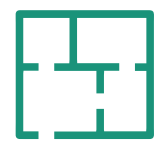


Since planning approval in 2019, there have been new building safety requirements and regulations and residents' housing needs have changed. The regulatory changes have provided an opportunity to review the next phase and the overall masterplan.

What is changing?



- Our proposals are focusing on improving the masterplan within the red line boundary, while building on the approved vision.
- We are considering a revised approach to regeneration phasing to deliver homes faster and in less phases minimising disruption to residents.
- The approved masterplan provides inward-facing homes with limited connections to the surrounding streets.



- To accommodate the new building regulation requirements, we need to review how the buildings are designed and configured across the remaining masterplan and we will explore how this can create better opportunities for enhanced open space and improved wayfinding and connectivity.

Opportunities:



Create homes that are compliant with the latest regulations, specifically in relation to fire safety, energy efficiency, overheating, & energy infrastructure.



Design homes in accordance with the latest resident housing needs.



Deliver more homes including affordable homes while maintaining the community and character of Eastfields.



Improve the quality of the landscape proposals.



Enhance the outlook, design, sustainability, and safety of the new homes.



Improve how people move through and access the estate - for example, creating clearer routes and better links to the surrounding streets.



Look at opportunities to incorporate small retail space to enhance accessibility to local shops for residents.



Incorporate lessons learned and resident feedback from across the Merton Regeneration Programme to provide residents with a better lived experience.



EASTFIELDS

Site Opportunities



CLARION
HOUSING



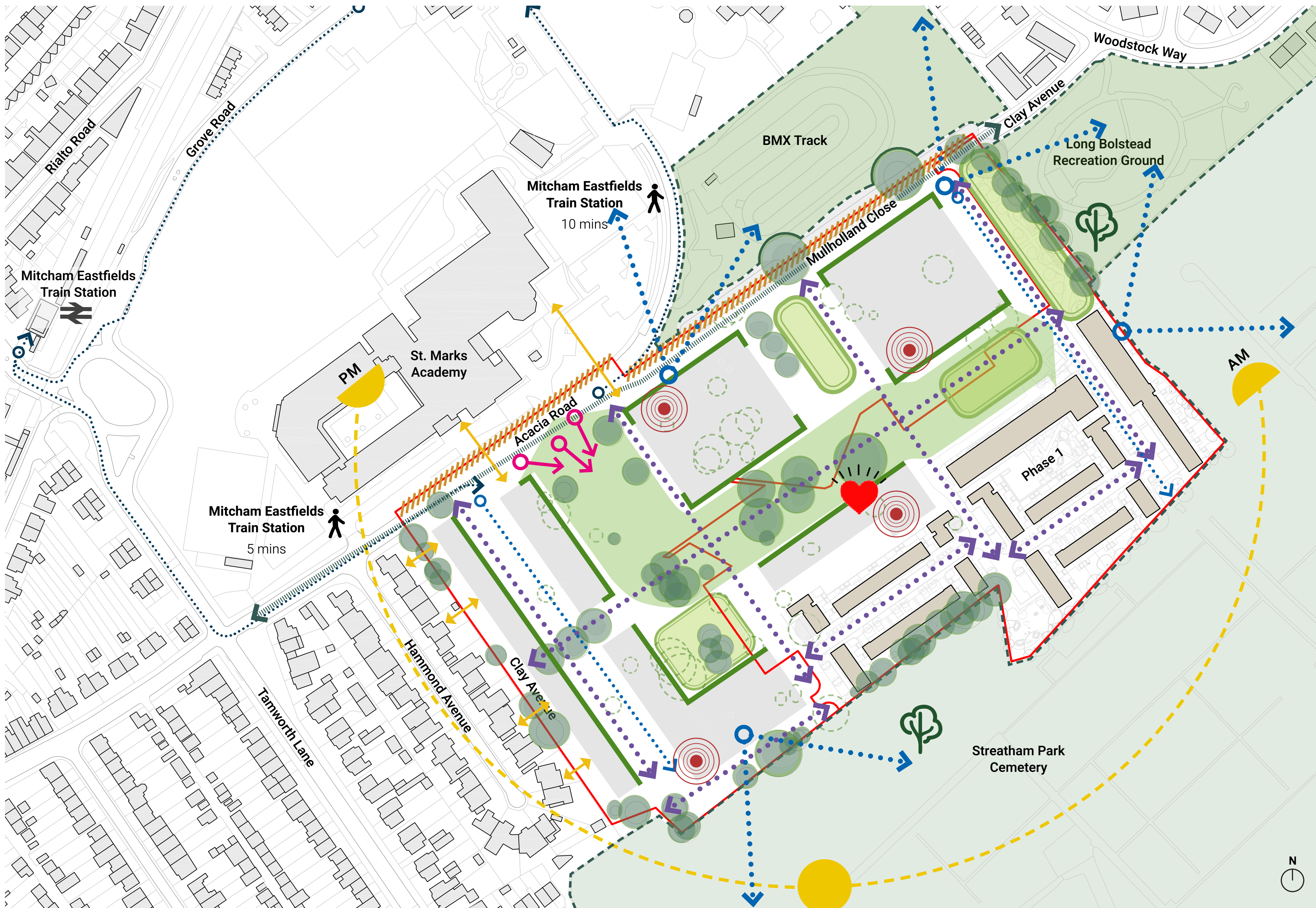
PRP



The updated masterplan will transform Eastfields from an inward-looking design into a connected, outward facing neighbourhood.

Key Principles to Implement:

- ✓ Securing compliance with the latest building regulation and building safety regulations.
- ✓ Providing better connection to surrounding streets and amenities.
- ✓ Providing clear routes and sightlines across the estate.
- ✓ Creating safe, overlooked public spaces.
- ✓ Moving away from narrow internal courtyards.
- ✓ Optimising ground space, utilising strategic building heights to maximise more generous & high quality public realm.



Site Opportunities

Key:

- Opportunity to establish a central heart and a key space for community spirit.
- Opportunity to celebrate category grade trees on site.
- Establishing taller heights closer to the focal areas to create a 'sense of arrival'.
- Opportunity to enhance and activate the street frontages facing Acacia Road.
- Creating direct links back into the wider Mitcham context.
- Positive relationship with houses on the western boundary.
- Establishing a sense of arrival to site from the key access on Acacia Road.
- Maximising natural long-range views across the landscape and park.
- Establishing direct pedestrian and cycle routes to stitch the site back to the wider context.
- Establishing emerging building frontages to the 'green heart' of the masterplan.
- Opportunity to foster social interaction within doorstep play and recreational spaces.
- Creating a publicly accessible park; the 'green spine' of the masterplan.
- Areas marked for development.

Summary Principles:



We are exploring opportunities to increase the number of homes while enhancing the quality of life for existing residents and future generations. There will be a mix of tenures and home sizes to meet changing housing needs and ensure the right property types are delivered in each phase.

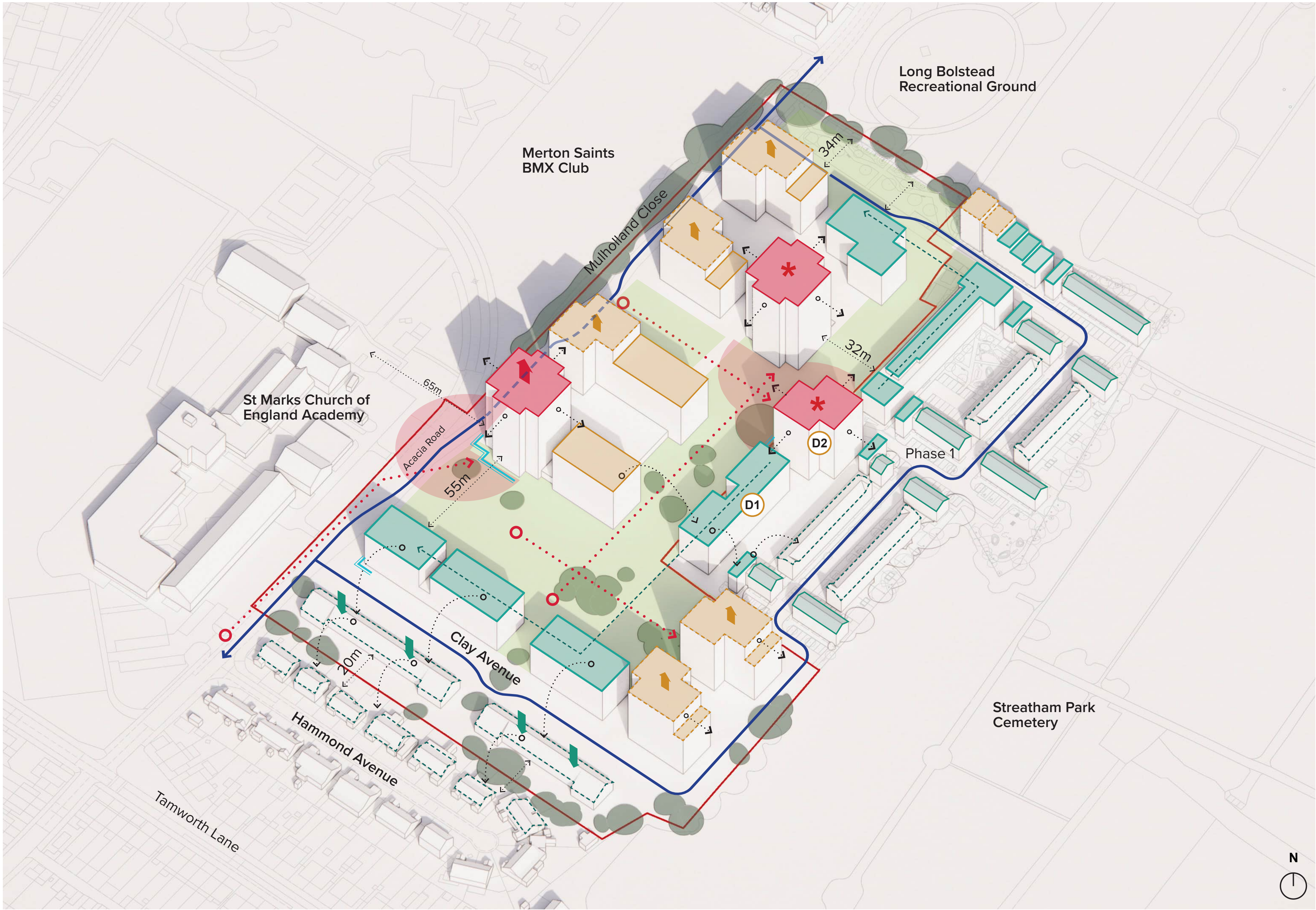
New apartment design and strong street frontages

New homes will be designed to face outwards to streets and parks to encourage natural overlooking with:

- Balconies
- Views of green spaces
- Dual aspect where possible

The revised masterplan proposals include a variety of building designs:

- Lower-rise family homes around the edges of the neighbourhood to complement the character of homes outside the estate boundary.
- Taller buildings positioned at key locations, providing legibility markers.
- A clear structure and layout to provide a sense of arrival at the entrance points.
- Building typologies of larger residential apartment blocks will provide modern layouts and updated apartment designs to improve safety.



Proposed Massing

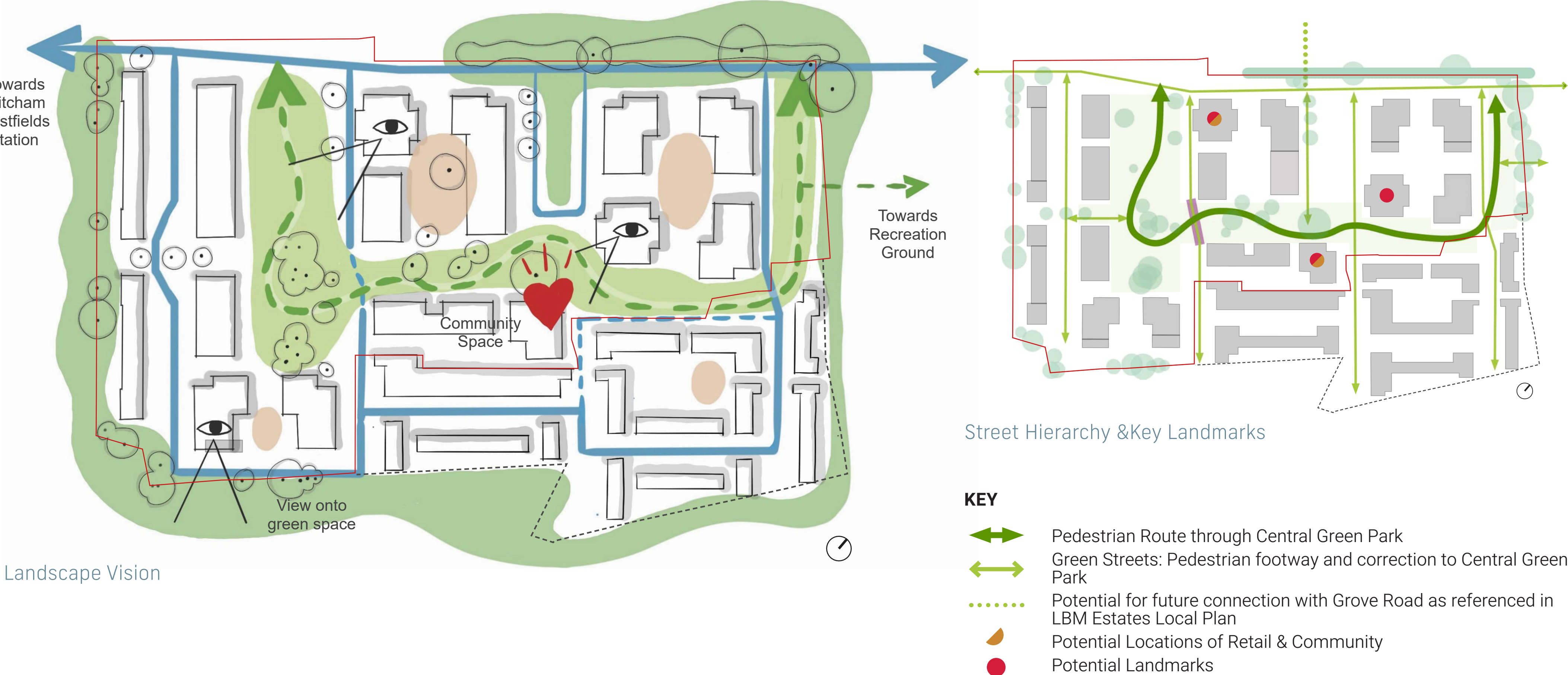
KEY

- Phase 2 & 3 Red Boundary Line (tbc)
- Taller Building Height: Establishing Legibility Markers.
- Primary Height addressing long views within the scheme, acting as legibility markers to key spaces.
- Primary Height positioned in areas of larger open space. Providing an address and grounding within the masterplan.
- Medium Building Height: Responding to key opportunity of enhancement and townscape
- Opportunities for Articulation, signifying main routes, wayfinding, and introducing variation and visual interest. Considered in areas of less sensitive land use.
- Consideration for outward facing views
- Low Building Height: Appropriate scale to more sensitive surrounding context, creating a base height to the scheme. This looks to respond to established heights from Phase 1.
- Height Transition Response to sensitive edge conditions
- House typology scale. Proposed terraced housing mediates scale to Hammond Avenue.
- Domestic Storey Height considerate to neighbouring Hammond Avenue Residents.
- Considered Distances
- Open Public Realm
- Opportunity for local services & community activity
- Block Number
- Primary Vehicular Circulation. Clear Hierarchy in main access route to the north (through Acacia Road & Mulholland Close), and perimeter circulation. Servicing and access for tertiary road network within the scheme in review.

Maintaining the green heart

Our proposals will maintain the green heart of Eastfields. These changes will support a more pedestrian-friendly neighbourhood with a clear identity and central focus. This will connect Eastfields to the existing street network and the wider community in Mitcham.

Re-configuring building design and providing additional height enables building footprints to be reduced and increased external and green space given back to the estate.



Landscape Vision

Linear Park

Our proposals will maintain and aim to improve the proposals for the central linear park running through Eastfields. It will be designed as a multi-functional open space and retain mature trees where possible.



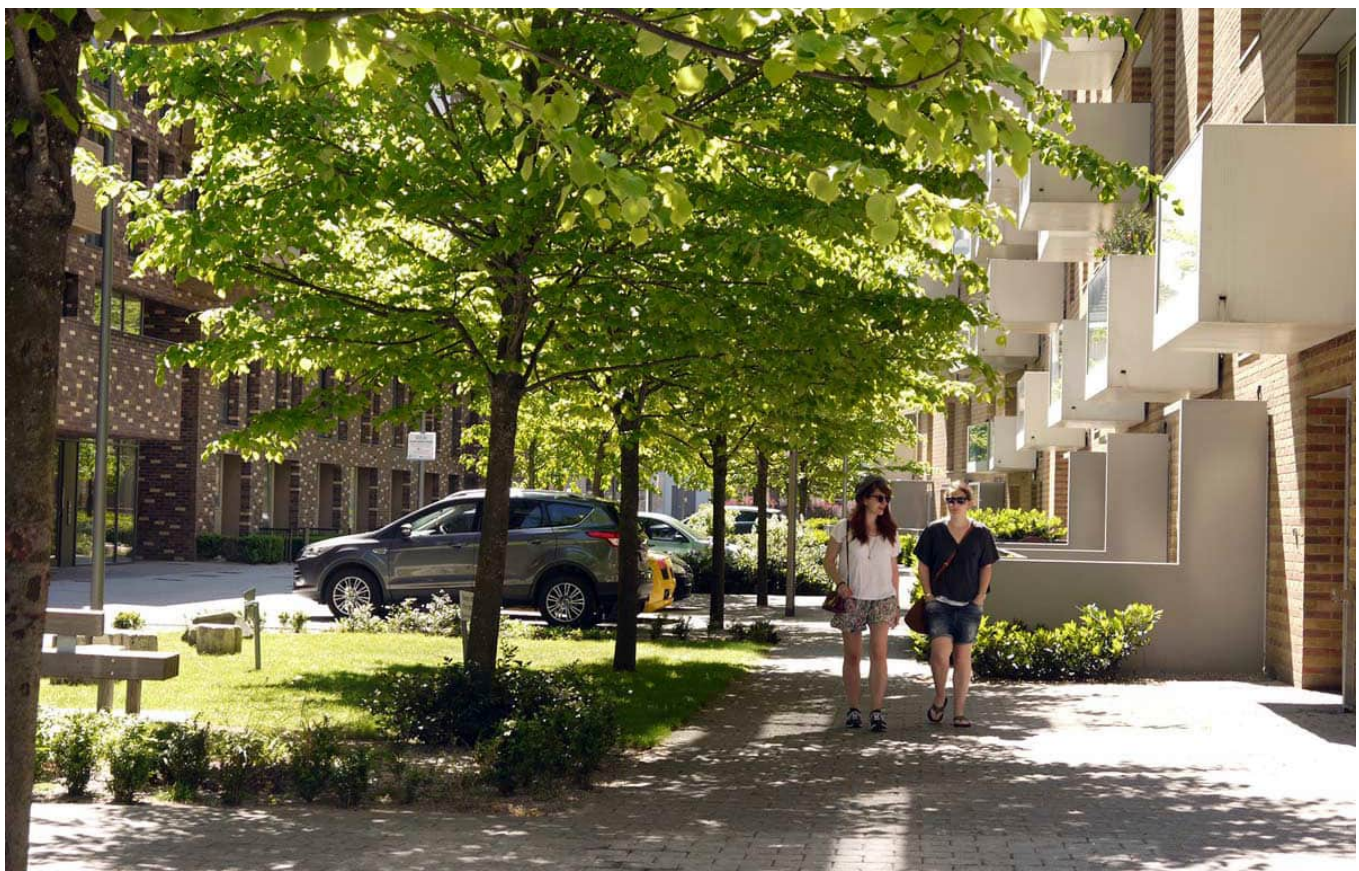
Spaces for everyone

We will create a safe and welcoming environment for the community providing play spaces for all ages, and areas to relax and socialise.



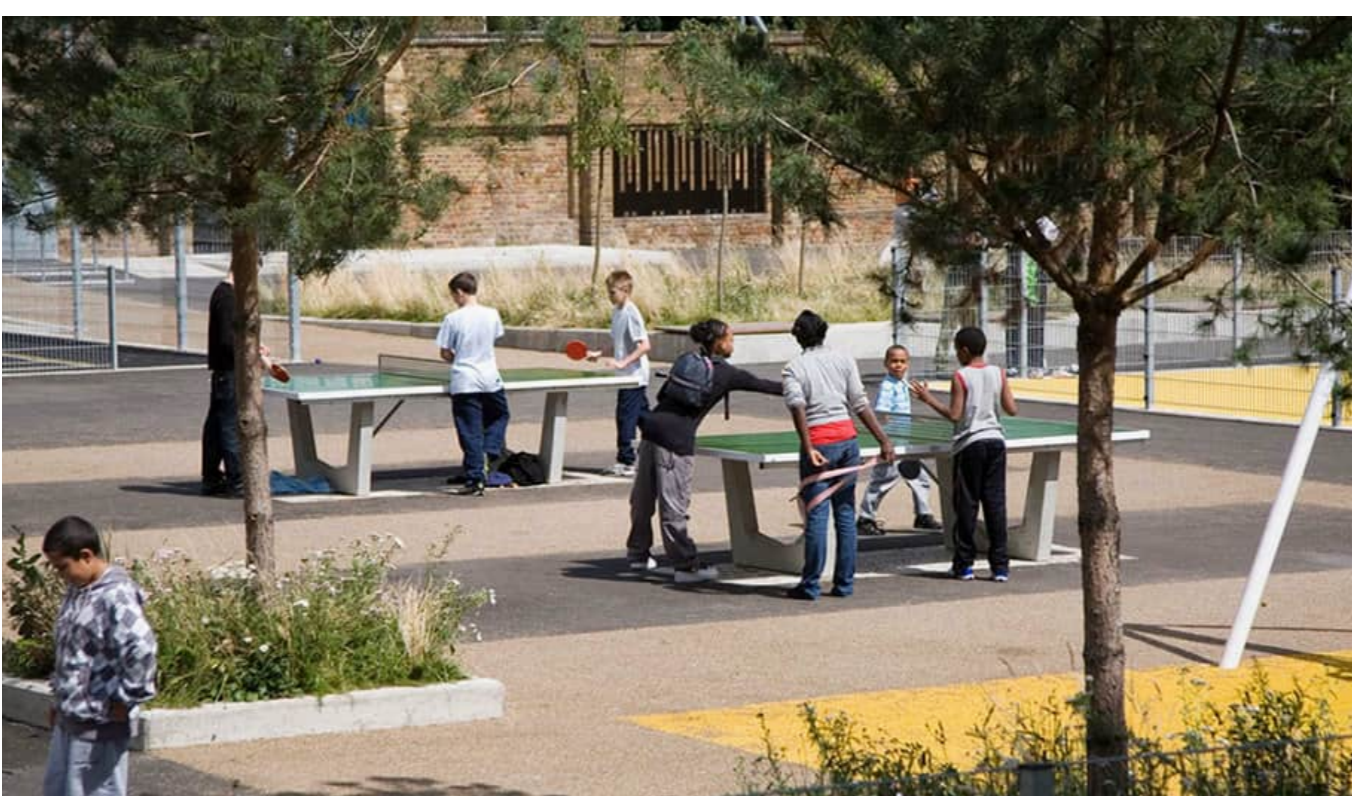
Improving the streets

Opening the road links between Acacia Road and Mulholland Close will enhance the neighbourhood and improve the flow of vehicular and foot traffic. There will be new pedestrian and cycle routes with shared surfaces to encourage pedestrian-friendly streets and slow vehicular traffic through the estate, improving safety.



Creating an active neighbourhood

The proposed community space in Block D1 will be maintained to create a community hub at the heart of the estate. Opportunities for small retail units at the entrance of the estate will be explored as part of this redesign.



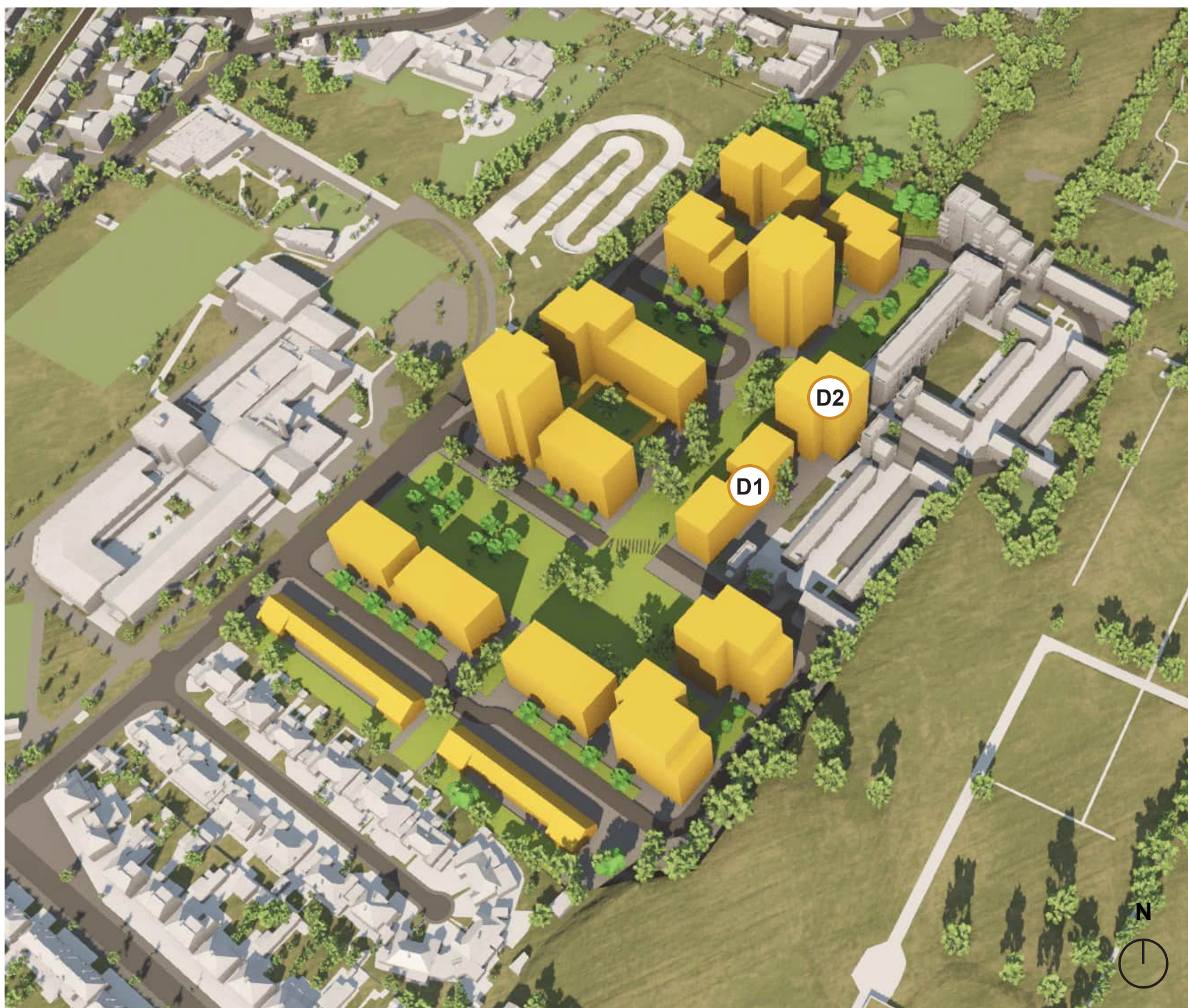
Updating the Phase 1E

We are proposing a redesign of Blocks D1 and D2 to meet the latest building safety regulation requirements and latest housing needs. This will include:

- ✓ Introducing two staircase and lift cores.
- ✓ Improved building layouts for safety and accessibility.
- ✓ Better positioned homes to allow for light, outlook, and ventilation.
- ✓ Reprovision of the community centre on the ground floor overlooking the park.
- ✓ Updates to the housing mix to ensure replacement homes are delivered earlier and for more residents.



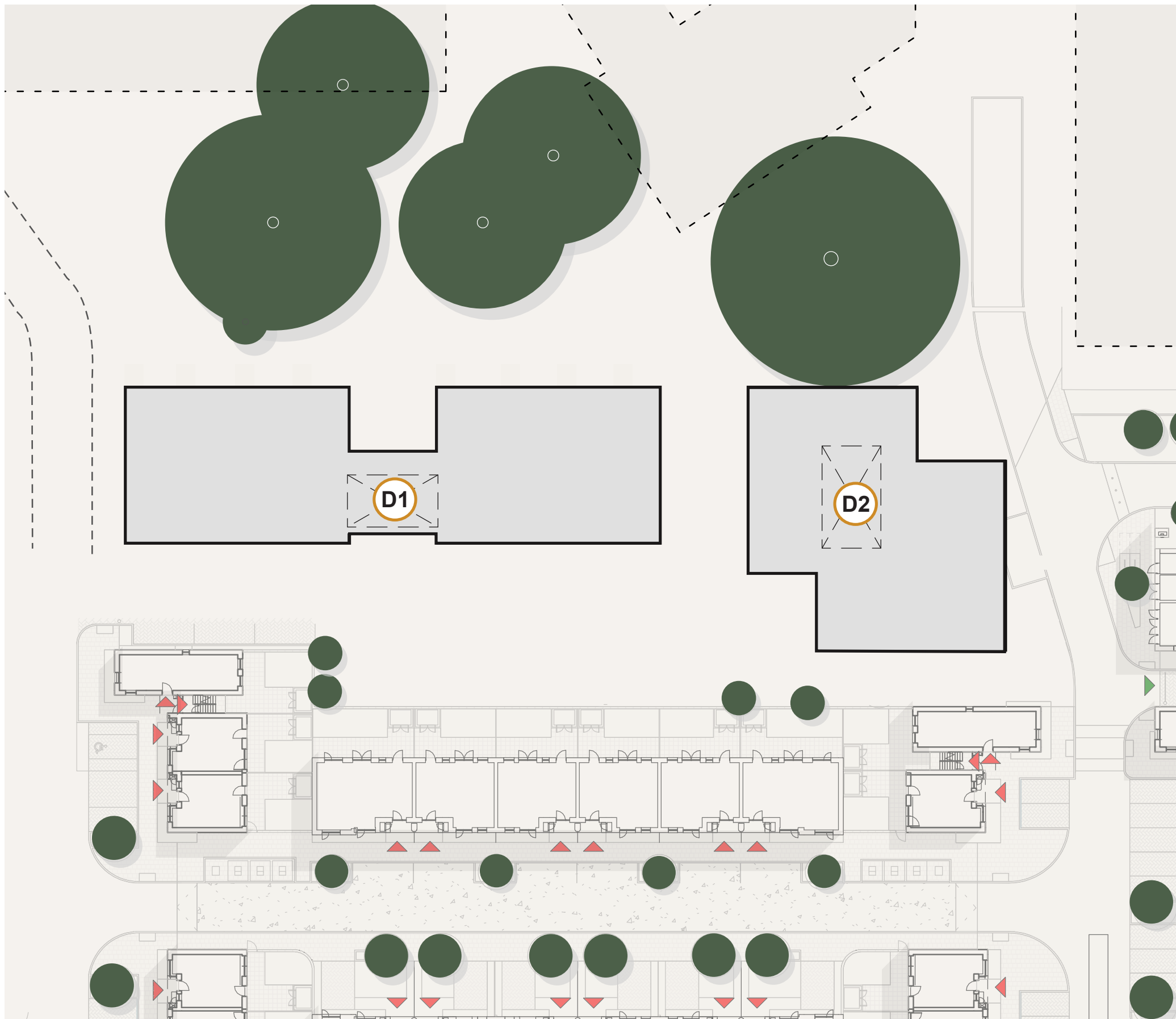
Consented outline massing scheme massing from VuCity



Proposed initial massing from VuCity

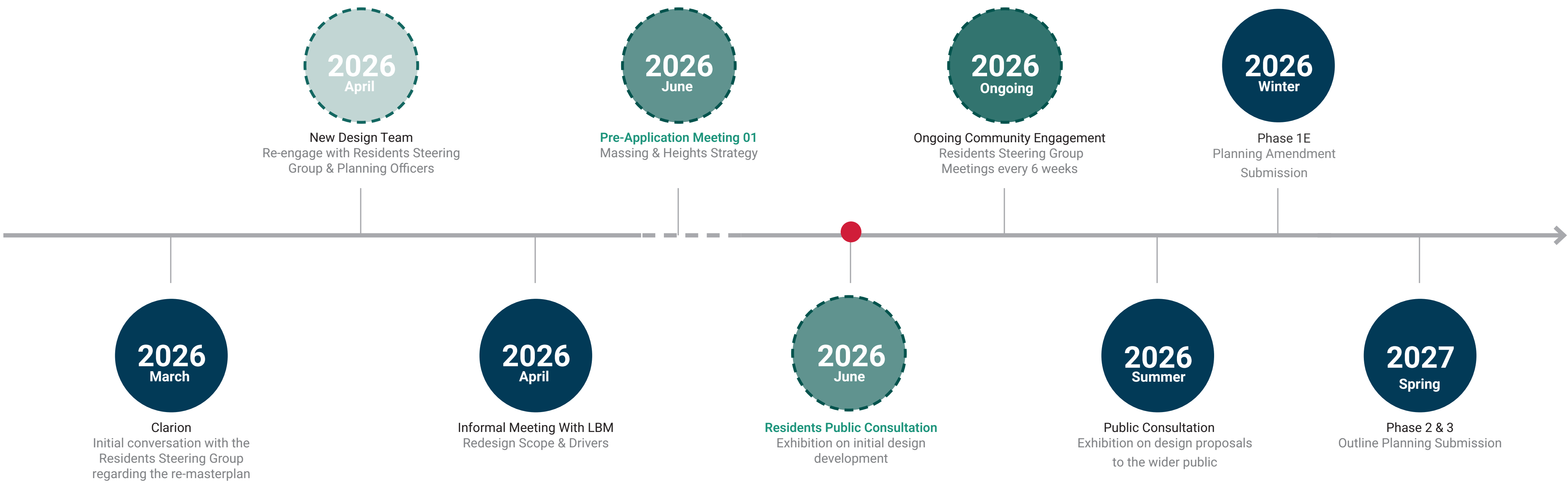


Consented D1 & D2 Typical Floor

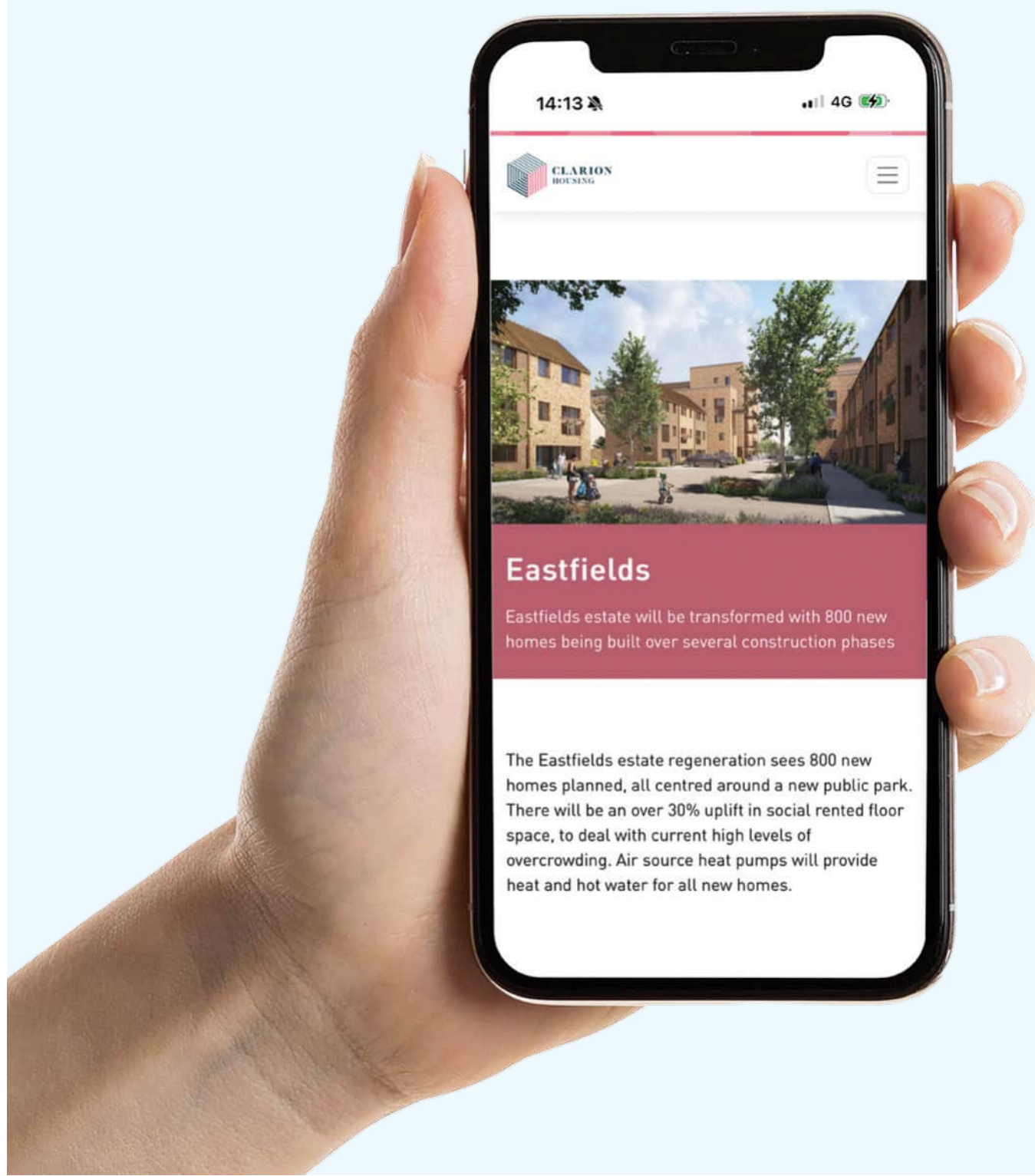


Proposed D1 & D2 Typical Floor

What happens next?



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 can create account to view personalised content.



Subscribe to the newsletter to receive regular updates at: www.eastfieldslive.com



Scan the QR code to view www.eastfieldslive.com

Please contact us if you have any questions or feedback:



Mark Green – Regeneration Programme Lead, Clarion Housing Group

Doreen Jones – Regeneration Manager, Clarion Housing Group

Rachel Meunier – Senior Development Manager, Clarion Housing Group

Sidney Yanney – Development Manager, Clarion Housing Group



mertonregen@clarionhg.com

WWW myclarionhousing.com/eastfields



Scan the QR code to view the Eastfields website.