

Parking during construction

.....
Please tell us which option you would like to see

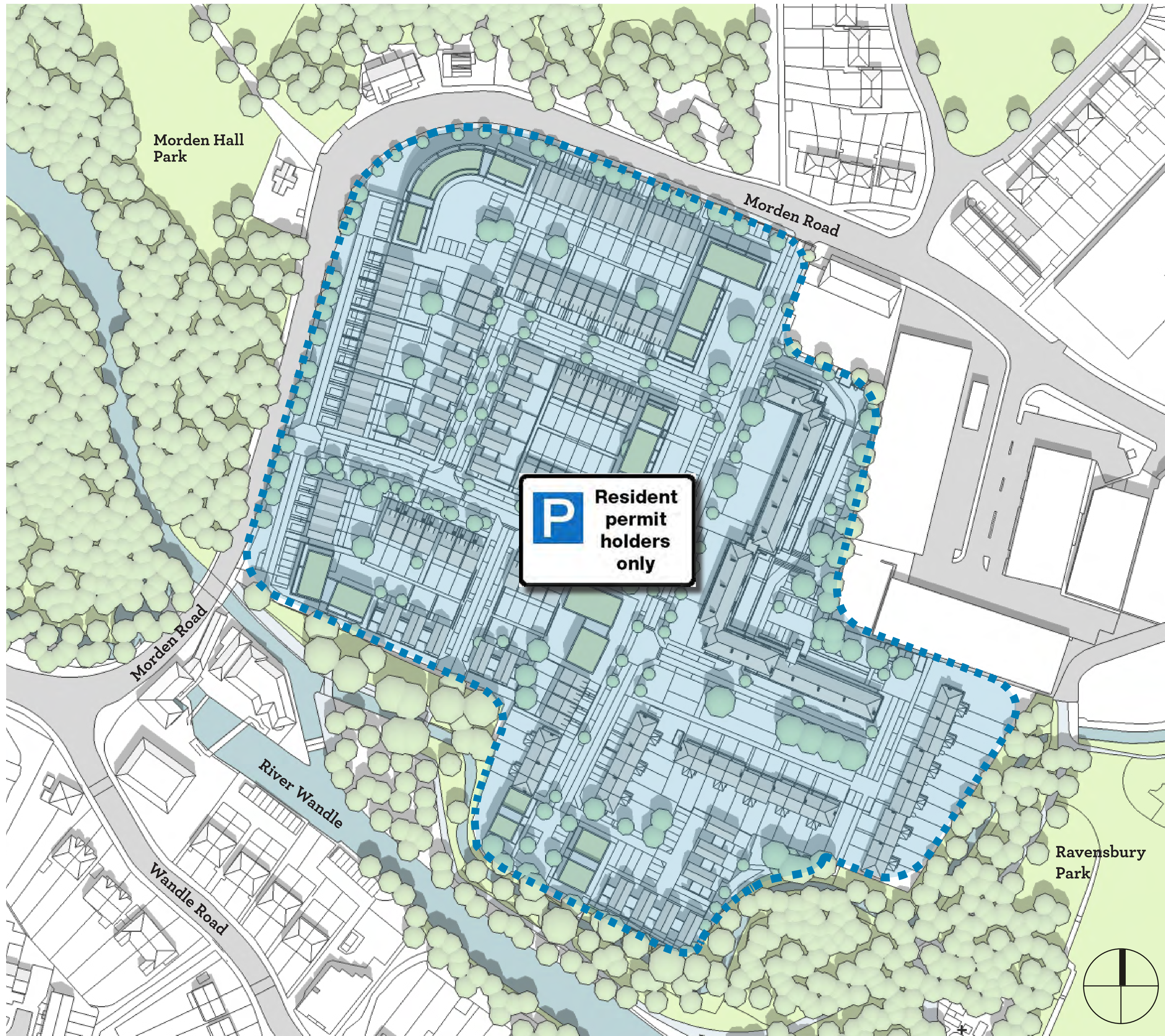
A Temporary parking restrictions introduced **across the whole of Ravensbury** (at no cost to residents).

B Temporary **parking spaces added into the existing green spaces** (e.g on Hengelo Gardens) to allow for extra traffic during construction and restricted parking at the end of Ravensbury Grove.

C **On-plot parking spaces** created for houses at the end of Ravensbury Grove (if they do not have them already).

D All of the above

E None of the above



Parking during construction

Please tell us which option you would like to see

Option A

Temporary parking restrictions introduced **across the whole of Ravensbury** (at no cost to residents).

The temporary parking restrictions could be introduced across the whole of Ravensbury.

Parking restrictions remain in place until construction is completed.

Only residents living on Ravensbury would be able to apply for parking permits.



Parking during construction

.....
Please tell us which option you would like to see

Option B

Temporary **parking spaces** added into the **existing green spaces** (e.g on Hengelo Gardens) to allow for extra traffic during construction and restricted parking along the end of Ravensbury Grove.

- 1 Temporary parking spaces created on Hengelo Gardens.
- 2 On-street parking restrictions introduced on Ravensbury Grove during construction.

We will also be looking at the parking options for Ravensbury Court and Hengelo Gardens at the next workshop on 24 March



Parking during construction

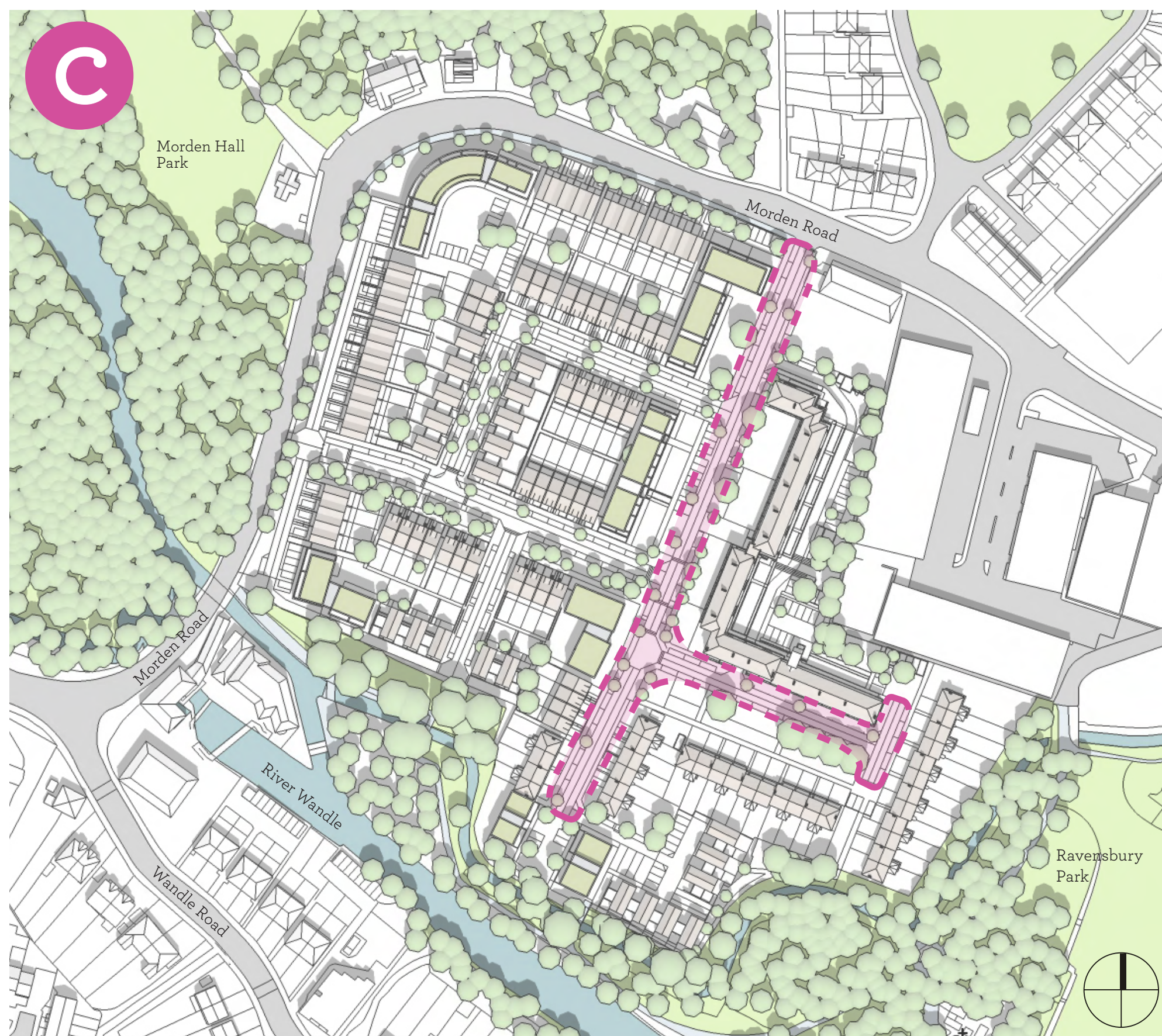
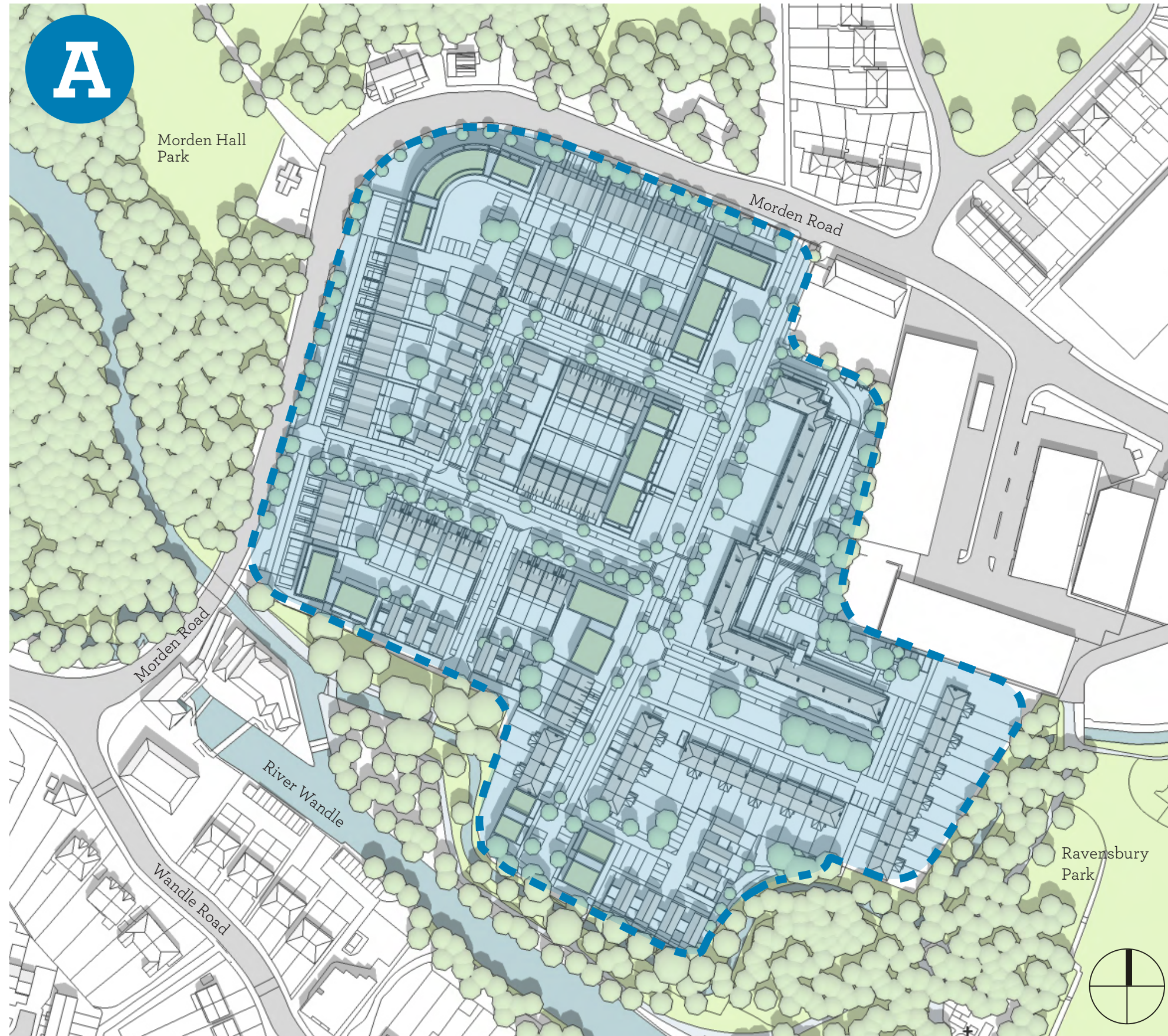
.....
Please tell us which option you would like to see

Option C

On-plot parking spaces created for houses at the end of Ravensbury Grove (if they do not have them already).

- 1** On-plot parking spaces added to the front of homes (where required) and accessed off Ravensbury Grove.
- 2** On-plot parking spaces added to the front of homes (where required) and accessed off Ravensbury Grove.

We will also be looking at the parking options for Ravensbury Court and Hengelo Gardens at the next workshop on 24 March

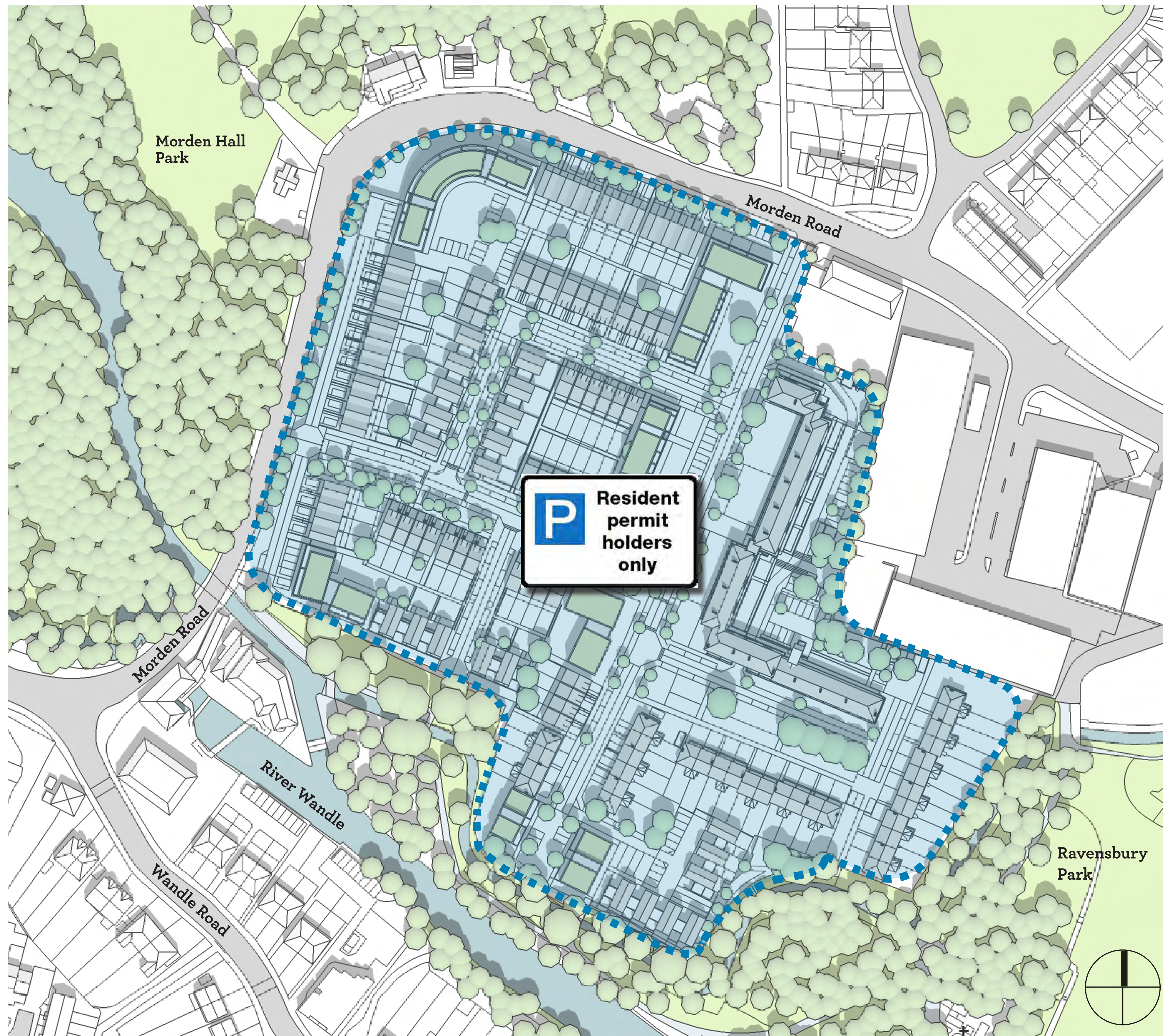


- A** Permanent parking restrictions **across the whole of Ravensbury** (annual fee to be introduced).
- B** **No parking restrictions** to be introduced and all on-street parking to be free for anyone to park across Ravensbury.
- C** Permanent parking restrictions **on Ravensbury Grove and Hengelo Gardens only** (annual fee to be introduced).

Parking
after
construction

.....
Please tell us which
option you would
like to see

We will also
be looking at the
parking options
for Ravensbury
Court and
Hengelo Gardens
at the next
workshop on 24
March



Parking after construction

.....
Please tell us which option you would like to see

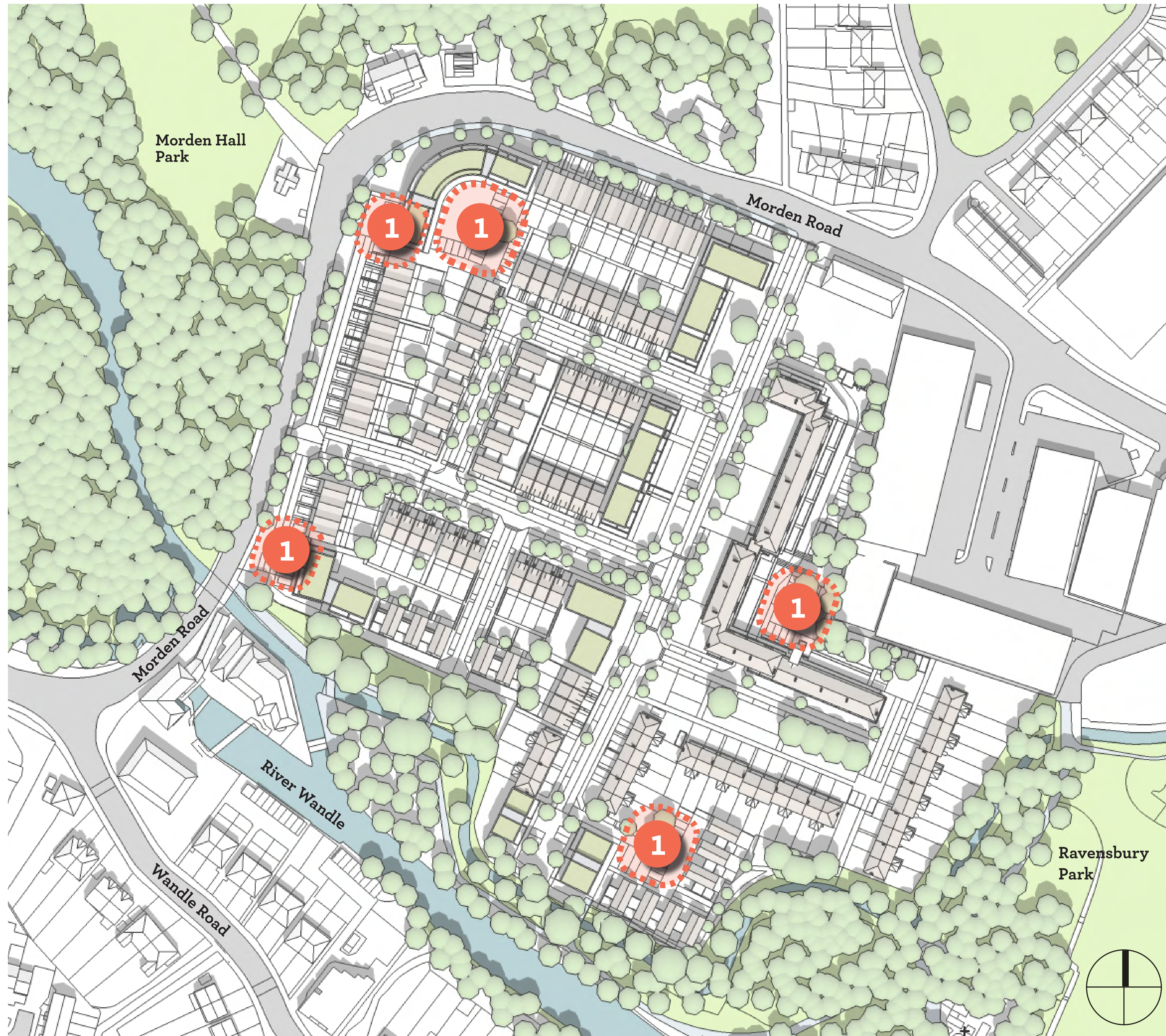
Option A

Permanent parking restrictions **across the whole of Ravensbury** (annual fee to be introduced).

A mixture of new on-plot, on-street and parking courts could be provided throughout Ravensbury.

Only residents living on Ravensbury would be able to apply for parking permits.

The typical annual cost for a resident parking permit would be between £65 and £140.



Parking
after
construction
.....

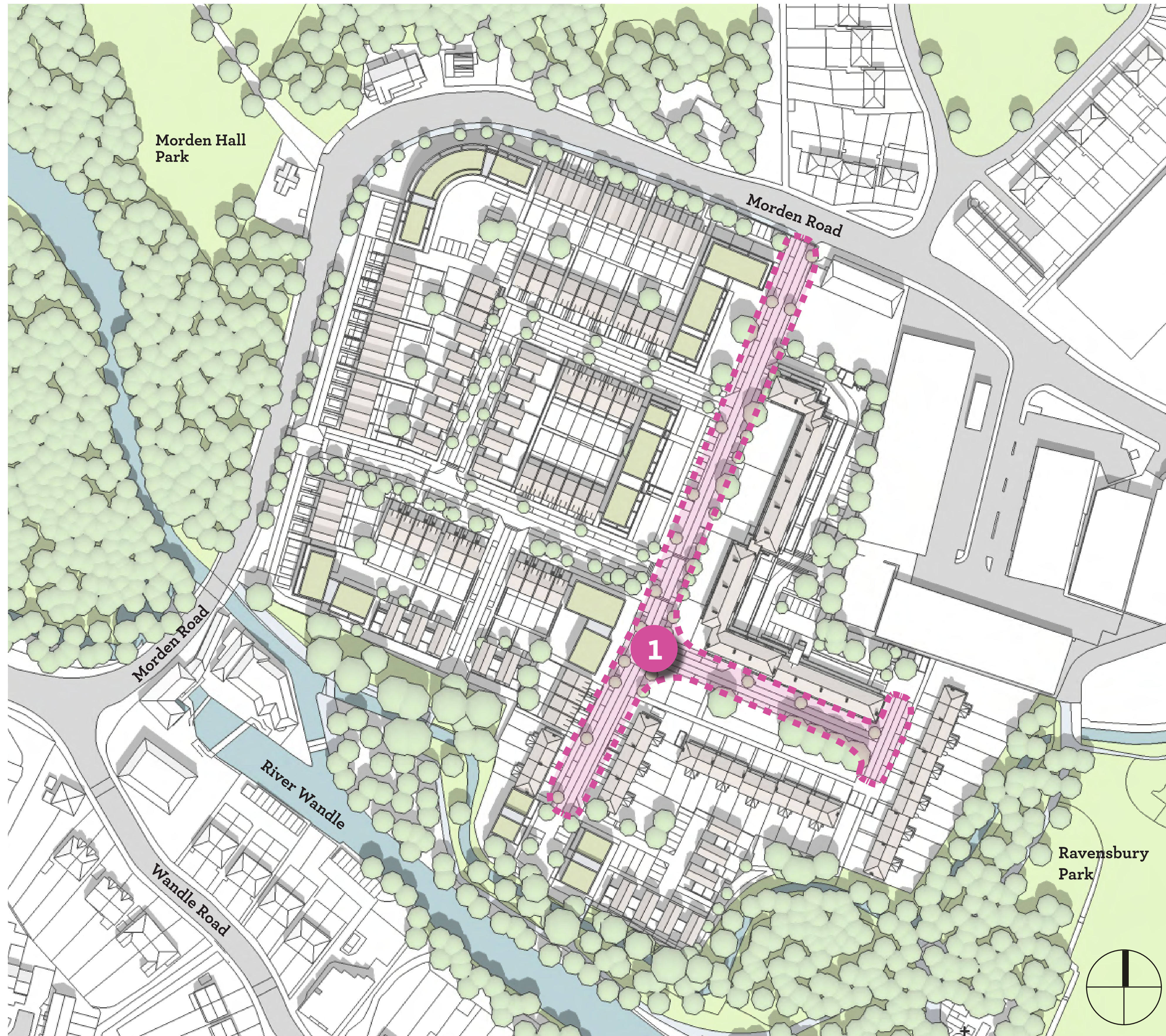
Please tell us which
option you would
like to see

Option B

No parking restrictions to be introduced and all on-street parking to be free for anyone to park across Ravensbury.

A mixture of new on-plot, on-street and parking courts could be provided throughout Ravensbury.

1 Parking courtyard



Parking after construction

.....
Please tell us which option you would like to see

Option C

Permanent parking restrictions **on Ravensbury Grove and Hengelo Gardens only** (annual fee to be introduced).

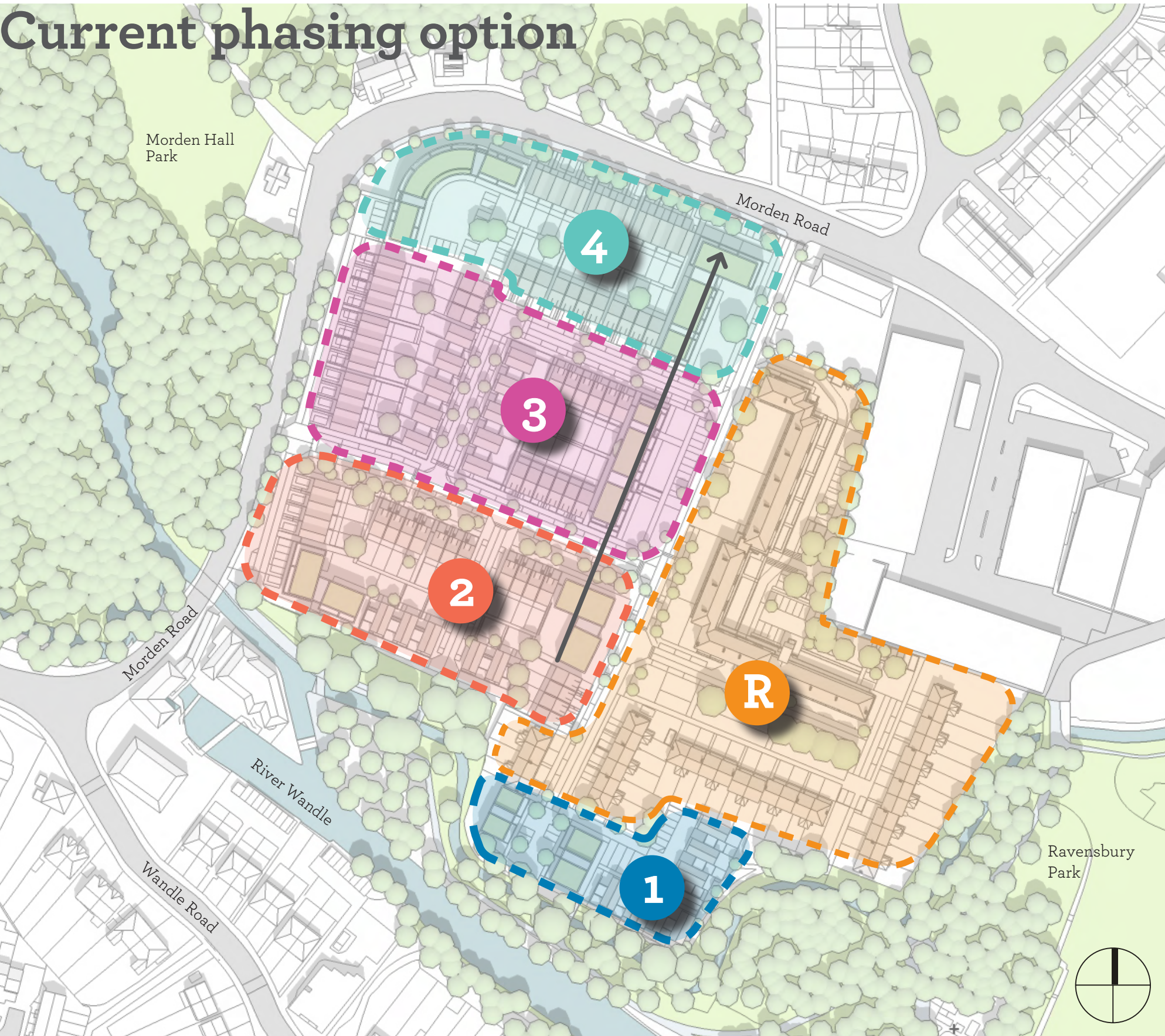
The parking restrictions would only apply to on-street parking spaces on Ravensbury Grove and Hengelo Gardens.

There would be no parking restrictions for the rest of the on-street parking spaces within Ravensbury.

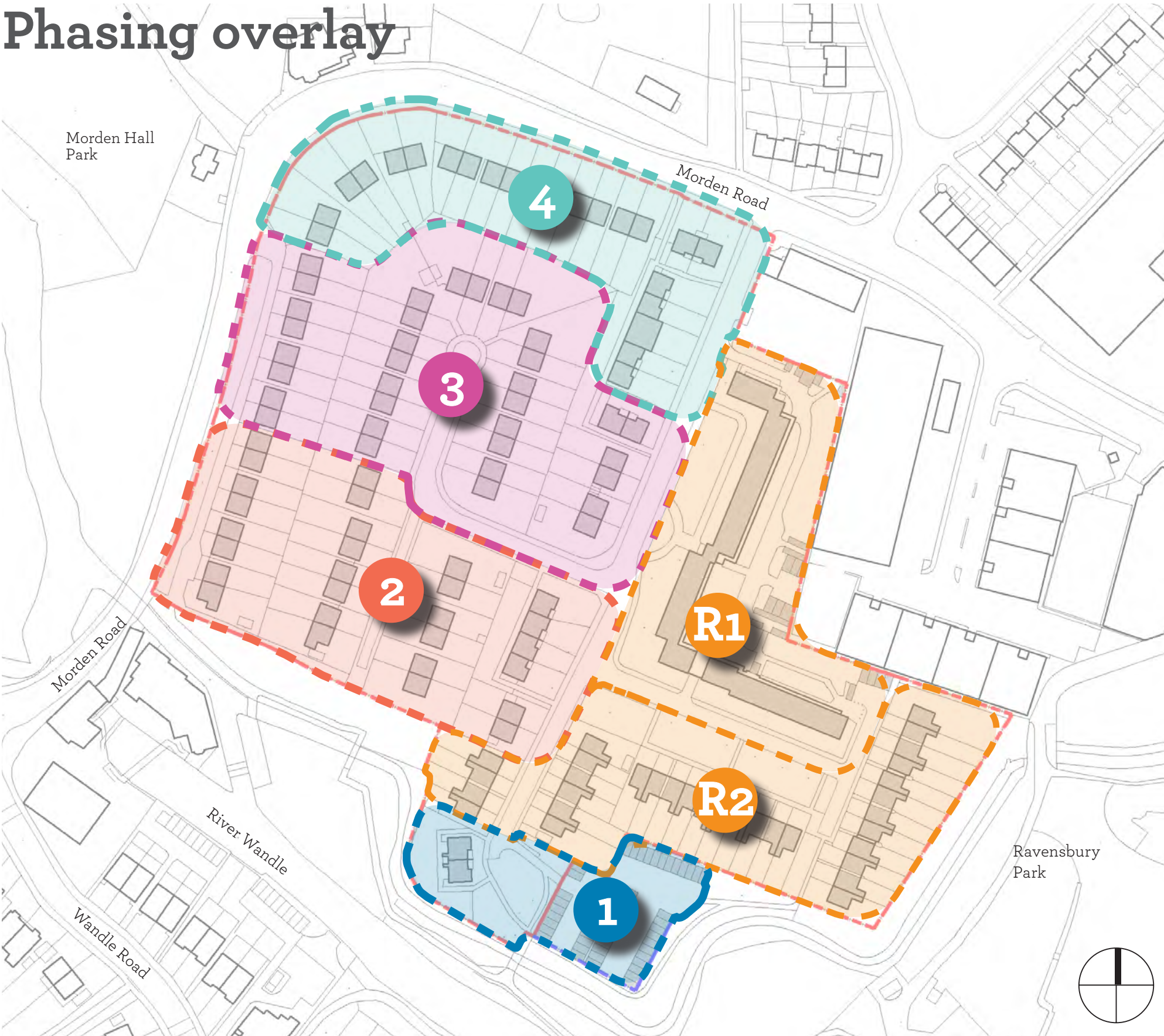
The typical annual cost for a resident parking permit would be between £65 and £140.

1 Ravensbury Grove and Hengelo Gardens

Current phasing option



Phasing overlay



Current phasing option
.....
Please tell us what you think

Proposed location of homes



- 1 Phase One
- 2 Phase Two
- 3 Phase Three
- 4 Phase Four
- R1 Refurbished Homes
- R2 Retained Homes

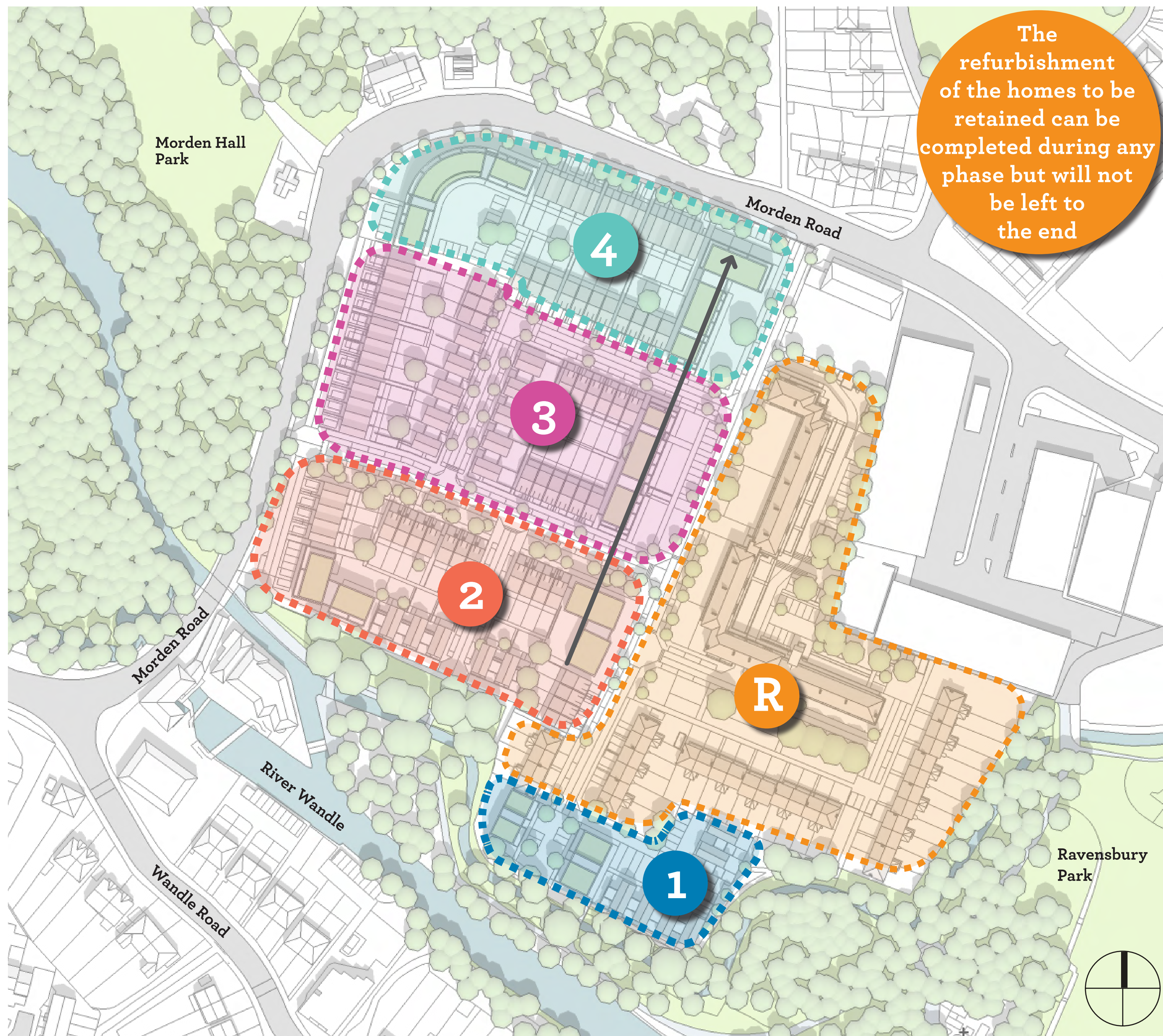


The refurbishment of the homes to be retained can be completed during any phase but will not be left to the end

Phasing Overlay

.....
Phasing overlaid onto the existing homes at Ravensbury

- 1 Phase One
- 2 Phase Two
- 3 Phase Three
- 4 Phase Four
- R1 Refurbished Homes
- R2 Retained Homes



Current phasing option

 Please tell us what you think

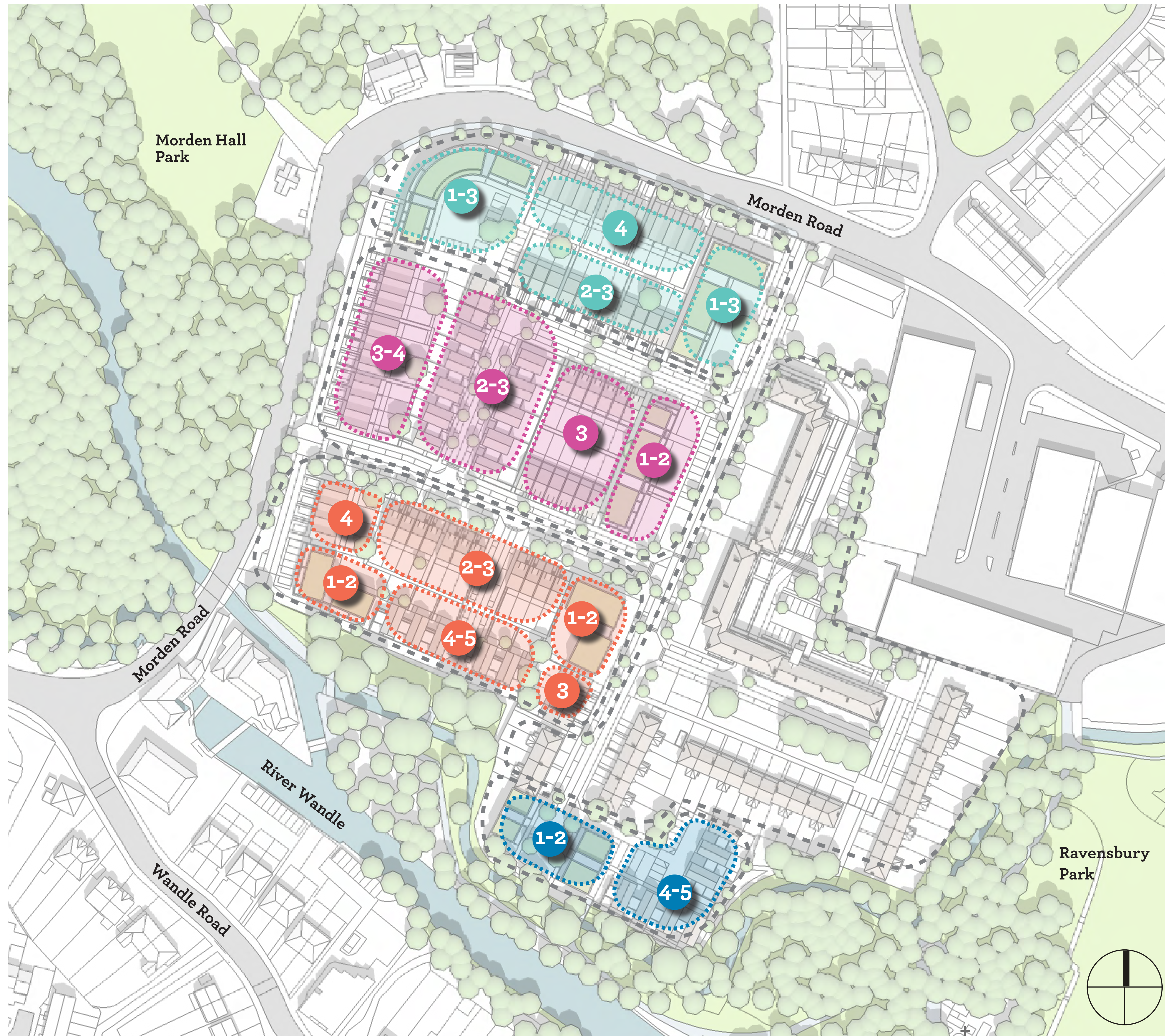
- 1** Phase One
- 2** Phase Two
- 3** Phase Three
- 4** Phase Four
- R** Retained and Refurbished Homes

We will also be looking at the refurbishment options for Ravensbury Court at the next workshop on 24 March

Phasing workshop

Ravensbury
 Workshop Thursday 12 March 2015





Proposed location of homes

.....
Please tell us what you think

The proposed phases are coloured opposite

- Phase One
- Phase Two
- Phase Three
- Phase Four

The size of proposed homes are shown opposite per phase

- 1 One bed homes
- 2 Two bed homes
- 3 Three bed homes
- 4 Four bed homes
- 4 Five bed homes

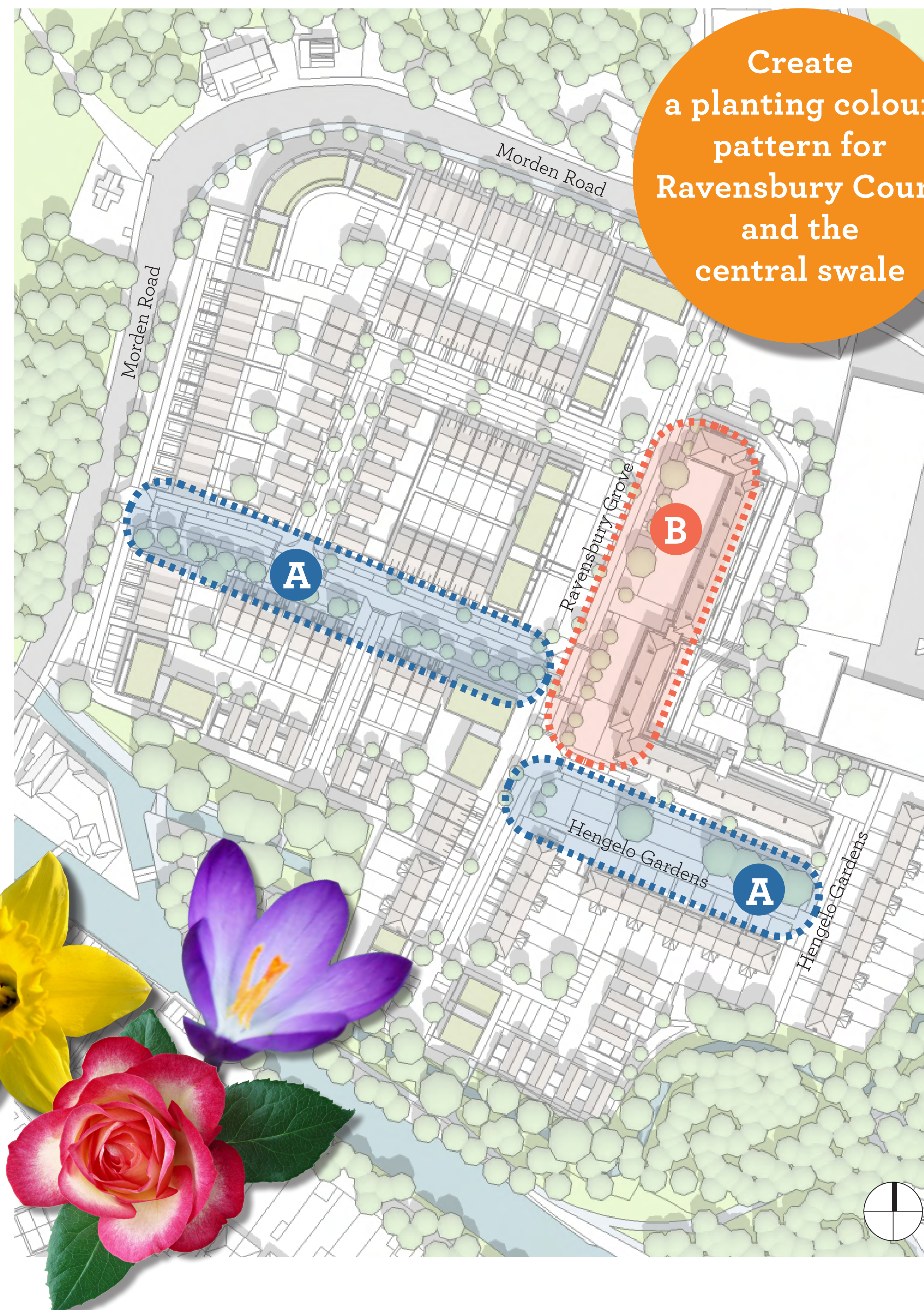
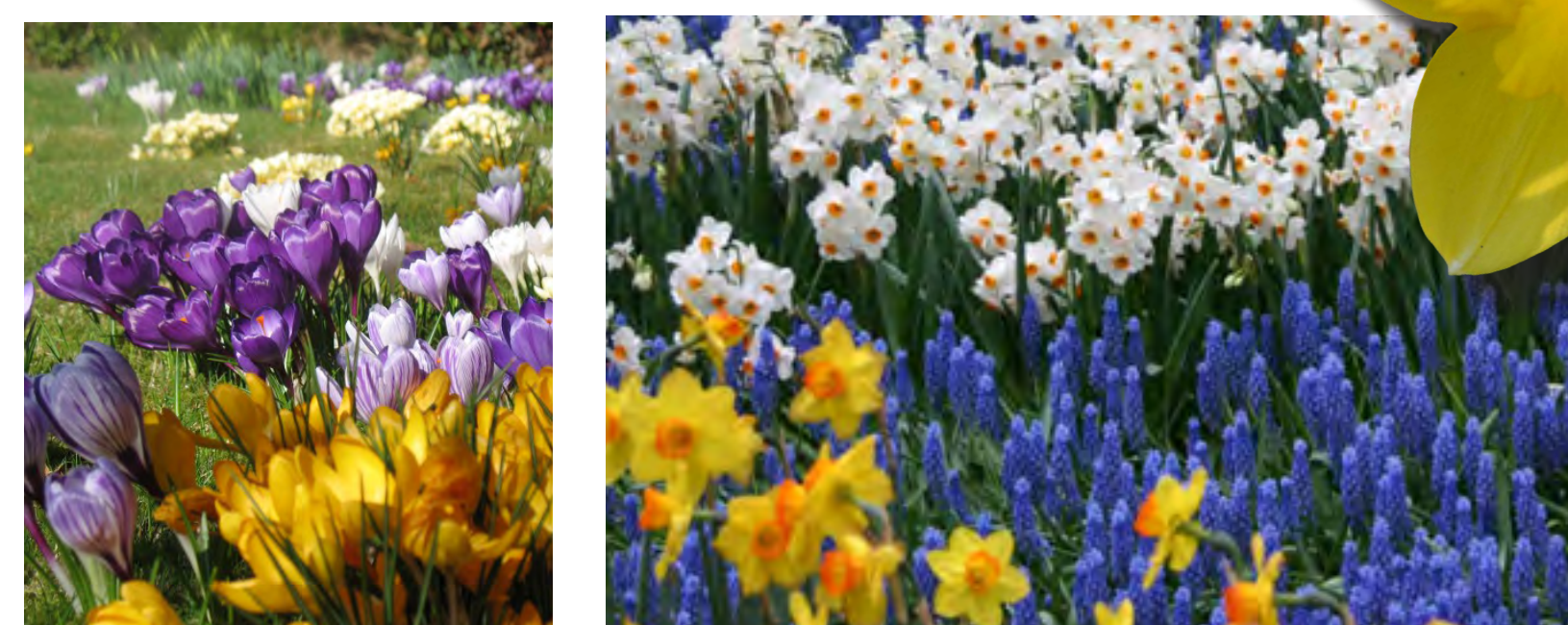
Central swale:

- A ribbon of colour through Ravensbury
- Will help with storm water management

A

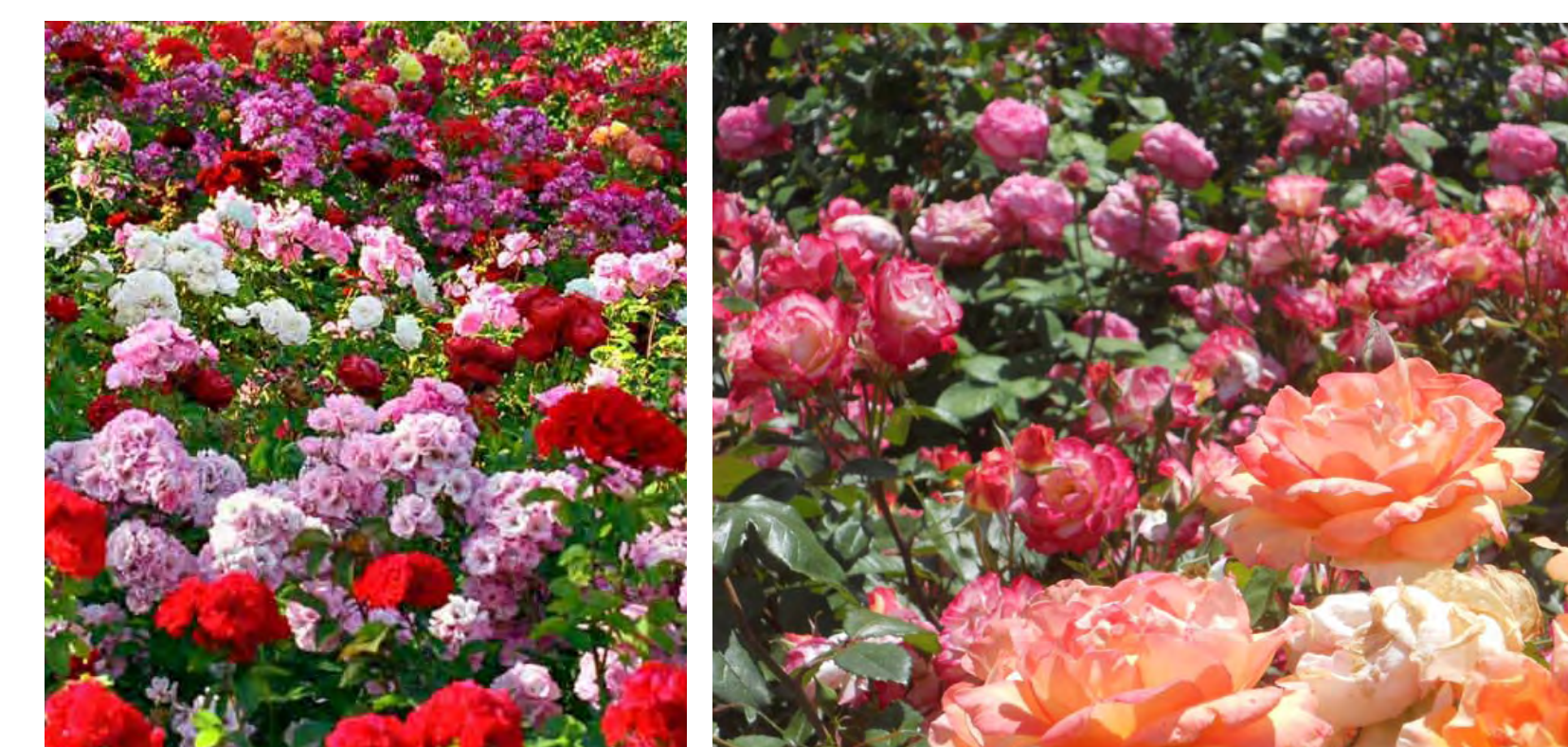
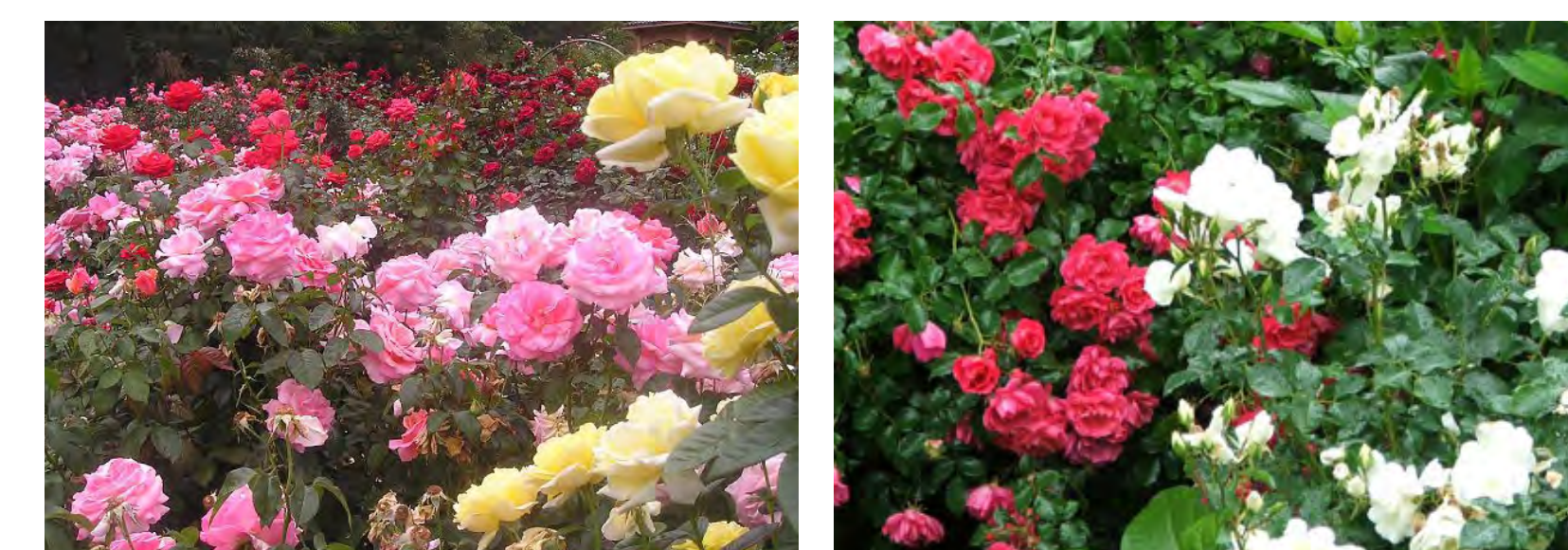


Ideas for the central swale:
Daffodils, Grape Hyacinths and Crocuses



Create
a planting colour
pattern for
Ravensbury Court
and the
central swale

Ideas for Ravensbury Court: Groundcover Roses



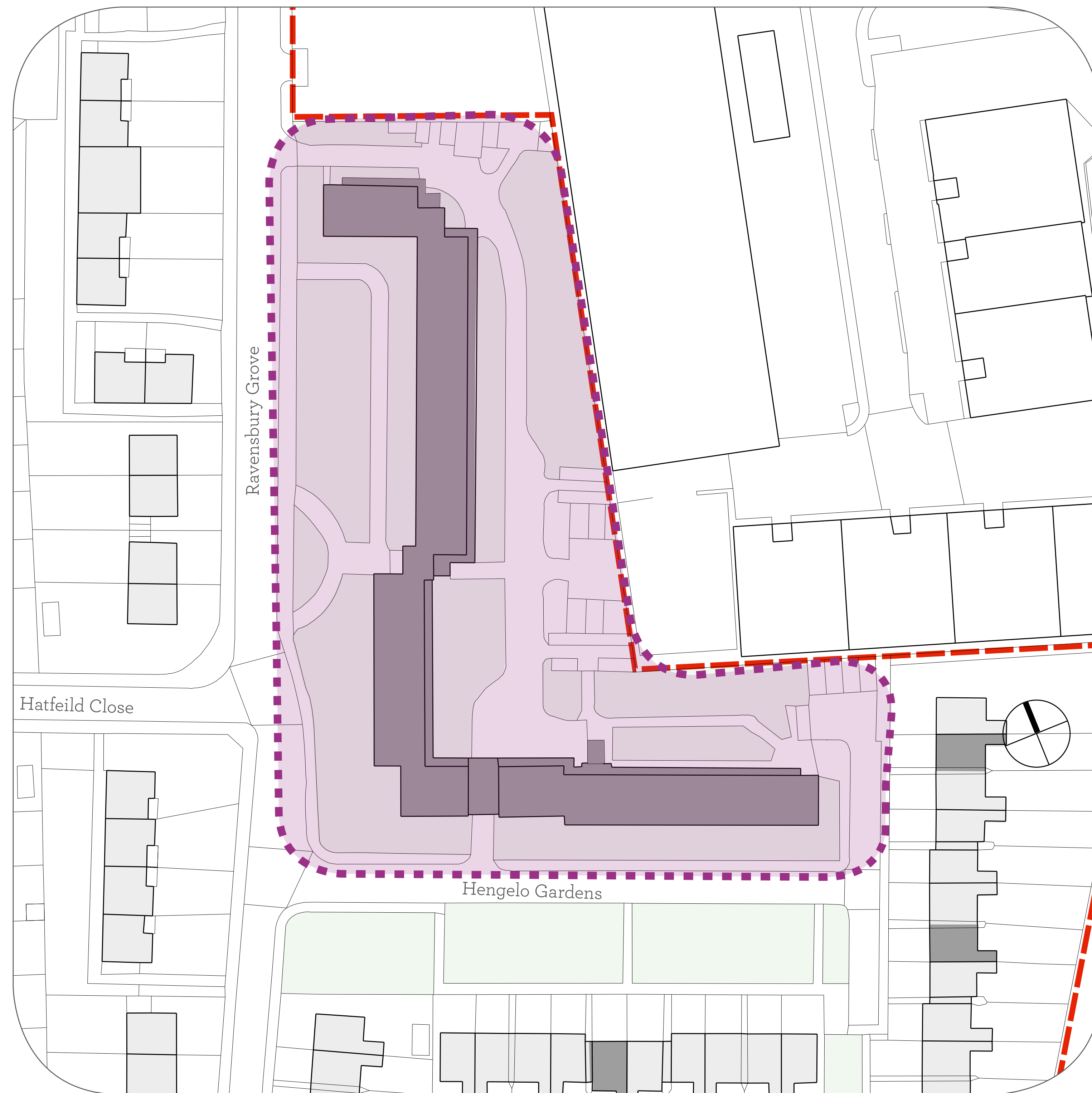
B

You said:
"Bring the rose gardens back."



Help us today
to design a rose
garden!

Existing external area of Ravensbury Court



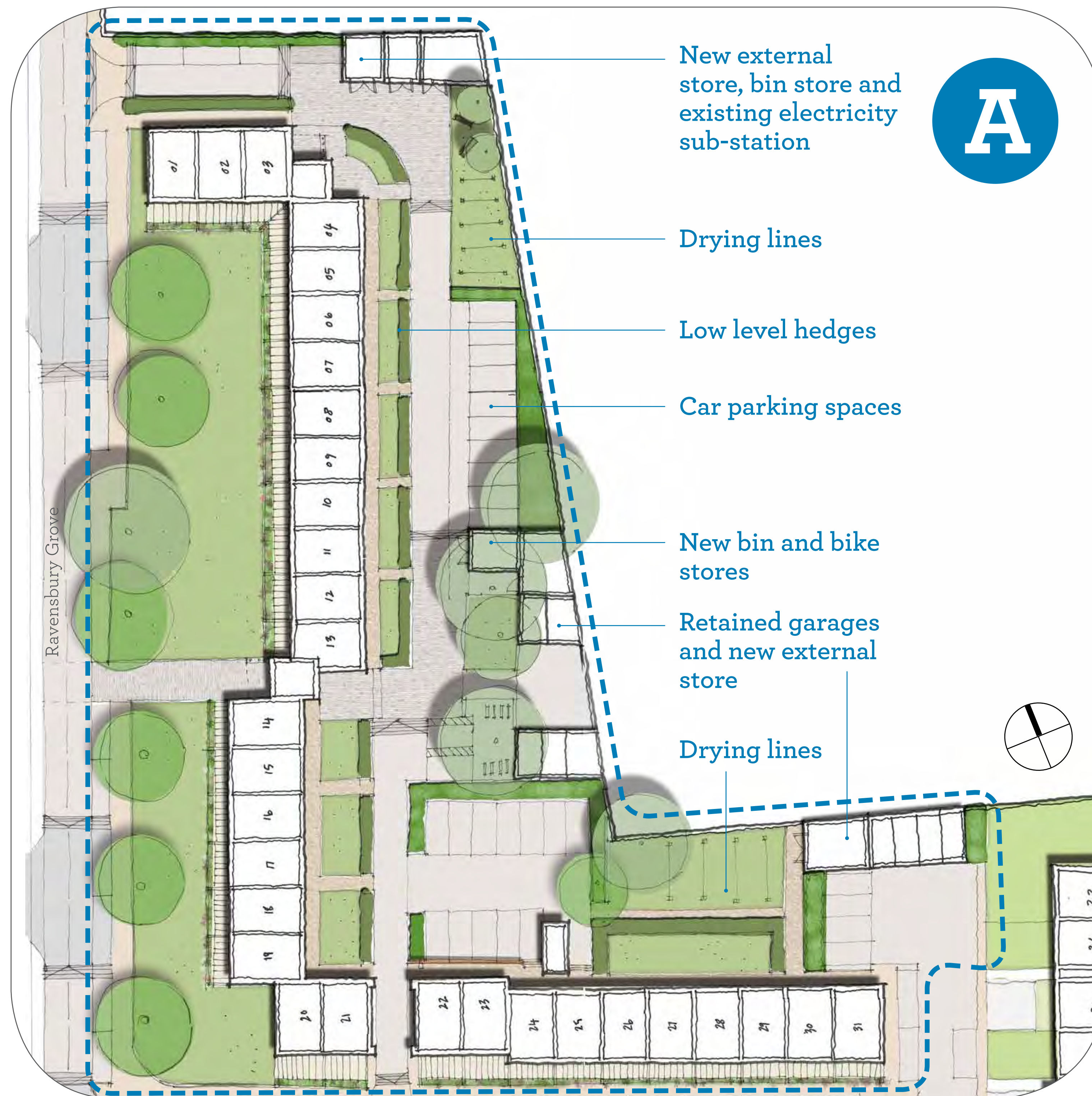
Existing

.....
The current external
areas of Ravensbury
Court



- Parking to the rear of Ravensbury Court needs to be addressed
- Communal drying lines are currently well used
- Existing trees to the rear of Ravensbury Court provide screening from adjacent buildings
- Green open spaces are used by residents and could be enhanced
- Communal entrances, walkways and staircases need some improvements
- External pram and bin stores could be re-organised to make better use of the space available

External design of Ravensbury Court



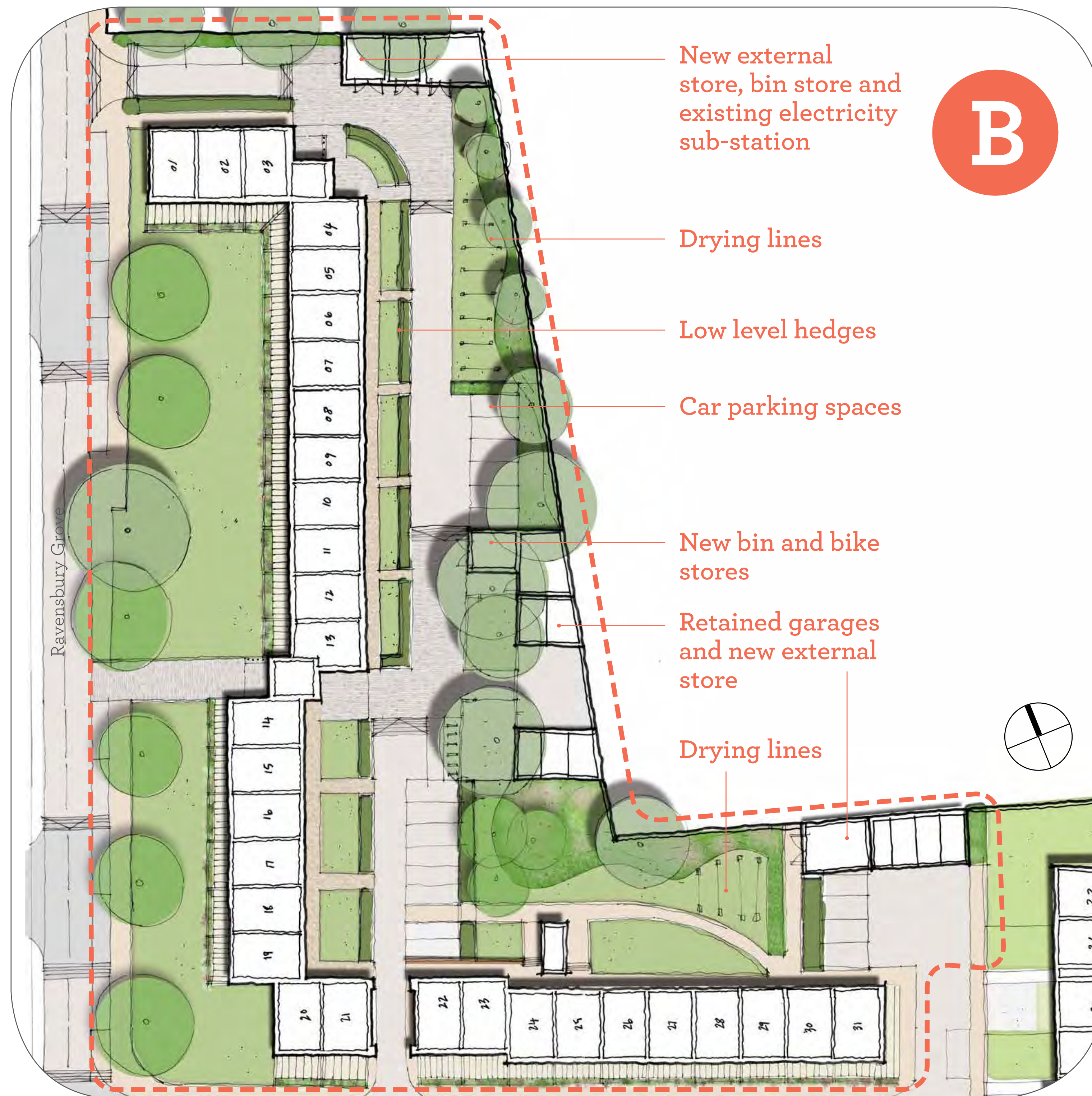
Option A

.....
Please tell us
what you think of
this option



- More dedicated car parking spaces for Ravensbury Court residents, with a total of one space per household
- New external bin stores, cycle stores and general stores
- Some drying lines kept
- Keep garages
- Most trees kept and new hedge planting
- New trees and planting on Ravensbury Grove
- Upgraded pavements, roads and parking spaces

External design of Ravensbury Court



Option B

.....
Please tell us
what you think of
this option



- Fewer dedicated parking spaces for Ravensbury Court residents
- New external bin stores, cycle stores and general storage
- More landscaped areas and drying lines than Option A
- Garages kept
- Most trees kept and new hedges planting
- New trees and planting along Ravensbury Grove
- Upgraded pavements, roads and parking spaces

Existing external area of Hengelo Gardens



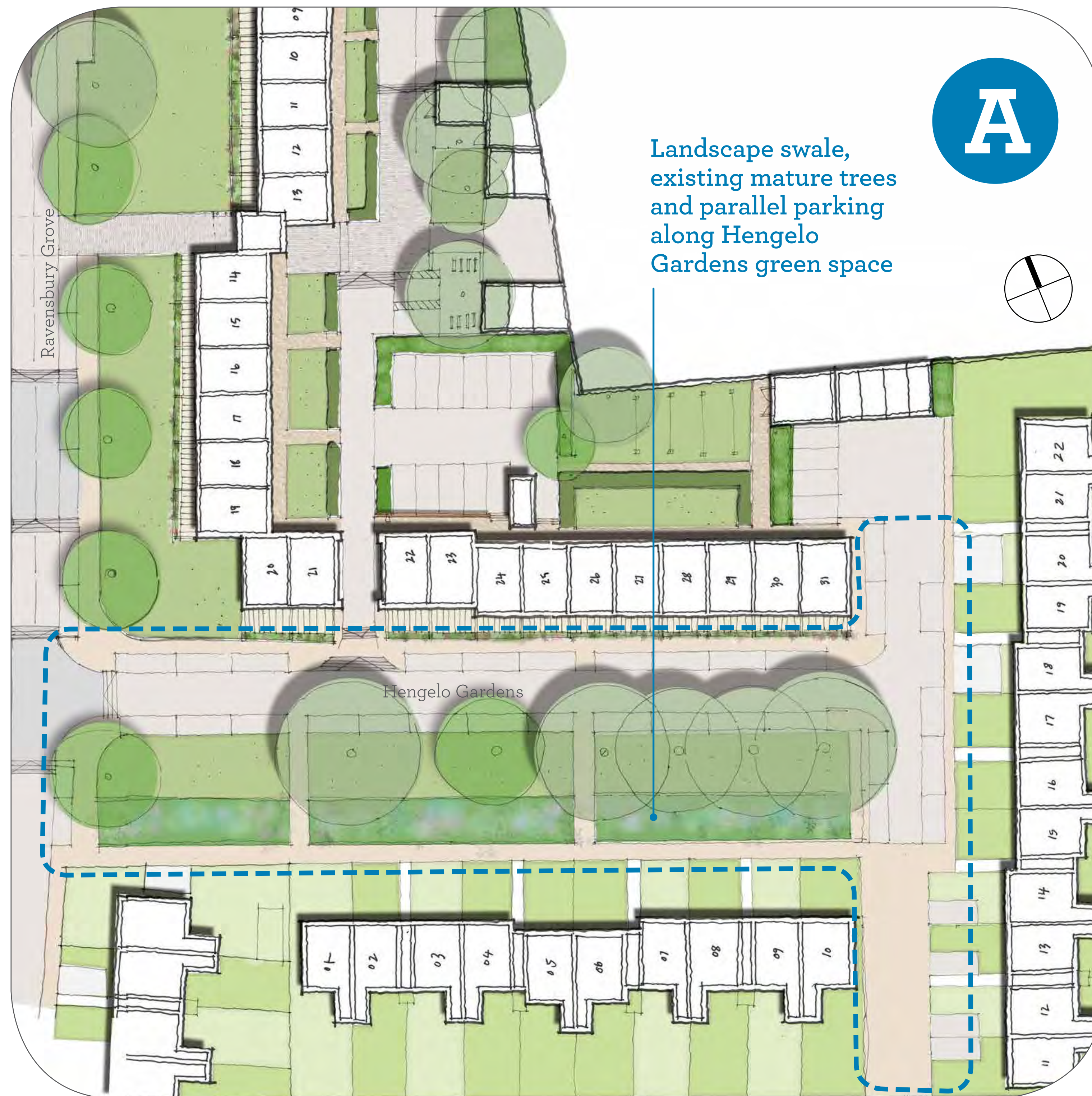
Existing

.....
The current external
areas of Hengelo
Gardens



- Keep mature trees along Hengelo Gardens
- Central green space currently being used for car parking
- Planting in some areas of the green space
- Green area at the end of Hengelo Gardens and pathway to the river could be improved
- Congested parking area at the end of Hengelo Gardens
- Some homes have on-plot car parking in the front drive
- Green space to the front of Ravensbury Court could be improved

External design of Hengelo Gardens



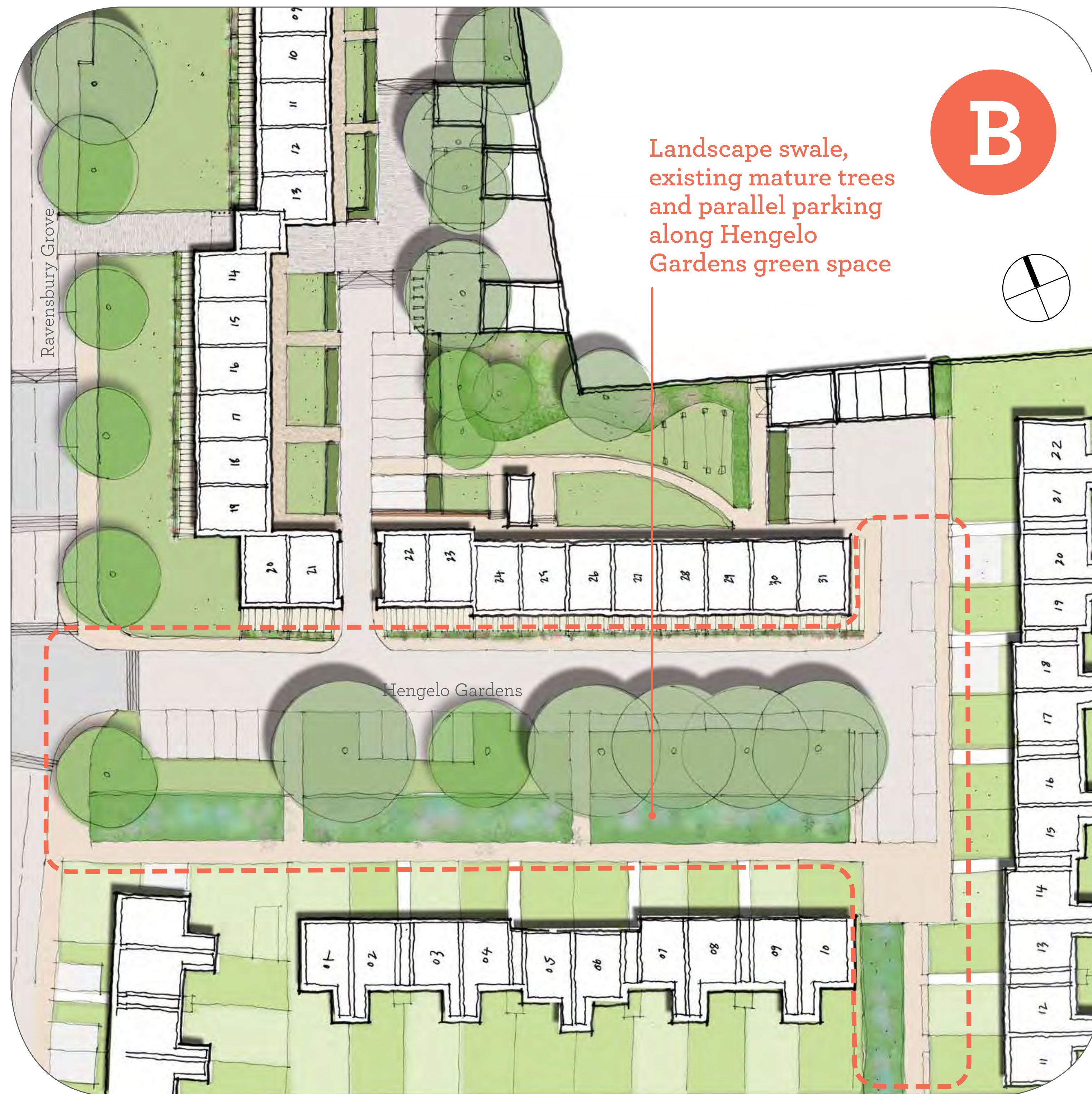
Option A

.....
Please tell us
what you think of
this option



- Parallel parking along Hengelo Gardens
- Parallel parking at the end of Hengelo Gardens
- Car parking spaces for Hengelo Gardens residents, with a total of one space per household
- Mature trees kept
- Parking spaces added along the footpath link to the river
- Landscape swale added along Hengelo Gardens green space

External design of Hengelo Gardens



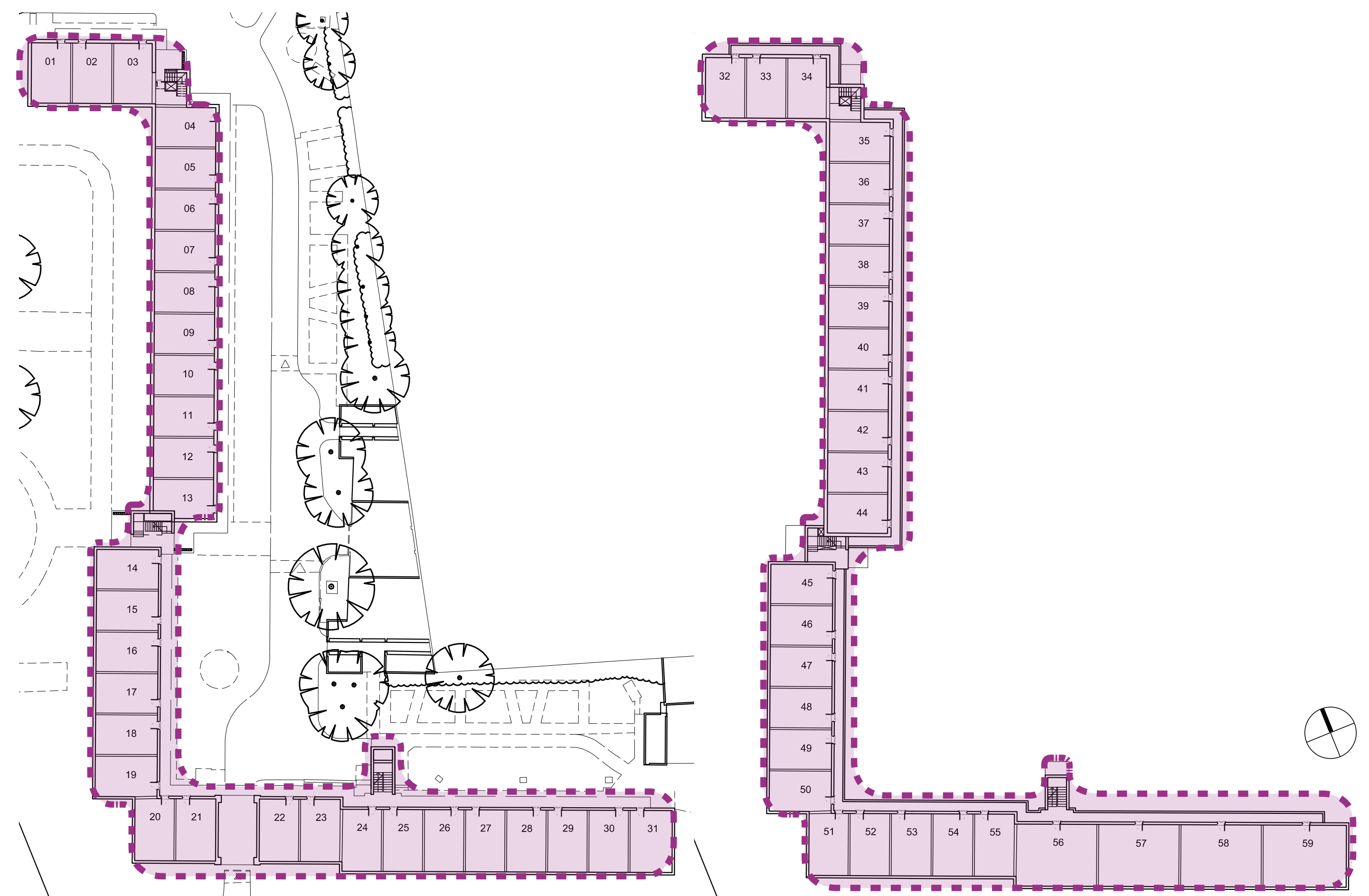
Option B

.....
Please tell us
what you think of
this option



- Perpendicular (side by side) parking along Hengelo Gardens
- Parallel parking at the end of Hengelo Gardens
- Car parking spaces for Hengelo Gardens residents, with a total of one space per household
- Mature trees kept
- Planting added to the footpath link to the river
- Landscape swale along Hengelo Gardens green space

Existing condition of Ravensbury Court



Ground floor maisonettes

Upper floor maisonettes and flats

Existing

.....
The existing condition of the communal areas and inside homes at Ravensbury Court



Communal entrances



Existing windows



Communal walkway



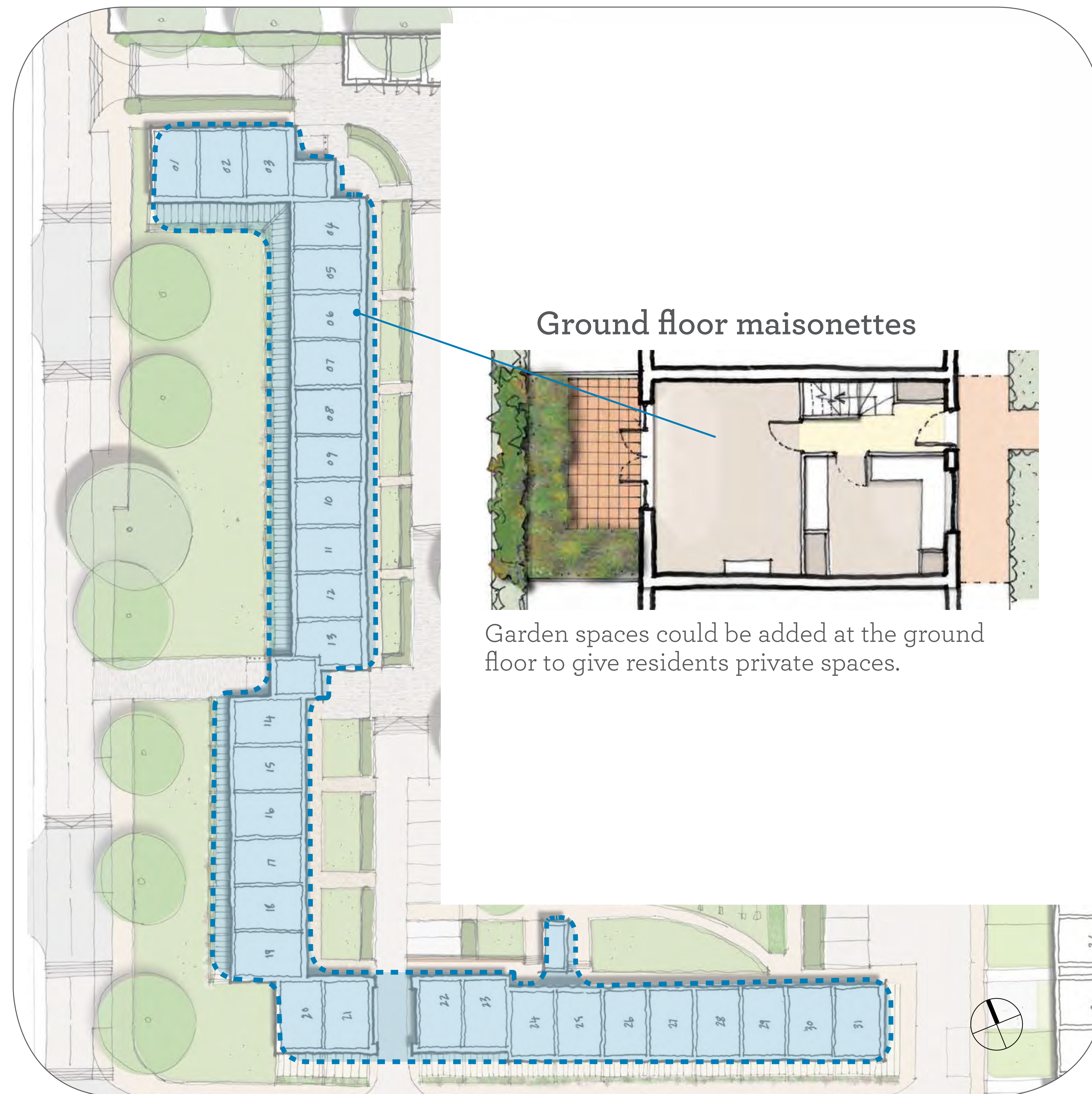
Kitchen

- Some kitchens and bathrooms need upgrading
- A number of homes need new boilers
- In some locations added insulation is needed to keep homes warmer in the winter
- Improvements to communal entrances, stairs and walkways would be favoured
- Replacing doors and windows would help to keep homes warmer and provide more natural light

Refurbishment works for Ravensbury Court

Option A

.....
Please tell us
what you think of
this option



New windows, doors and private terrace to ground floor homes to provide private open space and improve overall external appearance.



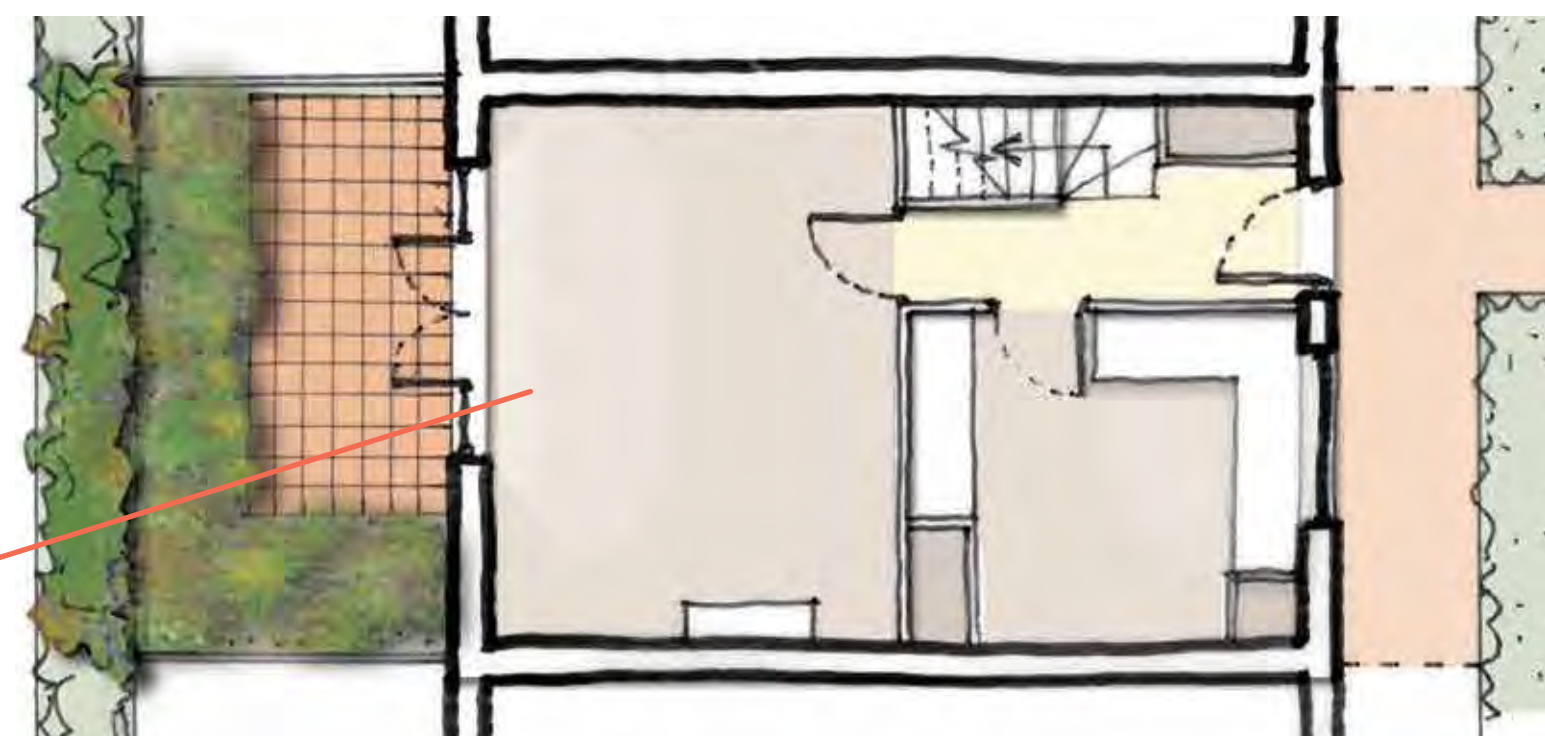
- **Modernised bathrooms and kitchens**
- **New doors and windows**
- **Insulation added internally where required**
- **No balconies added**
- **Private terrace space added to ground floor homes**
- **Improvements to communal entrances, stairs, walkways and external lighting**

Refurbishment works for Ravensbury Court

Option B

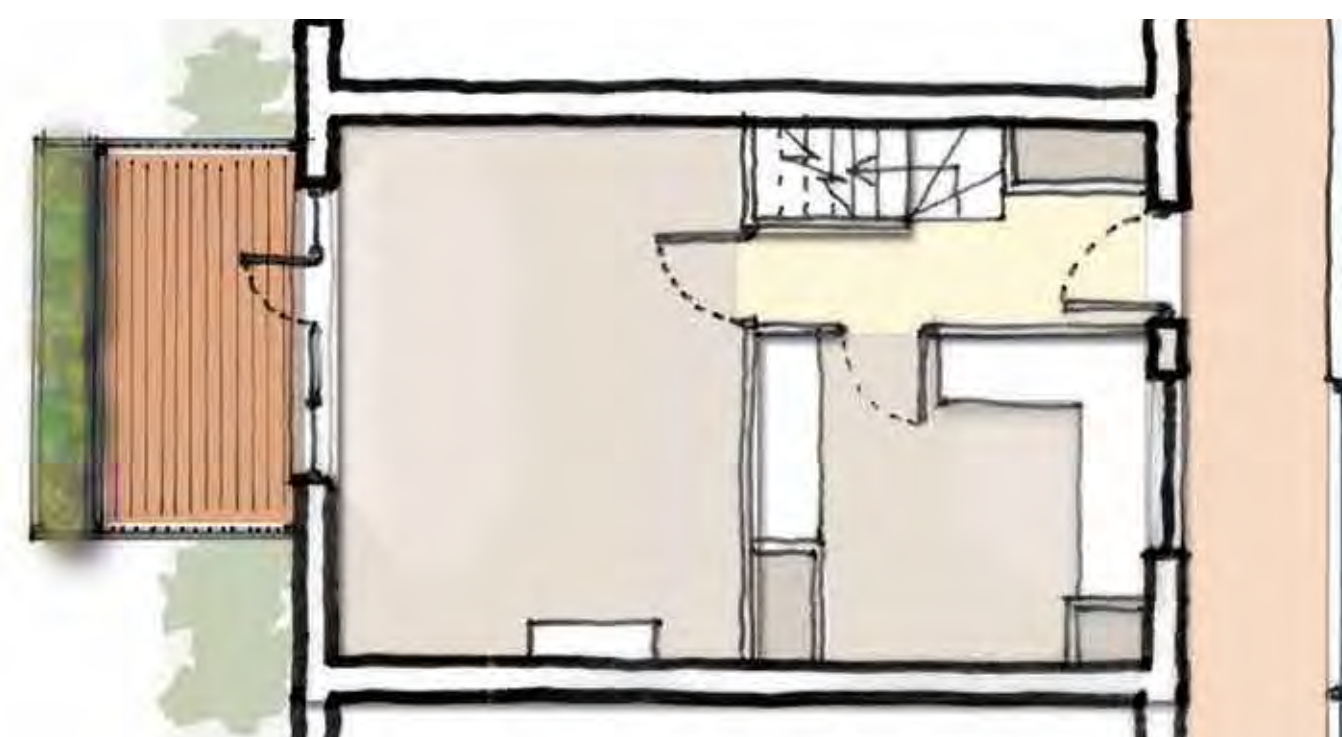
.....
Please tell us
what you think of
this option

Ground floor maisonettes



Garden spaces could be added at the ground floor to give residents private spaces.

Upper floor maisonettes and flats



Private balconies could be added at the upper floor maisonettes to give residents private spaces.

New windows, doors and balcony to upper floor homes to improve the building fabric and overall external appearance.



New windows, doors and private terrace to ground floor homes to improve the building fabric and overall external appearance.

- Modernised bathrooms and kitchens
- New doors and windows
- Insulation added internally where required
- Balconies added to upper floor homes
- Private terrace space added to ground floor homes
- Improvements to communal entrances, stairs, walkways and external lighting



What you have told us so far...

Refurbishing Ravensbury Court as part of the potential regeneration of Ravensbury

Information for tenants

If the regeneration/refurbishment goes ahead it would not affect your tenancy rights in any way. As a tenant of Circle Housing Merton Priory you would keep all your existing rights and your tenancy agreement would not be affected.

If we regenerate and refurbish Ravensbury it would have no impact on rents for existing tenants. The rent you pay would continue to be in line with the terms of your current tenancy agreement and all the other Circle Housing Merton Priory tenants.

If the decision is made not to proceed with the regeneration/refurbishment then the programme of improvements under the housing transfer with Merton Council will be carried out as promised.

You said

.....
The renovation of home interiors was the priority for Circle Housing Merton Priory tenants when discussing the refurbishment of Ravensbury Court

1 Inside your homes

We are looking at

.....
Kitchens and bathrooms that are not considered to be in a reasonable state of repair will be refurbished under the requirements of the Merton Standard.

2 Insulation & boilers

We are looking at

.....
We will review which areas of the building need internal insulation and the condition of exiting boilers and any required improvements will be included in the proposed refurbishment works.

You said

.....
Better insulation and boilers are needed, as many of your homes get cold and damp in winter

3 Private outdoor spaces

You said

.....
Some residents supported the addition of private spaces on the ground floor, but were unsure about adding balconies

We are looking at

.....
We are looking to provide a private outdoor terrace and new patio doors to all ground floor maisonettes. A decision on whether to add balconies to upper floor maisonettes is still to be reached.

4 Parking

We are looking at

.....
We are looking at options for the parking arrangements for Ravensbury Court and Hengelo Gardens which can either provide more parking or more green spaces.

You said

.....
Many residents wanted better parking in the area, but said this should be balanced with green space

What you have told us so far...

Refurbishing Ravensbury Court as part of the potential regeneration of Ravensbury

Information for leaseholders

If the regeneration/refurbishment goes ahead it would not affect your leaseholder agreement in any way.

If we regenerate and refurbish Ravensbury the contribution by leaseholders towards the work to Ravensbury Court will be capped by government legislation. More information on these costs will be provided with the Residents' Offer later this year.

If the decision is made not to proceed with the regeneration/refurbishment then the programme of improvements under the housing transfer with Merton Council will, of course, be carried out as promised.

If you have any questions or queries please contact your regeneration officer, **Farrida Deen** on **02034418518** or email **ravensbury@circle.org.uk**

You said

.....
There was strong support for green spaces and trees; with some concerns about the future maintenance of these areas

5 Green spaces & landscape

We are looking at

.....
We're aiming to keep existing trees where possible and are looking at proposals for improving and enhancing green spaces by Ravensbury Court and Hengelo Gardens.

6 External communal areas

You said

.....
Drying areas are well used and important to many residents. Existing garages are used by residents

We are looking at

.....
We have looked at two designs for the external communal areas to Ravensbury Court. Both keep the existing garages and some of the area for drying lines.

You said

.....
Balconies off living rooms would be good, although there were concerns about keeping them tidy

7 Balconies

We are looking at

.....
We have looked at two options where balconies are either not added to any properties or only to the upper floor maisonettes.

8 Building communal areas

You said

.....
Some residents mentioned a need for better lighting and security arrangements at entrances

We are looking at

.....
An external lighting strategy for the communal areas will be reviewed and further discussions will be held with residents about whether the communal entrances need to be secured.



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



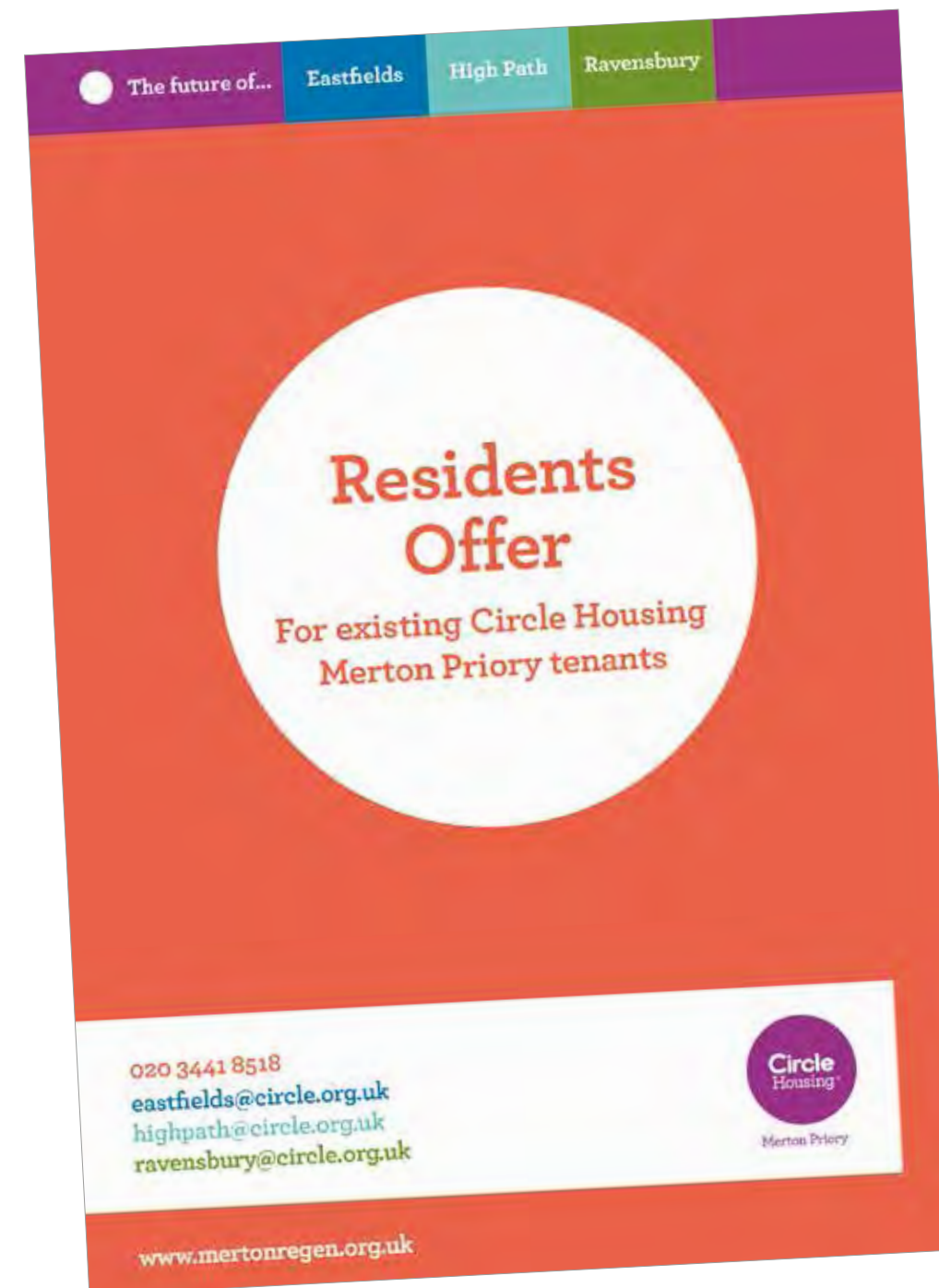
free handyperson service to help older and vulnerable tenants



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



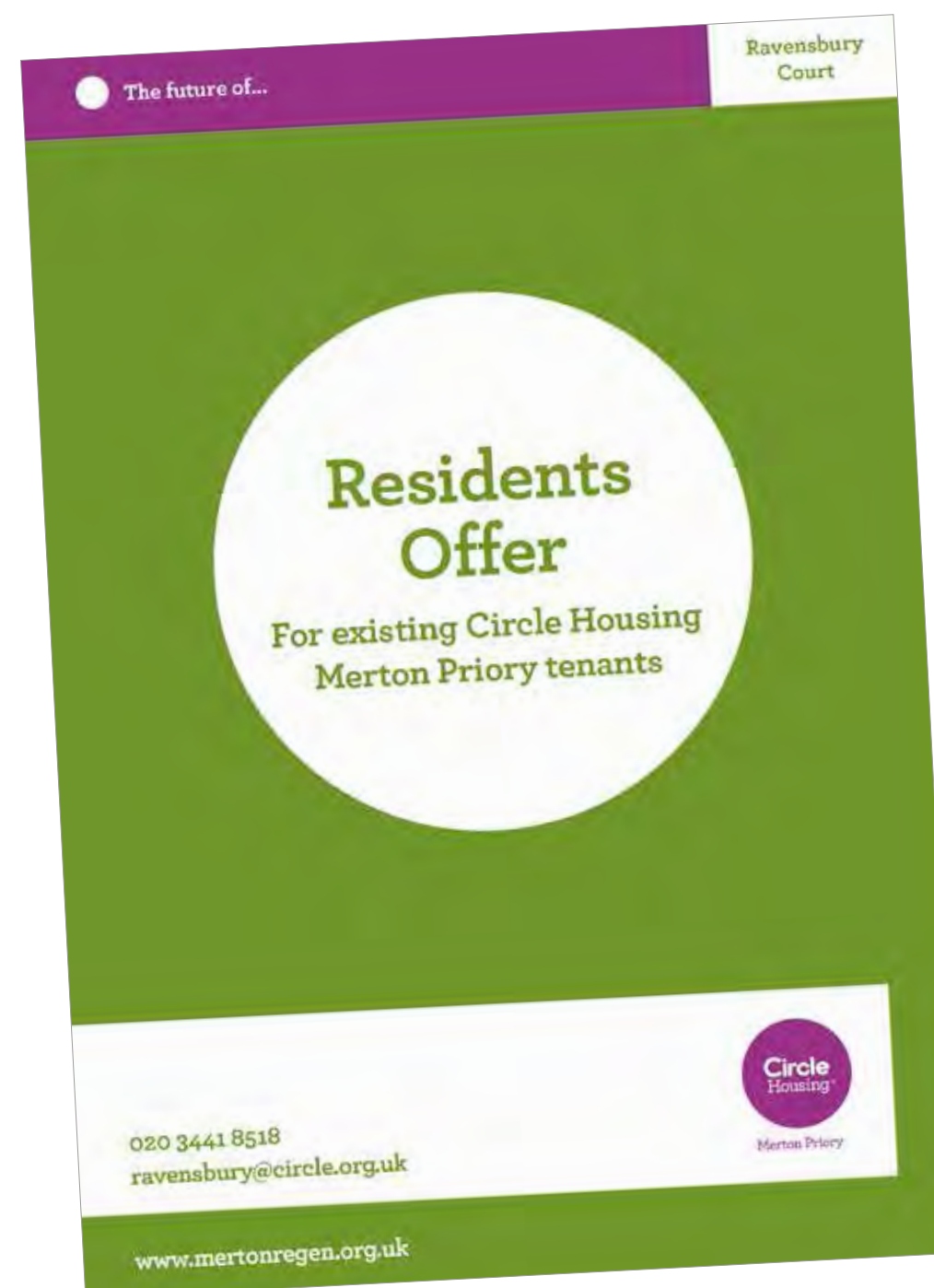
disturbance payment of £1,000



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



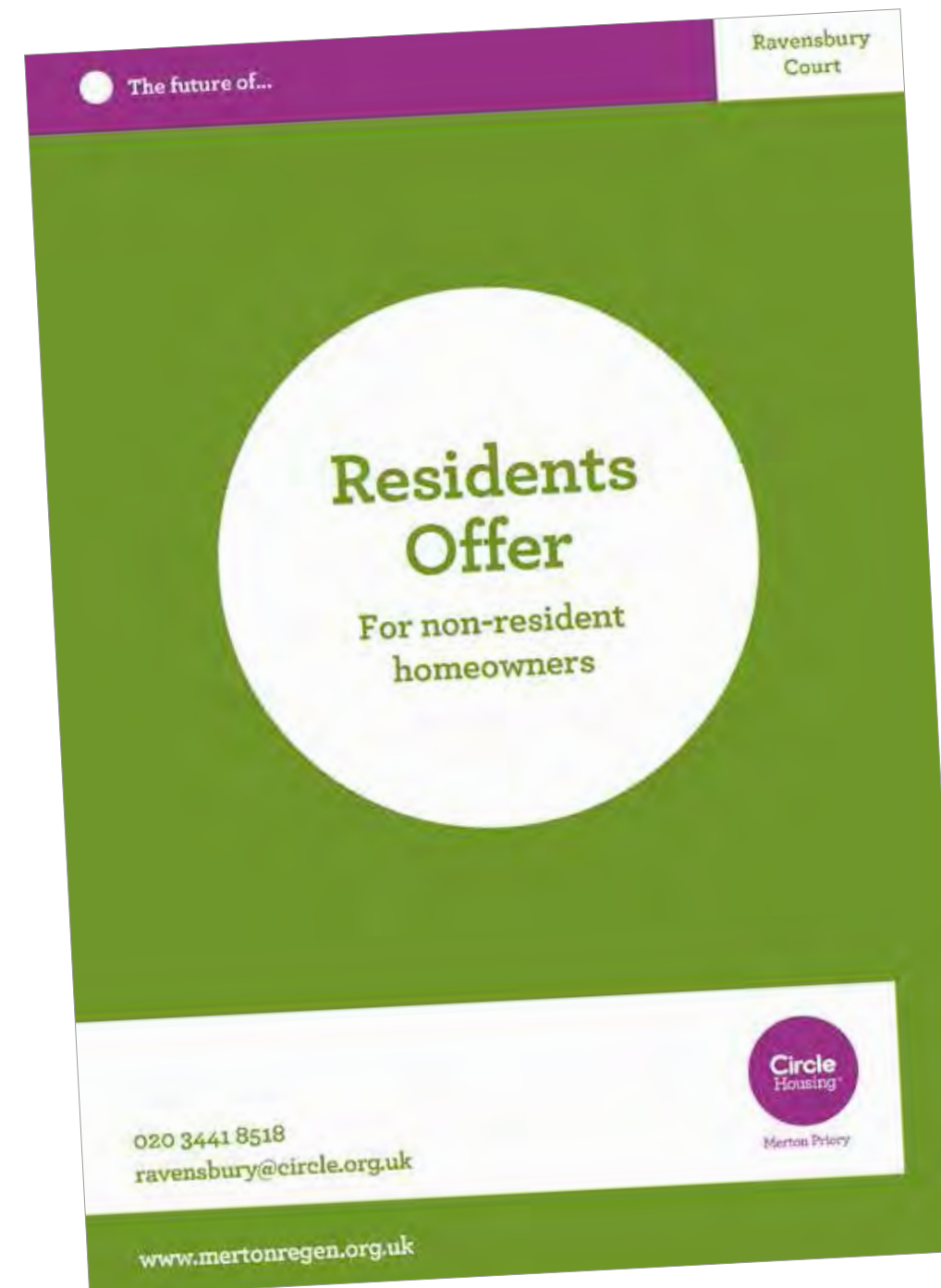
no need for your tenants to move out when the improvement work is being done



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.



Merton Priory

Listening to your feedback

You said

.....
There should be a community centre located at the heart of Ravensbury

Community space

We have

.....
A new centrally located community space will be provided. This will make it easily accessible for all residents.



Access to the neighbourhood

We have

.....
The masterplan keeps one vehicle route into Ravensbury, with additional pedestrian and emergency vehicle access routes to provide better connections to the surrounding area.

You said

.....
Keep the single vehicle access road into Ravensbury

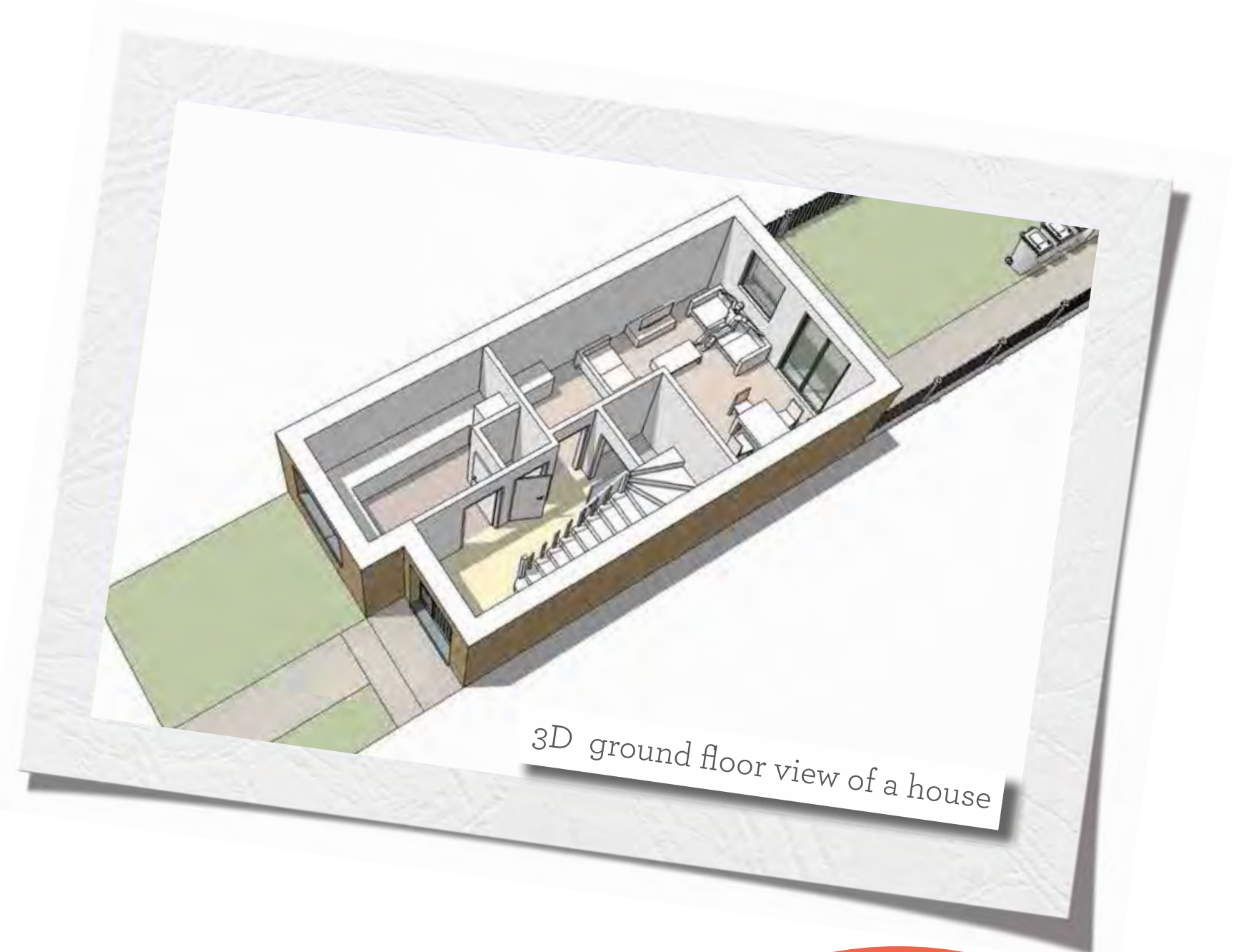
You said

.....
Homes should be traditional with a variety of layouts to suit individual families

New homes

We have

.....
All new homes are larger than the existing homes at Ravensbury and have options for the layout. The homes are traditional brick built and will be warm, light and spacious.



Trees and play spaces

We have

.....
There is no large play area, only small 'doorstep' play spaces for young children. We have designed the new layout to make sure mature trees are kept.

You said

.....
No large public play areas, and keep the big mature trees

Listening to your feedback

You said

.....
Make sure that the leafy green feel of Ravensbury is enhanced

Landscape

We have

.....
 The designs for Ravensbury include new trees, landscaping and planting in public spaces. Views through to the surrounding parks and edge of the River Wandle have been created.



Ravensbury Court

We have

.....
 The refurbishment of Ravensbury Court will provide new kitchens, bathrooms, windows and insulation. It also looks at providing private terraces on the ground floor, improving parking arrangements and communal facilities.

You said

.....
Prioritise new kitchens, bathrooms, new windows and insulate where possible

You said

.....
Non-residents parking within Ravensbury causes problems and there needs to be adequate parking spaces provided

Car parking

We have

.....
 The masterplan provides a well-connected network of accessible and attractive streets with adequate parking spaces for residents. During construction only, a controlled parking zone could be created for Ravensbury.



Private outdoor space

We have

.....
 All new homes will have private outdoor space with either a garden, terrace or a balcony. The front gardens of some houses have also been increased and overlooking has been reduced wherever possible.

You said

.....
Prioritise private outdoor space over communal spaces and provide front gardens where possible



The vision for your neighbourhood...

Leafy tree-lined streets that reflect the 'village' feel of Ravensbury. New homes that meet the needs of different residents with a community space at the heart of the neighbourhood.



Proposed development made up of mostly new houses

Traditional brick built housing with pitched roofs

No large public open space within Ravensbury

Keeping the single vehicle access point, and enhancing pedestrian routes

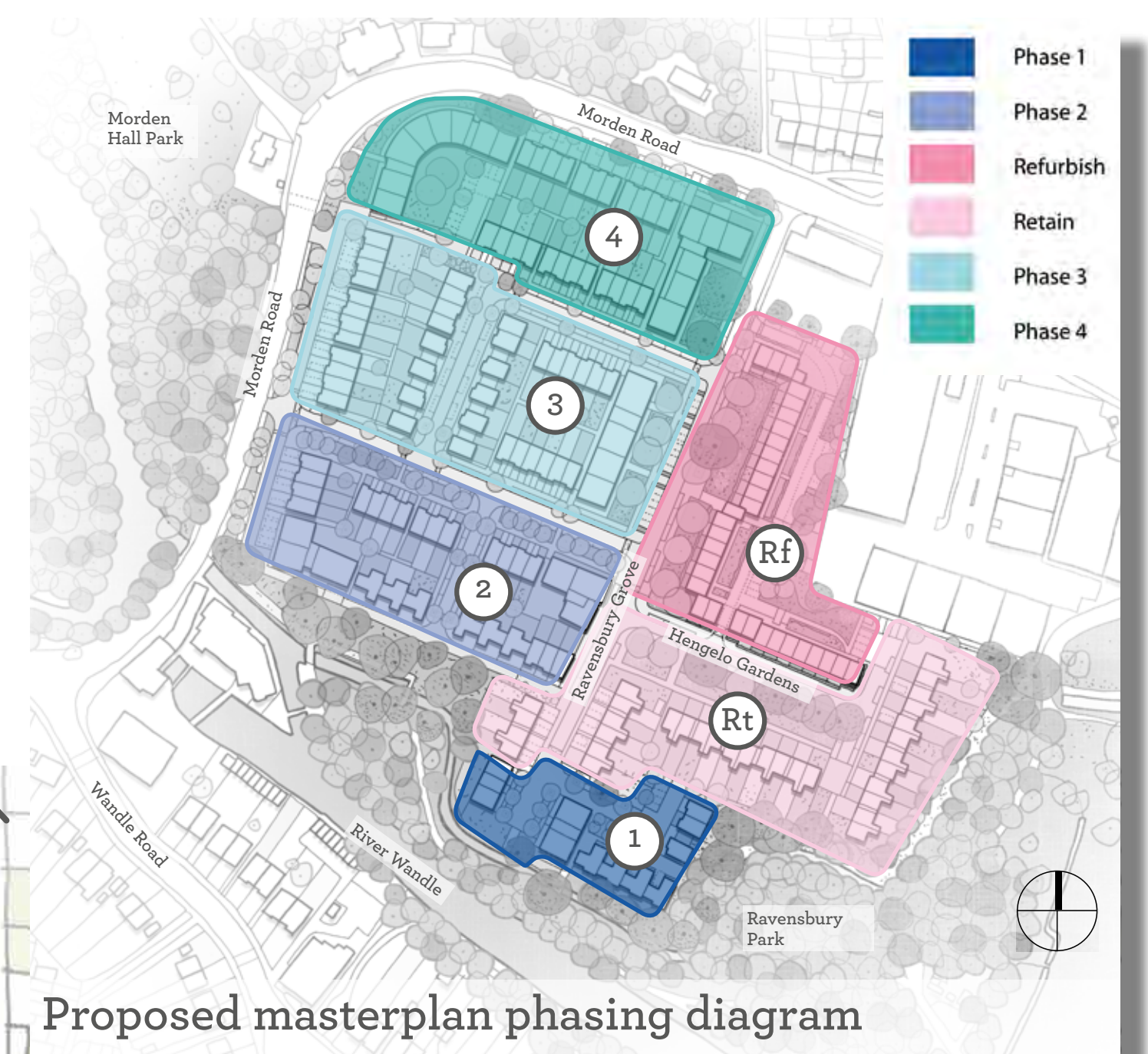
A choice of new homes to meet the varied needs of residents

The masterplan

Low density housing from 2 to 4 storeys in height with pitched roof houses and small clusters of flats

Shared surface and tree-lined pedestrian friendly streets with a variety of parking arrangements

Single point of vehicle access retained and emergency vehicle access added



Most mature trees retained and new central landscape swale for improving drainage and ecology

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

Houses with a rear garden of 50m² minimum and some front gardens have increased in size

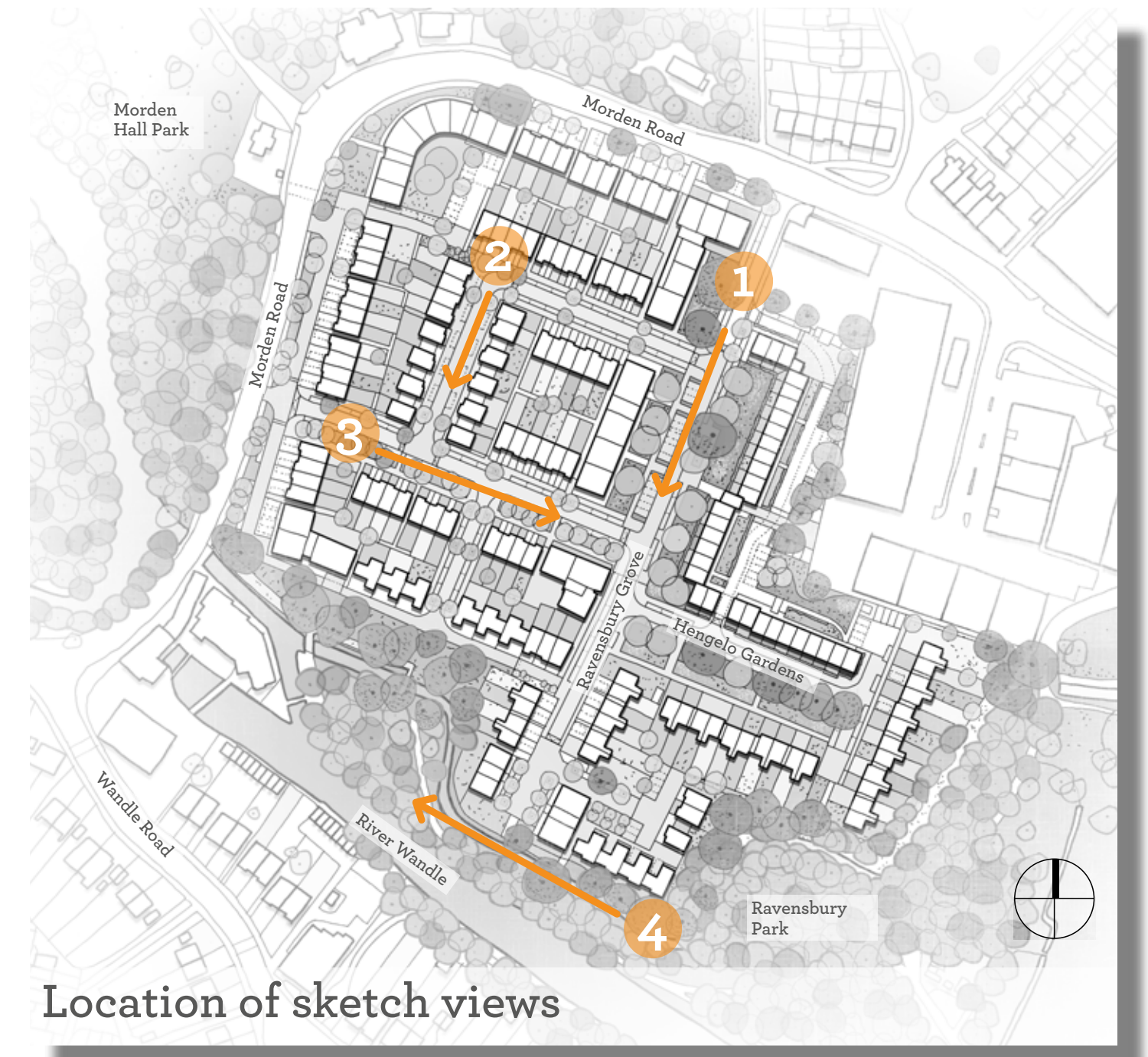
Community space and homes for older people in the heart of Ravensbury

Refurbishment of Ravensbury Court and landscape improvements

A variety of places within the neighbourhood...



View south down Ravensbury Grove



Location of sketch views



Looking south along the proposed mews street



Looking along the proposed swale street towards Ravensbury Court



Looking west along the edge of the River Wandle

New homes - Mews houses

A variety of houses types and sizes across Ravensbury

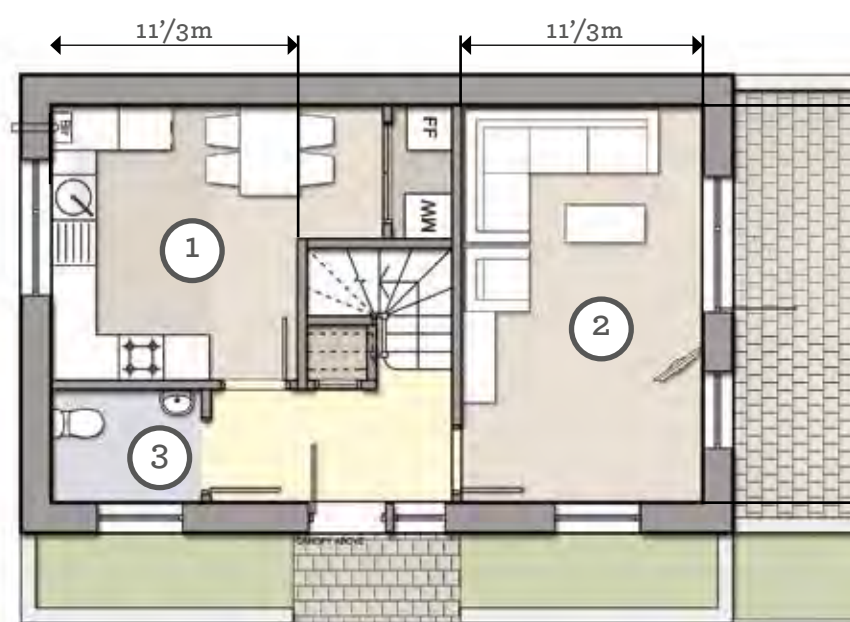
- Two, three, four and five bed houses which provide homes that are larger than existing houses at Ravensbury
- Each house will have a min of 50m² private outdoor space (garden/terrace)
- All are designed to modern standards
- Will be well insulated and have lots of natural daylight
- Options for the arrangement of the kitchen/living/dining space

New 2 bed mews house

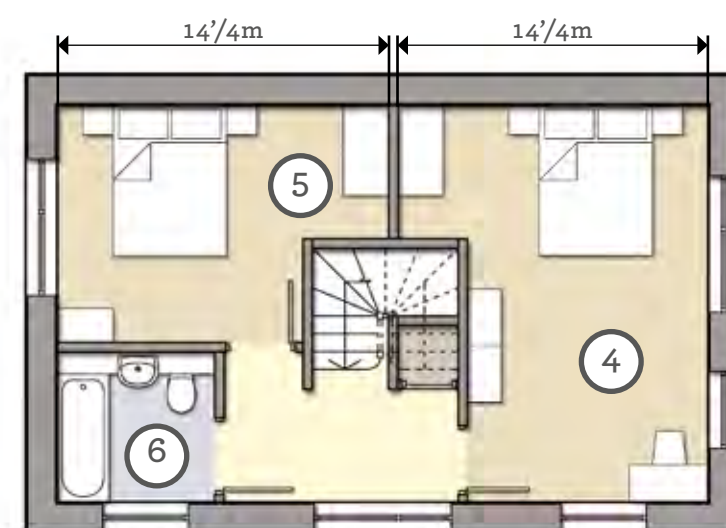
.....
2 bed - 4 person
91m² / 980 sq ft

Existing 2 bed
brick house Total
area 88m²/947sq ft

Ground floor



First floor



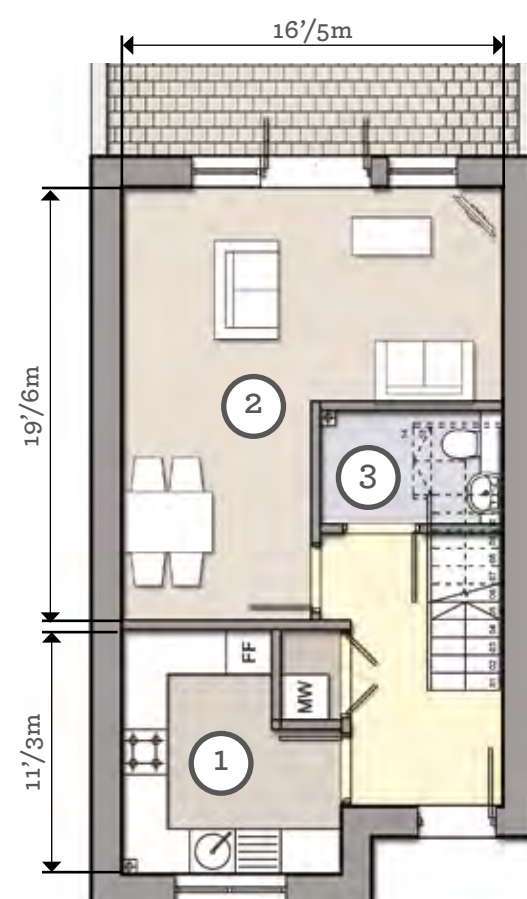
- | | | | |
|------------------|-----------------------------|-------------|-----------------------------|
| ① kitchen/dining | 14m ² /196 sq ft | ④ bedroom 1 | 18m ² /198 sq ft |
| ② living | 17m ² /182 sq ft | ⑤ bedroom 2 | 12m ² /132 sq ft |
| ③ wc | 3m ² /32 sq ft | ⑥ bathroom | 4m ² /43 sq ft |

New 2 bed mews house

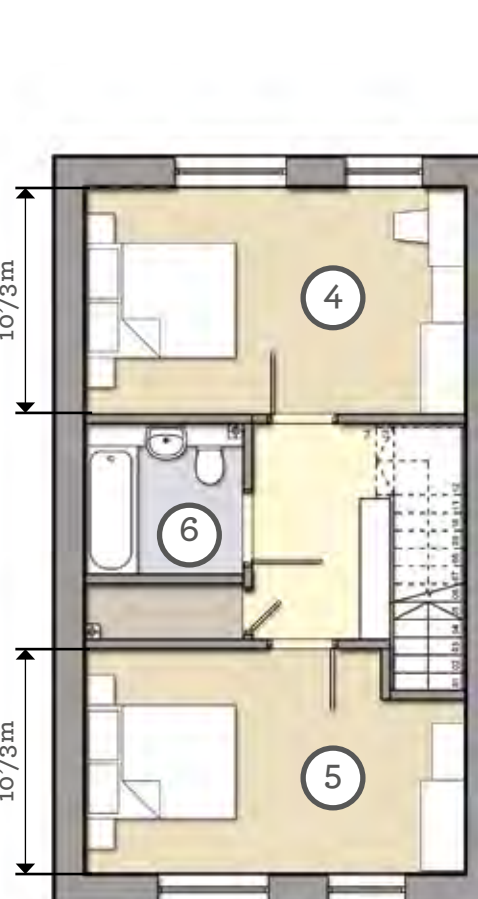
.....
2 bed - 4 person
90m² / 969 sq ft

Existing 2 bed
brick house Total
area 88m²/947sq ft

Ground floor



First floor



- | | | | |
|-----------------|-----------------------------|-------------|-----------------------------|
| ① kitchen | 8m ² /86 sq ft | ④ bedroom 1 | 15m ² /161 sq ft |
| ② living/dining | 22m ² /237 sq ft | ⑤ bedroom 2 | 14m ² /151 sq ft |
| ③ wc | 4m ² /43 sq ft | ⑥ bathroom | 4m ² /43 sq ft |

New 3 bed mews house

.....
3 bed - 5 person
96m² / 1033 sq ft

Existing 3
bed Orlit house
Total area
93m²/1005sq ft

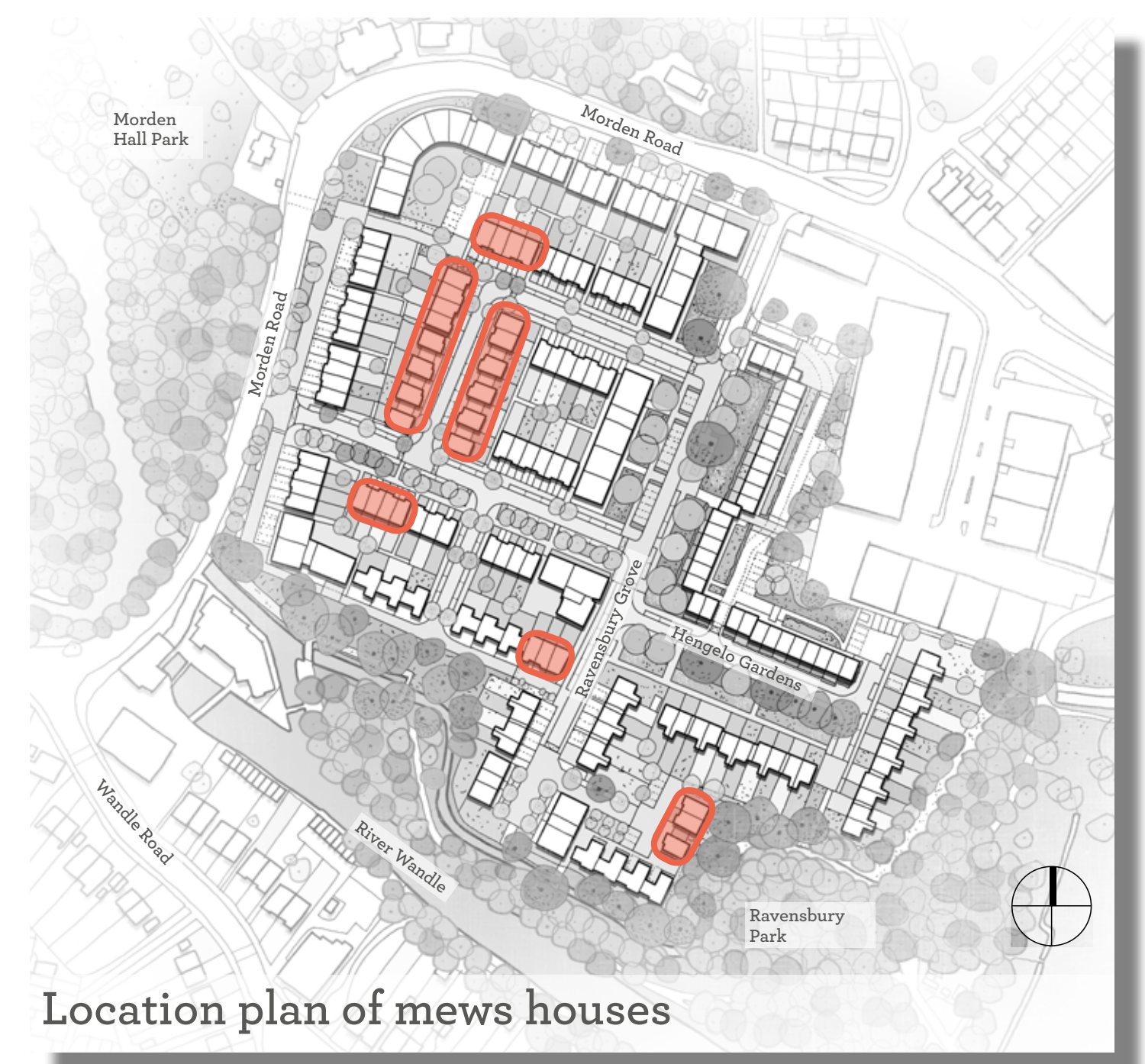
Ground floor



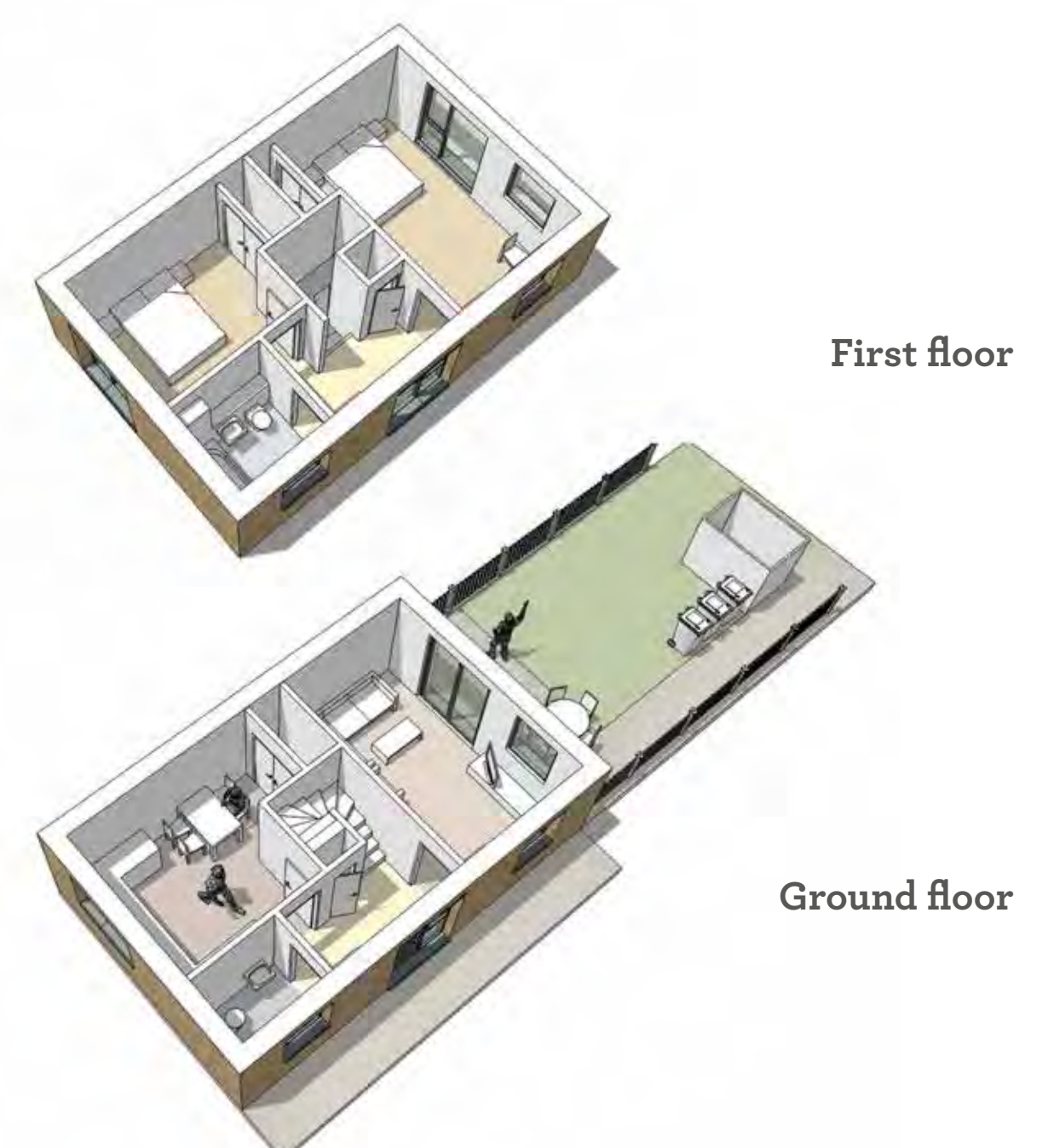
First floor



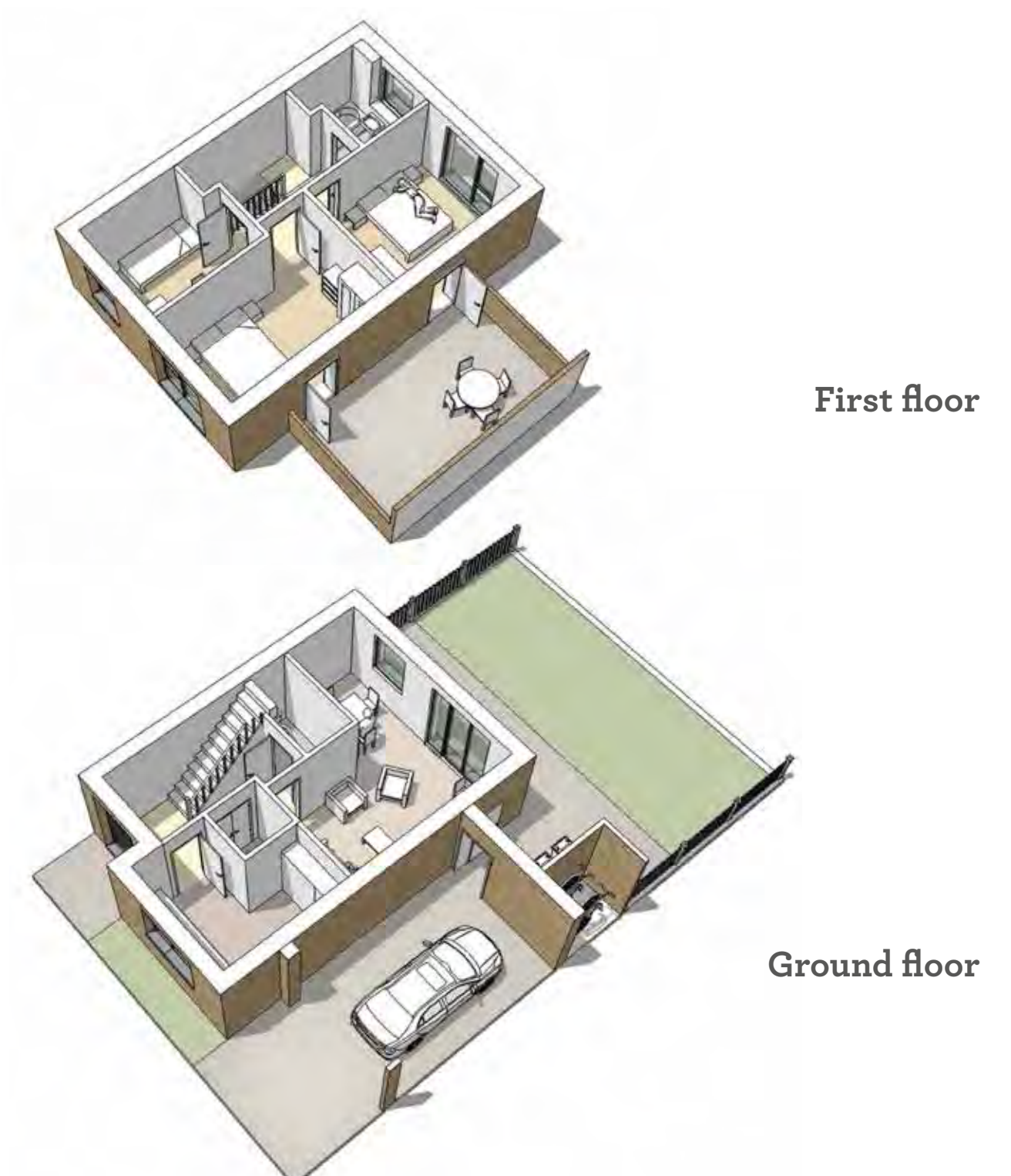
- | | | | |
|-----------------|-----------------------------|-------------|-----------------------------|
| ① kitchen | 10m ² /108 sq ft | ⑤ bedroom 1 | 12m ² /129 sq ft |
| ② living/dining | 21m ² /226 sq ft | ⑥ bedroom 2 | 13m ² /140 sq ft |
| ③ wc | 4m ² /43 sq ft | ⑦ bedroom 3 | 9m ² /97 sq ft |
| ④ bathroom | 5m ² /54 sq ft | | |



Location plan of mews houses



3D image of a new 2 bed mews house



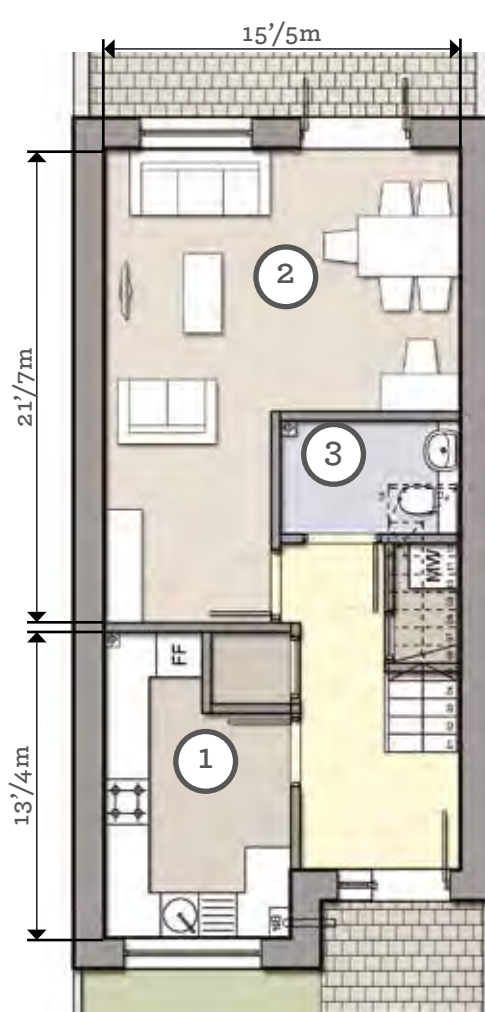
3D image of a new 3 bed mews house

New homes - Town houses

New 3 bed town house
.....
3 bed - 6 person
112m² / 1206sq ft

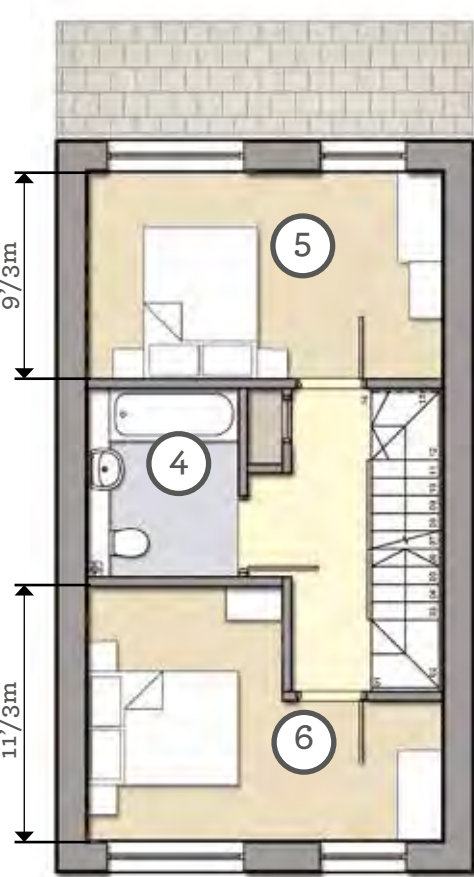
Existing 3 bed Orlit house
Total area
93m²/1005sq ft

Ground floor



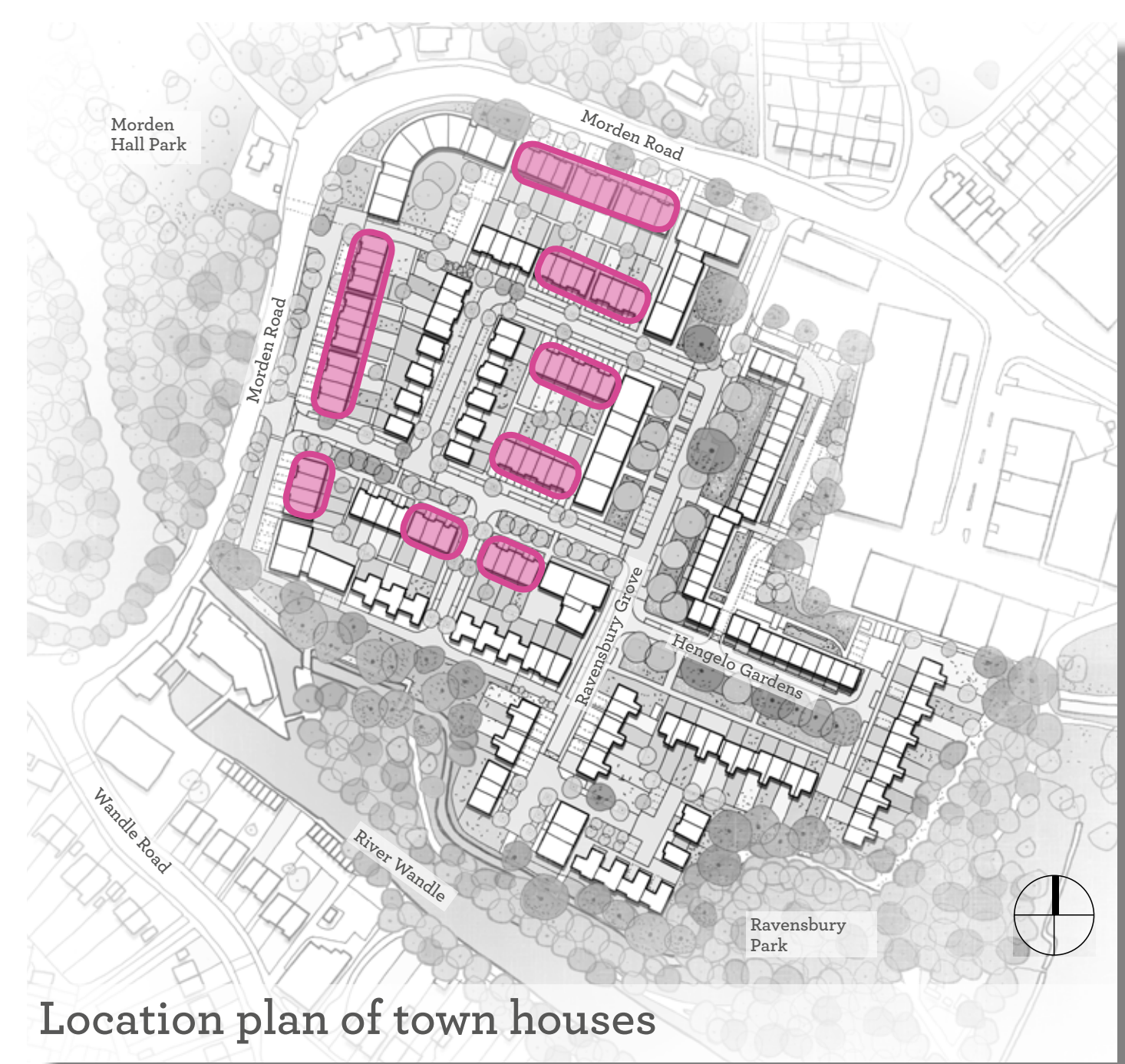
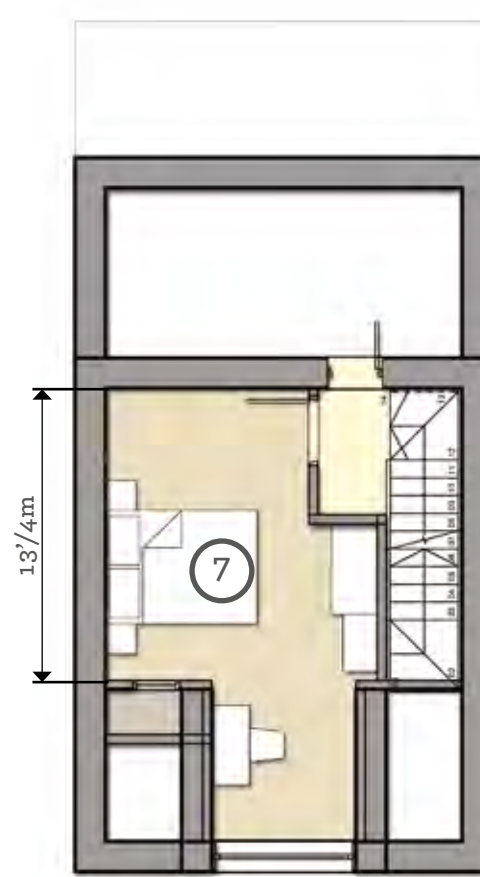
- ① kitchen 9m²/97sq ft
- ② living/dining 23m²/248sq ft
- ③ wc 4m²/43sq ft
- ④ bathroom 5m²/54sq ft

First floor



- ⑤ bedroom 2 13m²/140sq ft
- ⑥ bedroom 3 13m²/140sq ft
- ⑦ bedroom 1 16m²/172sq ft

Second floor

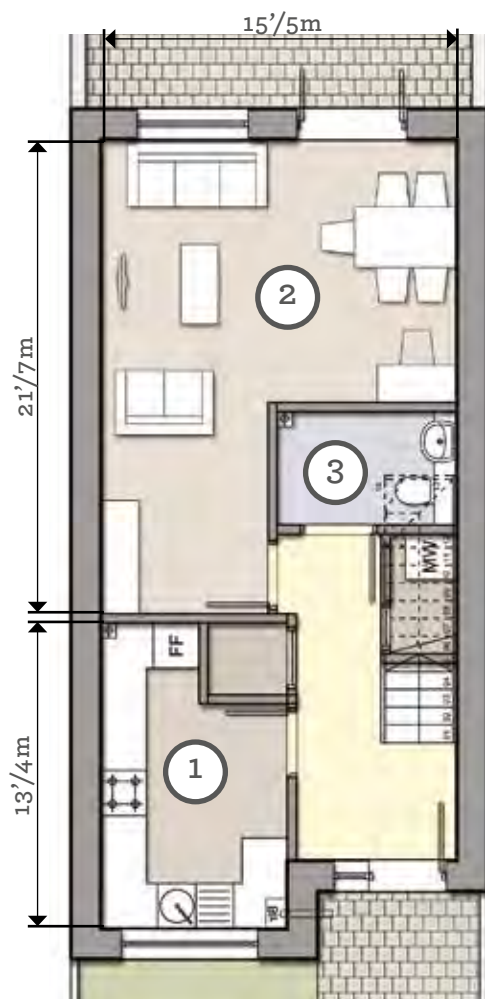


Location plan of town houses

New 3 bed town house
.....
3 bed - 5 person
110m² / 1184sq ft

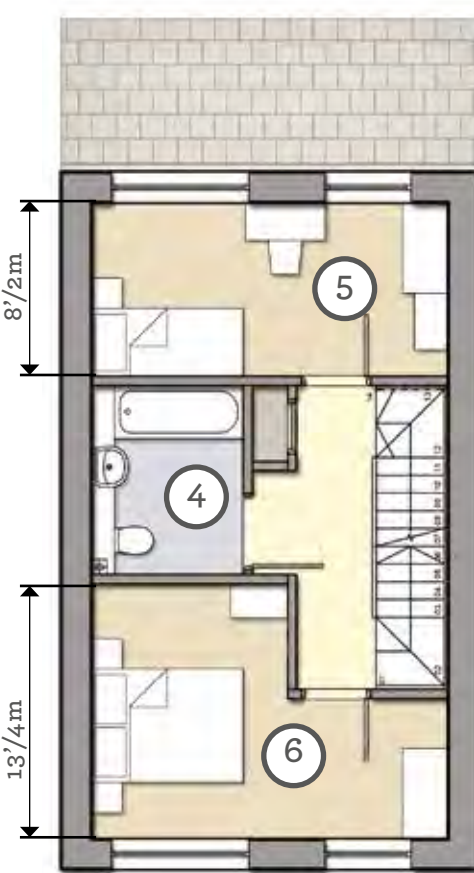
Existing 3 bed Orlit house
Total area
93m²/1005sq ft

Ground floor



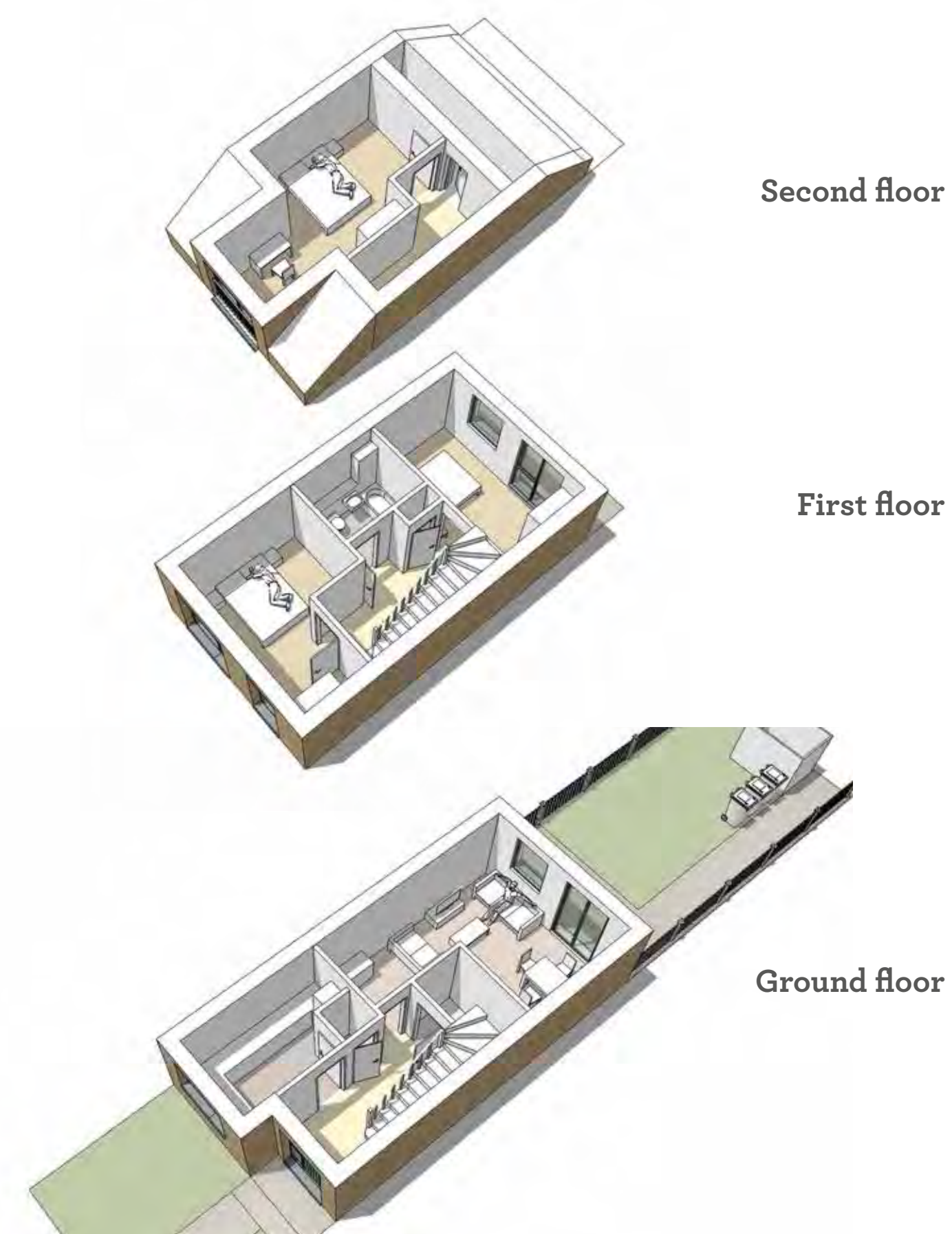
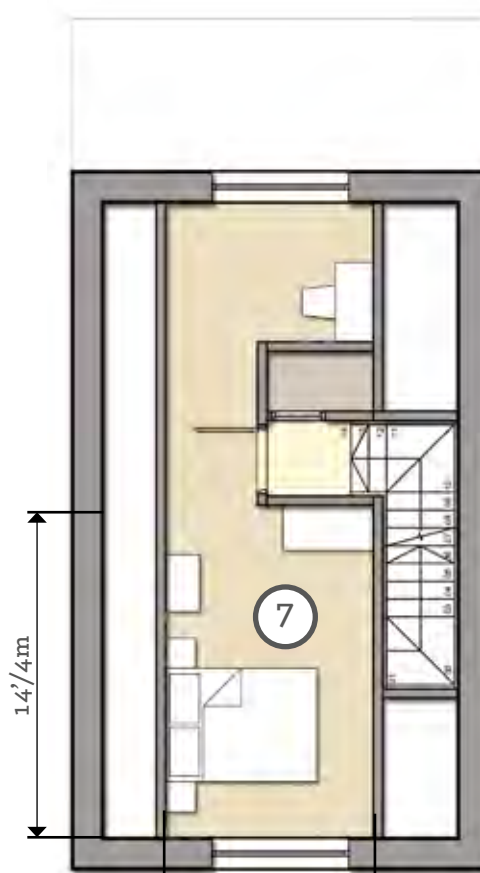
- ① kitchen 9m²/97sq ft
- ② living/dining 23m²/248sq ft
- ③ wc 4m²/43sq ft
- ④ bathroom 5m²/54sq ft

First floor



- ⑤ bedroom 3 11m²/118sq ft
- ⑥ bedroom 2 13m²/140sq ft
- ⑦ bedroom 1 20m²/215sq ft

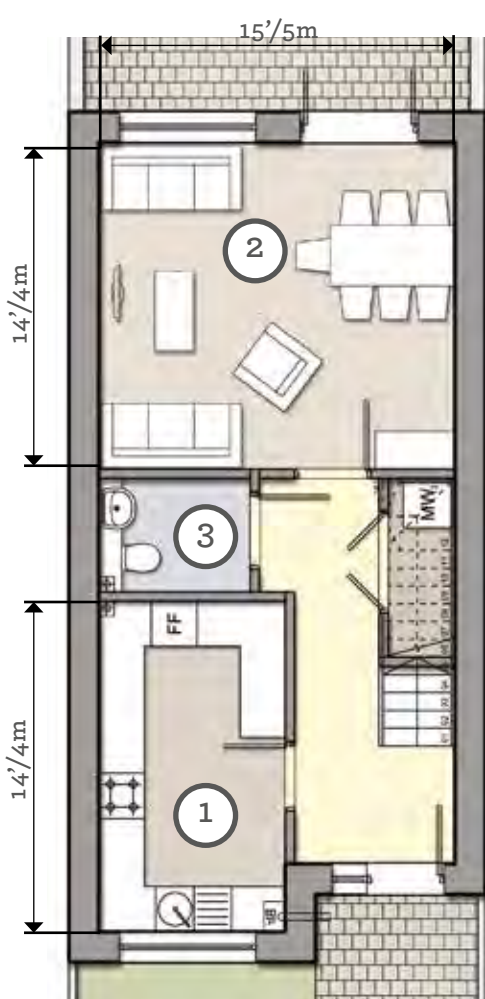
Second floor



3D image of a new 3 bed town house

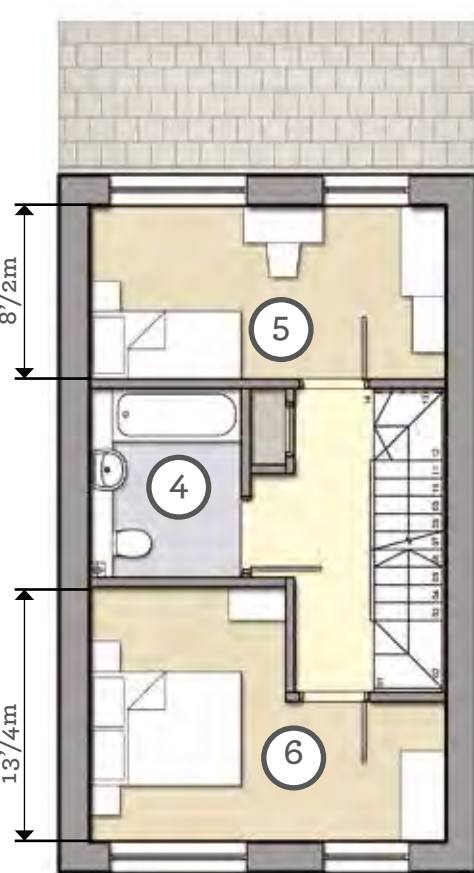
New 4 bed town house
.....
4 bed - 7 person
127m² / 1367sq ft

Ground floor



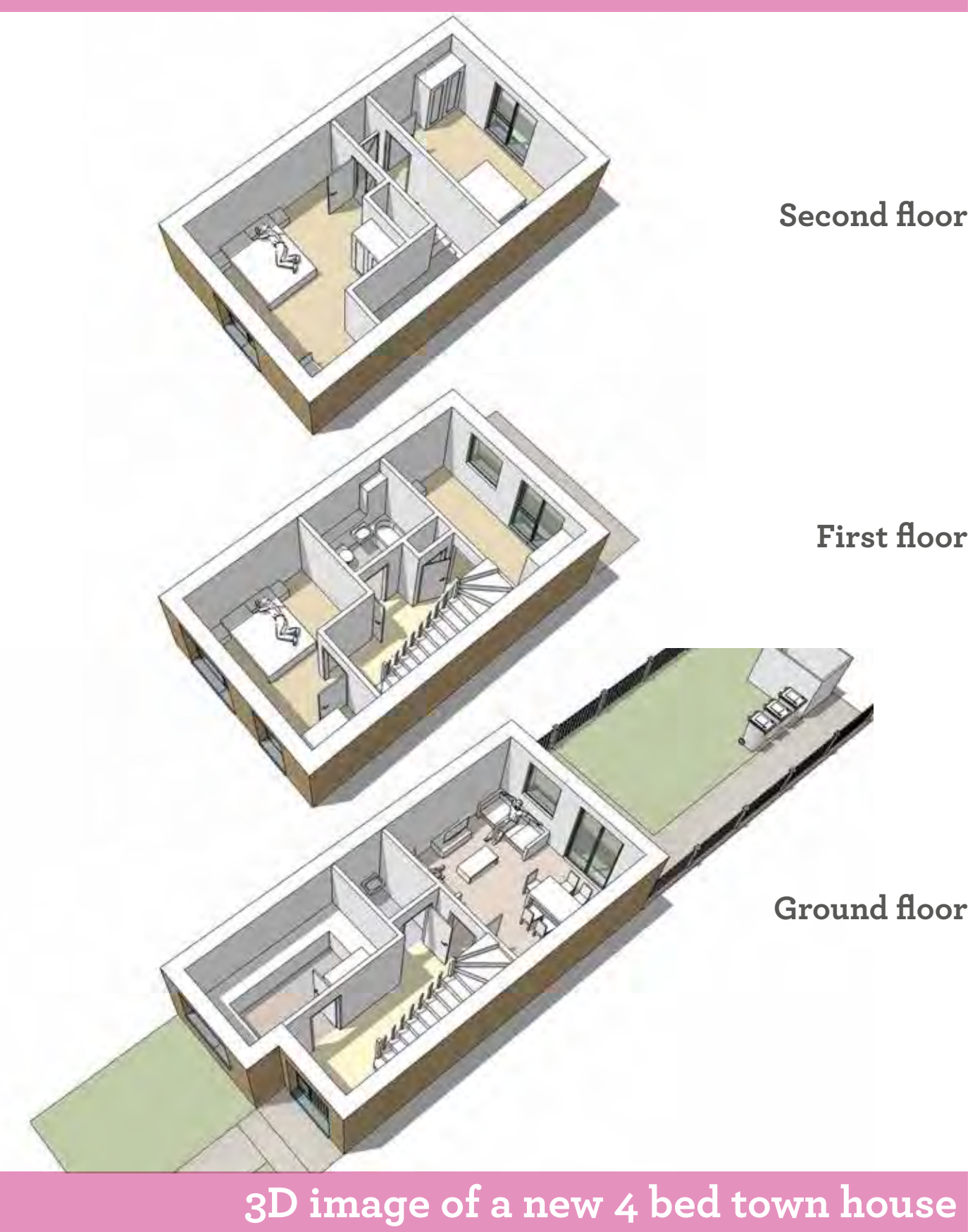
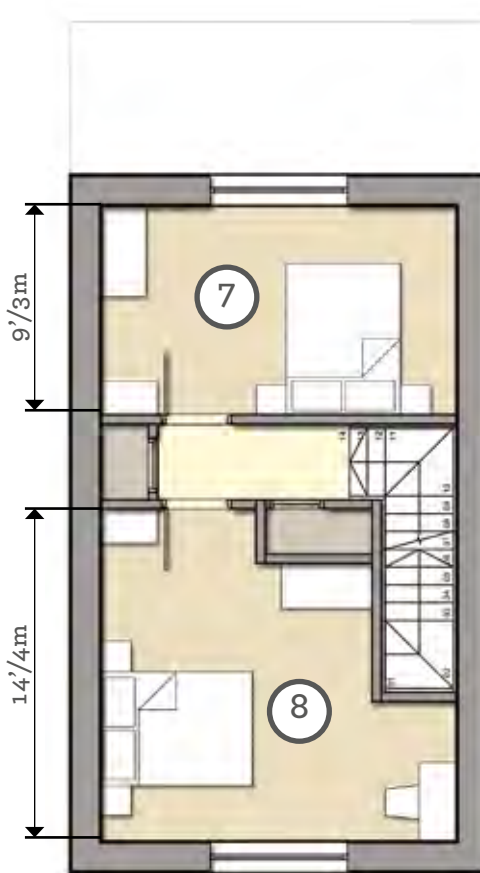
- ① kitchen 11m²/118sq ft
- ② living/dining 20m²/215sq ft
- ③ wc 3m²/32sq ft
- ④ bathroom 5m²/54sq ft

First floor



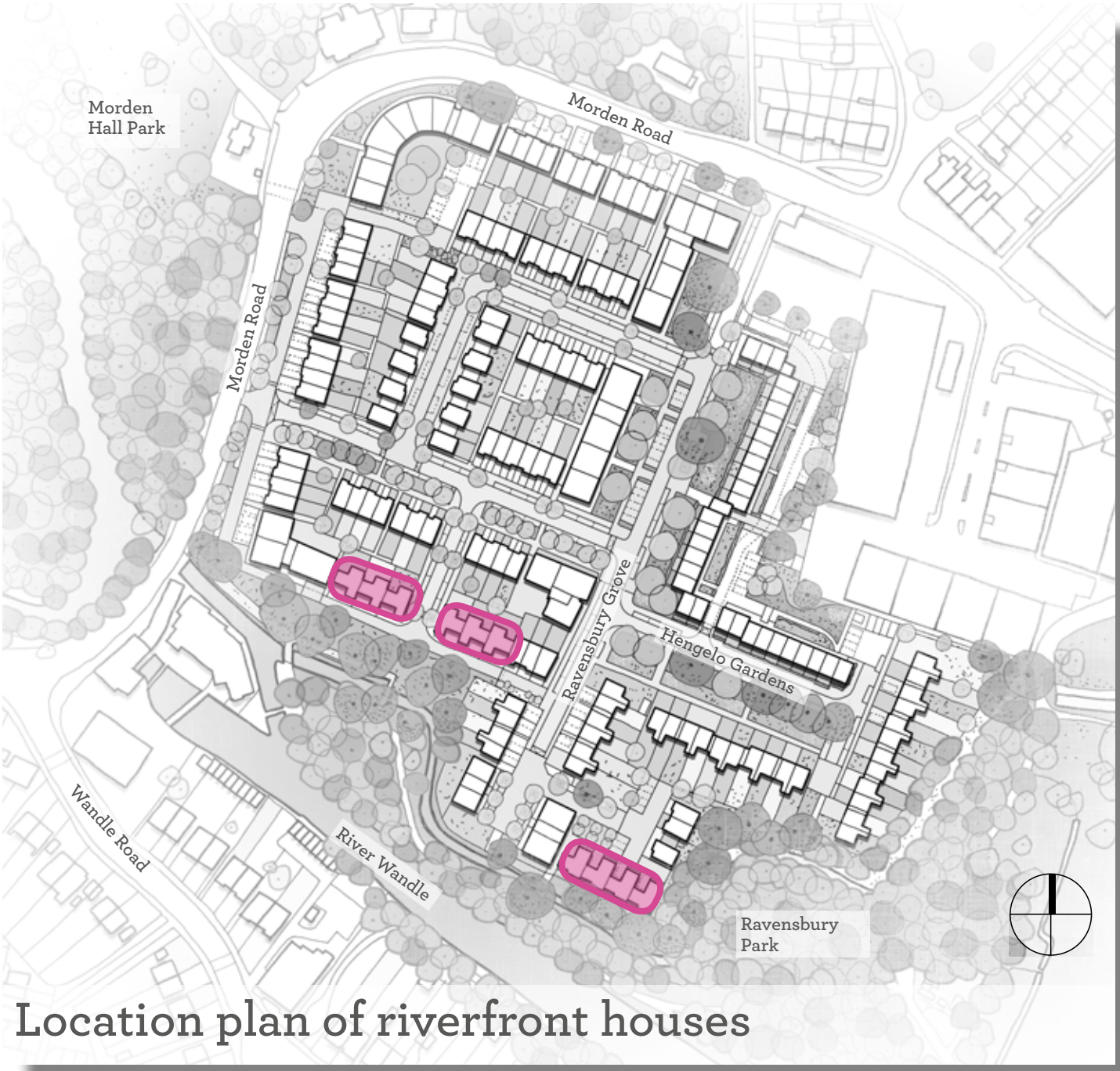
- ⑤ bedroom 4 11m²/118sq ft
- ⑥ bedroom 3 13m²/140sq ft
- ⑦ bedroom 2 13m²/140sq ft
- ⑧ bedroom 1 17m²/183sq ft

Second floor



3D image of a new 4 bed town house

New homes - Riverfront houses



New 4 bed river house
.....
4 bed - 6 person
130m² / 1,399sq ft

Ground floor

13'4m

9'3m

7'2m

13'4m

9'3m

12'4m

13'4m

11'3m

7'2m

First floor

13'4m

9'3m

12'4m

13'4m

11'3m

7'2m

Second floor

13'4m

11'3m

7'2m

① kitchen

11m²/118sq ft

② dining

12m²/129sq ft

③ w.c

3m²/22sq ft

④ living

13m²/140sq ft

⑤ terrace

6m²/65sq ft

⑥ bedroom 1

13m²/140sq ft

⑦ bathroom

5m²/54sq ft

⑧ bedroom 2

9m²/97sq ft

⑨ bedroom 3

14m²/151sq ft

⑩ bedroom 4

9m²/97sq ft

A 3D isometric architectural rendering of the second floor of a house, showing the layout of the bedrooms and bathroom.

Second floor

A 3D isometric architectural rendering of the first floor of a house, showing the layout of the living, dining, and kitchen areas.

First floor

A 3D isometric architectural rendering of the ground floor of a house, showing the layout of the living, dining, and kitchen areas, along with a garden and terrace.

Ground floor

New 5 bed river house
.....
5 bed - 8 person
140m² / 1,507sq ft

Ground floor

14'4m

10'3m

8'3m

14'4m

10'3m

12'4m

14'4m

11'3m

10'3m

8'3m

First floor

14'4m

10'3m

12'4m

14'4m

11'3m

8'3m

Second floor

14'4m

11'3m

8'3m

① living

16m²/172sq ft

② kitchen/dining

15m²/161sq ft

③ w.c

4m²/43sq ft

④ bedroom 1

13m²/140sq ft

⑤ terrace

12m²/129sq ft

⑥ bedroom 2

15m²/161sq ft

⑦ bathroom

5m²/54sq ft

⑧ bedroom 3

11m²/118sq ft

⑨ bedroom 4

11m²/118sq ft

⑩ bathrom

5m²/54sq ft

⑪ bedroom 5

9m²/97sq ft

3D image of a new 5 bed riverfront house

Masterplan event - June 2015

hta

Circle Housing

Merton Priory

New homes - Apartments

A variety of apartment sizes in different areas of Ravensbury

- One, two and three bed flats which provide homes that are larger than existing flats at Ravensbury
- Each flat will have their own private outdoor space
- All are designed to modern standards
- Will be well insulated and have lots of natural daylight
- Options for the arrangement of the kitchen/living/dining space

New 1 bed apartment

.....
1 bed - 2 person
51m² / 544sq ft

Existing
bed
flat
Total area
44m²/474sq ft



- | | | | |
|-------------------------|----------------------------|-----------|--------------------------|
| ① kitchen/living/dining | 27m ² /293sq ft | ④ storage | 2m ² /18sq ft |
| ② bedroom | 10m ² /111sq ft | ⑤ balcony | 7m ² /79sq ft |
| ③ bathroom | 4m ² /45sq ft | | |

New 2 bed apartment

.....
2 bed - 4 person
71m² / 760sq ft

Options for open plan
living or separate kitchen
arrangement

Bedrooms that can be
arranged as a double or twin

Usable private outdoor space
for each flat



- | | | | |
|-------------------------|----------------------------|------------|--------------------------|
| ① kitchen/living/dining | 29m ² /309sq ft | ④ bathroom | 4m ² /45sq ft |
| ② bedroom 1 | 13m ² /138sq ft | ⑤ storage | 3m ² /28sq ft |
| ③ bedroom 2 | 12m ² /131sq ft | ⑥ balcony | 8m ² /90sq ft |

New 3 bed flat

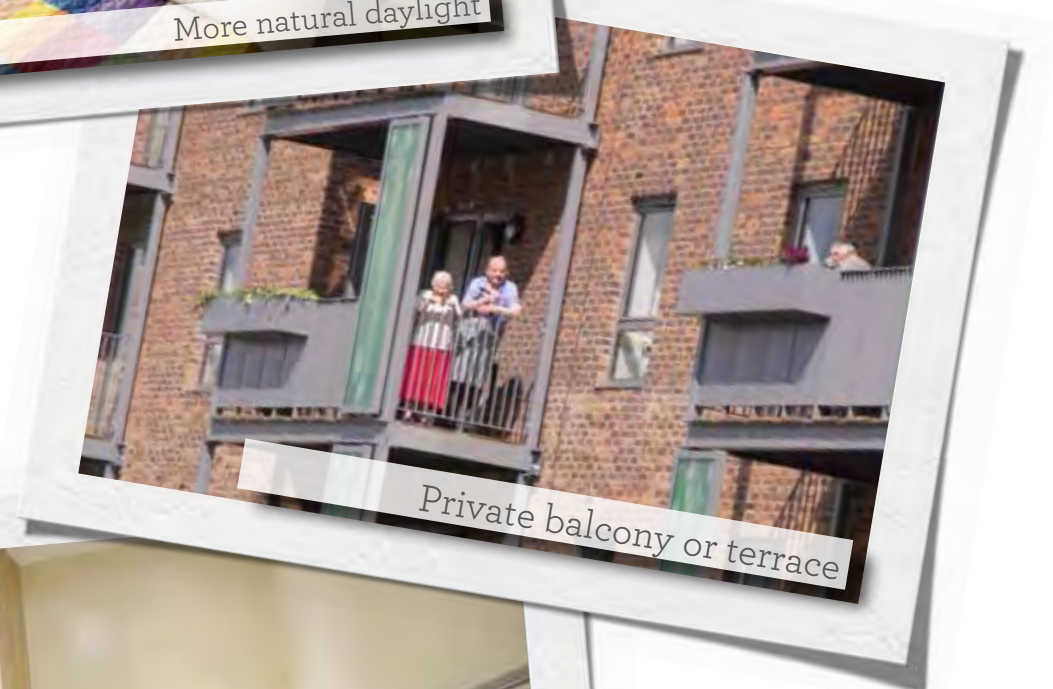
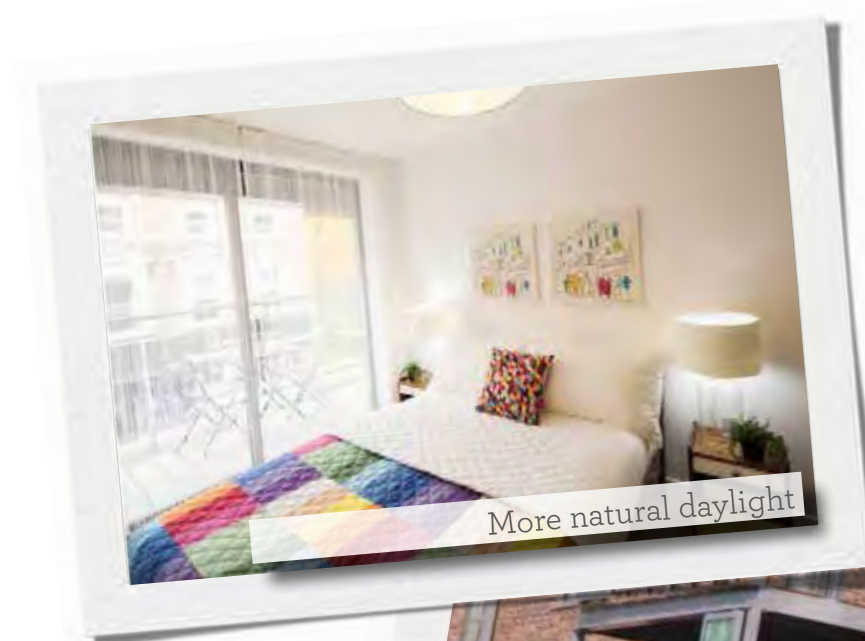
.....
3 bed - 5 person
87m² / 932sq ft



- | | | | |
|-----------------|----------------------------|-------------|--------------------------|
| ① living/dining | 22m ² /235sq ft | ⑤ bedroom 3 | 9m ² /92sq ft |
| ② kitchen | 10m ² /109sq ft | ⑥ bathroom | 4m ² /47sq ft |
| ③ bedroom 1 | 12m ² /129sq ft | ⑦ storage | 4m ² /37sq ft |
| ④ bedroom 2 | 14m ² /151sq ft | ⑧ balcony | 8m ² /87sq ft |

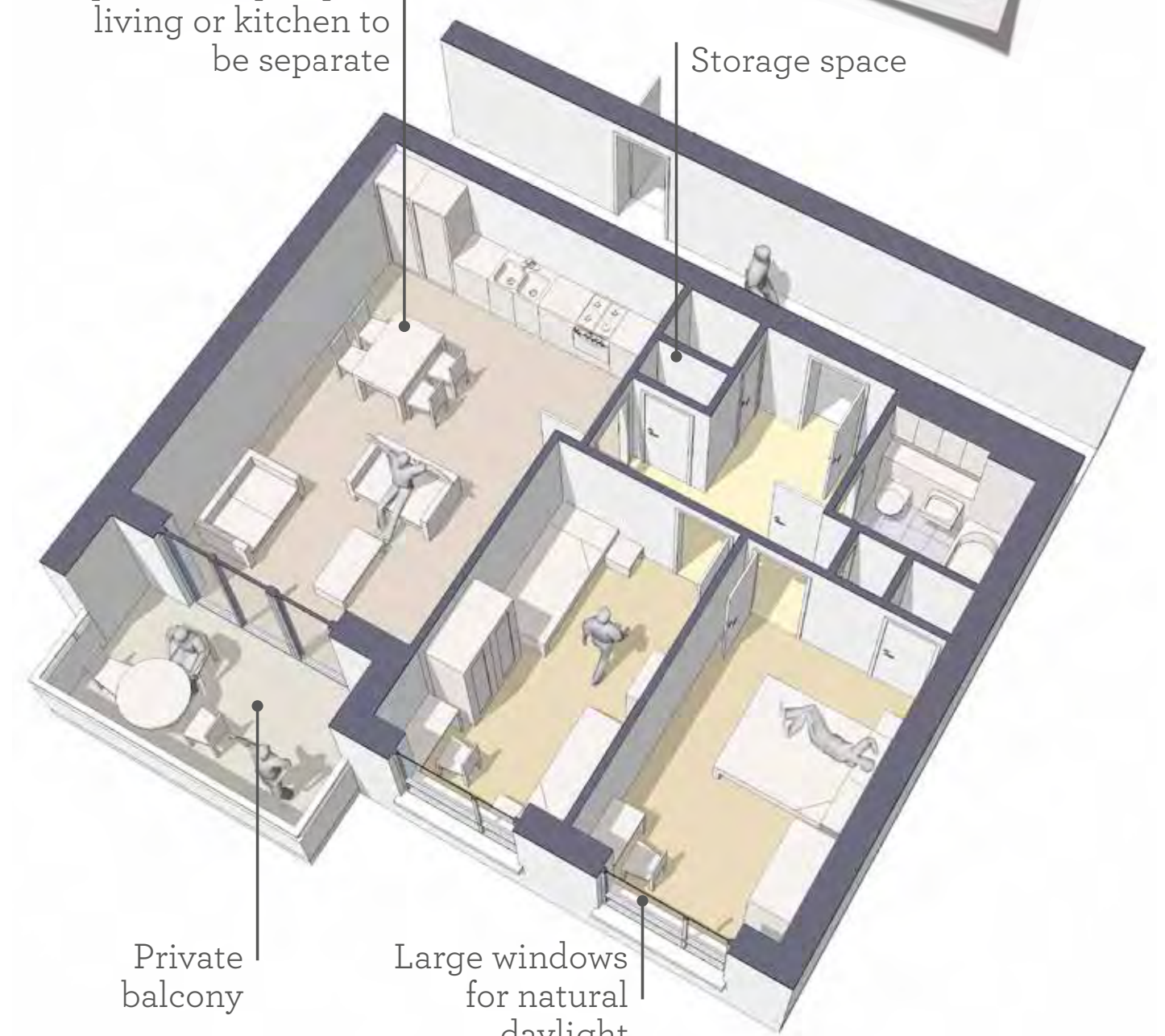


Location plan of apartments



Option for open plan
living or kitchen to
be separate

Storage space



3D image of a new 2 bed flat

New homes - Older people’s living

Adaptable flats to suit a variety of individual needs

- One and two bed flats which are designed to be adaptable to suit the various needs of residents
- Homes that are larger than existing flats at Ravensbury
- Each flat will have their own private outdoor space
- All are designed to modern standards
- Will be well insulated and have lots of natural daylight

New 1 bed adaptable flat

.....
1 bed - 2 person
55m² / 551sq ft

Existing
bed brick
flat
Total area
44m²/474sq ft



- ① living/dining 17m²/182sq ft
- ② kitchen 7m²/80sq ft
- ③ bedroom 14m²/148sq ft

- ④ bathroom 6m²/60sq ft
- ⑤ storage 2m²/20sq ft
- ⑥ balcony 9m²/91sq ft

New 2 bed adaptable flat

.....
2 bed - 3 person
72m² / 771sq ft

Second bedroom so that
family and friends can stay

Wheelchair storage location

Large bathroom capable of
accommodating adaptations
for the less able



- ① living/dining 17m²/184sq ft
- ② kitchen 8m²/88sq ft
- ③ bedroom 1 14m²/148sq ft
- ④ bedroom 2 8m²/86sq ft

- ⑤ bathroom 7m²/73sq ft
- ⑥ storage 5m²/52sq ft
- ⑦ balcony 11m²/123sq ft

Wheelchair accessible homes

Adaptable flats to suit a variety of individual needs

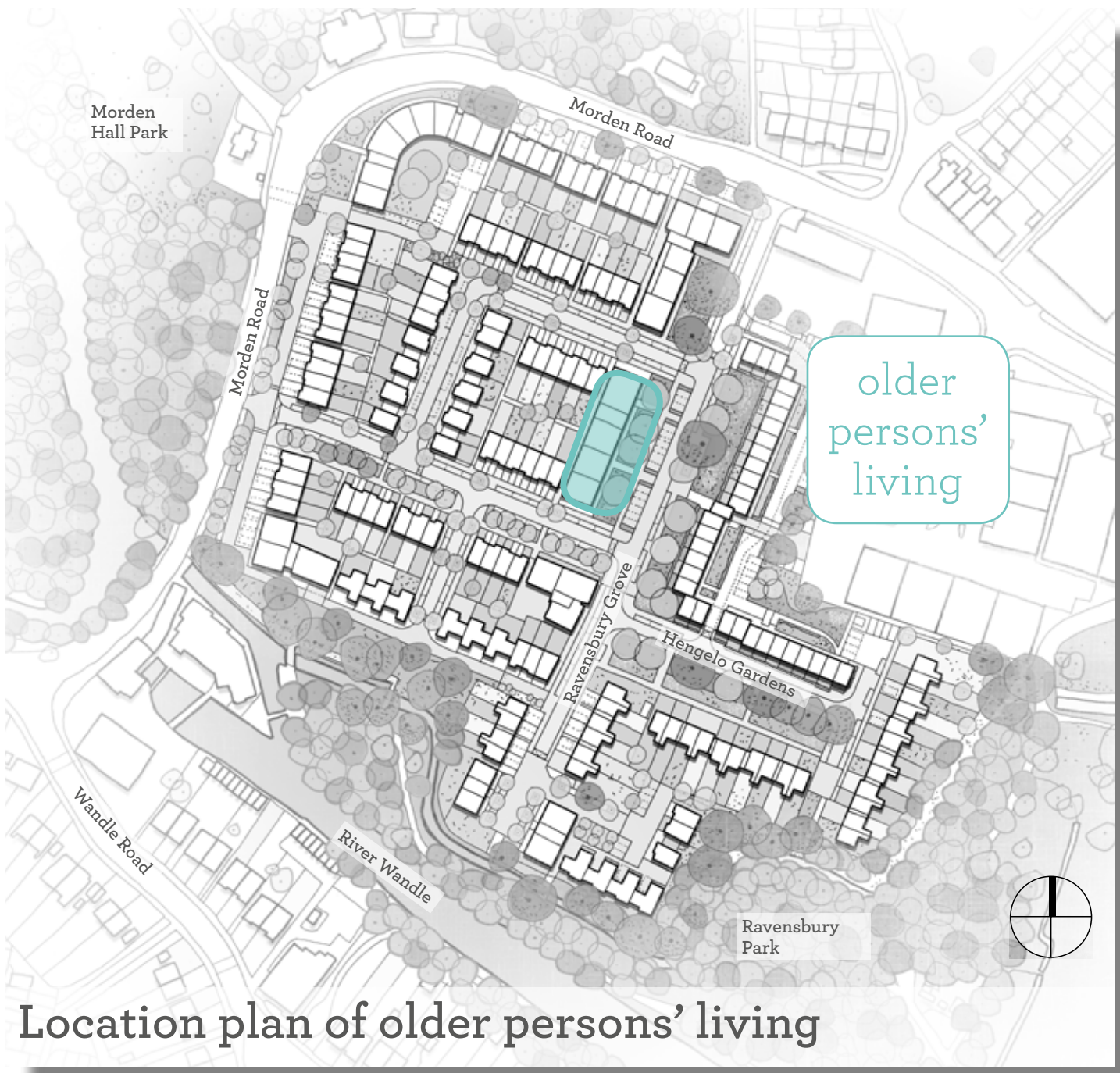
New 2 bed adaptable flat

.....
2 bed - 4 person
81m² / 872sq ft

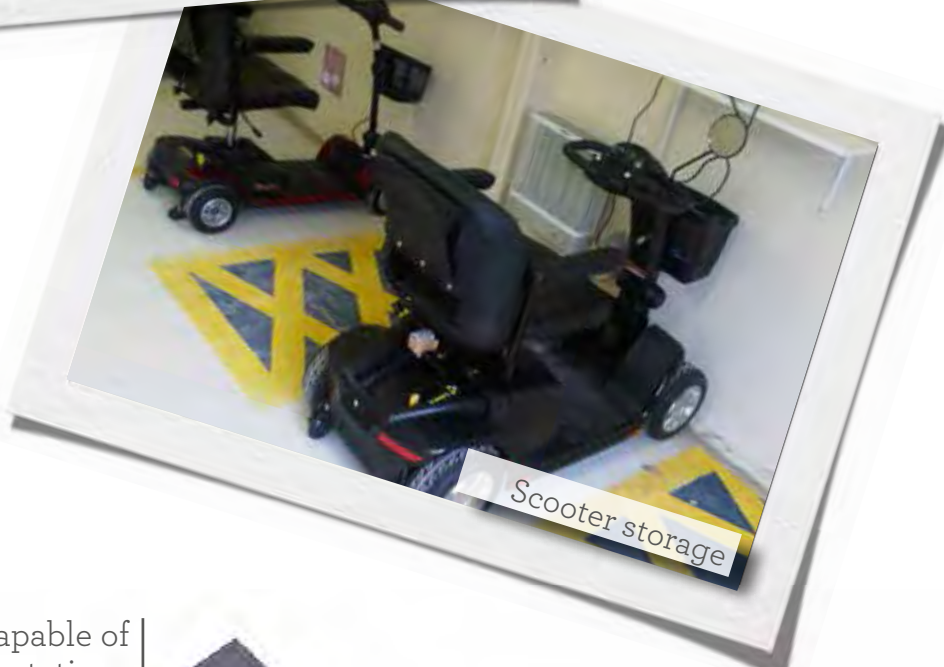
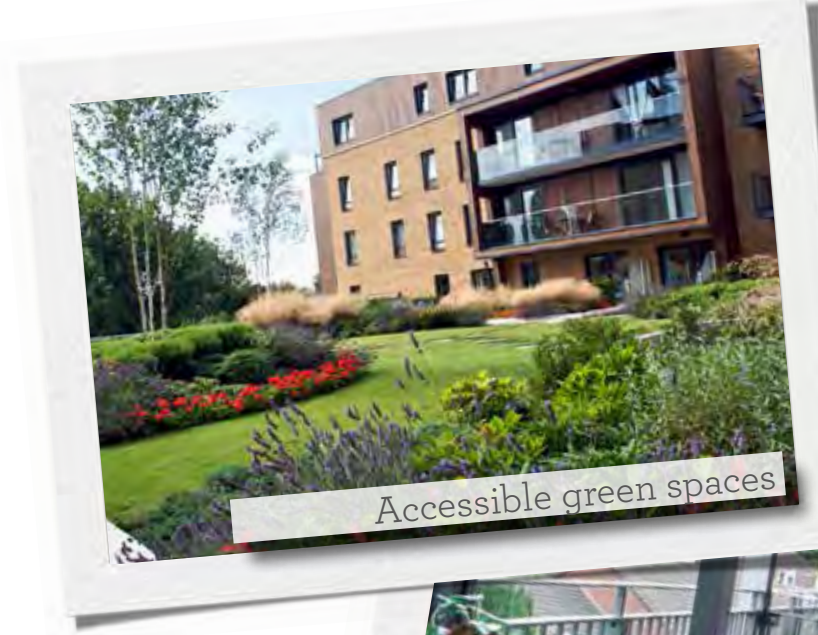


- ① kitchen/living/dining 31m²/337sq ft
- ② bedroom 1 116m²/170sq ft
- ③ bedroom 2 14m²/150sq ft

- ④ bathroom 4m²/47sq ft
- ⑤ storage 3m²/27sq ft
- ⑥ balcony 8m²/84sq ft

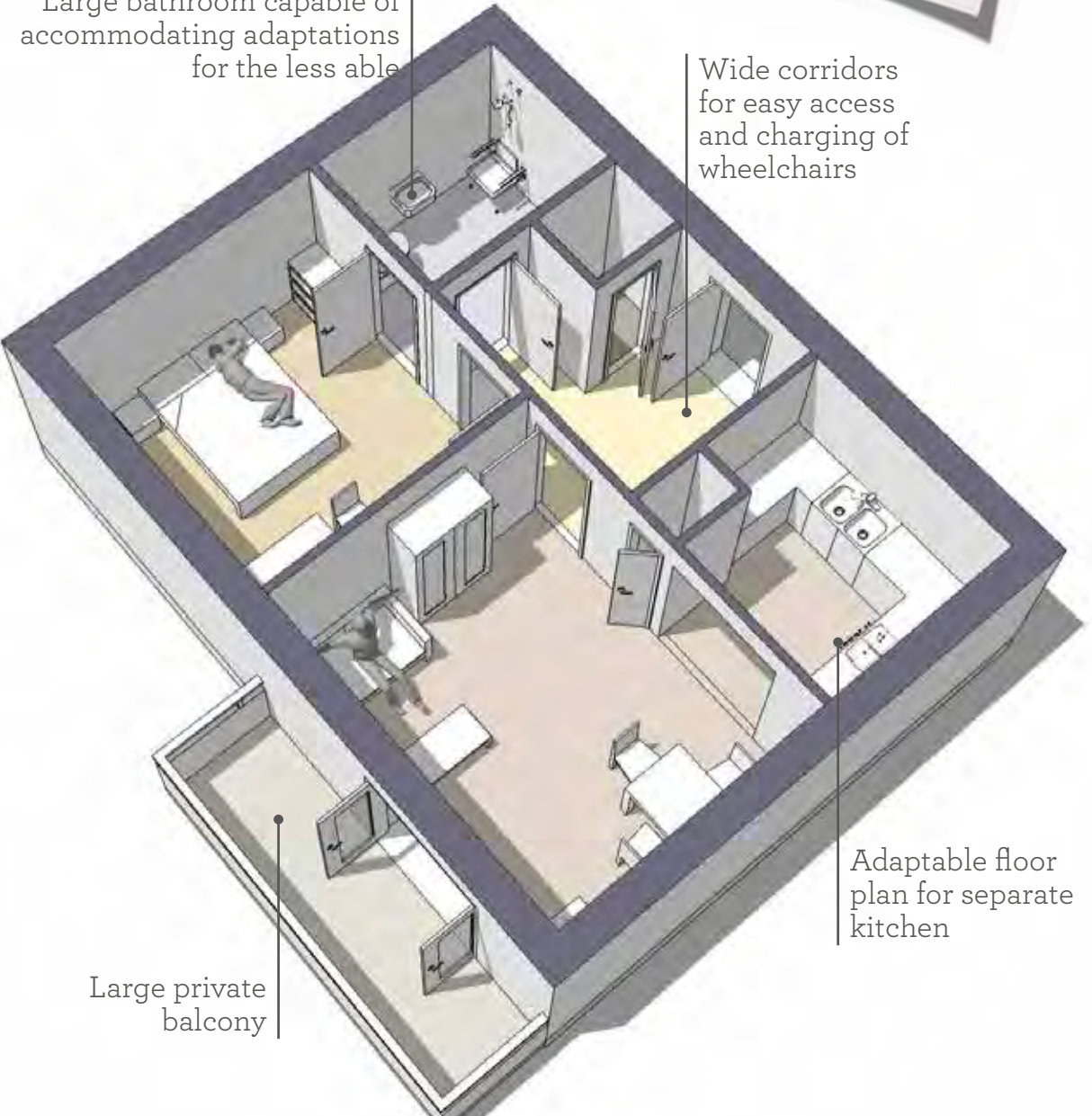


Location plan of older persons' living



Large bathroom capable of
accommodating adaptations
for the less able

Wide corridors
for easy access
and charging of
wheelchairs

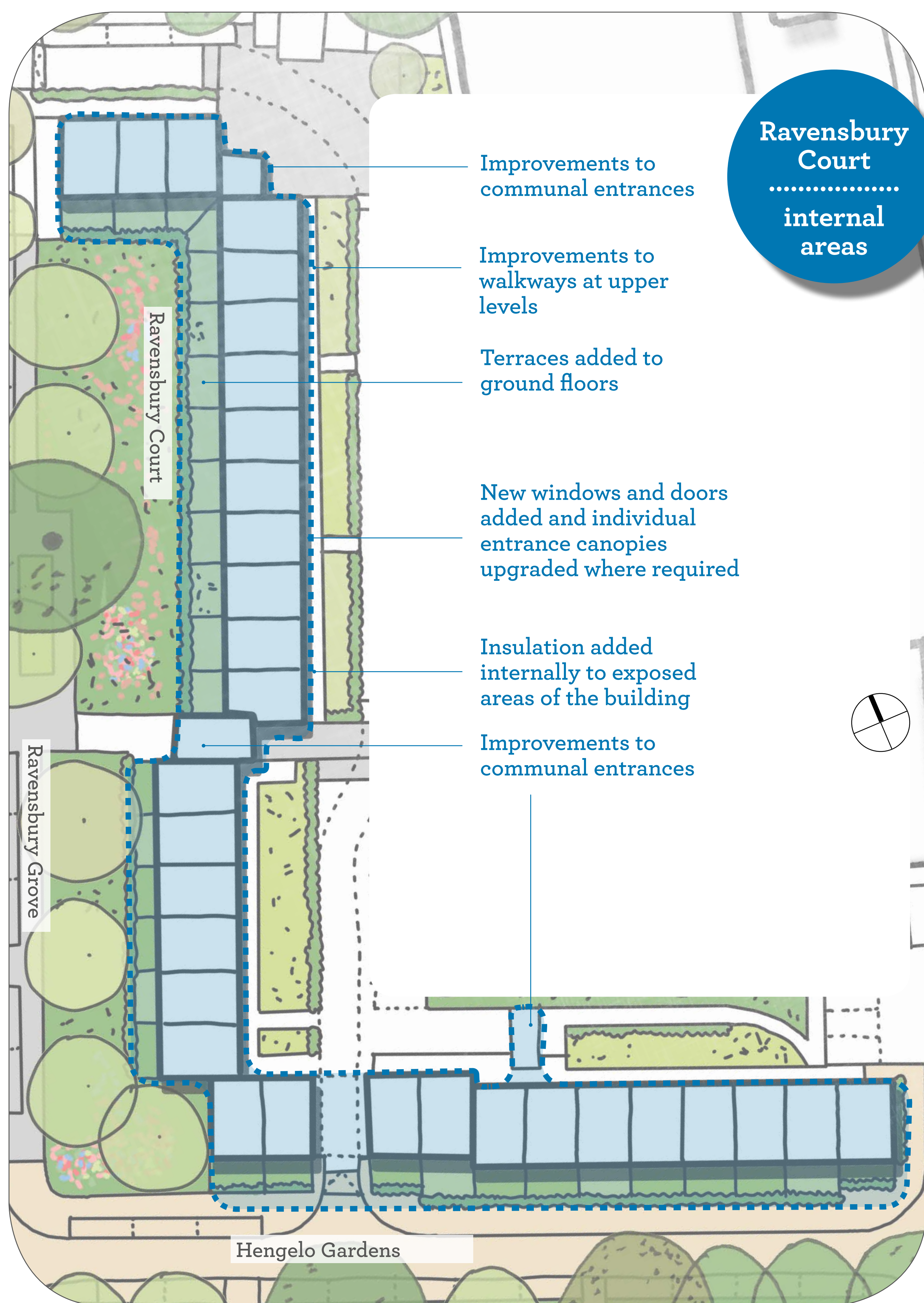
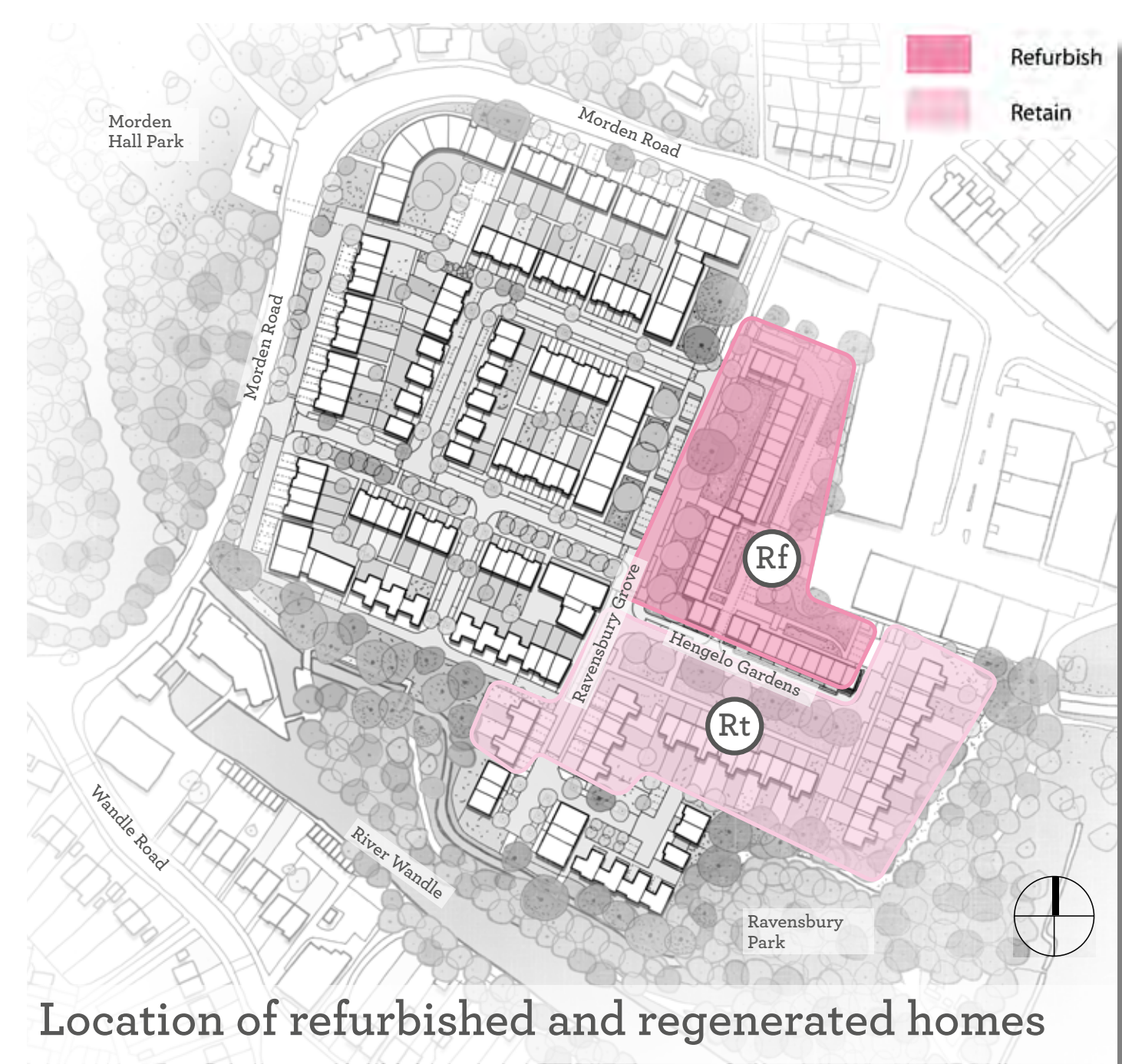


3D image of a new adaptable 1 bed flat

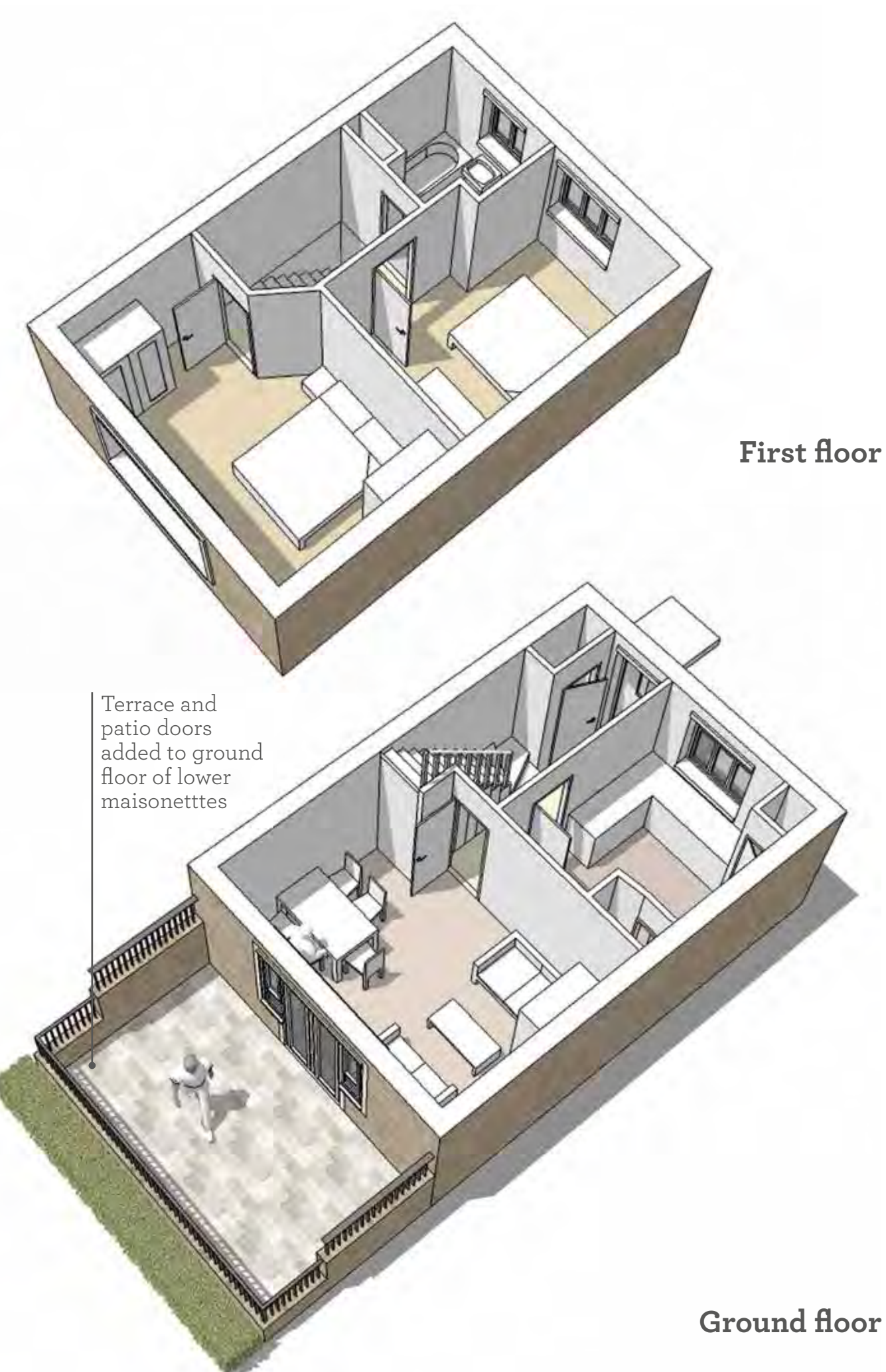
Refurbished homes

Proposed internal refurbishment work for Ravensbury Court could include the following improvements:

- Modernised kitchens and bathrooms
- New doors and windows
- Boiler replacement where needed
- Insulation added internally where required
- Private terrace space added to ground floor homes
- Repairs and upgrades to services where required (e.g electrics)
- Improvements to communal entrances, stairs, walkways and external lighting



New windows, doors and private terrace to ground floor homes to improve the building fabric and overall external appearance.



3D image of ground floor 2 bed maisonette

Refurbished homes

Proposed external refurbishment work for Ravensbury Court could include the following improvements:

- Existing garages and some pram sheds kept
- Landscape improvements to existing drying area
- New external bin stores, cycle stores and general storage
- Most trees kept and new hedge planting
- New trees and planting added along Ravensbury Grove
- Upgraded pavements, roads and parking spaces

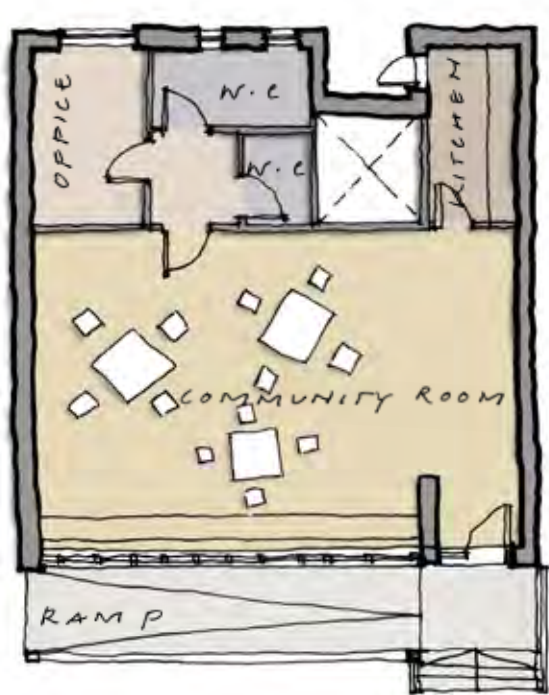


New community space

A community space at the heart of Ravensbury

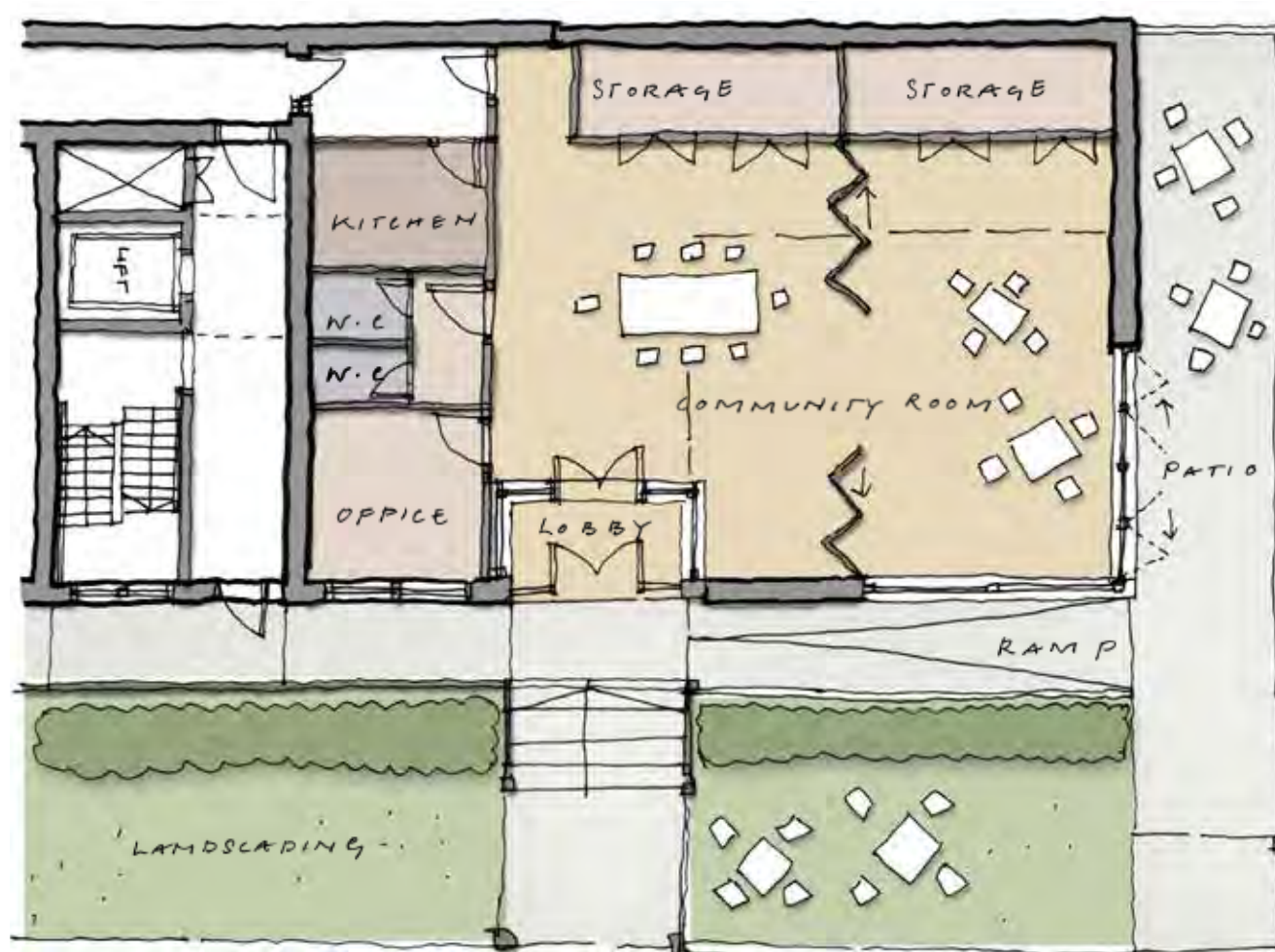
- New facilities located at the heart of Ravensbury that can be used for a range of uses by residents
- Community space that will be accessible for all
- External improvements to Ravensbury Grove to provide a shared surface street and traffic calming measures
- Dedicated visitor and resident parking spaces and new landscaping

Existing community spaces plan



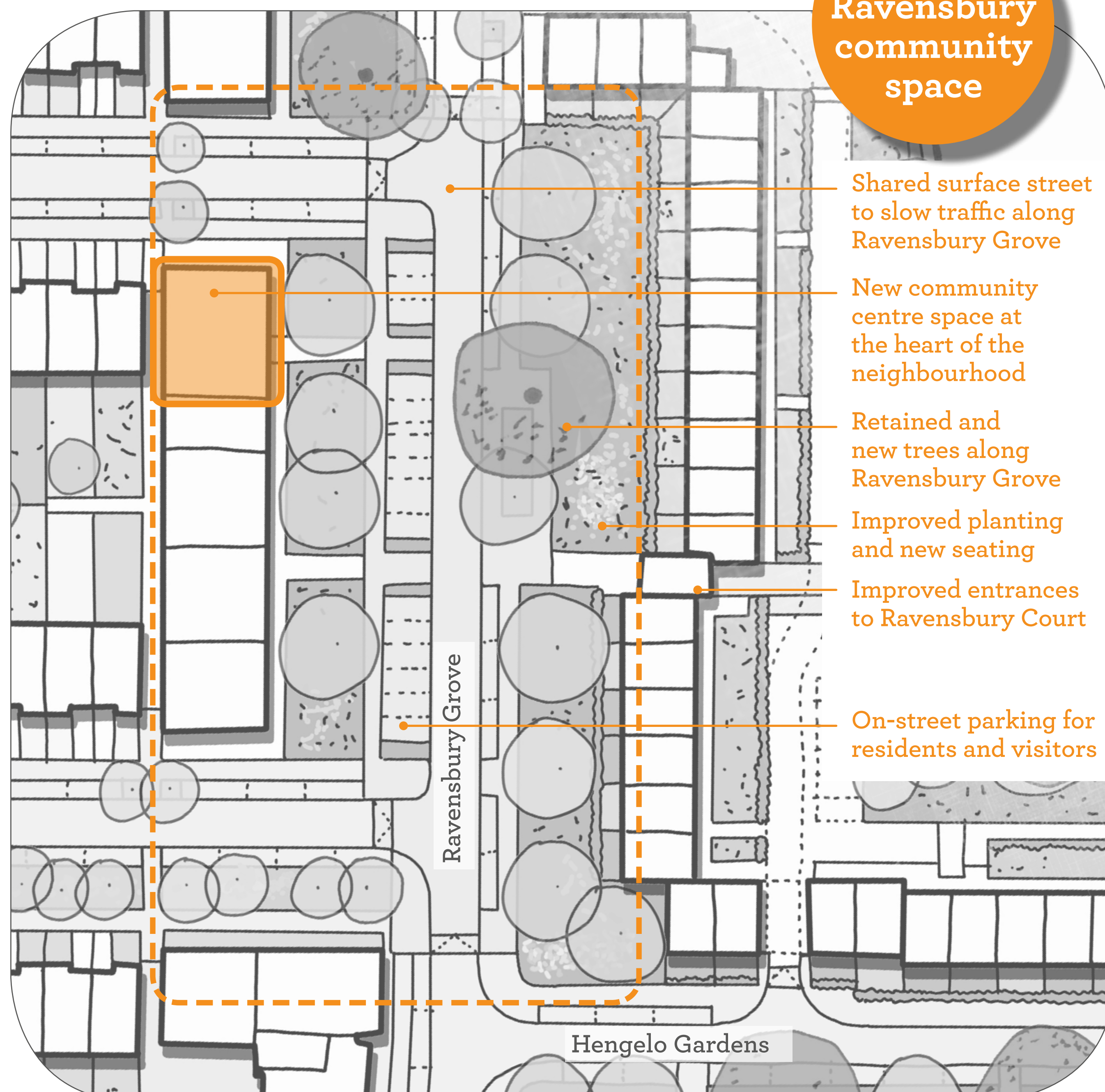
Existing community space
area 85m²/915sq ft

New community space indicative plan



New community space
area 164m²/1,765sq ft

New Ravensbury community space



Transport and access

Car parking during construction

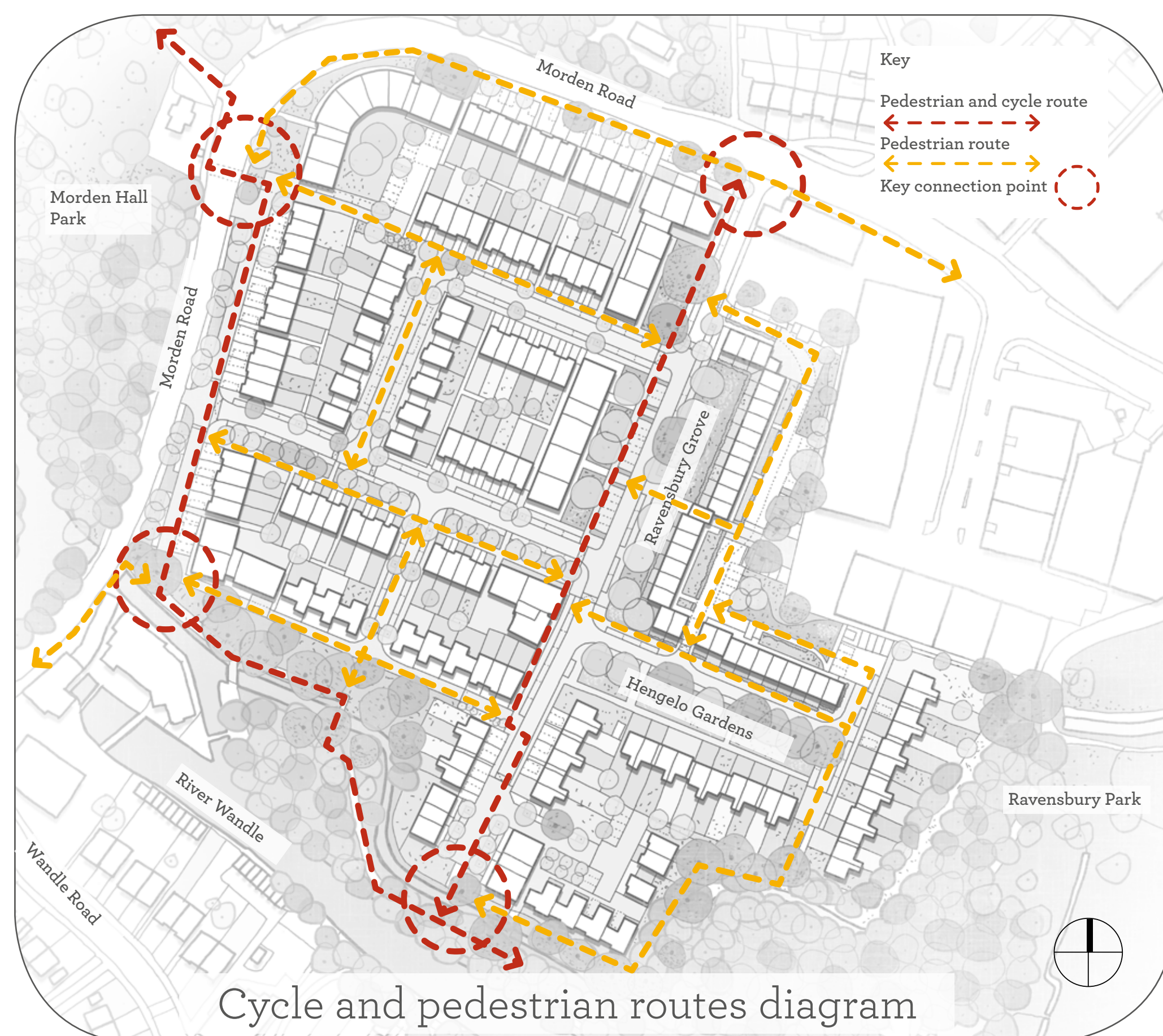
- A temporary on-street neighbourhood parking scheme will be introduced across the whole of Ravensbury at no cost to residents
- The restrictions would remain in place until construction is complete
- Only residents can apply for permits

Car parking after construction

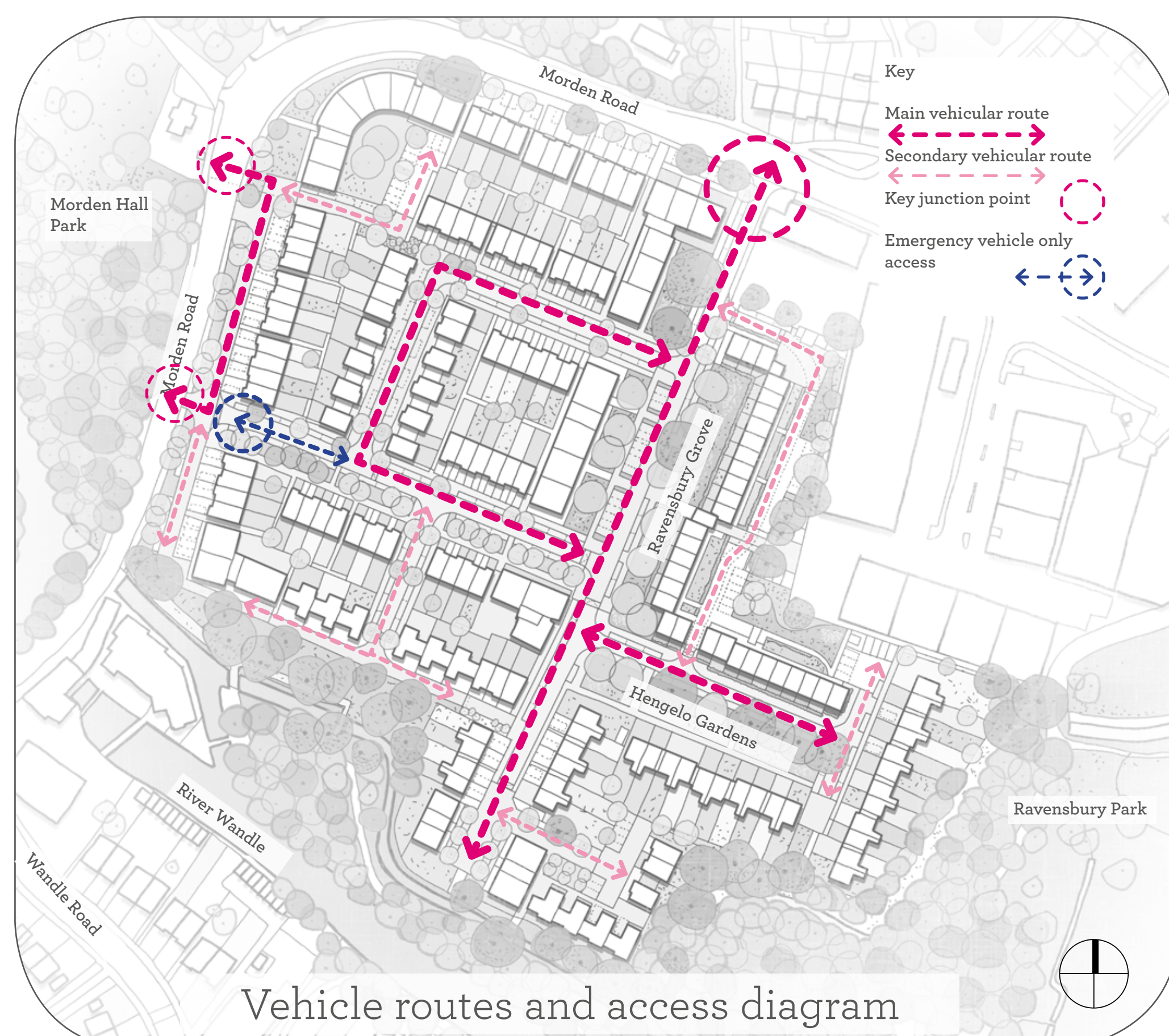
- New parking spaces provided as part of the proposed development
- No decision has been made on whether to introduce a permanent neighbourhood parking scheme after construction is complete
- If a parking scheme was introduced it would be controlled by Merton Council and an annual fee would be applied



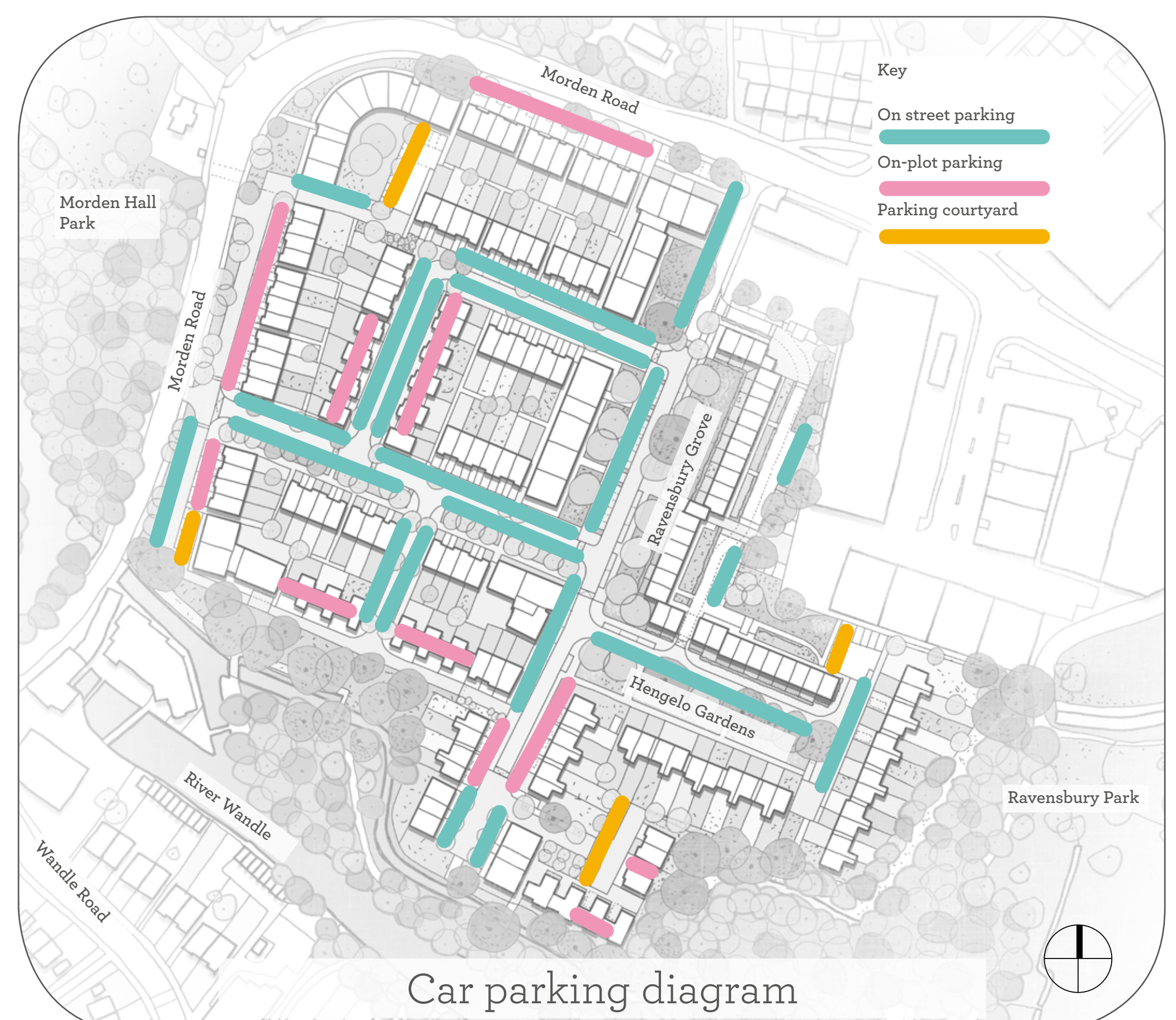
Parking on-street and on-plot



Cycle and pedestrian routes diagram



Vehicle routes and access diagram



Car parking diagram

New and renewed green spaces and streets

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

“More trees
& green areas
integrated into
streets”

“No large public
play areas”

Small play areas
instead of a
large formal
playground

“Bring the rose
gardens back.”



Planting to attract wildlife,
and enhance biodiversity

Well organised tree lined
streets



Tree lined streets



Playable elements



Rose garden



Resting places by rose garden



Integrated green areas



Flowers in swale



Spring bulbs

Masterplan event - June 2015



Merton Priory