

# Welcome

**Following outline planning consent being granted for the regeneration of Ravensbury in March 2018.**

Clarion Housing and HTA Design are here today to ask for your ideas and opinions on:

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

**Thank you for attending today's event.**

Please fill in a feedback form so we can make a note of your views.

**What happens next?**

The first 21 homes (Phase 1)

**August 2018**  
Preparing the site

**October 2018**  
Starting to build the new homes

**November 2019**  
First new homes ready

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

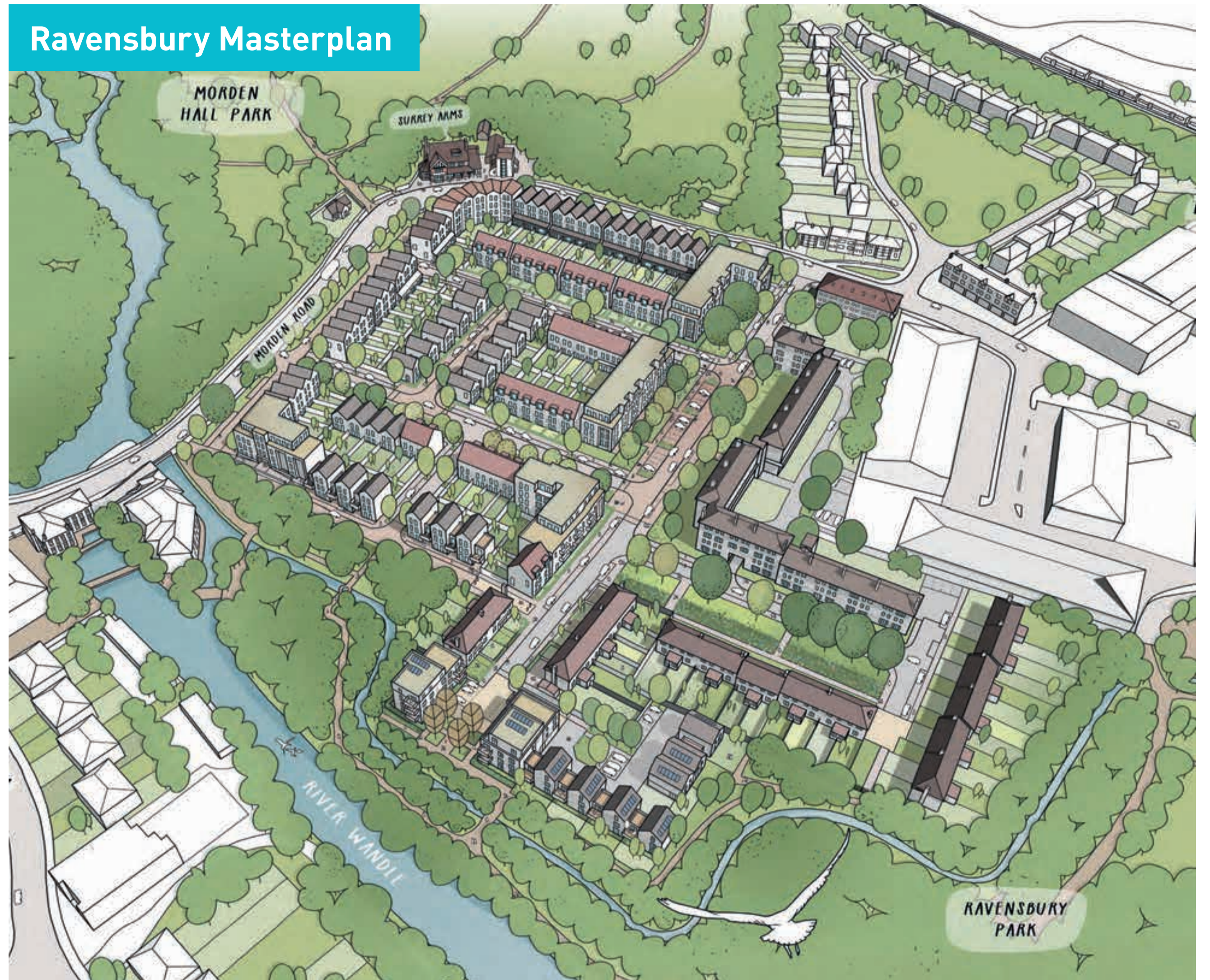
**November 2018**  
Submission of the  
final planning application

**February 2022**  
Phase 2 homes ready (49 homes)

**September 2023**  
Phase 3 homes ready (55 homes)

**February 2025**  
Phase 4 homes ready (72 homes)

Ravensbury Masterplan



Illustrative view of flats next to the Wandle Trail



**Please give us your feedback**

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



# Outline Masterplan

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.

One road into Ravensbury plus additional emergency vehicle access.

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

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

Houses with private rear gardens and most with front gardens.



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

## What are Reserved Matters?

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

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

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

# Ravensbury residents' room

## A community space at the heart of Ravensbury

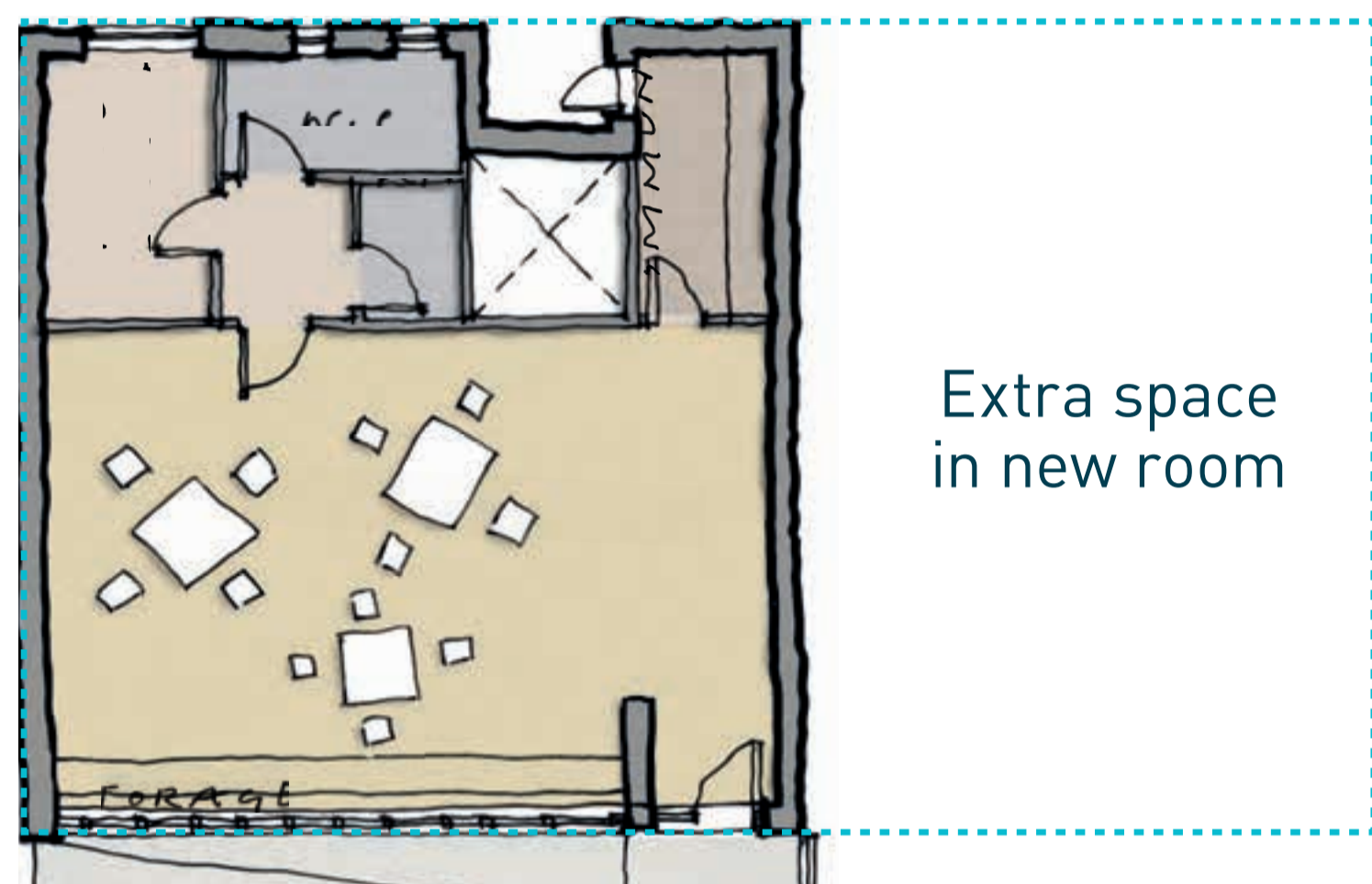
- You will benefit from a new community room as part of regeneration
- It will be larger than the existing space with modern facilities, bigger windows and higher ceilings
- We would like your ideas to help with the design of the building so that it meets the needs of the community.

## Please give us your feedback

### What do you want to see in your new Community room?

Below are some options for how a the Ravensbury Community Room could be put together. Please let us know your thoughts about these plans. You can also create your own design using the blank plans provided.

## Existing residents' room

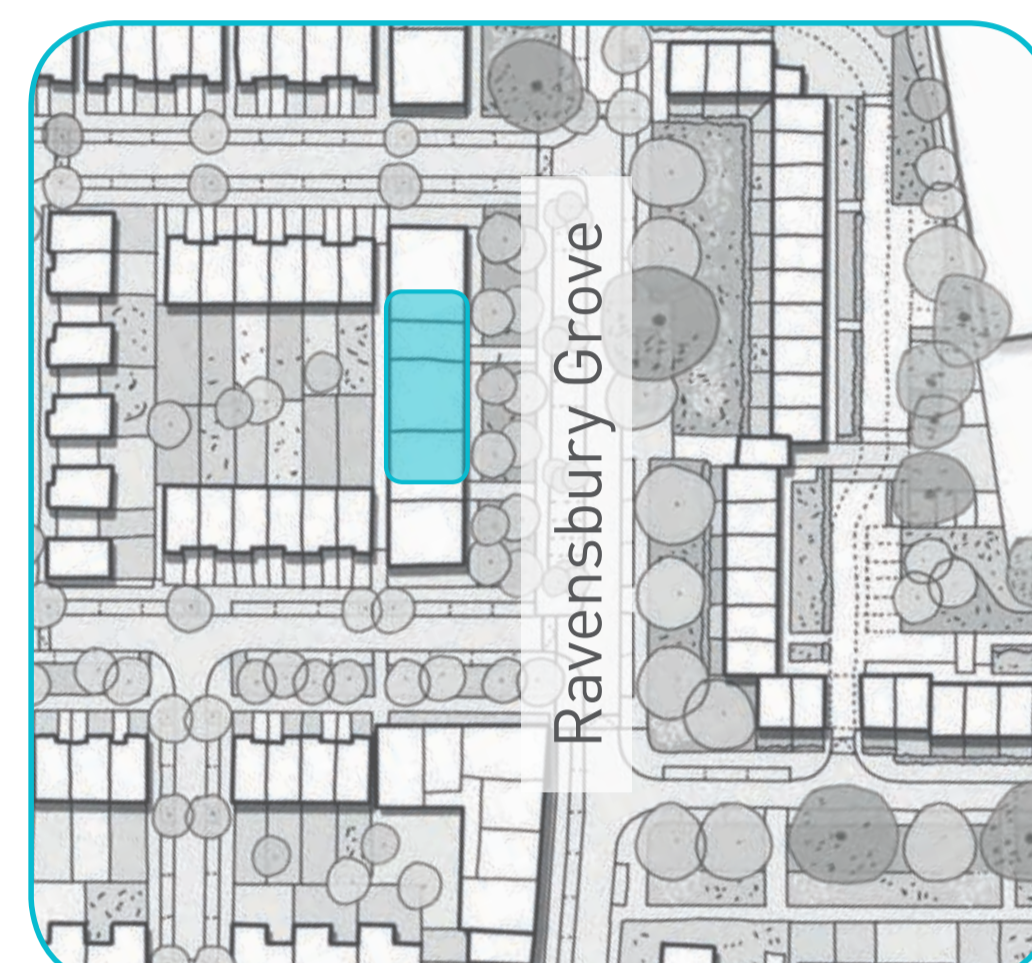


Extra space in new room

Existing residents' room area  
915sq ft / 85m<sup>2</sup>

New residents' room area up to  
1722sq ft / 160m<sup>2</sup>

## New residents' room location



## Smaller rooms for specific activities?

57 ft / 17.5 metres



27 ft / 8.2 metres

## One larger flexible space for all activities?

57 ft / 17.5 metres



27 ft / 8.2 metres

## Some possible uses for your new community room...



Community group meetings



Fitness activities



Family functions



Crèche



Pray space

# Landscape of Streets

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

## Tree-lined and people-friendly streets



## Planted swale within street



## Please give us your feedback

### Designing your neighbourhood – Front steps

Different designs can change the way the space outside homes is used.

#### Place a sticky dot underneath your preferred option

There will also be new homes without front steps for wheelchair users or residents with limited mobility.



Planting boxes next to the front steps of homes where residents can grow flowers or vegetables.



Front steps designed to include seating where residents can sit and talk to their neighbours.

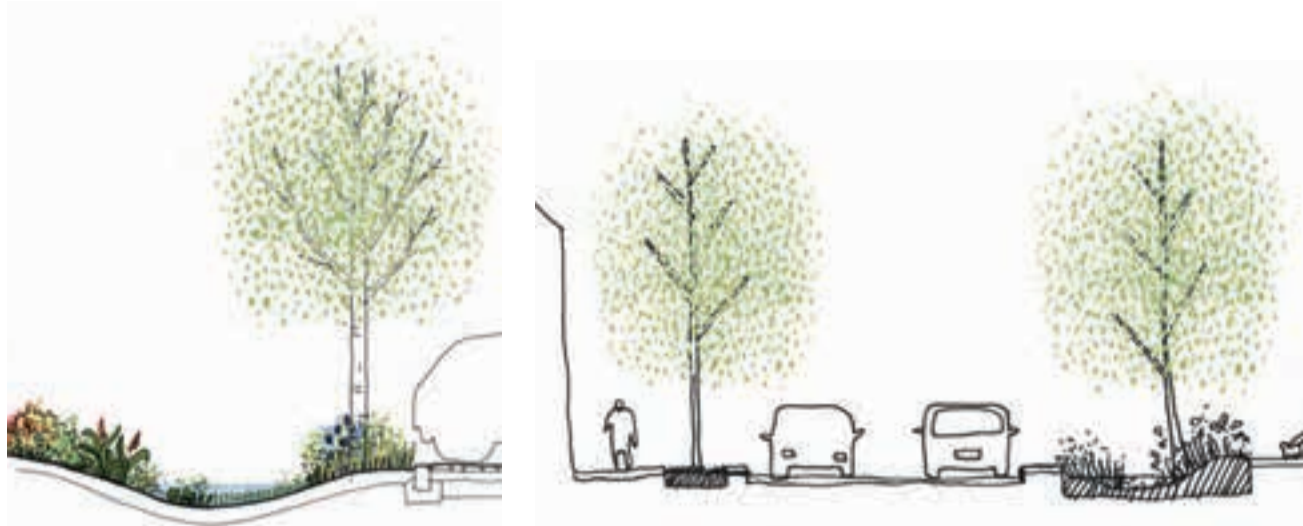


Simple Wide steps to providing an accessible entrance to your home

# Landscape of Green Spaces

“More trees & green areas integrated into streets”

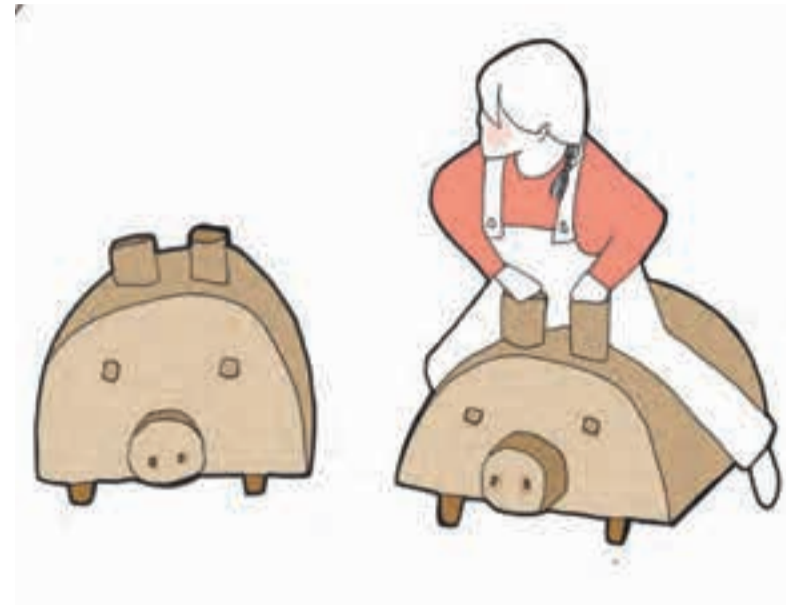
Central swale: A ribbon of planting to help with storm water management



Tree lined 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



## Play options for young children



Sculptural objects



Timber animals



Boulders in swales



Stepping logs



Timber cubes

## Please give us your feedback

### Designing your neighbourhood – Landscaping

Tell us your favourite variety of rose, trees and shrubs.

Place a sticky dot underneath your favourites (you can pick more than one!)



Queen of Denmark



Tuscany



Windrush



Cottage rose



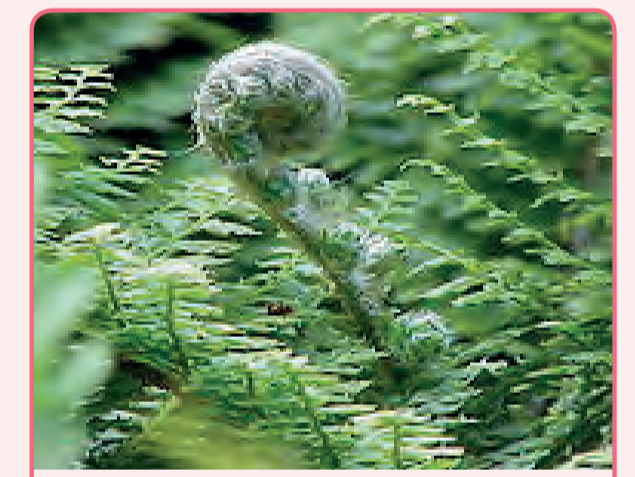
Hart's tongue fern



Daffodils



Guelder rose



Soft shield fern



Gladiolus



Lavender



Norway maple



Native cherry



Field maple



Small leaved lime



Turkish hazel



Hornbeam

# View from Morden Road



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

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



## Please give us your feedback

### Designing your neighbourhood – Front Doors

There will be a variety of front door designs and colours used for homes and buildings.

Place a sticky dot underneath your preferred options



# View from Swale Street



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

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



Please give us your feedback

## Designing your neighbourhood - Lighting

Place a sticky dot underneath your preferred option



Traditional



Contemporary



Clean

# View from Mews Street



What the new homes along the new mews street may look like

- 1 Full height windows
- 2 Feature window
- 3 Off-street parking space
- 4 Screened bin area
- 5 Shared surface street



## Please give us your feedback

### Designing your neighbourhood – Bike storage

Do you and members of your household have bikes and scooters? If yes, how many?

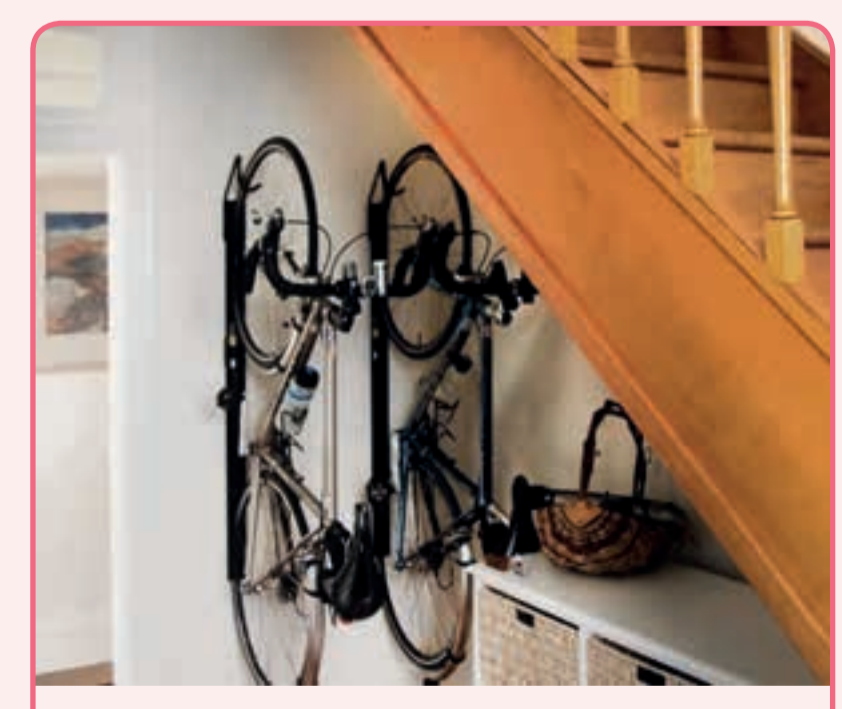
Place a sticky dot underneath your preferred storage option



Front garden



Back garden



Within your home



# View from Ravensbury Grove



What the new homes along the new Ravensbury Grove may look like

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

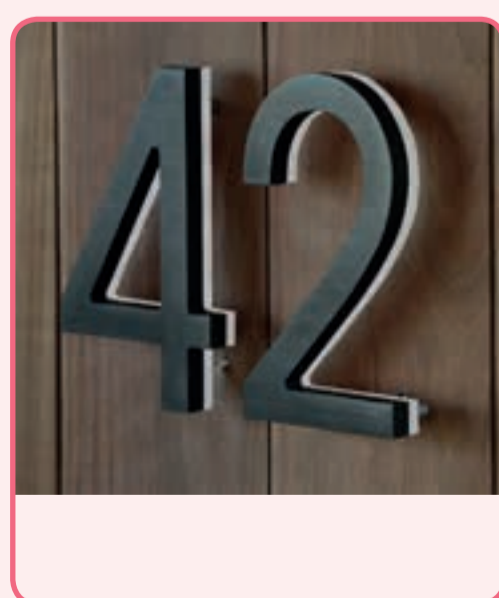


## Please give us your feedback

### Designing your neighbourhood – Entrance Signs

What do you think of the style of these entrance signs?

Place a sticky dot underneath your preferred option



Contemporary with lighting



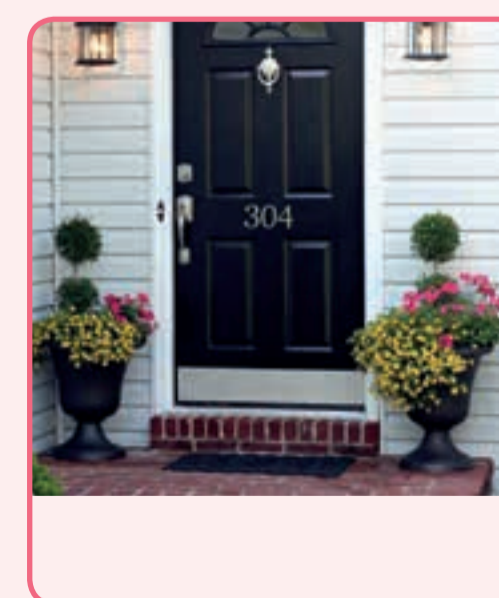
Traditional plaque



Traditional plaque



Contemporary plaque



Traditional on door



Glass number enamel

# Residents' room design sheet

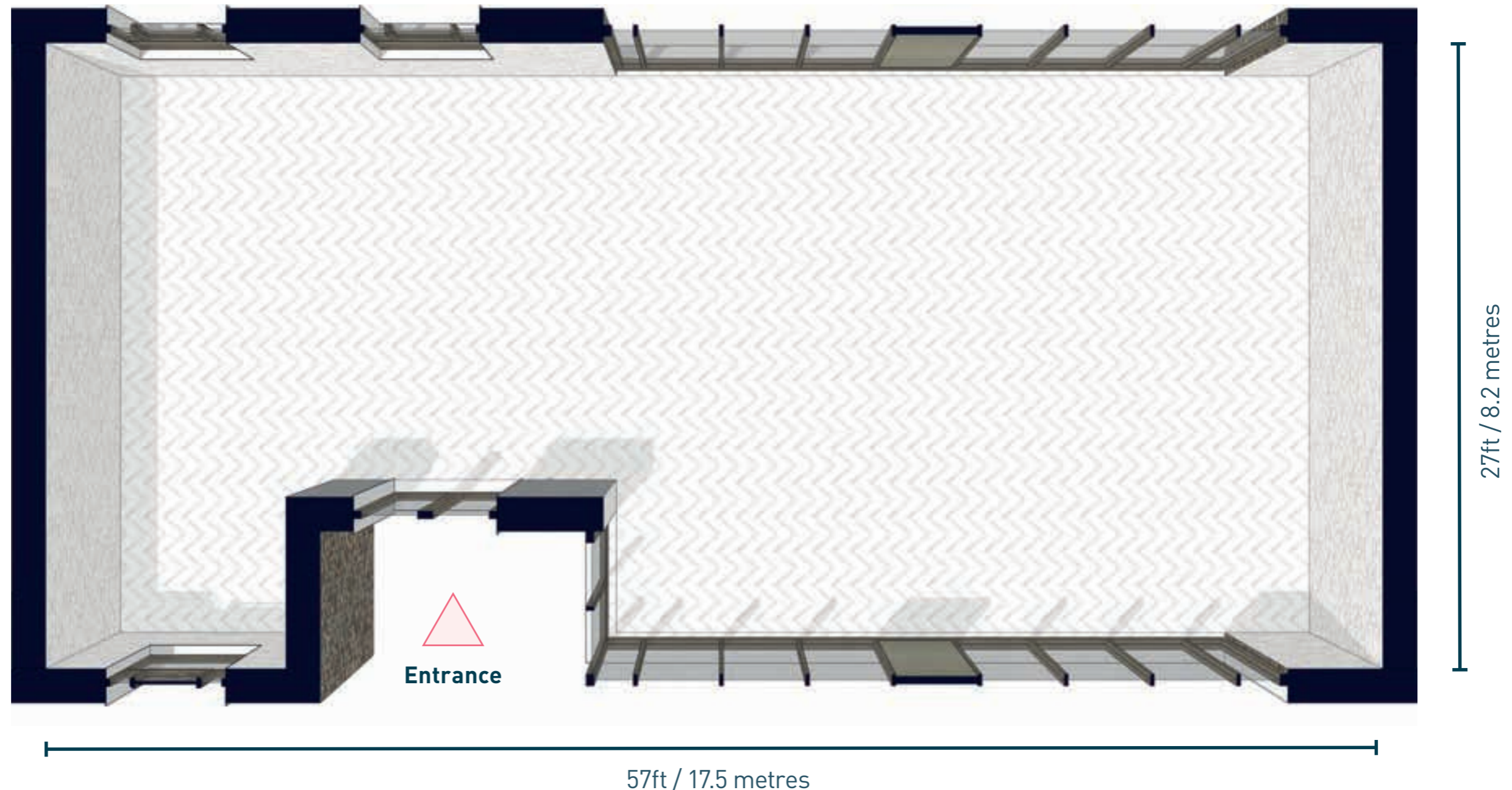
## What do you want to see in your new residents' room?

- What activities/events do you think a new residents' room could be used for?
- What activities/events do you currently attend at other community or leisure centres?
- What facilities do you think are important for a residents' room to have? (e.g. kitchen area, high ceilings).

Here is a blank plan of the new resident's room, showing only the outside walls and windows.

Have a think about what you would like to see happen in your new residents' room, and have a go at designing the space for it. The architects are here to help!

Have a look at the board for inspiration or ideas.



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