

Consultation questions

Tell us what you think of the council's draft Estates Local Plan

1) Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick **one** of the following options:

Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy

efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

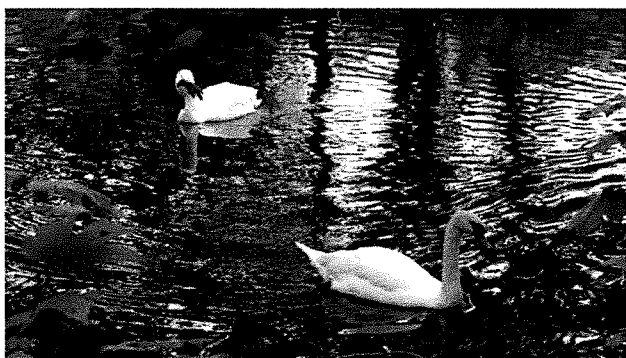
Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels					
Street Network - Where the streets will go					
Movement and access – How people will move around					
Land use – What uses can go in the new neighbourhood					
Open space – How much and what sort of open space will there be					
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					
Landscape – How open space, trees and planting should be provided					
Building heights – How high buildings should be					

Please see enclosed copies



3) Please tell us if you have any other comments about the council's draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council's draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)

I have lived on this estate for over 16 years, and what appealed to me when I purchased my home, was although it was on a 'Council Estate' it didn't feel like one. It is open, spacious, plenty of green and lovely flower beds. The main reason was the quiet, because it's a cul-de-sac the only traffic you get is the odd delivery van & the tenants, plus my home backs onto the Park, so I have the added pleasure of listening to the birds, the nesting Crows, woodpeckers etc. I am or was very happy here, I also have some lovely neighbours.

This has all changed since Circle Housing purchased the land, for the last 3 years we have all become upset, angry, frustrated and stressed to say the least.

What they are proposing is demolition not regeneration! They are planning buildings of up to 4 storeys high, more than doubling the amount of people here, so my fear is the noise this will create, the constant dust from building work which is possibly going on for around 10 years, and ultimately a complete redesign of the estate which will no longer resemble the one I live in now. I will most definitely lose more sunlight from new builds, parking will become a major issue as they are not increasing parking spaces, which whether you like it or not is necessary. Many people here have vans and trucks that they use as a necessity for work and this has not been addressed.

The Estate will be busier with the added people who will be moving in, noisier, as a possibility of new roads being built through it and basically not resemble Ravensbury in any shape or form.

My other major concern is flooding, all this new building may well impact on the river and the tributary that runs directly outside the back of our houses, the water will have to go somewhere, and I feel this has not been seriously addressed. Please, Please, leave Ravensbury Estate alone!

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--|--|
| <input type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- | | |
|--|---|
| <input type="checkbox"/> Very well | <input checked="" type="checkbox"/> Not very well |
| <input type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

6) Do you have any other comments about the council's consultation process that you would like considered?

I have to say that this document has been a nightmare to complete, but I wish to thank you for having the drop in sessions to help explain how to fill it in.

I would just like to ask the Council to please listen to the Tenants on Ravensbury Estate, before allowing Circle Housing to destroy our homes.

I do not feel the Councillors that have visited a few of the meetings were in any way interested in our views or feelings in this very important matter.

[REDACTED]

Site specific policies

Policy

EP R1 Townscape

- a) Proposals should provide widening and landscape improvements into Ravensbury Park entrance adjacent to Ravensbury Mill whilst providing clear views into the park from Morden Road.
- b) The corner of the estate adjacent to Ravensbury Park will be expected to make an architectural statement which sensitively addresses the park entrance, river and mill buildings.
- c) Proposals should reinforce the corner of the estate opposite the Surrey Arms Public House as a space and a place. Proposals should have a sensitive relationship to the pub particularly in terms of massing and height.
- d) The setting around the entrance to Ravensbury Park should be improved and enhanced. The architecture and design of buildings should draw upon from the surrounding good quality townscape such as Ravensbury Mill, The Surrey Arms and White Cottage.
- e) There is also scope to utilise local history as a point of reference in the development of the scheme for example drawing on the sites past associations with industrial water mills and the estate of Ravensbury Manor.

Further guidance

3.244 Proposals should investigate working in conjunction with the National Trust to consider the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road.

3.245 Proposals may investigate working in conjunction with The National Trust to strengthen the Wandle Trail and ensure there is a unified approach to surface finishes, boundary treatments and materials used along the Trail.

3.246 Proposals could investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park.

3.247 Development proposals may consider alteration of the internal layouts of the ground floor flats, proposed for refurbishment to re-orientate the front doors onto the pleasant open space in front of the block. Changes to the layout of the rear of these retained flats could also improve car parking and provide some private back gardens.

Justification

3.248 The townscape of the estate is somewhat secondary to the landscape. However, it does have the feel of a quiet and pleasant residential neighbourhood, as the housing on Morden Road prevents much of the traffic noise from penetrating within. The flats and housing to be retained are generally pleasant in appearance, though the larger block of flats suffers from a rather dead frontage due to a lack of entrances on the frontage.

3.249 The Oriit houses fronting Morden Road provide a strong building line edge to the estate which, helps define the character of Morden Road, reinforcing the curved shape of the road. This winding nature creates prominent points along the route defined by the corners and the buildings at them – such as the mill and pub. There is scope to improve the quality of these spaces and better link the estate with its surroundings without compromising its quiet character.

3.250 On Morden Road the entrance to Ravensbury Park is obscured from view and highlighting the park entrance will strengthen visual links into the park from the surrounding area.

See Over →

3.251 The architecture of the adjacent mill building provides inspiration which can be creatively interpreted in the design of buildings at this prominent corner of the estate adjacent to Ravensbury Park. Cues should be creatively interpreted to inform the design of new homes whilst ensuring proposals integrate well into a high quality landscape setting.

3.252 The Surrey Arms Public House and adjacent weather-boarded cottage are key elements in the surrounding townscape, their location adjacent to Morden Hall Park entrance is a key focal point. Development proposals provide opportunity to reinforce these key elements.

3.253 Ravensbury Mill occupies a prominent location on the approach to the estate. Improving and enhancing the setting around the entrance to Ravensbury Park will help to highlight the Mill as a potential new heritage destination.

3.254 Currently visibility into Morden Hall Park on Morden Road is poor due to boundary treatment. Regeneration of the estate provides an opportunity to work in conjunction with the National Trust to enable views from the estate to this high quality landscape. Replacing timber fences with railings and improvements to the park entrance could increase visibility and accessibility of the park whilst improving the physical environment on Morden Road. Adding a new entrance opposite the Mill may also be a possibility.

3.255 The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. Uncovering remnants of these ruins will highlight the local history of the area and the park as part of the former estate of Ravensbury Manor.

3.256 The retained large block of flats could be enhanced by the changes to their internal layouts which would enable entrances on the ground floor flats to overlook Ravensbury Grove Road.

While I don't disagree in principle with the ideas on improving the entrance to Ravensbury Park and keeping the ideas regarding a theme running through the estate with its history with the water mill.

My major concerns are 3.247 and 3.256.

I see no advantage in changing the layout of the Ravensbury Court, it gives the residence a feeling of security and knowing their neighbours by having the front doors as they are. I feel this is an unnecessary upheaval for the tenants.



Site specific policies

Policy

EP R2 Street network

- a) The historic street pattern of Ravensbury Grove should be retained as the main route into and out of the estate and the basis of an internal network of streets.
- b) Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.
- c) Hengelo Gardens should be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures.
- d) New proposals should include a network of streets that provide clear connections from Ravensbury Grove to Morden Road and views to Ravensbury Park.

Justification

3.259 The estate is physically isolated from its surroundings in a number of ways, including its street layout. There is only one access for vehicles into the estate and a minor cul-de-sac serving properties fronting Morden Road. The streets are set out in the form of a traditional cul-de-sac layout.

3.260 Despite the relative isolation of the estate and its physical constraints of the river and park, there is significant potential to improve links towards Morden town centre, by opening up the frontage onto Morden Road via new street and footpath connections. No

3.261 New street network proposals should be well designed to provide clear connections that will reduce the current detached make-up of the estate, whilst ensuring that the estate does not become a through route for vehicular traffic from Morden Road. Any new East-West streets should form clear connections from Ravensbury Grove to Morden Road with active frontages onto public space. A new access from Morden Road with flexibility for vehicular movement may also be considered, subject to an assessment of potential impacts. No

Further guidance

3.257 The estate is bounded by Morden Road, which is a busy traffic route. There is scope to implement targeted traffic management measures along Morden Road at key points to improve pedestrian connectivity to the surrounding area, reduce severance caused by traffic and improve road safety.

3.258 The access lane and parking for the houses fronting Morden Road should preferably be removed and used for tree planting and a new cycle route. This approach could also accommodate flood attenuation measures, such as a swale or uncovering of the historic watercourse. Some parking may be retained but should be better integrated into the layout.

No

I Disagree with the potential ideas of opening up the estate
See 3.260 - the 'relative isolation'
is why it is so nice to live here,
It ~~is~~ a quite, peaceful place
to live without unnecessary
traffie or people coming through
and a feeling of safety.

3.261 - We do not want any
extra through roads in, as we have
a feeling of a small village in a
busy town.

3.258 - No need to remove parking it
is necessary, there is already trees
there and a cycle route.

R2 Street network

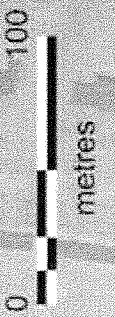
Morden Hall Park

To Morden

To Mitcham

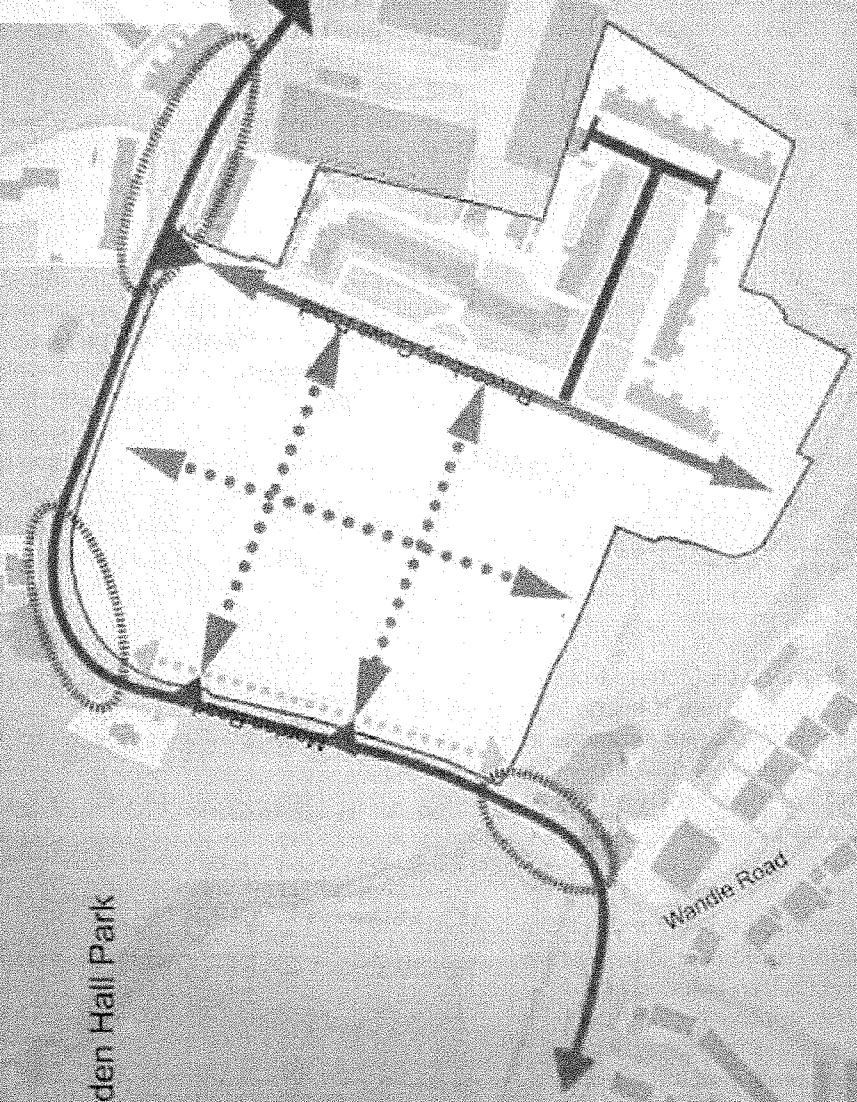
Wandle Road

Ravensbury Park



R2 Street network

- Morden Road
- Ravensbury Grove (Retained historic street alignment)
- Hengelo Gardens (Retained street)
- Street network - illustrative
- Preferable green link for tree planting & new cycle route
- Suggested traffic managed area
- Main access street
- Potential secondary access street





Site specific policies

Policy

EP R3 Movement and access

- a) Proposals should improve pedestrian routes across the estate and to nearby parks, bus and tram stops. Routes should be linked into the proposed/existing street network along active frontages or existing walking routes, which should be well surveyed. Entrances into the park should be carefully designed and located to ensure accessibility into the park without undermining safety and biodiversity.
- b) The relocation of crossing point from Morden Hall Park to the estate to a position which allows for direct link to park route and new pedestrian / segregated cycle way along Morden Road should be investigated. Proposals should create a clear legible route from Morden Hall Park to the entrance of Ravensbury Park.
- c) Improvements to cycle links along Morden Road should create stronger links between Morden Hall Park and Ravensbury Park. Proposals should investigate the creation of a segregated cycle way along Morden Road which feeds into Ravensbury Park from Morden Hall Park. Additions to the cycle network should be integrated into wider cycle network.
- d) The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain the existing slip road access off Morden Road as a secondary entrance into the site should this be required. Any new East-West links from the estate onto Morden Road should be clear and designed as traditional streets, irrespective of whether they are for vehicular use.

Further guidance

3.262 Proposals should consider introducing physical features at key focal points along Morden Road to better manage the speed and flow of traffic and to improve road safety. To enhance pedestrian links there is also opportunity to build a new bridge to Ravensbury Park, creating a new North-South pedestrian link from Wandle Road to the Ravensbury Estate.

3.263 Within Ravensbury Park there is potential to add additional bridges/walkways across the river and back channel which would allow for a better connection between the Ravensbury Estate and the play area in Ravensbury Park. *No.*

3.264 To strengthen cycling there is scope to develop cycle links further along Morden Road for night time cycling when Morden Hall Park is less accessible.

Justification

3.265 Whilst the estate does have links to the surrounding area, they are generally poor and few in number. Morden Road is a busy road that creates severance between the two parks and the estate, as well as to the tram-stops to the north. To the south the River Wandle presents a barrier to the residential area to the south. Whilst there is a footbridge, it is not conveniently located for north-south movement and is poorly overlooked.

3.266 There are two tramstops a short walk away that provide frequent services between Wimbledon and Croydon town centres. Bus routes also pass close to the estate providing access to Morden town centre, connections with other bus routes and the London Underground Network.

3.267 There is significant potential to improve direct links towards Morden by opening up the frontage onto Morden Road through new street and footpath connections. Proposals should create an easy to understand street layout for the estate including improved links to the Wandle Trail and Ravensbury Park supported by way-finding *No* signage.

3.268 Links from within the estate towards Morden consist of either a back alley or detour to the north. The pedestrian routes between the parks and cycling facilities on Morden Road are also unclear. The paths through Ravensbury Park are poorly overlooked with few escape points into the surrounding street network. It is therefore easy to get lost or disorientated in the area.

3.269 There is potential to improve movement and access around the estate in a way that is relatively low-key whilst retaining the quiet feel of the estate. The crossing from Morden Hall Park to the estate is a key link in the Wandle Trail in connecting Morden Hall Park to Ravensbury Park. There is scope to improve this crossing through enhancements to footways and crossing point which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment.

3.270 The amount of traffic using Morden Road makes for a unfriendly environment for pedestrians and cyclists. Measures to better control traffic and improve pedestrian and cyclist safety could be achieved by a range of methods, including surface treatments, raised crossing points, cycle paths, width restriction or build outs and pedestrian refuges. The most appropriate measures should be investigated whilst ensuring the road blends into the area making it feel like a place rather than dominating the space. A new bridge across the river linking Ravensbury Grove Road to Wandle Road would improve pedestrian links to nearby tram stops and bus stops. No

Better signs to show where the Park is and the Wandle trail is a good idea. But to restrict traffic movement on Morden Rd is not really required, most cyclists that I know have stopped using the Parks and kept to the main roads purely because of the swarms of flies, when cycling they get in their mouths and eyes, so have given up on cycling through the Park.

3.263. I am against an additional bridge coming into the estate from past experience when it was more open and less overgrown we suffered from a lot of burglaries, and thefts because our back gardens back onto the Park. There is adequate access now from the estate with an entrance to the park, and a larger entrance to the play area of the Park by the gates next to Ravensbury medical centre.

Site specific policies

Policy

EP R4 Land use

a) The predominant land use for this estate is to be retained as residential with the re-provision of the existing community room.

Further guidance

3.271 The applicant may propose other land uses, though these must be appropriate to the site and comply with local planning policies. There may be scope for improving facilities for enjoying and interpreting the River Wandle.

Justification

3.272 The estate is essentially wholly residential, with the exception of a small community room. There are some local shops nearby to the east on Morden Road, the Surrey Arms Public House opposite and soon to open Wandle Industrial Museum. Morden town centre is a 15 minute walk away.

3.273 Ravensbury is located within an area with a low level of Public Transport Accessibility. Taking account of these factors, and application of the London Plan matrix a range of 106 - 288 (gross figure which excludes land occupied by housing to be retained or refurbished) new homes are anticipated on this site. The council's expectation is for development proposals to be at the higher end of this range. **NO**

3.274 Development proposals should contribute to the provision of a greater choice and mix of housing types sizes and tenures, including affordable housing provision, in accordance with relevant Local Plan policies (e.g. Core Planning Strategy Policy CS8 and CS9 and Sites and Policies Plan Policies DM H1, H2 and H3. Proposals should seek to provide a mix of housing types, sizes and tenures to meet the needs of all sectors of the community. In accordance with policy DM E4 (Local Employment Opportunities) major developments proposals will be expected to provide opportunities for local residents and businesses to apply for employment and other opportunities during the construction of developments and in the resultant end-use.

3.275 It is unlikely there will be any demand for other non-residential uses. The only exception could be some leisure uses associated with the Wandle Way walking and cycle route. However, this is a demand not yet established and facilities such as cycle hire, and interpretation centres may be more appropriately located in Morden Hall Park or the potential new museum at Ravensbury Mill.

Again, this is a lovely quiet estate, which should remain so, we do not want any added homes, shops etc.. I feel this would have a negative impact on the character of this estate.

3.273 - The fact that the Proposal is to more than double the occupancy with new homes will destroy the character and community feel that we have here now.

R4 Land use

R4 Land use

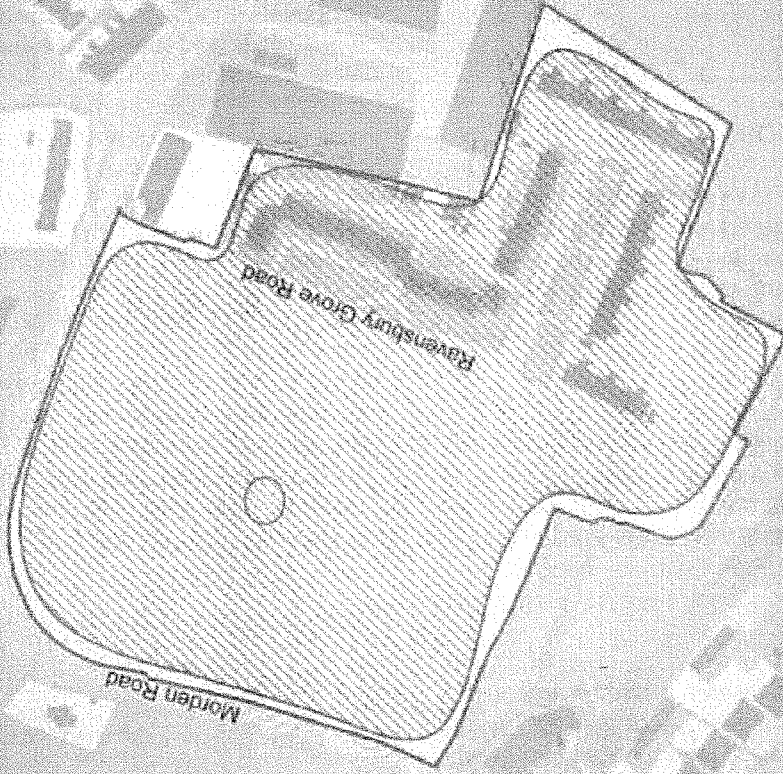


Residential land use



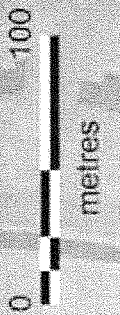
Illustrative community use

Morden Hall Park



Wandie Road

Ravensbury Park



Site specific policies

Policy

EP R5 Open Space

- a) Proposals should enhance access and links to existing public open spaces particularly the widening and improvement of access into Ravensbury Park from Morden Road.
- b) Proposals should retain and enhance existing public open spaces on Hengelo Gardens and Ravensbury Grove principally for flood mitigation measures. New landscaping should connect to and complements these existing spaces.
- c) Suitably designed plays space(s) for all age groups need to be provided in accordance with the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).
- d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards.

3.278 The surrounding open spaces are all important elements of the estate's high quality landscape character and setting. This needs to be carefully maintained and enhanced as part of any new development.

3.279 There are potential opportunities for off-site play space enhancements that might address the need for certain age groups while there will also be a need for some on-site play space. Any proposal should clearly demonstrate how the play space needs of all the age groups will be provided for with reference to the guidance in the Mayor of London's 'Play and Informal Recreation' supplementary planning guidance document (2012).

3.280 The provision of gardens that meet space standards increases their functionality, potential for tree planting and the promotion of biodiversity. In keeping with the vision for the new neighbourhood as part of a suburban parkland setting front gardens or defensible space that allows for some planting, is also encouraged.

Further guidance

3.276 Any new public open space should link into a network of swales and the surrounding parkland landscape.

Justification

3.277 The estate is adjacent to a public park and not in an area deficient in access to public open space. Subject to meeting appropriate minimum standards concerning the provision of outdoor amenity space and play space, there is no requirement to provide additional public open space within the development. The estate is essentially surrounded by high quality public open space in the form of Ravensbury Park and Morden Hall Park. There are also pleasant linear open spaces with mature trees on Ravensbury Grove and Hengelo Gardens that should be retained.

The estate has a nice open feel about it, Green spaces and trees, I feel there is no need to include a play area for children as we have two parks that cater for them, perhaps an improvement on the flower beds would be nice, so the elderly on the estate could sit outside if they wish. But really the estate is perfectly fine as it is.

R5 Open space

Morden Hall Park

Morden Road

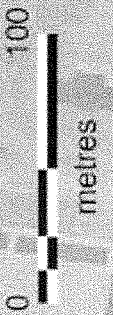
Ravensbury Grove Road

Wandle Road

Ravensbury Park

R5 Open space

- ■ ■ Ravensbury Park entrance
(Widening and improvement of access)
- ● ● Ravensbury Park
(Enhancement of access and links)
- Existing communal garden space
(Retain and enhance)
- Surrounding parkland
(Improve pedestrian and cycle links)



Site specific policies

Policy

EP R6 Environmental Protection

a) As the estate is in close proximity to the River Wandle, development proposals will need to include appropriate flood mitigation measures for the site in accordance with national, regional and local planning policies, to ensure the development is safe and does not increase the risk of flooding elsewhere.

b) Sustainable Drainage Systems (SuDS) must be part of any major development proposal and can include a range of measures such as rain gardens, green roofs, balancing ponds, filter strips, green verges and swales; these should be designed to reduce post development runoff and provide water quality, amenity benefits and enhance biodiversity.

c) The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, as set out in London Plan policy 5.13 and the Mayor of London's sustainable design and construction supplementary planning guidance and the government National Standards for Sustainable Drainage which sets out the requirements for the design, construction operation and maintenance of SuDS. If this is not possible, post development rates must be no more than three times the greenfield rate. The development must be designed to take into consideration flow routes should flooding occur, i.e. designing for exceedence.

d) Public realm proposals should be co-ordinated with the wider SuDS strategy for the site and the proposed linear swale network to ensure an appropriate distribution of species throughout the estate.

e) Proposals should seek to create mini corridors which enhance biodiversity of the estate and create a link between the estate and the surrounding parkland and river corridor habitats.

f) Under the terms of the Water Resources Act 1991 and Thames Region Land Drainage Byelaws 1981, the Environment Agency requires flood defence consent for any works within 8m from the top of the bank of a main river and they therefore seek an 8m wide undeveloped buffer strip from the top of the river bank on main rivers and Merton seeks a similar 5m wide strip on either side of ordinary watercourses, where possible these distances should be exceeded. Development should not encroach on this buffer zone, which should be managed for the enhancement of biodiversity and to allow maintenance access to the watercourse, where required.

g) New development must ensure the preservation, protection and enhancement of protected species and habits within the adjacent Ravensbury Park and should demonstrate that the proposals would result in net biodiversity gains.

Further guidance

3.281 The landscape character of the estate is reinforced by the nearby tributary of the River Wandle. There is scope to reinstate a historic river channel which runs alongside Morden Road, which could connect with the watercourses within Morden Hall Park.

3.282 Proposals should where possible enhance the outlook of the estate and improve the setting of the park whilst addressing biodiversity habitats.

3.283 There is potential to enhance the backwater tributary channel of the River Wandle that runs along the southern boundary of the site, subject to Environment Agency (EA) flood defence consent as this is a designated main river. Improvements should seek to improve surveillance and interface between the park, buildings and the water.



3.284 There is also potential to undertake in-river enhancements to the part of the main channel of the River Wandle to the south of the site, providing this does not increase flood risk and subject to EA flood defence consent.

Justification

3.285 Being adjacent to the River Wandle, its tributaries and two large historic parks makes issues of flooding and biodiversity particularly relevant to any redevelopment of the estate. These features define the character of the estate and carry various designations and responsibilities that proposals must embrace, address successfully, and take as an opportunity to positively shape and improve the surrounding area.

3.286 The interface area between any proposed development and Ravensbury Park, which is a designated as a SINC, LNR and Green Corridor, needs careful consideration, with particular reference to the habitats of the protected species within this area e.g. bats. This is a sensitive edge and a balance must be met between providing an active frontage onto the parkland whilst protecting the habitats of the park and surrounding vegetation.

3.287 Of particular importance should be the enhancement of the river corridor and its environment, including dealing with flooding and surface water drainage issues. There are a number of mitigation solutions which should be considered including an open network of swales, permeable paving surfaces, areas of landscaping, front and rear gardens and above and belowground storage (i.e. maximise void spaces above and below ground as a form of attenuation). Swales must be designed to enhance biodiversity and visual amenity, as well as to attenuate run-off and improve water quality.

3.288 Reinstatement of a historic river channel running alongside Morden Road, would help to enhance the Wandle trail creating a stronger landscape link between Morden Hall Park and Ravensbury Park whilst improving the estates riverside setting, as well as contributing to flood mitigation measures.

3.289 Proposals are expected to be developed in consultation with relevant statutory and local interest groups such as the Environment Agency, the National Trust and the Wandle Trust.

3.290 Flood defence consent is required for any structure proposed within 8m of the river bank under the terms of the Water Resources Act 1991 and Land Drainage Byelaws 1981.

This is my biggest concern, interfering with the flood defences,
See para 3.281 & 3.288

The building on the Garge site at the back of Ravensbury which is 8 m or less & behind Heycks Garden houses how will this impact on potential flooding? A new river channel could severely increase the likelihood of this.

Also behind my house we have nesting Cranes that live there and we have bats that live in the trees next to the garage site. Also I have seen two woodpeckers that reside there.

I am very concerned they will be uprooted from their homes.

Site specific policies

Policy

EP R7 Landscape

- a) Proposed landscaping should be a prominent feature within the public realm and create strong links to the surrounding parkland context. Landscaping treatments should emphasize green links and the river crossing.
- b) Street tree planting and landscaping should be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures.
- c) An integral part of any development proposals for the site should be the significant widening and enhancement of the entrance to Ravensbury Park off Morden Road.
- d) Along Morden Road tree planting should be extended to wrap around the perimeter of the estate following the curvature of the road. Tree species should be specified to mitigate against pollution and noise.

is also an element of its character. This needs to be balanced with the need and opportunity to increase accessibility to and along the river and to the tram-stops to the north.

3.294 Currently pedestrian gateways into Ravensbury Park are hidden from view and have limited overlooking which could be resolved by significant widening and enhancement of the entrance to the park off Morden Road.

3.295 The skyline around the estate is enveloped by large mature trees and this is a key characteristic of the estate. Additional tree planting will bolster the landscape character of the area and create a landscape buffer between new development and traffic on Morden Road.

3.296 The Wandle Trail is interrupted by Morden Road and the narrowing of Ravensbury Park. There is scope to strengthen the green corridor link between Morden Hall Park and Ravensbury Park through the use of landscape features such as tree planting on Morden Road. This would also help to improve the continuity of the Wandle Trail and improve accessibility into the park. Tree planting could emphasize the entrance into Ravensbury Park.

Further guidance

3.291 Incorporate landscaping measures to improve the green corridor link between Ravensbury Park and Morden Hall Park.

Justification

3.292 The estate is defined and characterised by its landscape setting of the two parks and River Wandle. This is an essential element to its character that should not be lost. Indeed, there are various opportunities to enhance this character whilst still increasing density and building height to appropriate levels.

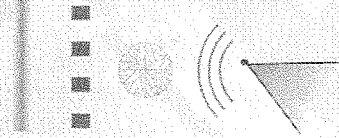
3.293 Large and well vegetated gardens also contribute to the estate's landscape character and redevelopment proposals need to be designed to maintain opportunities for such incidental greenery throughout. The estate's relative isolation

I agree with the policy on landscaping, but not on the entrance to Ravensbury Park gateways just how many gate ways does this Park need, there are two on Morden Road, one entrance off Wandle Road and another on London Road, just how many thousands of people are you expecting to use the Wandle trail? The Gateway on Ravensbury is wide enough and can be seen just fine.

R7 Landscape

R7 Landscape

- Tree planting & public realm landscaping
- Ravensbury Park entrance (enhancement & widening)
- Morden Road tree planting (strengthen tree planting)
- Tree species to mitigate noise and pollution
- Visual and physical links to surrounding landscapes



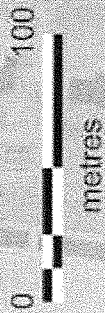
Morden Hall Park

Morden Road

Ravensbury Grove Road

Wandle Road

Ravensbury Park



Site specific policies

Policy

EP R8 Building Heights

- a) Buildings heights should not compete with established mature trees which envelope the estate and should not harm the visual amenities from within the adjacent parks.
- b) Within the development a building height range of 2-4 storeys should not adversely affect views to the surrounding established trees. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained.

No

Further guidance

3.297 New development comprising mainly of houses rather than flats is more likely to preserve the landscape character of the estate. Yes

3.298 It is likely there is more scope to increase heights adjacent to Morden Road, and where landscaping features allow, for the creation of wider streets with width to height street proportions which enable wider and longer views.

No

Justification

3.299 All existing buildings are two storey with the exception of the one larger four-storey block of flats. This low rise form is what allows views to the tree-line visible around the estate from numerous locations, which is one of the defining characteristics of the estate's setting. The low-rise buildings also define the estate as a suburban place, although it is considered there is more scope to sensitively increase heights to create more homes so long as views to the trees which envelope the site are not obstructed and the landscape character of the overall estate remains strong.

3.300 Redevelopment proposals must therefore give very careful consideration as to the site layout, landscaping, building heights and street widths to ensure this character is essentially retained. Any proposals to increase density must demonstrate how this will not result in undermining the dominant landscape character of the area.

3.301 The next chapter outlines the requirements applicants will need to meet in their submission of planning applications. This entails a set of detailed design codes, developed by the applicant, in accordance with the Plan.

While I disagree and am against any interference of Ravensbury Estate, buildings that if given the go ahead should be ~~kept~~ kept to a minimum. If building on the Garage site two storeys and no more, as this will block out our sunlight, which is much needed, because Ravensbury Court takes a lot of our natural sunlight already. Our sitting rooms are quite dark now. ~~There~~ There should be no four storey buildings, again because of the light and the changing of the character of the estate.

R8 Building heights

R8 Building heights

- Height range 2-4 storeys
- Height range 2 storeys
- Existing 4 storey building
- Existing 2 storey building
- Tree canopy

Morden Hall Park

Morden Road

Ravensbury Grove Road

Wandle Road

Ravensbury Park

