

Eastfields landscape proposals

① Shared surface streets

- People have priority over cars
- Attractive spaces that slow traffic

② Play areas

- Play areas are located across the neighbourhood
- Well overlooked to make sure they are safe and well used
- A variety of play spaces for different age groups

③ Central green area

- Central park that makes use of the existing green area
- The green is well overlooked and linked to the surrounding area
- Mature trees will be kept wherever possible



④ Community square

- A shared space in the centre that creates a focus for the community
- This space will benefit from views to the south and east

⑤ Ball court

- A ball court in the central green area that will be safe and overlooked
- This will be a flexible space that can be used for different ball games

⑥ Communal courtyards

- Communal gardens are for residents of the surrounding flats and houses - there is no public access
- They include doorstep play areas and mature trees will be kept where possible
- When they incorporate parking, this will not take over the courtyard

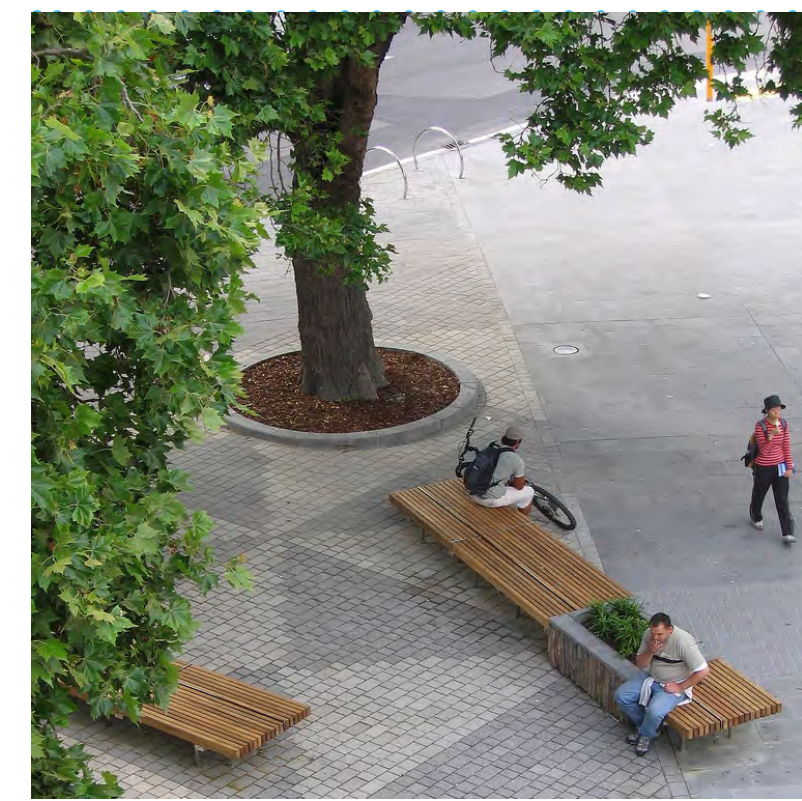
Acacia Road and Mulholland Close



Raised planting beds to create an attractive street scene and spaces to sit.



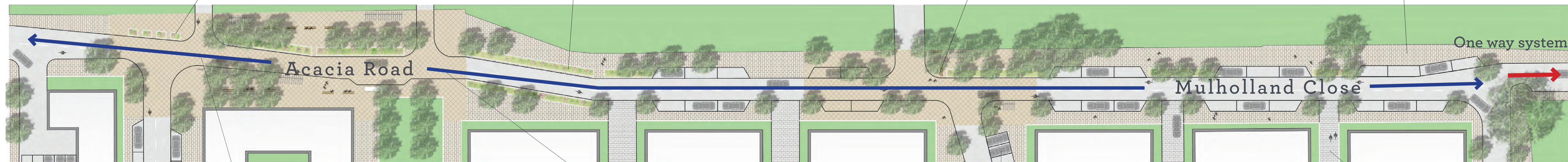
Planting between road and pavement creates a better pedestrian experience.



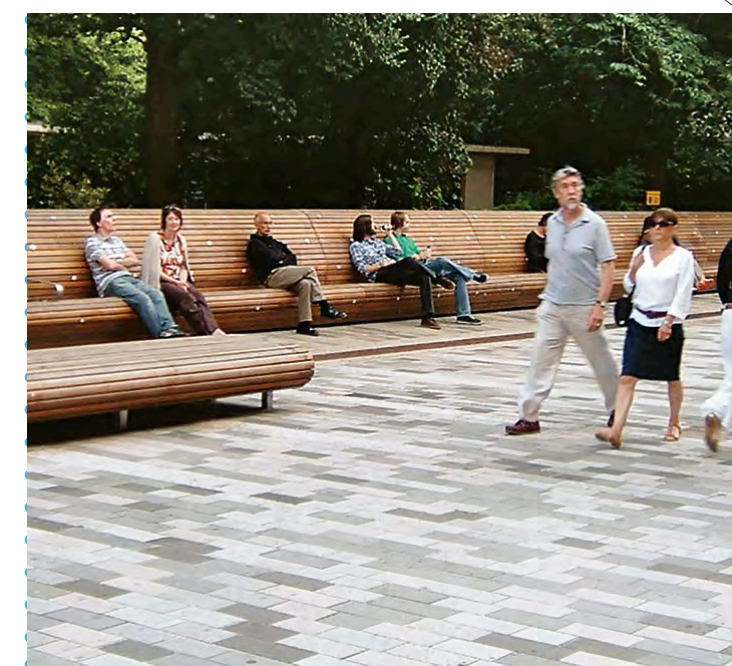
Public seating next to existing mature trees and new trees along Acacia Road.



Attractive and robust paving materials.



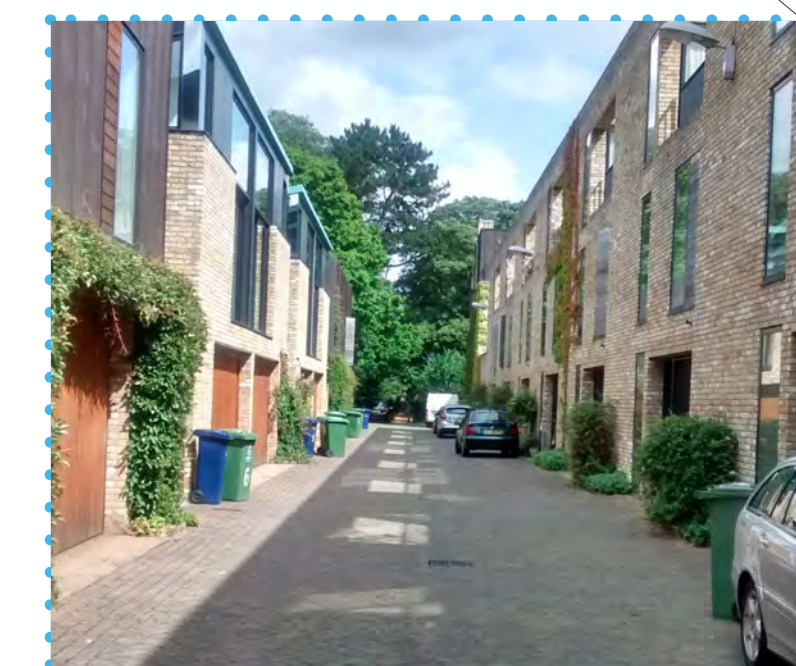
Shared surface to reduce traffic speeds and create an attractive entrance to the neighbourhood.



Shared surface street with seating, trees and shrubs. Street is shared by pedestrians, cyclists and cars.



Dedicated car parking spaces attractive streets with trees and planting.



Mews lane off the main street. A more intimate residential character.

How to restrict car journeys and speeds on Acacia Road:



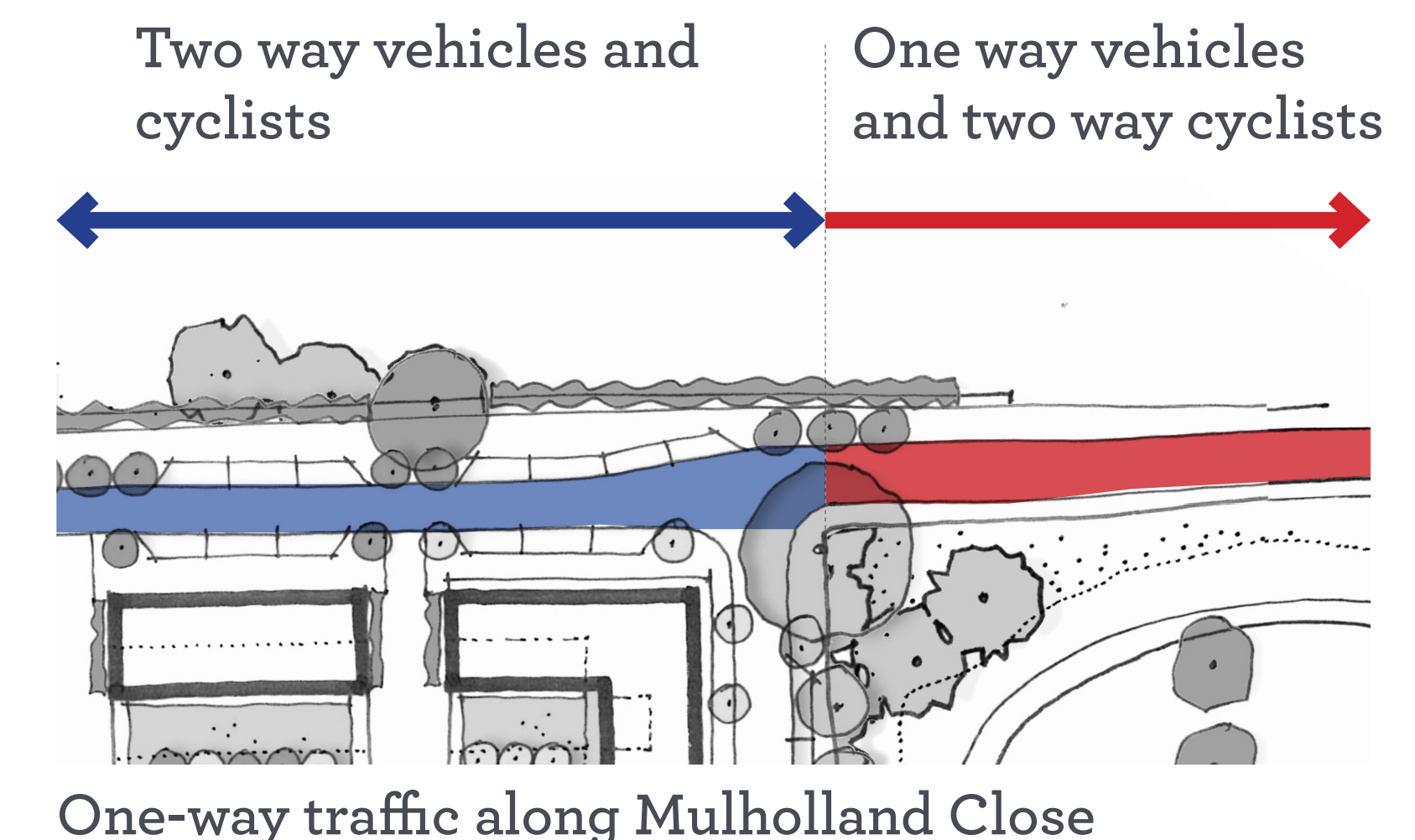
Shared surfaces to slow traffic



Road bends to slow traffic



Narrow sections within the road



Eastfields workshop

Landscaping and parking summary report



Event title:	Landscaping and Parking workshop
Event date:	5th March 2015
No. of attendees:	17
Feedback forms completed so far:	16
Location:	Acacia Centre, 230 Grove Road
Attendees:	
Levitt Bernstein Architects	Vinita Dhume, Jacob Willson and Chris Lomas
Proctor and Matthews Architects	Barry Oshea
Cullinan Studio Architects	Wen Quek
Circle Housing Merton Priory	Paul Quinn, Tim Sargeant, Doreen Jones, Donna Brown

This report summarises the feedback provided by attendees at the Eastfields landscaping and parking workshop. The workshop was a public event held at Acacia Centre on Grove Road. Feedback was made via feedback forms provided at the event.

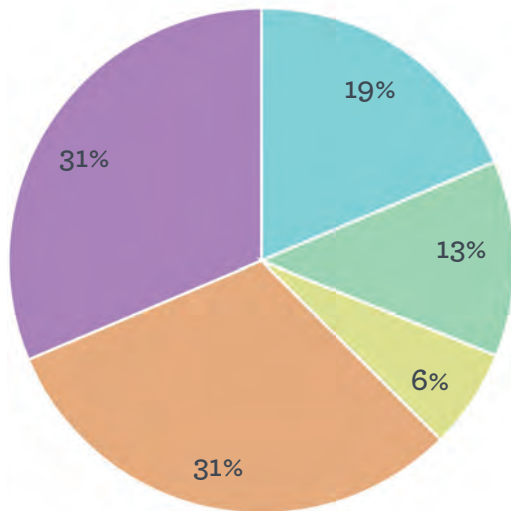
Summary of responses:

- 62% of respondents like or like very much the shared surface streets
- 60% of respondents like or like very much the planting meadows
- 73% of respondents like or like very much the variety of play spaces
- 46% of respondents like or like very much the variety of street and public space lighting
- 74% of respondents like or like very much the type and location of seating within public spaces
- 64% of respondents like or like very much the proposals for a linear park within the masterplan area
- 60% of respondents like or like very much the proposed ball court within the centre of the masterplan area
- 72% of respondents like or like very much the proposed swale located within the central public space
- 53% of respondents like or like very much the proposed vegetable gardens
- 54% of respondents like or like very much the proposed parking strategies
- 65% of respondents like or like very much the proposed plans for podium parking
- 69% of respondents like or like very much the proposed tree planting strategy

The following pages look at the responses in more detail and present the comments made by residents. The comments provide more qualitative detail on the proposals for landscape treatments and parking at Eastfields. The final page provides all additional comments that residents made at the event. The feedback provided will help shape the masterplan.



1. Shared surface streets



Comments:

16 RESPONSES
OUT OF 16

"Don't want people walking outside windows. Good for buggies, wheelchairs and cyclists but would prefer more parking space in front of house and pavements one side for privacy."

"Too close to house. Cars and kids do not mix."

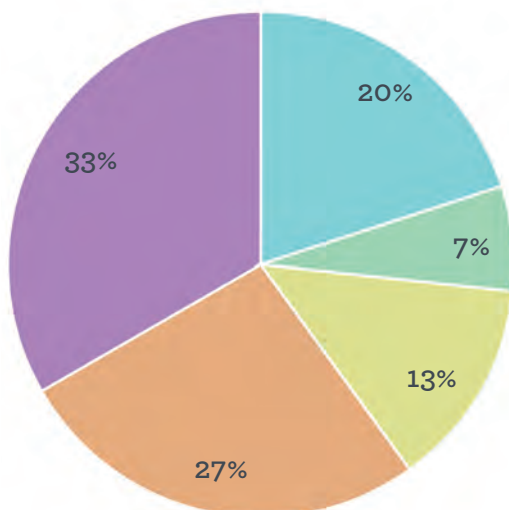
"Too many paving blocks, spaces can be used for parking."

"Concerned about the through road between Acacia Road and Mulholland Close."

"With small children it's hard for them to distinguish between road and pavement so becomes dangerous. May be better with very distinctive colours and materials."

"Cars will not slow down. Should be cut off, not a through road, too dangerous for children."

2. Planting meadows



Comments:

15 RESPONSES
OUT OF 16

"Allotment areas for flats good idea. Would prefer bigger private gardens or more parking for houses."

"Hardly any green space, we lose out for more properties."

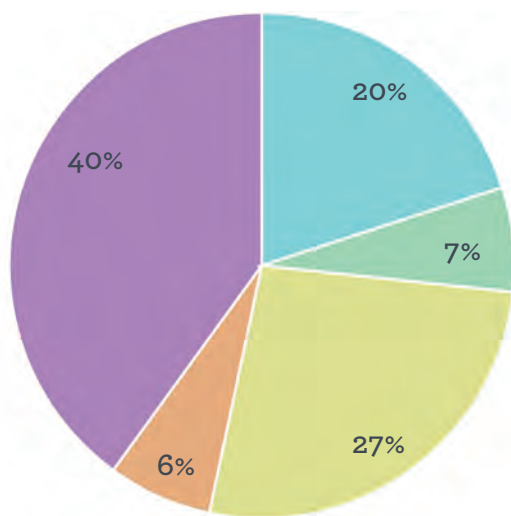
"I worry at the lack of maintenance at the moment with just grass and shrubs. How can you allow those fears for upkeep?"

"Nice idea, won't work in practice as planting isn't maintained now."

"Pretty, like countryside."

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3. Play spaces



Comments:

"Would much rather that they are away from the houses."

"Not enough privacy. Noise pollution. Would prefer more private garden space or parking areas."

"Develop the existing play areas in the park."

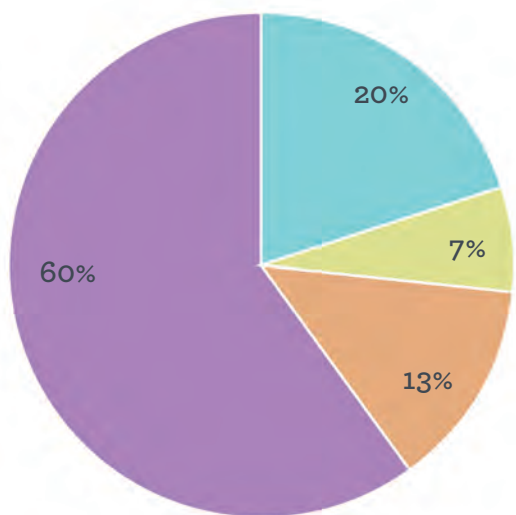
"Very good idea because kids would have the space to play which would be safe and secure."

"With 2 small children this is great."

"Like the gym."

15 RESPONSES
OUT OF 16

4. Lighting



Comments:

"Creates a sense of security."

"Need more for security. Low level also good idea."

"I do like the lighting in the public spaces."

"It will really make the street safer for pedestrians."

"Anything would be better than what exists at the moment."

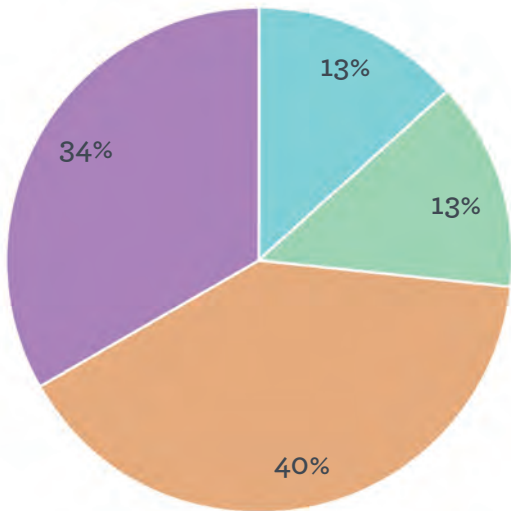
"This is really nice as it would definitely make the area safer which we need."

"Like feature lighting under benches."

15 RESPONSES
OUT OF 16

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5. Seating spaces



Comments:

"Some would be good but not too much outside houses. This would possibly encourage vagrants or drinkers or gangs."

"Taking up too much space that can be used for parking."

"Unclear what these look like visually."

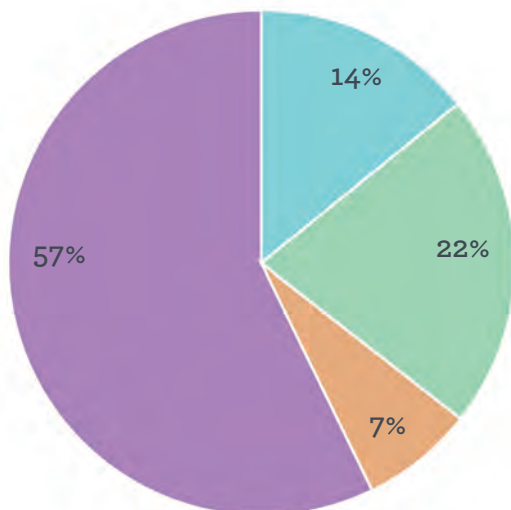
"I enjoy sharing time with my neighbours."

"Can't maintain existing seating."

"Yes, but more away from people's front gardens."

13 RESPONSES
OUT OF 16

6. Linear park



Comments:

"Much prefer parks to be allocated areas."

"Ok but without any playgrounds. Too much noise. Open spaces tend to become dog toilets."

"Too small."

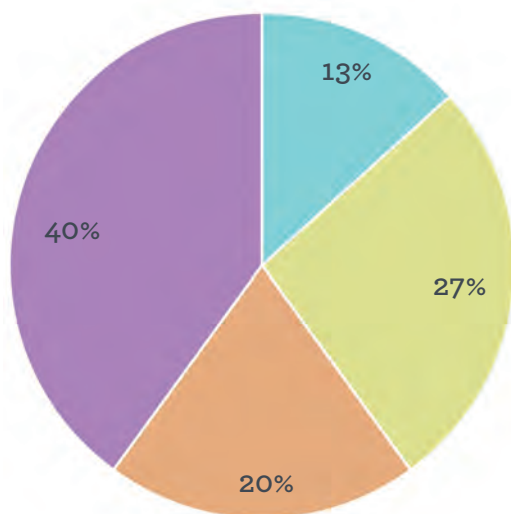
"Too many trees, few trees are better."

"I particularly like food growing area, but again the maintenance will be a worry."

"Nice idea - won't work as nothing is ever maintained."

14 RESPONSES
OUT OF 16

7. Ball court



Comments:

15 RESPONSES
OUT OF 16

"Better on outskirts of estate to reduce noise."

"The open area gym and ball court is good for children."

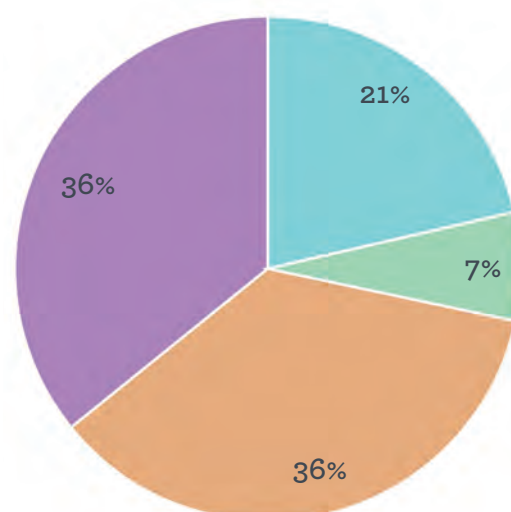
"Attracts the wrong people."

"As long as it's 40 meters wide".

"Please let it be 24 hr access."

"Already got one - used as dog toilet and not maintained."

8. The swale



Comments:

14 RESPONSES
OUT OF 16

"But feel these areas would become full of rubbish."

"Are you creating flood problems?"

"Drainage is not a problem in the present estate."

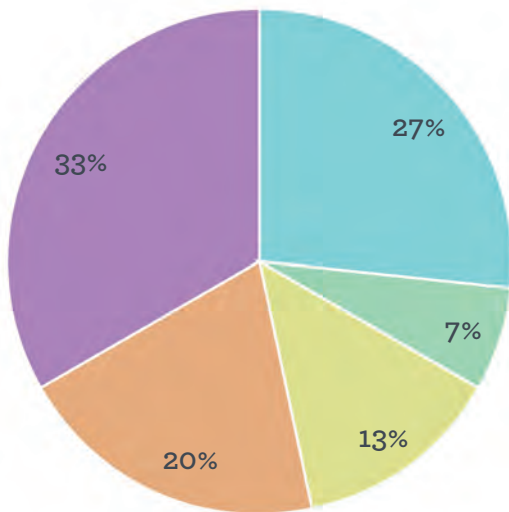
"Practical and encourages nature, I think EU would fund"

"It will improve drainage."

"We do not suffer from flooding - not necessary."

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9. Vegetable garden



Comments:

15 RESPONSES
OUT OF 16

"Allotments good idea for those living in flats."

"Good for people interested in growing their own vegetables."

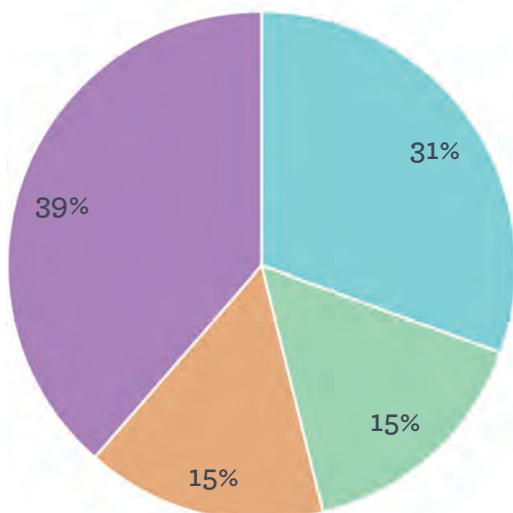
"Raised beds less chance of damage and physically easier."

"It will help residents to have a variety of activities in the area."

"I love the idea but can't see how it will be maintained."

"Concerned people will ruin them."

10. Parking



Comments:

13 RESPONSES
OUT OF 16

"Not enough. Too much emphasis on pedestrians. Reality is people have cars. Larger pedestrian areas not needed for residential space"

"Need 3 car spaces and secure garage for motorbikes"

"Integral garages for parking cars preferred"

"Is it guaranteed every property has a space"

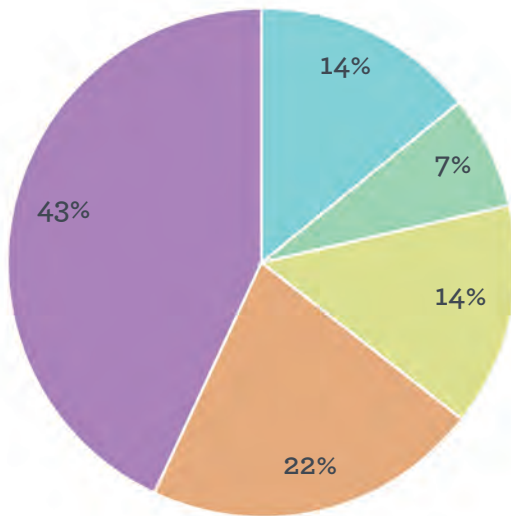
"Must have personal, fully enclosed lockable door garage , imperative please."

"Really hard to park at the moment, so priority parking would be nice"

"We need separate parking. I have disabilities, slip disk, walking difficulties"

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11. Podium



Comments:

"Good idea for those in flats"

"The parking spaces are exposed. Better with a door."

"It adds more beauty and creates a friendly environment for residents"

"Good practical solution."

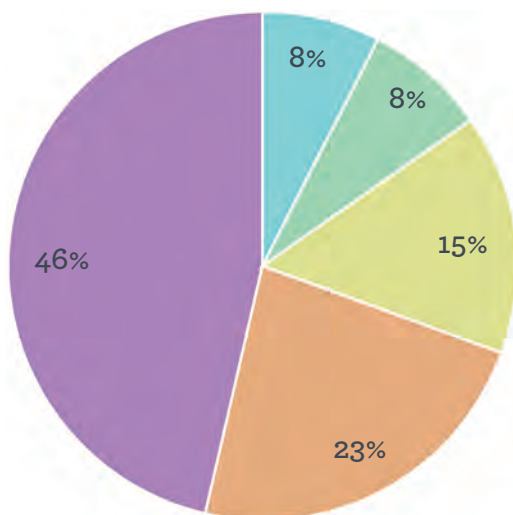
"Great idea but security is required."

"Will create anti-social areas. Drugs dealer's haven"

"Will slow traffic - safer"

14 RESPONSES
OUT OF 30

12. Tree planting



Comments:

"Trees are great!"

"Why rip up what we have?"

"Too many trees, spaces should be put to better use."

"EU funding? Mayor of London funding?"

"Add more beauty to the community and it will generate more."

"I like very much the greenery."

13 RESPONSES
OUT OF 30

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Any further comments

- “I feel there is too much emphasis on pedestrians. Only need one pavement away from entrances to houses. Pavements only need to be wide enough for buggies and wheelchairs. This is a residential area not a park or shopping centre. I hate the idea of lots of little play areas. This will affect privacy and peace. One or two larger areas on edge of estate would cause less disruption. More parking needed to accommodate residents visitors. I want peace when I go home.”
- “I’m not in favour of regeneration and all it comes with as you are taking away the things I need i.e. garage 3 car parking as I am a tenant and will be at the bottom of the list. I cannot even be guaranteed to buy the size property I want.”
- “Not in favour of regeneration, unless we all get like for like.”
- “In my opinion the layout is very modern and would create a friendly, secure and safe area for residents.”
- “Keep working hard for us. This is going to be great. Thank you.”
- “No consultation, no offer, how can I decide? Despite not knowing if I can live here? And no community centre.”
- “Very helpful.”
- “In my opinion the layout is very modern and would create a friendly, secure and safe area for residents.”
- “Don’t like permit idea. Visitor parking permits? At the moment it costs us nothing to park, us or our visitors. The open road down Mulholland and Acacia is not acceptable. It is a risk , we’ve already said this. It’s hard to distinguish feelings of the outside space with those of the homes. There is still no internal shared space / community hall.”
- “Please ask for a bridge for the train station if possible. The increase of incoming trains will increase traffic. If there is a bridge it will decrease the traffic.”
- “The kitchen and the sitting room should be separated. Sleep difficulties with my husband I would like to have 2 bedrooms please.”
- “Kitchen units in disabled units must be reachable - as all windows should be. Also disabled person should be able to open and close them too. Lifts should be oversized. Please don’t put toilet in corner of room.”





Existing homes

Proposed house and flat types

- Houses types 1, 2 and 3 - Town Houses
- House types 4 and 5 - Courtyard Houses
- House type 6 - Multi-generational
- House type 7 - Maisonettes
- House type 8 - Maisonettes
- Flat types



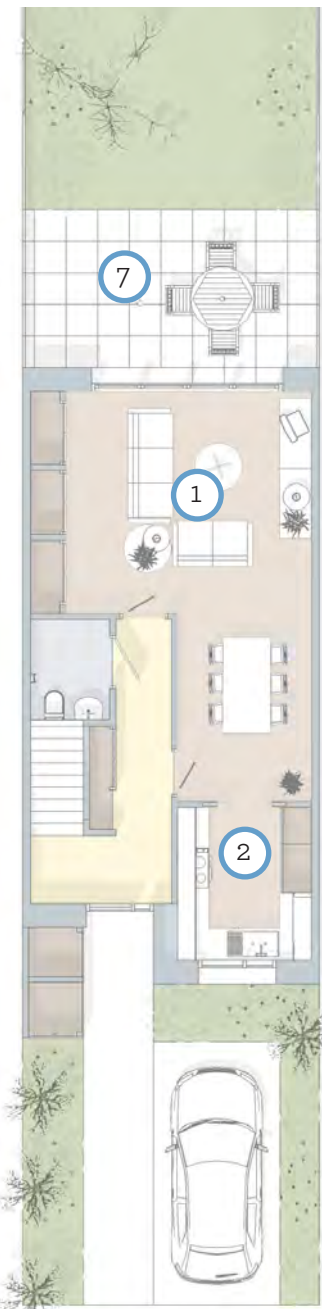
Flats with balconies



0 5 15 30 50 80 120M.

3 bedroom 2 storey house with overlooked parking

Ground floor



First floor

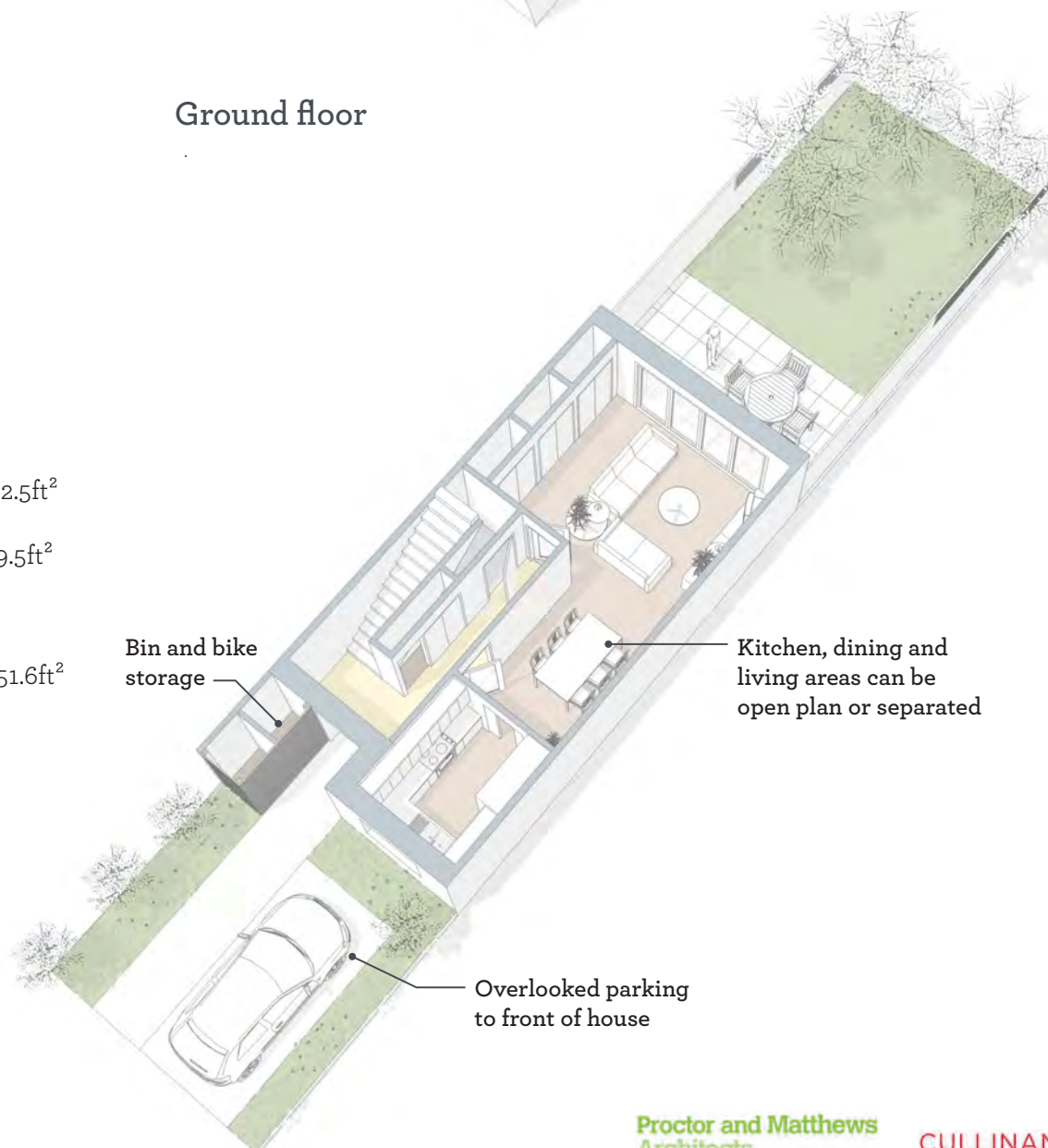


1	living/dining	28.6m ² /307.8ft ²	5	bedroom 3	8.6m ² /92.5ft ²
2	kitchen	7.3m ² /78.5ft ²	6	bathroom	4.6m ² /49.5ft ²
3	bedroom 1	13.3m ² /143.1ft ²	7	terrace/garden	
4	bedroom 2	12.6m ² /135.6ft ²		total storage	4.79m ² /51.6ft ²

First floor



Ground floor



- Kitchen, dining and living areas all on one level with direct garden access
- Flexible layout allows living areas to be open plan or separate
- Living, single bedroom and storage areas bigger than existing 3 bedroom houses
- Double bedrooms are smaller than existing but bigger than London Plan standards.
- Private overlooked parking space to front
- Could be converted to a four bedroom three storey house with a roof terrace by extending the stairway

3 bedroom 5 person two storey house with parking space in front

Total Internal Area (GIA): 111.8m² / 1203.4 sq.ft
 London Housing Design Guide min GIA: 96m² / 1033.3 sq.ft
 Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

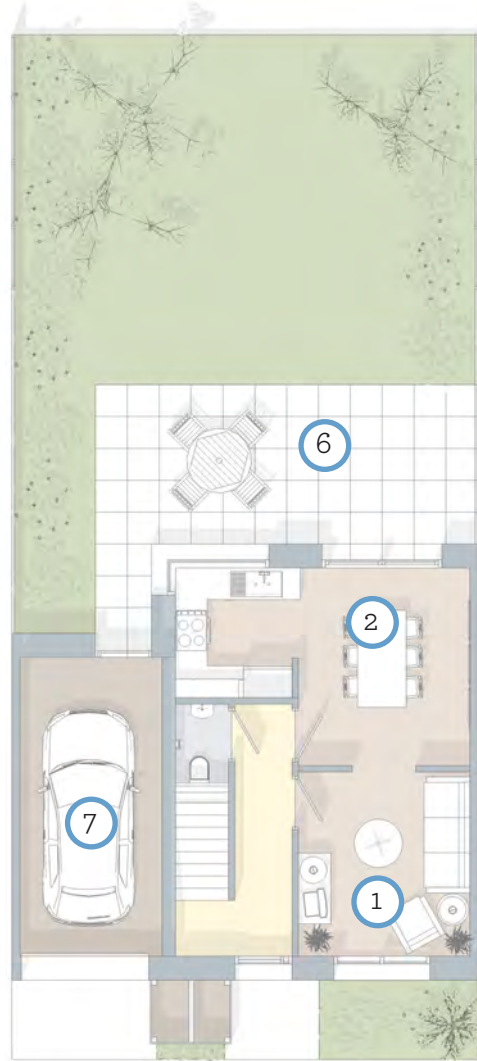


Examples of town houses

Kidbrooke Village Phase 1, Greenwich (left) and Horsted houses, Kent (right)

2 bedroom 2 storey house with garage

Ground floor



First floor



1	living	11.2m ² /120.5ft ²	5	bathroom	4.6m ² /49.5ft ²
2	kitchen/dining	17.7m ² /190.5ft ²	6	terrace/garden	
3	bedroom 1	14.6m ² /157ft ²	7	garage	15.1m ² /162.5ft ²
4	bedroom 2	15.8m ² /170ft ²		total storage	5.3m ² /57.0ft ²

2 bedroom 4 person two storey terrace house with garage

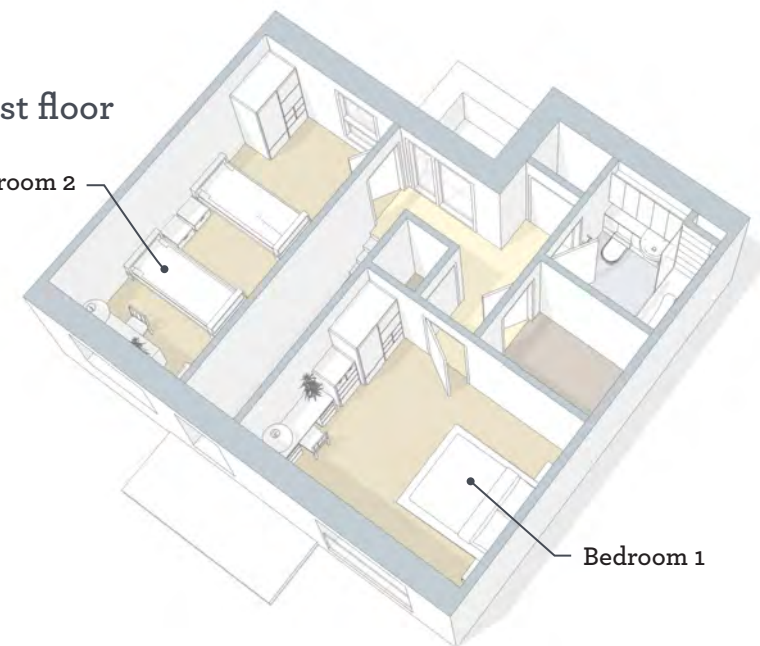
Total Internal Area (GIA): 94m² / 1011.8 sq. ft

London Housing Design Guide min GIA: 83m² / 893.4 sq. ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq. ft

First floor

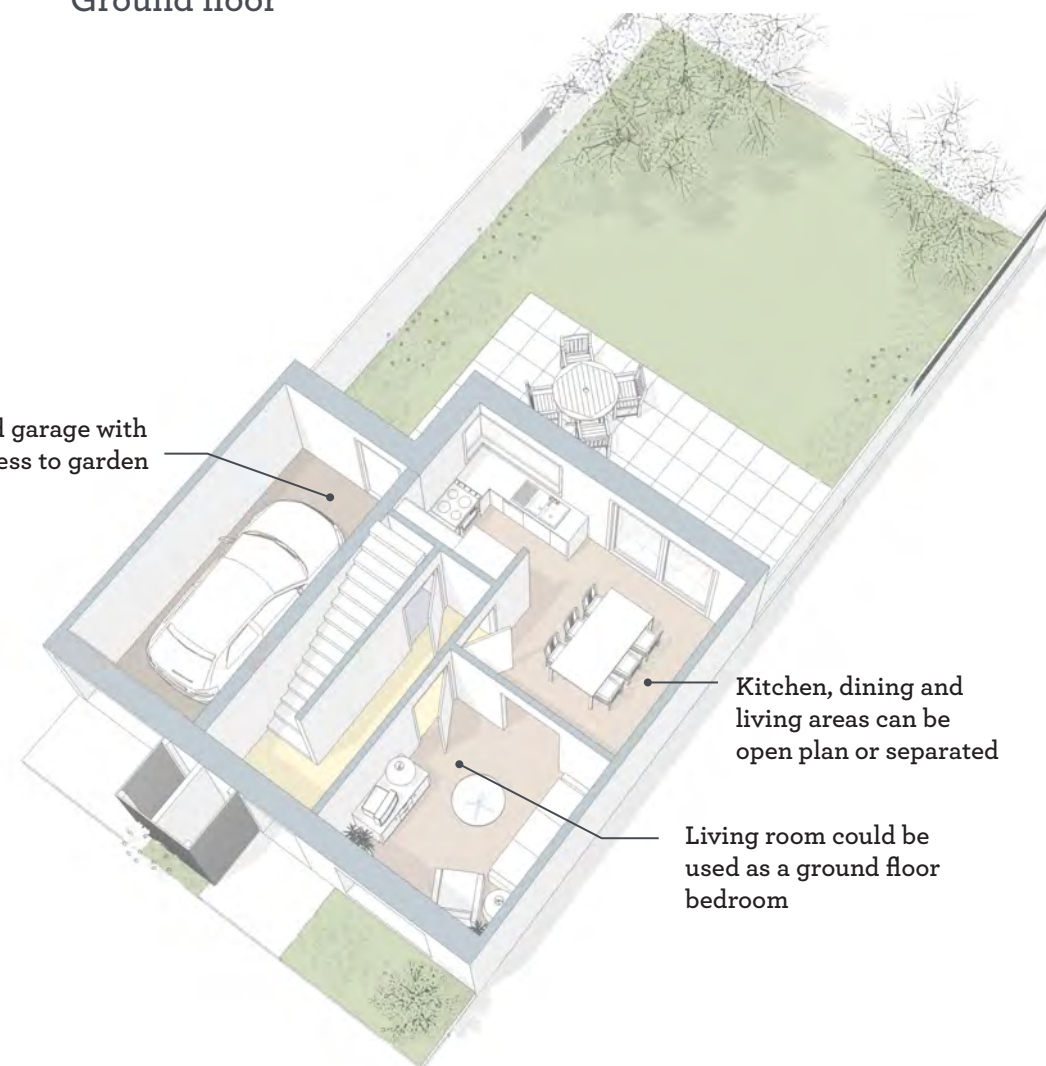
Bedroom 2



Bedroom 1

Ground floor

Integrated garage with direct access to garden



Kitchen, dining and living areas can be open plan or separated

Living room could be used as a ground floor bedroom

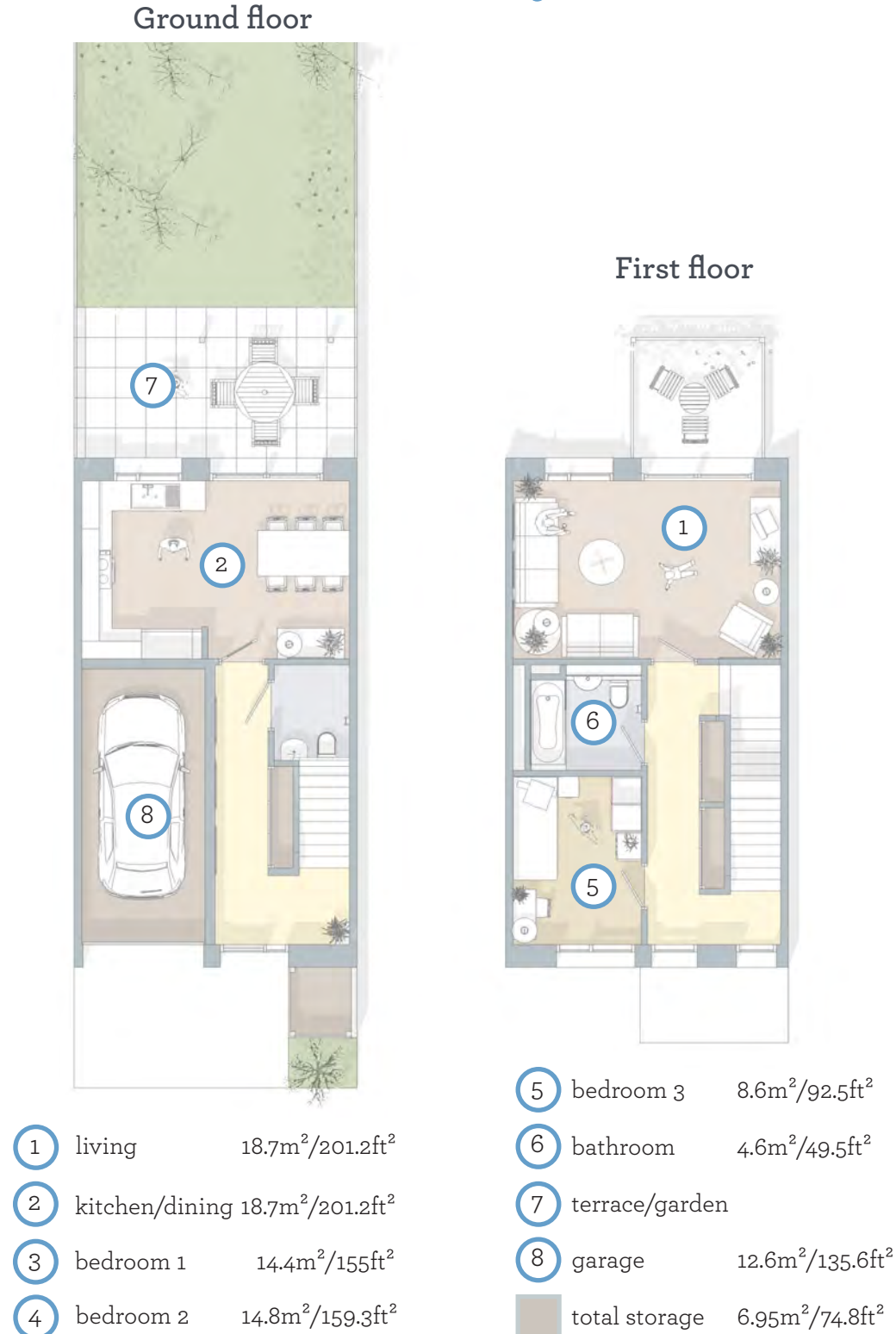
- Two storey two double bedroom house
- Integrated garage
- New rooms the same size or bigger than existing 3 bed houses
- An alternative for people wishing to downsize from existing three bedroom three storey houses
- Flexible layout allows living areas to be open plan or separate
- The living room could be swapped with one of the upstairs bedrooms to create a ground floor bedroom



Examples of town houses

Kidbrooke Village Phase 1, Greenwich (left) and Horsted houses, Kent (right)

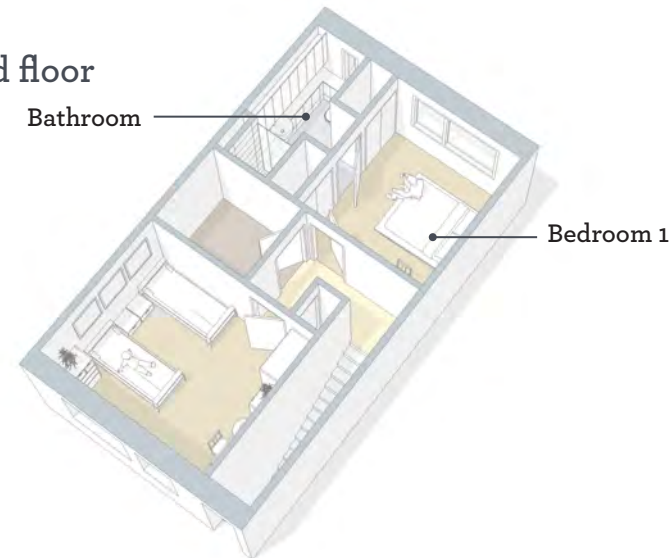
3 bedroom 3 storey house with garage



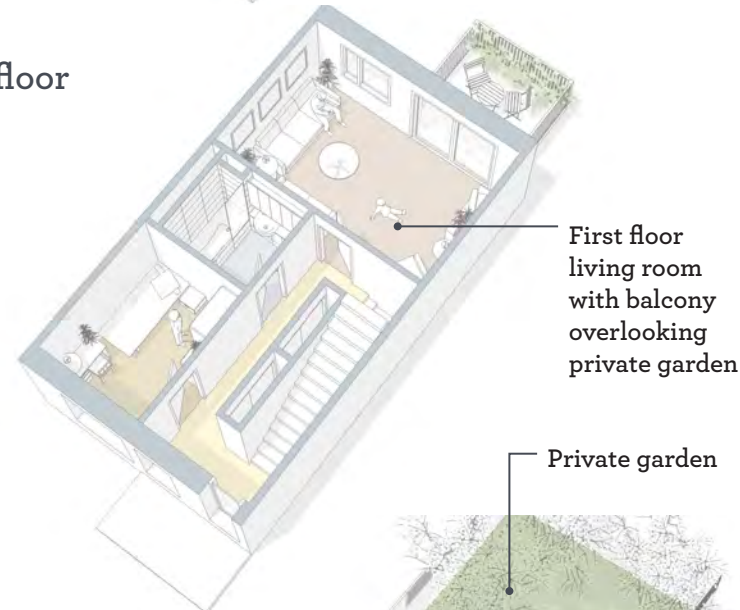
3 bedroom 5 person three storey terrace house with garage

Total Internal Area (GIA): 131.9m² / 1419.7 sq.ft
 London Housing Design Guide min GIA: 102m² / 1097.9 sq.ft
 Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

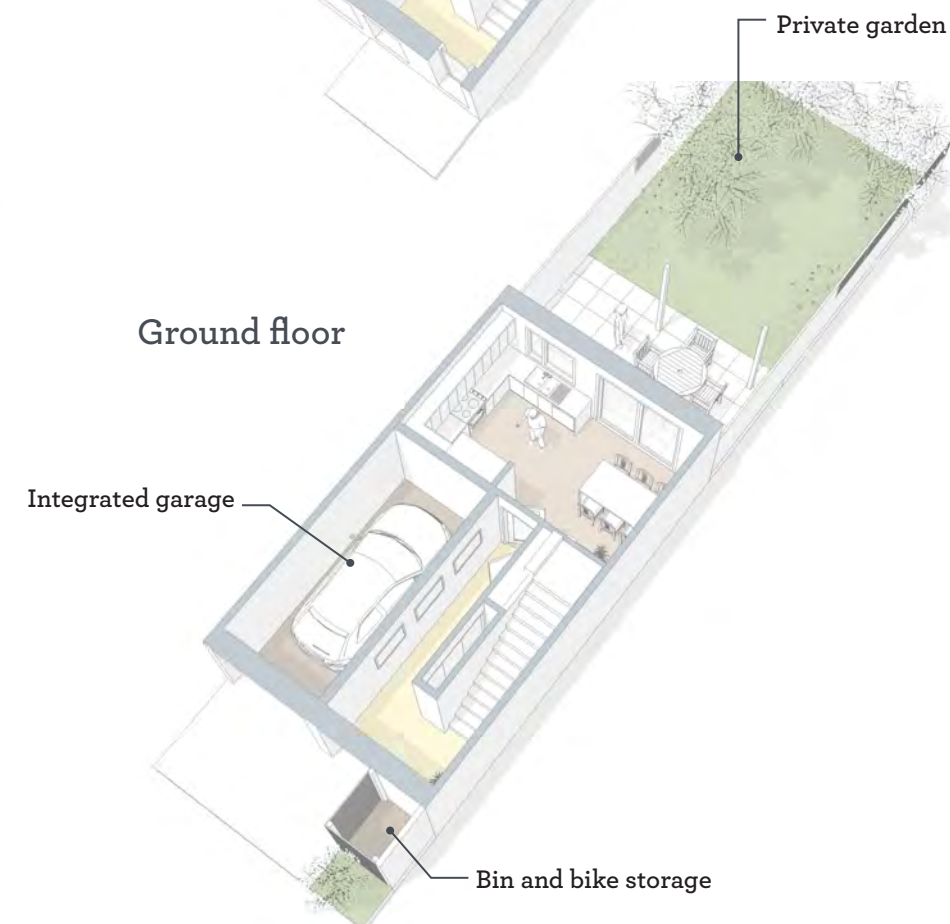
Second floor



First floor



Ground floor



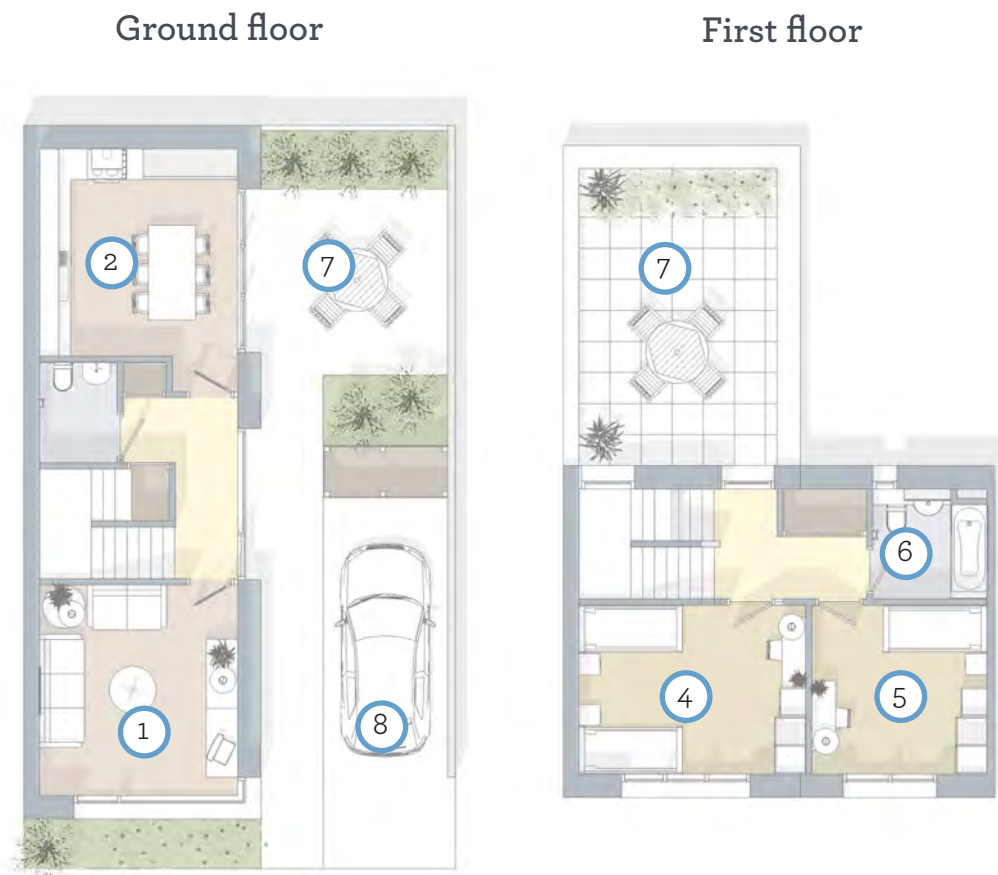
- Three storey three bedroom house with a similar layout to existing 3 bed houses
- Integrated garage
- New rooms the same size or bigger than existing 3 bedroom houses
- Location of living room to rear allows the possibility of a balcony with garden access and long views across the cemetery



Examples of town houses

Kidbrooke Village Phase 1, Greenwich (left) and Horsted houses, Kent (right)

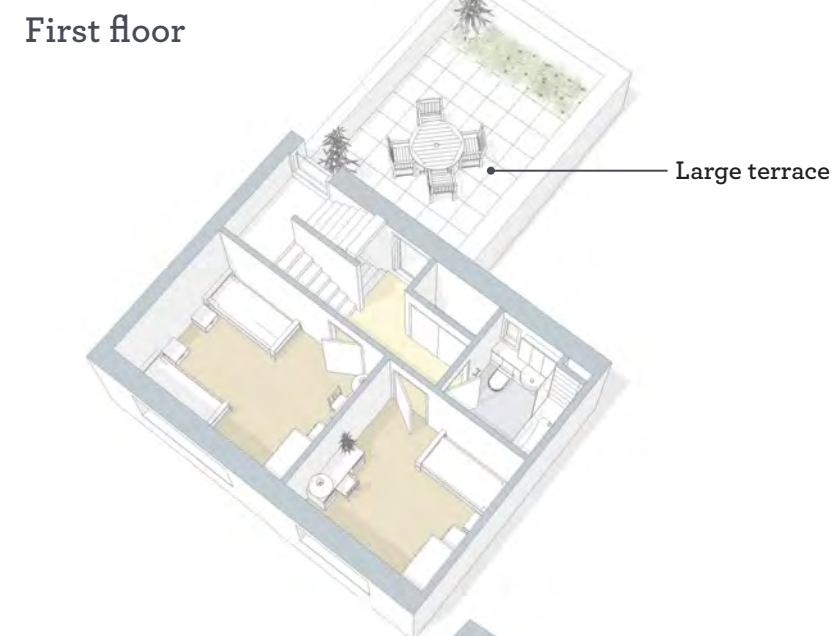
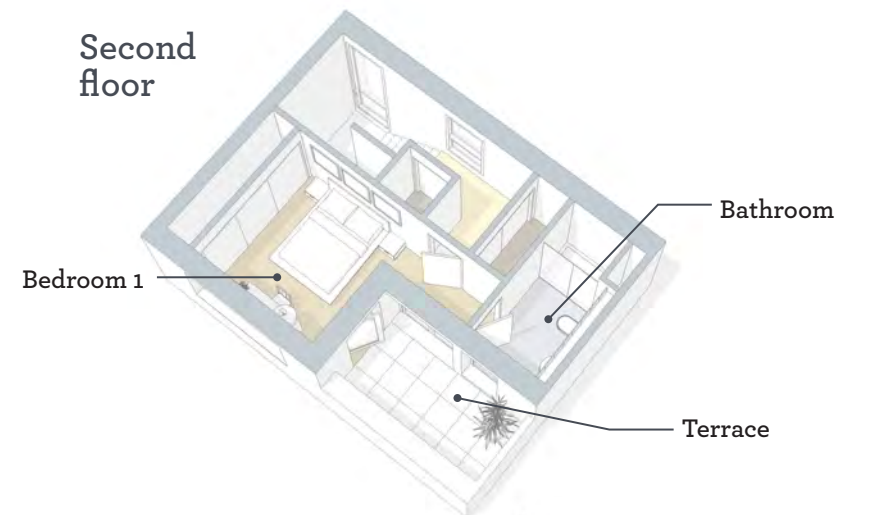
3 bedroom 3 storey house with carport



1 living	18.7m ² /201ft ²	5 bedroom 3	11.0m ² /118.4ft ²
2 kitchen/dining	15.3m ² /164.6ft ²	6 bathroom	4.6m ² /49.5ft ²
3 bedroom 1	14.8m ² /159.3ft ²	7 terrace/garden	
4 bedroom 2	14.4m ² /155ft ²	8 carport	12.6m ² /135.6ft ²
		total storage	4.8m ² /51.6ft ²

3 bedroom 5 person three storey house with inbuilt carport

Total Internal Area (GIA): 118.9m² / 1278.8 sq.ft
 London Housing Design Guide min GIA: 102m² / 1097.9 sq.ft
 Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft



- Three storey version of the three bedroom courtyard type house
- Integrated carport which could be gated
- New rooms the same size or bigger than existing 3 bedroom houses
- Courtyard garden off living/dining area
- Additional first and second floor terraces
- Some houses of this type have an extended rear garden



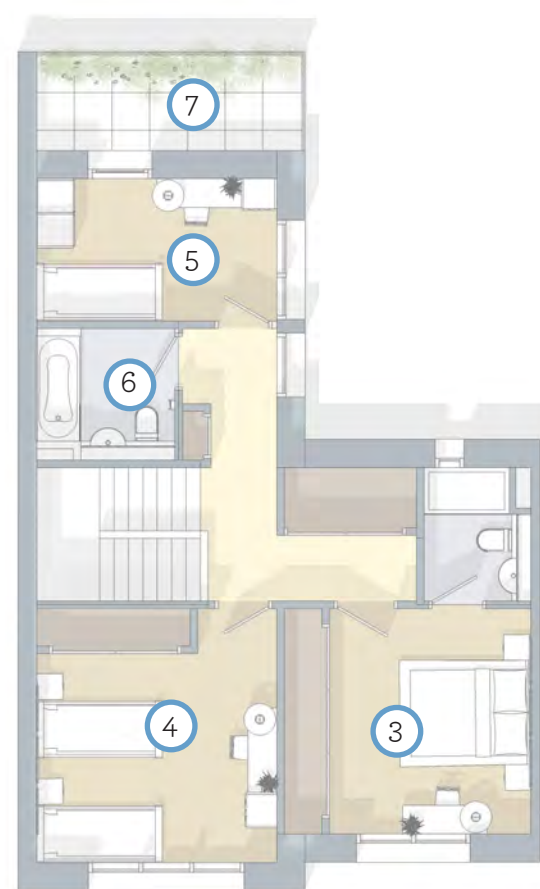
Examples of wide houses
 Great Kneighton, Cambridge (left) and Accordia, Cambridge (right)

3 bedroom 2 storey house with carport

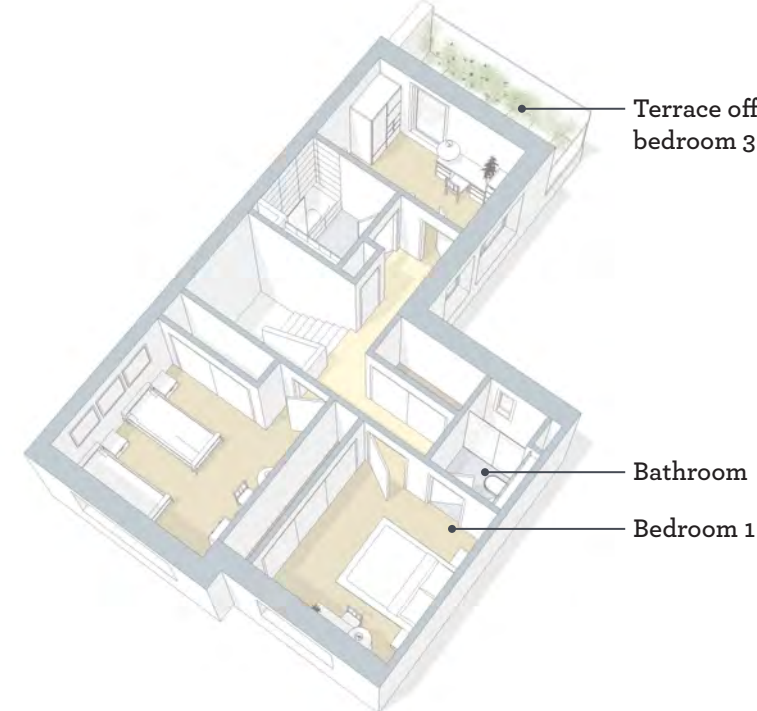
Ground floor



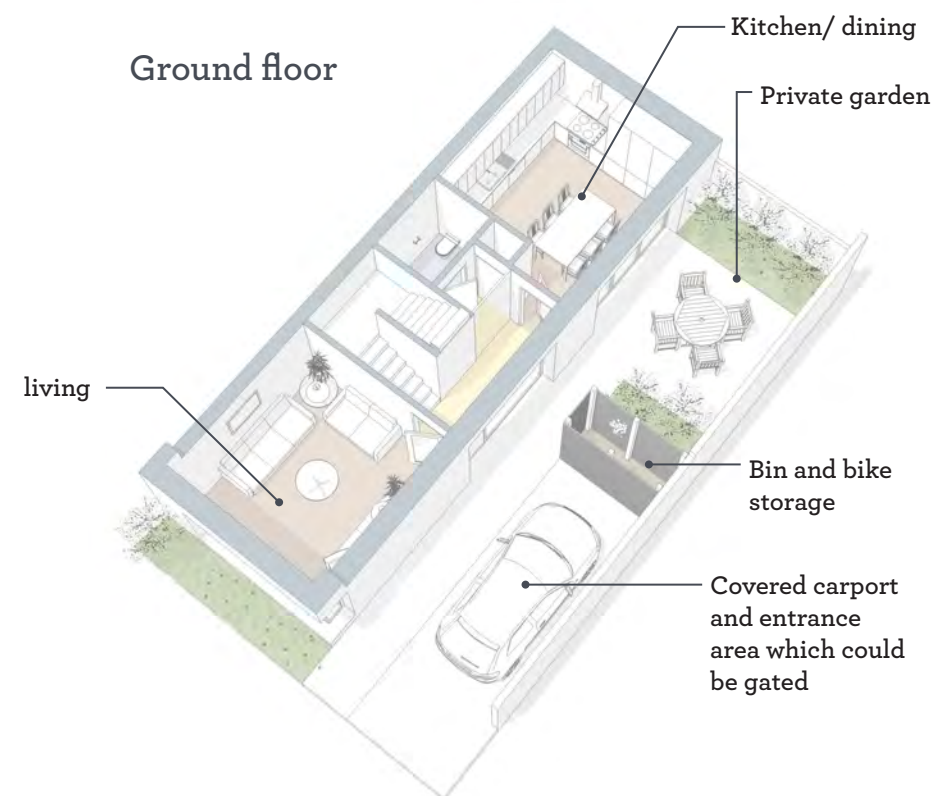
First floor



First floor



Ground floor



1 living	15.3m ² /164.6ft ²	5 bedroom 3	8.6m ² /92.5ft ²
2 kitchen/dining	15.6m ² /167.9ft ²	6 bathroom	4.6m ² /49.5ft ²
3 bedroom 1	14.1m ² /151.7ft ²	7 terrace/garden	
4 bedroom 2	14.4m ² /155ft ²	8 carport	
total storage		3.8m ² /40.9ft ²	

3 bedroom 5 person two storey house with inbuilt carport

Total Internal Area (GIA): 114m² / 1227 sq.ft

London Housing Design Guide min GIA: 96m² / 1033 sq.ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

- Two storey version of the three bedroom courtyard type house
- Integrated carport which could be gated
- New rooms the same size or bigger than existing 3 bedroom houses
- Courtyard garden off living/dining area
- Additional first floor terrace

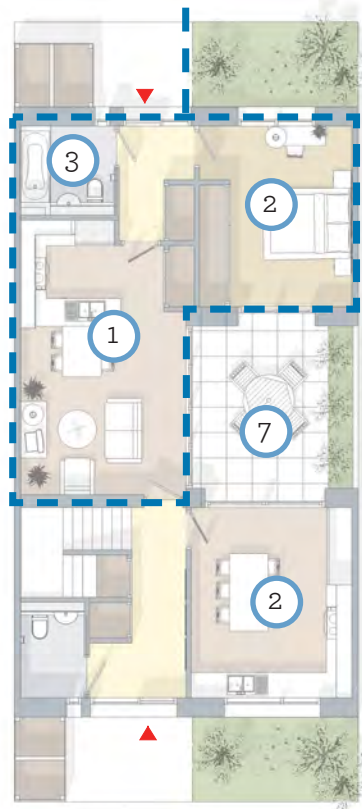


Examples of wide houses

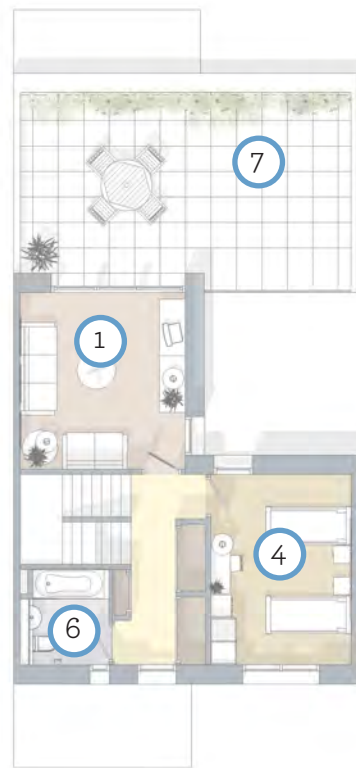
Great Kneighton, Cambridge (left) and Accordia, Cambridge (right)

3 storey multi-generational house

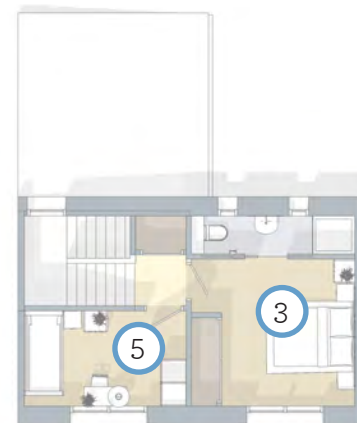
Ground floor



First floor



Second floor



1 bedroom 2 person self contained flat:

1	living/kitchen/dining	24.1m ² /259.4ft ²
2	bedroom	15.3m ² /164.6ft ²
3	bathroom	

1	living	16.2m ² /174.3ft ²	5	bedroom 3	8.5m ² /91.5ft ²
2	kitchen/dining	16.9m ² /181.9ft ²	6	bathroom	4.6m ² /49.51ft ²
3	bedroom 1	13.3m ² /143.1ft ²	7	terrace/garden	
4	bedroom 2	14.8m ² /159.3ft ²		total storage	5.62m ² /60.5ft ²

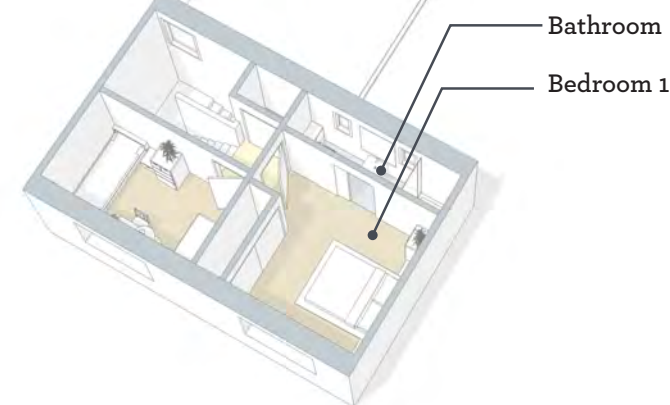
Three storey multi-generational house. 3 bedroom 5 person three storey house + 1 bedroom 2 person self contained ground floor flat.

Total Internal Area (GIA): 3B5P 121m² / 1302 sq.ft & 1B2P 50m² / 538 sq.ft (172m² / 1851 sq.ft in total)

London Housing Design Guide min GIA: 3B5P 102m² / 1097 sq.ft & 50m² / 538 sq.ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

Second floor



First floor

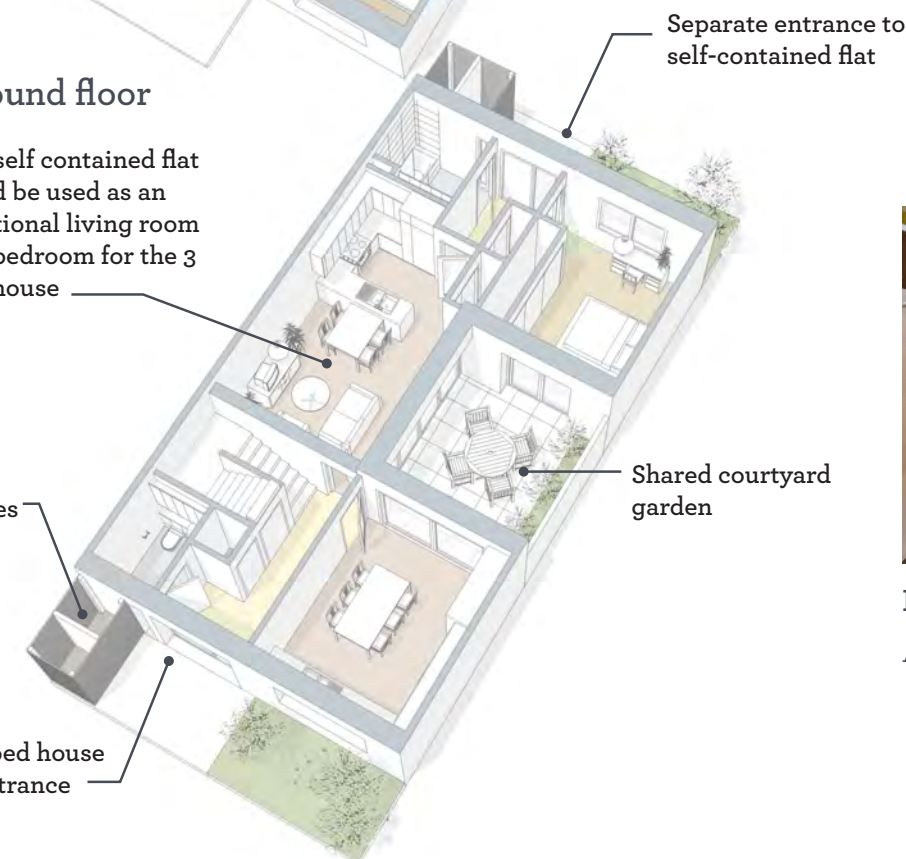


Ground floor

The self contained flat could be used as an additional living room and bedroom for the 3 bed house

Bin and bike stores

3 bed house entrance



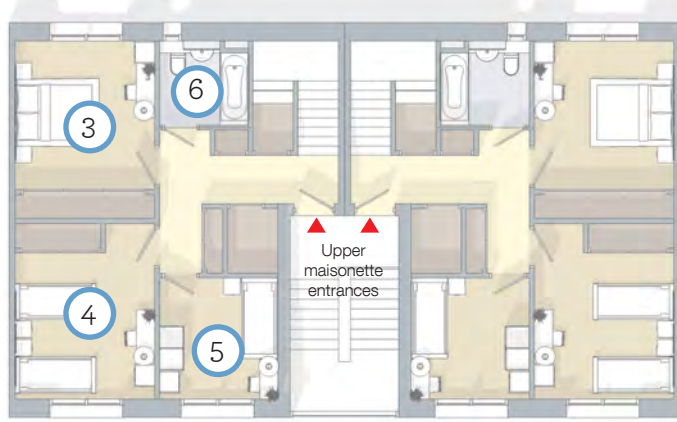
- Could be used as a three bedroom house with a separate self-contained one bedroom flat
- Alternately could be used as a four bedroom house with an additional ground floor living area
- New rooms the same size or bigger than existing 3 bedroom houses
- Courtyard garden off living/dining areas
- Large first floor terrace off living room



Example of a first floor terrace
Accordia, Cambridge

3 bedroom 5 person stacked maisonettes

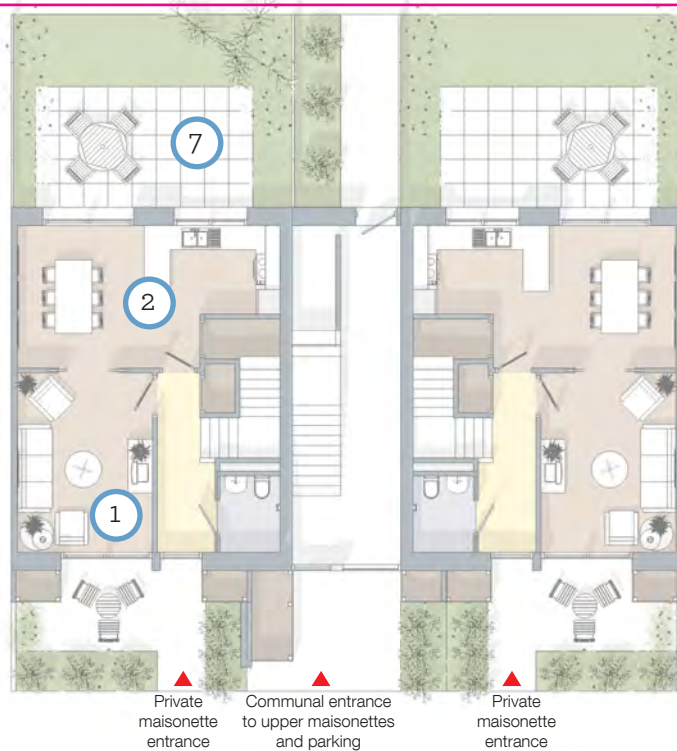
Second floor



Third floor



Ground floor



First floor



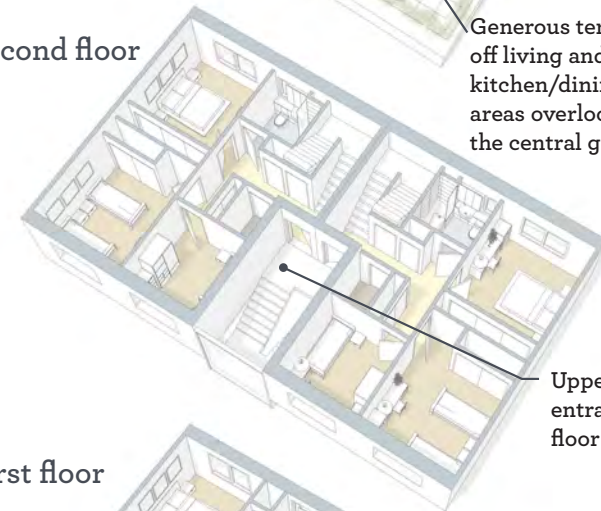
1	living	15.4m ² /165.7ft ²
2	kitchen/dining	18.6m ² /200.2ft ²
3	bedroom 1	15.3m ² /164.6ft ²
4	bedroom 2	15.0m ² /161.4ft ²
5	bedroom 3	8.8m ² /94.7ft ²
6	bathroom	4.6m ² /49.5ft ²
7	terrace	
	total storage	4.1m ² /44.1ft ²

1	living	14.9m ² /160.3ft ²
2	kitchen/dining	20.0m ² /215.2ft ²
3	bedroom 1	14.7m ² /158.2ft ²
4	bedroom 2	14.5m ² /156ft ²
5	bedroom 3	9.2m ² /99ft ²
6	bathroom	4.6m ² /49.5ft ²
7	garden/terrace	
	total storage	3.5m ² /37.7ft ²

Third floor



Second floor



First floor



Ground floor



- Lower maisonettes have own front door and front and rear gardens off living spaces
- Upper maisonettes share an access stair and have terraces off living areas
- New rooms the same size or bigger than existing 3 bedroom houses



An example of what stacked maisonettes could look like
Accordia, Cambridge

3 bedroom 5 person ground/first floor maisonettes with private entrances
and 3 bedroom 5 person second/third floor maisonettes above

Total Internal Area for ground and first floor maisonette (GIA): 110m² / 1184.0 sq.ft

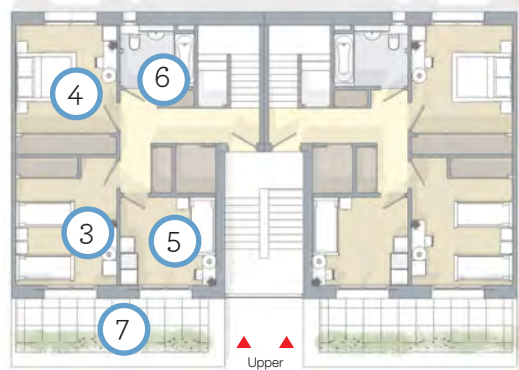
Total Internal Area for second and third floor maisonette (GIA): 111m² / 1194.8 sq.ft

London Housing Design Guide min GIA: 96m² / 1033.3 sq.ft

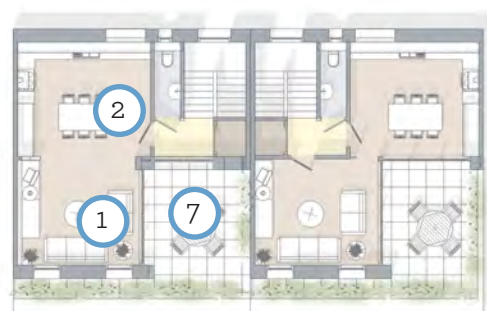
Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

3 bedroom 5 person stacked maisonettes with covered parking

Second floor

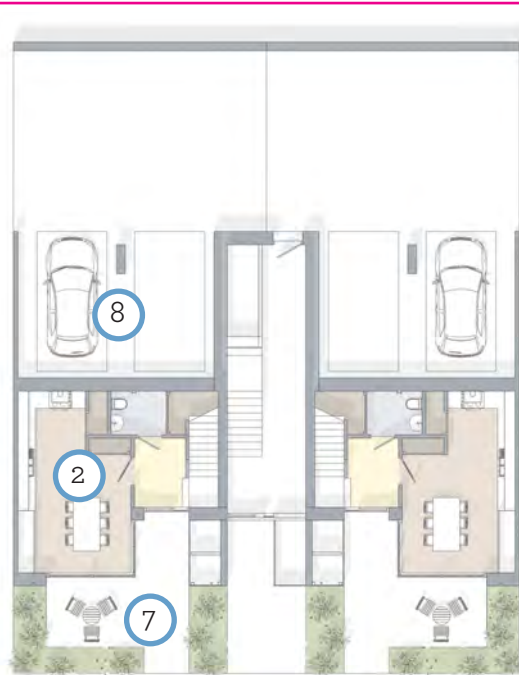


Third floor

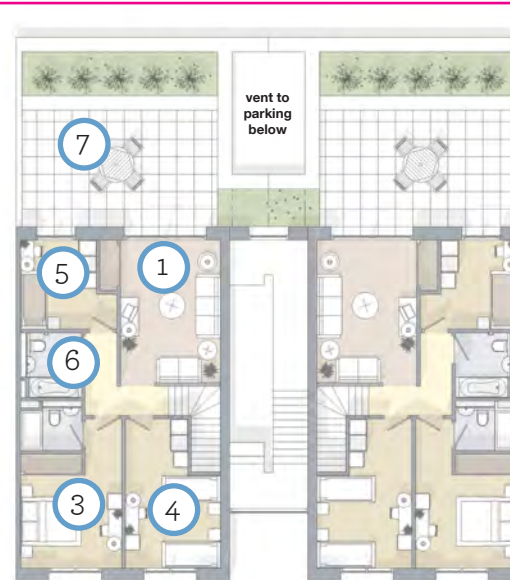


1	living	15.4m ² /165.7ft ²
2	kitchen/dining	20.0m ² /215.2ft ²
3	bedroom 1	15.0m ² /161.4ft ²
4	bedroom 2	15.3m ² /164.6ft ²
5	bedroom 3	9.8m ² /105.4ft ²
6	bathroom	4.6m ² /49.5ft ²
7	terrace	
	total storage	4.8m ² /51.6ft ²

Ground floor



First floor

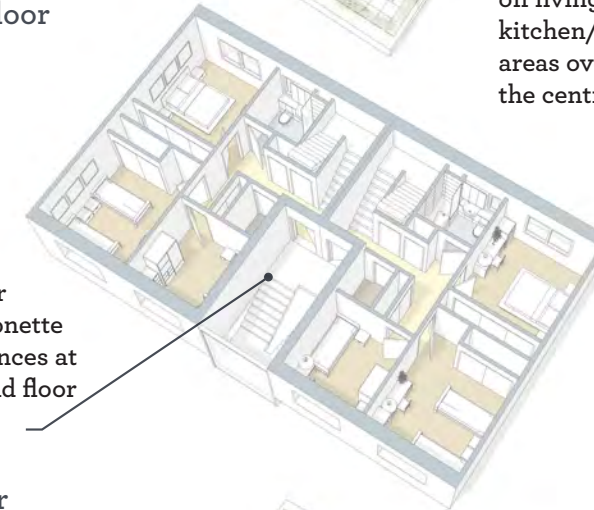


1	living	16.1m ² /173.2ft ²
2	kitchen/dining	20.7m ² /222.8ft ²
3	bedroom 1	15.1m ² /162.5ft ²
4	bedroom 2	14.5m ² /156ft ²
5	bedroom 3	8.8m ² /94.7ft ²
6	bathroom	4.6m ² /49.5ft ²
7	terrace	
8	undercroft parking	
	total storage	3.3m ² /35.5ft ²

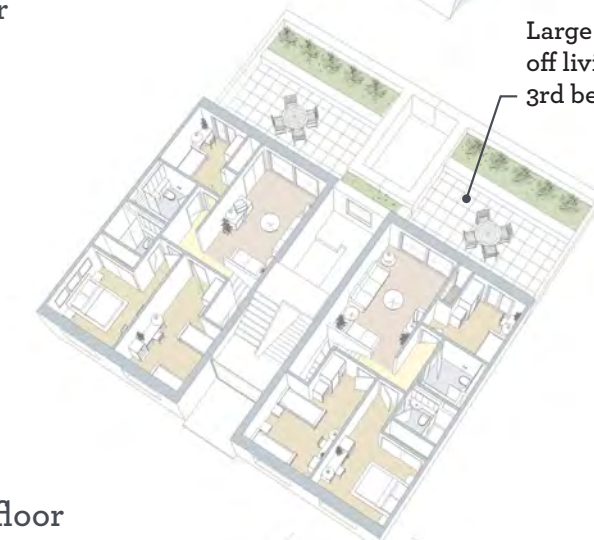
Third Floor



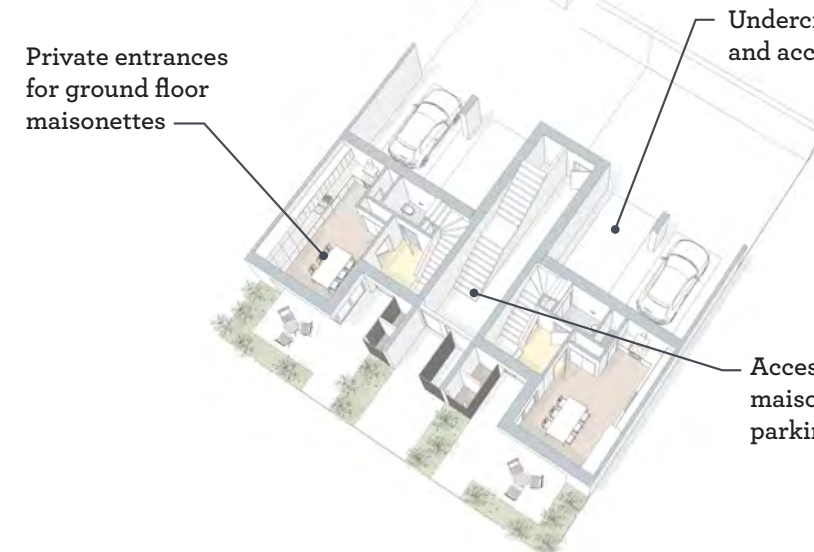
Second floor



First floor



Ground floor



Generous terraces off living and kitchen/dining areas overlooking the central green

Large rear terraces off living rooms and 3rd bedrooms

Private entrances for ground floor maisonettes

Undercroft parking and access driveway

Access to upper maisonettes and parking

- Lower maisonettes have own front door, front gardens and rear terraces off living spaces
- Upper maisonettes share an access stair and have terraces off bedrooms and living areas
- New rooms the same size or bigger than existing 3 bedroom houses
- All maisonettes have an allocated undercover parking space



An example of what stacked maisonettes could look like
Accordia, Cambridge

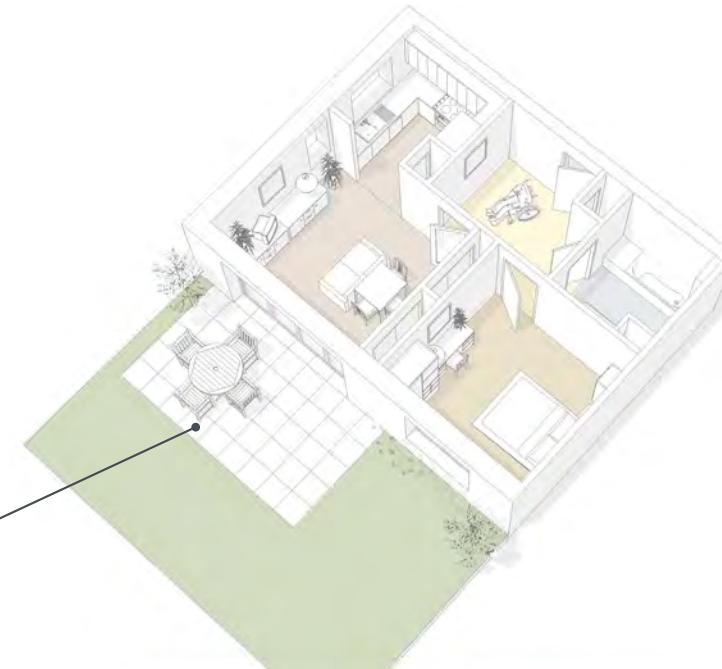
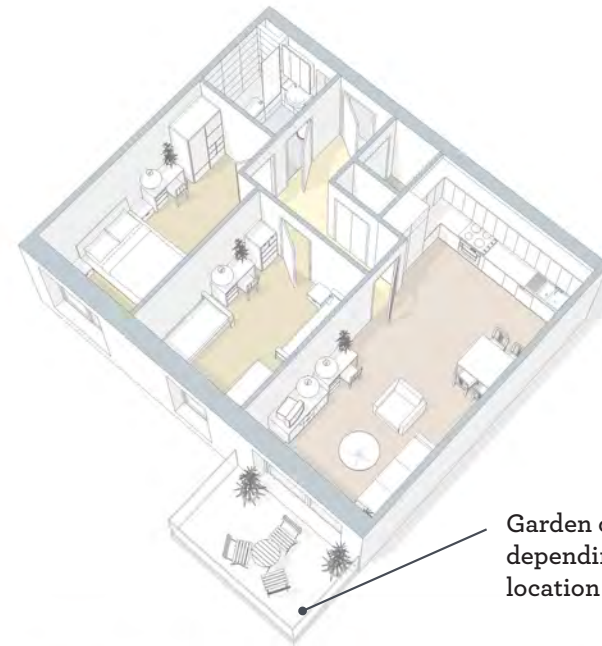
3 bedroom 5 person ground/first floor maisonettes with private entrances and 3 bedroom 5 person second/third floor maisonettes above, all with covered parking spaces

Total Internal Area for ground and first floor maisonette (GIA): 113m² / 1216.3 sq.ft

Total Internal Area for second and third floor maisonette (GIA): 108m² / 1162.5 sq.ft

London Housing Design Guide min GIA: 96m² / 1033.3 sq.ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft



Garden or balcony depending on flat location

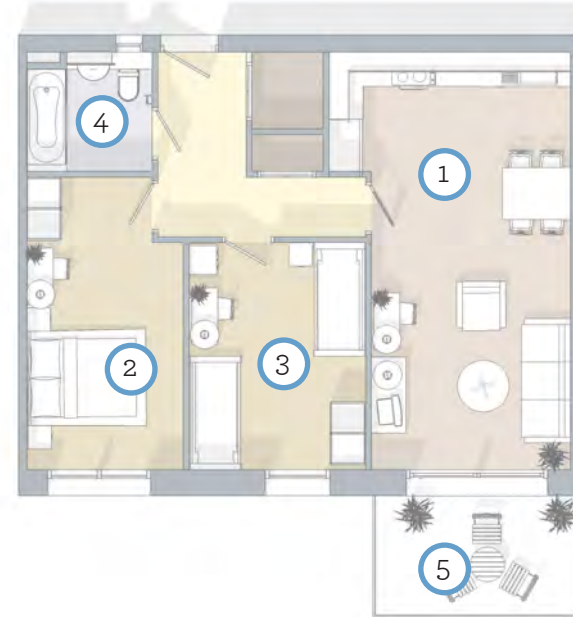
Example
1 bedroom 2 person flat



- ① living/kitchen/dining 23.1m²/248.6ft²
- ② bedroom 14.0m²/150.6ft²
- ③ bathroom 4.6m²/49.51ft²
- ④ balcony min 5m²/53.8ft²
- total storage 3.36m²/36.2ft²

Total Internal Area: 51.9m² / 558.6 sq.ft
London Housing Design Guide min GIA: 50m² / 538.2 sq.ft
Existing 1 bed flat GIA: 47.1m² / 506.9 sq.ft

Example
2 bedroom 4 person flat



- ① living/kitchen/dining 28.1m²/302.4ft²
- ② bedroom 1 14.7m²/158.2ft²
- ③ bedroom 2 12.6m²/135.6ft²
- ④ bathroom 4.6m²/49.5ft²
- ⑤ balcony min 7m²/75.3ft²
- total storage 2.5m²/27ft²

Total Internal Area: 79.0m² / 850.3 sq.ft
London Housing Design Guide min GIA: 70m² / 753.4 sq.ft
Existing 2 bed flat GIA: 69.0m² / 742.7 sq.ft

Example
1 bedroom 2 person wheelchair accessible flat



- ① living/kitchen/dining 23.6m²/254ft²
- ② bedroom 14.4m²/155ft²
- ③ bathroom 4.6m²/49.5ft²
- ④ balcony or private garden
- total storage 2.5m²/27ft²

Total Internal Area: 58.5m² / 629.6 sq.ft
London Housing Design Guide min GIA: 50m² / 538.2 sq.ft plus meeting the Habinteg Wheelchair Housing Design Guide
Existing 1 bed wheelchair flat GIA: 54.3m² / 584.4 sq.ft

- Detailed design of kitchens and bathrooms within wheelchair accessible flats to be developed with individual residents to suit their requirements
- Wheelchair flats to have associated parking including garages, covered parking spaces, courtyard parking and on-street parking
- The largest areas/ dimensions for existing flats have been shown for comparison
- Additional windows to kitchen/living/dining in corner units
- Option to have separate kitchen/diner for 2 bed flats



Example of flat type
Accordia, Cambridge



Welcome

Welcome to the latest consultation on the future of your neighbourhood. Thank you for all your comments so far. With your help we have made some important changes to the master plan to make sure it will work best for you and your community.

We are here today to explain the plans, answer your questions and listen to your views. Please fill in a questionnaire and let us know what you think. You can also contact your regeneration officer with any questions on **020 3441 8518**.

Why regeneration?

We are committed to making sure you have high-quality homes that are safe, secure and meet your needs.

The regeneration will offer a much wider choice of homes than are currently on your neighbourhood. In almost every case the new homes will be larger than the homes they replace and none will be smaller. Every home will have a private garden, balcony or terrace.

We have worked closely with you to make sure the designs of the homes are attractive, energy-efficient and spacious. They will be flexible and adaptable to give you choice and to meet your changing needs.

Circle Housing Merton Priory is a charity and any surplus it makes goes into enhancing the life chances of residents through its investment in local communities.





Residents offer

For existing Circle Housing Merton Priory tenants

We've listened carefully to what residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay and helps keep the community together.

If regeneration goes ahead we promise the following:



new homes for all existing tenants



keep the same tenancy rights you have now



disturbance payment of £3,000



Relocation payment of £4,900 per household



free, professional packing and removals



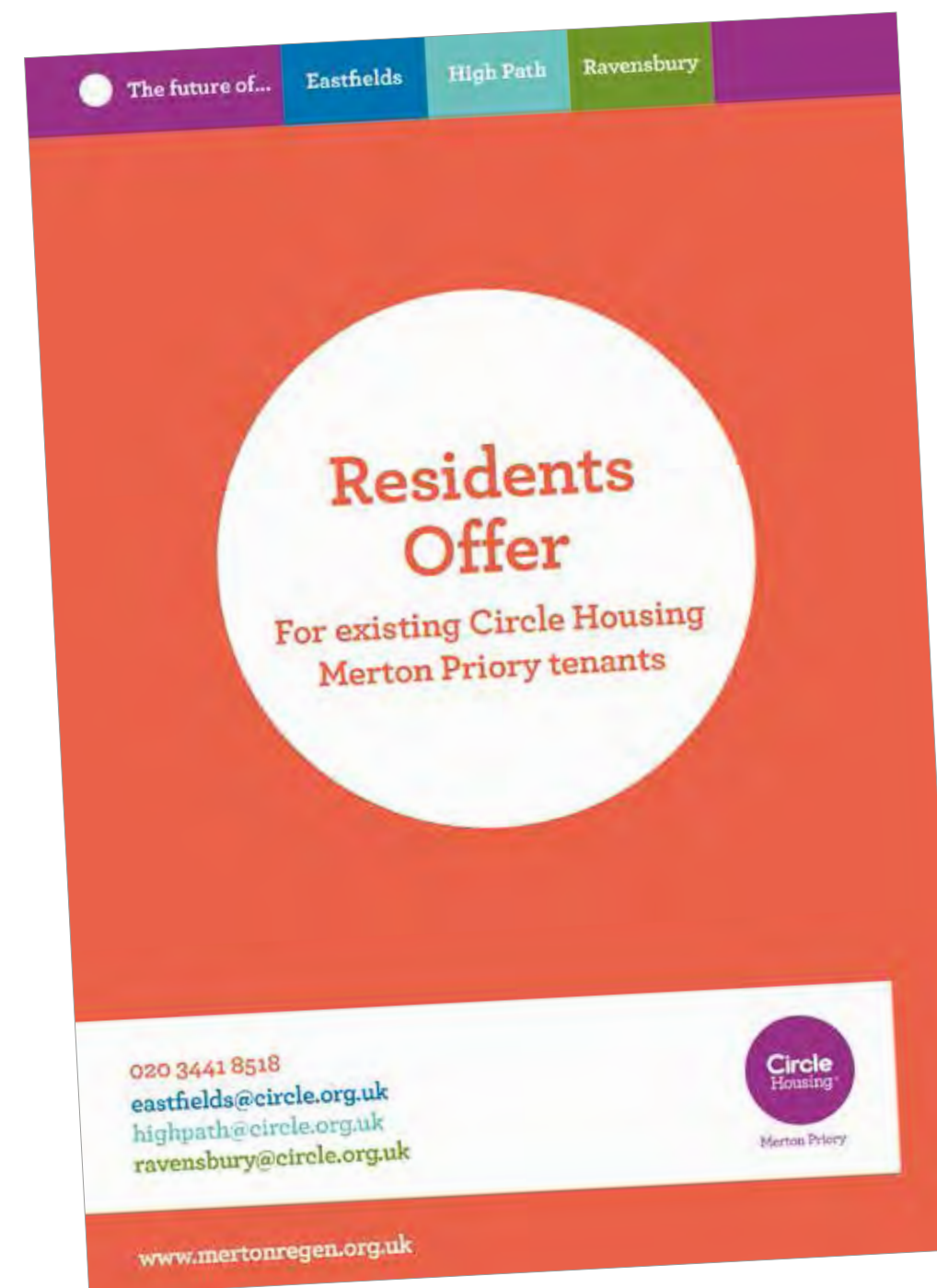
free handyperson service to help older and vulnerable tenants



help if you need to move temporarily because of regeneration



new energy-efficient fridge freezer, washing machine, cooker and dishwasher.









Residents offer

For non-resident homeowners (leaseholders and freeholders)

We've listened carefully to what residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay and helps keep the community together.

If regeneration goes ahead we promise the following:

-  open market value for your property, plus a 7.5 per cent additional payment
-  legal fees and other costs reimbursed
-  payment of Stamp Duty Land Tax
-  opportunity to buy a new home at market value





Residents offer

For resident homeowners (leaseholders and freeholders)

We've listened carefully to what residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay and helps keep the community together.

If regeneration goes ahead we promise a range of options to meet your needs, including the following:



a new replacement home at no additional cost to you if you choose to stay, or



open market value for your home plus 10 per cent if you prefer to leave, or



a shared equity option for those who prefer it

Plus:



a disturbance payment of £3,000 per household



free and independent valuation of your home



legal fees and other costs reimbursed



payment of Stamp Duty Land Tax



help if you need to move temporarily because of regeneration





Ravensbury Court Residents offer

For existing Circle Housing Merton Priory tenants

We've listened carefully to what Ravensbury Court residents have told us about their hopes and expectations for the Residents Offer.

We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay in Ravensbury Court and helps keep the community together.

If regeneration goes ahead we promise the following:



a refurbished and improved home for all



keep the same tenancy rights you have now



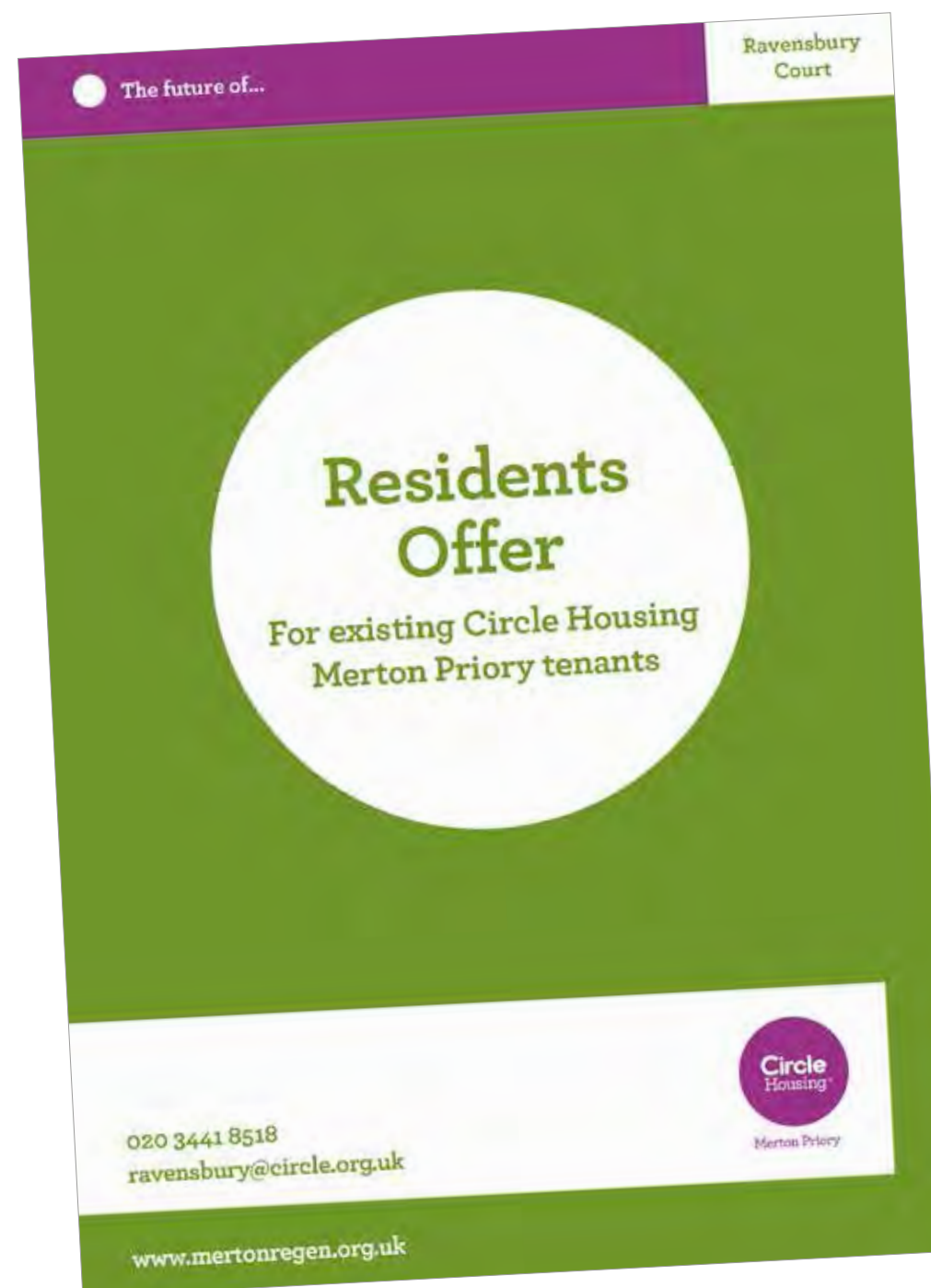
disturbance payment of £1,000



no need to move out of your home when the improvement work is being done



free handyperson service to help older and vulnerable tenants





Ravensbury Court Residents offer

For non-resident homeowners
(leaseholders and freeholders)

We've listened carefully to what Ravensbury Court residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay in Ravensbury Court and helps keep the community together.

If regeneration goes ahead we promise the following:



a refurbished and improved Ravensbury Court



the terms of your lease would not be affected in any way



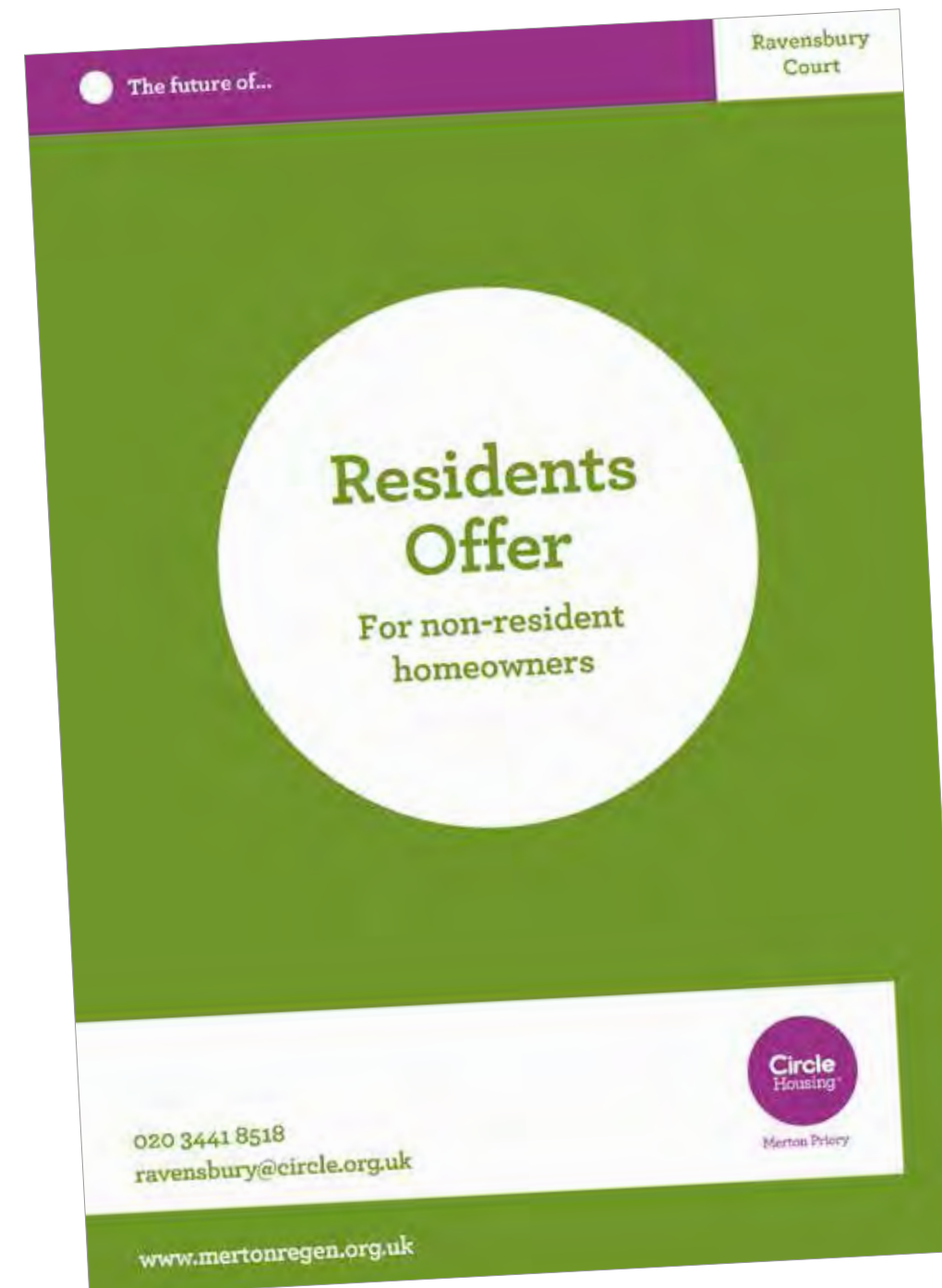
no need for your tenants to move out when the improvement work is being done



a say in what improvements are made to your property



option to buy into internal improvements












Ravensbury Court Residents offer


For resident homeowners (leaseholders and freeholders)

We've listened carefully to what Ravensbury Court residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay in Ravensbury Court and helps keep the community together.

If regeneration goes ahead we promise a range of options to meet your needs, including the following:

-  external improvements and repairs for all
-  option to buy into internal improvements
-  a say in what improvements are made to your property
-  your financial contribution to the improvements limited to no more than £15,000
-  payment of £1,000 per household
-  no need to move out of your home when the improvement work is being done
-  no change to your lease

Or:

-  a new Circle Housing Standard 125 year lease at no extra cost on completion of the refurbishment works





Benefits for you and your neighbourhood

If regeneration goes ahead it will bring benefits to the community including:

- **Creating new jobs for local people** – Regeneration will create jobs and apprenticeships during construction and in the new, improved neighbourhood. This will add to the opportunities already available through our Routes2Work programme. For more information about Routes2Work, please visit www.circleopportunities.org.uk or contact us on 0300 500 3000 from a landline, 020 3441 8612 from a mobile or by email at routes2work@circle.org.uk
- **Expanding and improving open, green space** – Each home will have private outdoor space. We know residents also want to see green space throughout their neighbourhood. We have included communal outdoor space with planting, trees and seating as well as activity and play areas.
- **Investing in local schools** – We will provide funding to Merton Council to create more primary and secondary school places. The council could use this money to expand local schools or build new ones for existing and future residents.
- **Better public transport** – We will invest in local public transport improvements so that your neighbourhood is better connected to nearby areas.
- **New and improved community facilities** – You said community facilities are important to you. The master plan will include new and improved community space that can be used for meetings, events, classes and clubs.



Sketch of proposed High Path neighbourhood



Sketch of a proposed mews street in Ravensbury



Sketch of proposed landscaping in central green area in Eastfields



Next steps

Please talk to our team and fill in a feedback form to tell us what you think.



We're happy to arrange another time to talk through the Residents Offer and master plan as well as answer any of your questions.

Contact us

020 3441 8518

The Grange, 1 Central Road, Morden, Surrey, SM4 5PQ

www.mertonregen.org.uk

eastfields@circle.org.uk

highpath@circle.org.uk

ravensbury@circle.org.uk



Independent advice

You can also contact NewmanFrancis for independent advice on Freephone 0800 644 6040 (charges apply for calls from mobiles).

Tel 020 8555 2139

mertonregen@newmanfrancis.org



Independent survey

Over the next few weeks an independent opinion survey will be carried out to get your views on regeneration. This will be done by Membra, a leading independent research and survey agency.

You will be asked your views on the proposed regeneration, master plan and Residents Offer. Membra's staff will visit every resident's home. Additional arrangements will be made for older and more vulnerable residents. You can find out more about Membra by visiting www.membra.co.uk

More information about the survey will be sent to you soon.



The vision for your neighbourhood

Strong connections to surrounding open spaces

Connect and improve Mulholland Close and Acacia Road - with traffic calming to slow down cars, along a direct tree lined route between Woodstock Way and Tamworth Lane

A wide range of houses, maisonettes and flats to give choice and flexibility

Flats and taller buildings of five to seven storeys are proposed along Acacia Road

St Mark's Church of England Academy

Mitcham Eastfields Station

Play Park

Streatham Park Cemetery and Crematorium

A series of traditional streets with homes opening onto them, will create safer routes for residents and improve access to surrounding areas and nearby facilities

Houses along Clay Avenue to have long views across the cemetery edge. Streets leading to Clay Avenue will provide views into the cemetery

Approximately 600-650 new homes and over 500 car parking spaces

Keep as many valuable trees as possible and improve the central green space, with a strong connection to the play park

The master plan layout

Eastfields master plan: June 2015



- 1 Shared surface entrance
- 2 Secure parking underneath the building
- 3 Flats along Clay Avenue to frame views into cemetery
- 4 Play areas
- 5 Shared courtyards with retained trees
- 6 Shared surface street
- 7 Parking courtyards

Spaces and streets

The central green space



View along the central green space with play areas, spaces to rest and safe pedestrian pathways

Parking underneath buildings



Entrances to parking areas with landscaped green courtyards for residents above

The traditional street



Neighbourhood street with trees, cycle and car parking



Spaces and streets

The central green space



Central green space with play court, seating areas and 'vegetable gardens'

Mulholland Close



Tree lined route with regular shared surface crossings to slow down cars

Courtyards



Courtyards with existing trees, parking areas and play spaces



Proposed house and flat types

- Houses types 1, 2 and 3 - Town houses
- House types 4 and 5 - Courtyard houses
- House type 6 - Multi-generational houses
- House type 7 - Maisonettes
- House type 8 - Maisonettes
- Flats



3 bedroom 2 storey house with overlooked parking

Ground floor



First floor



1	living/dining	28.6m ² /307.8ft ²	5	bedroom 3	8.6m ² /92.5ft ²
2	kitchen	7.3m ² /78.5ft ²	6	bathroom	4.6m ² /49.5ft ²
3	bedroom 1	13.3m ² /143.1ft ²	7	terrace/garden	
4	bedroom 2	12.6m ² /135.6ft ²		total storage	4.79m ² /51.6ft ²

First floor



Ground floor



- Kitchen, dining and living areas all on one level with direct garden access
- Flexible layout allows living areas to be open plan or separate
- Living, single bedroom and storage areas bigger than existing three bedroom houses
- Double bedrooms are smaller than existing but bigger than London Plan standards
- Private overlooked parking space at the front
- Could be converted to a four bedroom three storey house with a roof terrace by extending the stairway

3 bedroom 5 person two storey house with parking space in front

Total Internal Area (GIA): 111.8m² / 1203.4 sq.ft
 London Housing Design Guide min GIA: 96m² / 1033.3 sq.ft
 Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

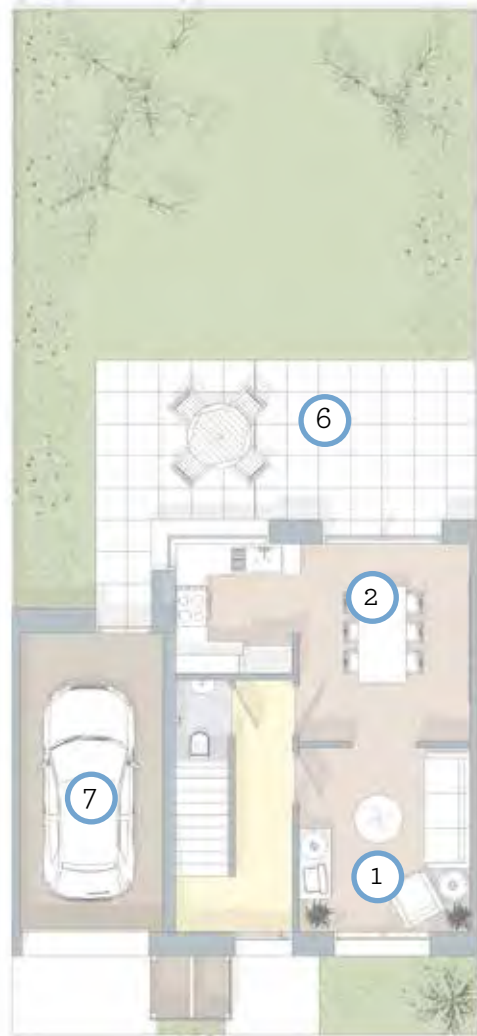


Examples of town houses

Kidbrooke Village Phase 1, Greenwich (left) and Horsted houses, Kent (right)

2 bedroom 2 storey house with garage

Ground floor



First floor



1 living	11.2m ² /120.5ft ²	5 bathroom	4.6m ² /49.5ft ²
2 kitchen/dining	17.7m ² /190.5ft ²	6 terrace/garden	
3 bedroom 1	14.6m ² /157ft ²	7 garage	15.1m ² /162.5ft ²
4 bedroom 2	15.8m ² /170ft ²	total storage	5.3m ² /57.0ft ²

2 bedroom 4 person two storey terrace house with garage

Total Internal Area (GIA): 94m² / 1011.8 sq. ft

London Housing Design Guide min GIA: 83m² / 893.4 sq. ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq. ft

First floor

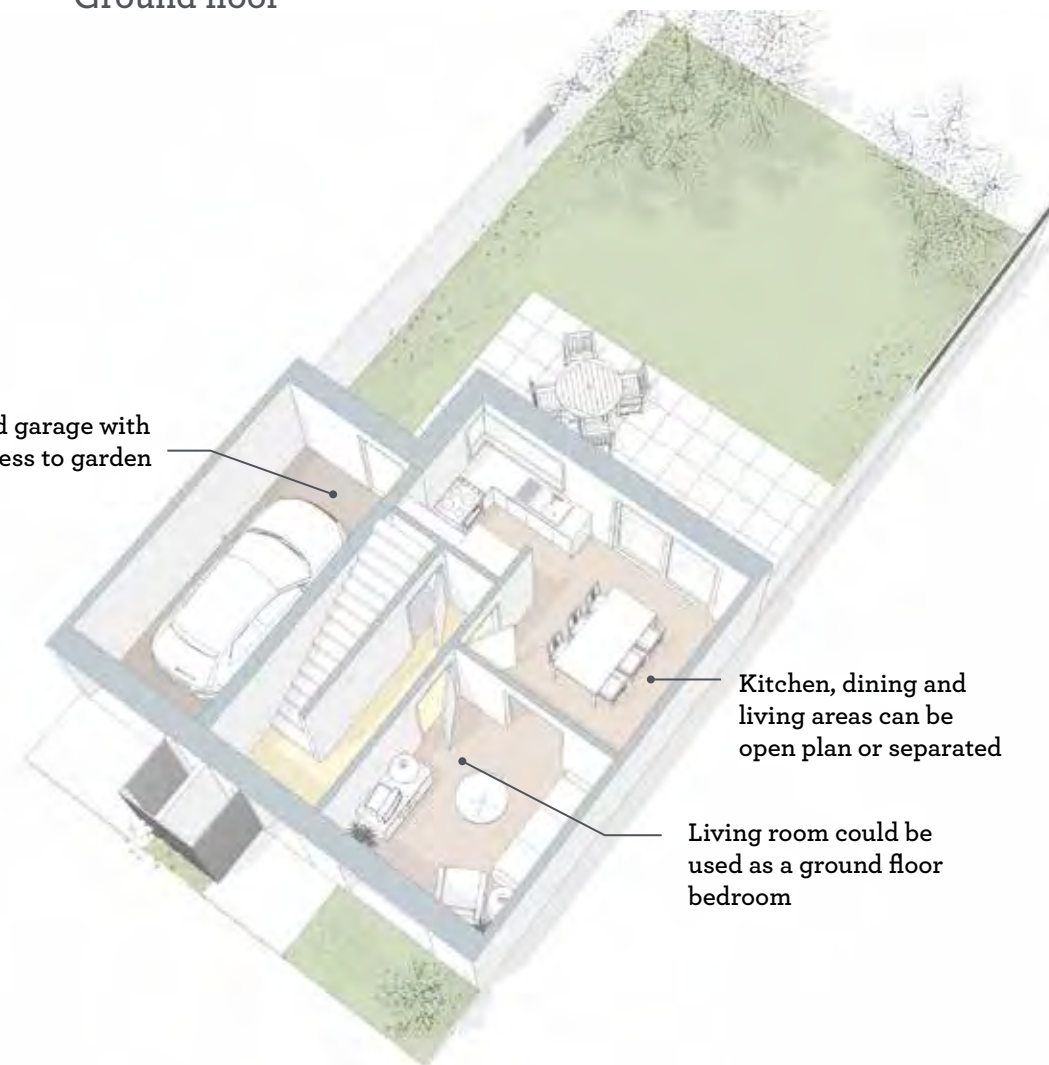
Bedroom 2



Bedroom 1

Ground floor

Integrated garage with direct access to garden



Kitchen, dining and living areas can be open plan or separated

Living room could be used as a ground floor bedroom

- Two storey two double bedroom house
- Integrated garage
- New rooms the same size or bigger than existing three bedroom houses
- An alternative for people wishing to downsize from existing three bedroom three storey houses
- Flexible layout allows living areas to be open plan or separate
- The living room could be swapped with one of the upstairs bedrooms to create a ground floor bedroom



Examples of town houses

Kidbrooke Village Phase 1, Greenwich (left) and Horsted houses, Kent (right)

3 bedroom 3 storey house with garage

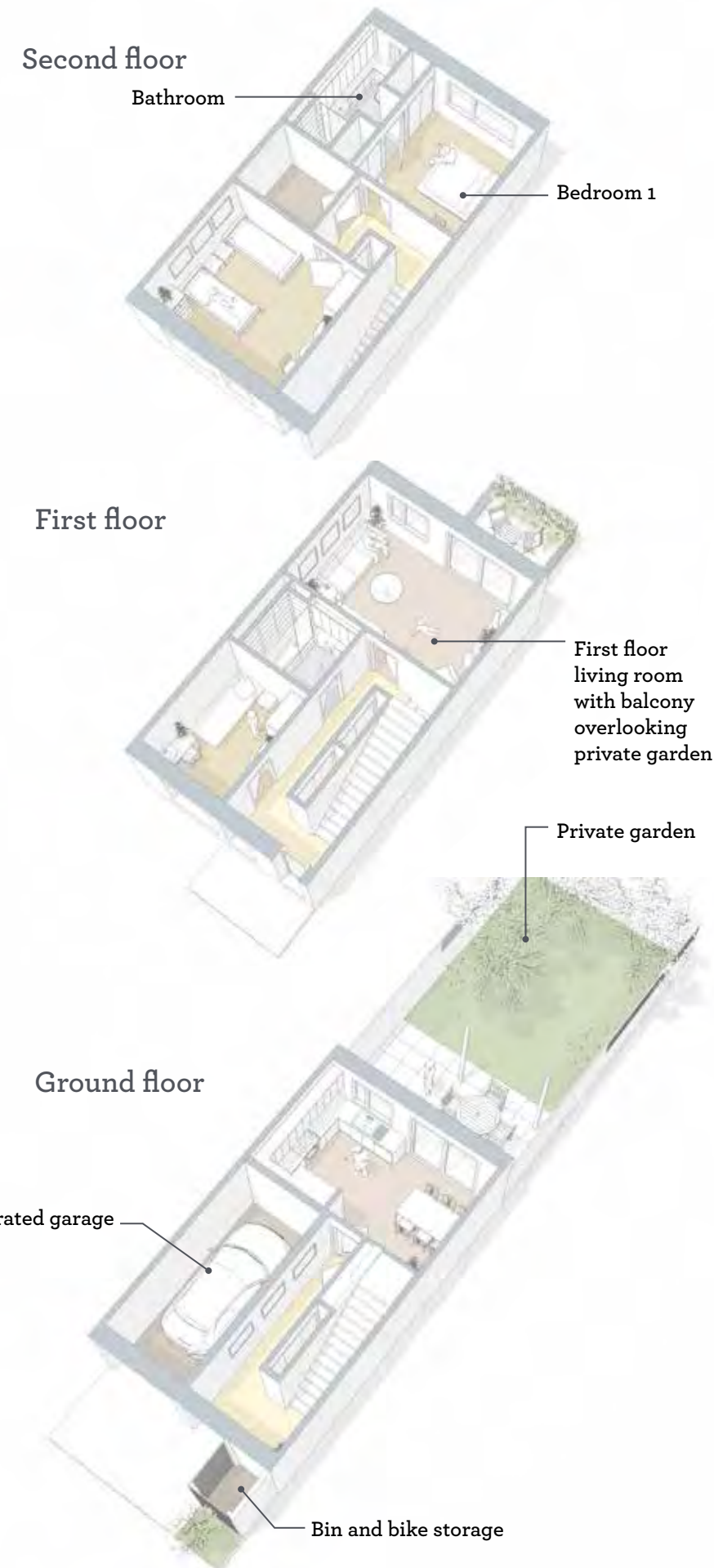


3 bedroom 5 person three storey terrace house with garage

Total Internal Area (GIA): 131.9m² / 1419.7 sq.ft

London Housing Design Guide min GIA: 102m² / 1097.9 sq.ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft



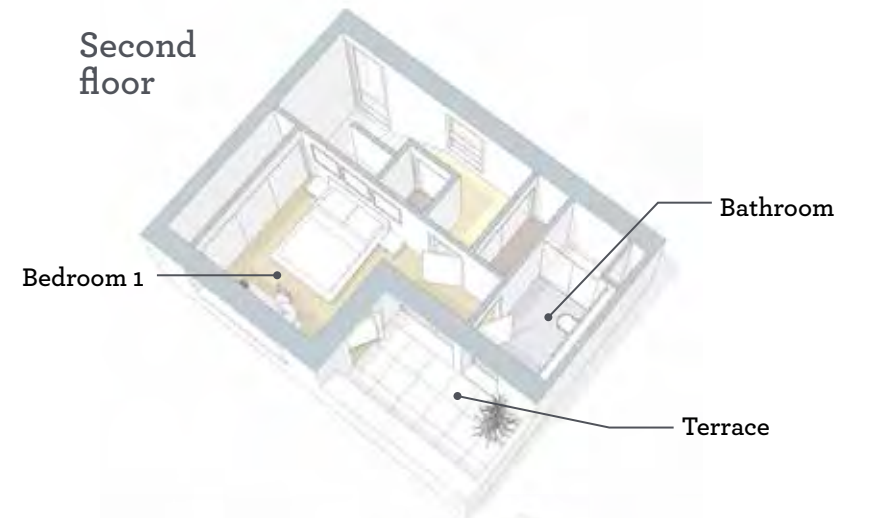
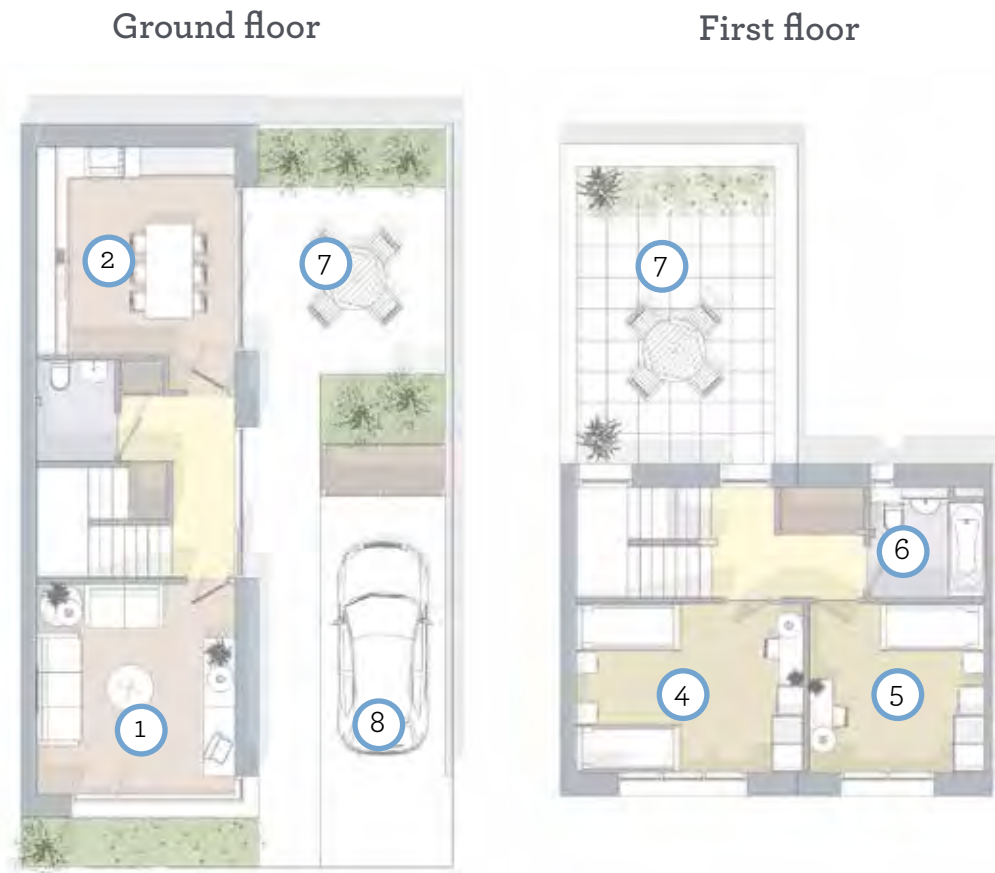
- Three storey three bedroom house with a similar layout to existing three bedroom houses
- Integrated garage
- New rooms the same size or bigger than existing three bedroom houses
- Location of living room to rear allows the possibility of a balcony with garden access and long views across the cemetery



Examples of town houses

Kidbrooke Village Phase 1, Greenwich (left) and Horsted houses, Kent (right)

3 bedroom 3 storey house with carport



① living	18.7m ² /201ft ²	⑤ bedroom 3	11.0m ² /118.4ft ²
② kitchen/dining	15.3m ² /164.6ft ²	⑥ bathroom	4.6m ² /49.5ft ²
③ bedroom 1	14.8m ² /159.3ft ²	⑦ terrace/garden	
④ bedroom 2	14.4m ² /155ft ²	⑧ carport	12.6m ² /135.6ft ²
		total storage	4.8m ² /51.6ft ²

- Three storey version of the three bedroom courtyard type house
- Integrated carport which could be gated
- New rooms the same size or bigger than existing three bedroom houses
- Courtyard garden off living/dining area
- Additional first and second floor terraces
- Some houses of this type have an extended rear garden

3 bedroom 5 person three storey house with inbuilt carport

Total Internal Area (GIA): 118.9m² / 1278.8 sq.ft
 London Housing Design Guide min GIA: 102m² / 1097.9 sq.ft
 Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft



Examples of wide houses

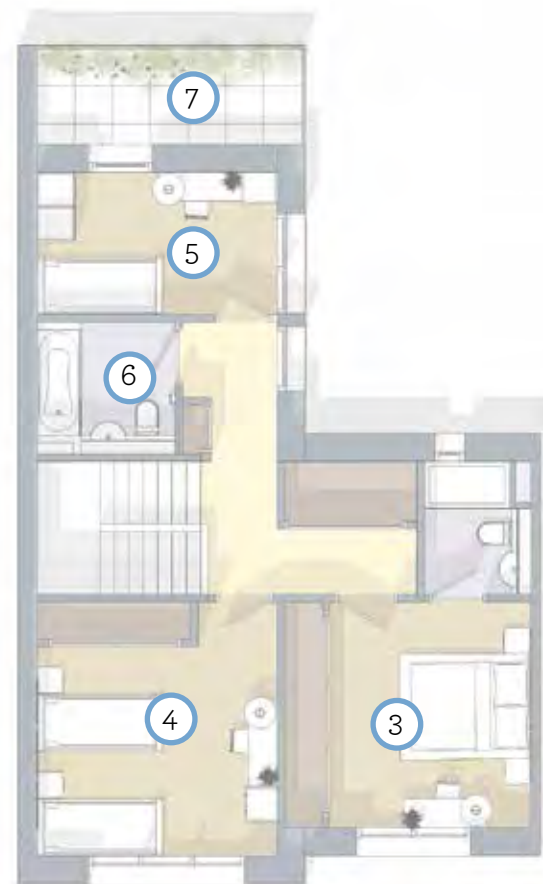
Great Kneighton, Cambridge (left) and Accordia, Cambridge (right)

3 bedroom 2 storey house with carport

Ground floor



First floor



First floor



Ground floor



1 living	15.3m ² /164.6ft ²	5 bedroom 3	8.6m ² /92.5ft ²
2 kitchen/dining	15.6m ² /167.9ft ²	6 bathroom	4.6m ² /49.5ft ²
3 bedroom 1	14.1m ² /151.7ft ²	7 terrace/garden	
4 bedroom 2	14.4m ² /155ft ²	8 carport	
total storage		3.8m ² /40.9ft ²	

3 bedroom 5 person two storey house with inbuilt carport

Total Internal Area (GIA): 114m² / 1227 sq.ft

London Housing Design Guide min GIA: 96m² / 1033 sq.ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

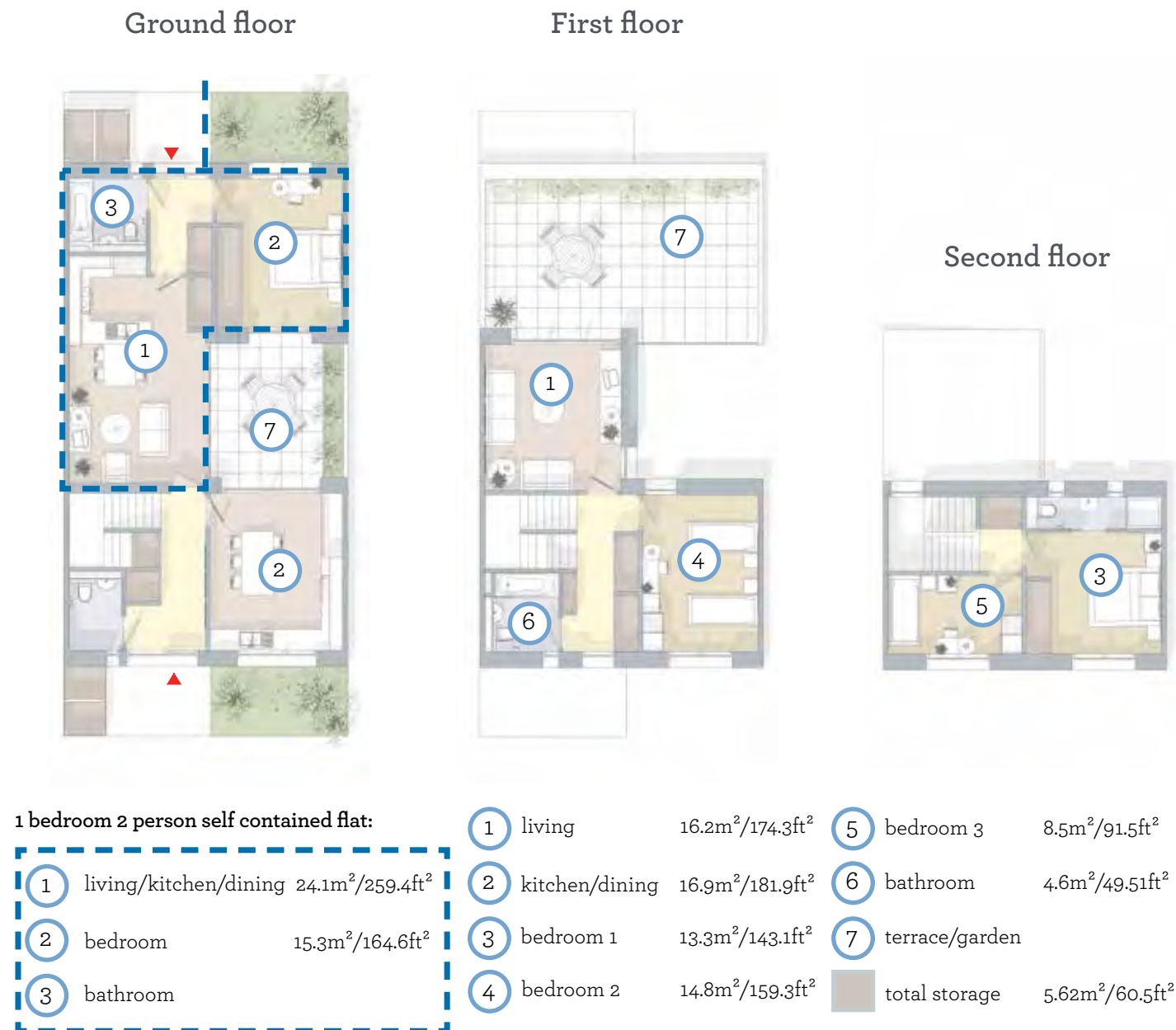
- Two storey version of the three bedroom courtyard type house
- Integrated carport which could be gated
- New rooms the same size or bigger than existing three bedroom houses
- Courtyard garden off living/dining area
- Additional first floor terrace



Examples of wide houses

Great Kneighton, Cambridge (left) and Accordia, Cambridge (right)

3 storey multi-generational house



Three storey multi-generational house. 3 bedroom 5 person three storey house + 1 bedroom 2 person self contained ground floor flat.

Total Internal Area (GIA): 3B5P 121m² / 1302 sq.ft & 1B2P 50m² / 538 sq.ft (172m² / 1851 sq.ft in total)

London Housing Design Guide min GIA: 3B5P 102m² / 1097 sq.ft & 50m² / 538 sq.ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

Second floor

First floor

Ground floor

The self contained flat could be used as an additional living room and bedroom for the 3 bed house

Bin and bike stores

3 bed house entrance

Bathroom
Bedroom 1

Large terrace off living room

Separate entrance to self-contained flat

Shared courtyard garden

- Could be used as a three bedroom house with a separate self-contained one bedroom flat
- Alternately could be used as a four bedroom house with an additional ground floor living area
- New rooms the same size or bigger than existing three bedroom houses
- Courtyard garden off living/dining areas
- Large first floor terrace off living room



Example of a first floor terrace
Accordia, Cambridge

3 bedroom 5 person stacked maisonettes

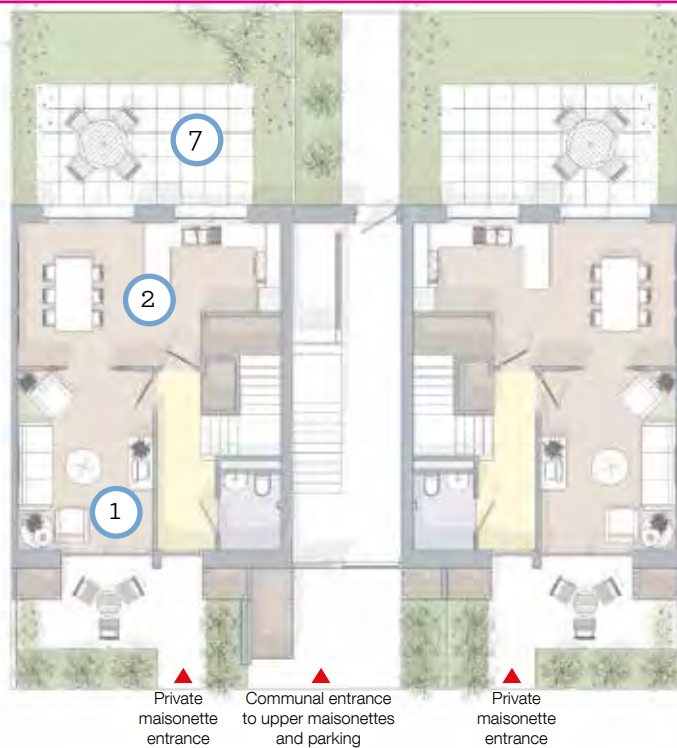
Second floor



Third floor



Ground floor



First floor



1	living	15.4m ² /165.7ft ²
2	kitchen/dining	18.6m ² /200.2ft ²
3	bedroom 1	15.3m ² /164.6ft ²
4	bedroom 2	15.0m ² /161.4ft ²
5	bedroom 3	8.8m ² /94.7ft ²
6	bathroom	4.6m ² /49.5ft ²
7	terrace	
	total storage	4.1m ² /44.1ft ²

1	living	14.9m ² /160.3ft ²
2	kitchen/dining	20.0m ² /215.2ft ²
3	bedroom 1	14.7m ² /158.2ft ²
4	bedroom 2	14.5m ² /156ft ²
5	bedroom 3	9.2m ² /99ft ²
6	bathroom	4.6m ² /49.5ft ²
7	garden/terrace	
	total storage	3.5m ² /37.7ft ²

3 bedroom 5 person ground/first floor maisonettes with private entrances and 3 bedroom 5 person second/third floor maisonettes above

Total Internal Area for ground and first floor maisonette (GIA): 110m² / 1184.0 sq.ft

Total Internal Area for second and third floor maisonette (GIA): 111m² / 1194.8 sq.ft

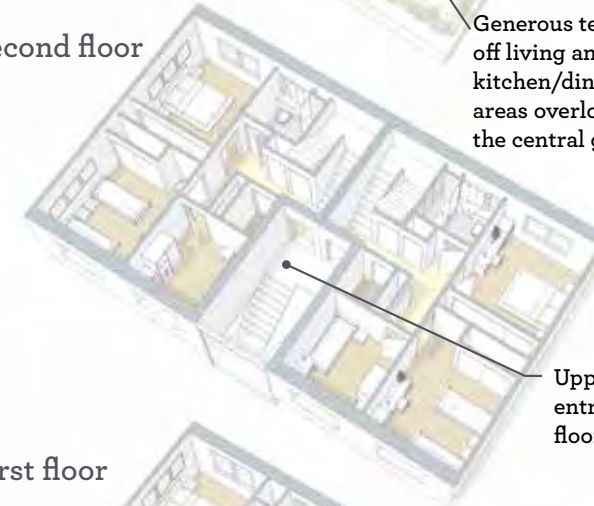
London Housing Design Guide min GIA: 96m² / 1033.3 sq.ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft

Third floor



Second floor



First floor



Ground floor



- Lower maisonettes have own front door and front and rear gardens off living spaces
- Upper maisonettes share an access stairway and have terraces off living areas
- New rooms the same size or bigger than existing three bedroom houses

Generous terrace off living and kitchen/dining areas overlooking the central green

Upper maisonette entrances at second floor level



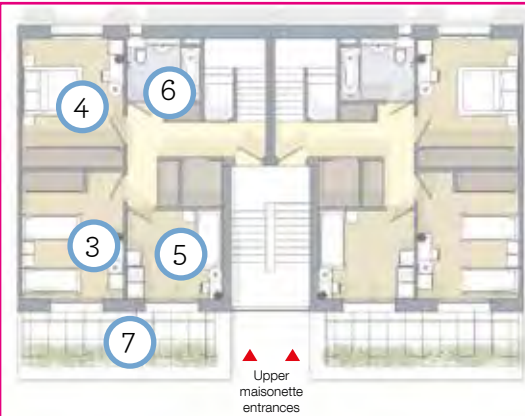
An example of what stacked maisonettes could look like
Accordia, Cambridge

Private entrances to ground floor maisonettes

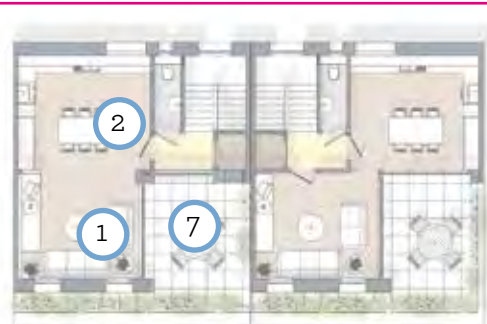
Access to upper maisonettes and parking

3 bedroom 5 person stacked maisonettes with covered parking

Second floor



Third floor

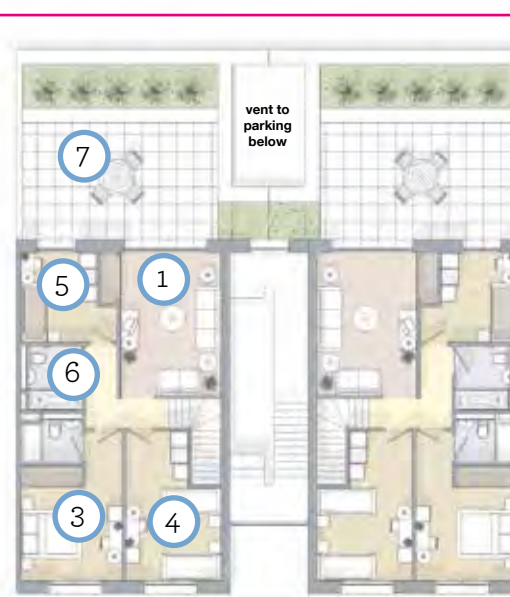


1	living	15.4m ² /165.7ft ²
2	kitchen/dining	20.0m ² /215.2ft ²
3	bedroom 1	15.0m ² /161.4ft ²
4	bedroom 2	15.3m ² /164.6ft ²
5	bedroom 3	9.8m ² /105.4ft ²
6	bathroom	4.6m ² /49.5ft ²
7	terrace	
	total storage	4.8m ² /51.6ft ²

Ground floor



First floor

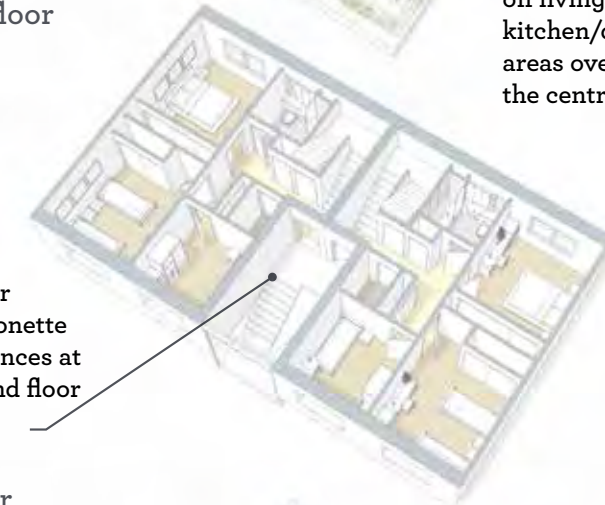


1	living	16.1m ² /173.2ft ²
2	kitchen/dining	20.7m ² /222.8ft ²
3	bedroom 1	15.1m ² /162.5ft ²
4	bedroom 2	14.5m ² /156ft ²
5	bedroom 3	8.8m ² /94.7ft ²
6	bathroom	4.6m ² /49.5ft ²
7	terrace	
8	undercroft parking	
	total storage	3.3m ² /35.5ft ²

Third Floor



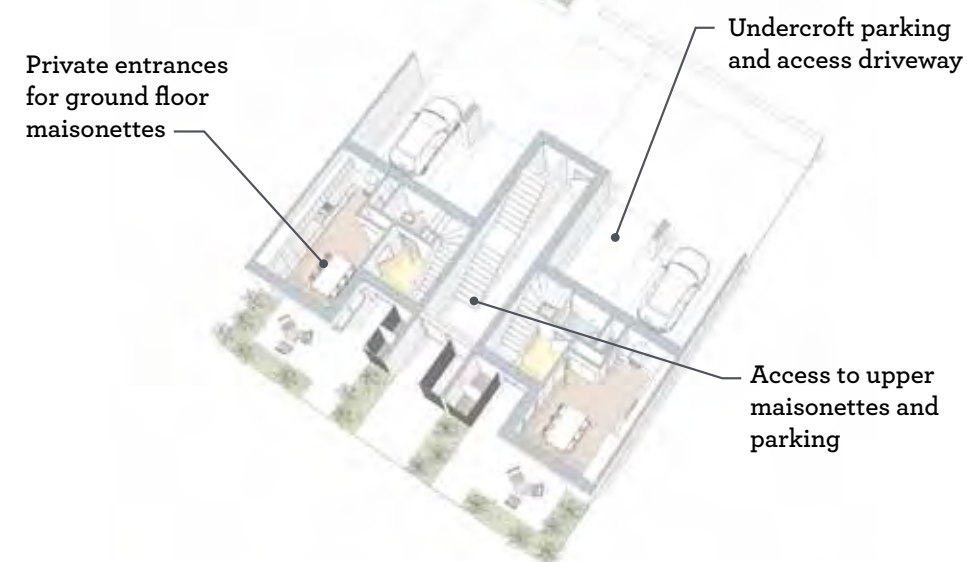
Second floor



First floor



Ground floor



- Ground floor maisonettes have own front door, front gardens and rear terraces off living rooms
- Upper maisonettes share an access stairway and have terraces off bedrooms and living areas
- New rooms the same size or bigger than existing three bedroom houses
- All maisonettes have an allocated undercover



An example of what stacked maisonettes could look like
Accordia, Cambridge

3 bedroom 5 person ground/first floor maisonettes with private entrances and 3 bedroom 5 person second/third floor maisonettes above, all with covered parking spaces

Total Internal Area for ground and first floor maisonette (GIA): 113m² / 1216.3 sq.ft

Total Internal Area for second and third floor maisonette (GIA): 108m² / 1162.5 sq.ft

London Housing Design Guide min GIA: 96m² / 1033.3 sq.ft

Existing 3 bed house GIA: 97.4m² / 1048.4 sq.ft



Garden or balcony depending on flat location



Example
1 bedroom 2 person flat



Example
2 bedroom 4 person flat



Example
1 bedroom 2 person wheelchair accessible flat



1	living/kitchen/dining	23.1m ² /248.6ft ²
2	bedroom	14.0m ² /150.6ft ²
3	bathroom	4.6m ² /49.51ft ²
4	balcony	min 5m ² /53.8ft ²
	total storage	3.36m ² /36.2ft ²

1	living/kitchen/dining	28.1m ² /302.4ft ²
2	bedroom 1	14.7m ² /158.2ft ²
3	bedroom 2	12.6m ² /135.6ft ²
4	bathroom	4.6m ² /49.5ft ²
5	balcony	min 7m ² /75.3ft ²
	total storage	2.5m ² /27ft ²

1	living/kitchen/dining	23.6m ² /254ft ²
2	bedroom	14.4m ² /155ft ²
3	bathroom	4.6m ² /49.5ft ²
4	balcony or private garden	
	total storage	2.5m ² /27ft ²

Total Internal Area: 52m² / 558.6 sq.ft
London Housing Design Guide min GIA: 50m² / 538.2 sq.ft
Existing 1 bed flat GIA: 47.1m² / 506.9 sq.ft

Total Internal Area: 72.0m² / 850.3 sq.ft
London Housing Design Guide min GIA: 70m² / 753.4 sq.ft
Existing 2 bed flat GIA: 69.0m² / 742.7 sq.ft

Total Internal Area: 58 m² / 629.6 sq.ft
London Housing Design Guide min GIA: 50m² / 538.2 sq.ft plus meeting the Habinteg Wheelchair Housing Design Guide
Existing 1 bed wheelchair flat GIA: 54.3m² / 584.4 sq.ft

- Detailed design of kitchens and bathrooms within wheelchair accessible flats to be developed with individual residents to suit their requirements
- Wheelchair flats to have parking including garages, covered parking spaces, courtyard parking and on-street parking
- The largest areas/ dimensions for existing flats have been shown for comparison
- Additional windows to kitchen/living/dining in corner units
- Option to have separate kitchen/diner for two bedroom flats



Example of flats
Accordia, Cambridge

Parking



On street parking



Parking courtyards with tree planting and planter beds



Podium parking



Covered parking with podiums above



Communal courtyard above parking



Terrace houses with parking space to front







Parking in front of house



Inbuilt garage and parking to front

Types of parking:

-  On street parking
-  Parking on plot
-  Parking courtyards to rear of buildings
-  Podium parking

Total parking spaces: Approximately 525



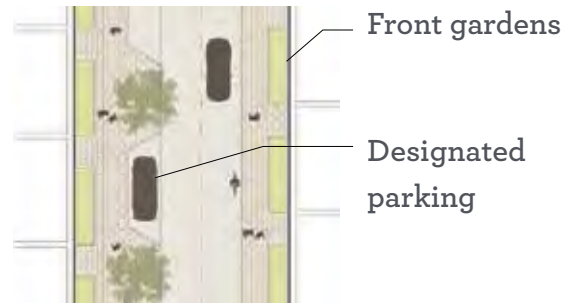
Movement

Types of streets

■ ■ ■ ■ Main Roads



Traditional street with separate zones for cars and people



■ ■ ■ ■ Main roads

■ ■ ■ ■ One-way road

■ ■ ■ ■ Shared surface streets

■ ■ ■ ■ Mews street

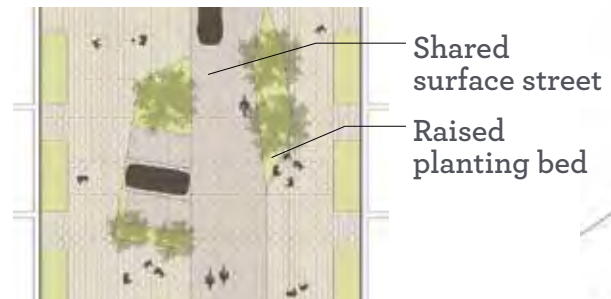
● ● ● ● Walking and cycling only

■ ■ ■ ■ Shared surface junction

■ ■ ■ ■ Shared surface streets



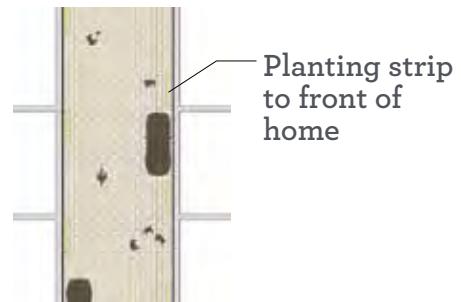
Shared surface residential street



■ ■ ■ ■ Shared streets with slower car movement and priority for cycling and walking



Narrow mews street with minimal car movement and priority for walking and cycling



● ● ● ● Walking and cycling routes



No car access, pedestrian and cycle only

■ ■ ■ ■ Shared surface junctions



Junctions with pedestrian priority



Acacia Road and Mulholland Close



Raised planting beds to create an attractive street. Spaces for pedestrians to sit.



Planting between road and pavement to create a more attractive pedestrian experience.



Public seating adjacent to existing and new trees along Acacia Road.



Different paving materials to identify a variety of uses and priorities.



Shared surface area to reduce vehicle speeds and create an attractive entrance to the neighbourhood.



Shared surface street with seating, trees and shrubs. Street is shared by pedestrians, cyclists and cars.



Dedicated car parking spaces to create attractive streets. Car spaces are interspersed with trees and planting.



Mews lane off the main street. Creates a more intimate residential character. High quality paving materials.

Methods of slowing car movement on Acacia Road:



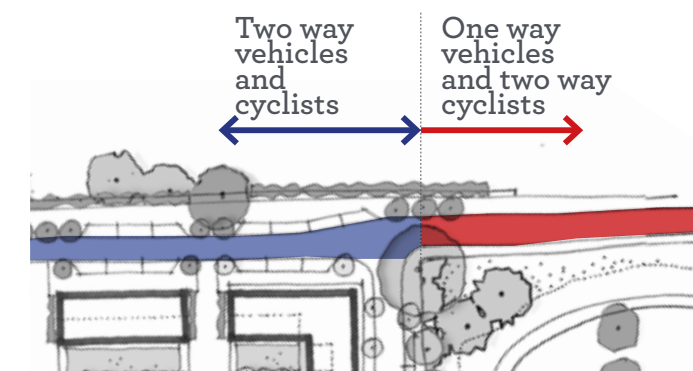
Shared surfaces to slow vehicles



Road bends to slow vehicles



Narrow points within the road to slow vehicles



Vehicle movement one-way along Mulholland Close

Eastfields housing types workshop

Summary Report



Event title:	Residents offer consultation
Event date:	4th, 6th & 9th June 2015
No. of attendees:	
Feedback forms completed:	121
Location:	St Marks Academy
Attendees:	
Levitt Bernstein Architects	Vinita Dhume, Jacob Willson and Chris Lomas
Proctor and Matthews Architects	Barry Oshea
Cullinan Studio Architects	Kevin Goh & Wen Quek
Circle Housing Merton Priory	Paul Quinn, Tim Sargeant, Doreen Jones, Donna Brown, Luke Chandler, Colin Barns

This report summarises the feedback provided following the Eastfields Regeneration Residents offer consultation. The workshop was a public event held at St Marks Academy. Feedback was provided by feedback forms returned at the event or by post.

Summary of responses:

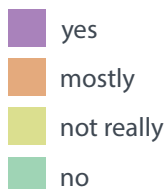
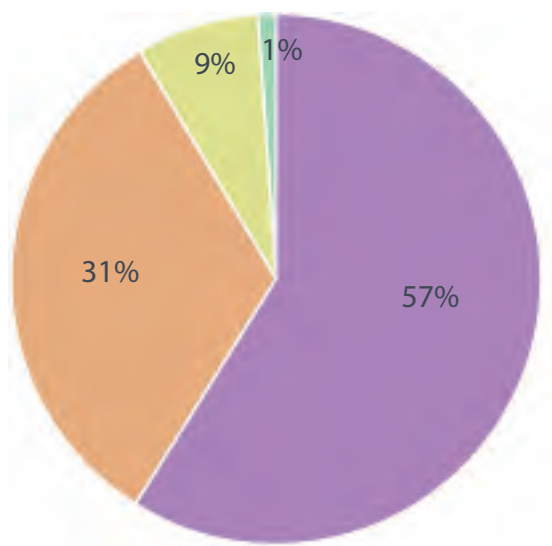
- 88% of respondents feel the masterplan has been fully or mostly explained clearly
- 74% of respondents like very much or like the updated layout
- 72% of respondents like very much or like the new housing types
- 78% of respondents feel the Residents Offer has been fully or mostly explained clearly
- 63% of respondents like very much or like the Residents Offer

The following pages look at the responses in more detail and present the comments made by residents on the proposals for the masterplan, housing types and residents offer at Eastfields. The final pages provide all additional comments from respondents. The feedback provided will help shape the masterplan.



1. Has the master plan been clearly explained to you?

117 RESPONSES
OUT OF 121



Comments:

"Clearly explained."

"What will be the cost of houses type 1,2,3,4,5?"

"What type and number of houses will be built in each phase?"

"Some practicalities regarding construction and the staggered re-housing may need much more clarification."

"Would like to understand the proposed phasing of plan - concern is having to move into interim housing whilst waiting for a build."

2. What do you think of the updated layout for your neighbourhood?

117 RESPONSES
OUT OF 121

Comments:

"I think regeneration is a good thing. The electrics in the current properties are not good. I am very impressed with what I have seen."

"Lovely masterplan."

"Really like the new layout and the fact that residents are given the opportunity to be involved in the regeneration."

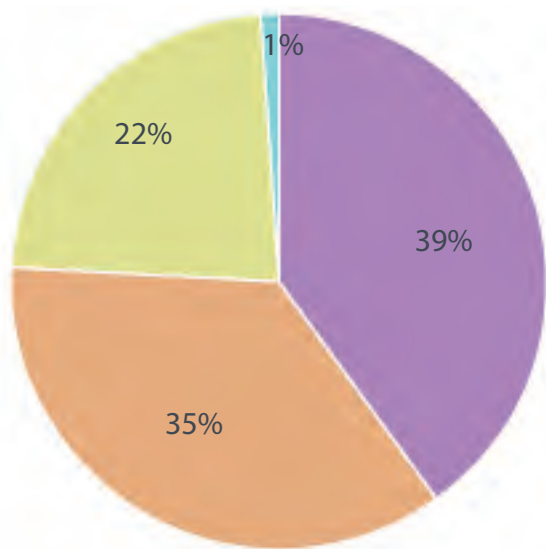
"The layout looks nice. I like the idea of the balcony. The road planning is a bit complicated."

"Overall a clear and better structure than what exists at the moment. I like the wide choice of housing options. It is both attractive and functional with good modern designs and green amenities. It all lends to a better environment and better future all round. I particularly like the wide choice of housing options."

"The only part of the plan I don't like is the courtyards having play areas. We need peace and quiet when using our balconies and gardens, especially in summer."

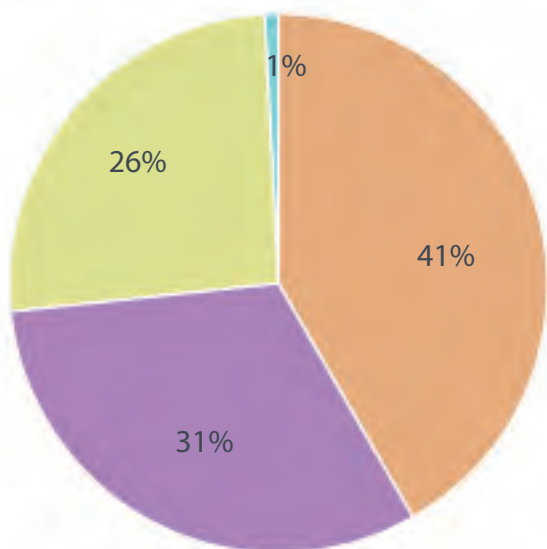
"We have lived in Hammond Avenue backing onto Clay Avenue and are concerned that 3-5 storey flats are proposed backing onto our properties."

"I do not think the flats should be built 5-7 storeys high. Leave them as they are now - 3 storeys."



3. What do you think of the new housing types for your neighbourhood?

120 RESPONSES
OUT OF 121



Comments:

"The kitchen should be separated from the sitting room."

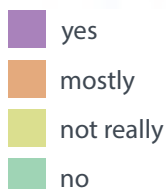
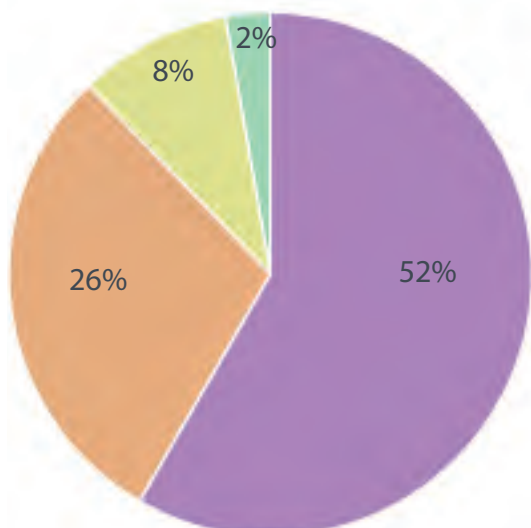
"More houses with garages."

"Not entirely happy with the design of the type 3 houses, regarding the living room being at the rear of the house"

"Equivalent storage space a current have shed/ cupboard outside front door - equivalent being inside and outside."

4. Has the Residents Offer been clearly explained to you?

108 RESPONSES
OUT OF 121



Comments:

"Have read the information posted through my door but the staff have not discussed anything so far."

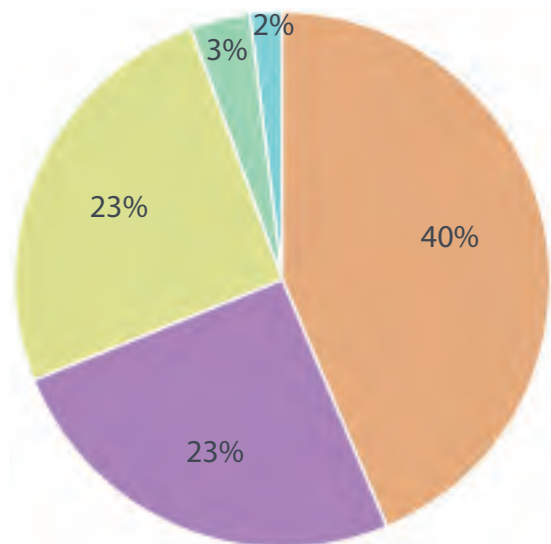
"The fact that you will receive the disturbance and relocation payments twice (if you have to move into another property) should be made plain in writing."

"Can't comment as we do not know what will be offered to us."

Circle
Housing™

5. What do you think of the Residents Offer?

110 RESPONSES
OUT OF 121



Comments:

"Residents offer is very good."

"Never experienced a Residents Offer before so unsure whether it is good."

"Still no definites, all maybes and possibilities - very hard to make a decision at this stage. Resident Offer fair."

"Offer of fitted kitchens i.e. fridge freezer, washing machine, cooker, dishwasher for tenants only is rather disappointing."

"As a homeowner I think 11 years payback time is too long. It should be on a sliding scale on amount of years you have lived here. Why are tenants getting a better deal than homeowners e.g. £4,800, £3,000 and help with fixtures and fittings."

"The current Residents Offer will be a disadvantage to homeowners (freeholders and leaseholders). Homeowners who have converted their garages to a bedroom should be given four bedrooms in the new development. 11 years is too long for homeowners to keep the new home before selling. This should be reduced to 3-5 years."

Any further comments

- "I have looked at the proposed plans and Residents Offer and I am completely impressed with the thought, detail and offer and hopefully it will be underway asap once everybody is satisfied with it also."
- "We want to live in the same location (Acacia Road). We definitely need town house type 1. If we need anything we will update it."
- "We feel very strongly that regeneration is the only option for Eastfields - as soon as possible."
- "As homeowners - why are tenants being offered a better deal? Why are they are given £4,800, we all have the same cost to bear. Do we get offer like vulnerable tenants (i.e. curtain rail, blinds etc.) and kitchen appliances? I feel as homeowners of over nearly 30 years the 11 year payback time is too long and should be considered on a sliding scale as to the amount of time you have lived on the estate. If given the choice I would like to stay in my house as it is."
- "I have two children - daughter aged 10 years and son 9 years. I need a three bedroom house."
- "I would need adaptations to be done to my property as I have a hearing impairment. I currently have a bell light which would need to be fitted in the new property. I think the Offer and the master plan is very good. I did not realise that we would also get the cooker and fridge etc. Very pleased. It's a pity they have not yet been built. Would like a property (1 bed) on the ground floor. Would like to move into the early phases."
- "Concerns about dog fouling in new green spaces - what would be done to reduce this. Its already very bad and should be enforced."
- "I would like to stay in ground floor as I already am and it would be very good if one bedroom flat could be bigger. I would also like to stay in the same place as I am right now."
- "Not happy with height of flats, would prefer same as existing. Concerned if regeneration does not go ahead will existing building be maintained to updated recommendations."
- "Start the tapering clock (11 year countdown) for everyone from the date you start building - as it is compensation for those who are in the last phasing (stuck on a building site for 10 years with another 11 to go before they can escape without being short changed!). In the interest of fairness owner occupiers should get the same sweeteners as tenants to help them "settle in" i.e. the £4,900 and free white goods. I know the like for like thing is generous from your perspective, but on a practical level we aren't gaining much, we just escape being totally robbed (as the current regeneration strategy). Remember we are happy in our affordable three bedroom home now and how will be afford to furnish and decorate it?"
- "If regeneration goes ahead I would like to return to my original area, where I am at the moment, if stayed."
- "Yes I have concerns over the Residents Offer."
- "Raised flowerbeds will make more vermin due to soft earth."



Any further comments

- "It is very helpful and explained very well. The design, layout and space is well thought."
- "Having seen the 4 bedroom multi-generational home, this would be perfectly suitable for my housing needs and I am aware that I will have to pay the difference between the price of the three bedroom replacement home and the four bedroom home upfront. On this basis I would be happy to relinquish my existing home."
- "Will you pay for the fees if I sell the house within the 5 years? When will the new build costs vs my existing home? Can some move to Ravensbury estate with the same terms and conditions?"
- "I'd like to know where the results of the independent telephone consultation in November are - I was part of that consultation and have not received any feedback or seen any published. It was my belief as confirmed at resident meeting that this was part of consultation and results would inform next stage. Why haven't we been given feedback?" "We would like three bedroom town house with garage, which is what we have now - so like for like. This would be a priority for us. We have been in the home since 1988 on Clay Avenue overlooking the cemetery, which we love. One of our priorities would be to have one of the properties overlooking the cemetery. Any information/updates on the timescale for the whole project would be appreciated."
- "Concerned about trees between Hammond Ave and Eastfields."
- "The last meeting I was told the flats backing on to Hammond Ave would be three floors high, now I am told it will be four floors high."
- "As a freeholder I feel 11 years payback is too long and should be considered on sliding scale on amount of years living here. Why are tenants being offered £5,000 more than freeholders? Do we get help like your vulnerable tenants regarding putting up curtain rails etc. if we feel we need it? Why are we not getting kitchen white goods like your tenants? If given a choice I would definitely choose to stay in my home as it is now with no regeneration."
- "We wish to have our new home like or better than the old home, which should include a garage, a garden with rooms very spacious. Due to circumstances beyond our control, may we kindly ask NOT to be located anywhere near the cemetery please? We wish to know if there will be enough car parking for guests and visitors."
- "Still no solid answers to questions at this stage, parking, fee permits, windows in all room, when will planning permissions be granted/denied? New property prices?"
- "I would like to have a two bedroom house rather than a two bedroom flat even if I have to pay more for it. (House Type 2 - townhouse). If I have to have a flat can I ask that I please have a ground floor flat or no higher than first floor - for health reasons and the fact that my young son would benefit from having a garden. Currently on second floor and have suffered massively with my health. Would also want to know if one can buy a bigger place than what I am currently occupying e.g. three bedroom house/maisonette."
- "I live on ground floor so in future if possible would like a garden."
- "My property is currently rented out but in the near future this will not be the case."

Any further comments

- "The regeneration changes are good and very enticing. However, I may not be able to move on - joining others to live there. My children claimed they do not like this area any longer and I don't see myself working so hard to meet the payment of the mortgage and other accompanied bills/ maintenance fees - beyond 4 years."
- "Brilliant."
- "Why are tenants given an extra relocation payment? As I have lived on Eastfields for 43 years think the repayment level when/if selling should be graded accordingly. Know where I would like a house but concerned about length of time, (and my age), before being built. Two bedroom house Hammond Ave end."
- "With regards to the like for like offer, will there be a set house type to choose from or will homeowners be able to select any three bedroom house type? The building process will take over 10 years, a lot can take place within the time frame. Will homeowners be permitted to leave their home as inheritance? I feel that we should retain as much green space as possible. Otherwise we run the risk of becoming another 'concrete jungle' I would like to be included in further resident informed design planning (if possible). How will the new homes be allocated to existing residents with regard to moving ahead of your designated phase has been completed?"
- "Currently there are large spaces of greenery broken up by pavements. There are also green spaces with pictures of children playing football near a road. There are some safety issues that need to be addressed even if the aesthetics look great."
- "Give first choice to long-term freeholder residents who have been living there over 25yrs. We prefer moving directly to new the house."
- "Would like a ground floor flat. Would like a covered parking space. Noted concerns about proper insulation, double glazing, sealed skirting boards. Would like everyone to remain living on Eastfields. Would prefer to stay as I am, but if it goes ahead I would support it."
- "Survey - who designed the questions, why can residents association help design, choose questions? 11 Year rule - too long, why can't this be reduced? How did you come to this conclusion?"
- "The 11 years duration is too long a time to own your property outright. This should be looked into."
- "I would like to have a house far from the the cemetery. Off street parking space/ or garage. Bins need to be replaced in types 4,5."
- "I have a three bedroom flat right now and it's on the third floor. I don't like to move into a third storey house if the plan goes ahead. I would like to get a two storey house with three bedrooms with a parking space and garage."
- "You must offer new build houses for sale first to the freeholder and leaseholder before you put it in the general public market."
- "It should be separate and independent home."



Any further comments

- "We think that the multi-generational houses would be an ideal replacement for my needs as I'm getting older and having my family living with me would be a great help. On this basis I would be willing to negotiate with Circle Housing in the sale of my house."
- "Master plan is good, but I live in a one bedroom now. I want a bigger house because I have two children , one boy 8 years old and one girl and two adults. I think I want a three bedroom house. How can we apply?"
- "Concerned about moving all stuff in the house - has a lot of things in house and shed. Needs privacy in the garden and would prefer a back and not a front garden."
- "Would prefer separate kitchen. Like the new car park schemes."
- "With regard to the one bed flat is it possible to build a wall to separate the kitchen from the living room and provide additional ventilation in the kitchen area."
- "Now I have a family living in a one bedroom flat life is very hard. A two bedroom or three bedroom flat would be highly desirable, obviously there would be difference in the price. My question is would there be help in making up the difference."
- "Is there a guarantee or warranty on the new build? If electrical appliance develop a fault who is responsible? Will maintenance charge for freeholder be scrapped or reduced? After 11 years will property belong to us? Are there any addition charges within the 11 years?"
- "I am so confused."
- "My only concerns are the time it takes to start building. I do not want to be in the final phase. I would like to be considered as soon as a new property becomes available. Me and my daughter are asthmatic and the dust and building works would be a health hazard for us. I am happy to go ahead with staying in Eastfields, but wonder how long this will all take. We like the house type 4 - courtyard house."