

Ravensbury Estate Questionnaire: Have Your Say

Question 1: Regeneration:

Refurbish

Question 2

Unfit for Purpose

Question 3

- 1) Part 1, Townscape: I do not agree with paragraphs 3.247 and 3.256 about the Ravensbury Court flats being turned around, or about the dead frontage.
- 2) Part 2, Street Network: I would like them to keep the historic street pattern and views to park. I do not want another vehicle entrance into Morden Road. Retain the grassed area at the park end of Ravensbury Grove. Retain the access lane on Morden Road, since it is also used as an informal play zone.
- 3) Part 3, Street Network: The existing design is of a high standard and promotes security. Paragraph 3.263, regarding the new bridge over the river channel would exacerbate problems with security, based on past experience. Paragraph 3.267: the new entrances could worsen security.
- 4) Part 4, Land Use: Land use should be wholly residential, since commercial premises would adversely affect the character of the estate. Paragraph 3.273: The character at the lower end of the scale would better preserve the character of the area, in my opinion.
- 5) Part 5, Open Space: Retain the existing open spaces on both sides of Ravensbury Grove, around Ravensbury Court and Hengelo Gardens. Retain the mature trees within the Ravensbury boundary. Paragraph 3.278: agree with maintaining and enhancing open spaces. The older age groups are catered for by both of the parks, so no need for this within the Ravensbury boundary.
- 6) Part 6, Environment: Increase of building footprint increases the flooding potential for properties. Paragraph 3.281 and 3.288: the new river channel could increase the flood risk within Ravensbury and should be avoided, without proper modelling by the Environment Agency. Paragraph 3.286: This paragraph refers to garages area, not properly referred to in this document.
- 7) Part 7, Landscape: I strongly agree with landscaping the policy box, especially paragraph 3.295 about the trees and skyline being key to Ravensbury, but not about the increase in density. I do not agree that the park gates are really hidden from view.

- 8) Part 8, Building Heights: Buildings should be 2-3 storeys high, in order to preserve the character of Ravensbury. The existing buildings (Ravensbury Court and Hengelo Gardens) should form the edge of the height map so that the new buildings on Ravensbury Grove do not create a channel of high flats with a road between. Ravensbury Garages should be included in the guidance and be restricted to 2 storeys in height due to the higher ground, so that they do not block out views of the park to the rest of Ravensbury. No buildings adjacent to Ravensbury Park should be 4 storeys in height.