



Eastfields Phase 1

Resident Consultation | August 2021

Levitt Bernstein
People.Design

Proctor & Matthews
Architects

CULLINAN
STUDIO



Dear Eastfields resident,

For some time Clarion have been working closely with the London Borough of Merton to ensure we can deliver the regeneration of Eastfields. Clarion and the Council have agreed a way forward and this is due to be heard at a Council meeting on the 15th September. We are hopeful of a positive outcome which will enable us to bring forward the regeneration of Eastfields.

In anticipation of a decision in September, we are restarting the planning application for phase one of Eastfields and the first 198 new homes this summer. These will include houses, flats and maisonettes. Some will be for Clarion tenants and others for resident homeowners who have chosen to stay on Eastfields.

This booklet includes details of the layouts of the new homes; green spaces and play areas; the materials we plan to use; and some of the fittings for the new homes. These have all been developed following feedback from residents and input from the Council's planning officers.

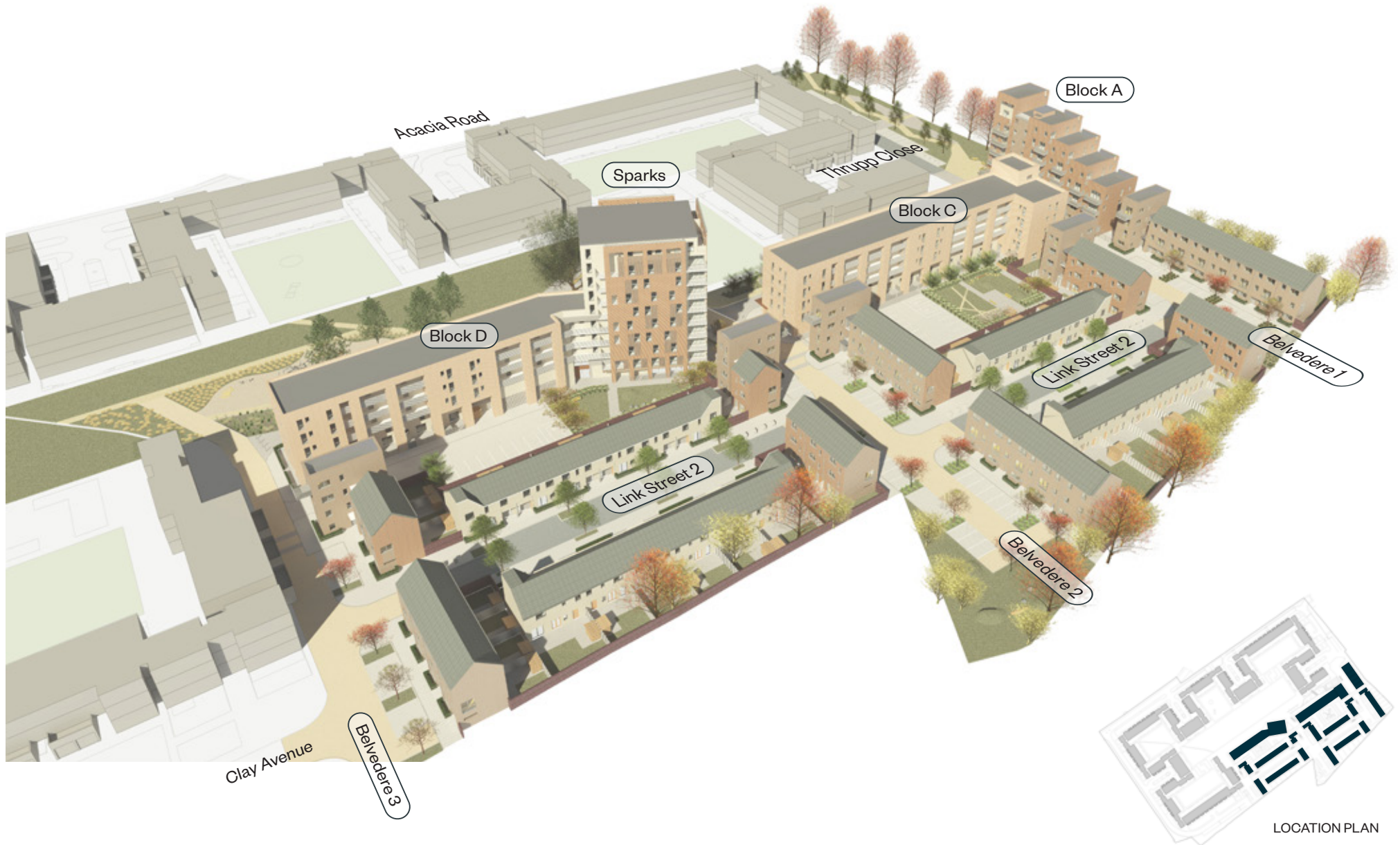
We would really welcome your comments on the plans. Please use the feedback form we sent to you (which can be posted back using Freepost or drop it in at the caretaker's office next to 33-36 Clay Avenue). Alternatively, you can feedback online at www.myclarionhousing.com/my-community/regeneration-projects/merton-london/eastfields.

What happens next?

Your comments will help us shape the final version of the planning application. Subject to the outcome of the Council's decision in September, we will come back to you in October for one final round of consultation.

Phase 1 Overview

Eastfields Phase 1
August 2021

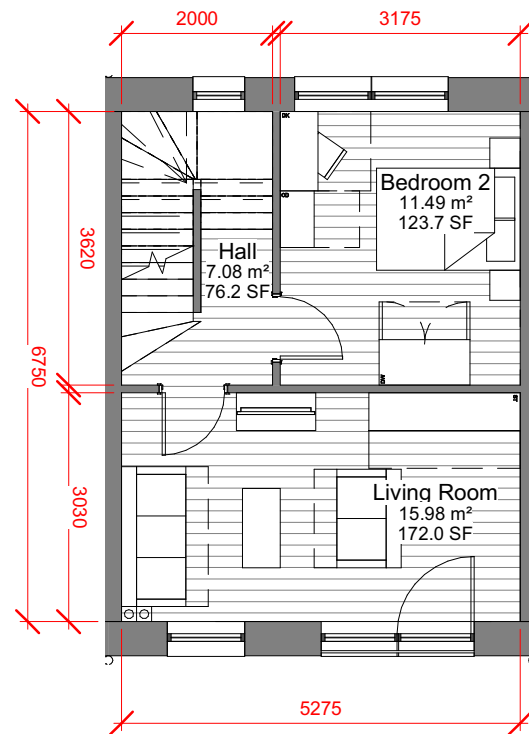
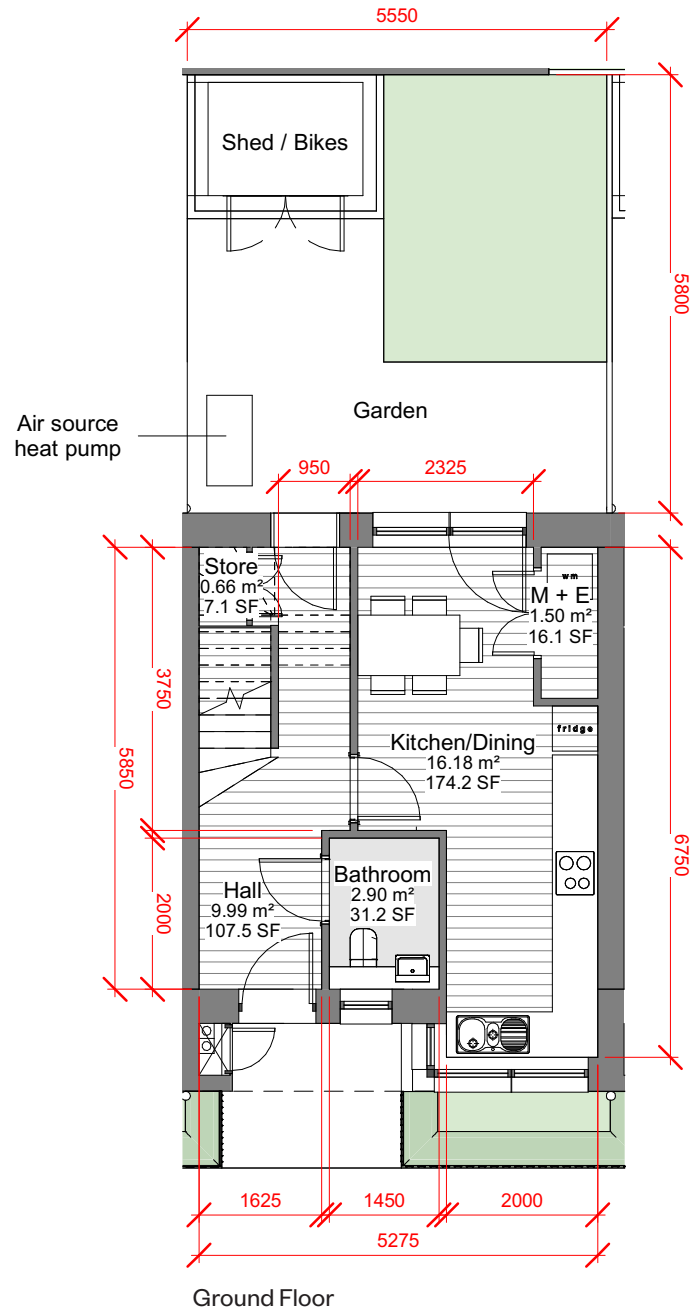


Houses

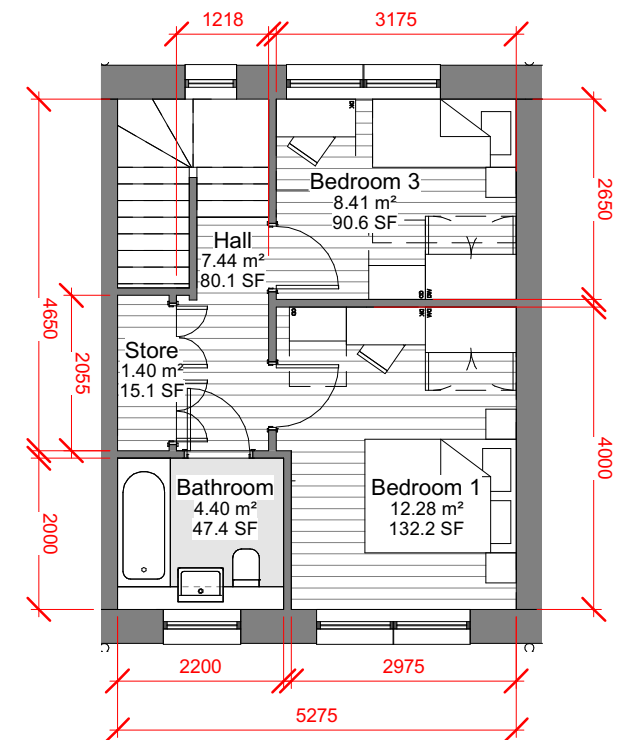
House Type 1

Size: 3-Bedroom / 5-Person 3-storey House
Located in: Belvedere 1 / Belvedere 2 / Belvedere 3





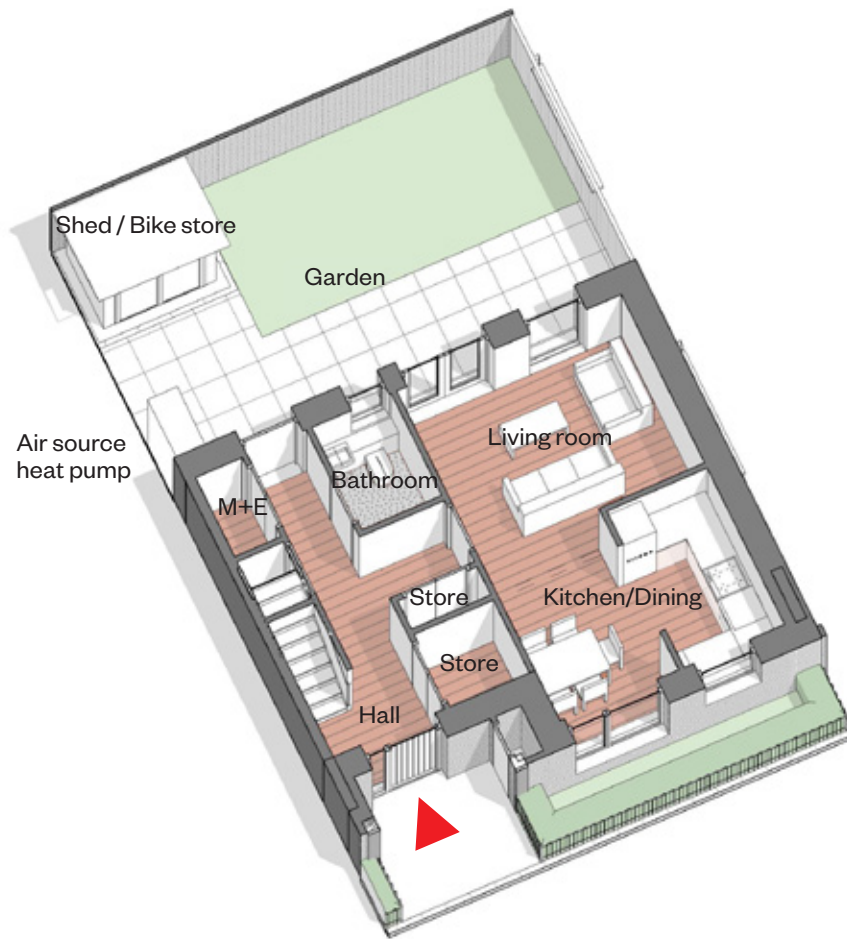
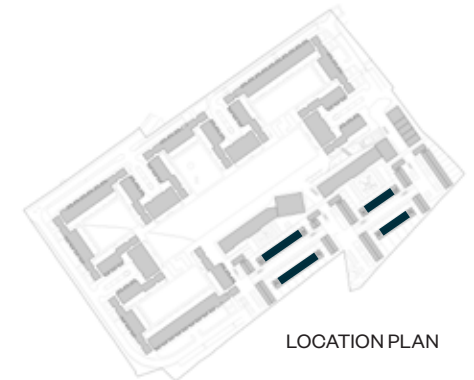
First Floor



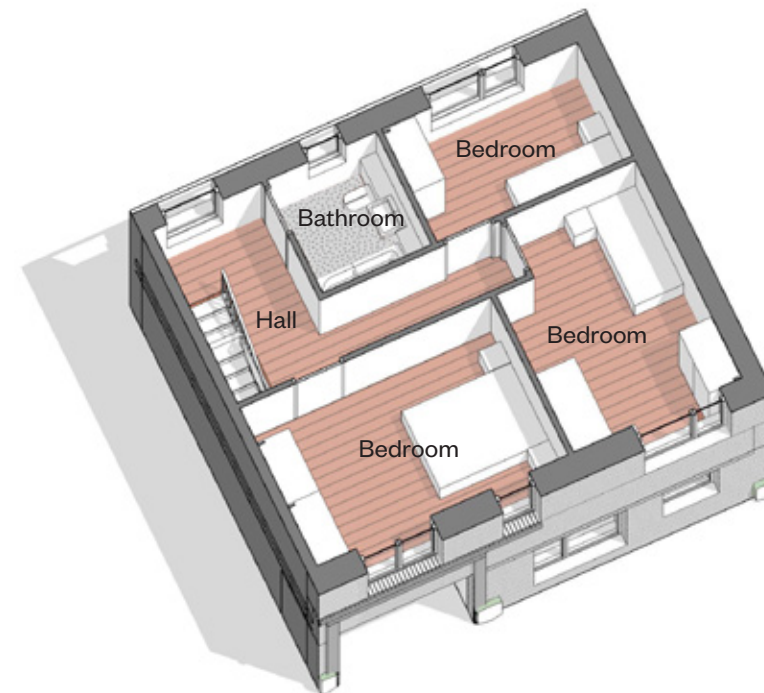
Second Floor

House Type 2

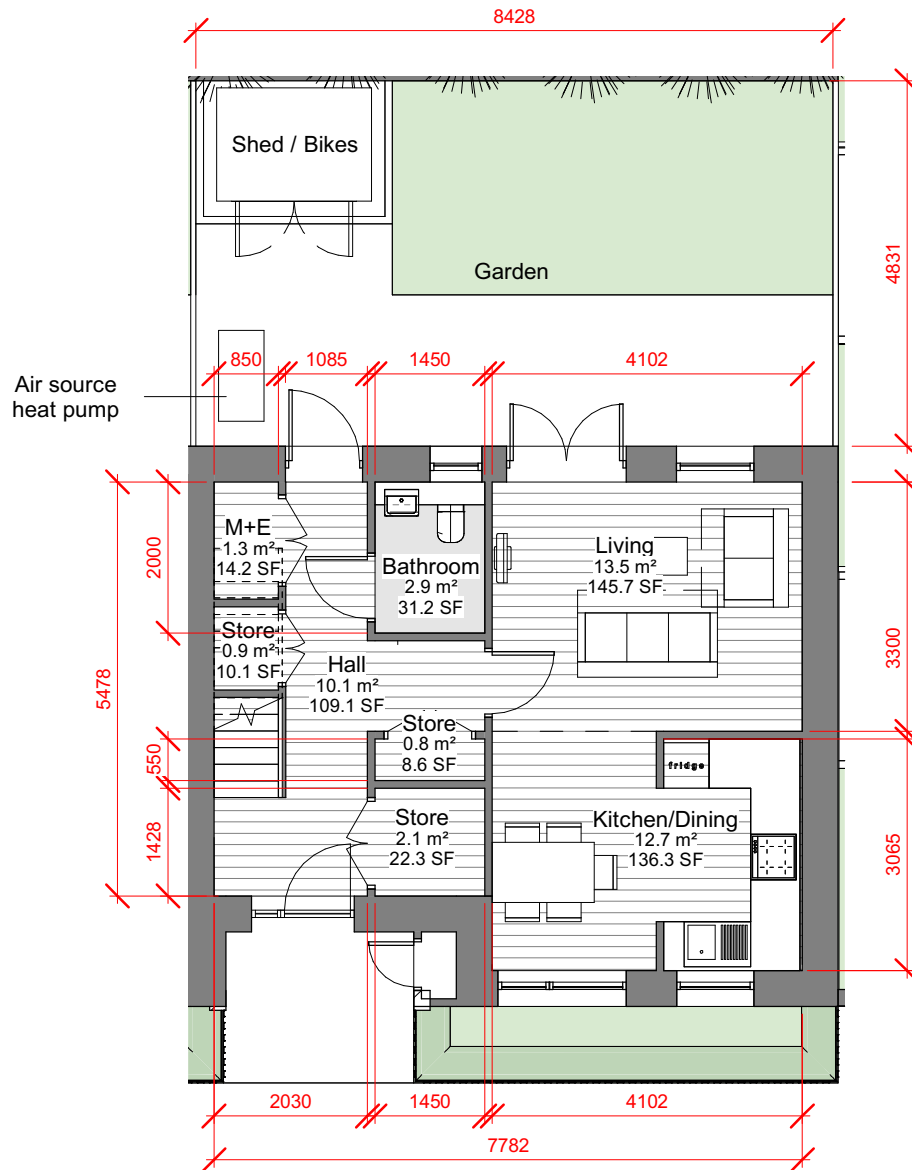
Size: 3-Bedroom / 5-Person 2-storey House
Located in: Link Street 1 / Link Street 2



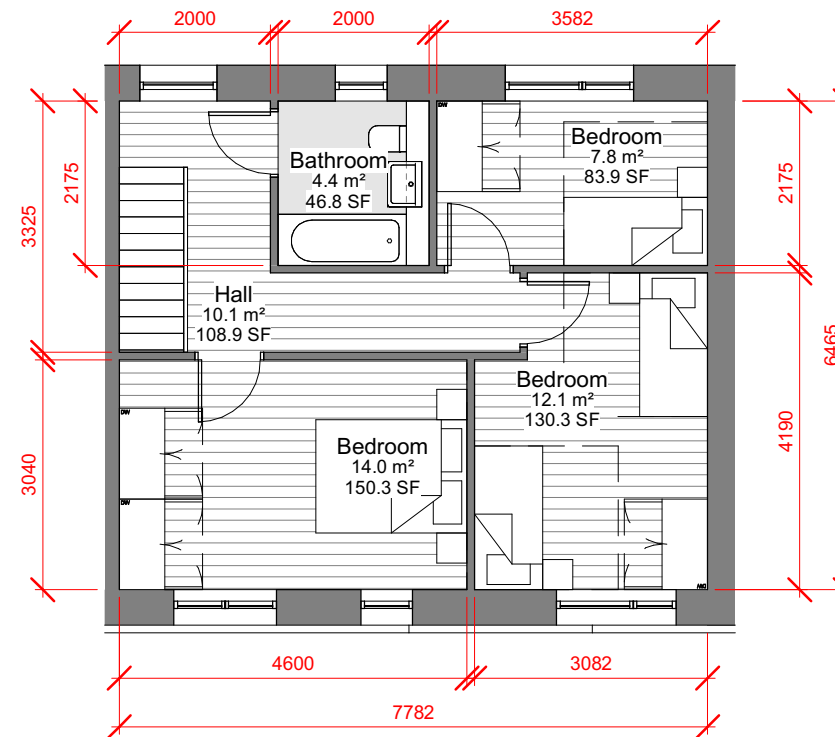
Ground Floor



First Floor



Ground Floor

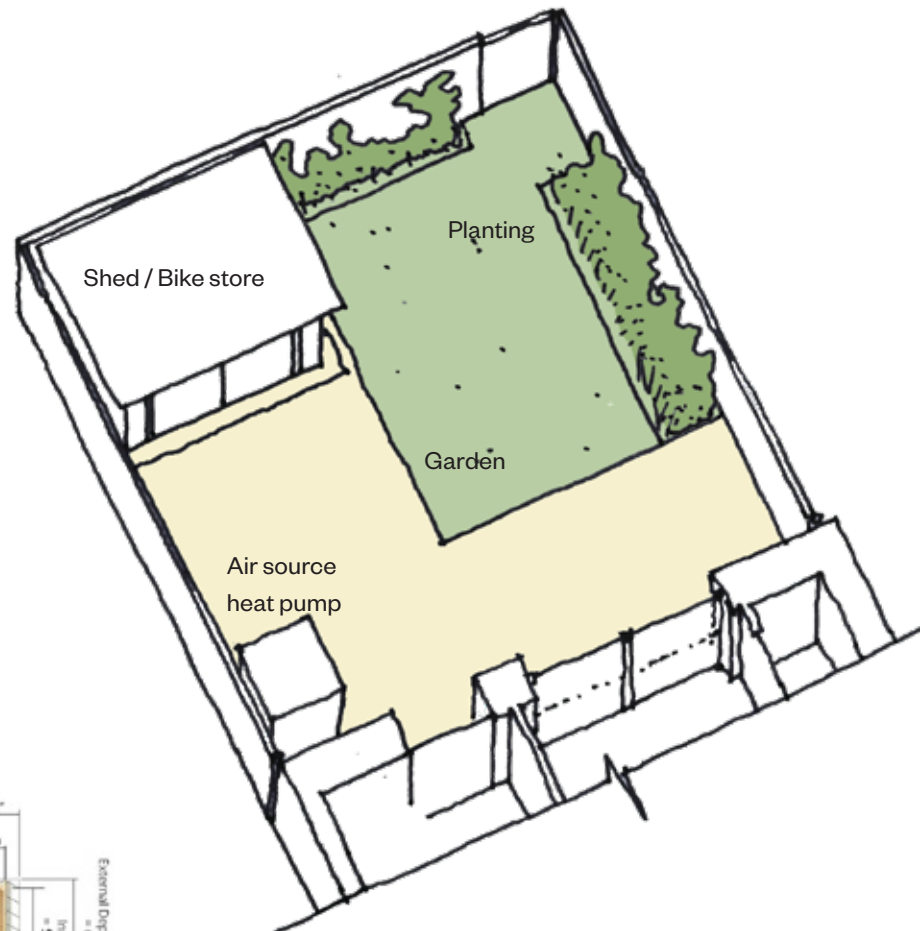


First Floor

Air Source Heat Pump

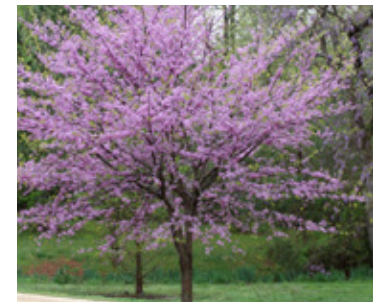
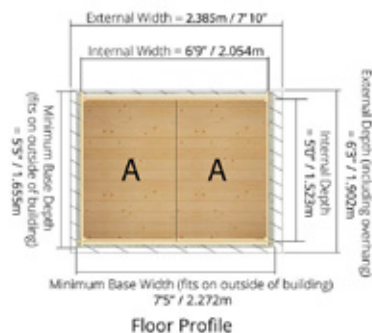
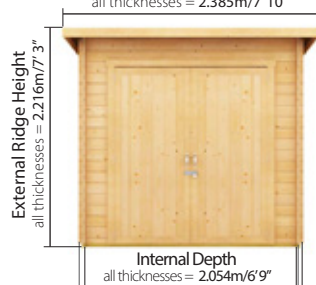


Sheds / Bike Store



Typical house garden

Overall Building Width (Including Overhang)
all thicknesses = 2.385m / 7' 10"



Feature tree



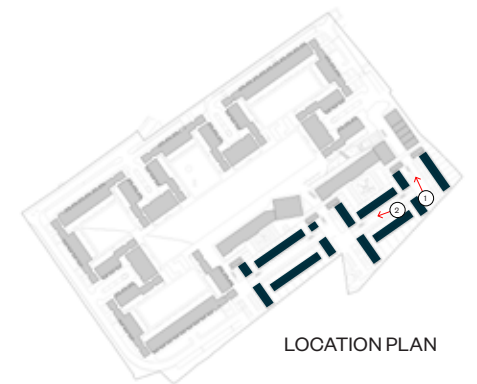
Planting along the boundaries



1 - Street view of 3 storey houses from south-east of proposed Belvedere 1



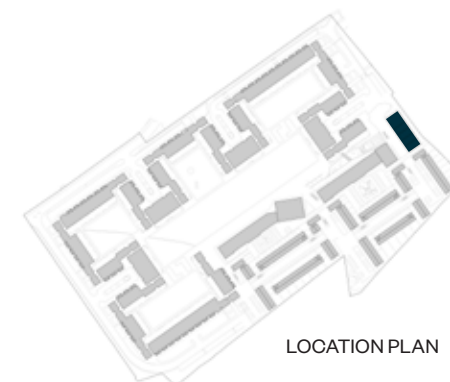
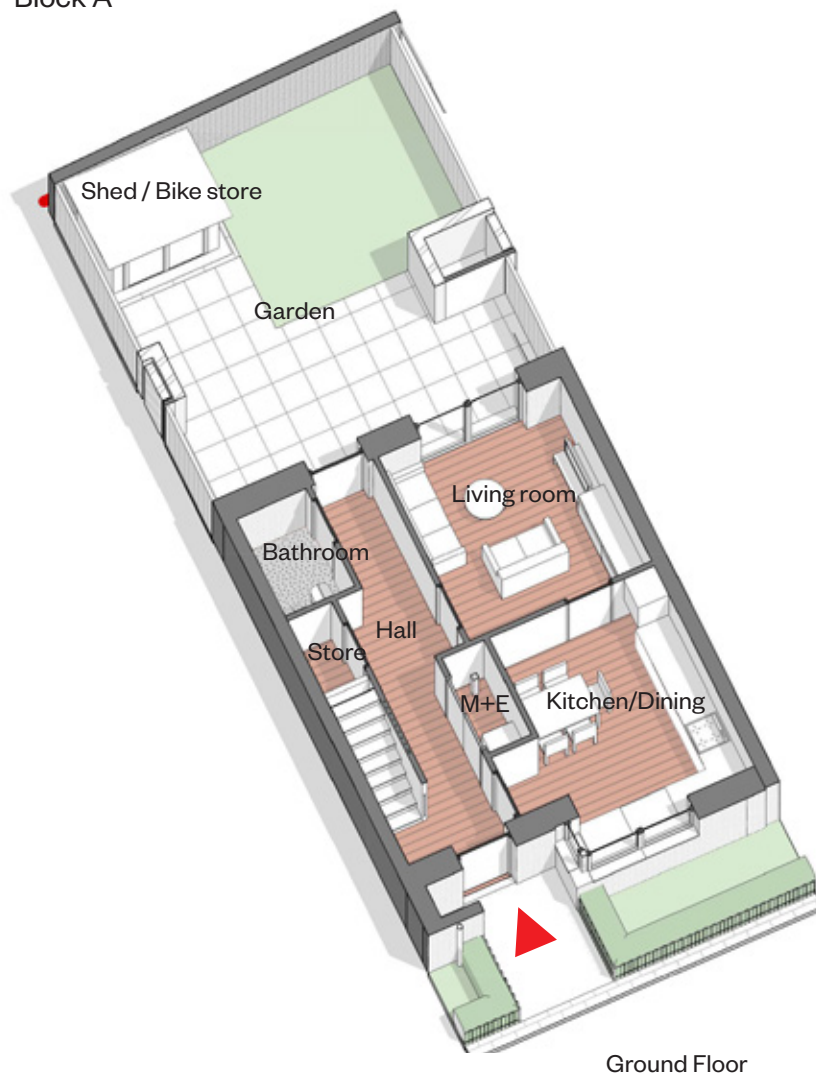
2 - Street view of 2 storey houses from Link Street 1



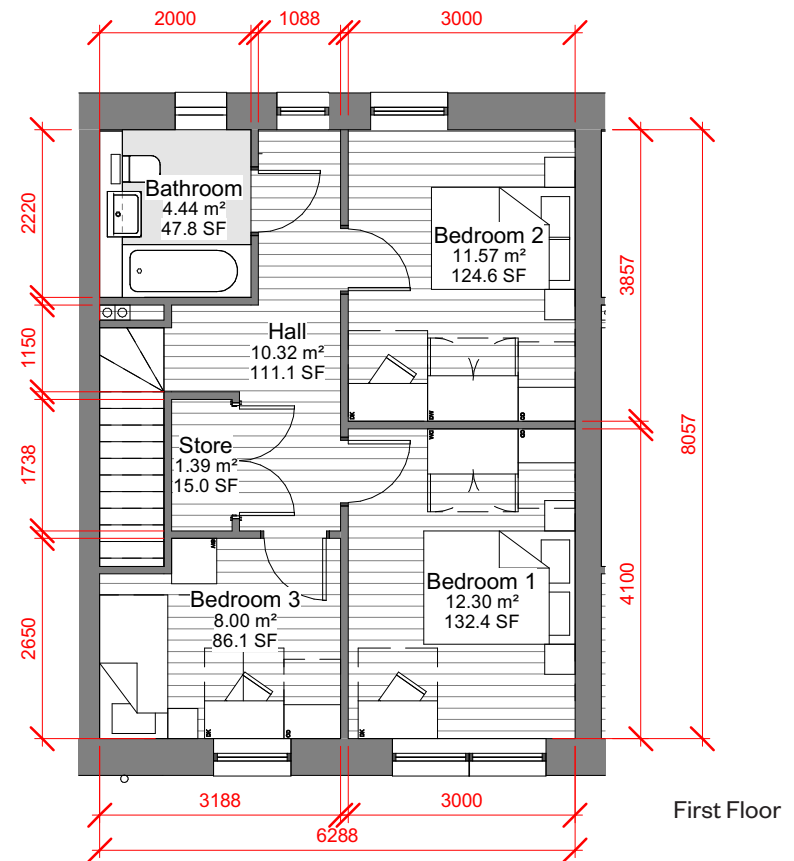
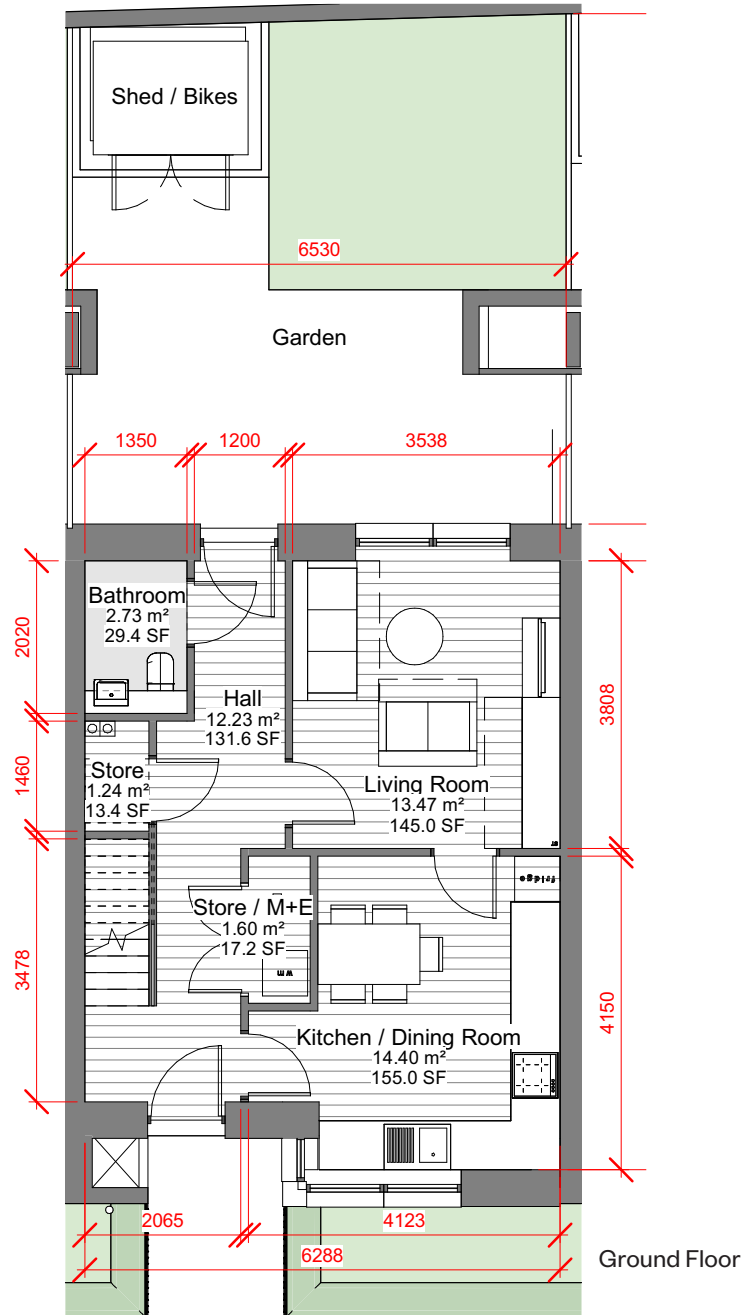
Maisonettes

Maisonette Type 3

Size: 3-Bedroom / 5-Person Maisonette
Located in: Block A

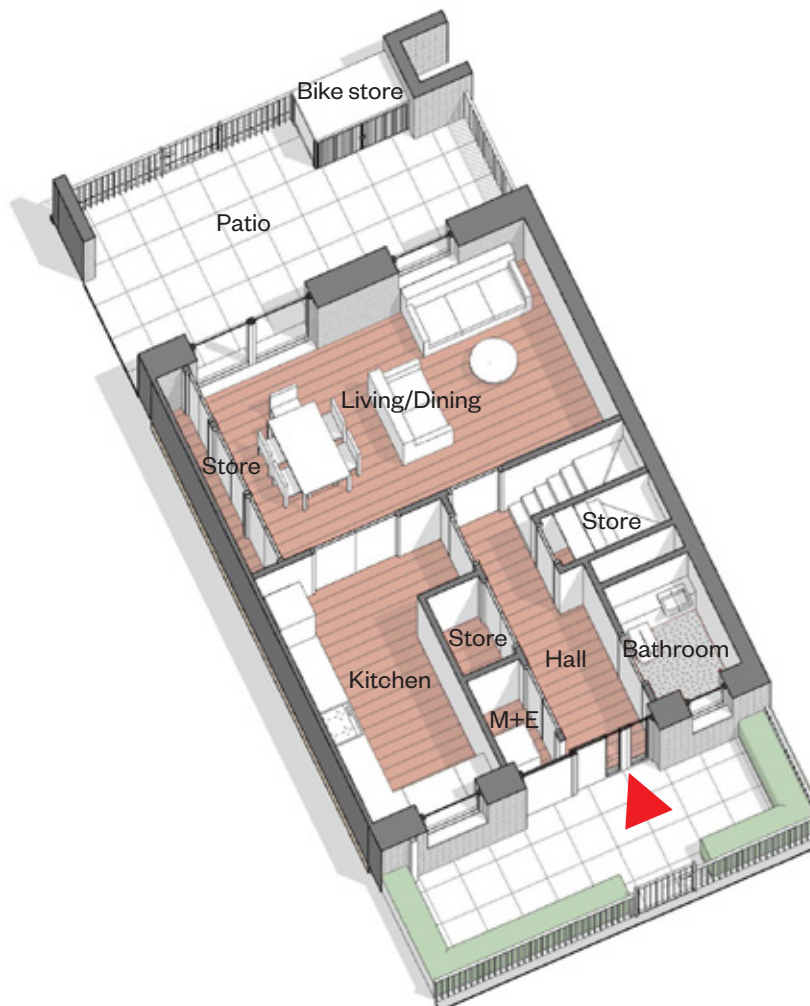


Maisonettes - Layouts



Maisonette Type 2

Size: 3-Bedroom / 5-Person Maisonette
Located in: Block C / Block D



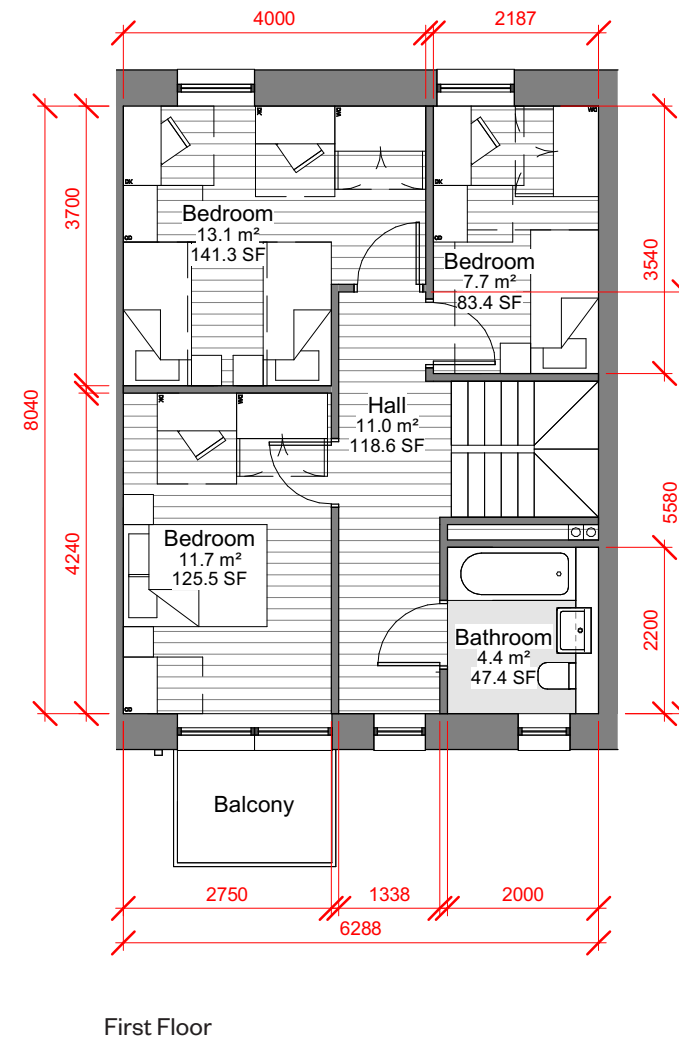
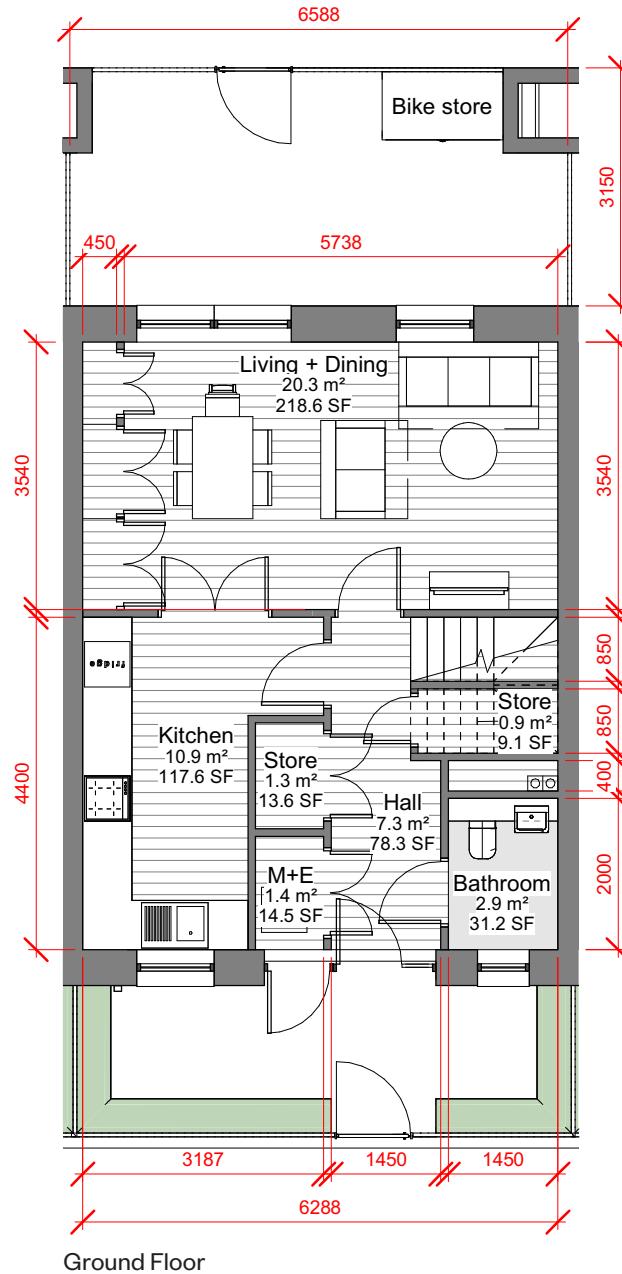
Ground Floor



First Floor



LOCATION PLAN



Maisonette Type 3

Size: 2-Bedroom / 4-Person Stacked Maisonette (lower)
Located in: Belvedere 1 / Belvedere 2 / Belvedere 3

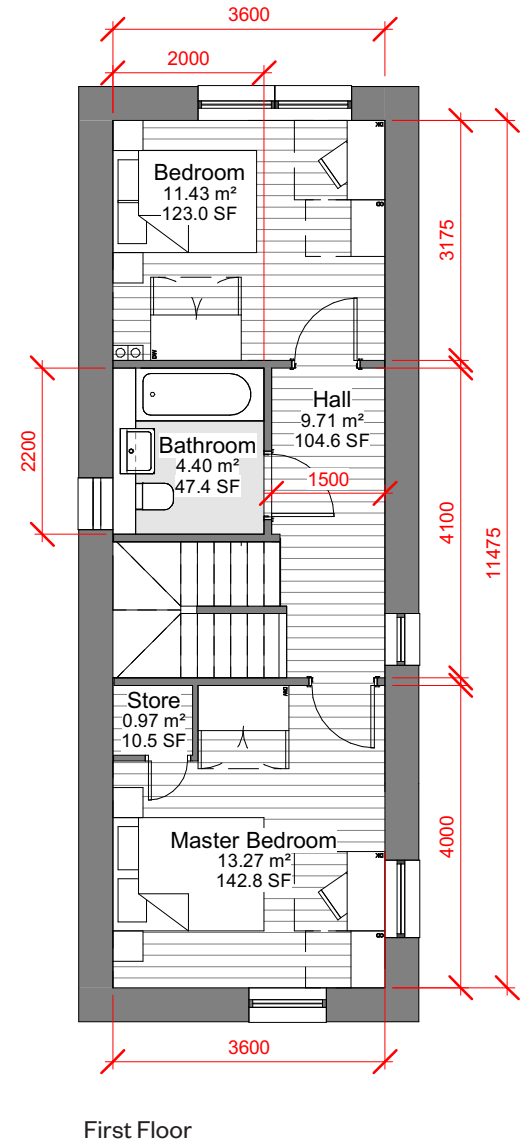
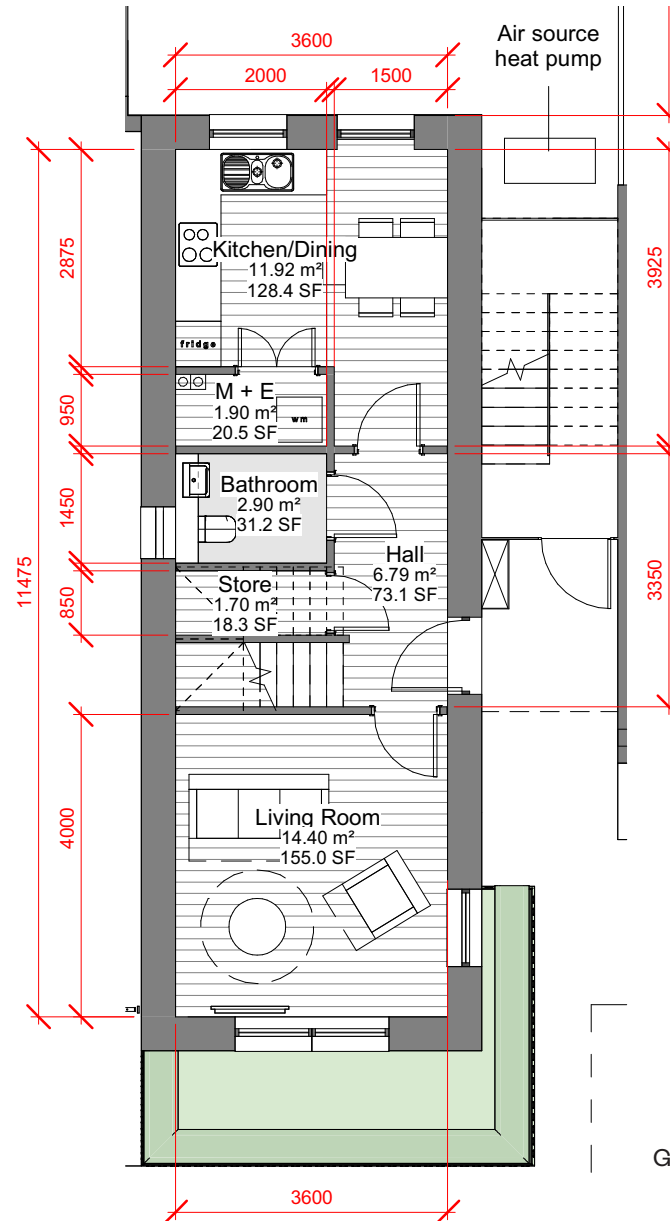
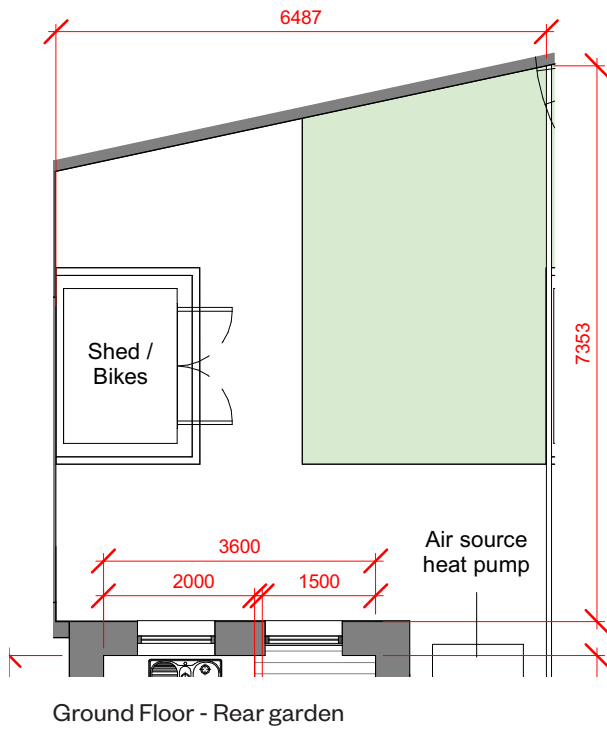


Ground Floor



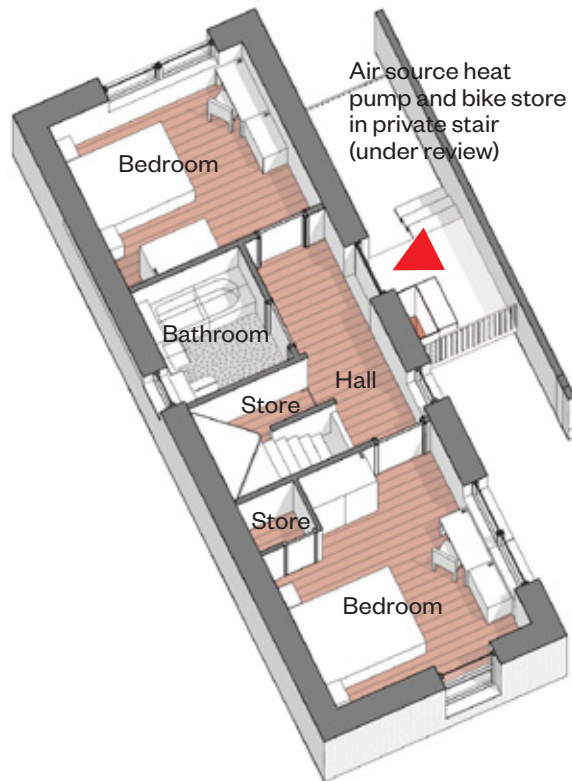
First Floor



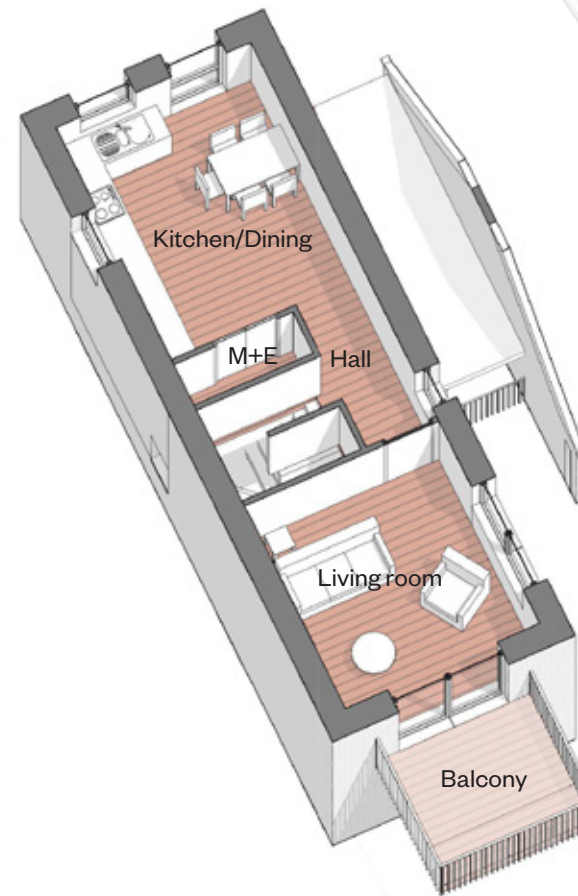


Maisonette Type 4

Size: 2-Bedroom / 4-Person Stacked Maisonette (upper)
Located in: Belvedere 1 / Belvedere 2 / Belvedere 3



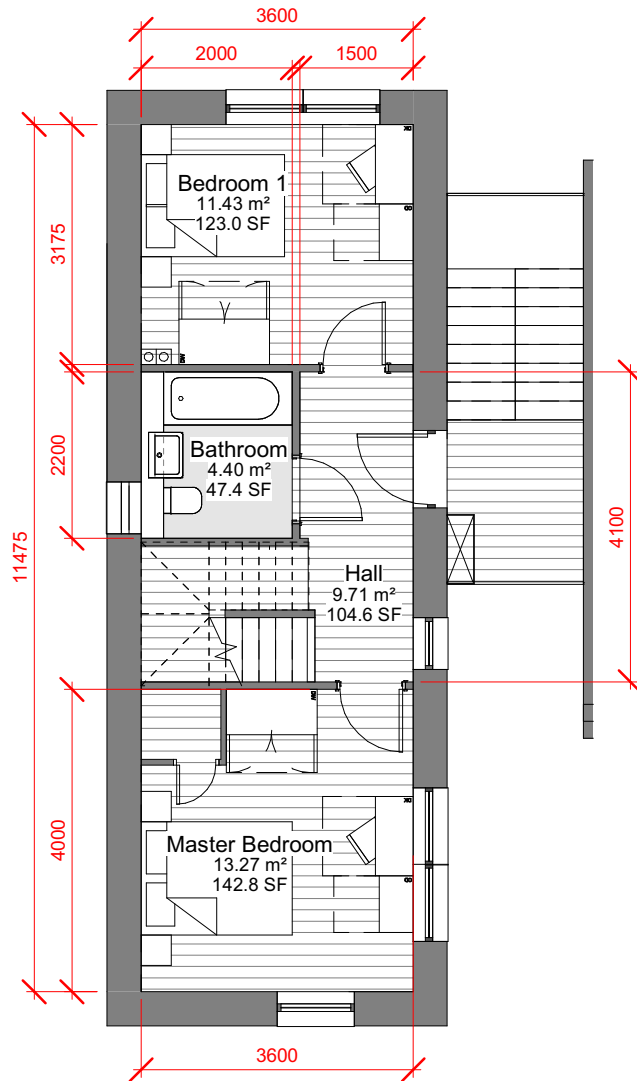
Second Floor (entry level)



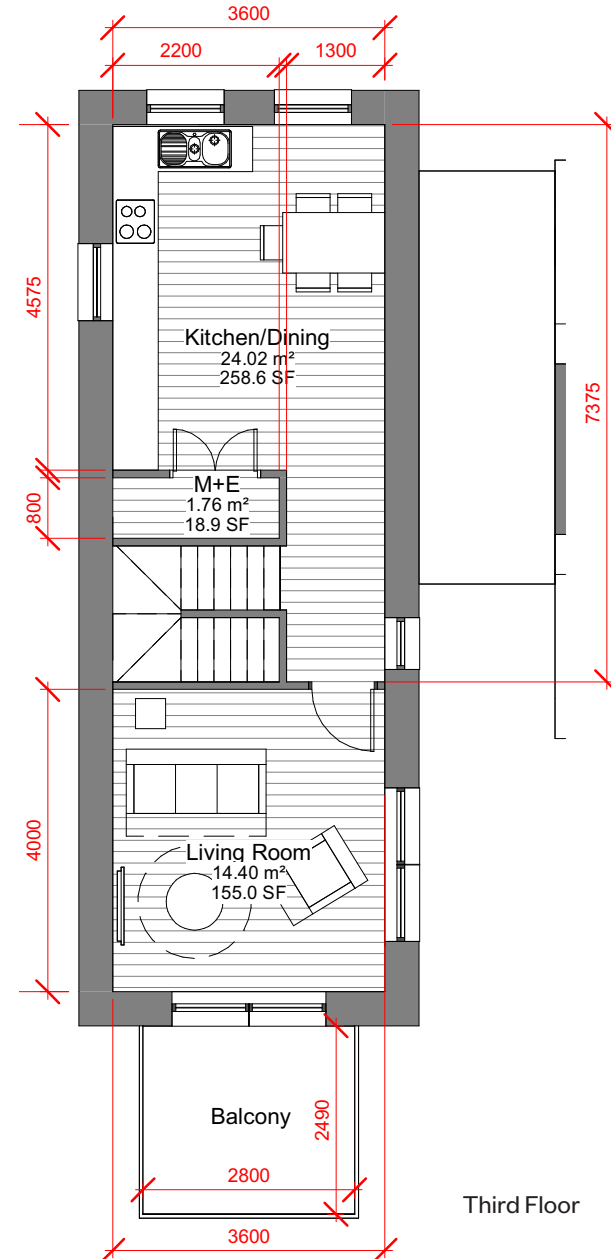
Third Floor



LOCATION PLAN



Second Floor



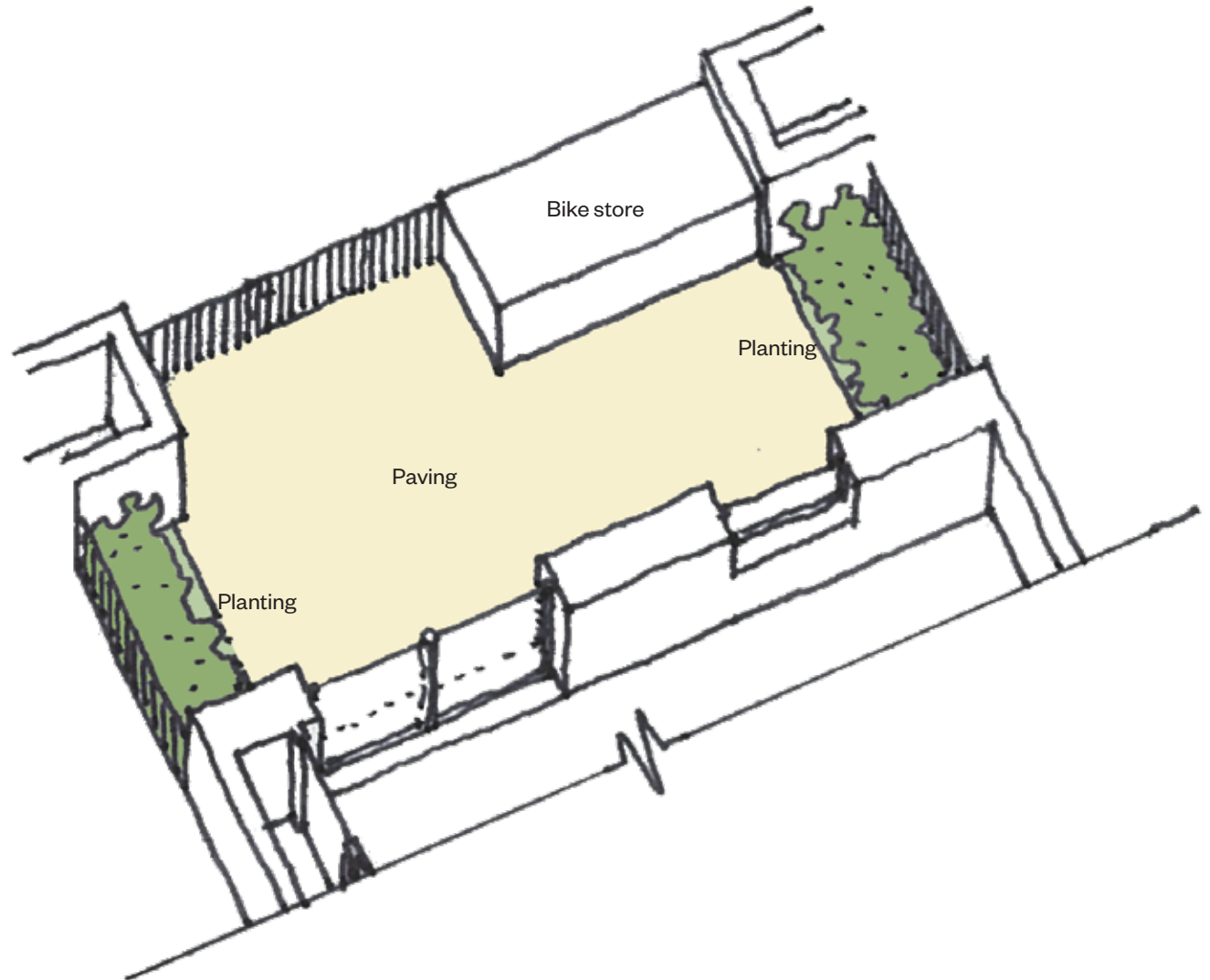
Third Floor



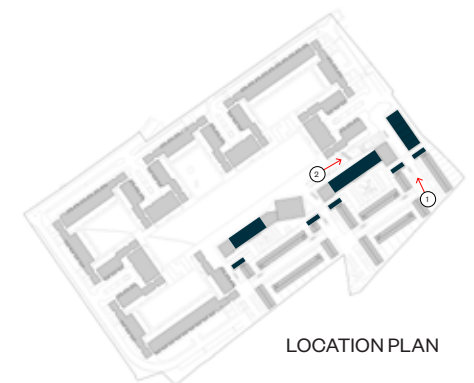
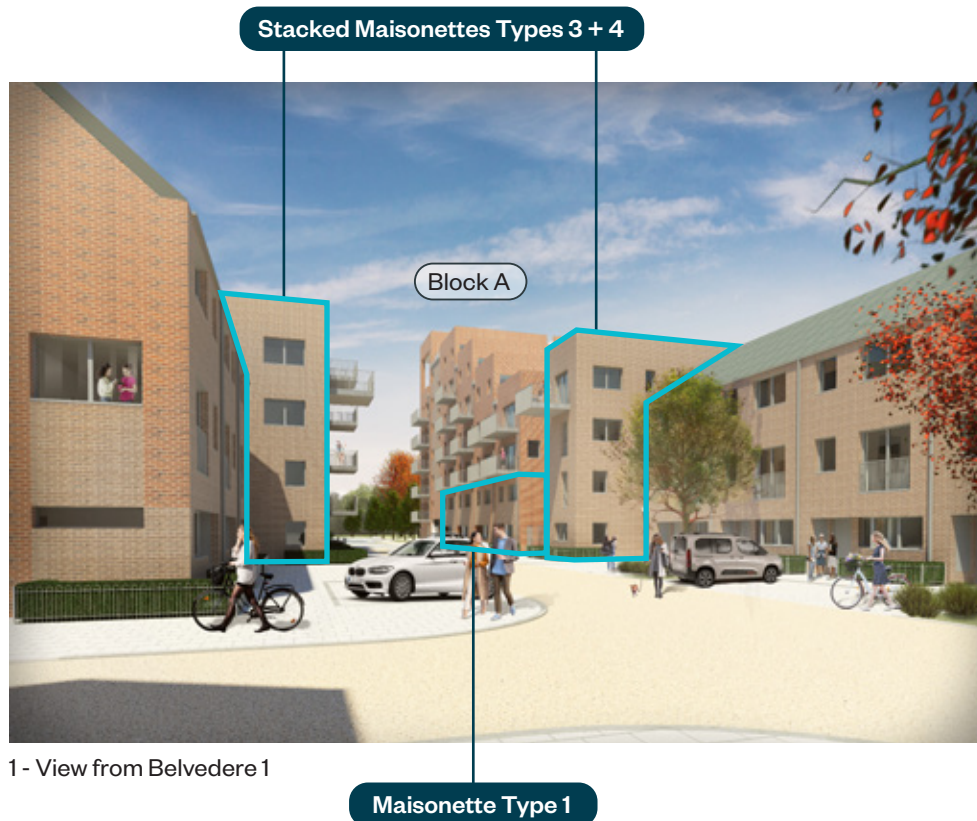
Bicycle Storage Precedent for Maisonettes



Planting along the boundaries



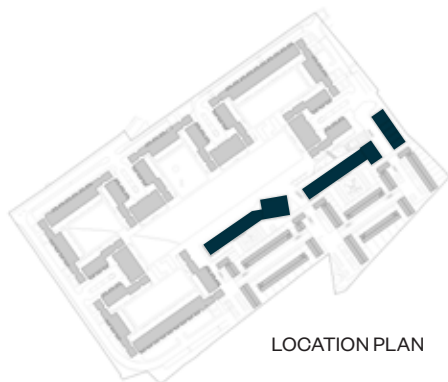
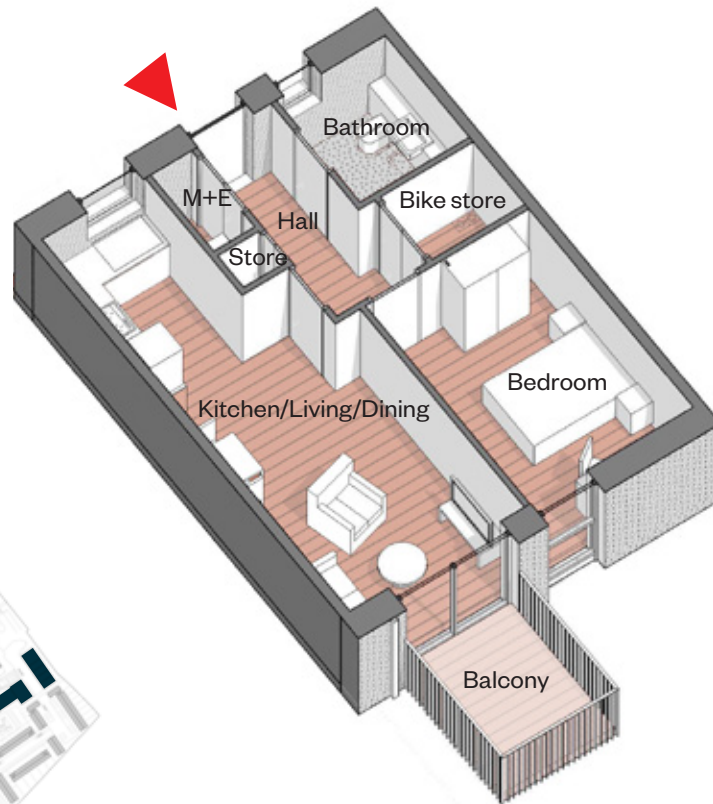
Typical maisonette rear patio



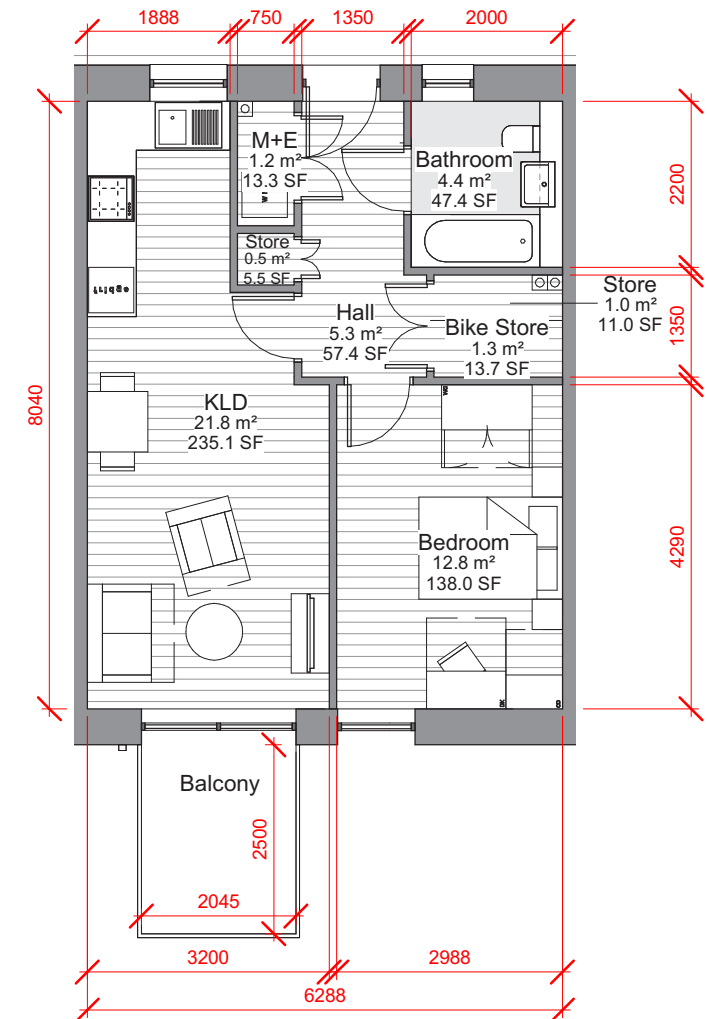
Flats

Flat Type 1

Size: 1-Bedroom / 2-Person Flat
Located in: Block A / Block C / Block D / Sparks

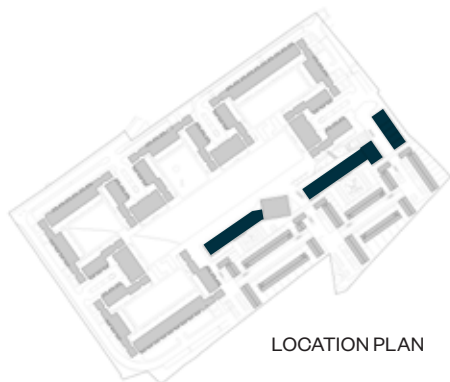


LOCATION PLAN

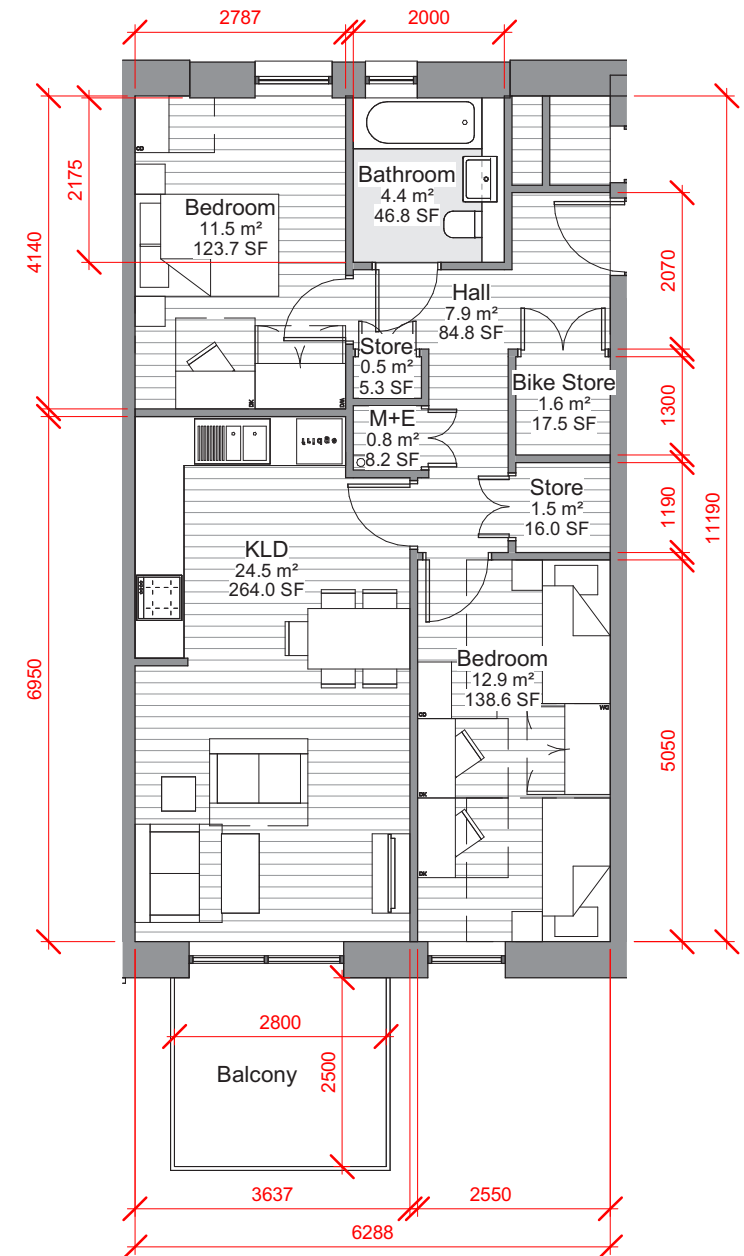


Flat Type 2

Size: 2-Bedroom / 4-Person Flat
Located in: Block A / Block C / Block D



LOCATION PLAN

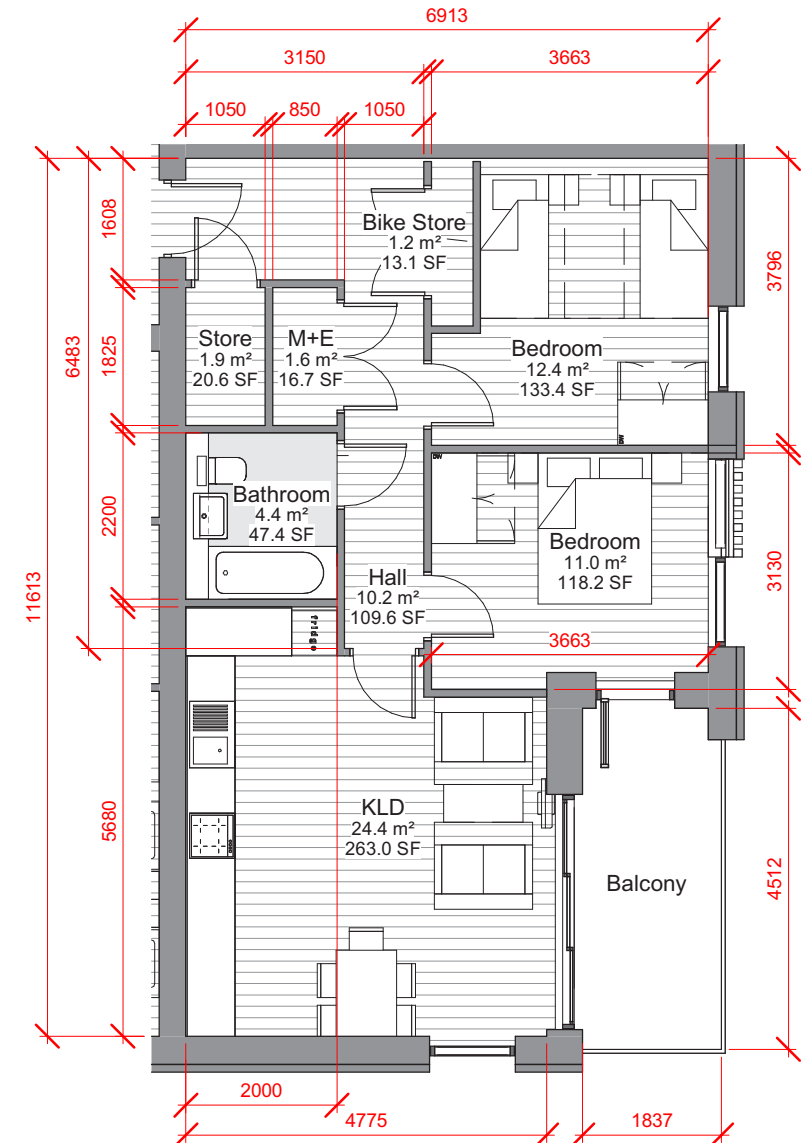


Flat Type 3

Size: 2-Bedroom / 4-Person Flat
Located in: Sparks

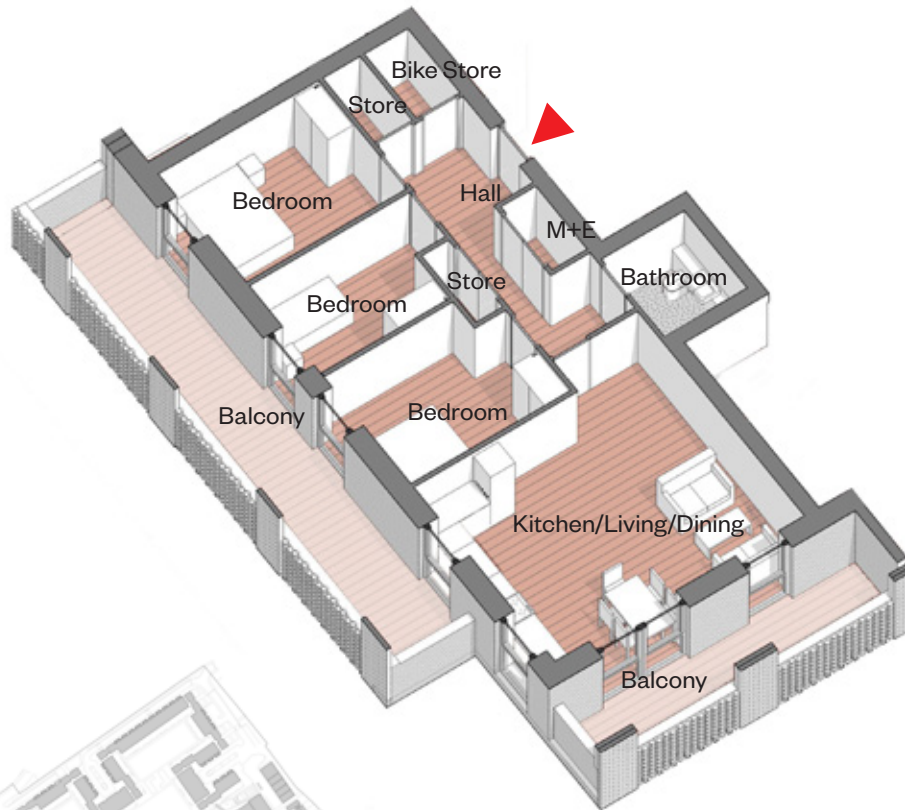


LOCATION PLAN

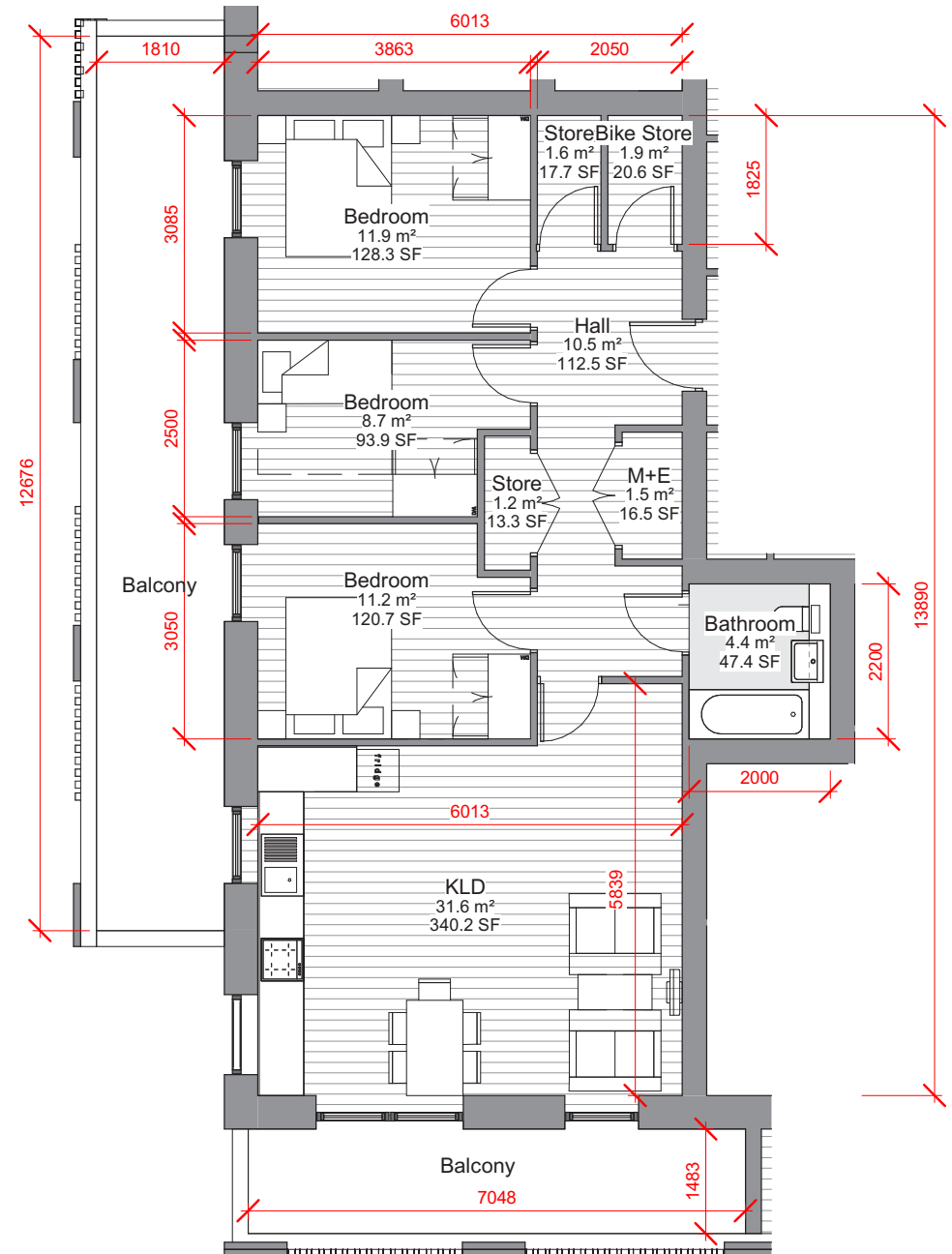


Flat Type 4

Size: 3-Bedroom / 5-Person Flat
Located in: Sparks



LOCATION PLAN





Bicycle storage precedents for flats



Typical flat balcony



Typical communal stairwell



Typical communal post boxes



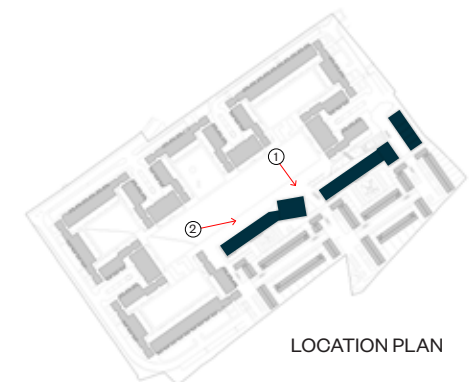
Typical communal walkway



1 - View of flats from central Sparks Square



2 - View of flats from Linear Park

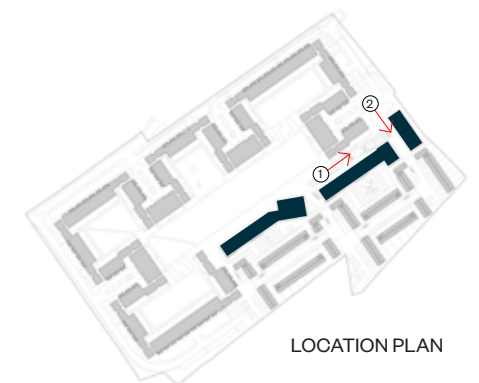




1 - View of flats from Linear Park



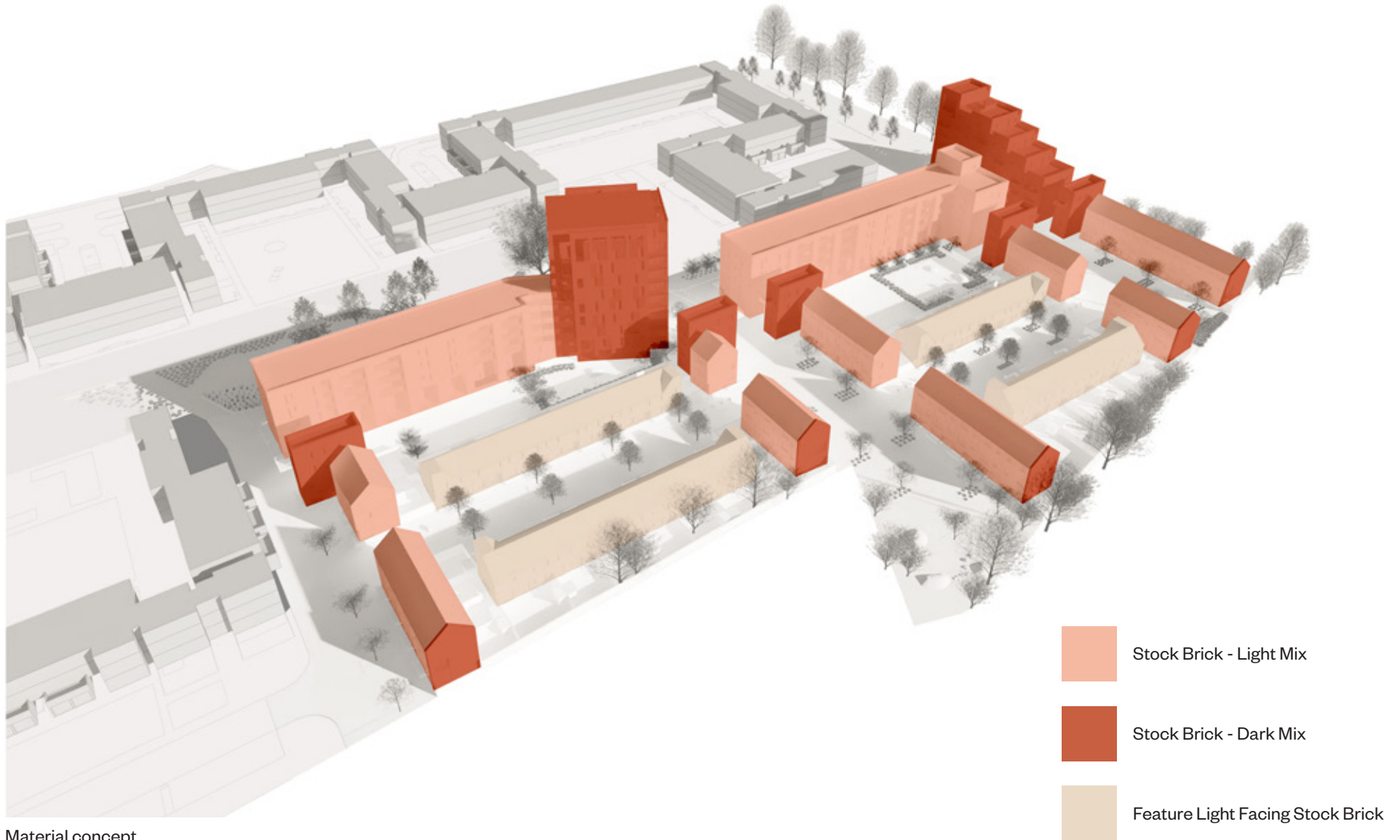
2 - View of flats from Linear Park





CLARION
HOUSING

Materials



Material concept

Stock Brick - Light Mix



Stock Brick - Dark Mix



Feature Light Facing Stock Brick



Stock brick precedents with a light red colour mix

Stock brick precedents with a dark red colour mix

White stock brick precedents



Typical front door



Typical recessed front door



Typical flat block communal entrance



Typical internal door handle



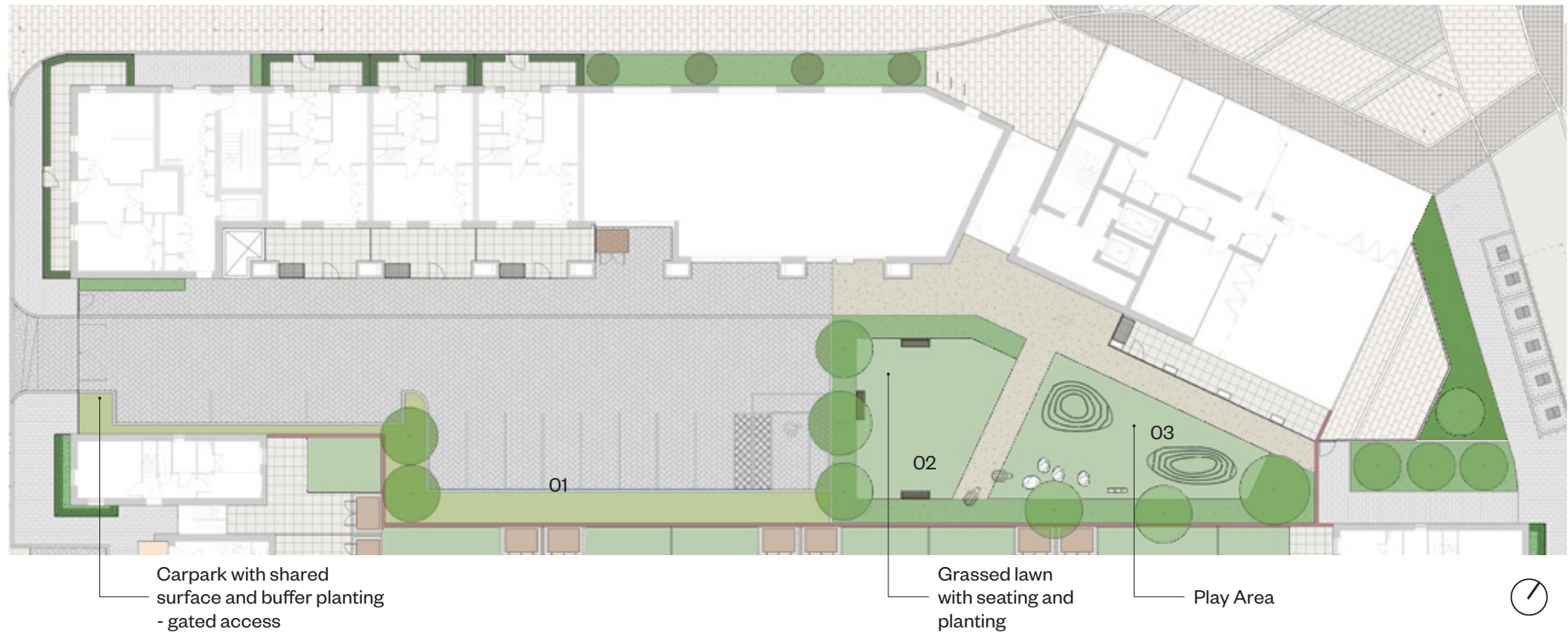
Typical internal floor finish



Typical kitchen fittings

Landscape

Plan of Courtyard D



Location Plan



01

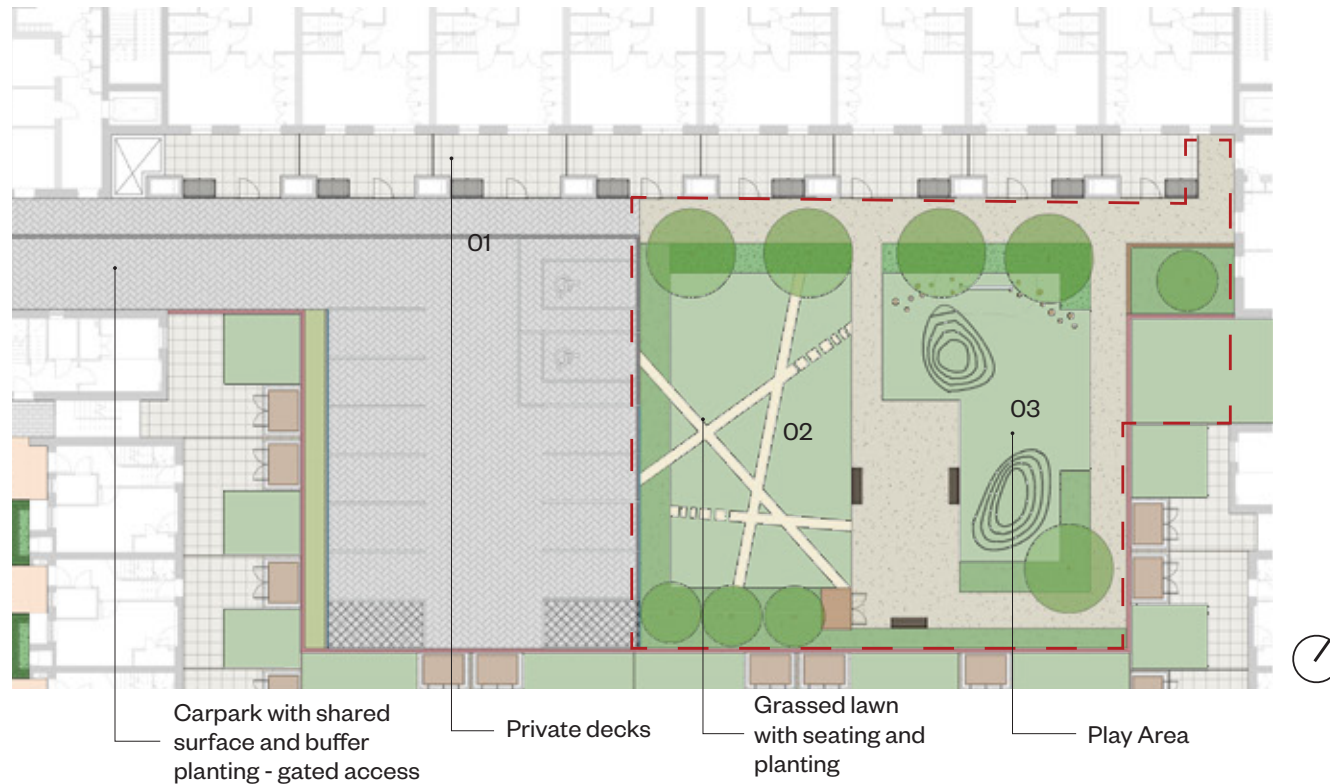


02



03

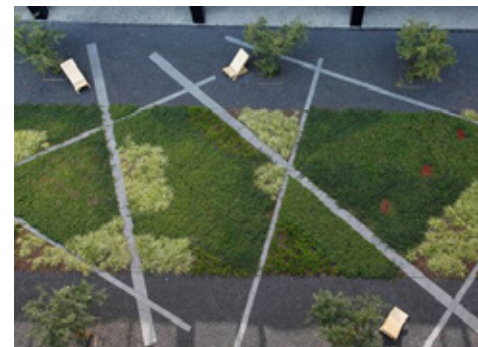
Plan of Courtyard C



Location Plan



01

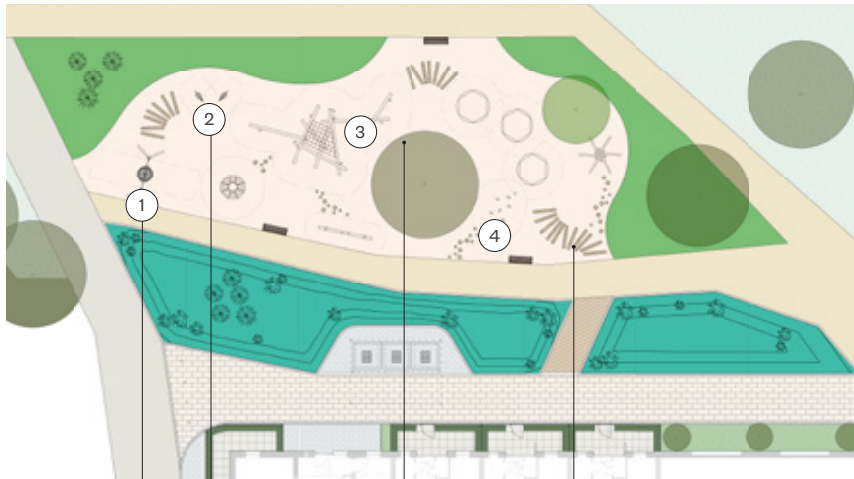


02



03

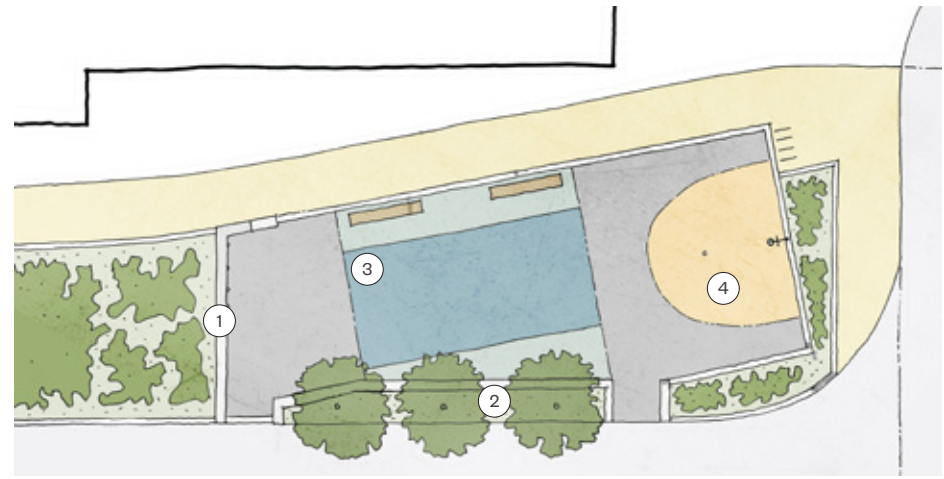
Linear Park Plan



Inclusive play Movement play Feature play Adventure trail



Multi-use Games Ballcourt Indicative Plan



Location Plan



1 Inclusive play: basket swing



2 Movement play: snail queen



3 Feature play: climbing structure



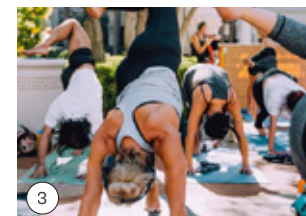
4 Adventure trail: cluster Stilts structure



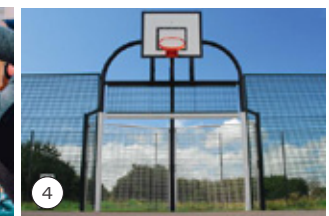
1 Climbing wall



2 Boundary edge option - bench seat



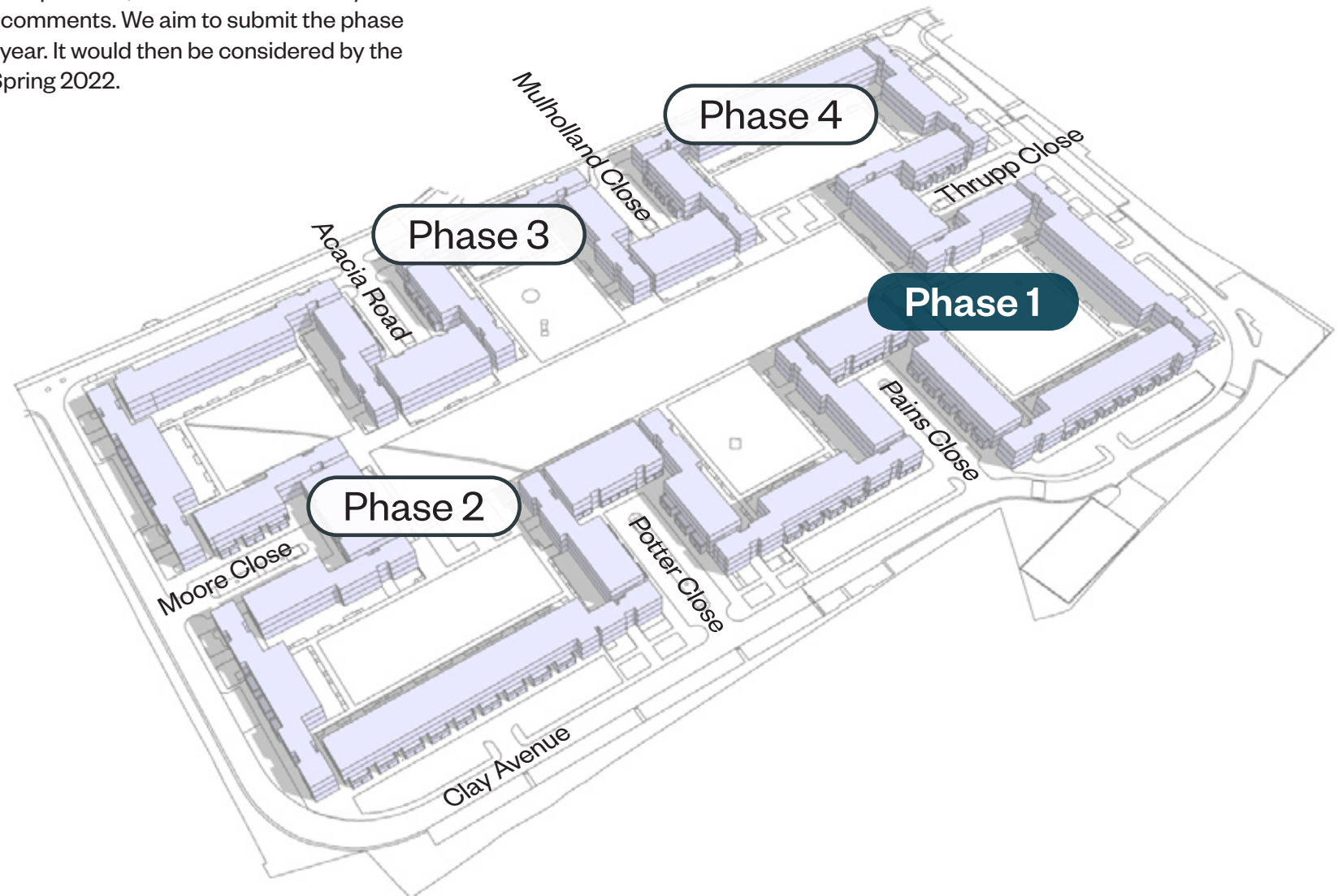
3 Community well being - yoga events



4 Basketball/Football sportswall

Next Steps

Your feedback and comments will help us refine the planning application and make sure the new homes and public spaces meet your needs. Subject to the Council's decision in September, we will come back to you one more time in October for final comments. We aim to submit the phase one planning application later this year. It would then be considered by the Council's Planning Committee in Spring 2022.







If you have any questions, or would like to arrange a meeting to discuss the regeneration please contact Doreen Jones, your regeneration manager on 0300 500 8000 or email mertonregen@myclarionhousing.com.