

Welcome...

Last summer we asked you what you liked and didn't like about your neighbourhood.

We are now at the beginning of the masterplanning stage and we're back to take a fresh look at the neighborhood together.

Circle regeneration team

Paul Quinn, Director of Regeneration
Tim Sargeant, Assistant Director of Regeneration
Farrida Deen, Regeneration Officer



Caroline Dove



Paul Maddock



Eve Murzyn



Julia Finlayson



Lucy Smith



Rachel Hardman



Emma Haward



Jamie Doak

Meet the team

.....

Join the conversation about Ravensbury

In 2010, Circle Housing Merton Priory took over management of Ravensbury. It is our responsibility to ensure residents have quality homes and the best possible living conditions in their neighbourhood.

HTA Design are an award-winning housing regeneration & sustainability specialists. Our architects and landscape architects are working with Circle Housing Merton Priory to develop a masterplan for the possible future regeneration of Ravensbury.



Ravensbury
Drop-in Tuesday 10TH June 2014

Why regenerate?

Last year we talked to you about how we could improve Ravensbury. We believe that regeneration and refurbishment could address many of the problems you told us about.

To make a better Ravensbury. This would mean replacing many of the existing homes with well designed and energy efficient homes and refurbishing others.



Have your say

We want to hear your views over the coming months

We want to develop the plans for Ravensbury with you over a series of events this summer. Your ideas will help shape our plans.

Why consultation?



What you have told us so far...

We held a series of consultation events last summer to get initial ideas about Ravensbury. We recorded what you like and don't like about the area, and what you would like to see in the future.

Your facilities

You told us you would like...

- A new community centre with more events and activities
- Make more use of the existing Ravensbury meeting room
- Parking spaces for residents only
- Better facilities for children
- Better bin stores and recycling

Your home

You told us you would like...

- Suitable homes for older or less mobile residents
- Brick buildings
- Private gardens
- Private terraces or balconies
- Updated kitchens and bathrooms
- Making homes cheaper to heat

Modern kitchens and bathrooms



Well insulated and more energy efficient homes



Better bin stores



New community space



Moving around Ravensbury

You told us you would like...

- Safer footpaths, streets and spaces
- Improved lighting
- Better path maintenance
- Keeping cul-de-sac layout

Parking in front of your home



Well-lit and overlooked streets



Private gardens & outdoor spaces



Safer footpaths



Your open space

You told us you would like...

- Private and public spaces
- Safe, well-lit and overlooked spaces
- Keep existing trees
- Rose beds to be brought back
- Improved parking zones
- Attractive streets & spaces

Memories of your neighbourhood

We have collected some stories and memories of Merton and Ravensbury that we would like to share with you. Please tell us about your own memories.

A changing landscape

How Merton has changed over the years

1700's

Flour, snuff, copper, iron, leather and dye industries flourished on the River Wandle at points like Mitcham Bridge and Phipps Bridge.



Mitcham area map 1800



Ravensbury Estate area map 1867

1803

Increased industry led to the opening of the world's first public railway, the horse-drawn Surry iron railway.



Morden Road drawing C19th



Ravensbury Estate area map 1913

1926

London Underground reached Morden, improved transport links transformed rural areas into housing suburbs.



Ravensbury Estate area map 1956

1952

World War II caused great damage in Merton. Housing was in great demand in the post-war era and new estates were constructed.



Ravensbury Mill drawing C18th

Circle Housing

hta

Ravensbury
Drop-in Tuesday 10 June 2014

Memories of your neighbourhood



Ravensbury House



How did you celebrate the Silver Jubilee?



Ravensbury Park boating 1974

1970
.....
Boating at Ravensbury Park



Jubilee street party in Mitcham

Did you see the May Queen?



May Queen parade 1979

1977
.....
Suburban communities continued to grow in the new Merton Borough, as Britain celebrated the Silver Jubilee.

1965
.....
Mitcham, Morden, Merton and Wimbledon merged to form the London Borough of Merton.



Hengelo Gardens opening 1952



Excavating Tudor water pipes Ravensbury Park 1963



Fair at Three King's Piece

1990
.....
Local fairs and traditions thrived in streets and parks.

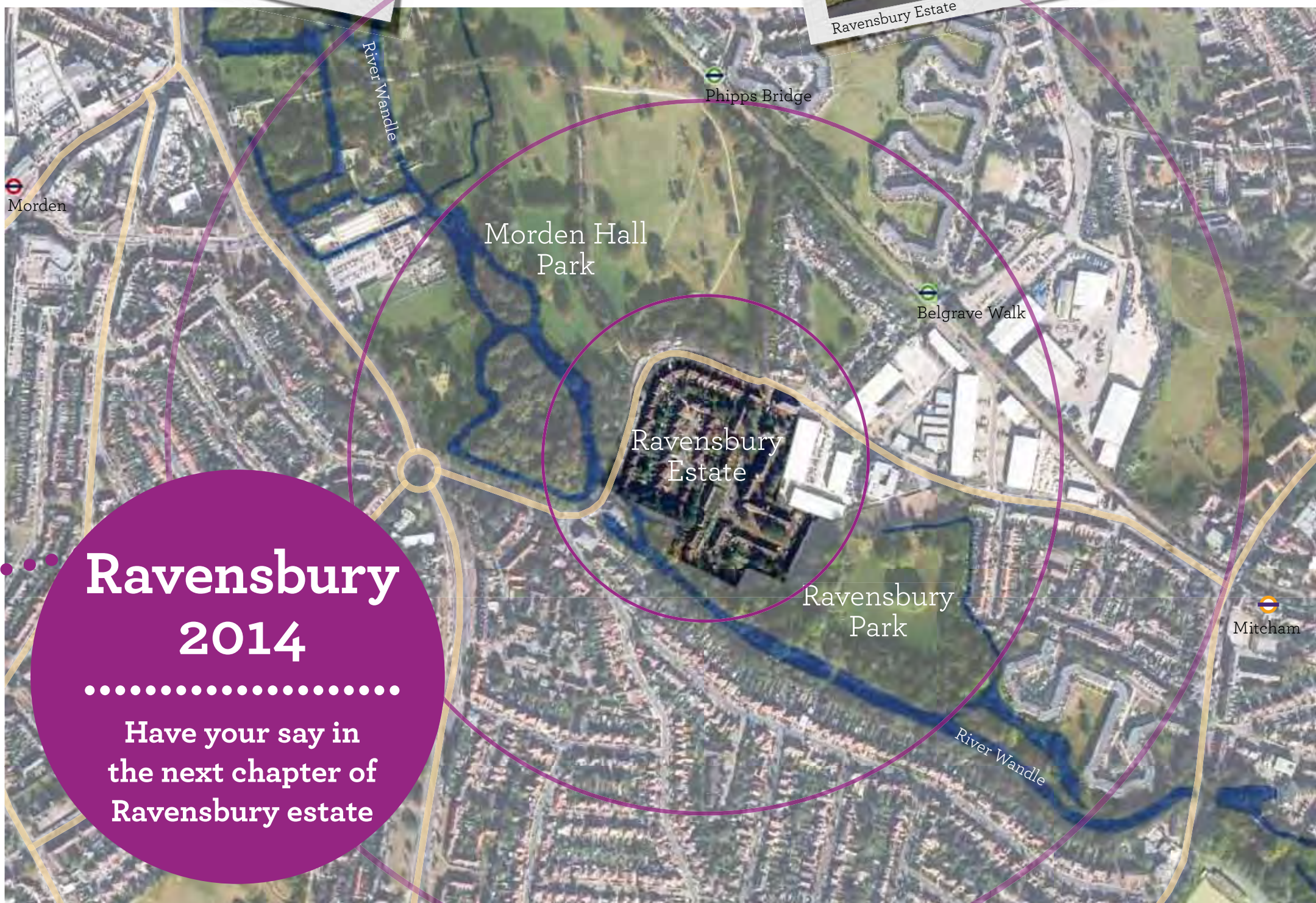
Have you been to the Mitcham Fair?



Conservation Fair Morden Hall Park 1990

Your neighbourhood

Looking at the neighbourhood surrounding Ravensbury - the places you like to visit, where your children play, where you went to school....



**Ravensbury
2014**

.....
Have your say in
the next chapter of
Ravensbury estate

What happens next?

Through a series of consultation events over the summer we will work with you to develop plans for the future of Ravensbury.

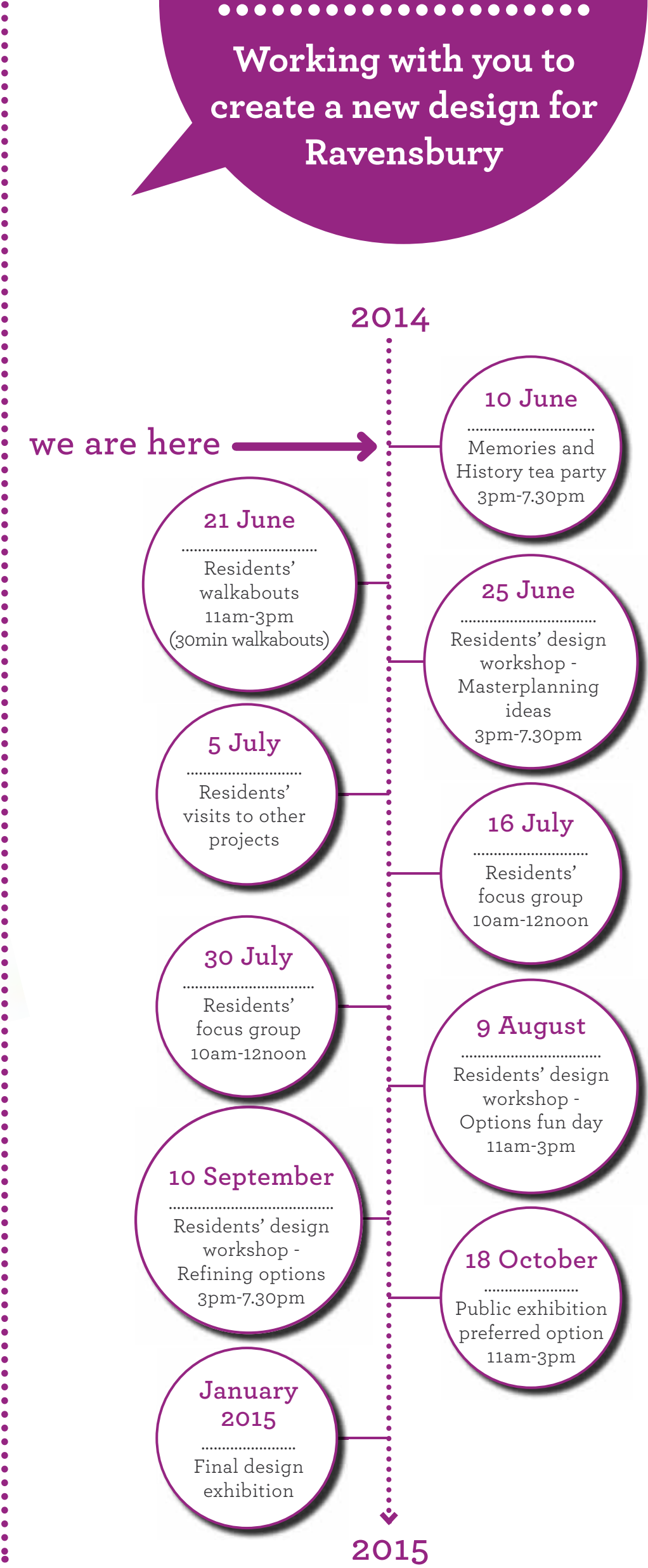


We will keep you up-to-date through newsletters, letters, emails and our website, www.mertonregen.org.uk

The next steps

.....

Working with you to create a new design for Ravensbury



Residents' Consultation 01

Summary Report



Event Title:	Residents' Drop-In Event
Event Date:	Tuesday 10 June 2014 (3pm-7.30pm)
No. of Attendees:	41 Signed in (50+ assumed in total)
Feedback Completed:	17
HTA Attendees:	Paul Maddock, Eve Murzyn, Jamie Doak, Emma Haward, Rachel Hardman, Salma Miah
Circle Attendees:	Paul Quinn, Judith Hewitt, Farrida Deen, Donna Brown



Postcard Feedback

Key Memories

- 'When I first moved to Hengelo Gardens there was a plaque that told you the history of the name and why it was built. It would be nice to have that returned.' (Margaret Lyttelton - 18 Hengelo Gardens)
- 'Grandad built my home and the other pre-fabs - called Mr Jones, over 40 years ago.' (Lisa Ellen, 6 Rutter Gardens)
- 'Everyone used to play outside together and we always played in the close or around the flats.' (Bethany Duke, 6 Hatfield Close)
- 'There used to be flower gardens by the bridge in Ravensbury Park. That was really nice but now it is gone and the park has rubbish in it and in the river.' (Alfred Francis, 177 Morden Road)
- 'Community centre in the past held lots of functions. It would be nice to have this back.' (Leslie, 203 Morden Road)

Key comments and issues

- Refurbishment works are much needed, including better drainage, insulation and damp proofing.
- There is a strong sense of community.
- 'Long term tenants are important for close-knit neighbourly communities.' (Alfred Francis, 177 Morden Road)
- 'Like the cul-de-sacs and closes because children are able to play safely in the streets.' (Rochelle McDonald, 48 Ravensbury Grove)
- Ravensbury is a quiet and peaceful place to live with lots of garden and green spaces.
- How will new build houses and outdoor spaces compare? Like-for-like homes?
- 'Regeneration is a good idea!!'
- 'Please, renovation but not demolition!'

Feedback from Discussions with Residents During the Event

What the majority of residents like about living at Ravensbury

- Quiet and peaceful place to live
- Large gardens and green spaces
- Excellent local parks and green spaces
- Children can play on quiet roads and green spaces
- Strong sense of community
- Lots of trees within Ravensbury
- Local tram-line is well used and close by
- Local schools and shops are easy to get to

What the majority of residents dislike about living at Ravensbury

- On-street parking is often over-run with local businesses and commuters as there is no permit scheme
- Noise concerns from local neighbours and Morden Road traffic
- No places for children to play that are close to their homes
- Problems with the services of existing flats/maisonettes
- Some pathways need addressing as they feel unsafe to walk down
- Untidy and overgrown areas by the river
- Busy street of Morden Road is hard for pedestrians to cross and to drive down during rush hour

What the majority of residents like most about their homes

- Large gardens
- On-plot parking for houses
- Lived there long term
- Some homes have had kitchens and bathrooms updated
- Sunny gardens when facing south - a place to dry their washing

Feedback from Discussions with Residents During the Event

What the majority of residents dislike about their homes

- Home are expensive to heat in winter
- Fixtures and fittings need repair and maintenance
- Ventilation, insulation and damp issues with most of the homes
- Flats currently have no private outdoor space
- Dark and cold rooms where the houses face north
- Some elderly and disabled residents have trouble moving around their homes

Memories of the neighbourhood - key comments from residents

- Local fair at Morden Hall Park
- Many residents remember boating on the river by Ravensbury Park
- Some residents moved to Ravensbury when it was first built

Main concerns regarding the proposed re-development and refurbishment of Ravensbury

- Increased density - how many new homes will there be? How will the neighbourhood and the wider area be affected by a huge increase in residents
- Timescale - when will work start and how long will it take to complete?
- Loss of garden space - Houses currently have large front and back gardens. How will garden spaces of new homes compare?
- Parking - Houses currently have on-plot parking and streets are over-loaded with cars. How will parking be provided for extra homes?
- Phasing - How will the redevelopment work? Will I have to move off the estate? Where will I go whilst refurbishment and demolition works are in progress?

Ravensbury

residents' consultation 02

Summary report



Event Title:	Residents' walkabout
Event Date:	Saturday 21 June 2014 (11am - 3pm)
No. of Attendees:	Signed in 9 (in some cases attendee sign-in covers multiple members of a household)
Feedback Completed:	10
HTA Attendees:	Paul Maddock, Eve Murzyn, Caroline Dove, Jamie Doak, Emmanouela Georgitsi
Circle Attendees:	Farrida Deen, Tim Sargeant



This report summarises the comments and issues residents discussed during the walkabout, including what they like and don't like about Ravensbury. The feedback will be used to develop our plans for what a new Ravensbury could look like. We will share the designs with residents and ask them to comment on them throughout the summer.

Walkabout comments:

Summary of comments and issues

- Good neighbourhood with a friendly atmosphere
- The area is quiet, peaceful and safe
- Streets and homes are neat and tidy
- The area feels spacious, green, light and airy
- Better lighting needed, especially along the river
- Protect existing green spaces
- Protect existing trees
- Fewer access points to discourage joy-riding and short-cut routes
- Keep private garden spaces

Feedback from discussions with residents during the event

Main comments about Ravensbury Grove

- Lovely area
- Quiet and peaceful
- Needs some refurbishment
- Better street lighting needed
- Community centre needed



“We couldn’t ask for a better place to live”

Main comments about Ravensbury Court

- Feels safe - residents have their doors left open, washing out in the communal area
- Tidy
- Quiet and pleasant
- Needs refurbishment in regard to heating and damp issues
- Communal walkways need replacing
- External bin stores require further improvement
- Windows need some maintenance



“Residents must feel safe as their doors are left wide open!”

Main comments about Hengelo Gardens

- Always well kept and tidy
- Quiet
- Existing trees should be protected
- Entrance to river is overgrown and poorly lit
- Parking arrangements need more consideration



“..peaceful, well kept and tidy area.”

Feedback from discussions with residents during the event

Main comments about Hatfield Close and Rutter Gardens

- Large front and back gardens. Many enjoy the use of their back garden. Some front gardens paved for parking
- Very quiet
- Friendly neighbours
- Can hear the nearby river
- Lighting and security along the river path and access path to Rutter Gardens could be improved



“.. welcome and friendly neighbours.”

Main comments about Ravensbury Park

- The park is beautiful but needs some maintenance
- Access to park should be controlled but made easier
- Better lighting needed
- Habitat for wildlife could be improved
- River is overgrown and polluted
- Access from Ravensbury Grove could be improved and better lit
- Activites for adults and children
- Children’s play area in the park is used by residents



“.. relaxing in all seasons for adults and children.”

Main comments about Morden Road

- Traffic noise from busy road can be very loud
- Pub on the corner can be quite loud, especially when people are sitting outside
- Access from Morden road to Rutter Gardens is overgrown and feels unsafe at night



“...very noisy along busy road”

Ravensbury walkabout map



Merton Priory

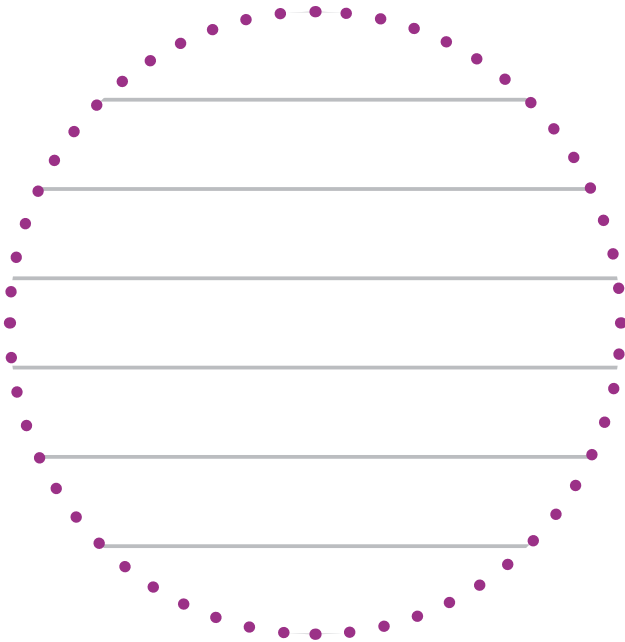


- Start point
- Proposed route

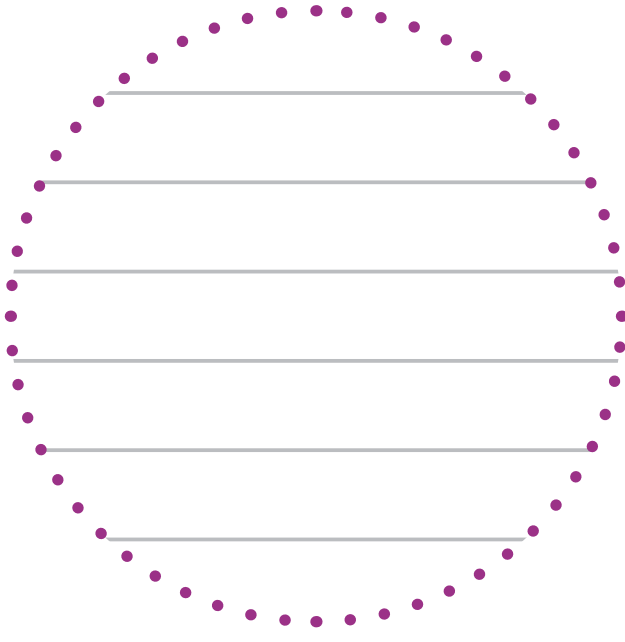
There is a sheet for
comments overleaf

Ravensbury

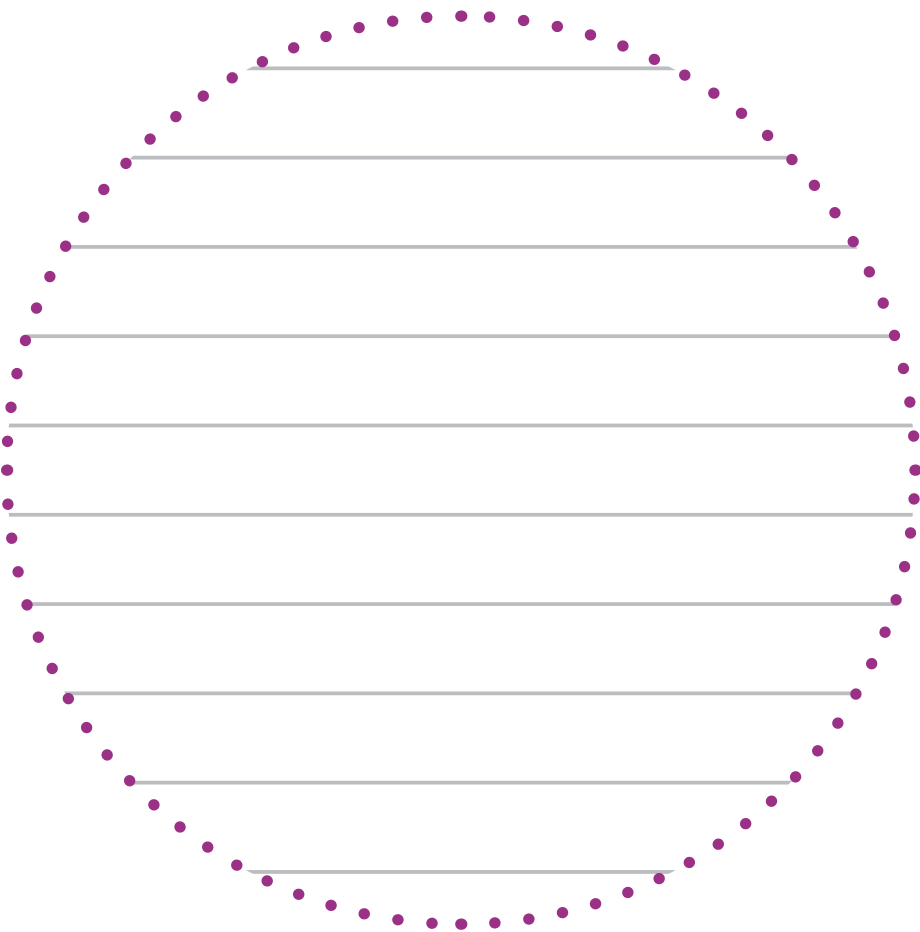
Your comments



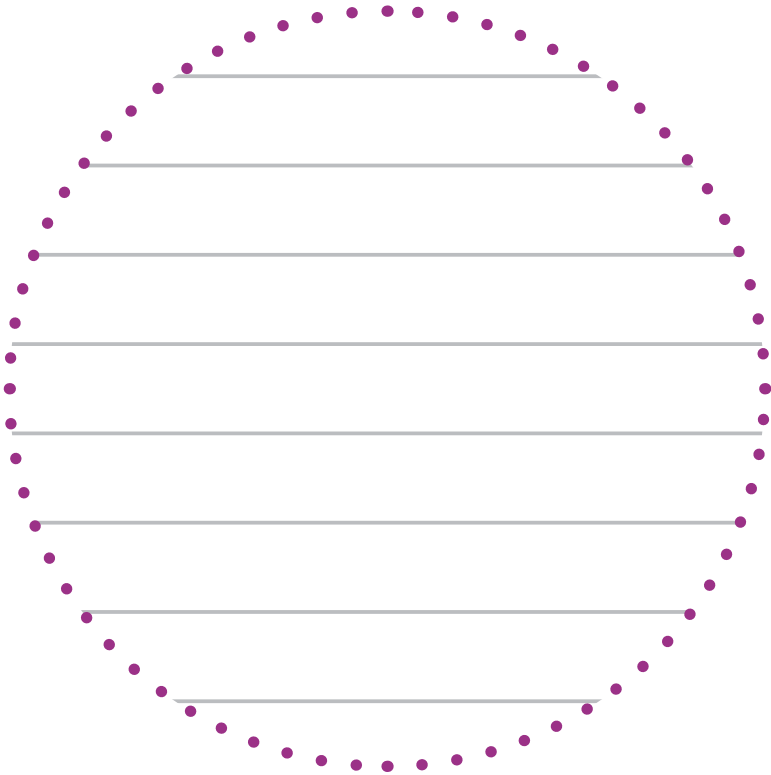
A circular comment box with a dotted purple border and six horizontal lines for writing.



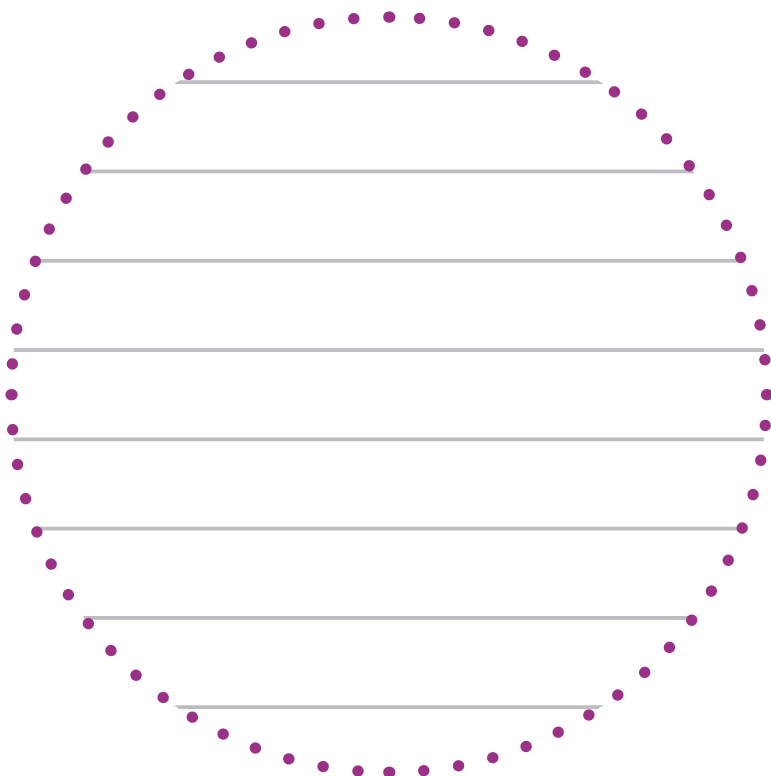
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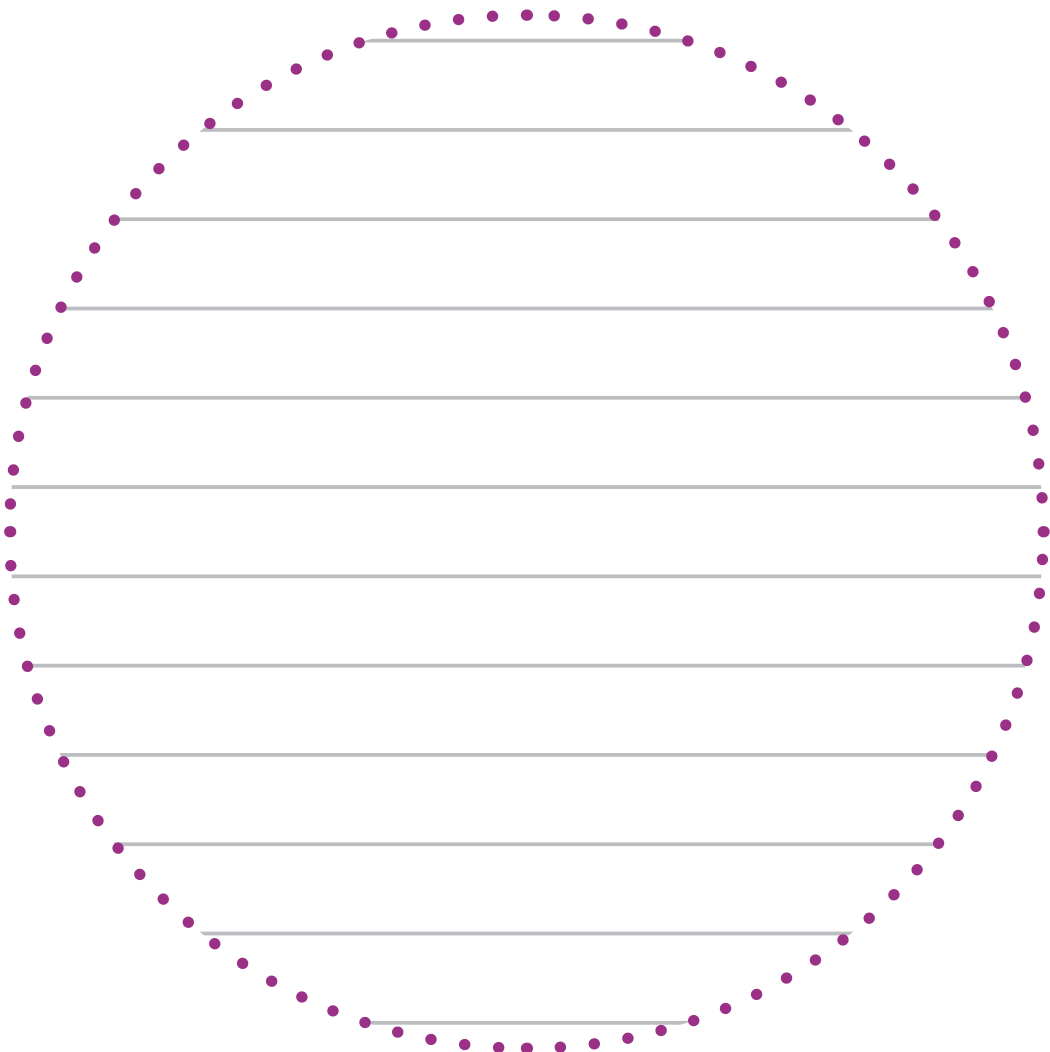
A circular comment box with a dotted purple border and eight horizontal lines for writing.



A circular comment box with a dotted purple border and six horizontal lines for writing.



A circular comment box with a dotted purple border and six horizontal lines for writing.



A circular comment box with a dotted purple border and eight horizontal lines for writing.

Ravensbury

Your comments

Ravensbury events so far

So far this summer we have had an initial drop-in event and residents walk-abouts to begin the events happening over this summer at Ravensbury.



Drop-in event

.....
The first event looking
at the history of
the local area with
residents

Residents' walk-abouts

.....
Walk-abouts to see what
you like and don't like
about Ravensbury

What happens next?

Through a series of consultation events over the summer we will work with you to develop plans for the future of Ravensbury.



We will keep you up-to-date through newsletters, letters, emails and our website www.mertonregen.org.uk

The next steps

.....

Working with you to create a new design for Ravensbury

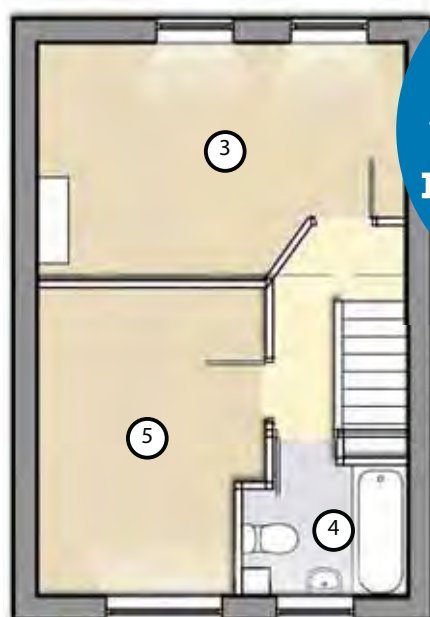
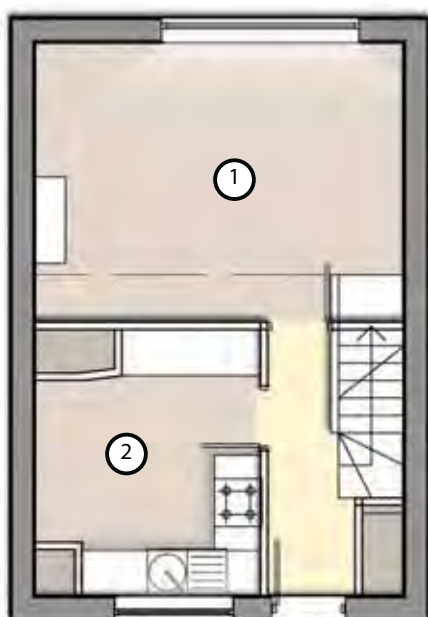


Your existing home at Ravensbury

You have told us about your homes at Ravensbury. What you like and don't like about them, and if given the opportunity what you would change about them.

Your homes now

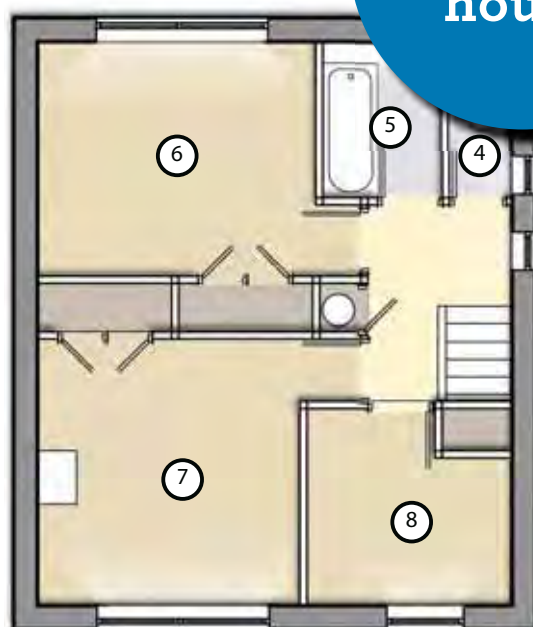
A review of the existing homes at Ravensbury



2 bedroom maisonette

2 Bedroom maisonette (area 65m²/699ft²)

- ① Living room
- ② Kitchen
- ③ Bedroom 1
- ④ Bathroom
- ⑤ Bedroom 2



3 bedroom house

3 Bedroom house (area 93m²/1,001ft²)

- ① Living room
- ② Kitchen
- ③ Dining
- ④ WC
- ⑤ Bathroom
- ⑥ Bedroom 1
- ⑦ Bedroom 2
- ⑧ Bedroom 3



What your new home could be.....

We want to discuss with you what your homes could be like and what is important to you about the new homes.

Improved homes
.....
What the new homes at Ravensbury could be like



Bigger homes inside



More natural daylight



Energy efficient homes



Private balconies



Communal gardens



Modern kitchens and bathrooms



What your new buildings could look like...

Tell us what you like

.....
Tell us what is important to you about your new home

Communal walkways

flexible living spaces

Pitched roofs

Roof terraces

Houses and flats

Brick buildings

Private balconies

Bay windows

Flat roofs

Large windows

Circle Housing™

Merton Priory

hta

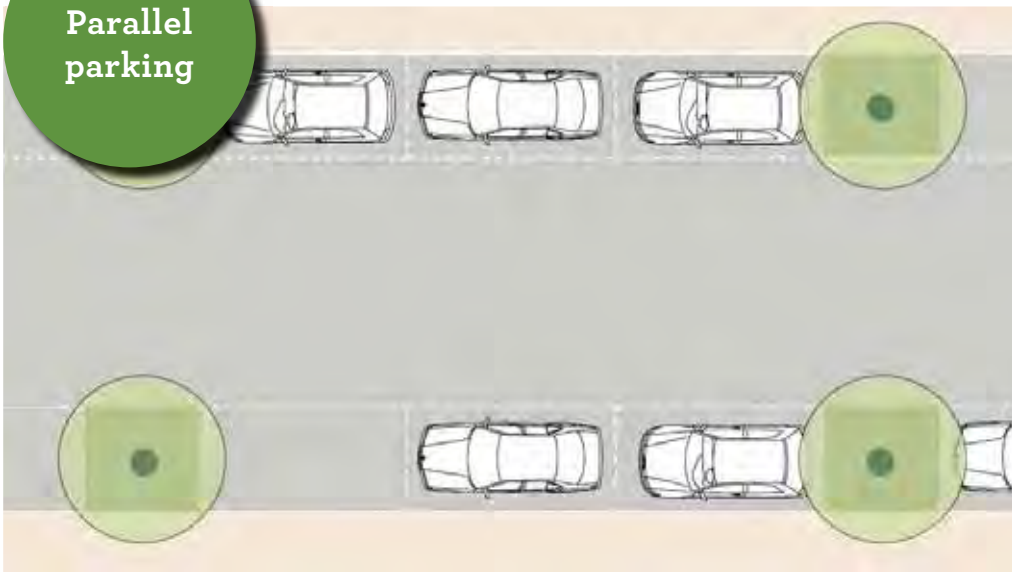
Ravensbury

Residents' Design Workshop Wednesday 25 June 2014

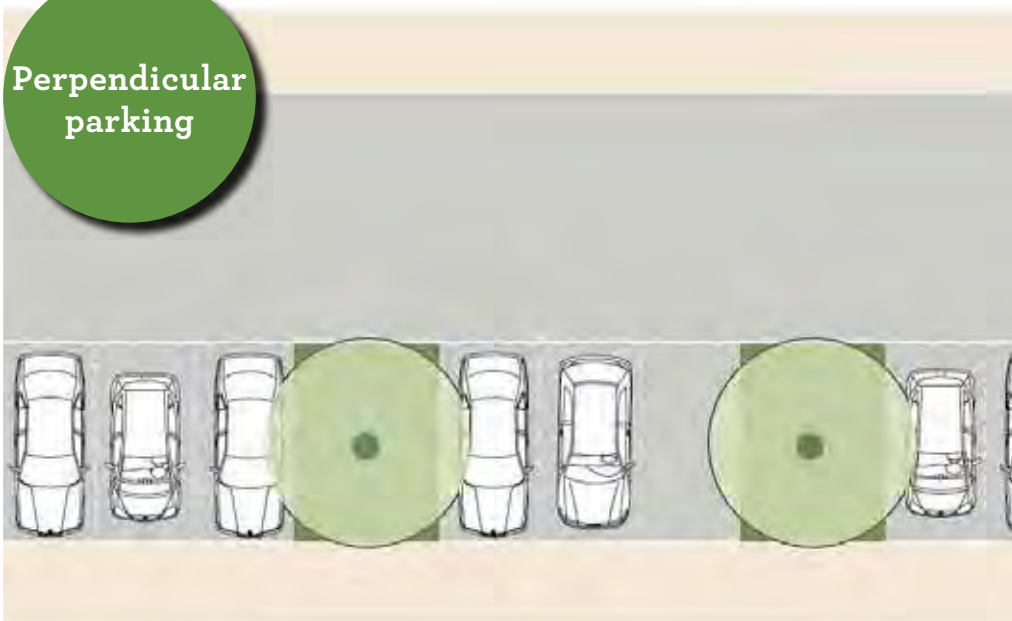
Public realm, streets and parking

Tell us what
you like
.....
What you like and
don't like about..

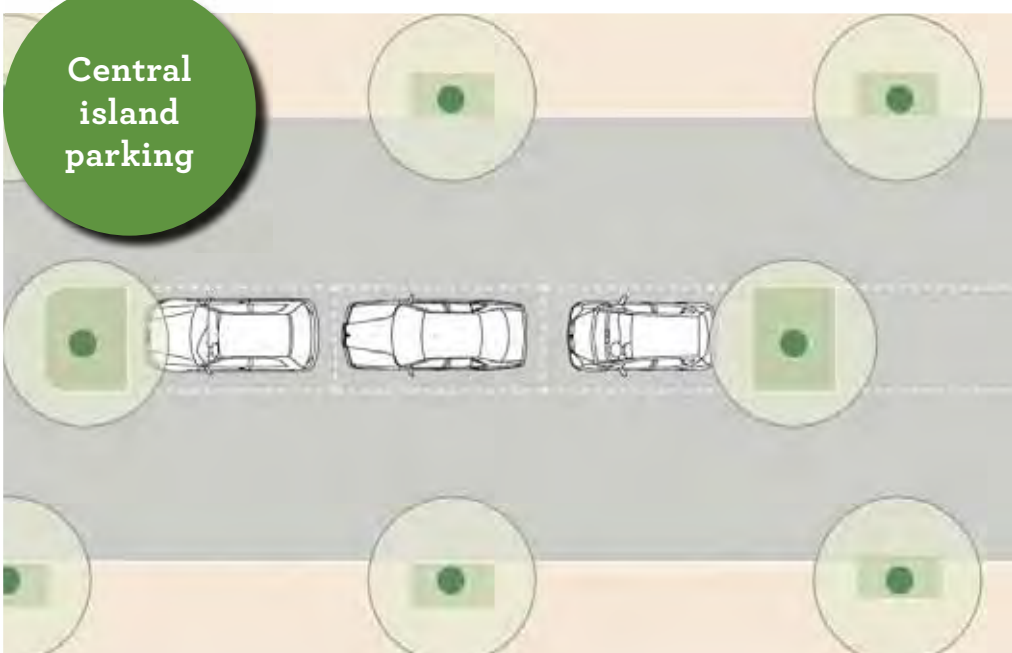
Parallel
parking



Perpendicular
parking



Central
island
parking



Boundary Treatments



Brick wall matching building



Brick wall contrasting with building



Low brick wall with metal railings



Low brick and timber wall



Hedge planting with metal railing



Low hedge planting



Metal railing with shrub planting



Defensible planting

Landscape, play and access

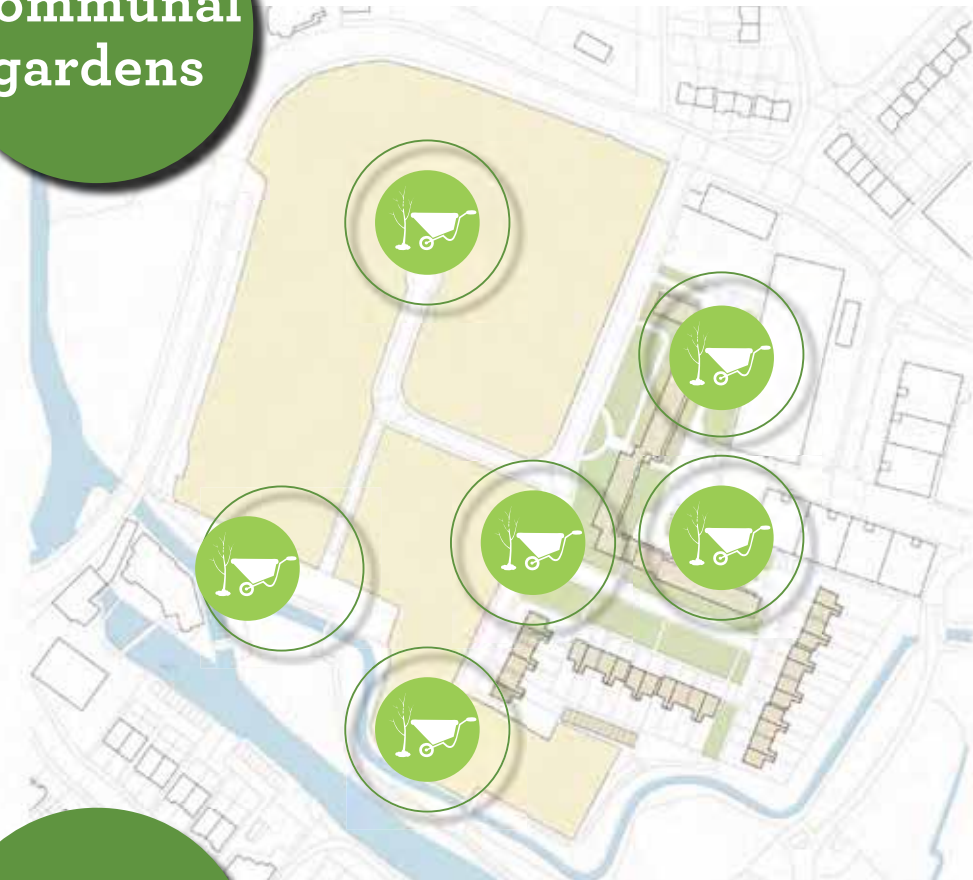
We want to discuss with you where you would like to have communal gardens, local play spaces and pedestrian access

Tell us what you think
.....
Place a sticker where you think the landscape, play and access should be

Communal gardens

Local play spaces

Improve pedestrian access



Which homes will be refurbished?

You wanted to clearly understand which homes at Ravensbury may be refurbished. On the map below we have shown which areas we are looking at for refurbishment

Where?

.....
The areas of Ravensbury which may be refurbished



New entrances



Improve communal spaces



Better services arrangements



More private spaces



Usable communal spaces



Improve car parking

What refurbishment could mean for you

What is important to you?

.....

Put a sticker on what is important to you



Improved communal areas



Private balconies



Increased water pressure



Modern bathrooms



Private ground floor gardens

Heating and insulation



Better communal entrances



Better storage spaces



Modern kitchens

Older peoples' living

You told us that homes specifically for older people should to be considered at Ravensbury and that keeping the community together is important. Tell us where you think is the best location for older people's housing and what do you think is important about it?

Where?

.....
Place a sticker where you think the older people's housing should be

By the entrance to Ravensbury?

By the mill building?

By the park and river?

Green communal gardens



Views to the local neighbourhood



Central communal lounge



Private balconies



Safe, secure and accessible homes



Adaptable living spaces



New community space

You told us that the use of a community space would be beneficial for the residents of Ravensbury. Tell us where you think is the best location for a new community space and what should it be?

Where?

.....
Place a sticker where you think the community centre should be

Facing onto Morden Hall park?

By the entrance to Ravensbury?

By the River Wandle?

Indoor play



Family parties



Community group meetings



Fitness activities



Nursery space



Community cafe



Ravensbury

residents' consultation 03

Summary report



Event Title:	Residents' design workshop
Event Date:	Wednesday 25 June 2014 (3pm-7pm)
No. of Attendees:	Signed in 29 (in some cases attendee sign-in covers multiple members of a household)
Feedback Completed:	19
HTA Attendees:	Paul Maddock, Eve Murzyn, Julia Finlayson, Elisa Bruno
Circle Attendees:	Farrida Deen, Tim Sargeant



This report summarises the comments and issues residents discussed during the design workshop, including what they would like to see in Ravensbury. The feedback will be used to develop our plans for what a new Ravensbury could look like. We will share the designs with residents and ask them to comment on them throughout the summer.

Main comments and issues

- Concerns that room sizes and private gardens will be reduced
- Concerns for loss of parking, especially on-plot parking
- A useable community centre should be located at the heart of development
- Brick buildings preferred but residents would like to see more examples of new houses
- Would like to see refurbishment works on main entrances and private amenity spaces for flats
- No additional paths and through routes should be encouraged through the site

Feedback from discussions with residents during the event

Main comments about important aspects of new homes

- Large private gardens
- Availability of private parking
- Large room sizes
- Separate kitchen, dining and living rooms
- No communal gardens, keep private gardens or provide private balconies
- Preference for brick built homes with pitched roofs
- Improved heating and energy efficiency
- Side access to gardens



Main comments about public spaces

- Clean, legible and well-lit streets
- Cul-de-sac street arrangements preferred
- One entrance and exit to the site (no shortcuts through Ravensbury)
- No extra pedestrian paths
- More green areas integrated into the streets
- Parking outside or near to my property
- A children's play area would be nice but might encourage anti-social behaviour



Main comments about refurbishment

- Modern kitchens and bathrooms
- Updated exterior
- Improved energy efficiency
- Well-lit entrances and better security arrangements to flats
- Maintenance is required, especially to the rear of Ravensbury Court
- Addition of private gardens and balconies would be of interest to many



Feedback from discussions with residents during the event

Main comments about older people's living

- Older people's accommodation should be in the heart of the community
- Should be in the middle, away from the noise of the main road
- Should be safe and separated
- Need easy access to public transport
- Bigger and better community facilities needed
- A small block with private gardens
- Well lit access to homes
- Well constructed, level and even paving in streets



Main comments about community centre and facilities

- Need a community centre
- Better community facilities, for example exercise facilities, space for family parties, children's indoor play area
- Visitor parking for events
- Community hall at the centre as the 'heart' of the community



CLAPHAM PARK ESTATE

FACT SHEET

Clapham Park Estate is a phased regeneration masterplan in Lambeth which received planning consent in 2008 for 3,226 mixed tenure refurbished and new homes. The masterplan was developed by the local community and the Local New deal for Communities. Led by Metropolitan Clapham Park 486 homes have been refurbished and 490 new homes built so far.

Community consultation allows residents regular opportunity to comment on proposals and the Metropolitan Police strongly support the transformation. Sustainable new homes are integrated within landscaped spaces, and new shops, health centre, and community facilities are proposed.

FACTS & FIGURES

- Phased regeneration of 36 Hectare estate
- Existing Dwellings to be demolished – 1,153
- Refurbished Dwellings - 960
- New Private and Affordable Dwellings - Up to 2,073
- Elderly Extra Care – Up to 51 flats
- Community Hub, community and commercial buildings – 5,488 sqm
- A new primary School
- A new Local Park
- A New community hall, gym, youth centre, health centre, elderly support facility and sports hall
- New energy networks and district heating



*Clapham Park Estate -
Regeneration Masterplan 2008*

CLAPHAM PARK ESTATE

FACT SHEET

Ravensbury

Residents' Consultation 04

REFURBISHED HOMES



NEW HOMES



LANDSCAPE PLACES



KIDBROOKE VILLAGE FACT SHEET

Kidbrooke Village is a phased regeneration masterplan in Greenwich which received planning consent in 2009 for 4,000 mixed tenure homes. Led by Berkeley Homes and Southern Housing Group over 830 new houses and flats have been delivered, including 170 older persons' flats.

New homes are integrated within landscaped parkland, and new community facilities, health centre, and shops are proposed. Regular community consultation has been carried out throughout the regeneration process.

FACTS & FIGURES

- Demolition of the Ferrier Estate
- 832 completed homes to date
- 514 affordable homes and 318 private homes
- 170 older persons' flats at Halton Court
- Over 2,500 jobs created with local labour and apprenticeships
- High levels of resident satisfaction with the neighbourhood
- 15-20 year £1billion regeneration project



Kidbrooke Village - Regeneration Masterplan

KIDBROOKE VILLAGE

FACT SHEET

Ravensbury

Residents' Consultation 04

NEW HOMES



Tree lined streets



Sustainable townhouses

OLDER PERSONS' LIVING



Spacious older persons' flats



LANDSCAPE PLACES



Views to the park

Ravensbury

residents' consultation 04

Summary report



Event Title:	Residents' site visits
Event Date:	Saturday 05 July 2014
No. of Attendees:	Signed in 11
Feedback Completed:	5
HTA Attendees:	Paul Maddock, Caroline Dove, Katharina Erne, Rachel Hardman
Circle Attendees:	Farrida Deen, Paul Quinn



Residents visited recently completed regeneration projects in London. This report summarises the comments and issues residents discussed during site visits to other schemes. The feedback will be used to develop our plans for what a new Ravensbury could look like. We will share the designs with residents and ask them to comment on them throughout the summer.

Site visits

Kidbrooke Village

- A phased regeneration masterplan in Greenwich
- 830 new homes and flats so far, including 170 older persons' flats
- New homes are integrated within landscaped parkland and new community facilities are proposed

Clapham Park Estate

- A phased regeneration masterplan in Lambeth
- 486 homes refurbished
- 490 new homes so far
- Community consultation provides residents with regular opportunities to comment on proposals
- Sustainable new homes integrated in new landscaped spaces

Feedback from discussions with residents during the event

Main comments about new homes

- No examples of houses
- Residents did not feel that the site visits represented the kind of home that they would get
- Too urban
- Too high density
- Lovely interiors
- Separate kitchen areas preferred (not open plan)
- Garden size too small
- Style not in-keeping with Ravensbury area



“The homes didn’t illustrate the houses asked for”

Main comments about public spaces

- Community facilities large and in use
- Landscaped spaces very pretty with water features
- Layout over bearing and too dominant
- Landscape seems difficult to maintain and not suitable for Ravensbury area



“Very pretty but would it be well maintained?”

Main comments about older people’s living

- Well considered layouts
- Good-sized rooms
- Good communal bar area
- Separate kitchen areas preferred (not open plan)
- Would like to see private gardens

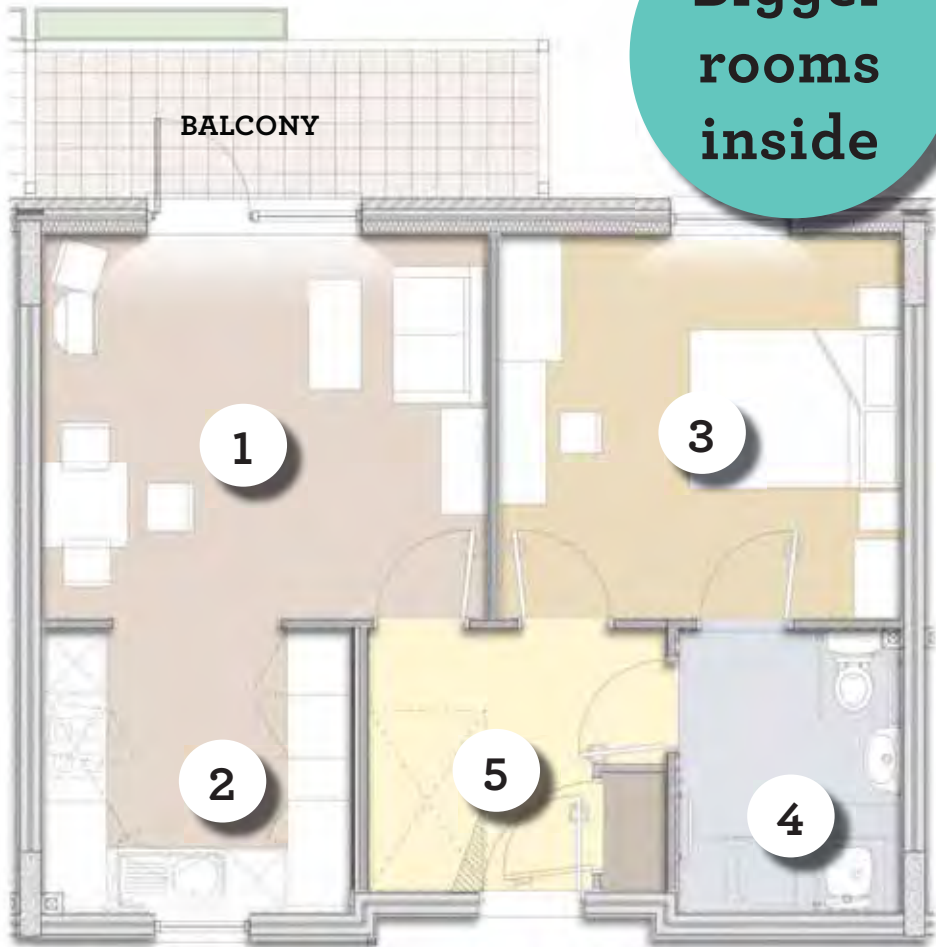


“We liked the bar area and general spaces”

Inside your new home....

What could your new home be like?
.....
Tell us what is important to you about your new home

Bigger rooms inside



- 1 LIVING/DINING 164 SQ.FT. (15.2 SQ.M)
- 2 KITCHEN 83 SQ.FT. (7.7 SQ.M)
- 3 BEDROOM 148 SQ.FT. (13.8 SQ.M)
- 4 BATHROOM 60 SQ.FT. (5.6 SQ.M)
- 5 HALL 65.4 SQ.FT. (6.1 SQ.M)

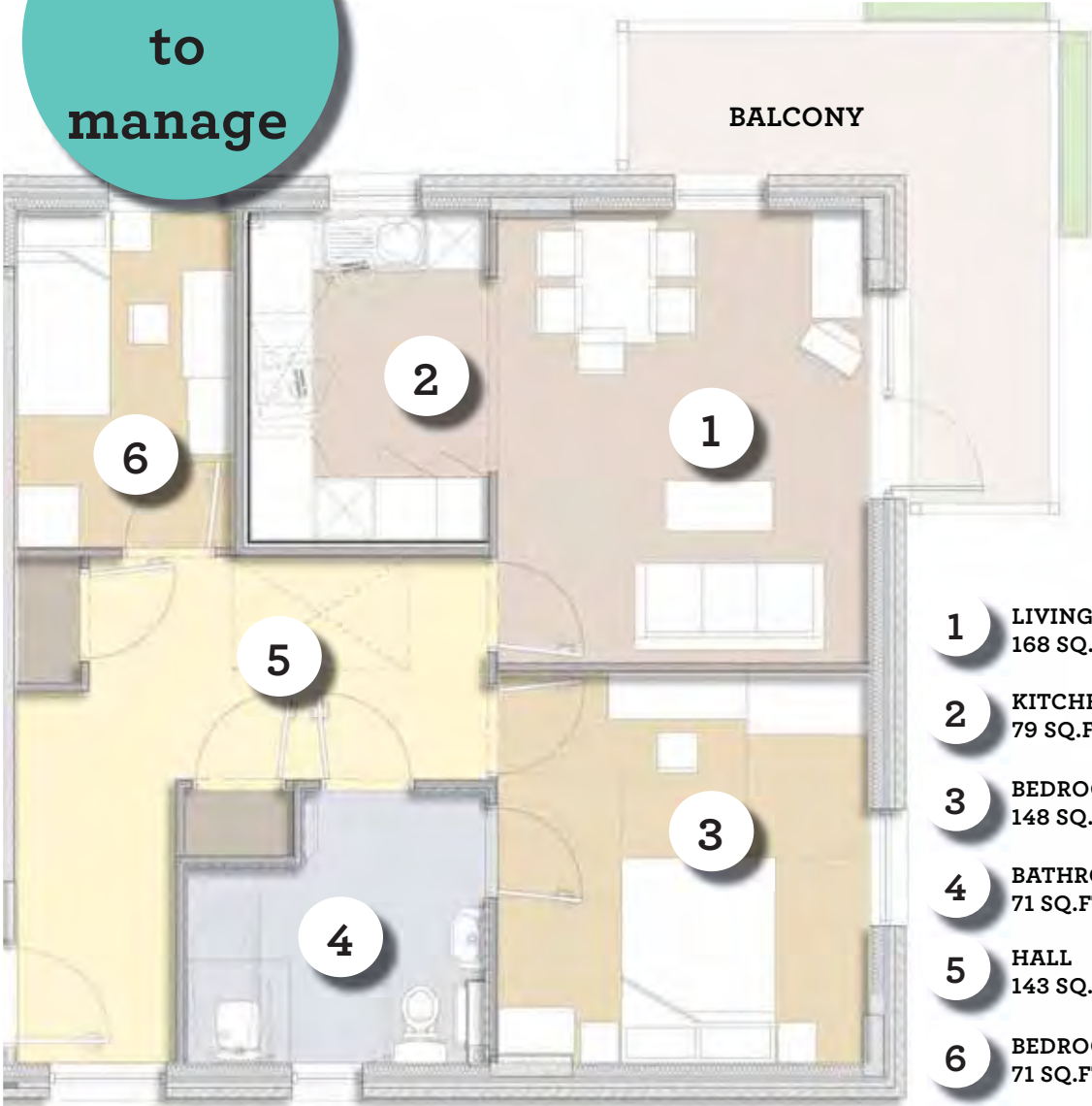


more natural daylight

modern living spaces



Easier to manage



- 1 LIVING/DINING 168 SQ.FT. (15.6 SQ.M)
- 2 KITCHEN 79 SQ.FT. (7.4 SQ.M)
- 3 BEDROOM 1 148 SQ.FT. (13.8 SQ.M)
- 4 BATHROOM 71 SQ.FT. (6.6 SQ.M)
- 5 HALL 143 SQ.FT. (13.3 SQ.M)
- 6 BEDROOM 2 71 SQ.FT. (6.6 SQ.M)

accessible fittings



modern kitchens and bathrooms



What your new communal spaces could be....

What communal facilities would you like?
.....

group activities



What your new external spaces could be....

What outdoor spaces would you like?
.....
Tell us what spaces you would like to see

landscaped courtyard



terraces and gardens



private balconies



Your neighbourhood..

Linking with the neighbourhood

.....

Tell us how you link with open spaces in the area



coffee morning at Morden Hall park

local shops

open spaces on the estate

Wandle River trail

dog walking

Ravensbury park

Open green spaces



Walking the dog



Wandle River Trail



Ravensbury Park



Your day-to-day in the local area....

Linking with the wider area
.....
Tell us where you go and what you do

Key:

- | | | |
|----------------------------|--------------------------|-------------------|
| Morden Underground Station | Healthcare Facility | Shops |
| Bus Stop | Leisure/Fitness Facility | Place of Worship |
| Tram Station | School | Library |
| National Railway Station | Public Park | Point of Interest |



local parks

local facilities

local shops

transport

Ravensbury

residents' consultation 05

Summary report



Event Title:	Older people's focus group	 
Event Date:	Wednesday 16 July 2014 (10am-12noon)	 
No. of Attendees:	Signed in 8	 
HTA Attendees:	Eve Murzyn, Jamie Doak, Salma Miah	

This report summarises the comments and issues residents discussed during the focus group for older people's living, including what they would like to see in Ravensbury. The feedback will be used to develop our plans for what a new Ravensbury could look like. We will share the designs with residents and ask them to comment on them throughout the summer.

Main comments and issues

- Residents would like to have homes similar to those within Ravensbury
- Residents would like to prioritise having private open spaces and gardens over having communal spaces
- Local parks provide a great amenity for residents and some of the children's play areas within them could be improved
- Connections with the wider area are good as improvements to local public transport have been made
- Residents would like to have more information about the moving process along with the types and locations of proposed new homes

Feedback from discussions with residents during the event

Main comments about new homes

- Make bright daylit rooms to live in
- East-West orientated homes currently are bright, concerns that multi storey development would reduce light
- Accessible bathrooms are important
- Secured access points and entrances would improve safety
- Built in wardrobes preferred
- Concerns that the room sizes of new homes will be small. It was then discussed that based on current design standards for London, new homes would be larger in size in comparison to the homes at Ravensbury that have been surveyed by HTA
- Concerns that example older people's units resembled care homes
- A lift would improve access



Main comments about communal spaces

- Communal spaces might not be used as some residents are very 'private people'
- Variety of spaces as some residents enjoy gardening and others do not
- Level, accessible pathways needed externally
- Communal spaces should connect with the community, not be isolated



Main comments about external spaces

- Local parks provide ample green space, no more open spaces required in the neighbourhood where green spaces and flower beds seem to have taken priority in the past
- There is a lack of play facilities on site but residents feel that the provision of on site facilities will draw people from outside the estate in, which they do not want to encourage
- Balconies and possibly juliet balcony windows are a good idea
- Residents would like balconies that are partially private and not directly overlooked by their neighbour



Feedback from discussions with residents during the event

Main comments about the neighbourhood

- Poor street lighting along the river edge path, and residents would welcome this to be improved
- Pedestrian access paths are dark and overgrown
- The pathway along the River Wandle is well used though it is uneven gravel
- Lack of parking due to commuters in local area
- Older people's homes should not be grouped together and isolated from the wider neighbourhood
- The neighbourhood is quiet and peaceful
- Prefer not to be moved around the estate in a phased development, most residents like their current location



Main comments about links with the wider area

- Transport links are great
- Residents feel that Ravensbury is well served by local public transport and pedestrian routes
- People go shopping to Morden town centre, Wimbledon and Mitcham as they are all close by and have a range of facilities
- The walk along the River Wandle is enjoyed by many



Ravensbury refurbishment...

Where?

.....
Identifying which areas
of Ravensbury may be
refurbished

Today we are talking about the areas outlined below. We want to discuss with you some potential refurbishment options for these areas.



Ravensbury
Court



Internal and external
refurbishments

Hengelo
Gardens



Public landscape
improvements

Ravensbury
Grove



Public landscape
improvements

What you have told us...

Your feedback

.....
Consultation feedback
on your home

You told us the things you like about where you live and also those things which could be improved.

The good things

Friendly neighbourhood



Feels safe, residents leave doors wide open



Area is green and spacious



Quiet and peaceful



Tidy and well kept



Mature trees and green space



The areas that could be improved

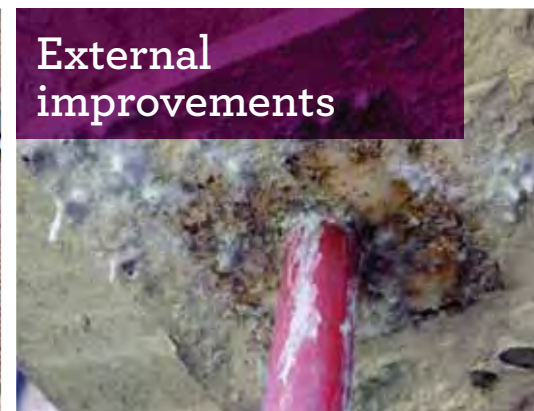
Communal areas need refurbishment



Entrances are run down



External improvements



Lack of parking in courtyard



On street car parking



Poorly lit, overgrown footpath connections



Scope of refurbishment works...

What improvement works could you get?
.....

Today we would like to discuss possible maintenance and improvement works for Ravensbury Court.

Refurbishment works

Refurbishment works might include some of the following additional improvements:

- Modernised kitchens
- Modernised bathrooms
- Boiler replacement (where needed)
- Repairs and upgrades to services
- New doors and windows
- Upgraded communal areas
- Private garden spaces and balconies
- Privacy planting
- Soft landscape -improved planting, rose beds
- Hard landscape -pavements, courtyard
- Cycle storage
- Improved parking
- Better lighting
- Improved sustainability standards
- Improved insulation and heating



Modern fittings



New doors and windows



New private spaces



New communal landscape



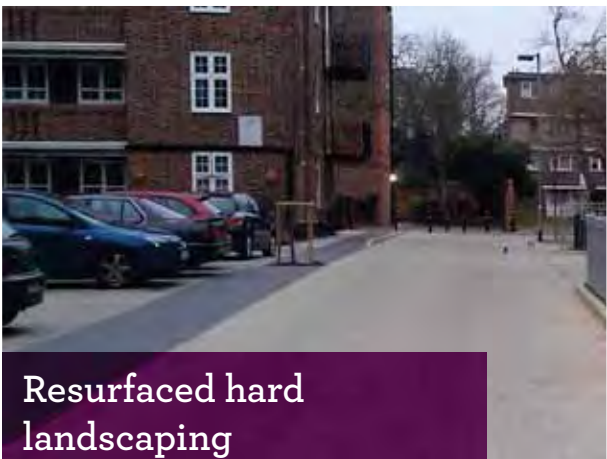
Improved parking

Example of refurbishment...

Some of us visited Clapham Park Estate to see an example of recently refurbished homes. Some of the refurbishment works seen there might be suitable for Ravensbury. Tell us what you think.

Site Visit
.....
What did we find out when visiting Clapham Park Estate?

Public spaces



Communal spaces



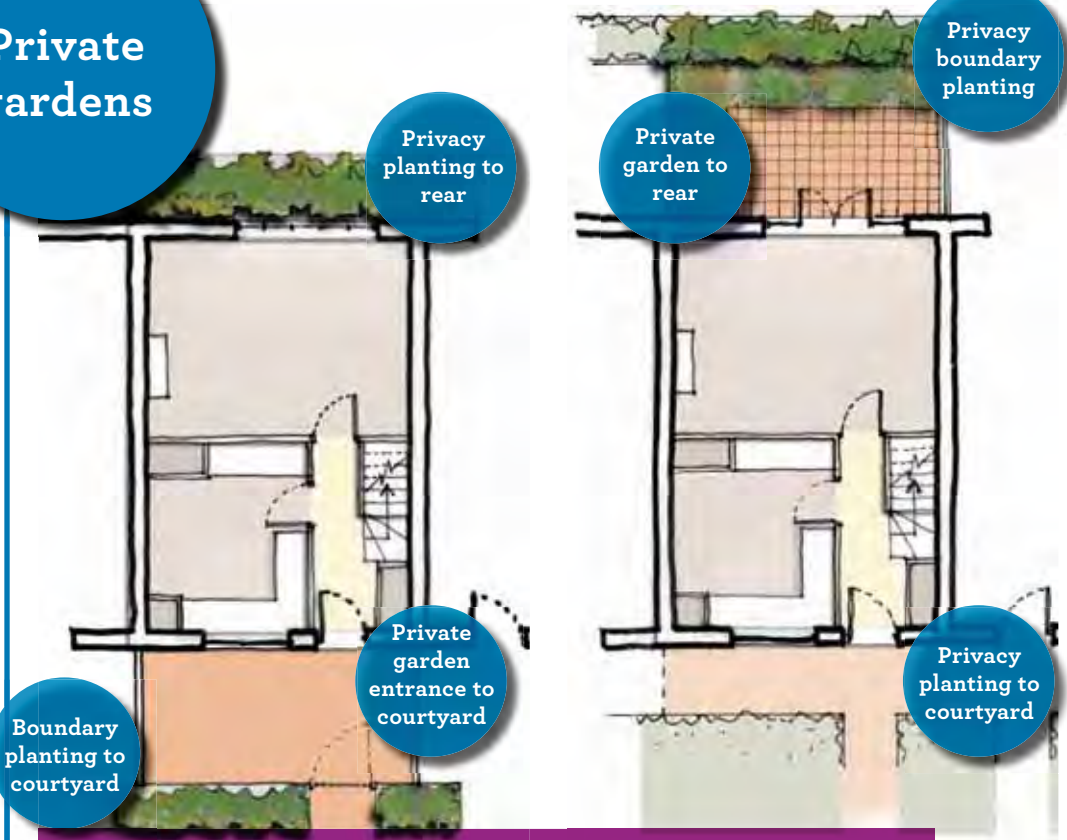
Private spaces



Refurbishment options...

Private spaces
.....
Tell us what improvements you would like to see

Private gardens



Adding private gardens to ground floor maisonettes

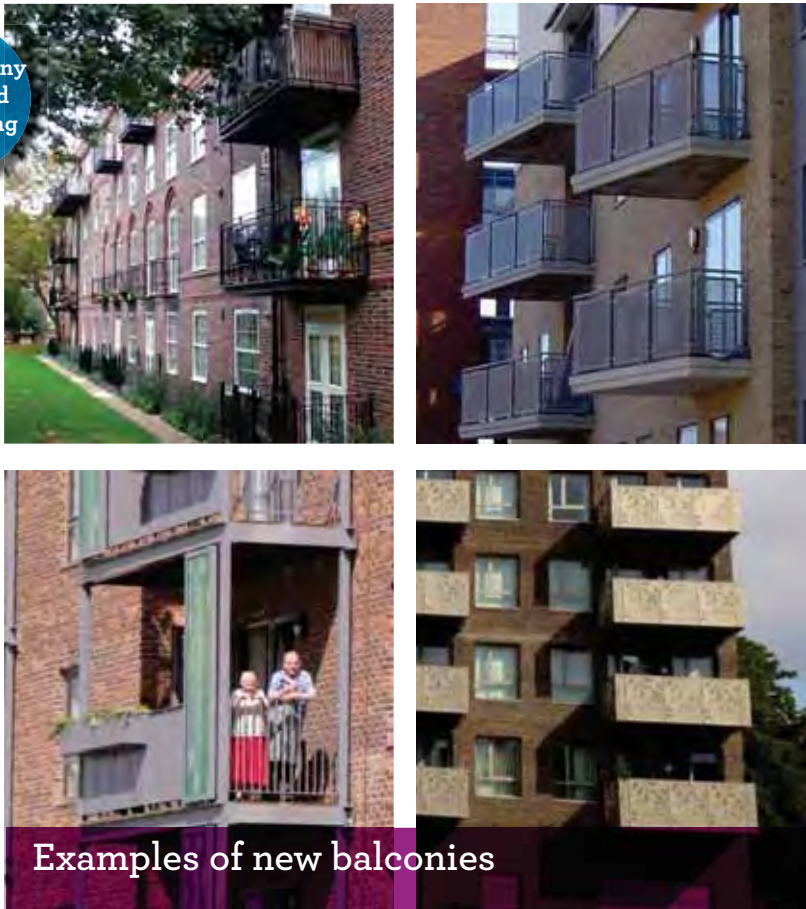


Examples of private garden boundaries

Private balconies



Adding private balconies to Ravensbury Court

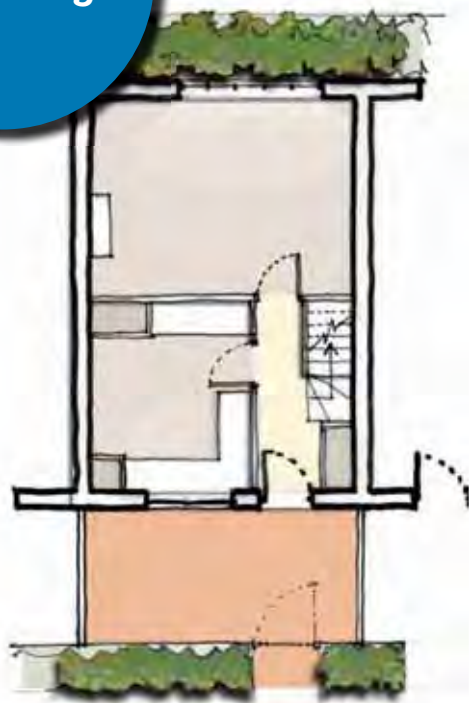


Examples of new balconies

Refurbishment options...

Communal spaces
.....
Tell us what improvements you would like to see

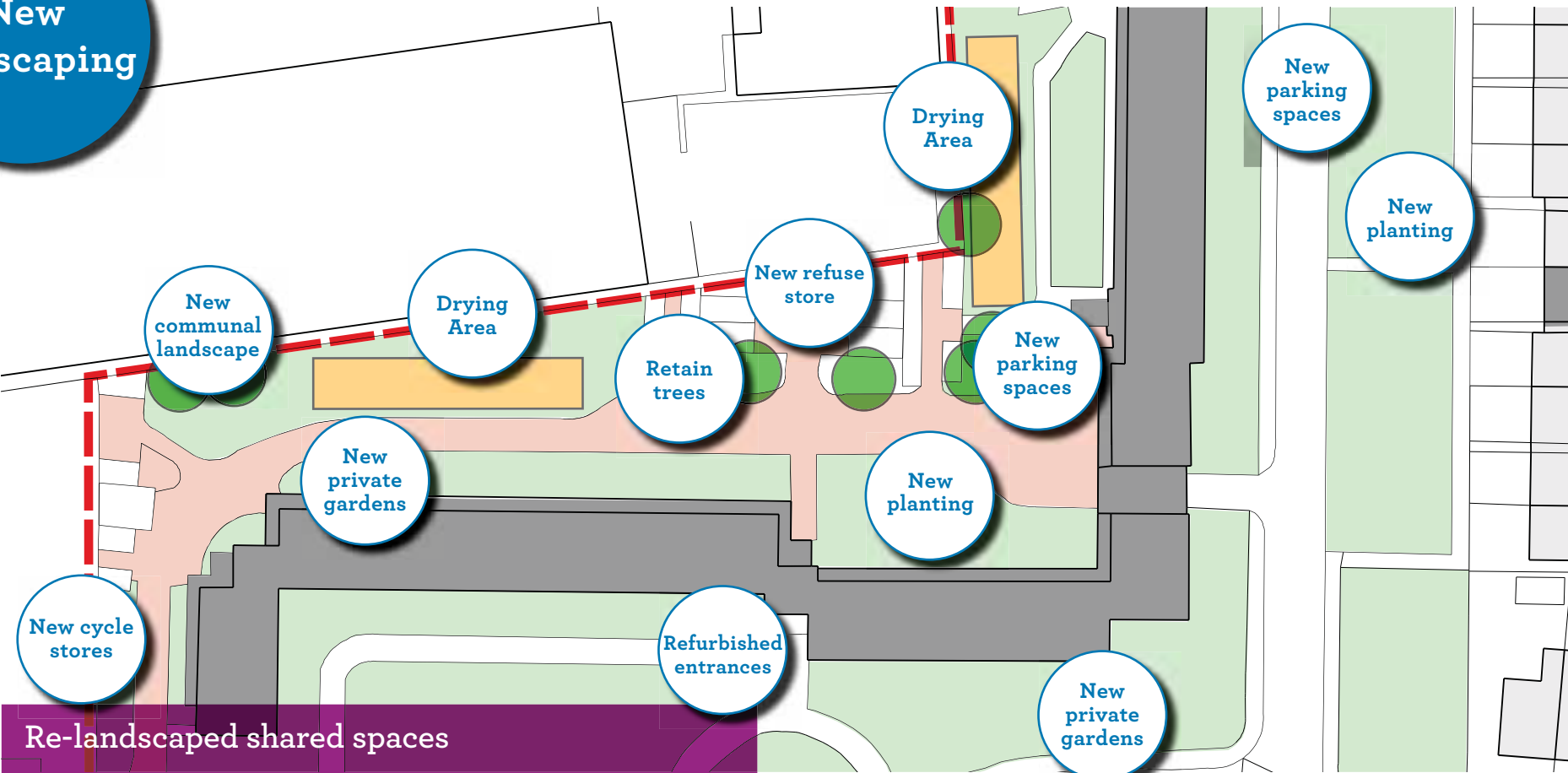
Planting



Planting around your home to create privacy

Planting to define public and private spaces

New landscaping



Re-landscaped shared spaces

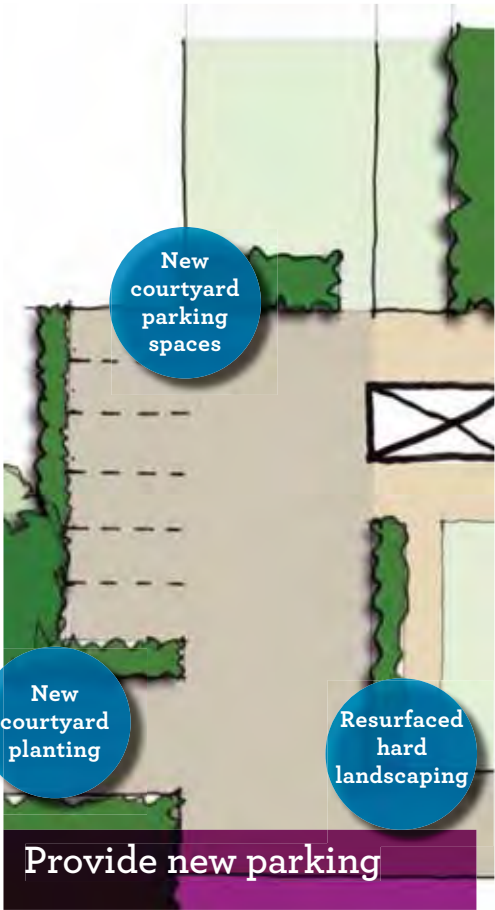
Refurbishment options...

Public spaces
.....
Tell us what improvements you would like to see

Parking



Courtyard parking



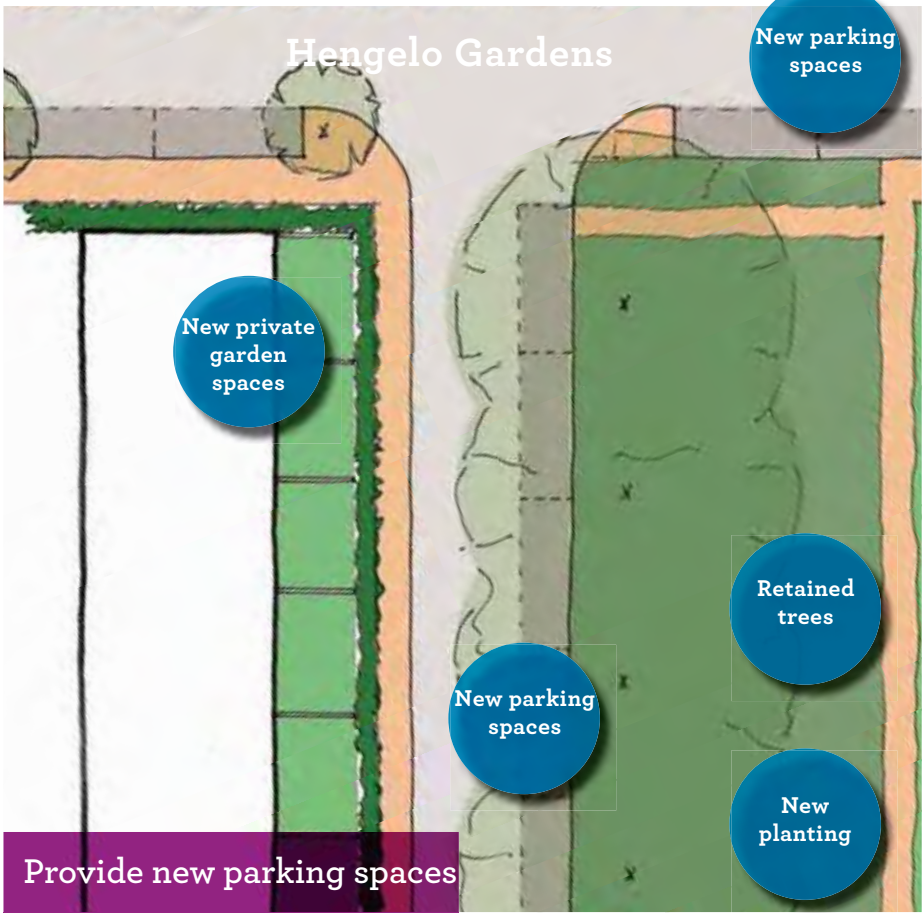
Provide new parking



Examples of new landscaped parking areas



On street parking



Provide new parking spaces



Examples

Ravensbury

residents' consultation 06

Summary report



Event Title:	Refurbishment focus group
Event Date:	Wednesday 30 July 2014 (6pm-8pm)
No. of Attendees:	Signed in 17
Feedback completed:	12
Circle Attendees:	Paul Quinn, Judith Hewitt, Farrida Deen, Setura Mahdi
HTA Attendees:	Eve Murzyn, Paul Maddock, Caroline Dove, Emma Haward



This report summarises the comments and issues residents discussed during the focus group for refurbishment options. The feedback will be used to develop our plans for what refurbishment works could be included in the regeneration of Ravensbury. We will share the designs with residents and ask them to comment on them later in the summer.

Main comments and issues

We asked residents to rank possible works into a priority list to get a clear idea of what improvements residents would be interested in. We discussed possible internal and external improvements that might be made.

- Internal improvements to homes is more important to residents than costly external improvement works
- Communal areas are well used and those facilities must be kept
- Frustration over maintenance and repair works
- New private spaces were of interest to several residents but concerns were raised over how this would look and the effect it would have upon the communal feel of the place
- Discussions on upgrades to communal and public spaces were centred on improved parking, increased and improved storage, planting and maintenance

Feedback from discussions with residents during the event

Main resident priorities

- Internal refurbishments including new bathrooms, new kitchens and new windows are the main priority for most residents
- Insulation is a big priority as many homes, particularly at the corners of the building, get cold and damp in winter
- New private spaces were of great interest to many residents of Ravensbury Court
- Improved parking needed on street and in courtyard
- Green spaces and trees on Hengelo Gardens should be kept



Main comments about private spaces

- Internal upgrades and modernisation are the main priority
- Private gardens and planting at front doors would divide the community and the communal use of space
- Private garden spaces facing on to Ravensbury Grove with patio doors from main living rooms would be good
- Balcony spaces would be great at the back, off main living rooms, not off bedrooms
- Juliet balconies are not wanted
- Concerns that balcony spaces and garden spaces will be filled with personal belongings and look untidy
- Garden boundary should be low but secure, with railings and planting



“Want a new bathroom - my top priority.”

Main comments about communal spaces

- The communal area is well used and important to the community of Ravensbury Court
- Pram sheds and drying areas are well used and residents would like to retain these facilities
- New pram and bike stores that are secure and well lit should be provided
- Communal entrance areas, stairs and walkways need repairing, repainting and cleaning up
- New planting would look good but could be a maintenance concern
- Increased parking in the communal courtyard must not be at the cost of well used open spaces



“Pram sheds and drying areas must stay.”

Feedback from discussions with residents during the event

Main comments about public spaces

- Maintenance of the external spaces/green area on Hengelo Gardens is poor
- More parking spaces need to be provided to stop people from parking on green areas
- New proposals must not be at the cost of existing green spaces around Hengelo Gardens
- Footpath connecting from Hengelo Gardens needs clearing as it is overgrown, but foliage and planting must still provide protection for neighbouring houses



“Parking needs to be improved and extended...”

Main comments and queries for future information

- When will plans for the garage site behind Hengelo Gardens be known?
- When will refurbishment be going ahead?
- How long will the procedure be?
- What contribution will leaseholders have to make to refurbishment works?

More information on the particular details of the refurbishment process will be provided alongside masterplan developments later in the year.

Ravensbury residents' drop-in workshop

In 2013, we began a consultation process to discuss the future of Ravensbury. This year at Ravensbury, our consultation events have included:

- 30.07.14 - Refurbishment focus group
- 16.07.14 - Older people's focus group
- 05.07.14 - Project site visits
- 25.06.14 - Residents' design workshop
- 21.06.14 - Residents' walk about
- 10.06.14 - Ravensbury memories

What are we going to talk about today?

What's on today?

Today we want to show you some layouts of possible new homes for your comment and to review neighbourhood planning options at Ravensbury.

- Ideas for refurbishment
- Ideas for new homes
- Flats, maisonettes and houses
- Neighbourhood planning
- Next steps



Design standards to discuss today...



London Housing Design Guide



Lifetime Homes



Merton Planning Guidance



Secured by Design



UK Building Regulations



Code for Sustainable Homes



Merton Priory



Ravensbury

Residents' Design Workshop Saturday 09 August 2014

Ideas for refurbishment

Tell us what you think...

Existing Ravensbury 2 bedroom maisonette



Ground floor

First floor

Some residents attended a focus group to discuss refurbishment options



3D image of what Ravensbury Grove could look like

Existing Ravensbury 2 bedroom maisonette Total area 65m²/699ft²

① Living room	16.4m ² /176ft ²	④ Bedroom 2	10.5m ² /113ft ²
② Kitchen	8.5m ² /91ft ²	⑤ Bathroom	3.6m ² /39ft ²
③ Bedroom 1	12.8m ² /138ft ²	⑥ Storage	1.2m ² /13ft ²

- Some of you told us your top priorities:
- 1) Modernised bathrooms and kitchens
 - 2) New doors and windows
 - 3) Better insulation
 - 4) Improved parking in courtyard and on street
 - 5) New private spaces, gardens and balconies

New doors and windows



New windows and doors could reduce heat loss and improve external appearance

New private gardens



Garden spaces could be added at the ground floor to give residents private spaces

New private balconies



Private balconies could be added at the upper floor mainsonettes to give residents private spaces

Ideas for new older people's living

Tell us what you think...

Existing Ravensbury 1 bedroom flat

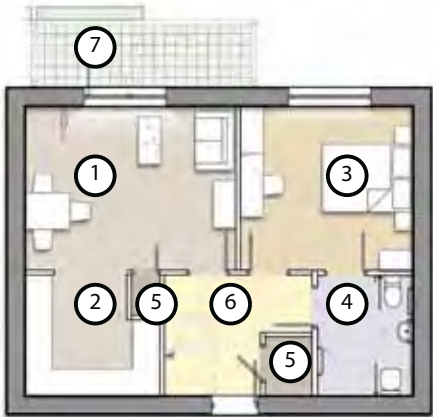


3D image of what a new one bedroom, two person flat could look like

Existing Ravensbury 1 bedroom flat			
Total area 44.2m²/474ft²			
① Living room	16.3m ² /175ft ²	⑤ Storage	0.5m ² /5ft ²
② Kitchen	6.5m ² /70ft ²	⑥ Terrace	5.3m ² /57ft ²
③ Bedroom	9.8m ² /106ft ²		
④ Bathroom	3.3m ² /36ft ²		

- New London homes minimum standards for a 1 bed 2 person flat**
- Minimum 50m²/538ft²
 - 13% Bigger than existing flats
 - New standards for accessibility
 - Minimum 1.5m² storage
 - Increased room sizes
 - Minimum 6m² private outdoor spaces

New 1 bedroom flat



Example of possible new 1 bedroom older persons' flat			
Total area 54.7m²/551ft²			
① Living/dining	16.9m ² /182ft ²	④ Storage	1.9m ² /20ft ²
② Kitchen	7.4m ² /80ft ²	⑤ Balcony	7.2m ² /77ft ²
③ Bedroom	13.8m ² /148ft ²		
④ Bathroom	5.6m ² /60ft ²		

New 2 bedroom flat

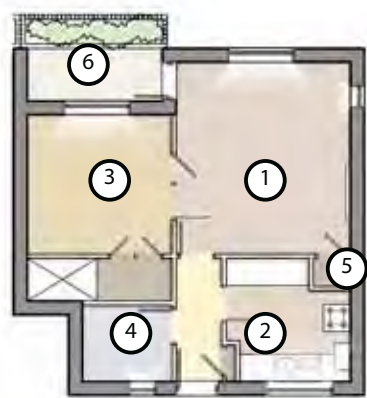


Example of possible new 2 bedroom older persons' flat					
Total area 71.6m²/771ft²					
① Living/dining	17.1m ² /184ft ²	⑤ Bathroom	6.8m ² /73ft ²		
② Kitchen	8.2m ² /88ft ²	⑥ Storage	4.8m ² /52ft ²		
③ Bedroom 1	13.8m ² /148ft ²	⑦ Balcony	11.4m ² /123ft ²		
④ Bedroom 2	8.0m ² /86ft ²				

Ideas for new flats

Tell us what you think...

Existing Ravensbury 1 bedroom flat



Existing Ravensbury 1 bedroom flat			
Total area 44.2m²/474ft²			
① Living room	16.3m ² /175ft ²	⑤ Storage	0.5m ² /5ft ²
② Kitchen	6.5m ² /70ft ²	⑥ Terrace	5.3m ² /57ft ²
③ Bedroom	9.8m ² /106ft ²		
④ Bathroom	3.3m ² /36ft ²		

- New London homes minimum standards for a 1 bed 2 person flat**
- Minimum 50m²/538ft²
 - 13% Bigger than existing flats
 - New standards for accessibility
 - Minimum 1.5m² storage
 - Increased room sizes
 - Minimum 6m² private outdoor spaces



3D image of what a two bedroom, four person flat could look like

New 1 bedroom flat



Example of possible new 1 bedroom flat

Total area 50.5m²/4741ft²

① Living/kitchen/ Dining	27.2m ² /293ft ²	④ Storage	1.7m ² /18ft ²
② Bedroom	10.3m ² /111ft ²	⑤ Balcony	7.3m ² /79ft ²
③ Bathroom	4.2m ² /45ft ²	⑥ Communal corridor	

New 2 bedroom flat



Example of possible new 2 bedroom flat					
Total area 70.6m²/760ft²					
① Living/kitchen/ Dining	28.7m ² /309ft ²	④ Bathroom	4.2m ² /45ft ²		
② Bedroom 1	12.8m ² /138ft ²	⑤ Storage	2.6m ² /28ft ²		
③ Bedroom 2	12.2m ² /131ft ²	⑥ Balcony	8.4m ² /90ft ²		
			⑦ Communal corridor		

Ideas for new flats

Tell us what you think...

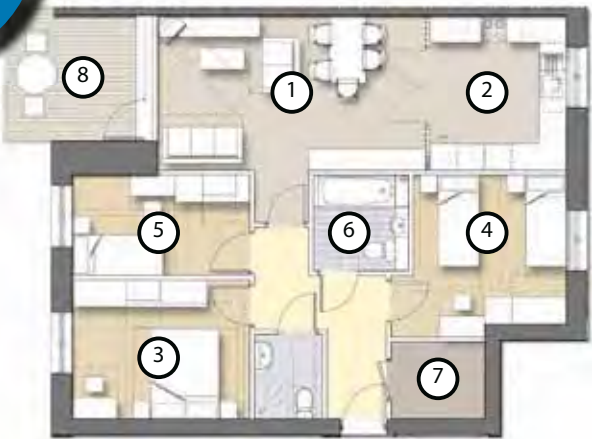
New wheelchair accessible 2 bedroom flat



Example of possible new wheelchair accessible 2 bedroom 4 person flat
Total area 81m²/872ft²

① Living/kitchen/ Dining	31.3m ² /337ft ²	④ Bathroom	4.4m ² /47ft ²
② Bedroom 1	15.8m ² /170ft ²	⑤ Storage	2.5m ² /27ft ²
③ Bedroom 2	13.9m ² /150ft ²	⑥ Balcony	7.8m ² /84ft ²
		⑦ Communal Corridor	

New 3 bedroom flat



Example of possible new 3 bedroom 5 person flat
Total area 86.6m²/932ft²

① Living/dining	21.9m ² /235ft ²	⑤ Bedroom 3	8.6m ² /92ft ²
② Kitchen	10.2m ² /109ft ²	⑥ Bathroom	4.4m ² /47ft ²
③ Bedroom 1	12m ² /129ft ²	⑦ Storage	3.5m ² /37ft ²
④ Bedroom 2	14m ² /151ft ²	⑧ Balcony	8.1m ² /87ft ²

New 3 bedroom flat



Example of possible new 3 bedroom 6 person flat
Total area 96.1m²/1,034ft²

① Living/kitchen/ Dining	31.4m ² /338ft ²	④ Bedroom 3	14.4m ² /155ft ²
② Bedroom 1	14.1m ² /152ft ²	⑤ Bathroom	4.6m ² /50ft ²
③ Bedroom 2	14.1m ² /152ft ²	⑥ Storage	3.5m ² /38ft ²
		⑦ Balcony	12.3m ² /132ft ²

Ideas for new maisonettes

Tell us what you think...

Existing Ravensbury 2 bedroom maisonette



Ground floor

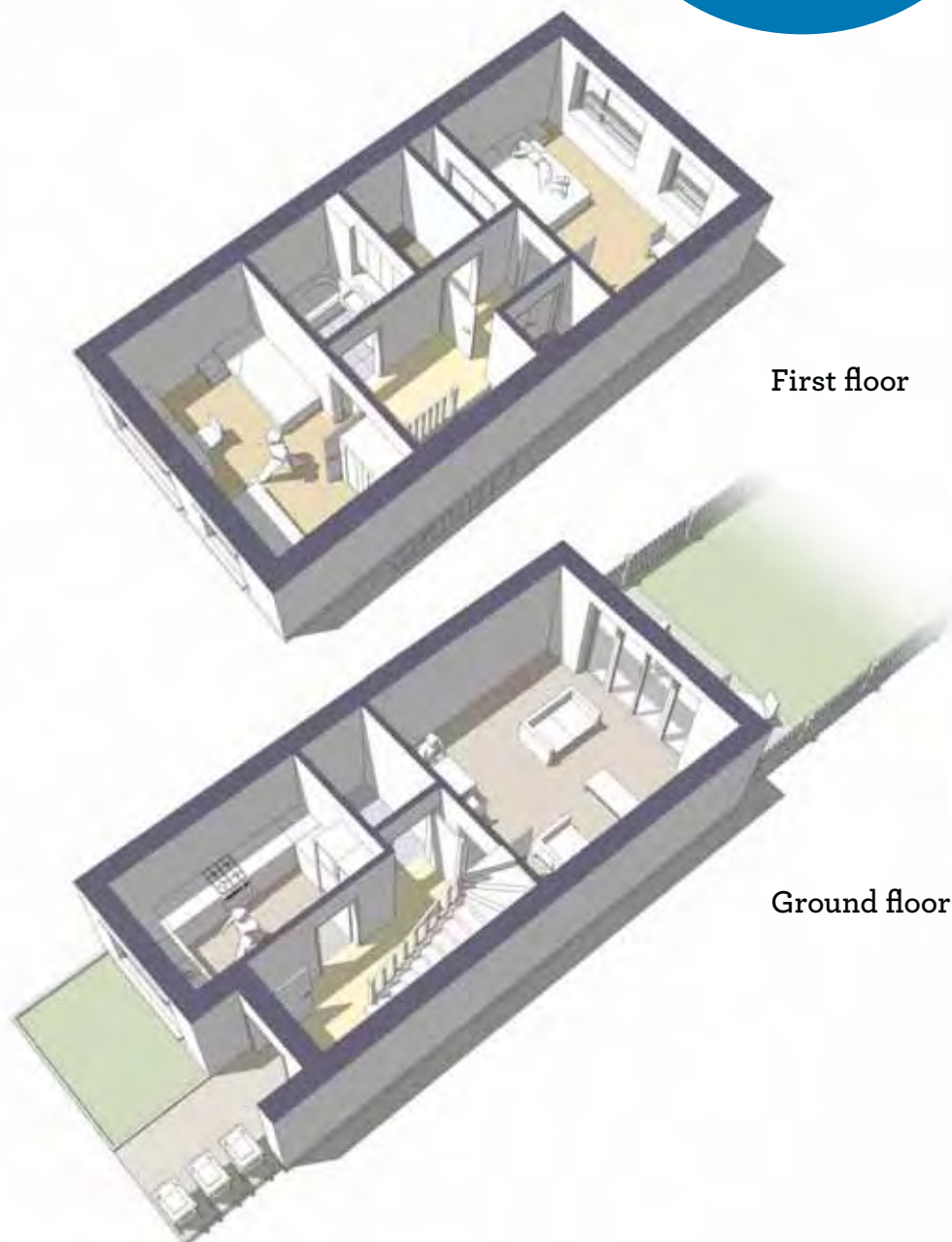
First floor

Existing Ravensbury 2 bedroom maisonette Total area 65m²/699ft²

① Living room	16.4m ² /176ft ²	④ Bedroom 2	10.5m ² /113ft ²
② Kitchen	8.5m ² /91ft ²	⑤ Bathroom	3.6m ² /39ft ²
③ Bedroom 1	12.8m ² /138ft ²	⑥ Storage	1.2m ² /13ft ²

New London homes minimum standards for a 2 bed 4 person flat

- Minimum area 83m²/893ft²
- 32% Bigger than existing maisonettes
- Increased room sizes
- Minimum 2.5m² storage
- 10m² open space per person in household



First floor

Ground floor

3D example of what a two bedroom, four person maisonette could look like

New 2 bedroom maisonette



Ground floor

First floor

Example of possible new 2 bedroom 4 person maisonette Total area 90.9m²/978ft²

① Living room	21.2m ² /229ft ²	⑤ Bathroom	4.2m ² /45ft ²
② Kitchen	9.6m ² /103ft ²	⑥ Storage	4.3m ² /46ft ²
③ Bedroom 1	15.2m ² /164ft ²	⑦ Garden	min 50m ²
④ Bedroom 2	12.5m ² /134.6ft ²		

New 3 bedroom maisonette



Ground floor

First floor

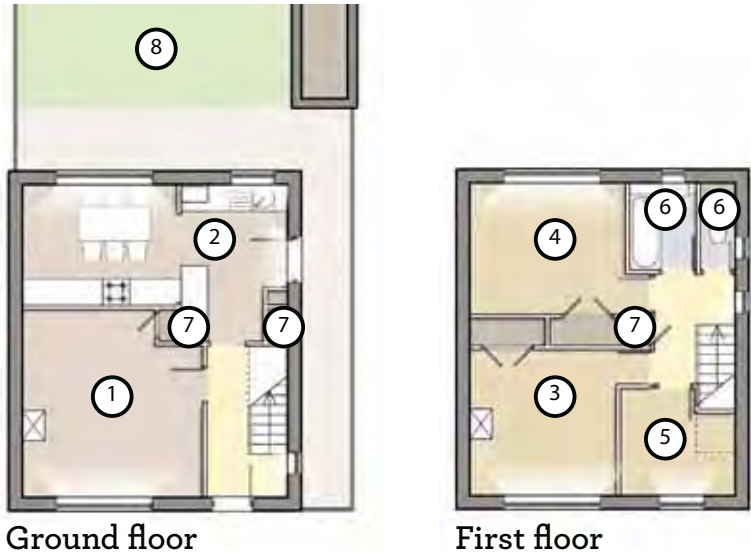
Example of possible new 3 bedroom 5 person maisonette Total area 99.9m²/1,075ft²

① Living/dining	23.3m ² /251ft ²	⑤ Bedroom 3	8m ² /86ft ²
② Kitchen	10.4m ² /112ft ²	⑥ Bathroom	4.2m ² /45ft ²
③ Bedroom 1	13m ² /140ft ²	⑦ Storage	3.0m ² /32ft ²
④ Bedroom 2	12m ² /129ft ²	⑧ Garden	min 50m ²

Ideas for new mews houses

Tell us what you think...

Existing Ravensbury 3 bedroom house



First floor



Ground floor

3D image of what a three bedroom, five person mews house could look like

Existing Ravensbury 3 bedroom house

Total area 93.4m²/1,005ft²

① Living room	16.1m ² /173ft ²	⑤ Bedroom 3	5.7m ² /67ft ²
⑥ Kitchen/Dining	17.4m ² /187ft ²	⑥ Bathroom/WC	4.1m ² /31ft ²
③ Bedroom 1	10.8m ² /116ft ²	⑦ Storage	0.9m ² /10ft ²
④ Bedroom 2	11.3m ² /121ft ²	⑧ Garden	99.4m ² /1,070ft ²

New London homes minimum standards for a 3 bed 5 person flat

- Minimum area 96m²/1033ft²
- 3% Bigger than existing houses
- Increased room sizes
- Minimum 3.0m² storage
- Minimum 50m² garden space

New 3 bedroom mews house



Example of possible new 3 bedroom 5 person mews house

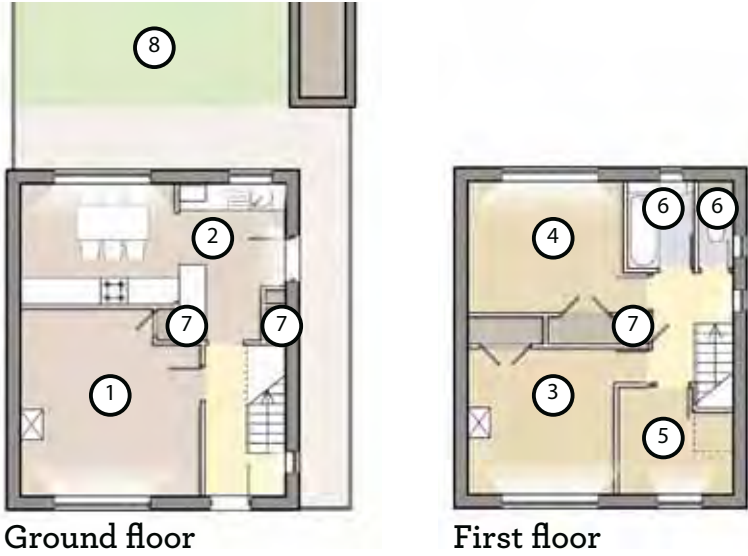
Total area 98.2m²/1,057ft²

① Living room	17.1m ² /184ft ²	④ Bedroom 2	12.2m ² /131ft ²	⑦ Storage	3.3m ² /36ft ²
② Kitchen/dining	17.2m ² /185ft ²	⑤ Bedroom 3	8.0m ² /86ft ²	⑧ Terrace	17.9m ² /193ft ²
③ Bedroom 1	12.3m ² /132ft ²	⑥ Bathroom	4.2m ² /45ft ²	⑨ Garden	min 50m ²

Ideas for new town houses

Tell us what you think...

Existing Ravensbury 3 bedroom house



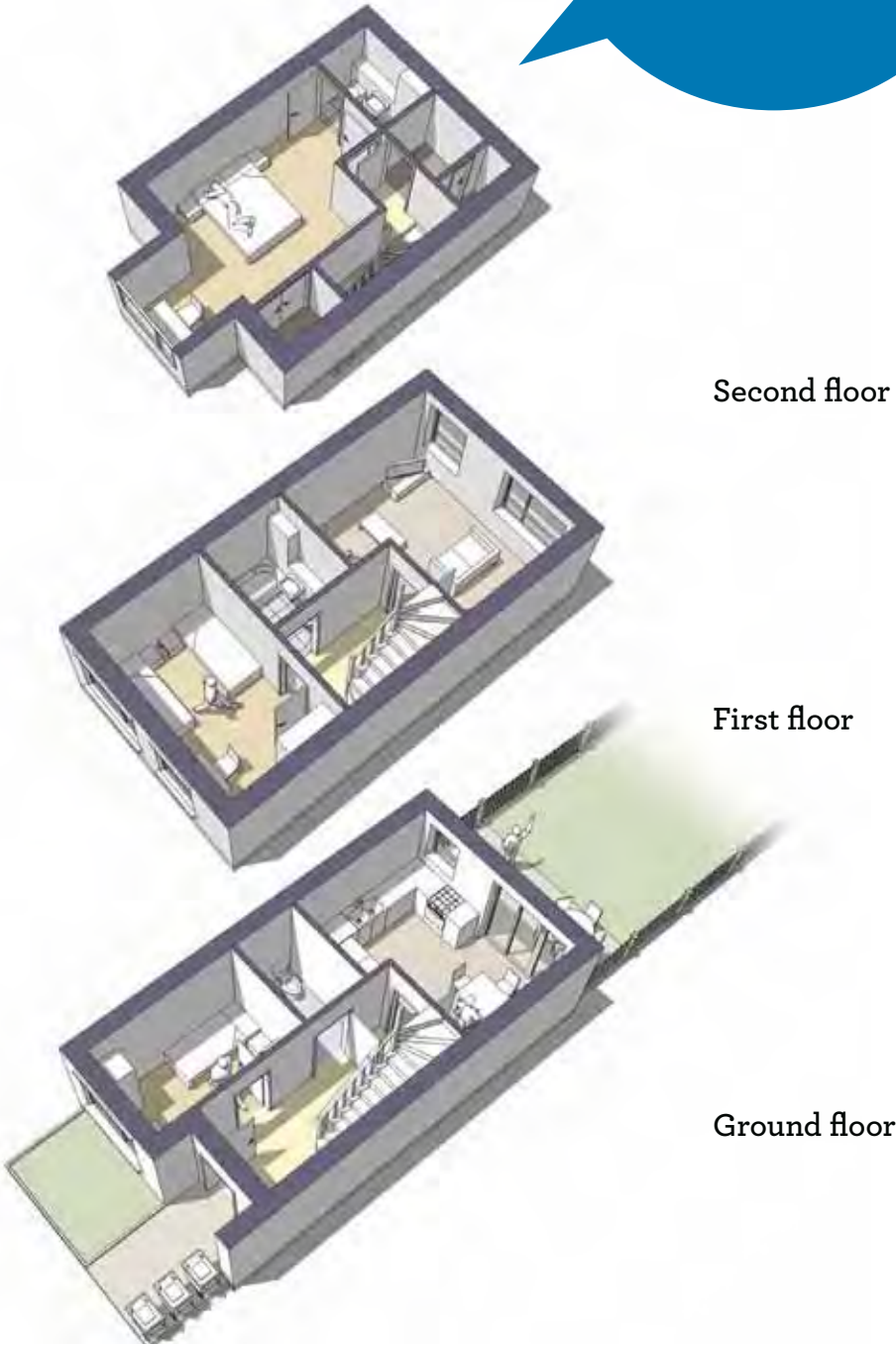
Existing Ravensbury 3 bedroom house

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② Kitchen/Dining	17.4m ² /187ft ²	⑥ Bathroom/WC	4.1m ² /31ft ²
③ Bedroom 1	10.8m ² /116ft ²	⑦ Storage	0.9m ² /10ft ²
④ Bedroom 2	11.3m ² /121ft ²	⑧ Garden	99.4m ² /1,070ft ²

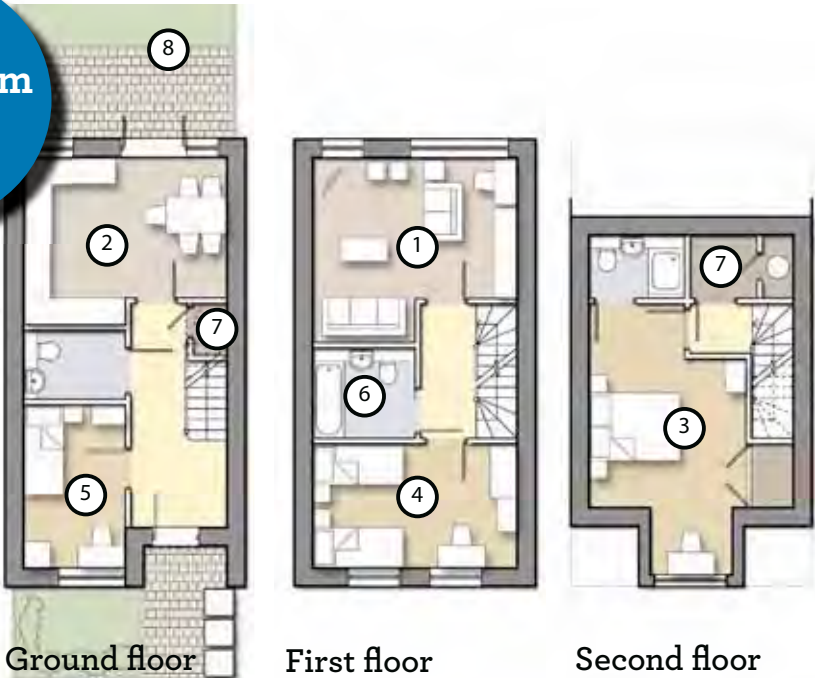
New London homes minimum standards for a 3 bed 5 person flat

- Minimum area 96m²/1033ft²
- 3% Bigger than existing houses
- Increased room sizes
- Minimum 3.0m² storage
- Minimum 50m² garden space



3D image of what a three bedroom, five person town house could look like

New 3 bedroom town house

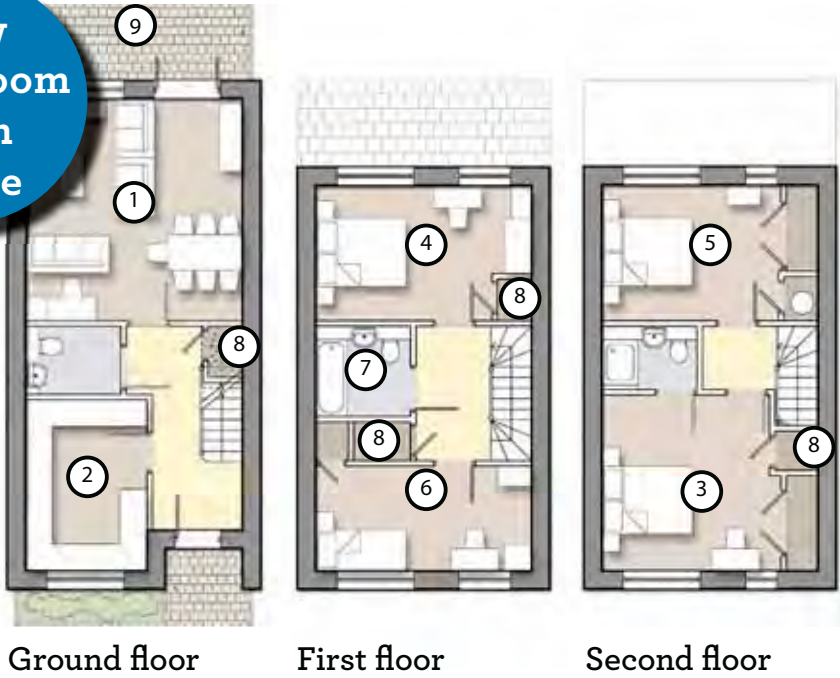


Example of possible new 3 bedroom 5 person town house

Total area 109.6m²/1,180ft²

① Living room	16.3m ² /175ft ²	⑤ Bedroom 3	8.2m ² /88ft ²
② Kitchen/dining	15.4m ² /166ft ²	⑥ Bathroom	4.5m ² /48ft ²
③ Bedroom 1	18.1m ² /195ft ²	⑦ Storage	3.0m ² /32ft ²
④ Bedroom 2	12.4m ² /133ft ²	⑧ Garden	min 50m ²

New 4 bedroom town house



Example of possible new 4 bedroom 7 person town house

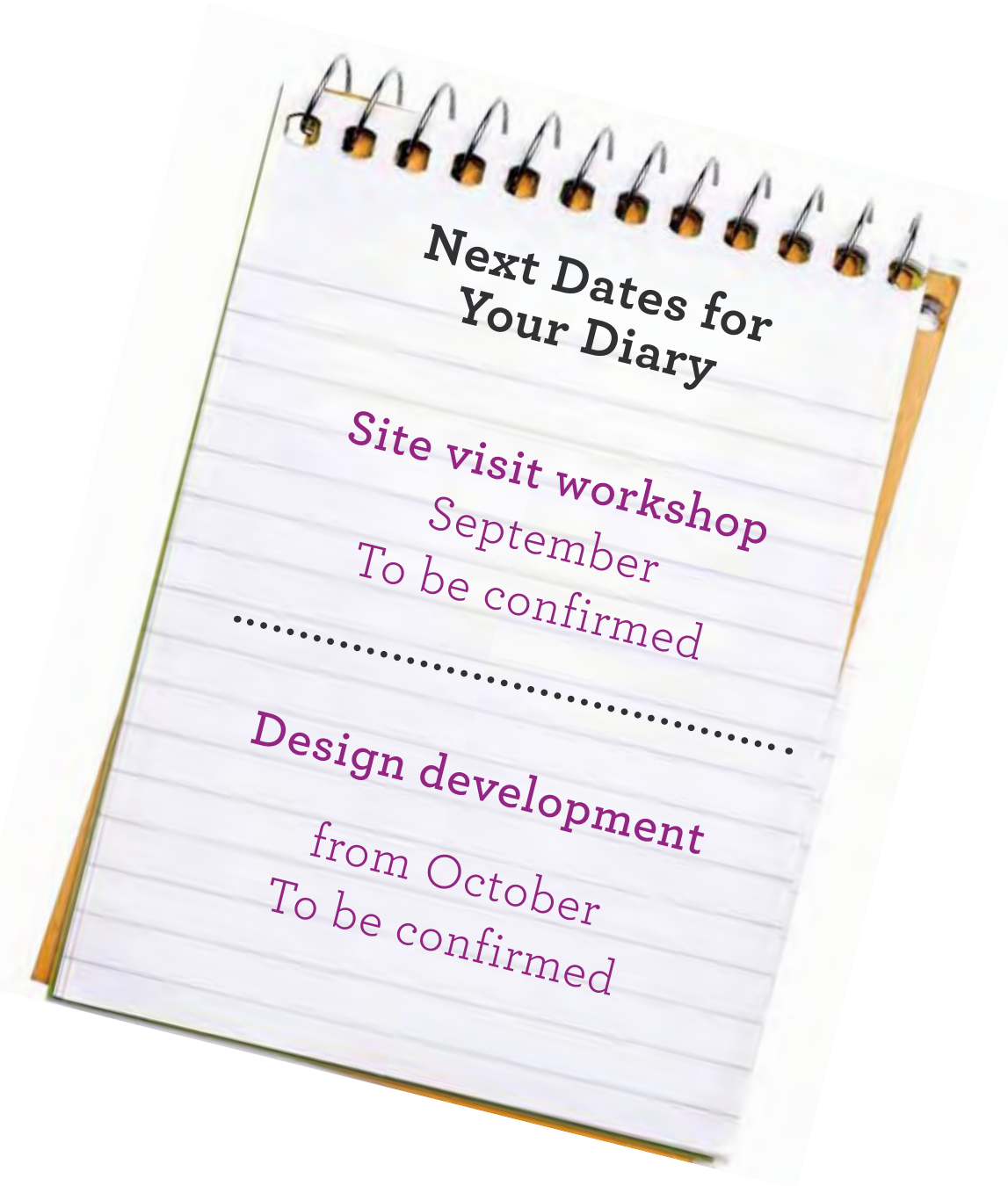
Total area 128.4m²/1,382ft²

① Living/dining	23.4m ² /252ft ²	⑤ Bedroom 3	13.3m ² /143ft ²
② Kitchen	10.1m ² /109ft ²	⑥ Bedroom 4	11.1m ² /120ft ²
③ Bedroom 1	15m ² /161ft ²	⑦ Bathroom	4.2m ² /45ft ²
④ Bedroom 2	13.4m ² /144ft ²	⑧ Storage	3.5m ² /38ft ²
		⑨ Garden	min 50m ²

The next steps...



The process
.....
What happens next?



Ravensbury residents' consultation 07

Summary report



Event Title:	Residents' drop-in event	
Event Date:	Saturday 09 August 2014 (11am-3pm)	
No. of Attendees:	Signed in	
Feedback completed:	15	
Circle Attendees:	Paul Quinn, Farrida Deen	
HTA Attendees:	Eve Murzyn, Caroline Dove, Jamie Doak, Salma Miah	

This report summarises the comments about possible new homes at Ravensbury that residents discussed at the drop-in event. The feedback will be used to develop plans for possible house types in Ravensbury. How these house types fit in to future plans for Ravensbury will be further explored at events in the autumn.

Main comments and issues

- All residents were keen to find out where the house and flats types would go on the masterplan. A version of the masterplan will be on show for discussion in October.
- Many residents would like to know the timing and phasing of the development as it affects the choices that they make. It was explained to some residents that an initial phasing plan will be incorporated in the exhibition in October.
- The freeholders and leaseholders would like to know what the financial offer is from Circle, and when this offer will be made.
- Residents would like to know how and when their needs will be tested to decide what sort of new home they will be eligible for.
- Some residents who were unable to attend the previous site visits expressed an interest in attending the next visit to new homes.
- Some families have older or even grown-up children. Ideally, they would like to have a smaller home, but also get a place for their children.

Feedback from discussions with residents during the event

Older people's homes

You told us what was most important to you about proposed older people's flats

- Bigger room sizes
- Wider doors and halls
- Accessible bathrooms
- Adapted kitchens

Other comments

- Older people's home would be a valuable addition to the estate
- Having your own front door is important



3D image of a possible home for older people

Flats

You told us what was most important to you about proposed flats

- Bigger room sizes
- More storage
- Separate living/dining space
- Balcony access from living room

Other comments

- Rooms and overall sizes will be bigger than existing flats
- Overall, shown layouts are better than existing flats



3D image of what a possible 2 bedroom flat could look like

Maisonettes

You told us what was most important to you about proposed maisonettes

- Bigger room sizes
- More storage
- Separate living/dining space
- Private front and back garden spaces

Other comments

- mix of views on kitchen/dining or living/dining separation so different house types should show both options.
- Good that maisonettes would get private garden space



3D image of what a possible maisonette could look like

Feedback from discussions with residents during the event

Mews houses

You told us what was most important to you about proposed mews houses

- Bigger room sizes
- Kitchen and living spaces at ground floor
- Terrace access from living room
- Private front and back garden spaces

Other comments

- Good room sizes and layout with private garden spaces
- Mews house preferred by many as it is semi-detached, like current homes
- Rear access to garden preferred



3D image of what a possible mews house could look like

Town houses

You told us what was most important to you about proposed town houses

- Bigger room sizes
- More storage
- Kitchen and living spaces at ground floor
- Private front and back garden spaces

Other comments

- Some residents were concerned about noise impact of terraced housing
- Parking needs to be provided on-plot or next to new homes
- 4 bed house options liked by some residents who do not have enough bedrooms in current homes



3D image of what a possible town house could look like