

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as 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.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

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Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for flats**

This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



- Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



- Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
