

The Ravensbury Masterplan

Inside Your Home

We are here today to present the updated designs for homes within the Ravensbury Masterplan.

As part of this Reserved Matters application, we are seeking approval from Merton Council for appearance and landscape for Phases 2-4.

The homes for existing residents are all within Phases 2 and 3. All of Phase 4 will be for Private Sale.

Today we'll be focussing on the homes for existing residents Within Phases 2 and 3.



Aerial View of Ravensbury from south

Please give us your feedback

Tell us what you think?

We are developing the designs of the homes for Ravensbury over the next few months. If you have any suggestions or ideas for how we could improve the designs of these homes, please let us know.

Masterplan



Proposed Phasing Plan



Application Boundary Phase 1 Phase 2 Phase 3 Phase 4

Proposed Home Type Plan



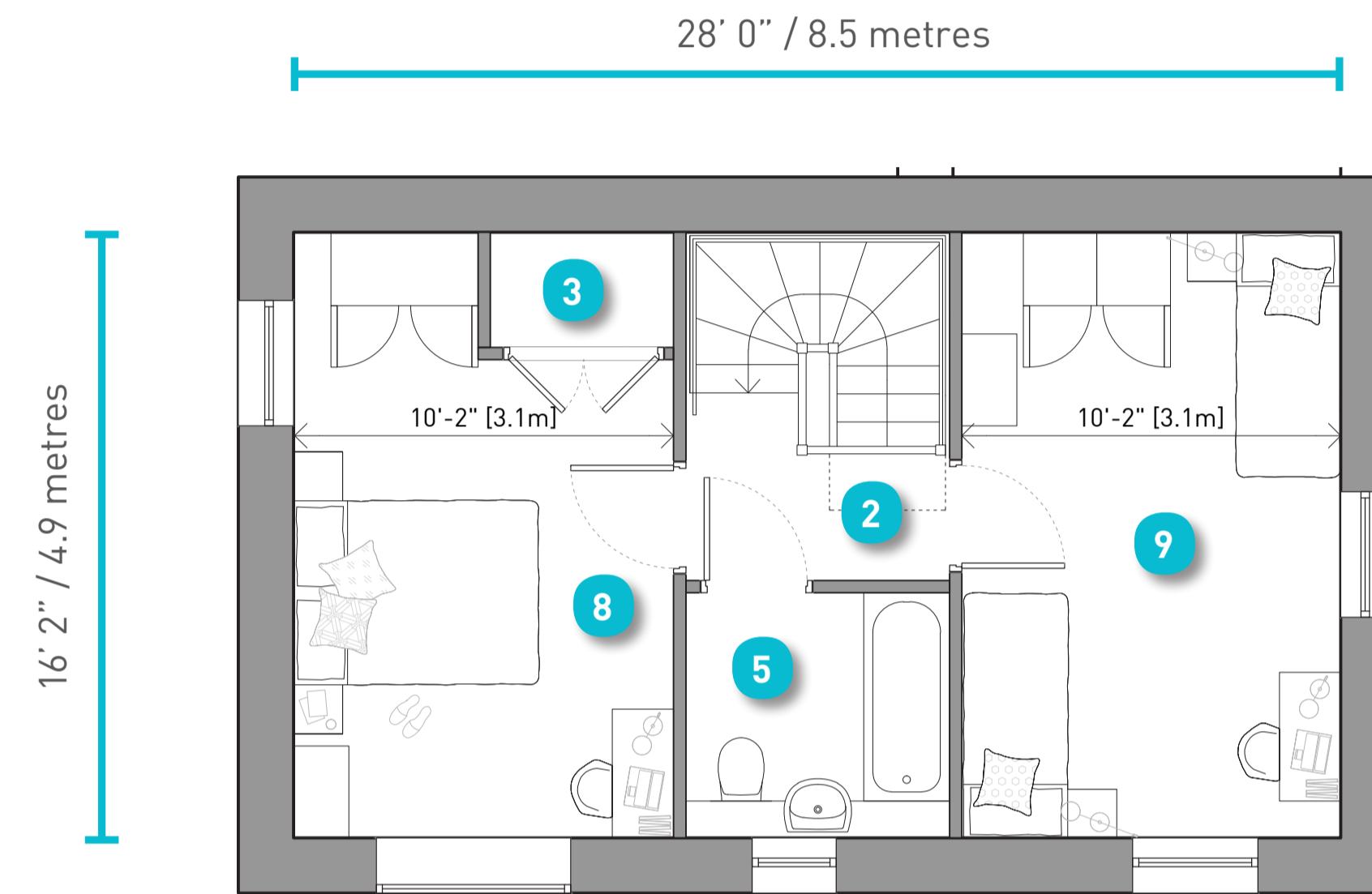
- Flats
- Townhouses (Gable) - 4b7p
- Townhouse (Gable) - 3b5p
- Townhouse (Dormer) - 3b5p
- Mews houses - 2b4p
- Mews houses - 3b5p
- Mews Houses - 3b5p
- River houses - 4b7p
- River house - 3b5p variant

2 Bedroom 4 Person - Mews House

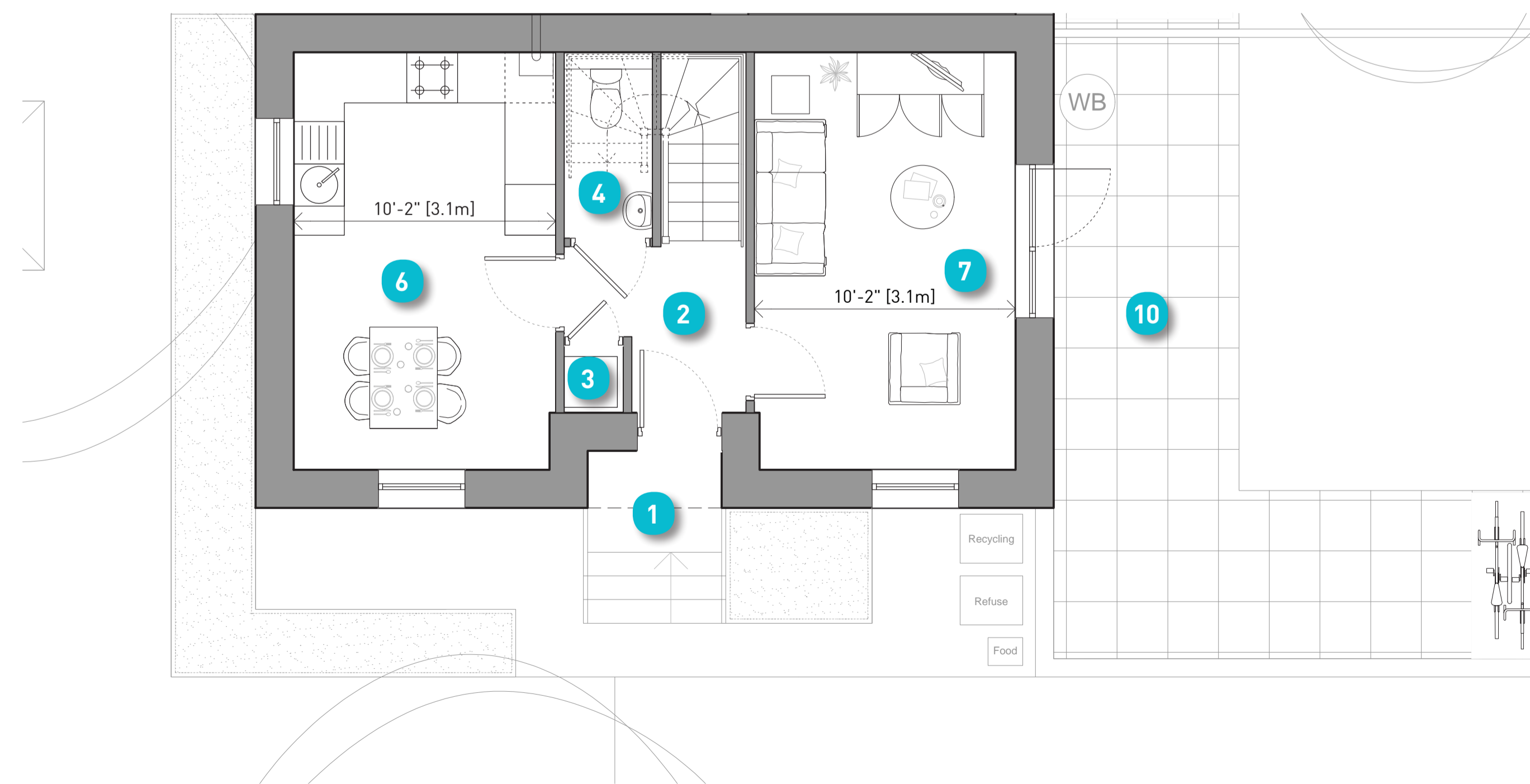
Floor Plans

Scale - 1:50

Total Area = 890 sq ft / 82.7 sqm			
London Plan Minimum = 850 sq ft / 79.0 sqm			
Room	sq ft	sq m	
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	21	2.0
4	WC	25	2.3
5	Bathroom	46	4.3
6	Kitchen / Dining	164	15.3
7	Living Room	164	15.2
8	Bedroom 1	147	13.7
9	Bedroom 2	164	15.3
10	Garden (varies)	384 to 685	35.7 to 63.7



First Floor Plan



Ground Floor Plan



What the mews house may look like



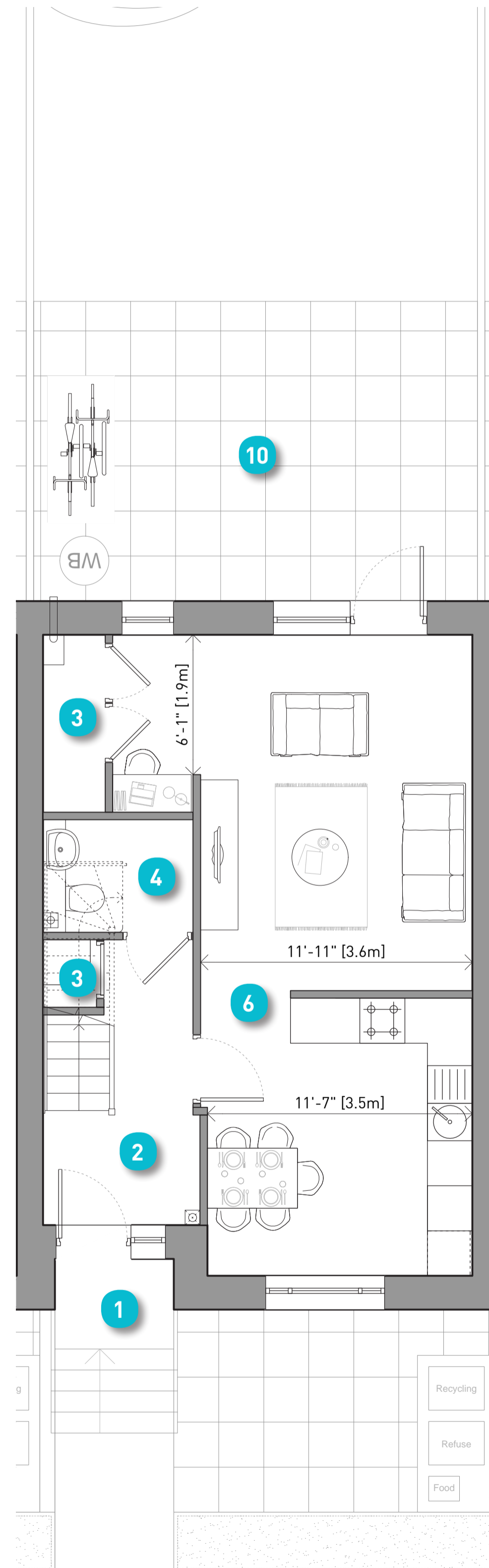
Home Type Location

3 Bedroom 5 Person - Mews House

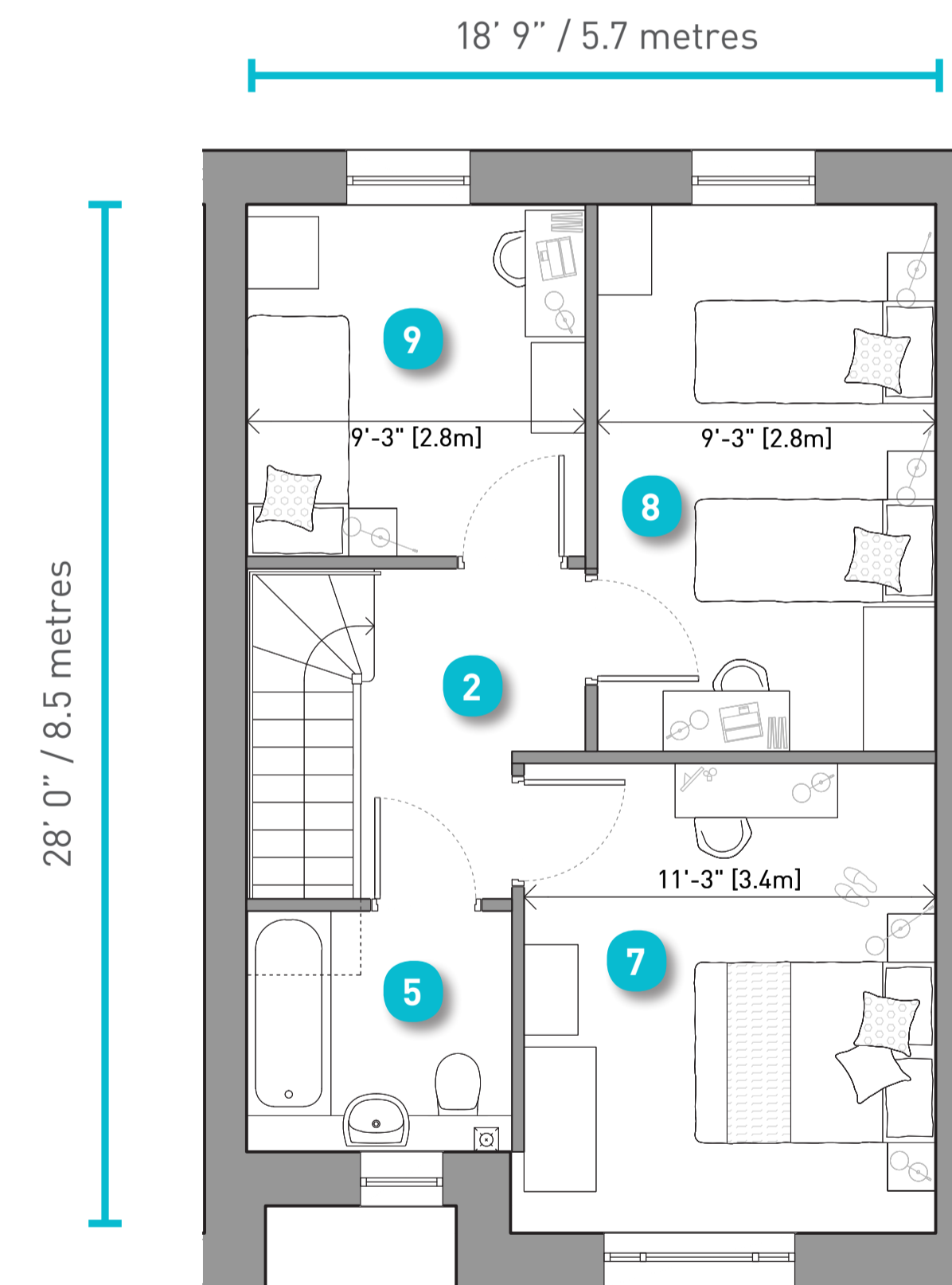
Floor Plans

Scale - 1:50

Total Area =		1018 sq ft / 94.6 sqm	
London Plan Minimum =		1001 sq ft / 93.0 sqm	
Room	sq ft	sq m	
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	28	2.6
4	WC	32	3.0
5	Bathroom	46	4.3
6	Kitchen / Dining / Living	361	33.5
7	Bedroom 1	144	13.3
8	Bedroom 2	137	12.8
9	Bedroom 3	88.6	8.2
10	Garden (varies)	560 to 646	52.0 to 60.0



Ground Floor Plan



First Floor Plan



What the mews house may look like



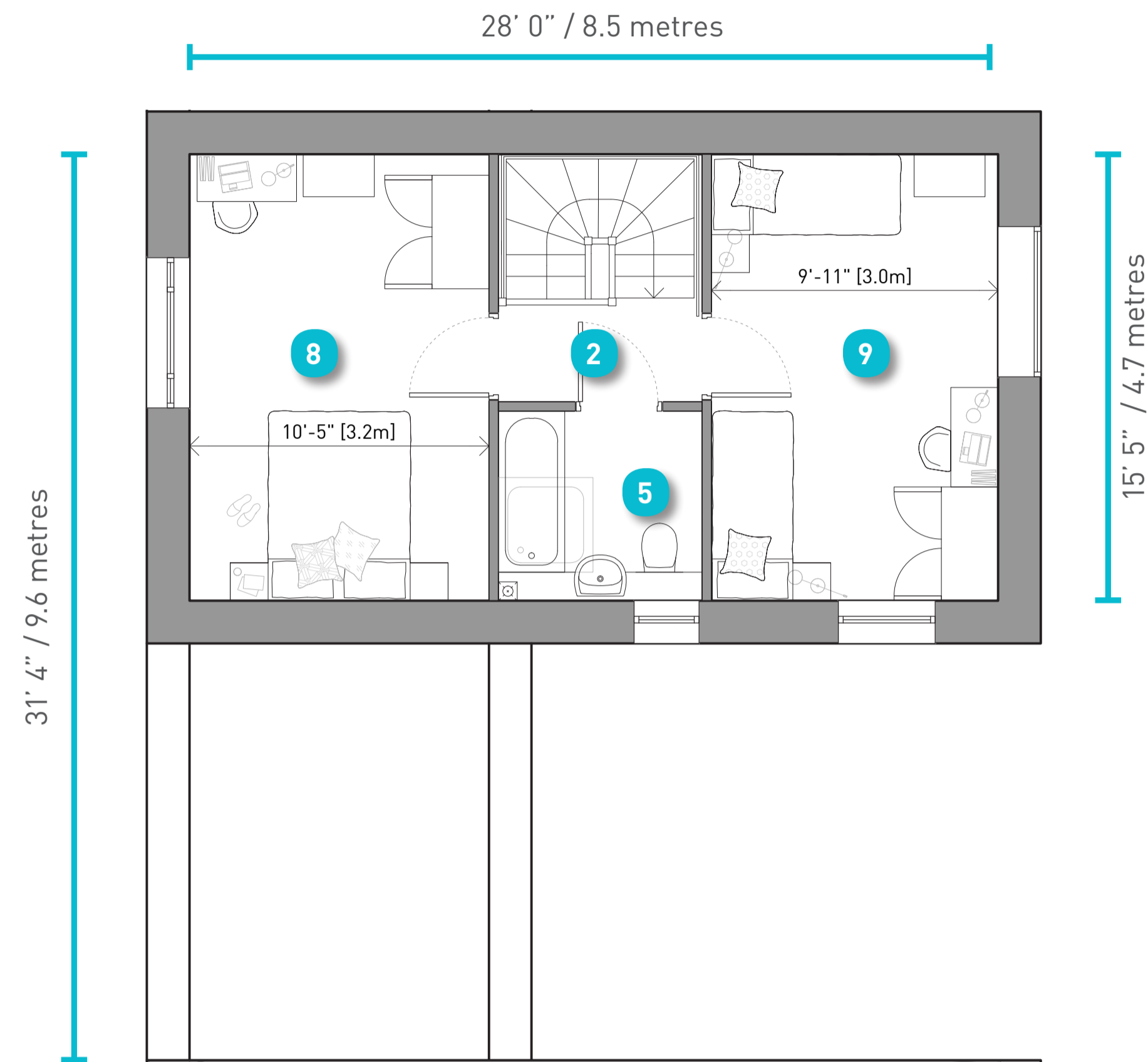
Home Type Location

3 Bedroom 5 Person - Courtyard House

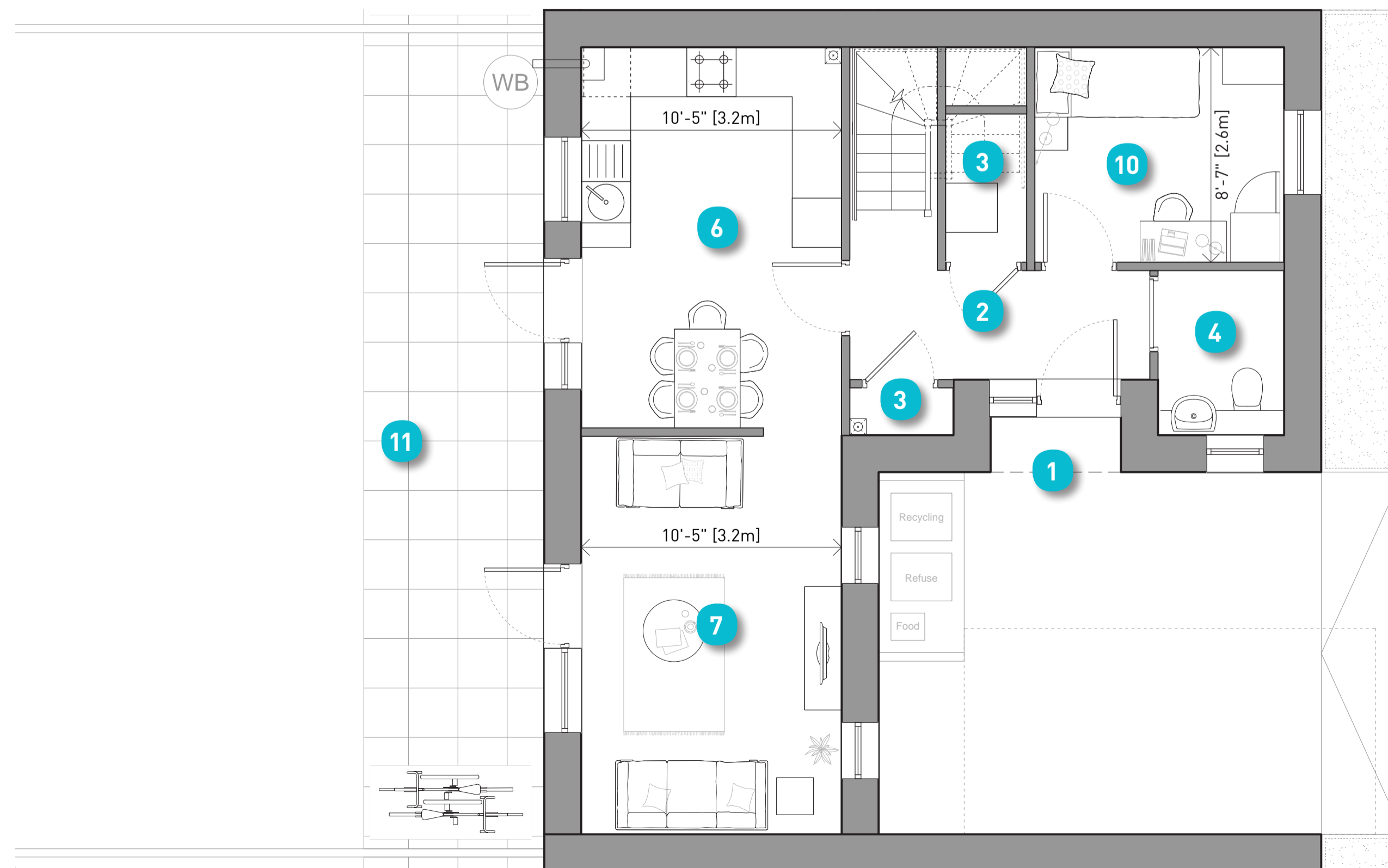
Floor Plans

Scale - 1:50

Total Area =		1013 sq ft / 94.1 sqm	
London Plan Minimum =		1001 sq ft / 93.0 sqm	
Room	sq ft	sq m	
1 Front Door	n/a	n/a	
2 Hall / Landing	n/a	n/a	
3 Store (total area)	27	2.5	
4 WC	33	3.1	
5 Bathroom	46	4.3	
6 Kitchen / Dining	157	14.6	
7 Living	165	15.3	
8 Bedroom 1	160	14.9	
9 Bedroom 2	154	14.3	
10 Bedroom 3	85	7.9	
11 Garden (Varies)	622 to 1014	57.8 to 94.2	



First Floor Plan



Ground Floor Plan



What the courtyard houses may look like



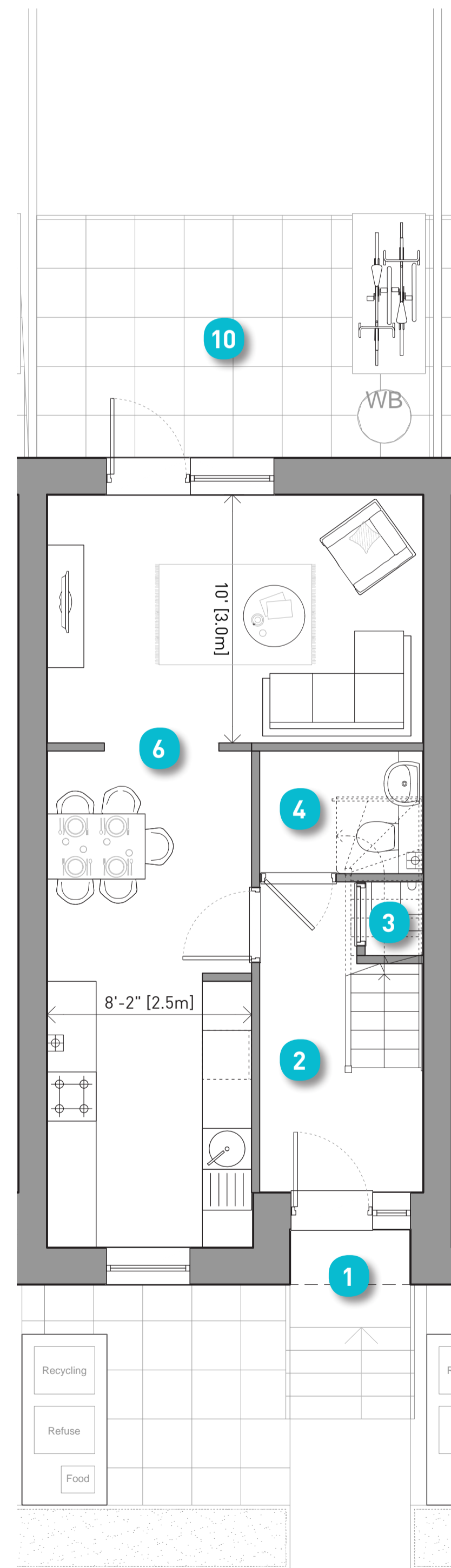
Home Type Location

3 Bedroom 5 Person - Dormer House

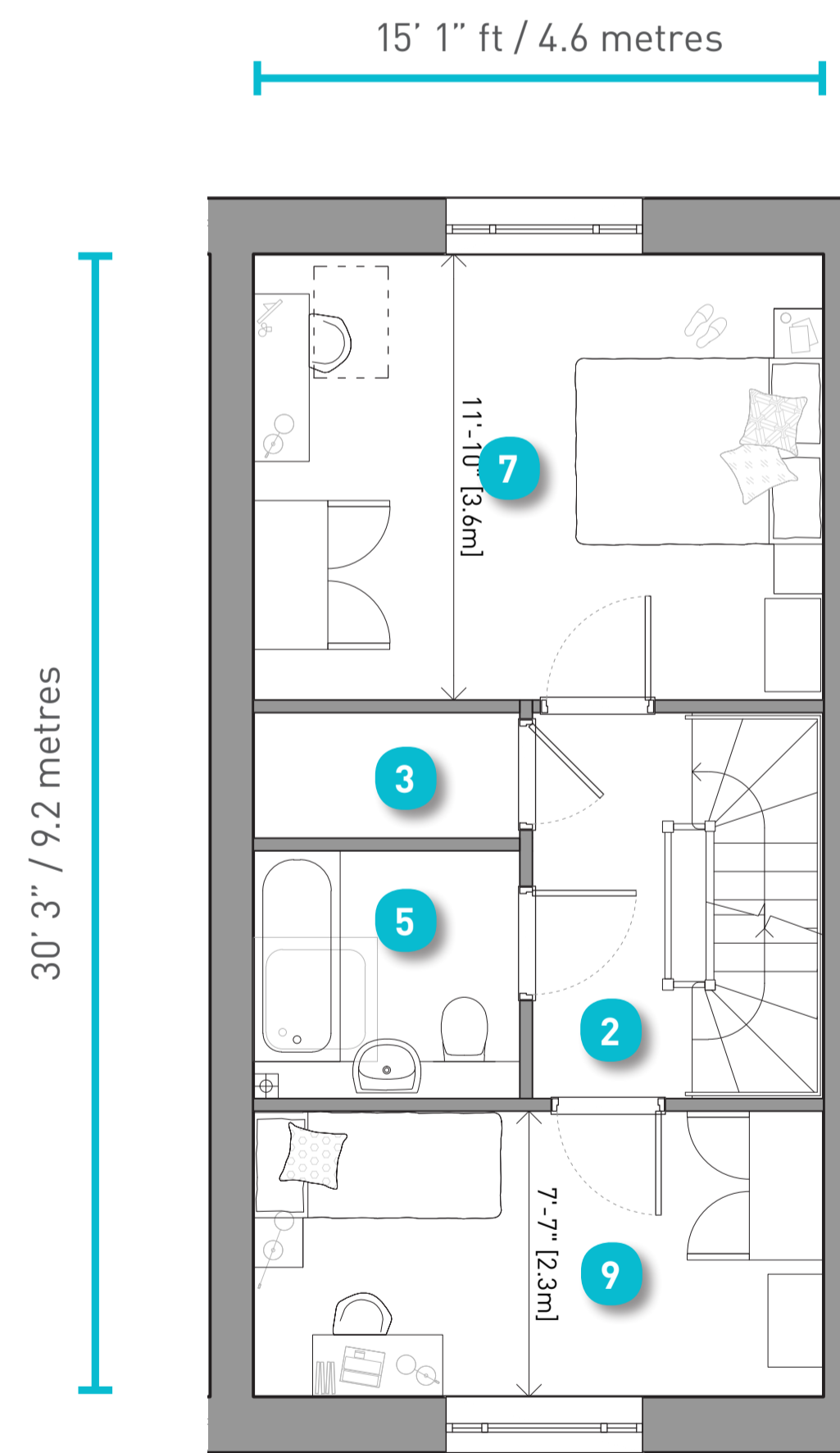
Floor Plans

Scale - 1:50

Total Area =		1161 sq ft / 107.9 sqm	
London Plan Minimum =		1066 sq ft / 99.0 sqm	
Room		sq ft	sq m
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	44	4.1
4	WC	32	3.0
5	Bathroom	46	4.3
6	Kitchen / Dining / Living	317	29.4
7	Bedroom 1	178	16.5
8	Bedroom 2	196	18.2
9	Bedroom 3	114	10.6
10	Garden (Varies)	538 to 707	50 to 65.7

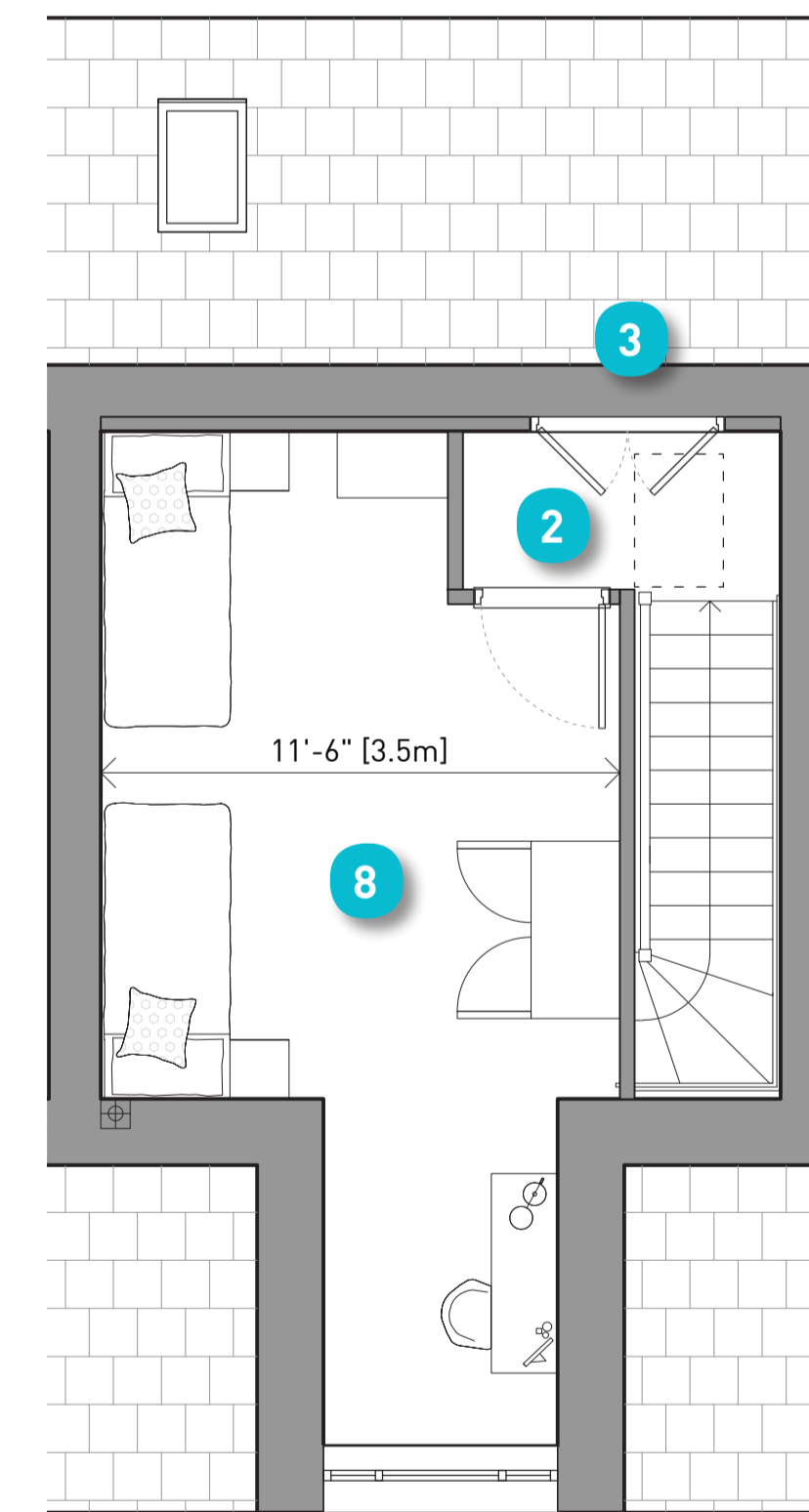


Ground Floor Plan



First Floor Plan

Note:
Not all houses of this type will have steps.
This will be determined by where the individual home is within the masterplan



Second Floor Plan



What the dormer houses may look like



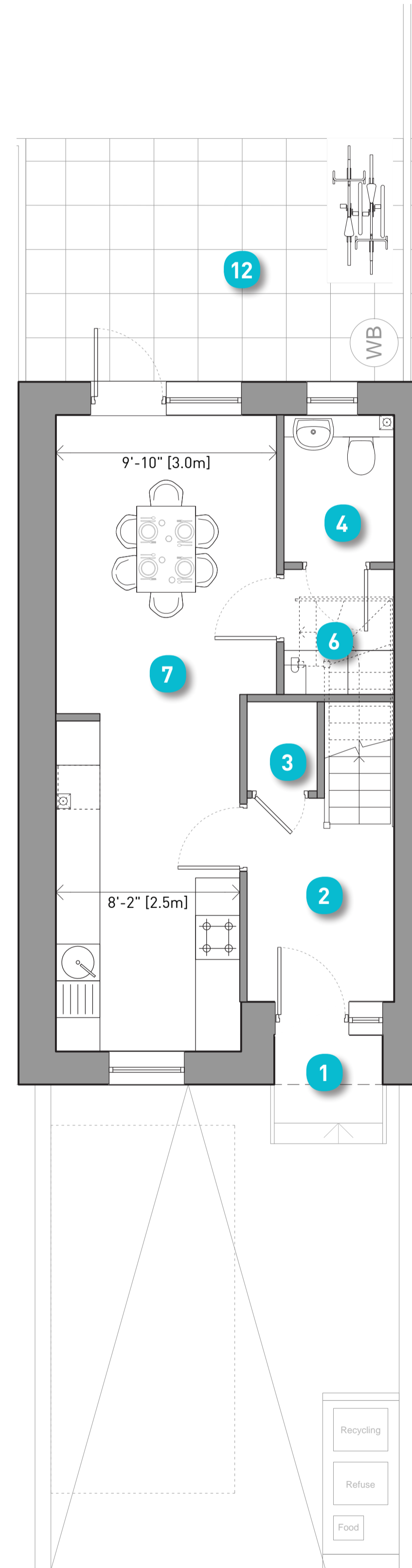
Home Type Location

3 Bedroom 5 Person - Gable House

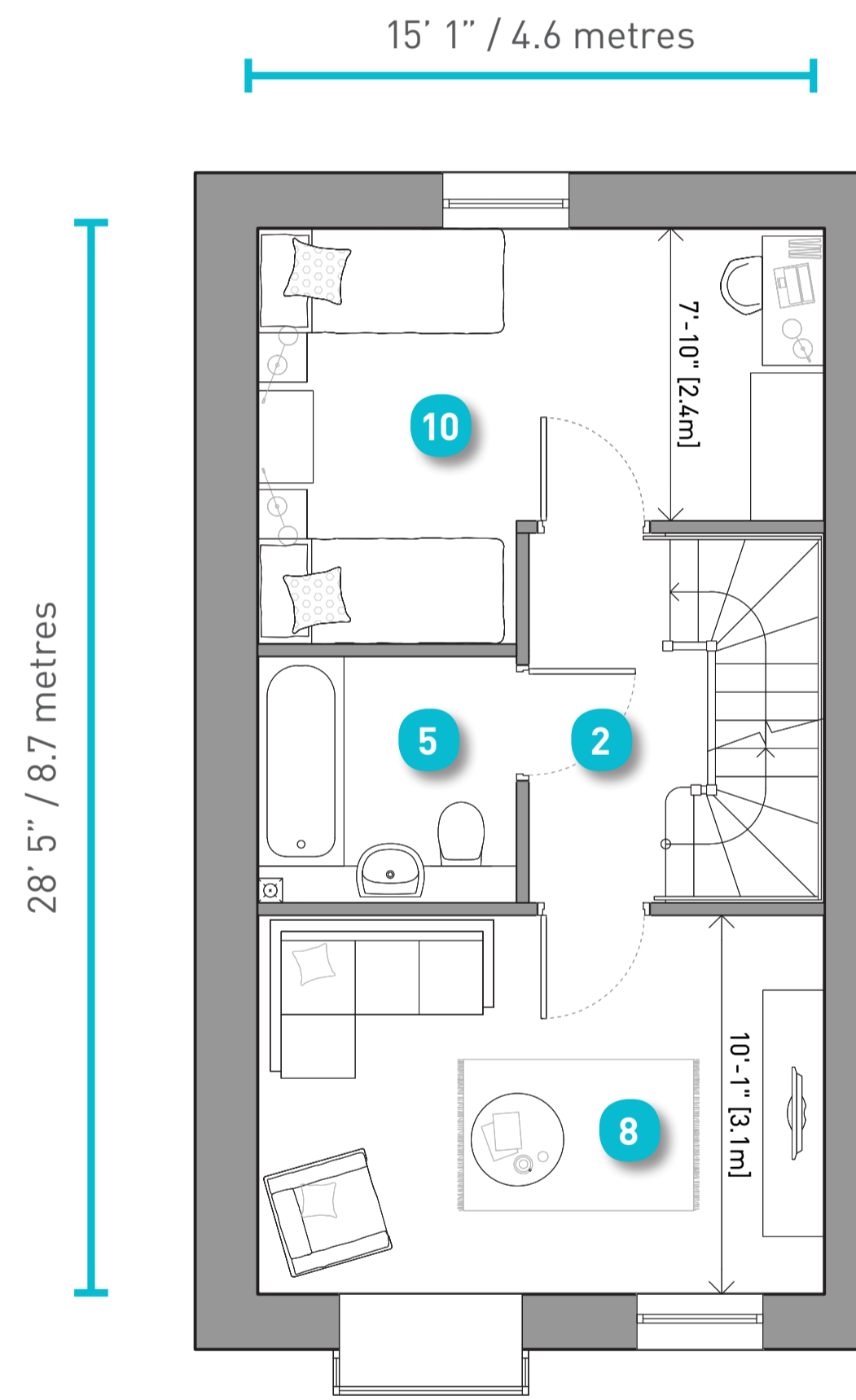
Floor Plans

Scale - 1:50

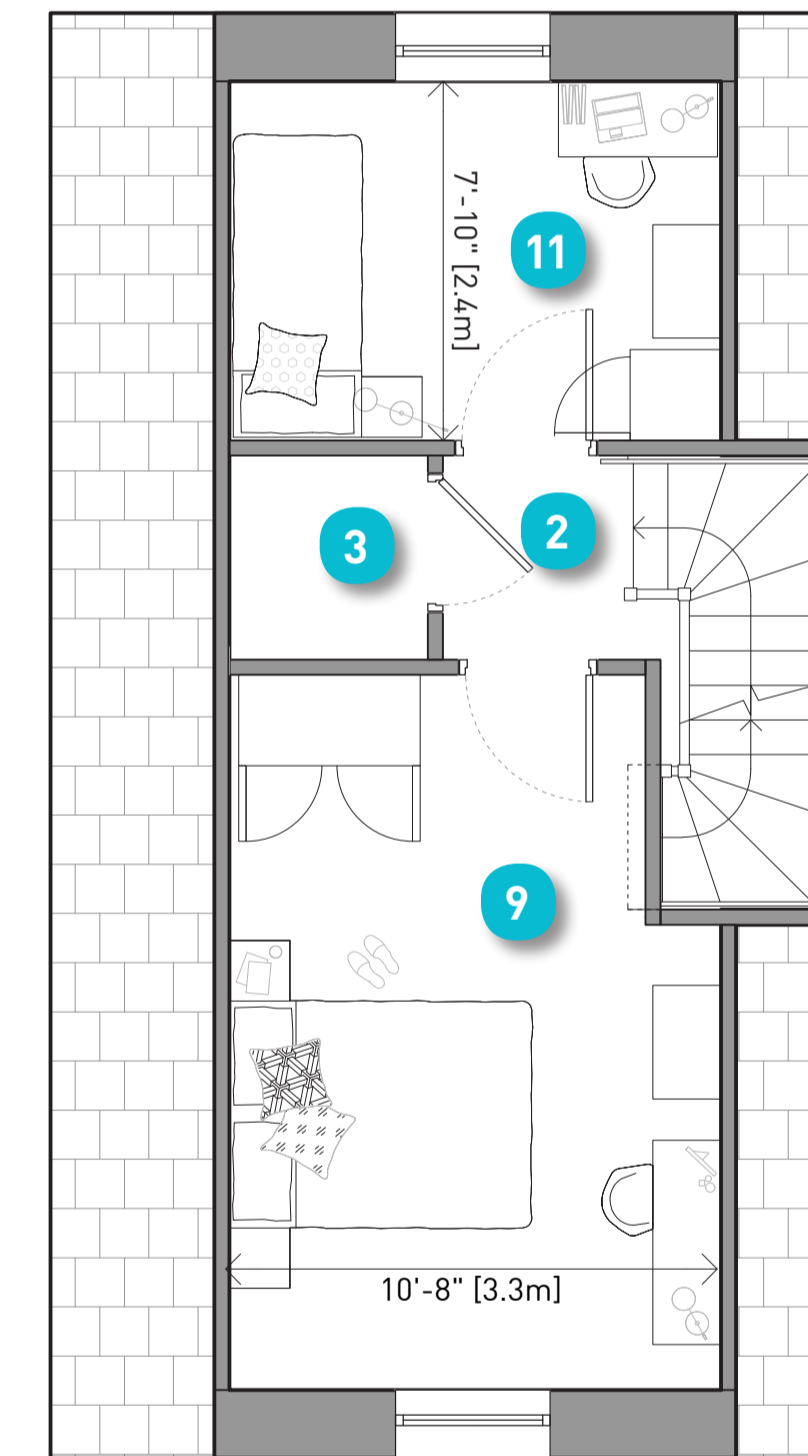
Total Area = 1144 sq ft / 106.3 sqm			
London Plan Minimum = 1066 sq ft / 99.0 sqm			
Room	sq ft	sq m	
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	12	3.0
4	WC	32	3.0
5	Bathroom	46	4.3
6	Utility	27	2.6
7	Kitchen / Dining	253	23.5
8	Living Room	152	14.1
9	Bedroom 1	157	14.5
10	Bedroom 2	140	13.0
11	Bedroom 3	83	7.7
12	Garden (varies)	550 to 721	51.2 to 67.0



Ground Floor Plan



First Floor Plan



Second Floor Plan



What the gable houses may look like



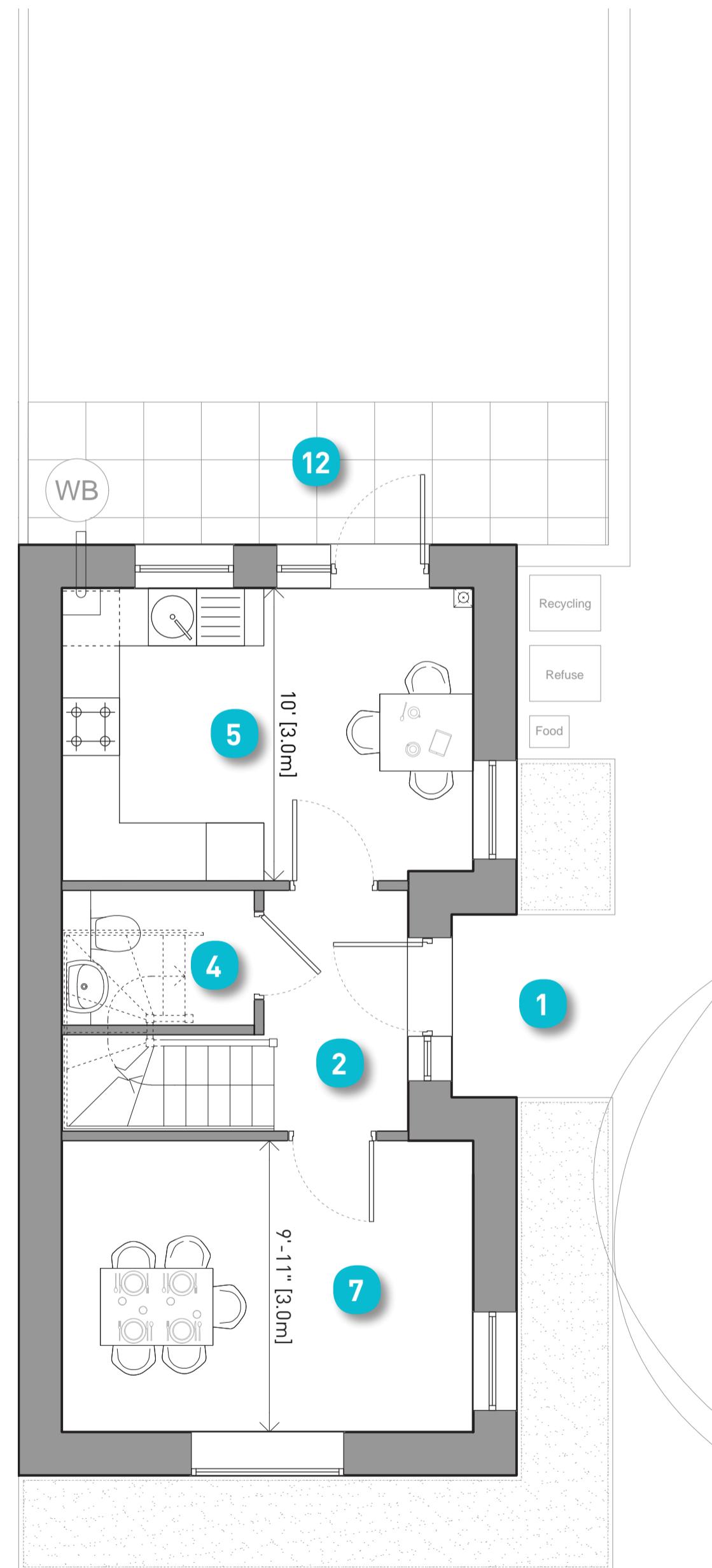
Home Type Location

3 Bedroom 5 Person - Riverfront House

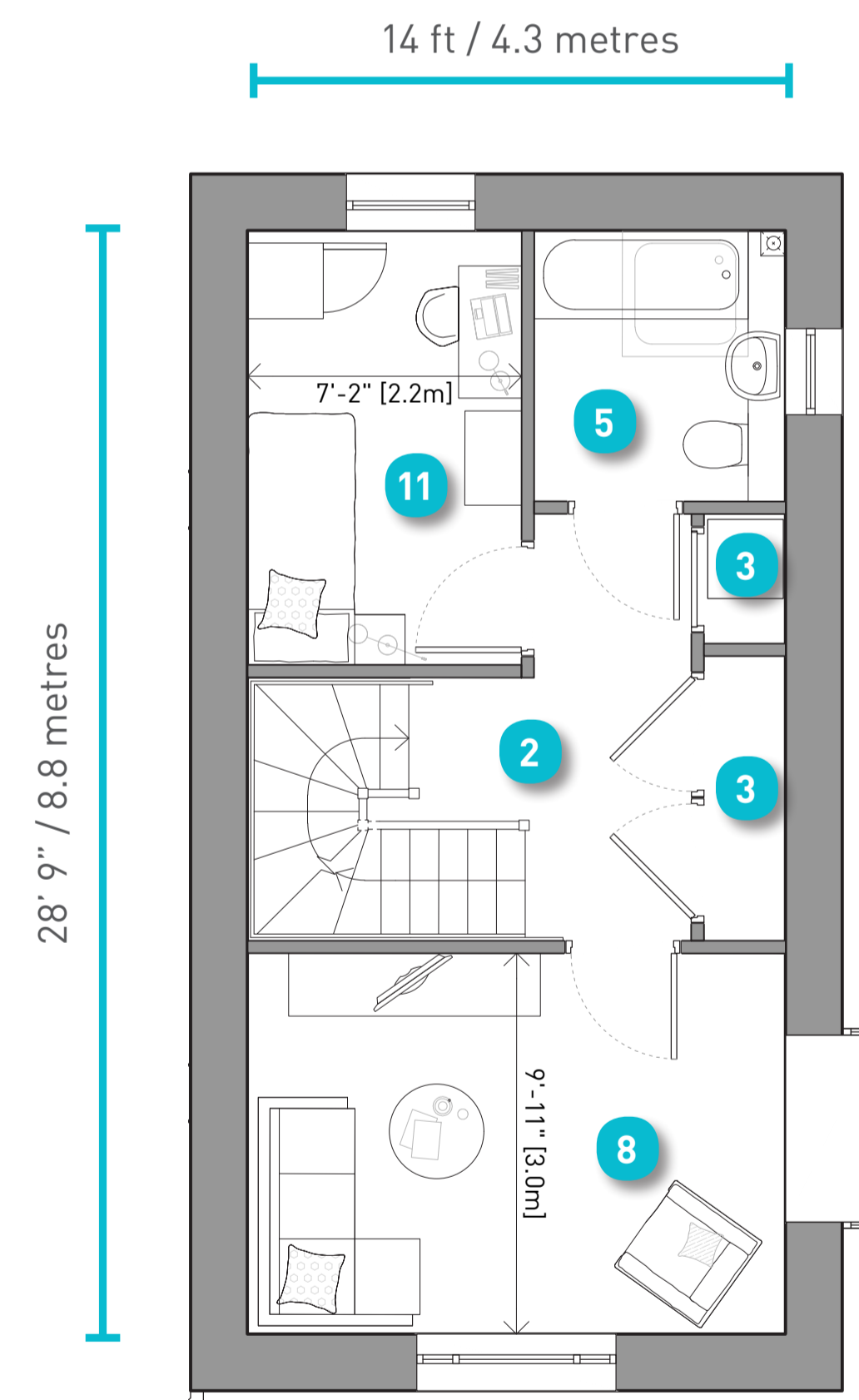
Floor Plans

Scale - 1:50

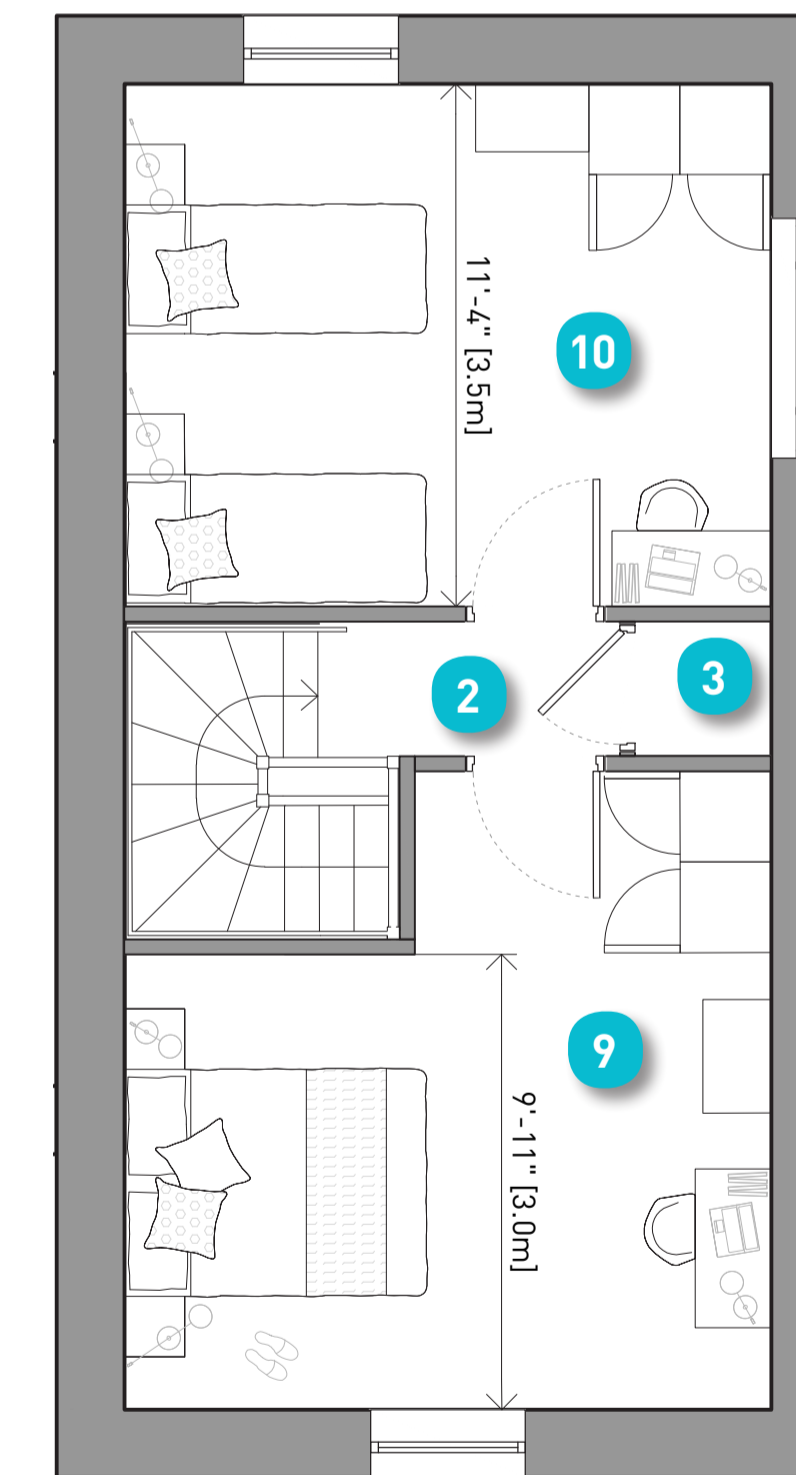
Total Area = 1192 sq ft / 110.7 sqm			
London Plan Minimum = 1066 sq ft / 99.0 sqm			
Room	sq ft	sq m	
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	32	3.0
4	WC	30	2.8
5	Bathroom	46	4.3
6	Kitchen	140	13
7	Dining	139	12.9
8	Living Room	139	12.9
9	Bedroom 1	169	15.7
10	Bedroom 2	159	14.8
11	Bedroom 3	81	7.5
12	Garden	543	50.4



Ground Floor Plan



First Floor Plan



Second Floor Plan



What the riverfront house may look like



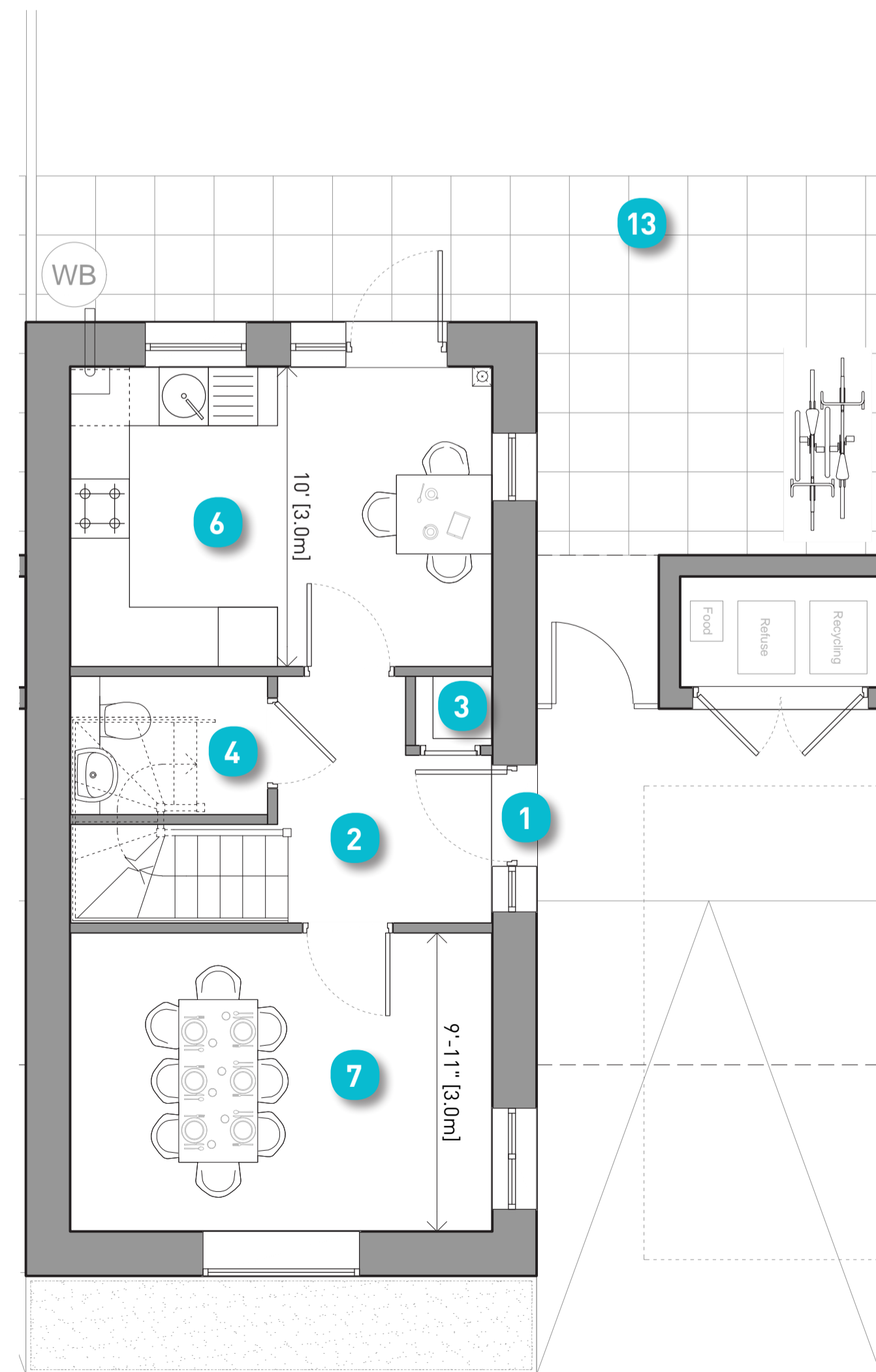
Home Type Location

4 Bedroom 7 Person - Riverfront House

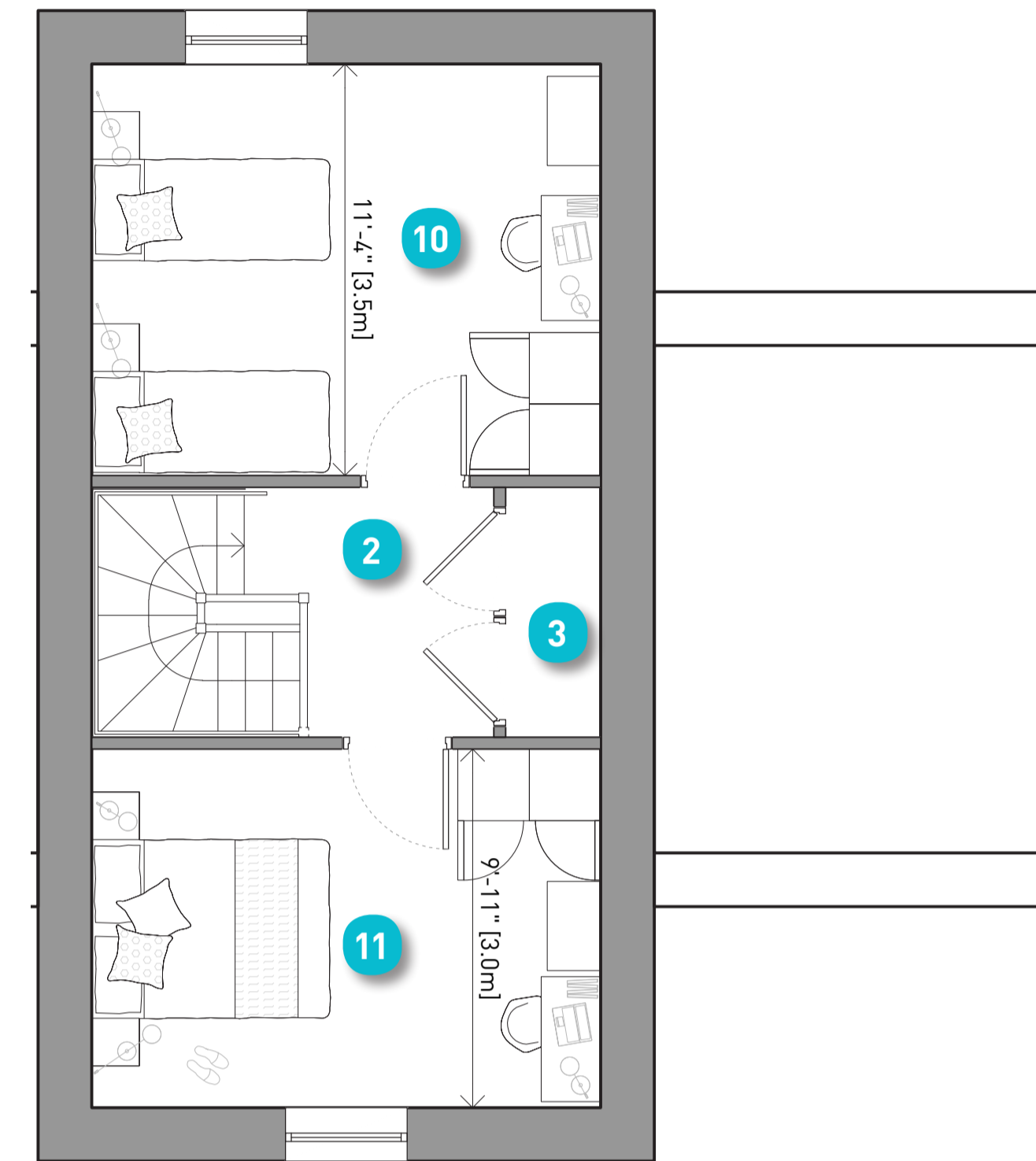
Floor Plans

Scale - 1:50

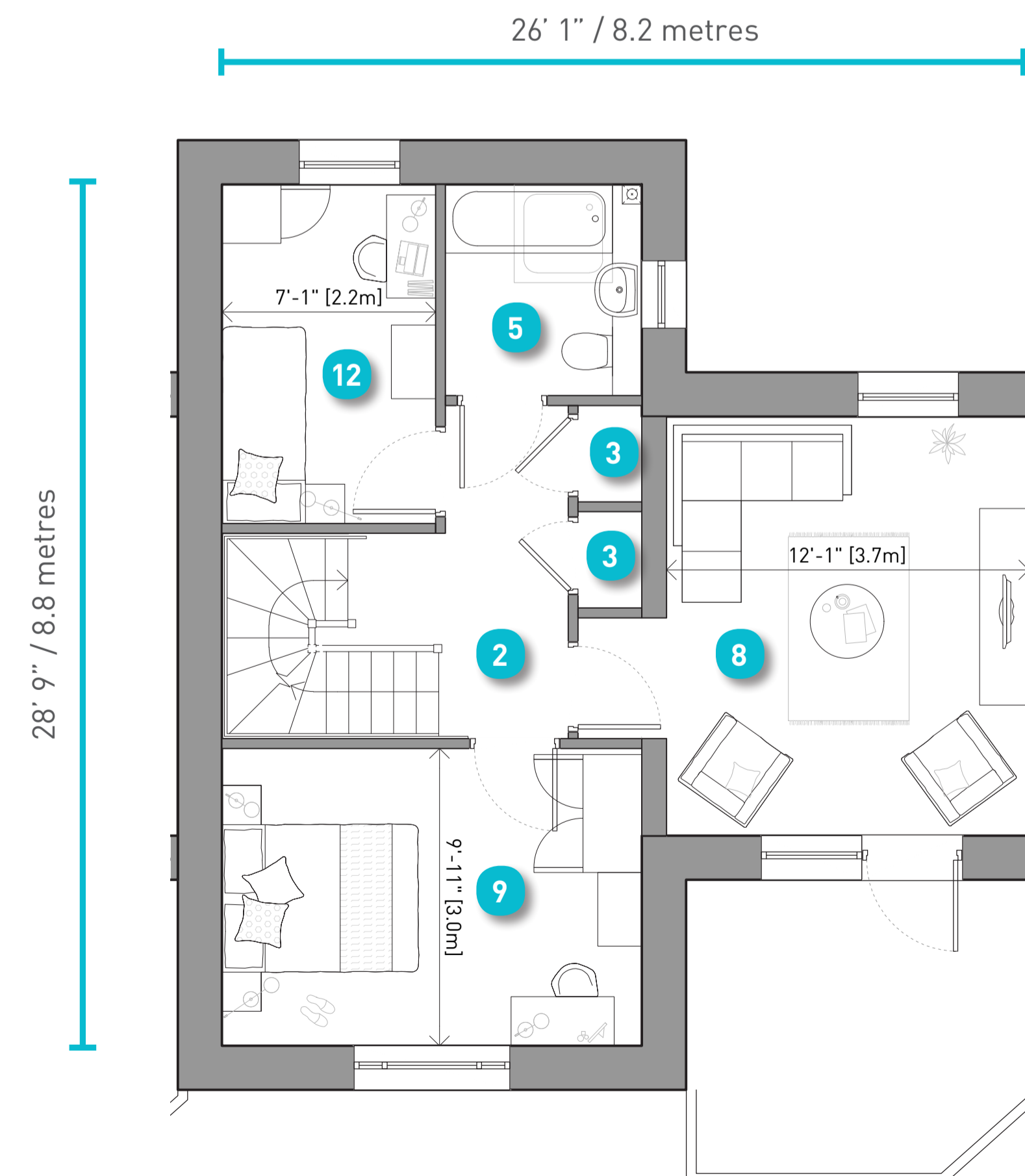
Total Area = 1384 sq ft / 128.6 sqm			
London Plan Minimum = 1302 sq ft / 121.0 sqm			
Room	sq ft	sq m	
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	39	3.6
4	WC	30	2.8
5	Bathroom	46	4.3
6	Kitchen	140	13.0
7	Dining	139	12.9
8	Living Room	181	16.8
9	Bedroom 1	139	12.9
10	Bedroom 2	159	14.8
11	Bedroom 3	139	12.9
12	Bedroom 4	81	7.5
13	Garden	548 to 859	50.9 to 79.8



Ground Floor Plan



Second Floor Plan



First Floor Plan



What the riverfront house may look like



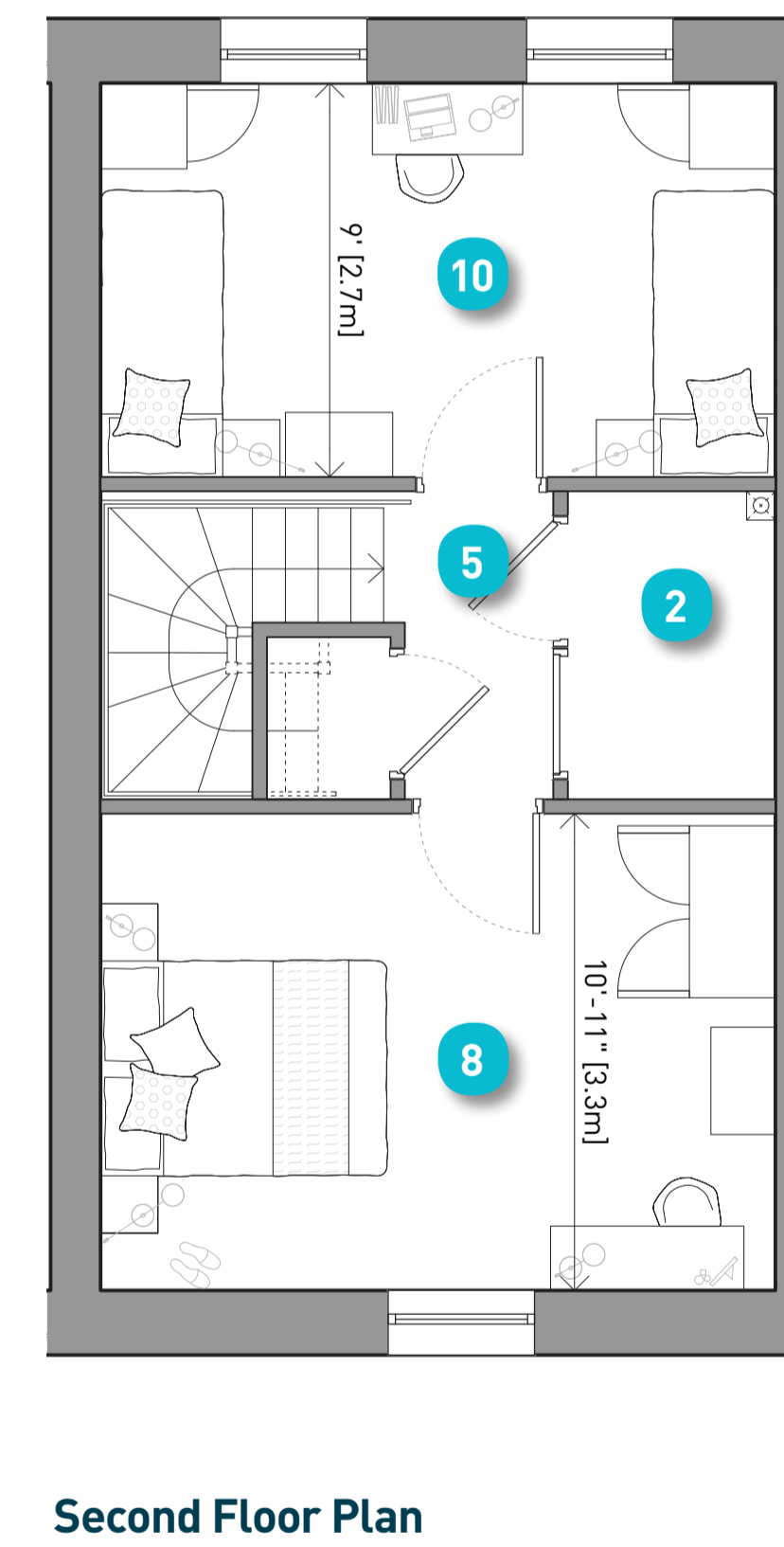
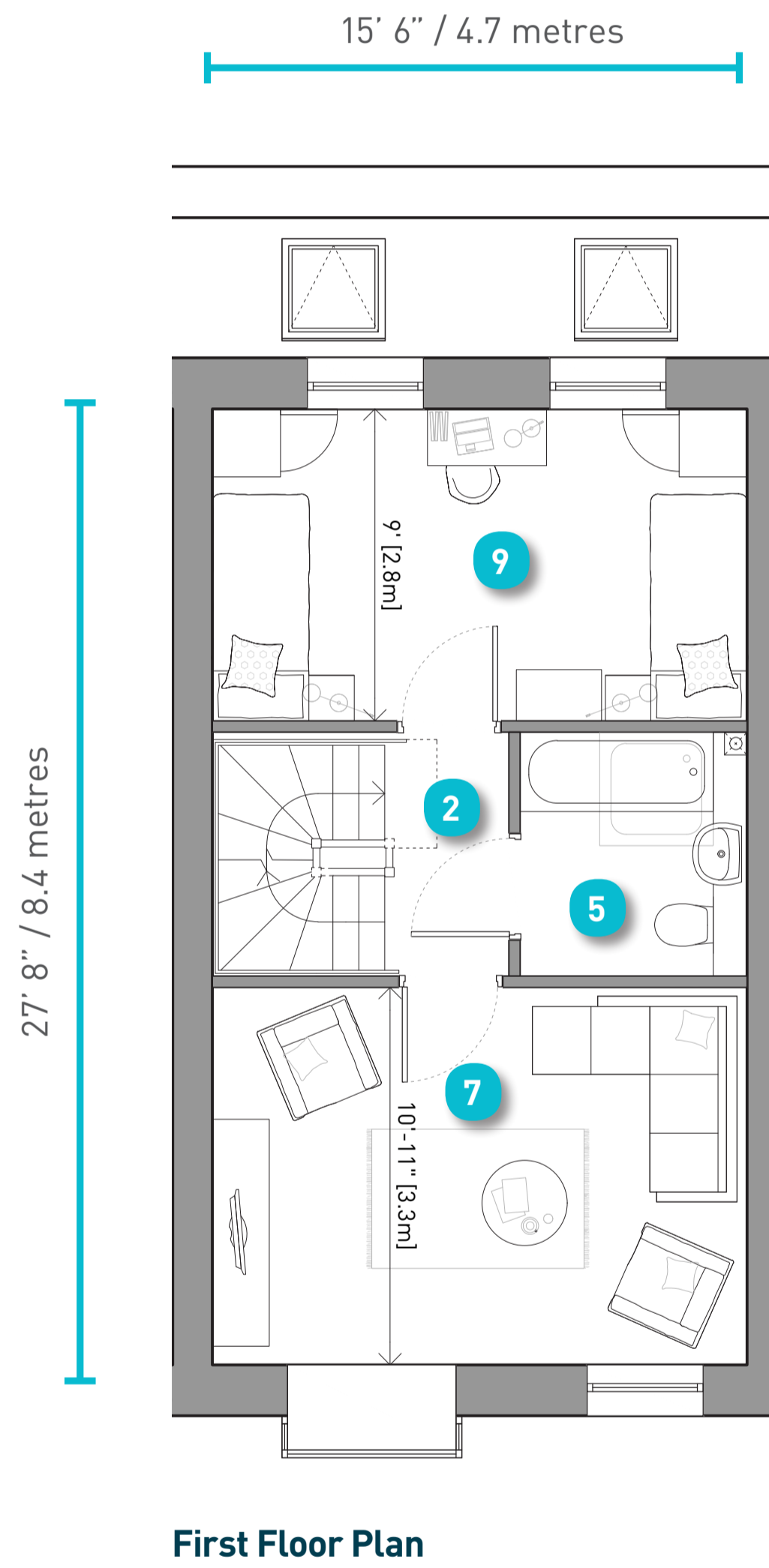
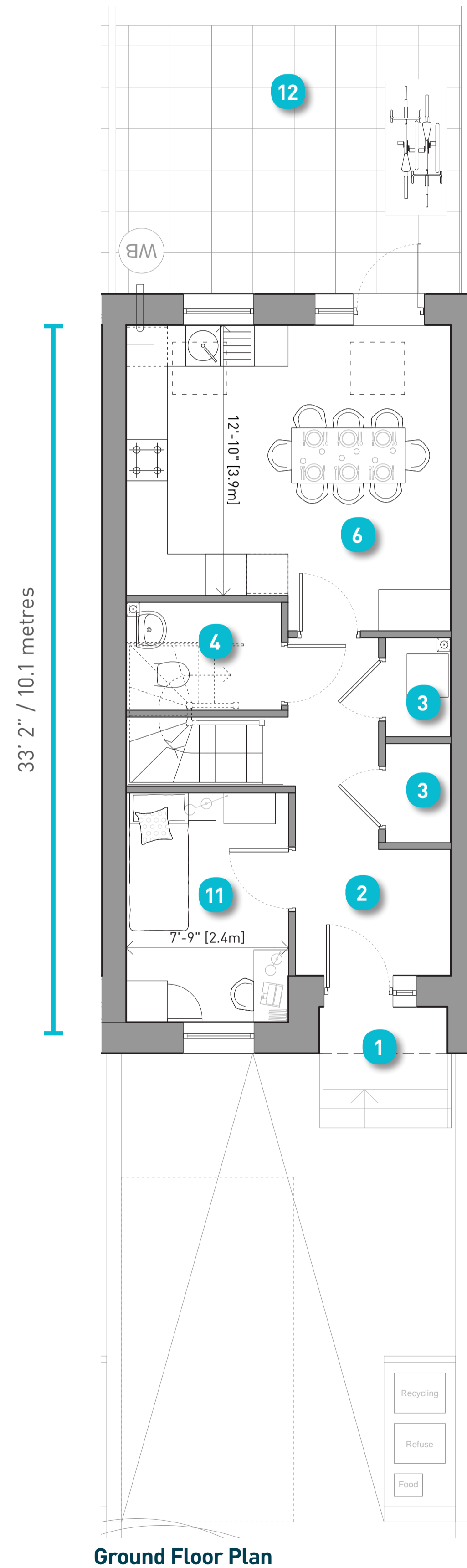
Home Type Location

4 Bedroom 7 Person - Gable House

Floor Plans

Scale - 1:50

Total Area =		1351 sq ft / 125.5 sqm	
London Plan Minimum =		1302 sq ft / 121.0 sqm	
Room	sq ft	sq m	
1 Front Door	n/a	n/a	
2 Hall / Landing	n/a	n/a	
3 Store (total area)	74	6.9	
4 WC	36	3.4	
5 Bathroom	46	4.3	
6 Kitchen / Dining	212	19.7	
7 Living Room	169	15.7	
8 Bedroom 1	169	15.7	
9 Bedroom 2	140	13	
10 Bedroom 3	140	13	
11 Bedroom 4 / Study	84	7.8	
12 Garden (varies)	539 to 632	50.1 to 58.7	



What the gable house may look like



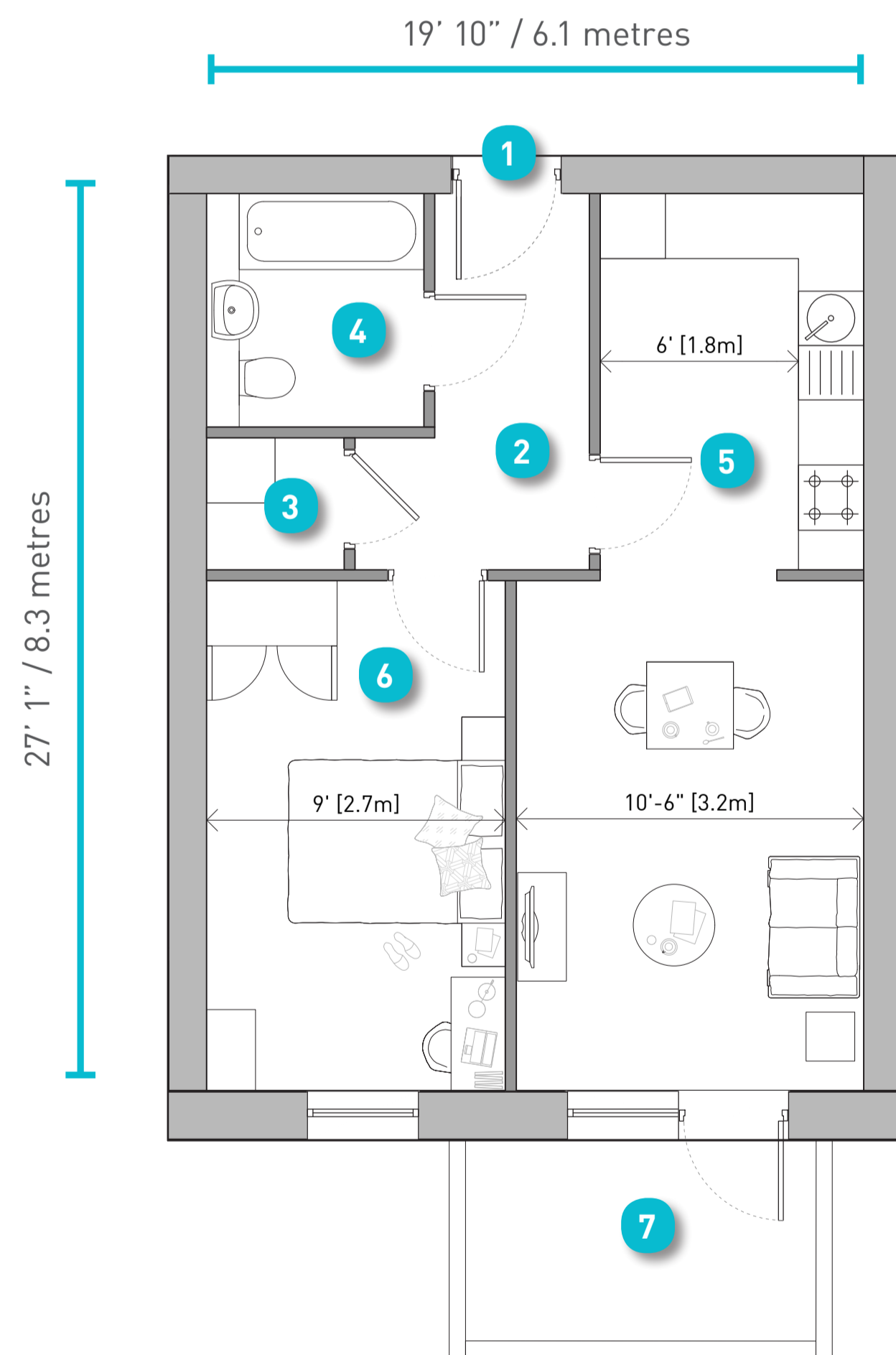
Home Type Location

Flats in Block D (Phase 2)

Floor Plans

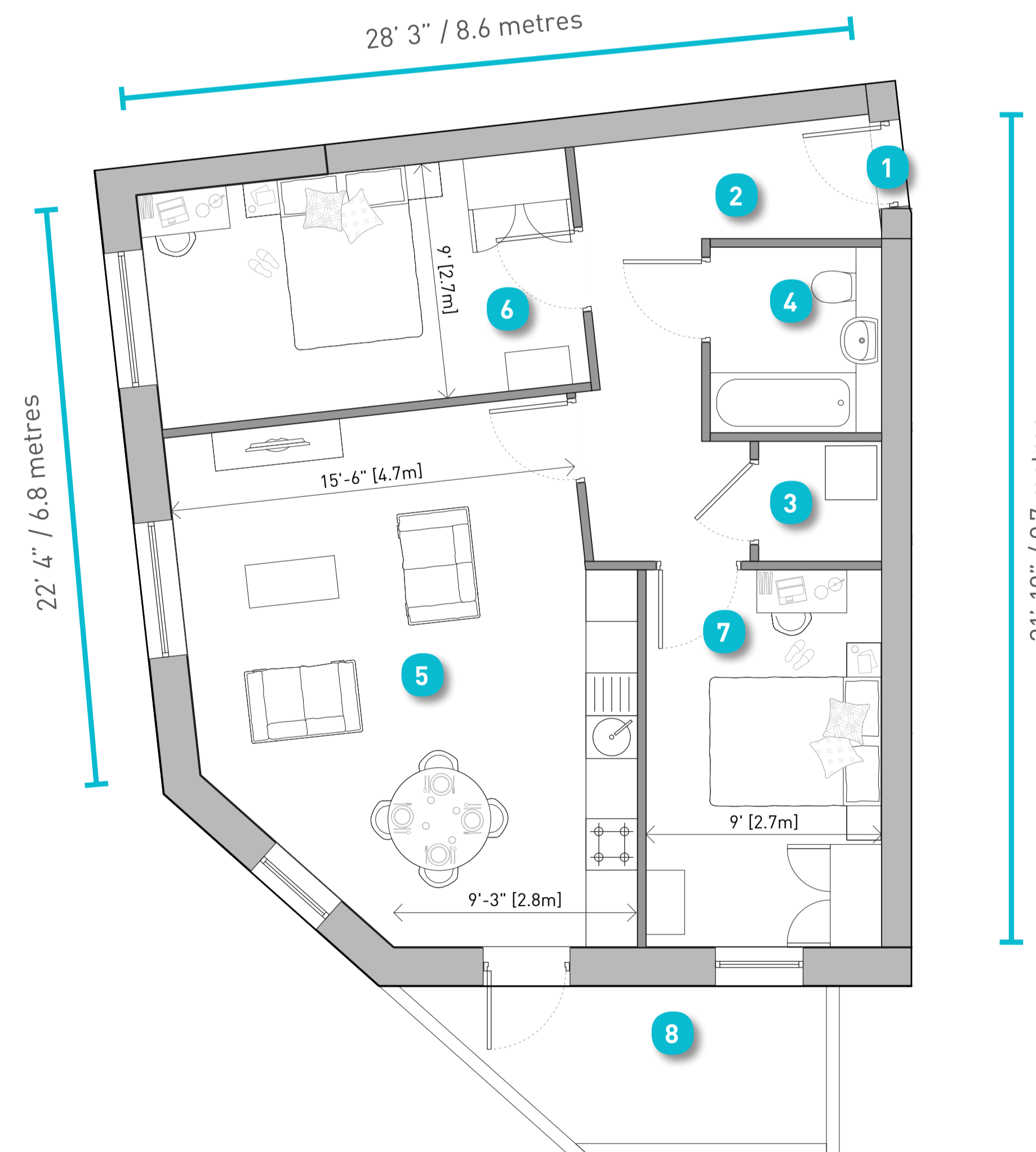
Scale - 1:50

Total Area = 538 sq ft / 50.0 sqm			
London Plan Minimum = 538 sq ft / 50.0 sqm			
Room		sq ft	sq m
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	16.5	1.5
4	Bathroom	46	4.3
5	Living / Kitchen / Dining	255	23.7
6	Bedroom 1	139	12.9
7	Balcony	65	6



Typical 1 Bed 2 Person Flat Floor Plan

Total Area = 798 sq ft / 74.1 sqm			
London Plan Minimum = 753 sq ft / 70.0 sqm			
Room		sq ft	sq m
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	22	2.0
4	Bathroom	46	4.3
5	Living / Kitchen / Dining	313	29.1
6	Bedroom 1	149	13.8
7	Bedroom 2	130	12.1
8	Balcony	79	7.3



Typical 2 Bed 4 Person Flat Floor Plan



What the flats may look like



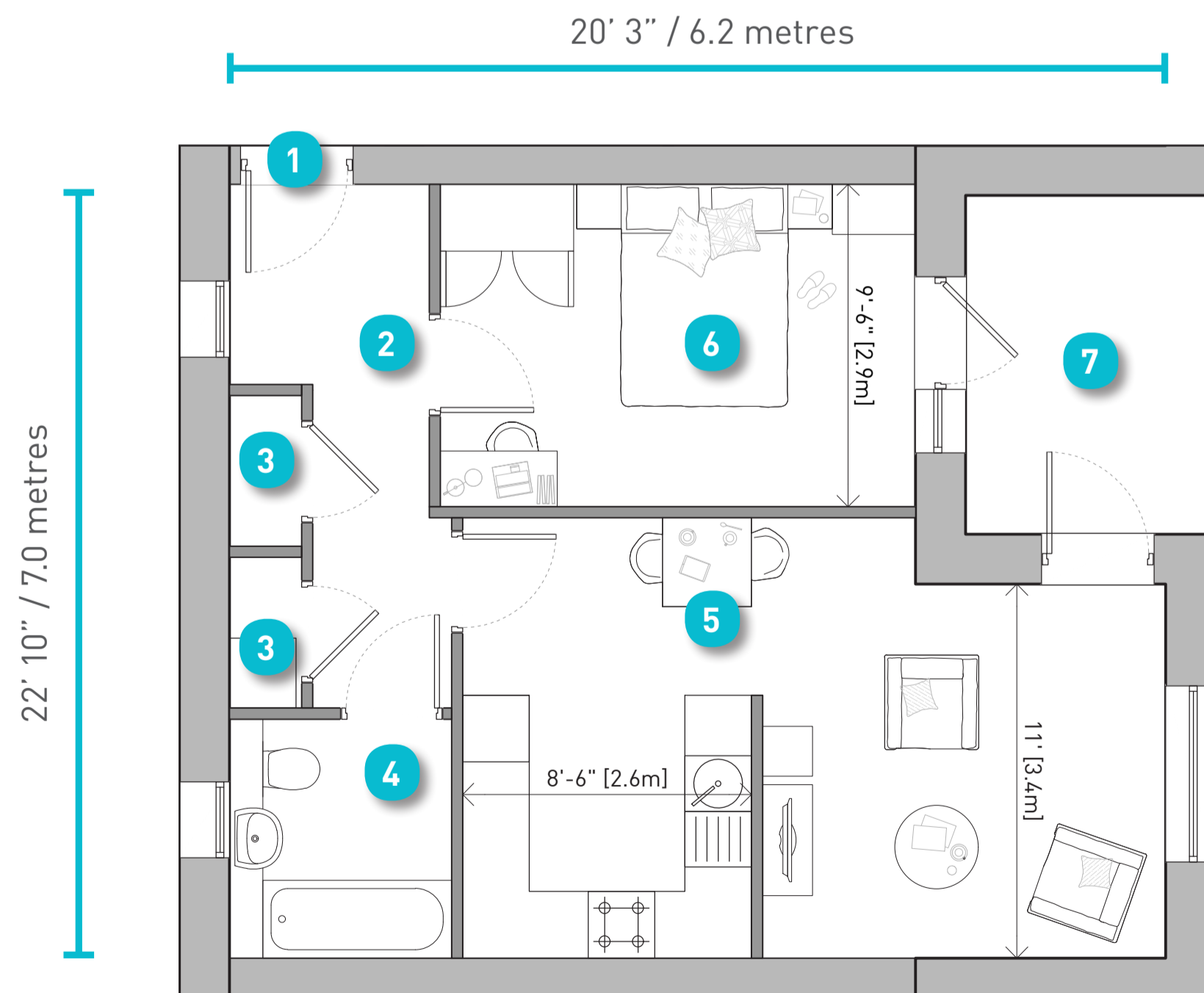
Home Type Location

Flats in Block M (Phase 3)

Floor Plans

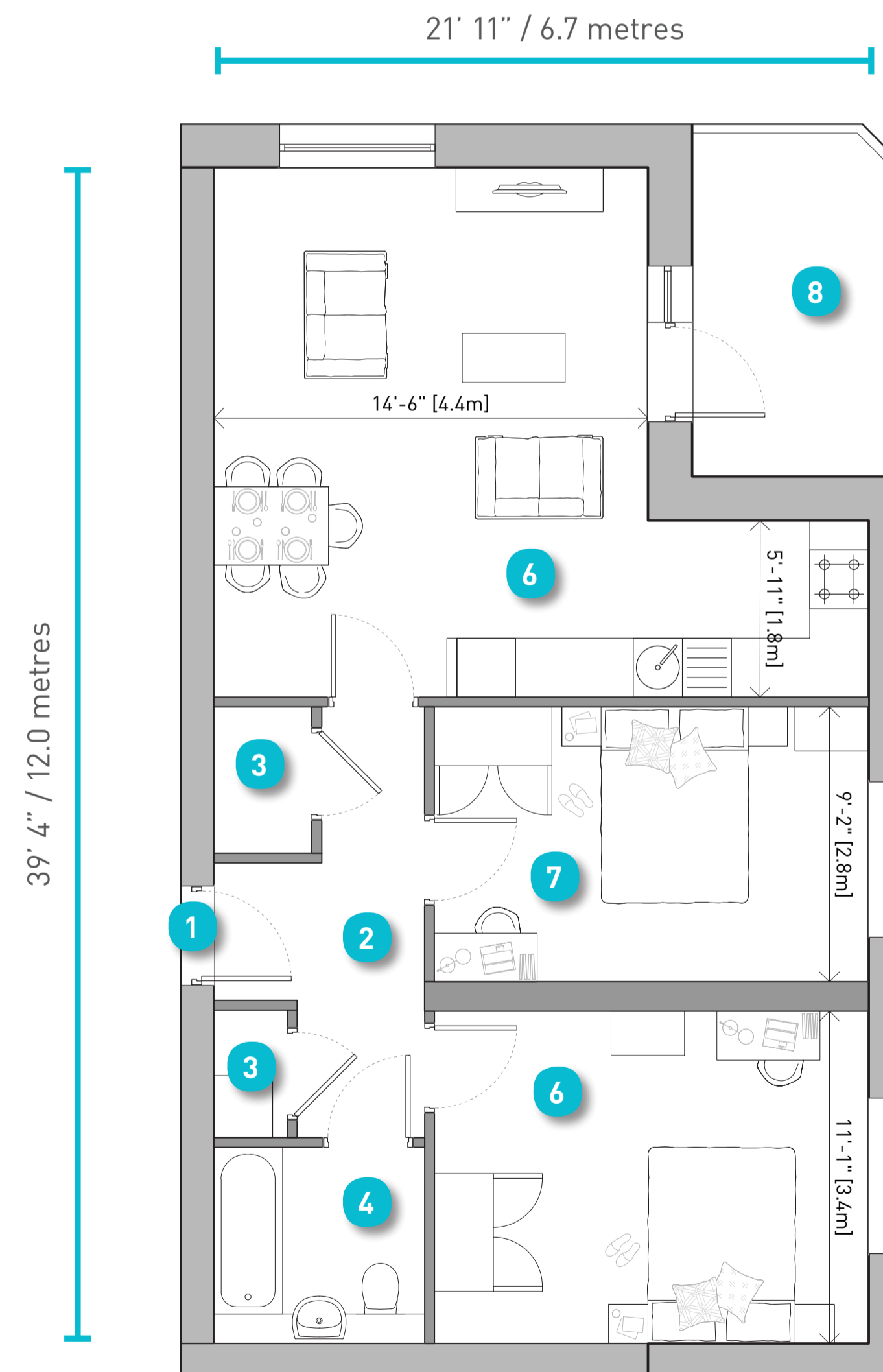
Scale - 1:50

Total Area = 545 sq ft / 50.6 sqm			
London Plan Minimum = 538 sq ft / 50.0 sqm			
Room	sq ft	sq m	
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	19	1.8
4	Bathroom	46	4.3
5	Living / Kitchen / Dining	255	23.7
6	Bedroom 1	134	12.4
7	Balcony	71	6.6



Typical 1 Bed 2 Person Flat Floor Plan

Total Area = 775 sq ft / 72.0 sqm			
London Plan Minimum = 753 sq ft / 70.0 sqm			
Room	sq ft	sq m	
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	27	2.5
4	Bathroom	46	4.3
5	Living / Kitchen / Dining	301	28
6	Bedroom 1	162	13.4
7	Bedroom 2	134	12.4
8	Balcony	80	7.4



Typical 2 Bed 4 Person Flat Floor Plan



What the flats may look like



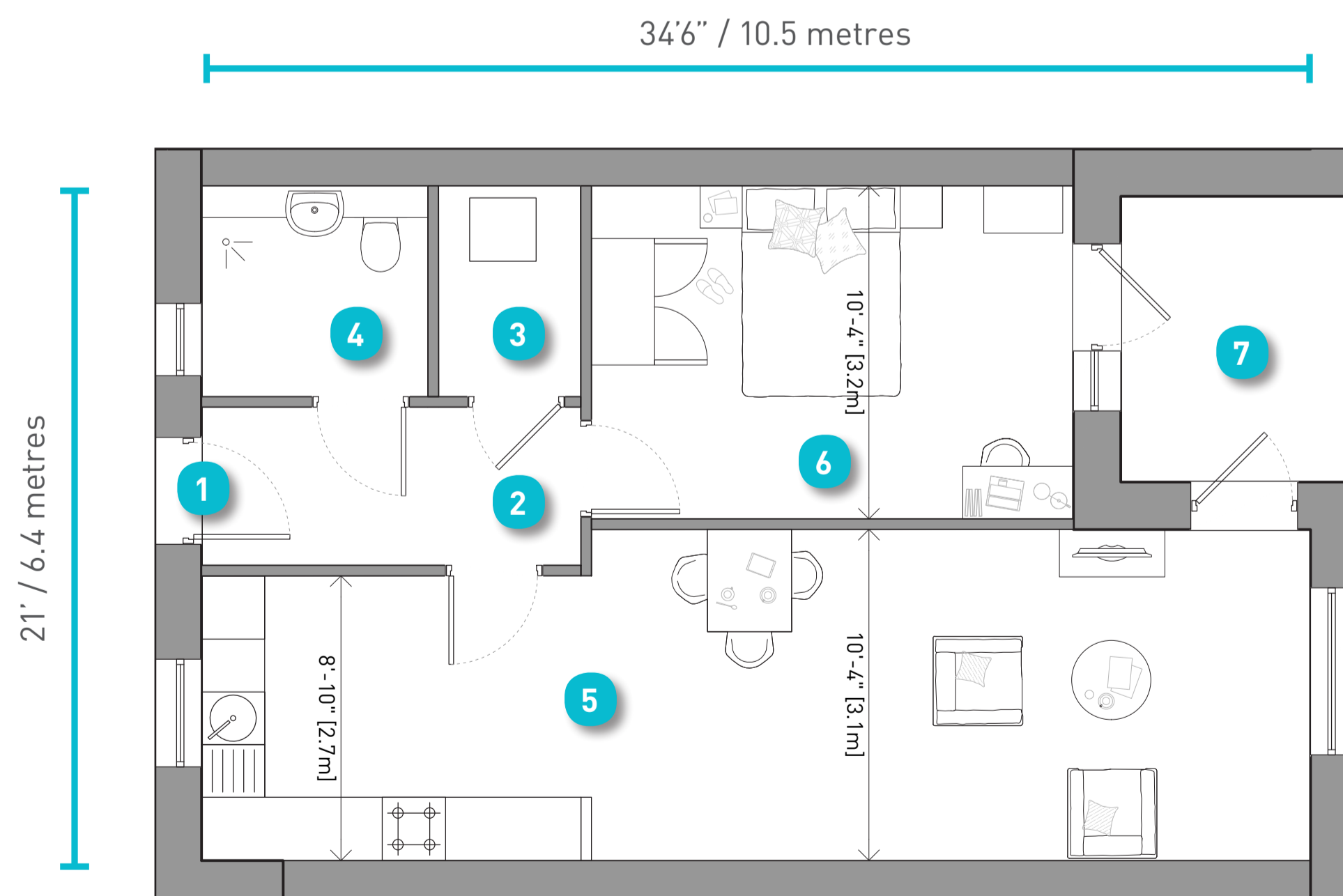
Home Type Location

Flats for Older Persons' in Block F (Phase 2)

Floor Plans

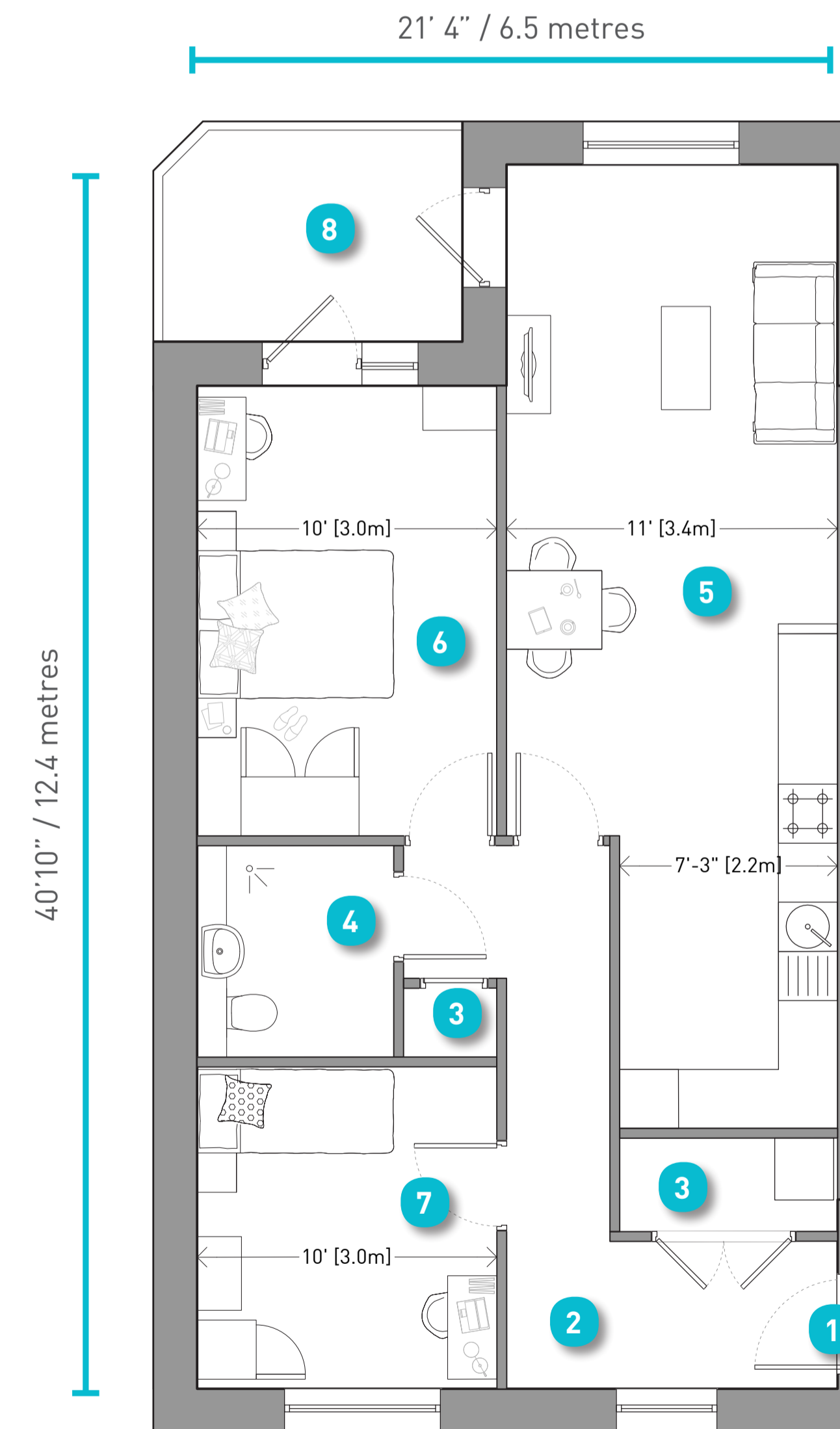
Scale - 1:50

Total Area = 646 sq ft / 60.0 sqm			
London Plan Minimum = 538 sq ft / 50.0 sqm			
Room		sq ft	sq m
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	29	2.7
4	Wetroom	46	4.3
5	Living / Kitchen / Dining	338	31.4
6	Bedroom 1	156	14.5
7	Balcony	62	5.8



Typical Older Persons' 1 Bed 2 Person Flat Floor Plan

Total Area = 797 sq ft / 74.0 sqm			
London Plan Minimum = 657 sq ft / 61.0 sqm			
Room		sq ft	sq m
1	Front Door	n/a	n/a
2	Hall / Landing	n/a	n/a
3	Store (total area)	30	2.8
4	Wetroom	46	4.3
5	Living / Kitchen / Dining	318	28.0
6	Bedroom 1	150	13.9
7	Bedroom 2	107	10.4
8	Balcony	69	6.4



Typical Older Persons' 2 Bed 3 Person Flat Floor Plan



What the flats may look like



Home Type Location