

# The next chapter – building community

**Residents are enjoying their new homes following the successful delivery of the first 32 new homes at Eastfields in 2025.**

The second sub-phase of Phase 1 (Phase 1C) is now in construction to deliver the next 77 homes, which have been designed to meet residents' housing needs and modern building standards.

JJ Rhatigan continues to be our construction partner for this second sub-phase following the success of the first new homes.

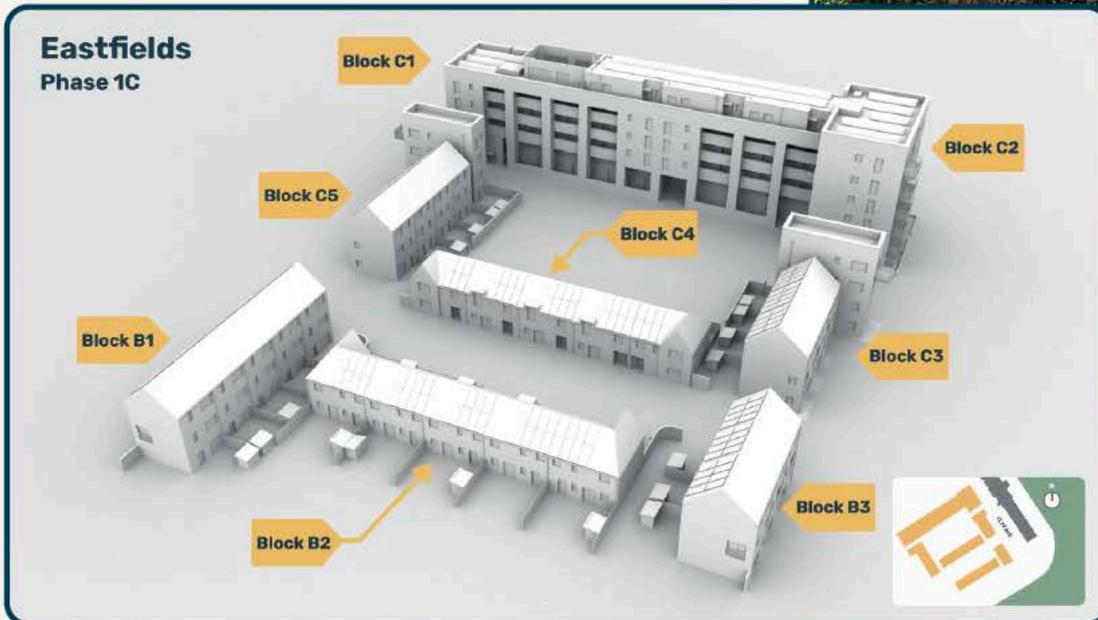


The first new homes at Eastfields

# What we are building

We are building 77 homes for existing permanent Clarion tenants and resident homeowners comprising 52 flats and maisonettes and 25 houses. This includes a mix of 1-2 and 3 bedroom apartments, 2 and 3 bedroom maisonettes, and 3 bedroom houses.

All the modern, energy-efficient homes are designed to meet the needs of Eastfields residents now and in the future.



Artist's impression of the new homes along Clay Avenue in blocks B3, C3, C1 and C2

# Homes for everyday living

## Designs and layouts

The homes have been designed to meet the latest building standards, providing space and comfort and will be efficient to run.

Each home has been designed with:

- Clear layouts and practical storage space
- Good natural light; many with dual aspect
- Private outdoor space – garden, terrace or balcony
- Renewable energy technology
- Door entry systems providing secure access for apartment blocks.



### Block B1 - B3 Indicative floor plans for three-bedroom, three-storey town house



### Block C2 - C5 Indicative floor plans

#### Block C2: one-bedroom apartment



#### Block C2: two-bedroom apartment



#### Block C3: two-bedroom maisonette



#### Block C4: three-bedroom, two-storey house



# Phase 1C - Design changes

The government has introduced changes to building safety and fire regulations. This has required some changes to be made to the plans for homes in Phase 1C for construction to commence.

The revised designs mean the new homes are compliant with updated regulations which address overheating, energy efficiency and fire safety. These are the latest alterations, which were communicated in summer 2025.

- Brickwork detailing reduced with use of contrasting brick
- External balcony designs and materials streamlined
- Projecting and Juliette balconies repositioned to improve privacy, daylight and external ground floor space
- Adjustment to window position and size to reduce overheating
- Privacy screens between ground floor terraces
- Tiled roofs on houses to improve durability
- Change to street layout and landscape to improve the feeling of safety.

## Improved build quality

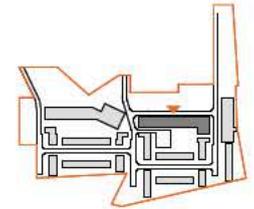
Design elements have been standardised, which will help:

- Make repairs simpler in the future
- Make it easier to source replacement parts
- Improve long-term maintenance.

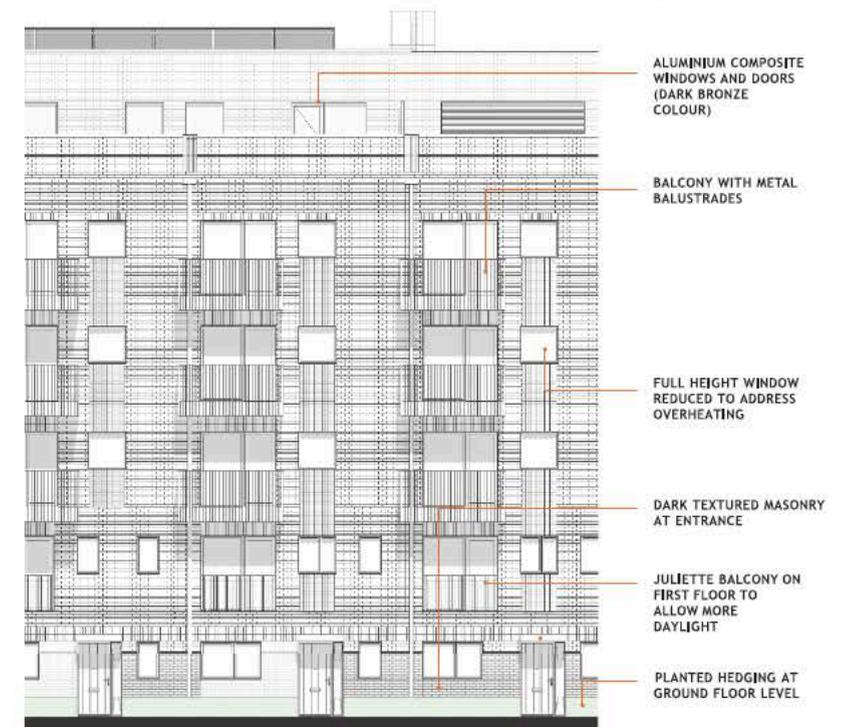


## Eastfields elevation sketches

These illustrations show examples of the approved changes to Block C1. The same approach will be applied throughout Phase 1C, in agreement with the London Borough of Merton.



Block C1: Linear Park



Block C1: Linear Park elevation



Blocks C1 & C2: Linear Park elevation



Houses: Link Street elevation

# Materials and finishes

The new homes will use high-quality materials chosen for durability and appearance.

Key materials include:

- Brickwork that reflects the character of the other buildings in the area
- Hard-wearing permeable footpaths for link streets
- Durable aluminium composite windows and doors
- Metal balconies
- Tiled pitched roofs on houses.



**Red Multi (dark):**  
Blocks A, C, D and Belvedere houses



**Red Multi (light):**  
Blocks A, C, D and Belvedere houses



**White/cream:**  
Link Street houses



**Textured Masonry:**  
Block C setback Level 5 and houses and flats



Artist's impression of Blocks C1 and C2 from the Linear Park

# Green spaces, play and public areas

## Spaces for everyone to enjoy

The landscape design focuses on improving the green spaces, play areas, semi-private and public spaces. This supports community wellbeing, biodiversity and the neighbourhood environment.

The plans include:

- A courtyard garden including play and social spaces
- A pocket park with informal play space
- Planting of indigenous tree and shrub species
- Permeable footpaths and planted areas to manage rainwater.



## Clear, safe and practical streets

Parking and movement around the streets linking the new homes have been carefully planned. The layout provides good access, safety and is balanced by green space.

- On-plot parking for some houses
- Designated parking adjacent to the new courtyard
- Walkable streets and footpaths



Artist's impression of Link Street with on-plot and street parking

## New waste collection

This phase will introduce a new **Underground Refuse System (URS)** which will help keep the streets clean and tidy and homes comfortable. The system allows for large quantities of waste and recycling material to be stored in containers below ground instead of traditional bins.

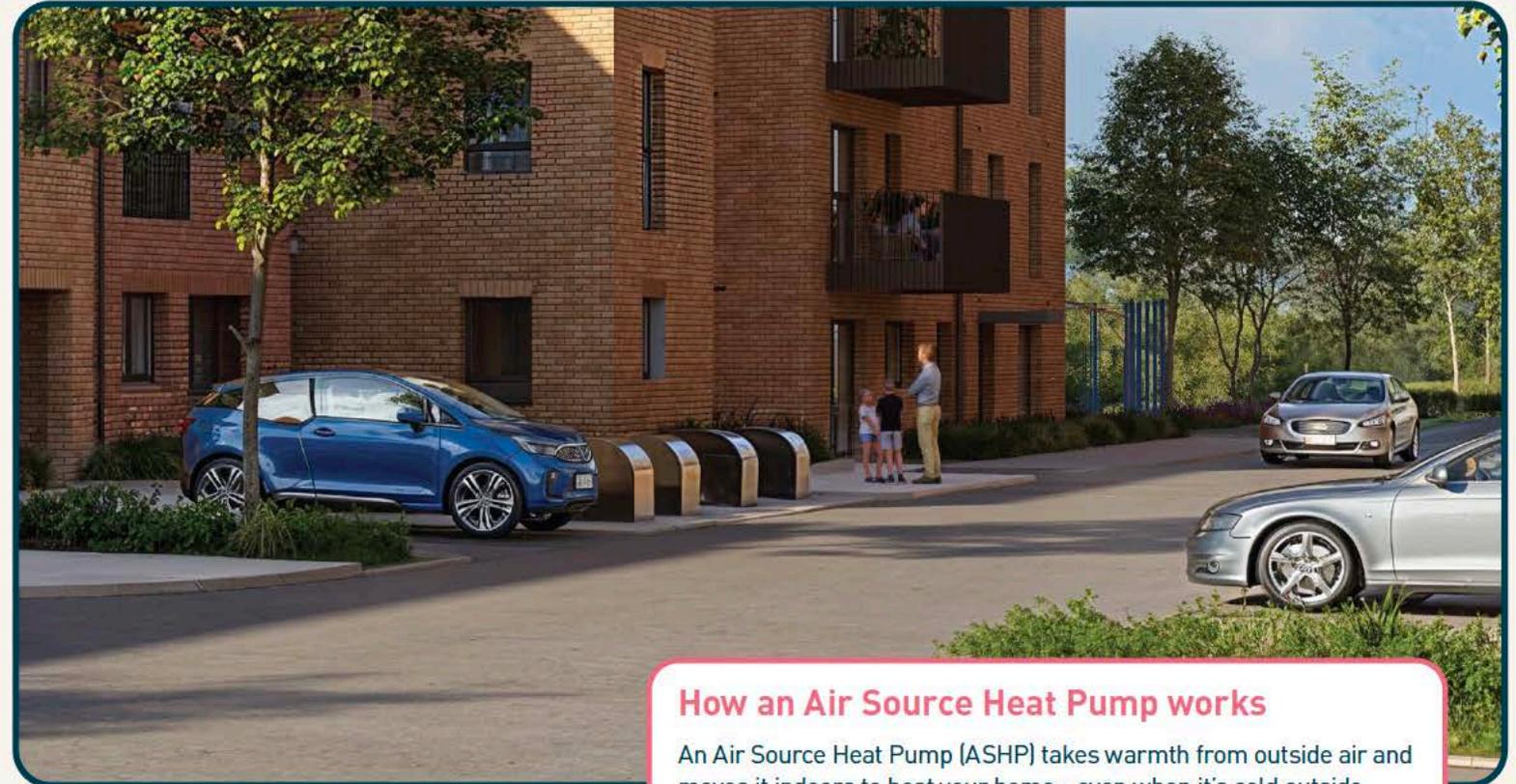
### How the URS works

- Rubbish is deposited into sealed bins at street level
- Refuse is stored underground until collection
- When the storage container is full a specialist collection vehicle lifts it out from below ground
- The collection vehicle empties the rubbish and places the container back underground
- Storage capacity is larger than standard bins so fewer collections may be necessary.



### Benefits for residents

- Cleaner and tidier streets
- Fewer visible street level bins required
- Easier access for residents
- Reduced smells and pests.



### Lower-carbon homes for the future

All homes in Phase 1C will be fossil fuel free. Key features include:

- No gas connections
- Electricity-powered homes
- Air source heat pumps providing heating and hot water
- Underfloor heating or radiators
- Photovoltaic panels which convert sunlight into electricity.



### How an Air Source Heat Pump works

An Air Source Heat Pump (ASHP) takes warmth from outside air and moves it indoors to heat your home - even when it's cold outside.

Here's how:

1. Outside air warms a refrigerant liquid, turning it into gas
2. A compressor squeezes this gas, making it very hot (like a bike pump heating up)
3. The hot gas transfers its heat to your home's heating system
4. The refrigerant cools back to liquid and the cycle repeats.

Think of it as a fridge working backwards - instead of removing heat from inside, it is collecting heat from outside and bringing it inside.

**The clever bit:** even cold air contains heat energy that can be extracted and concentrated.

## What happens next

Progress on the second sub-phase (Phase 1C) is progressing well, and we will continue to keep residents informed.



## Stay in touch

If you are curious to see the new homes as they are being built you can view the construction on **Eastfields Live**.

This digital platform allows residents to track the progress of the new homes from a smartphone, tablet or laptop.

Residents moving in the next phase can create an account to view personalised content.



# More than just homes

## Social value

The Eastfields regeneration not only provides good-quality homes to eligible residents according to need, but it also supports community activities and wider benefits for residents.

During the construction works for the first homes we provided **five new jobs**, started **five apprenticeships** and **30 training and qualification** opportunities.

Working with **residents, construction partners** and **local organisations** we support various activities:

How-to videos to support residents in new homes



Public art projects

- Art and painting workshops
- Mural at Poppy Heights
- Community hoarding artwork



Community gardening club



Tree planting workshop



Outdoor gym



Multi-use games area (MUGA)



Talking noticeboard



Meet the contractor events



Please contact us if you have any further questions:

Mark Green – Merton Regeneration Lead

Doreen Jones – Regeneration Manager

Rachel Meunier – Senior Development Manager

Sidney Yanney – Construction Delivery Manager

E: [mertonregen@clarionhg.com](mailto:mertonregen@clarionhg.com)

W: [myclarionhousing.com/eastfields](http://myclarionhousing.com/eastfields)

Scan QR code to view the Eastfields website

