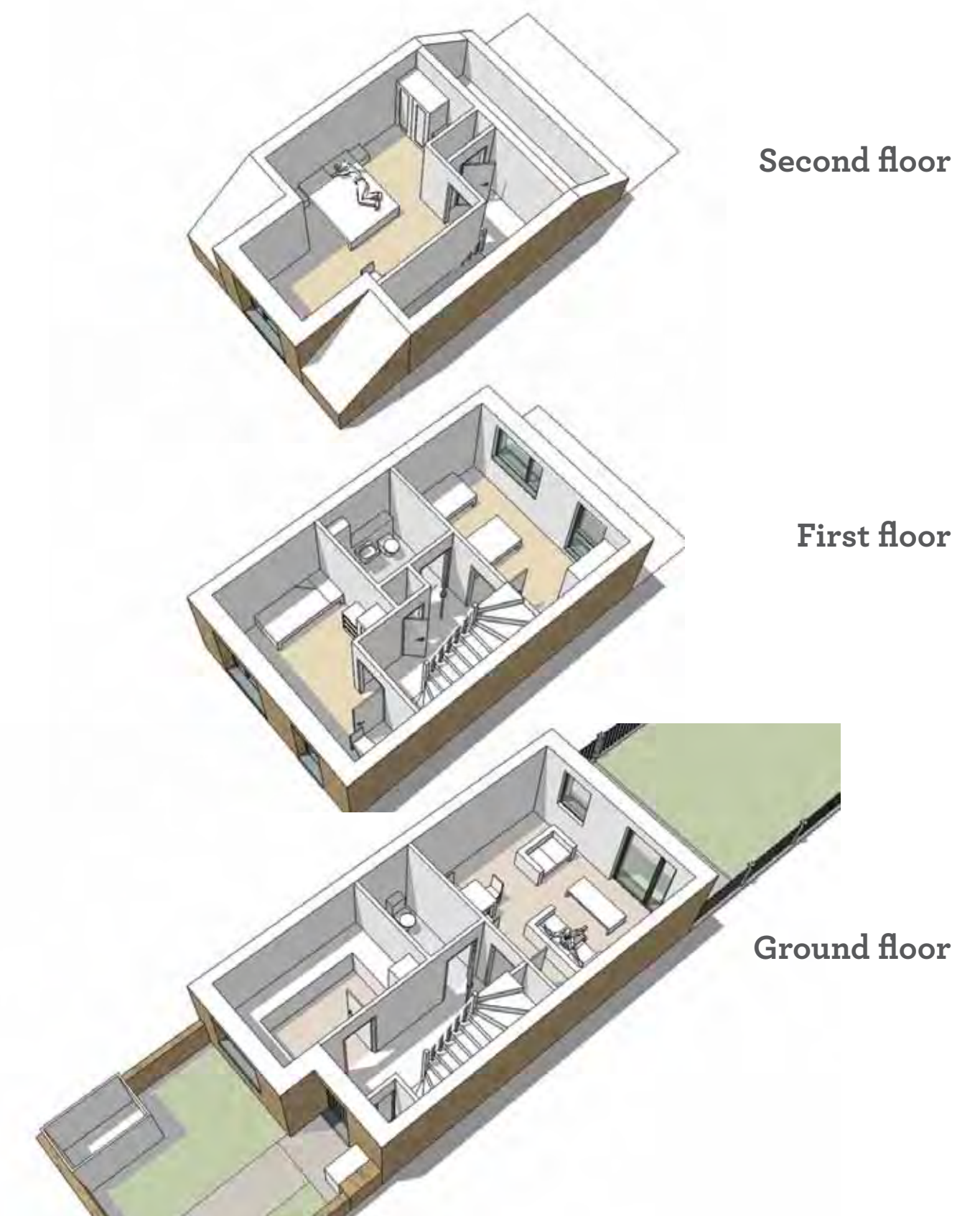


Second floor



- ① kitchen 10m² / 107 sq ft
- ② living/dining 21.2m² / 228 sq ft
- ③ wc 3.8m² / 40.9 sq ft
- ④ bathroom 4.4m² / 47.3 sq ft

- ⑤ bedroom 1 15m² / 161 sq ft
- ⑥ bedroom 2 13.4m² / 144 sq ft
- ⑦ bedroom 3 11m² / 118 sq ft



3D image of a new 3 bed town house

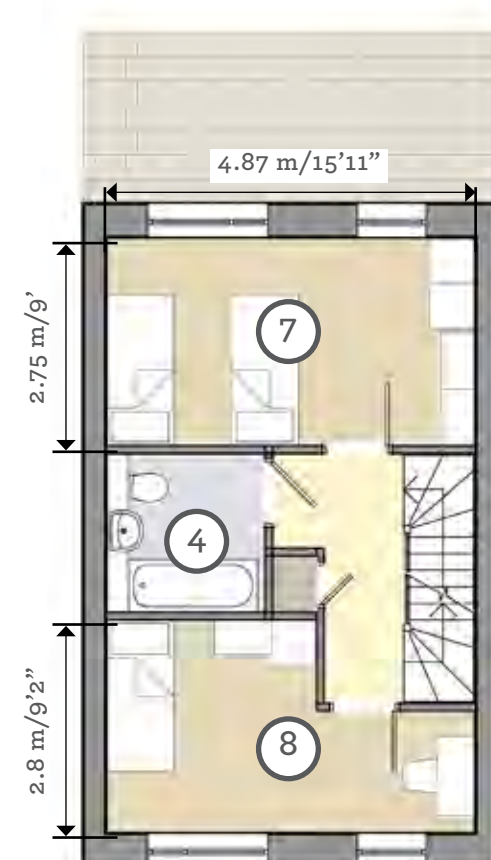
New 4 bed town house

.....
4 bed - 7 person
123m² / 1324sq ft

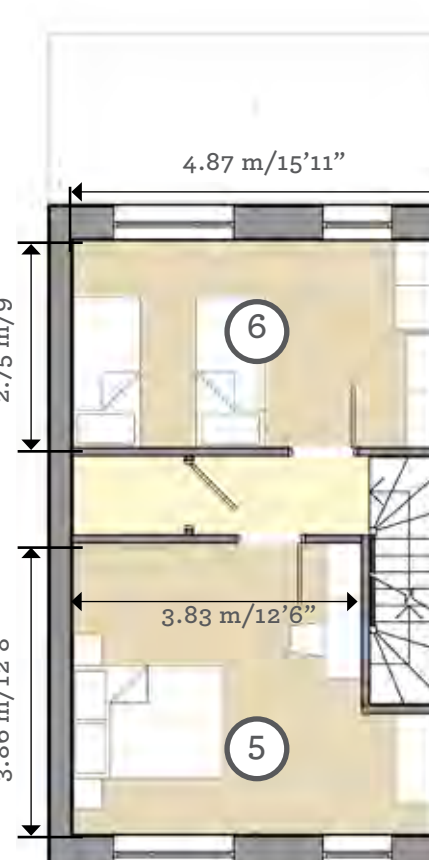
Ground floor



First floor

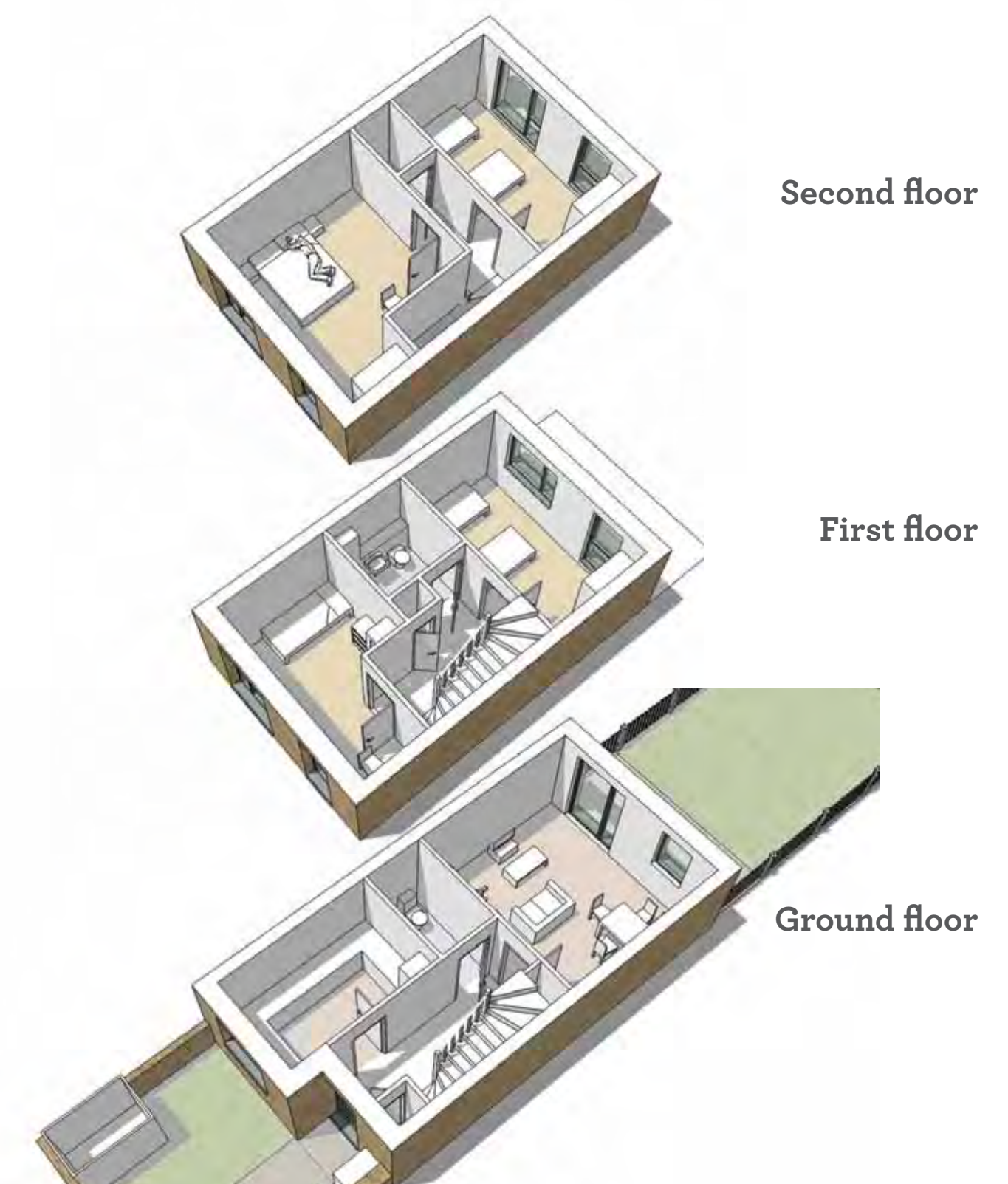


Second floor



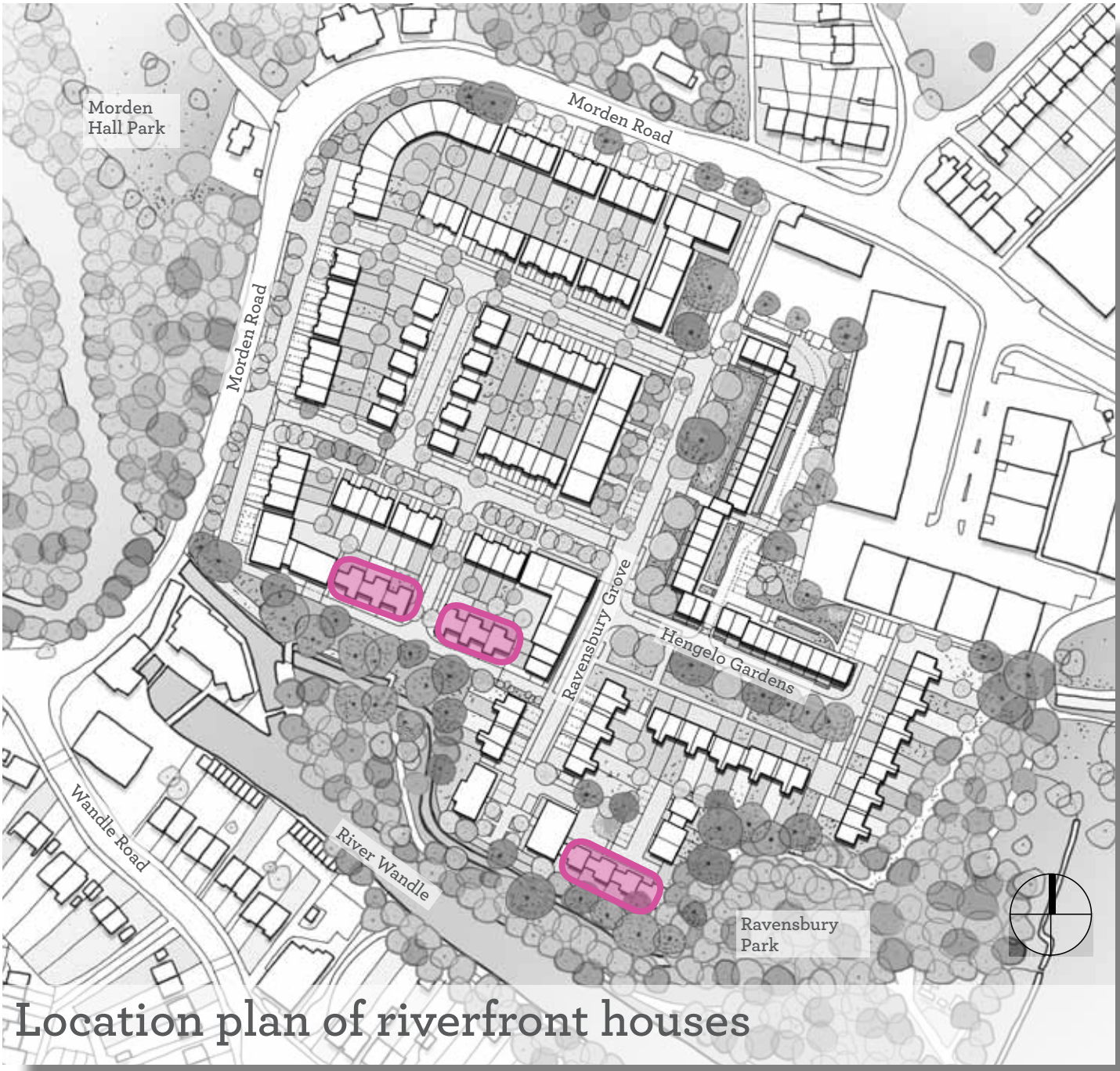
- ① kitchen 10m² / 107 sq ft
- ② living/dining 21.2m² / 228 sq ft
- ③ wc 3.8m² / 40.9 sq ft
- ④ bathroom 4.4m² / 47.3 sq ft

- ⑤ bedroom 1 16m² / 172 sq ft
- ⑥ bedroom 2 13.4m² / 144 sq ft
- ⑦ bedroom 3 13.4m² / 144 sq ft
- ⑧ bedroom 4 11m² / 118 sq ft



3D image of a new 4 bed town house

New homes - riverfront houses



New 4 bed river house
.....
4 bed - 6 person
115m² / 1238sq ft

① kitchen	11.6m ² / 124.8sq ft	⑥ bathroom	4.4m ² / 47.3sq ft
② living/dining	12.3m ² / 132.3sq ft	⑦ bedroom 1	12.2m ² / 131.3sq ft
③ wc	3.0m ² / 32.3sq ft	⑧ bedroom 2	12.3m ² / 132.3sq ft
④ living	13.2m ² / 142sq ft	⑨ bedroom 3	10.2m ² / 109.7sq ft
⑤ balcony	8.9m ² / 95.7sq ft	⑩ bedroom 4	8.3m ² / 89.3sq ft

Ground floor

First floor

Second floor

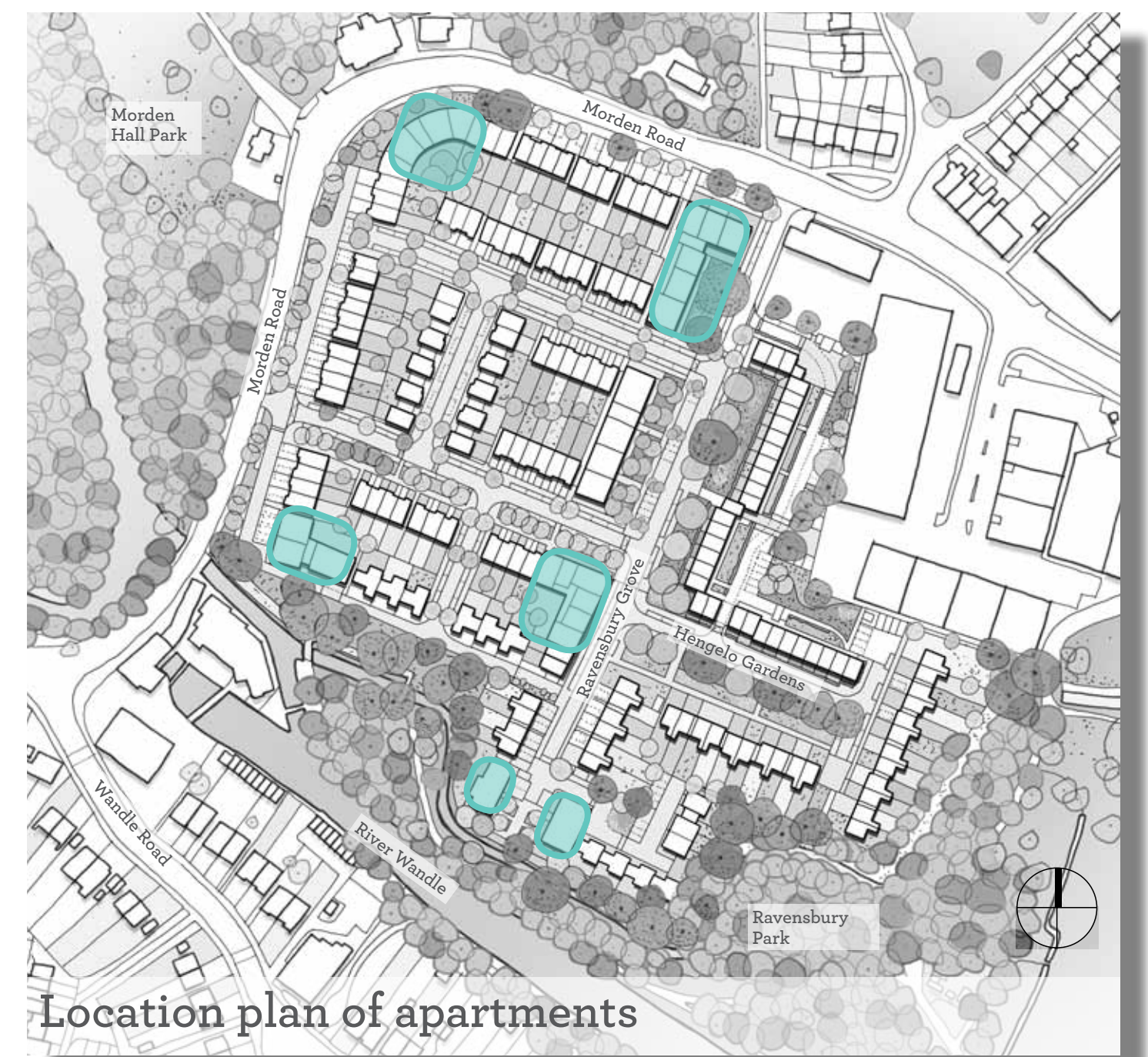


New homes - flats

A variety of apartment sizes in different areas of Ravensbury

- One, two and three bed flats which are larger than existing flats on Ravensbury
- Each flat will have their own private outdoor space
- All are designed to modern standards
- Will be well insulated and have lots of natural daylight
- Options for the arrangement of the kitchen and living and dining space

Flat layouts will not be approved within the outline planning application and will be developed further at each detailed phase.



Location plan of apartments

New 1 bed flat

.....
1 bed - 2 person
50.8m² / 546sq ft

Existing
1 bed
flat
Total area
44m²/474sq ft



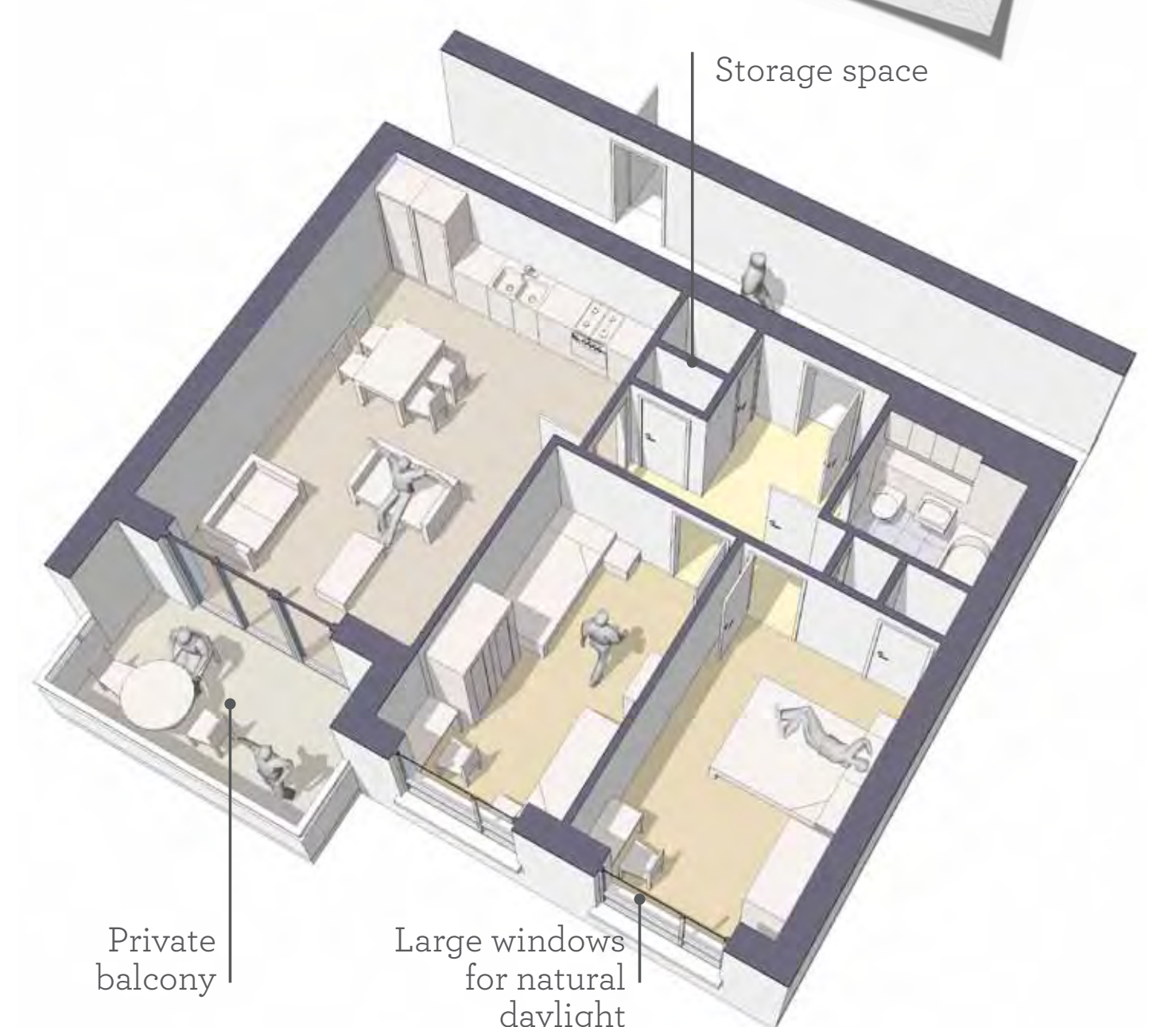
- | | |
|---|--|
| ① kitchen/living/dining 25m ² /269 sq ft | ③ bathroom 4.4m ² /47.6 sq ft |
| ② bedroom 12.6m ² /135.6 sq ft | ④ balcony 6.3m ² /67.8 sq ft |

New 2 bed flat

.....
2 bed - 4 person
70.8m² / 762sq ft



- | | |
|---|---|
| ① kitchen/living/dining 27.5m ² /296 sq ft | ④ bathroom 4.4m ² / 47.6 sq ft |
| ② bedroom 1 12.9m ² /138.8 sq ft | ⑤ balcony 7.2m ² / 77.5 sq ft |
| ③ bedroom 2 12.7m ² /136.7 sq ft | |



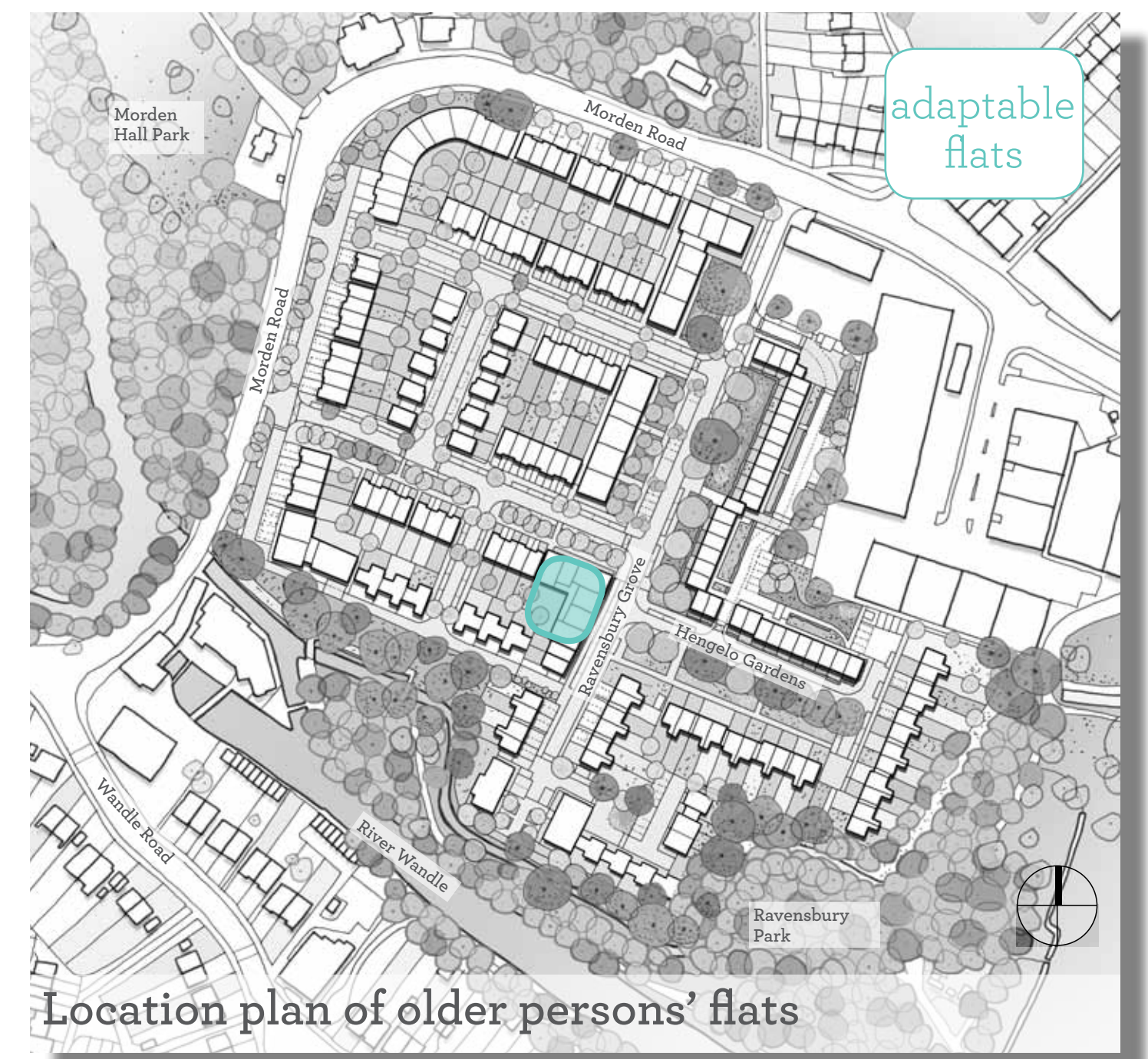
3D image of a new 2 bed flat

New homes - for older people

Adaptable flats to suit a variety of individual needs

- One and two bed flats are designed to be adaptable to suit the various needs of residents
- Homes are larger than existing flats on Ravensbury
- Each flat will have their own private outdoor space
- All are designed to modern standards
- Will be well insulated and have lots of natural daylight

Flat layouts will not be approved within the outline planning application and will be developed further at each detailed phase.



New 1 bed adaptable flat
.....
1 bed - 2 person
59.3m² / 638sq ft

Existing
1 bed
brick flat
Total area
44m² / 474sq ft



- | | |
|---|--|
| ① kitchen/living/dining 24.1m ² /259.4 sq ft | ③ bathroom 4.4m ² /47.6 sq ft |
| ② bedroom 16.5m ² /177.6 sq ft | ④ balcony 6.3m ² /69.9 sq ft |

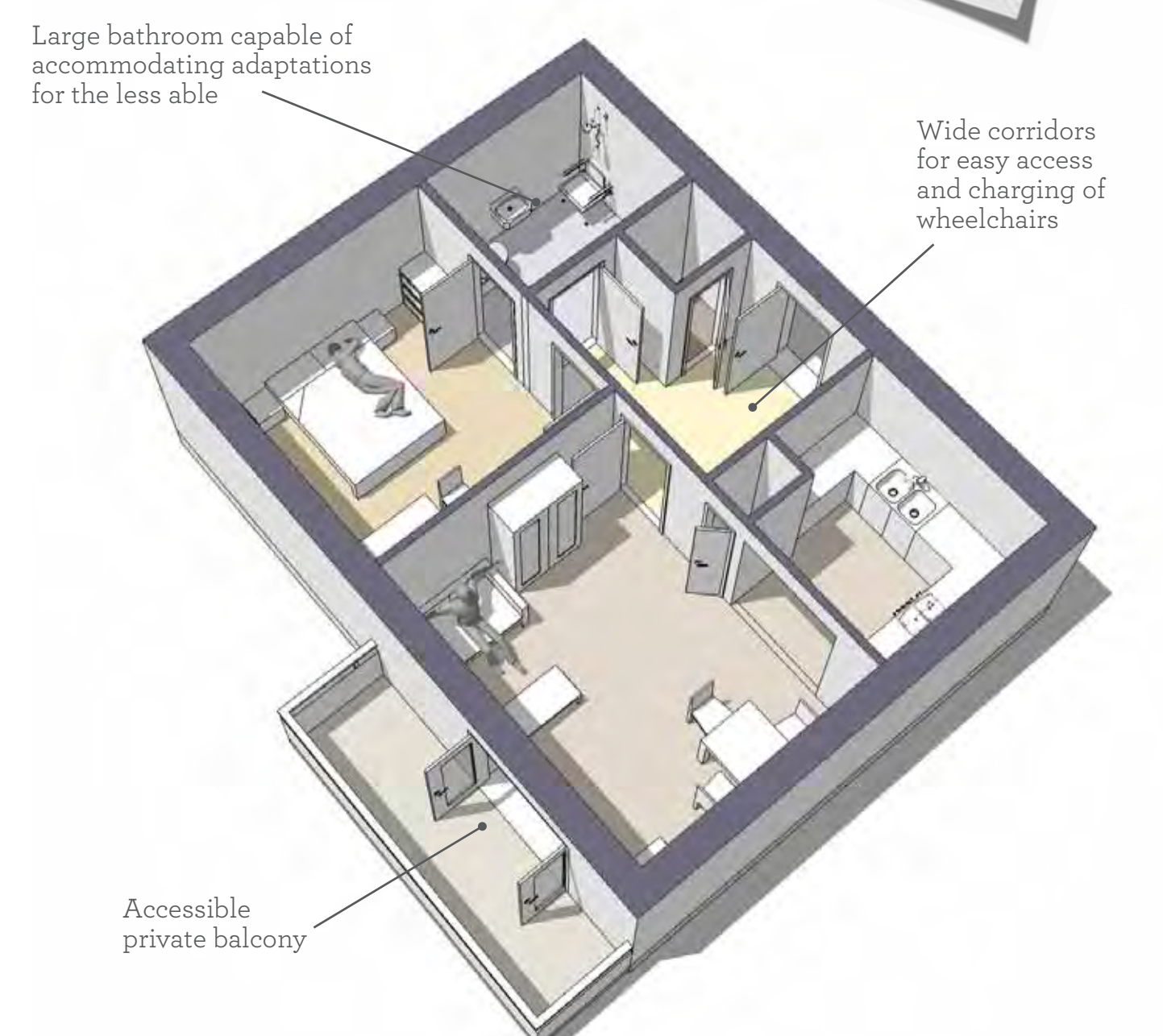
Adaptable for older people and wheelchair users

New 2 bed adaptable flat
.....
2 bed - 3 person
70.8m² / 762sq ft



- | | |
|---|---|
| ① kitchen/living/dining 25.6m ² /275.5 sq ft | ④ bathroom 4.4m ² / 47.6 sq ft |
| ② bedroom 1 13.2m ² /142 sq ft | ⑤ balcony 7.2m ² / 77.5 sq ft |
| ③ bedroom 2 9.4m ² /101.1 sq ft | |

Adaptable for older people and wheelchair users



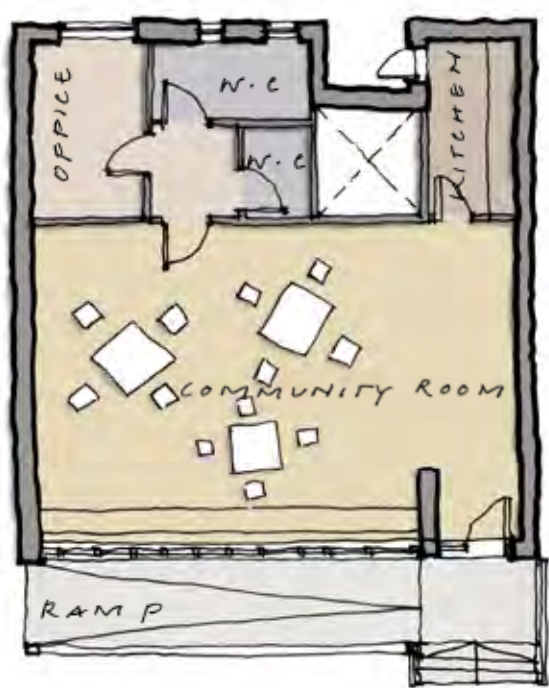
3D image of a new adaptable 1 bed flat

New community space

A community space at the heart of Ravensbury

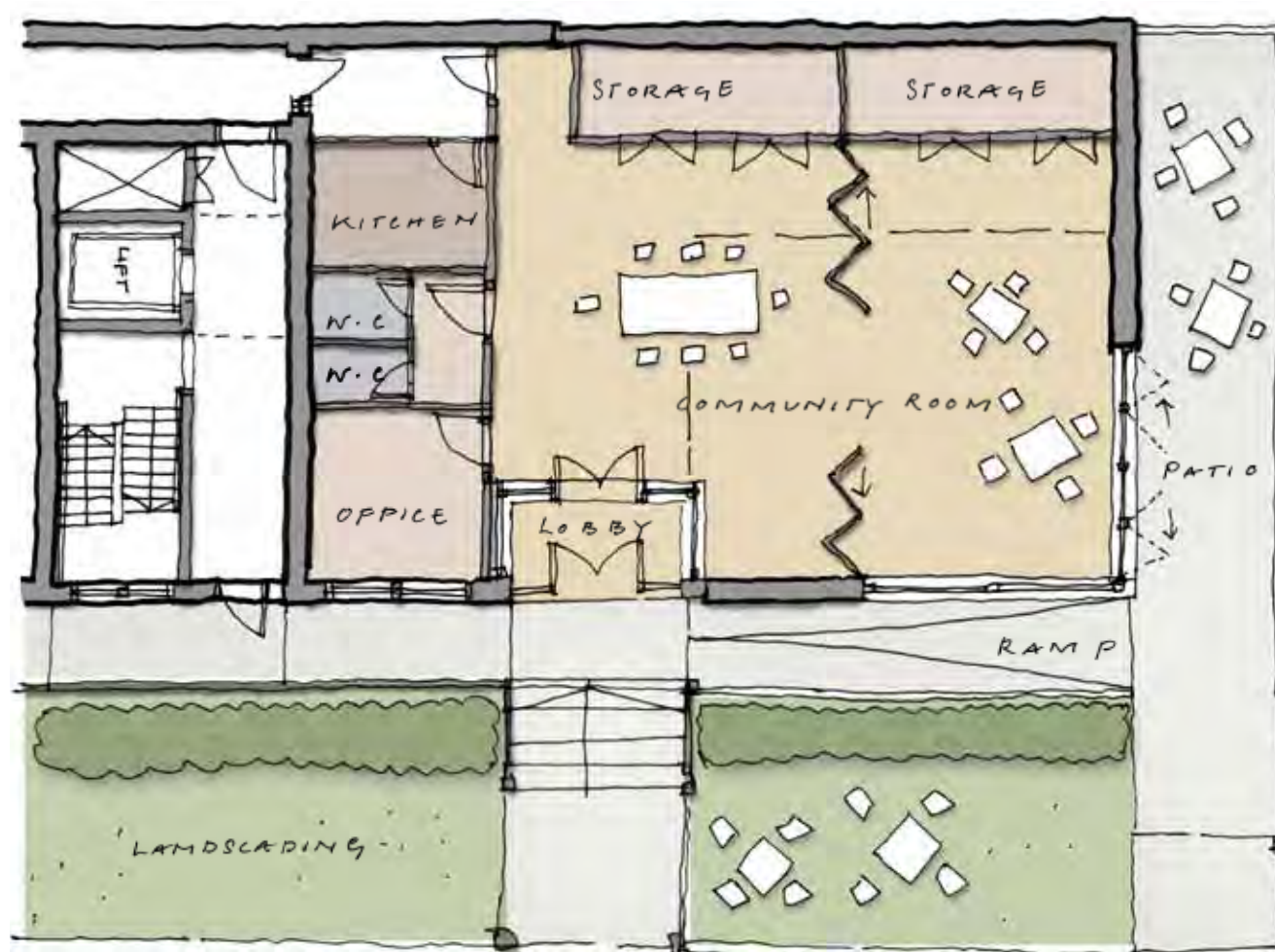
- New facilities located at the heart of Ravensbury with a range of uses
- Community space that will be accessible for all
- External improvements to Ravensbury Grove to provide a shared surface street and traffic calming measures
- Visitor and resident parking spaces and new landscaping

Existing resident's room



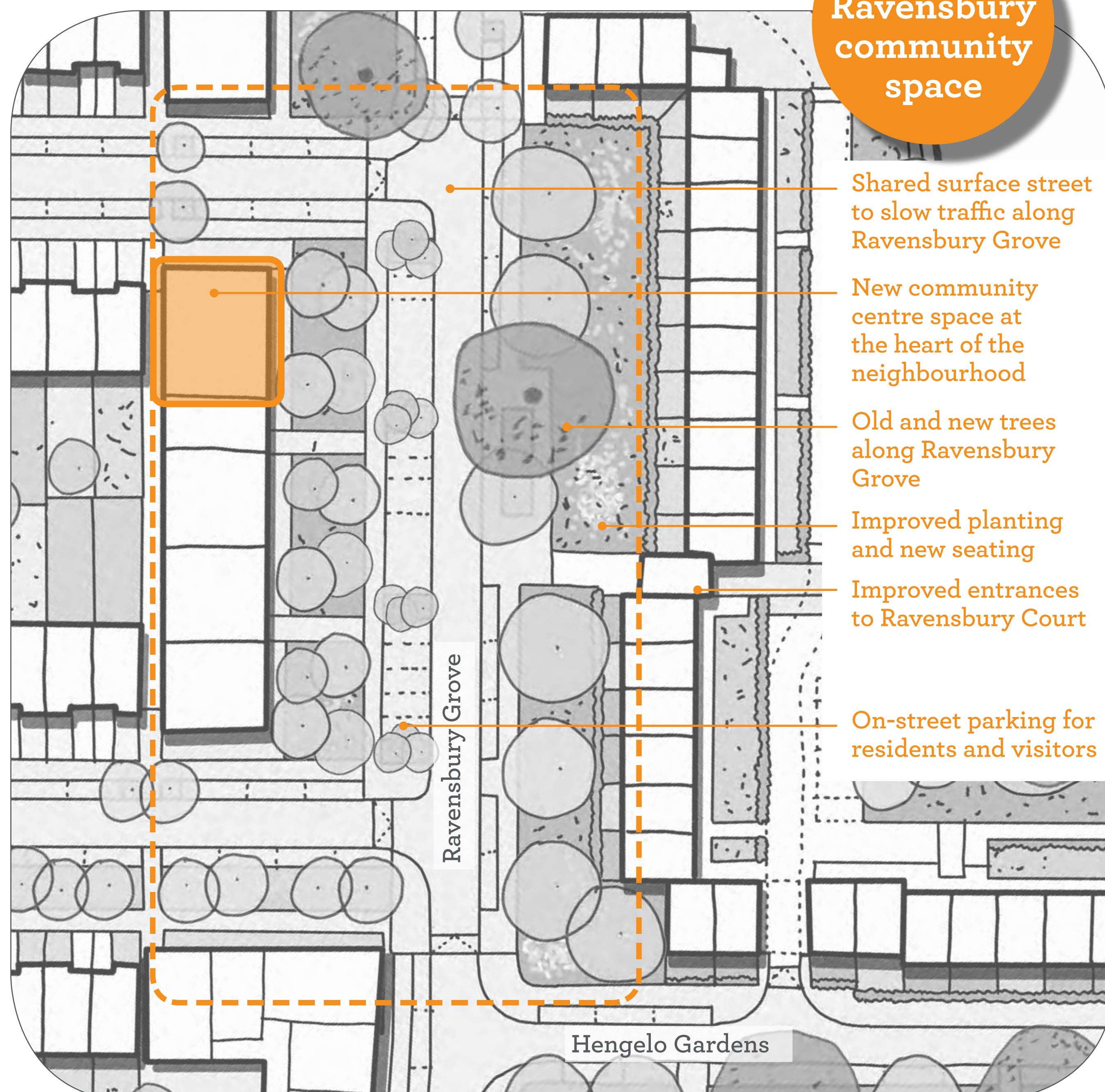
Existing community space
area 85m²/915sq ft

New community space possible plan



New community space
area 156m²/1,679sq ft

New Ravensbury community space



Possible Uses



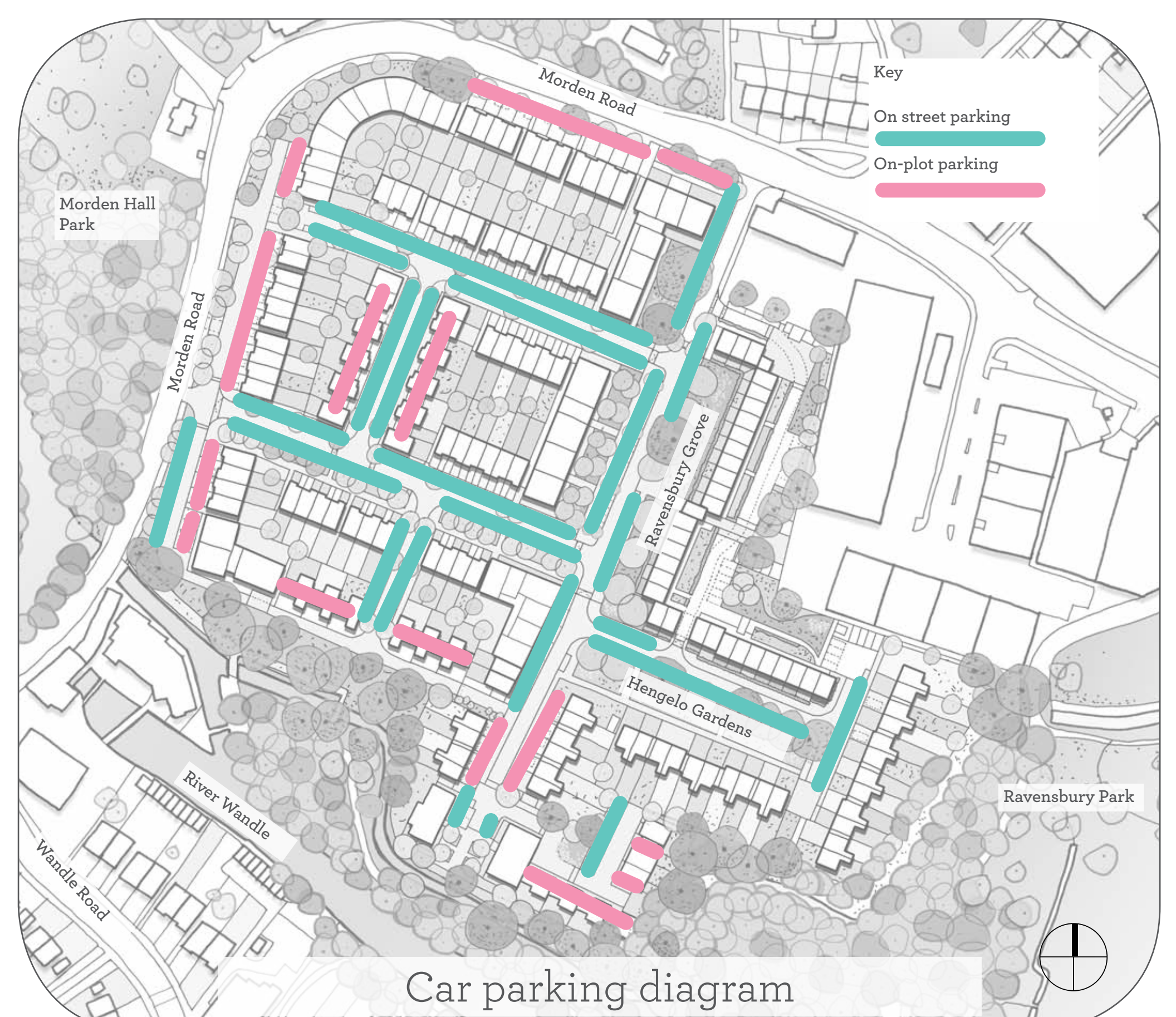
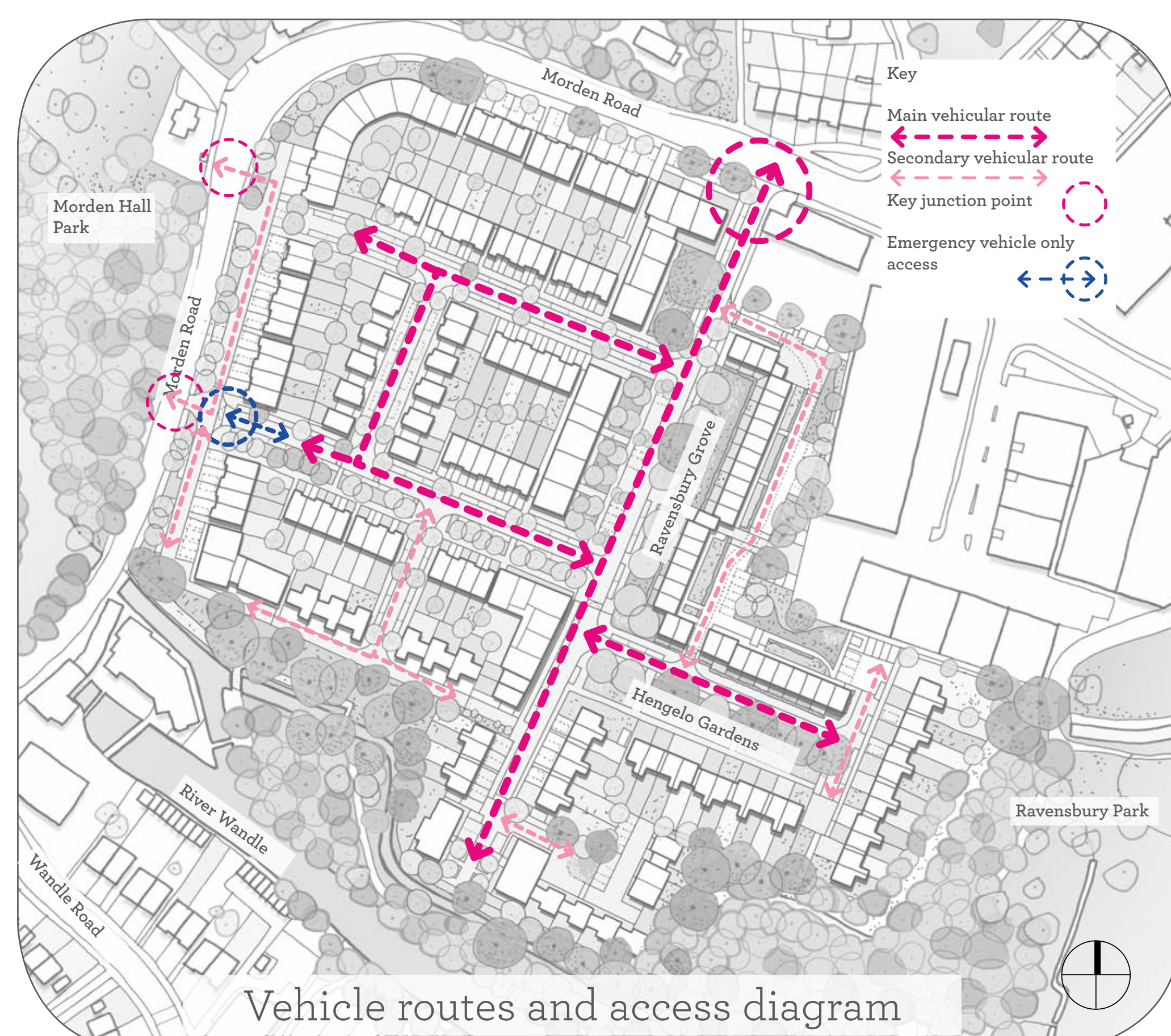
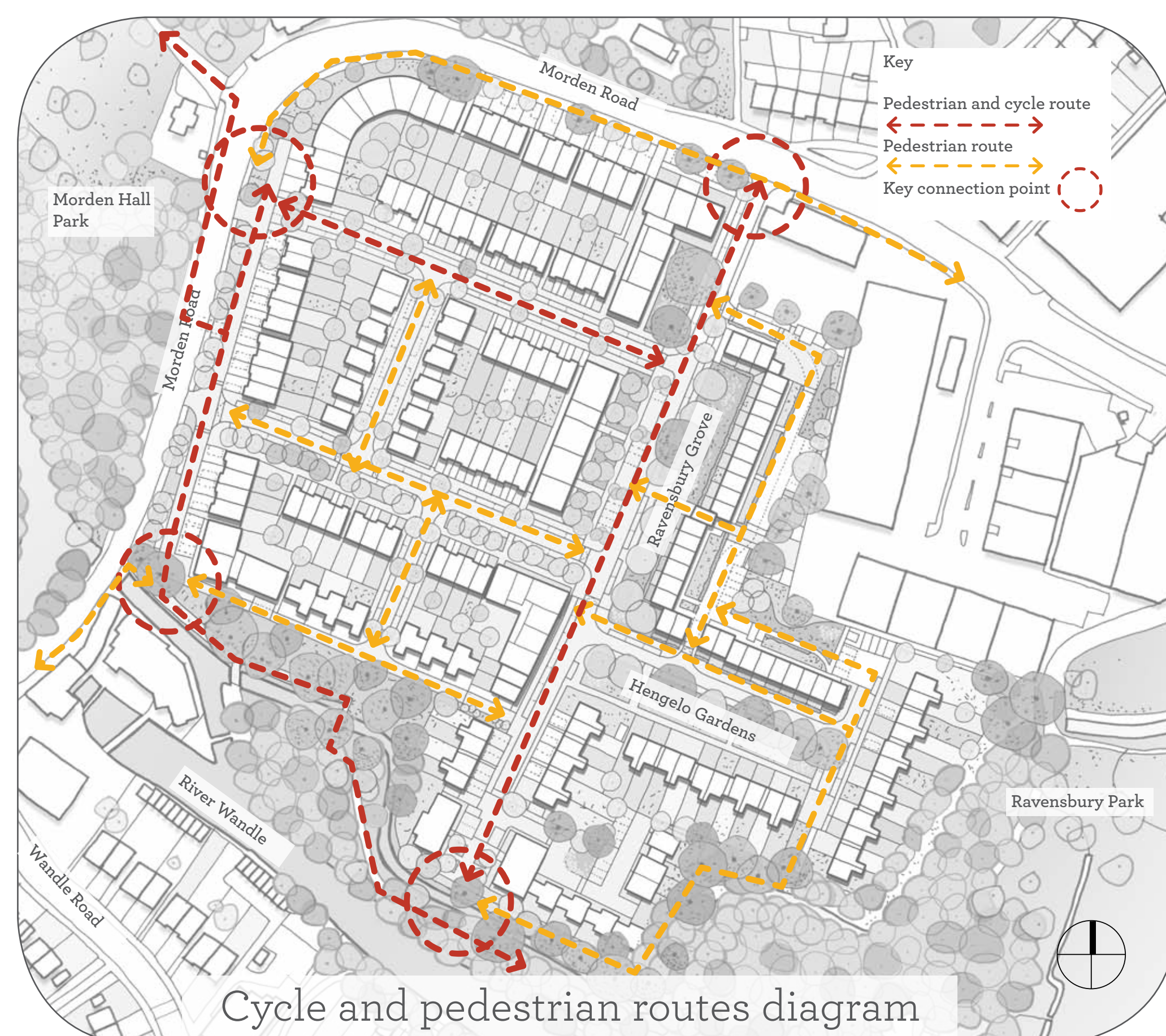
Transport and access

Car parking during construction

- A temporary on-street neighbourhood parking scheme will be introduced at no cost to residents
- The restrictions would remain in place until construction is complete
- Only residents can apply for permits

Car parking after construction

- New parking spaces provided as part of the regeneration
- 1:1 parking for new homes plus additional spaces on Ravensbury Grove and Hengelo Gardens
- There may be benefits of controlled parking, however this would be subject to a separate consultation between residents and Merton Council



New and renewed green spaces and streets

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

“More trees
& green areas
integrated into
streets”

“No large
public play
areas”

Small play
areas instead
of a large
playground

“Bring the
rose gardens
back.”



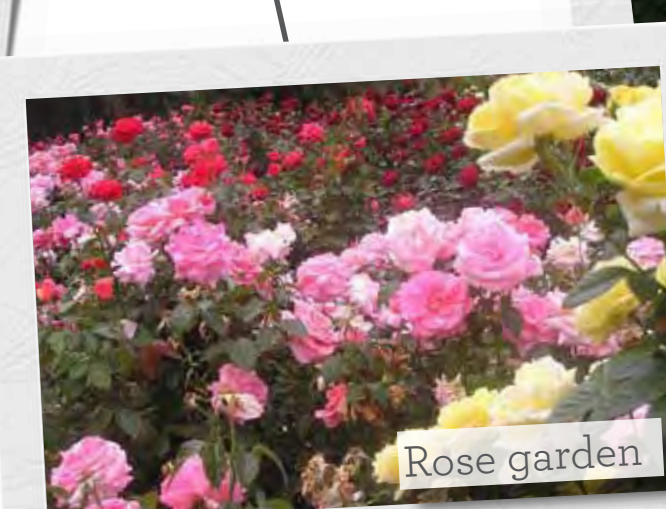
Planting to attract wildlife,
and enhance biodiversity



Tree lined streets



Places to play



Rose garden



Places to relax



Integrated green areas



Swale



Flowers in swale



Spring bulbs

Master plan exhibition - November 2016

