

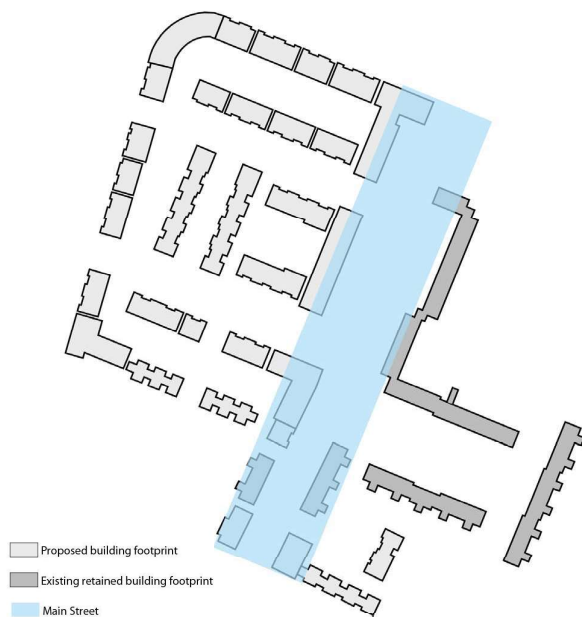


**Indicative illustration of Morden Road**

# 04 CHARACTER AREAS

## 4.3 RAVENSBURY GROVE

### Location Diagram



**Location Diagram**



**Flats and houses fronting main street and green spaces**

### CHARACTER

Ravensbury Grove is the main connecting road in the estate. The only vehicular access point to the site, Ravensbury Grove connects with Morden Road to the North and provides a direct connection with the river edge and Wandle trail to the South.

This main street will provide vehicular, pedestrian and cycle connections from the wider road network to the new street network and the river edge. Ravensbury Grove also marks the main interface between retained and proposed homes.

The character of Ravensbury Grove is defined by the wide green verges and mature trees and direct sight lines with the river edge and mature tree canopy to the South.

Built form and relationships between buildings is fixed in the submitted planning application. This section sets out the key principles and design parameters that inform and control the design for future reference.



**Flat blocks with strong street frontages addressing key corners**



Illustrative sketch of proposed homes

# 04 CHARACTER AREAS

## 4.3 RAVENSBURY GROVE

### BUILT FORM

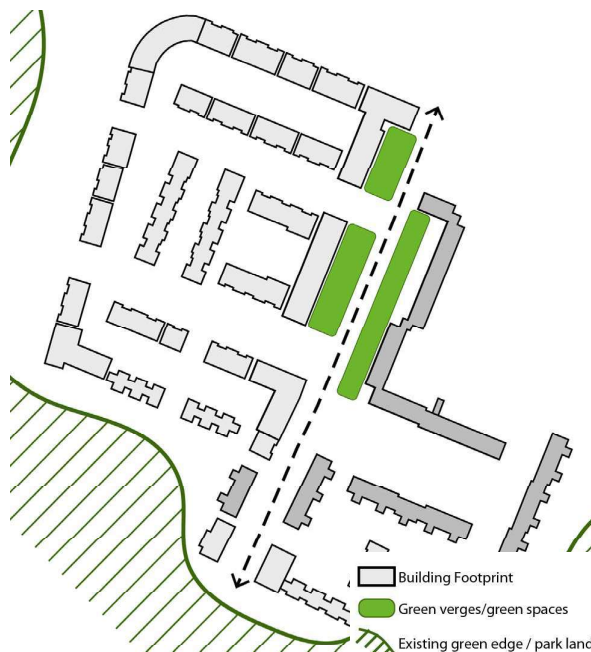
Built form principles will accord with the submitted planning drawings.

#### General principles

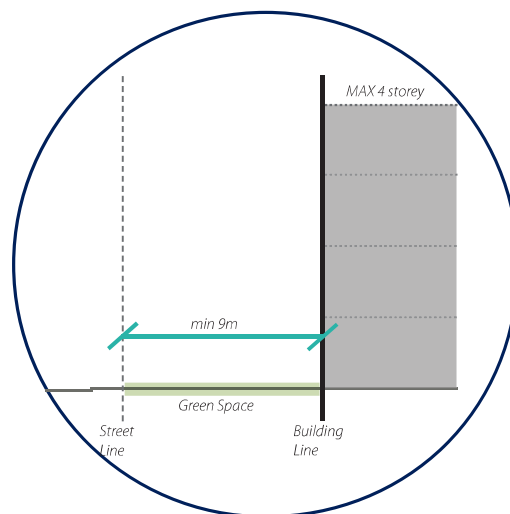
- + Buildings will front the main road, set back from the street edge.
- + 4 storey flat blocks addressing key corners and existing 4 storey maisonettes.
- + Buildings fronting the street will provide definition and overlooking of the street.

#### Building Line

- + The front of the building must be on the building line, facing the street.
- + No blank elevations may front Ravensbury Grove.
- + Variations from the building line must provide enclosure and definition to key corners and intersections.
- + The distance from the building line to the street edge will be at least 9m where wide green verges are employed (minimum 2m elsewhere).
- + At least 80% of the building elevation must be on the building line.
- + Recessed balconies fronting main street areas will maintain articulation and formality to the street.



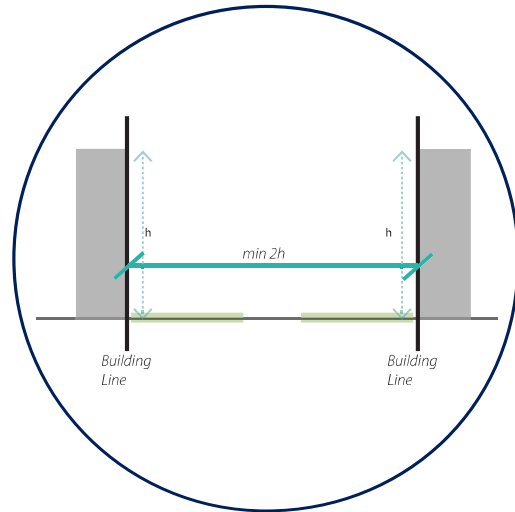
Ravensbury Grove



4.3 RAVENSBURY GROVE

**Roof Line**

- + The primary roof line will be 4 storeys.
- + 4 storey flat blocks will have set back top floors, or other means of reducing massing, at key frontages and corners and in relation to existing neighbouring buildings.
- + Key elements may rise above the datum line to give definition and articulation to the built form.
- + Variations in height must follow a regular rhythm to express formality along the street.



**Distances**

- + Street widths and distances between buildings will respond to building heights and in relation to existing neighbouring buildings.
- + Set back building lines will maximise distances between new and existing buildings in key locations.
- + Front to front distances will be at least 2x height of facing buildings.

**Transitions**

- + Intersections with secondary streets will be clear and legible.
- + Intersections will be well overlooked with active frontages turning the corner.

# 04 CHARACTER AREAS

## 4.3 RAVENSBURY GROVE

### PUBLIC REALM

Public realm design will accord with the submitted planning drawings. This section sets out the main principles within the outline design and for reference in detailed design of landscape, which is a Reserved Matter.

#### General principles

- + Retention of mature trees and green verges.
- + Clear definition of public and private spaces.
- + Regular tree planting.
- + Clear definition of road intersections.

#### Parking

- + Parallel parking on one side of the street.
- + Perpendicular parking outside key flat blocks.
- + Clear definition between carriageway, parking and pedestrian routes.

#### Boundaries

- + Defensive planting around building perimeters to provide privacy between public green spaces and private boundaries .

#### Planting

- + Continue line of existing tree planting.
- + Clusters of tree planting to reflect natural tree setting of neighbouring park edges.
- + Defensive planting where boundary fences or walls are not provided on the street edge.

#### Materials

- + Simple and robust material range.
- + Block paving to give clear definition of road intersections.
- + Permeable block paving to parking areas to contribute to SUDS.
- + Raised kerb edges to mark routes and segregate users.



#### Key:

- Site boundary
- Proposed trees
- Existing trees (Trees in rear gardens indicative, to be retained where possible)
- ← - - → Continued line of tree planting
- Green spaces
- Central swale
- Communal courtyards
- Feature paving area
- Community rose garden
- Private back gardens

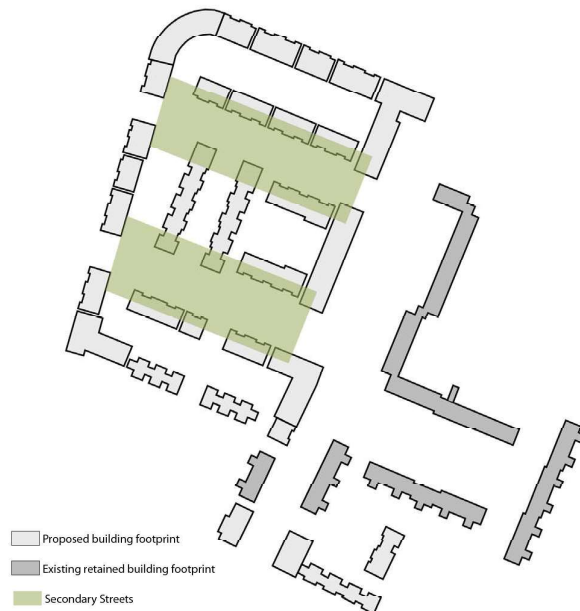
4.3 RAVENSBURY GROVE



Indicative Ravensbury Grove street illustration

# 04 CHARACTER AREAS

## 4.4 SECONDARY STREET



**Location Diagram**



**Well overlooked street fronted by houses**

### CHARACTER

Secondary streets provide clear connections and sight lines with surroundings and within the site. Secondary streets connect the heart of the site with main streets and the wider area (but provide no vehicular through route with the wider street network), creating a traditional street pattern with houses fronting traditional streets.

Streets will be quiet, safe and well overlooked with houses fronting the street. They will be in keeping with the character of the site and provide key landscape links, including a swale.

Built form and relationships between buildings is fixed in the submitted planning application. This section sets out the key principles and design parameters that inform and control the design for future reference.





**Indicative secondary street illustration**

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# 04 CHARACTER AREAS

## 4.4 SECONDARY STREET

### BUILT FORM

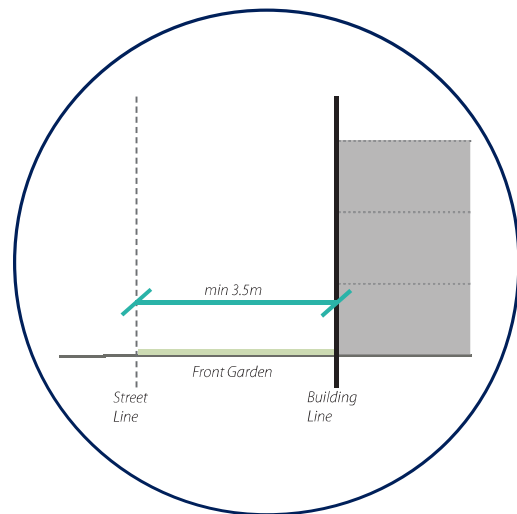
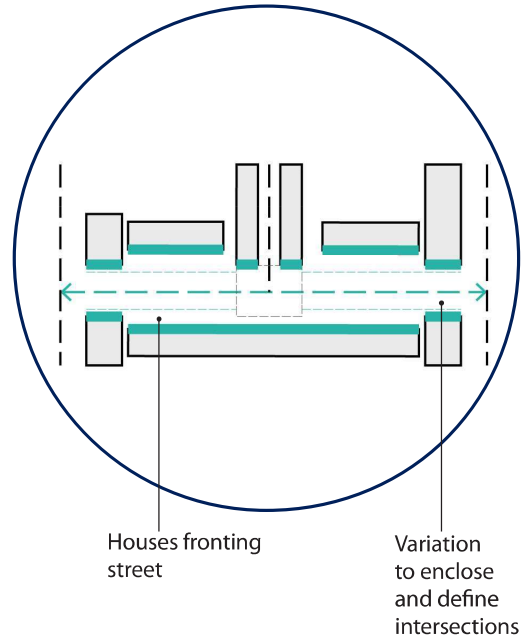
Built form principles will accord with the submitted planning drawings.

#### General principles

- + Traditional street pattern with houses overlooking the street.
- + Link main streets.
- + Buildings fronting the street will provide enclosure, definition and overlooking of the street.

#### Building Line

- + The front of the building must be on the building line, facing the street.
- + The distance from the building line to the street edge will be at least 3.5m.
- + At least 80% of the building elevation must be on the building line.
- + The building line may vary at road intersections to provide enclosure and definition.



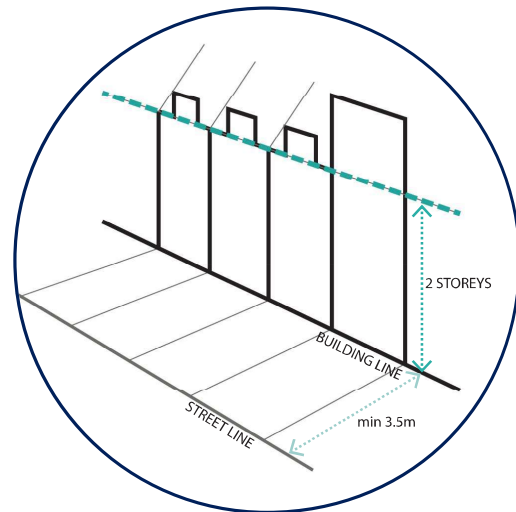
## 4.4 SECONDARY STREET

### Roof Line

- + The primary roof line will be 2 storeys.
- + Dormers and key buildings may rise above the datum line to give definition and articulation to the built form.
- + Variations in height must follow a regular rhythm to express formality along the street.

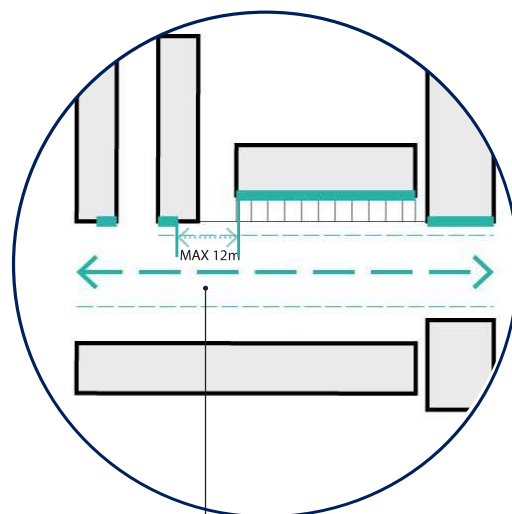
### Distances

- + Street widths and distances between buildings will respond to building heights.
- + Front to front distances will be at least 2x height of facing buildings.



### Transitions

- + Intersections with main and secondary streets will be clear and legible.
- + Intersections will be well overlooked with active frontages turning the corner.
- + The building line may vary at road intersections to provide enclosure and definition.
- + Side elevations of intersecting streets must contain entrances and/or fenestration to provide activity and overlooking at the intersection.
- + There should be a maximum of 12m building line without active frontage or entrance.



Maximum inactive frontage

## 4.4 SECONDARY STREET

### PUBLIC REALM

Public realm design will accord with the submitted planning drawings. This section sets out the main principles within the outline design and for reference in detailed design of landscape, which is a Reserved Matter.

#### General principles

- + Clear definition of public and private spaces.
- + Regular tree planting.
- + Clear definition of road intersections.

#### Parking

- + Parallel parking on both sides of street.
- + Clear definition between carriageway, parking and pedestrian routes.

#### Boundaries

- + Consistent boundary treatments along the street.
- + Defined boundaries to individual properties.
- + Defensive planting where boundary fences or walls are not provided on the street edge.

#### Planting

- + Regular tree planting to break up on street parking.
- + Front gardens with soft planting.
- + Defensive planting between street line and building line where no front gardens.
- + Central swale is proposed as a ribbon of attractive planting. Native trees selected for form and colour and a burst of spring bulbs is followed by long flowering shrubs, perennials and grasses which are tolerant to occasional flooding.

#### Materials

- + Simple and robust material range.
- + Block paving to give clear definition of road intersections.
- + Permeable block paving to parking areas to contribute to SuDS.
- + Raised kerb edges to mark pedestrian routes and segregate uses.



Secondary street section



Indicative illustration of secondary street with swale

4.4 SECONDARY STREET

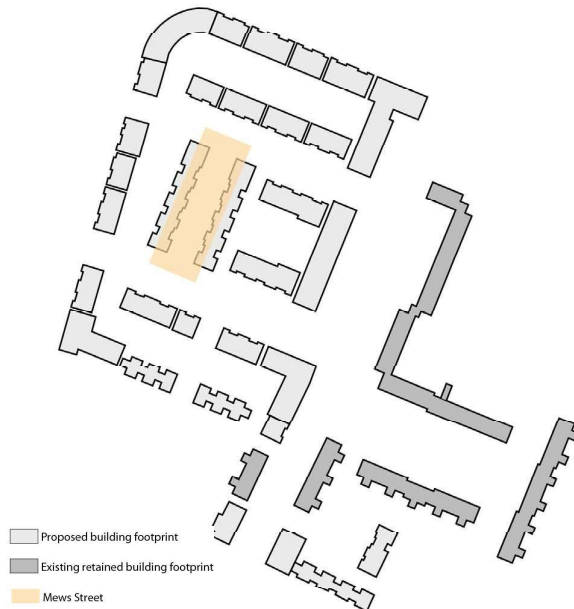


**Indicative illustration of secondary street with swale**

# 04 CHARACTER AREAS

## 4.5 MEWS STREET

### Location Diagram



### Location Diagram



Mews street precedent image

## CHARACTER

Ravensbury mews street will provide an intimate scale at the heart of the site. 2 storey massing associated with the narrower width of the street will provide an intimate scale and feel. It will function as a shared-surface space providing vehicular and pedestrian access to the residential units whilst maintaining an intimate street scale.

The mews will be a quiet, safe and well-overlooked space with active building frontages overlooking the street.

The mews street is located at the heart of the site, connecting with secondary streets.

Built form and relationships between buildings is fixed in the submitted planning application. This section sets out the key principles and design parameters that inform and control the design for future reference.



Mews houses precedent image

4.5 MEWS STREET



Indicative mews street illustration

## 4.5 MEWS STREET

### BUILT FORM

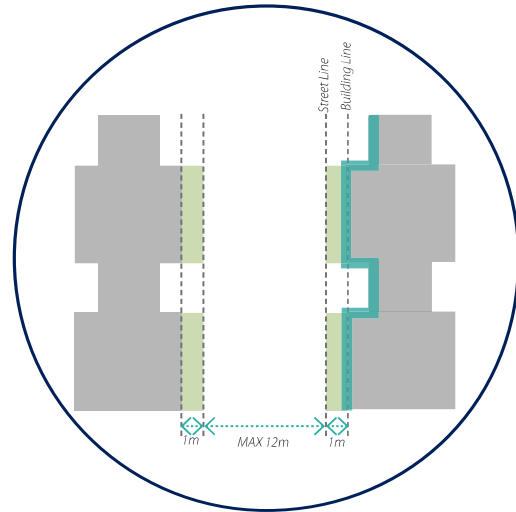
Built form principles will accord with the submitted planning drawings.

#### General principles

- + Intimate shared surface street with houses overlooking the street.
- + Link secondary streets.
- + Buildings fronting the street will provide enclosure, definition and overlooking of the street.

#### Building Line

- + The front of the building must be on the building line, facing the street.
- + The distance from the building line to the street edge will be 1m.
- + At least 70% of the building elevation must be on the building line.
- + Set backs from the building line must be regular and defined to give articulation and formality to the built form
- + The primary frontage may vary at road intersections to provide active frontage and overlooking to intersections.



Min 70% on the Building Line



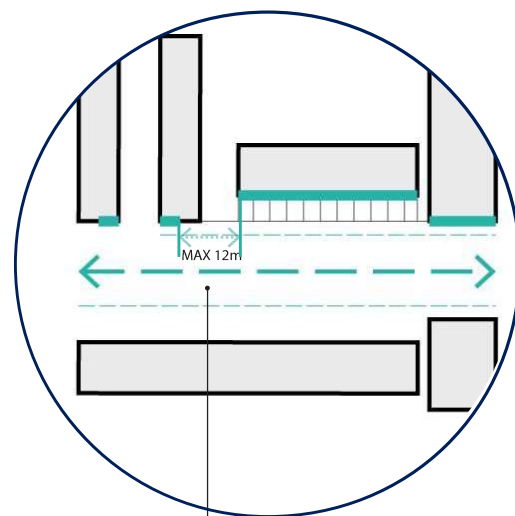
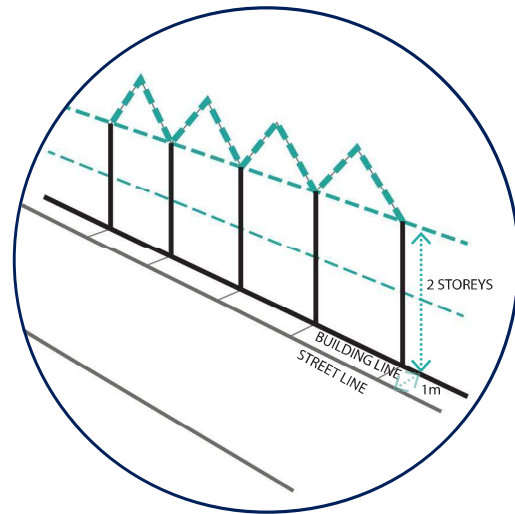
## 4.5 MEWS STREET

### Roof Line

- + The primary roof line will be 2 storeys with gable frontages.
- + Gable fronted houses give a regular articulation and rhythm to the frontage.

### Transitions

- + Variation in the primary frontage, building line and roof line should be used to articulate and define intersections and corners.
- + End gables must have fenestration to provide overlooking of intersections.
- + The build line of end gables at intersections with no entrance may be on the street line with no defensive planting.
- + There should be a maximum of 12m building line without active frontage or entrance.



Maximum  
inactive frontage

## 4.5 MEWS STREET

### PUBLIC REALM

Public realm design will accord with the submitted planning drawings. This section sets out the main principles within the outline design and for reference in detailed design of landscape, which is a Reserved Matter.

#### General principles

- + Shared surface.
- + Clear definition of public and private spaces.
- + Regular tree planting.
- + Clear definition of road intersections.

#### Parking

- + Parallel parking on both sides of street.
- + On plot parking integrated between homes.
- + Shared surface but with visual definition between carriageway, parking and pedestrian routes.

#### Boundaries

- + Consistent boundary treatments along the street.
- + Defensive planting between building line and street edge.

#### Planting

- + Street trees marking entrances to Mews Street.
- + Defensive planting between building line and street edge.

#### Materials

- + Simple and robust material range.
- + Block paving to mews street and intersections with secondary streets to give clear definition of road intersections and a different feel and scale to the mews street.
- + Permeable block paving to parking areas to contribute to SuDS.
- + Flush kerb edgings to mark parking areas and pedestrian routes whilst promoting shared level surfaces.



Parallel parking on both sides of mews street



On plot parking    Foot path    Parallel parking    Carriage way    Parallel parking    Foot path    On plot parking

Mews street indicative section

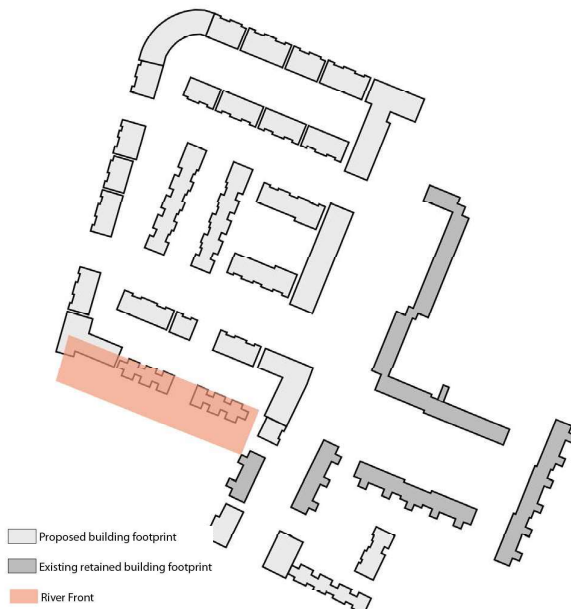
4.5 MEWS STREET



Indicative mews street illustration

# 04 CHARACTER AREAS

## 4.6 RIVER FRONT



**Location Diagram**



**Articulated houses concept image**

## CHARACTER

The South of the site is bordered by the back channel of the River Wandle. A dense band of mature trees line the river and the back channel and a public footpath, the Wandle Trail, winds between the trees and follows the river line.

The South of the site provides the opportunity to relate to the park and open space along the River Wandle, offering key views, connections and high quality recreation space. The river front area will increase connectivity with the open space and Wandle Trail. Homes will benefit from outlook over the river edge whilst maintaining view lines of the dense canopy and penetration of sunlight from the South.

Built form and relationships between buildings is fixed in the submitted planning application. This section sets out the key principles and design parameters that inform and control the design for future reference.



**Merton Abbey Mills river edge homes precedent**

4.6 RIVER FRONT



## 4.6 RIVER FRONT

### BUILT FORM

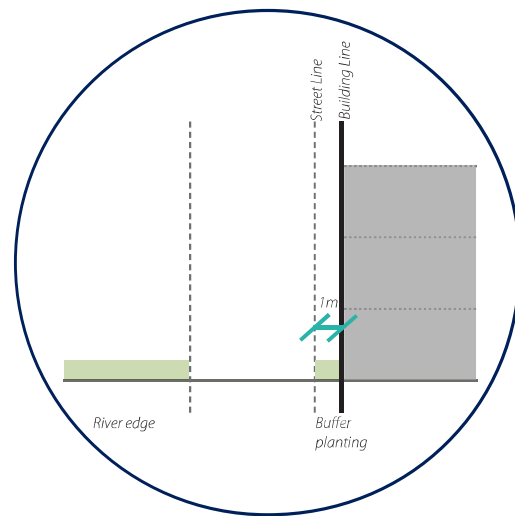
Built form principles will accord with the submitted planning drawings.

#### General principles

- + Stronger and more direct connections and sight lines with the river edge and Wandle Trail.
- + Homes overlooking the river edge.
- + Shared surface street directly bordering the open space along the river edge.
- + Building fronting the street will provide definition and overlooking of the street and river edge.

#### Building Line

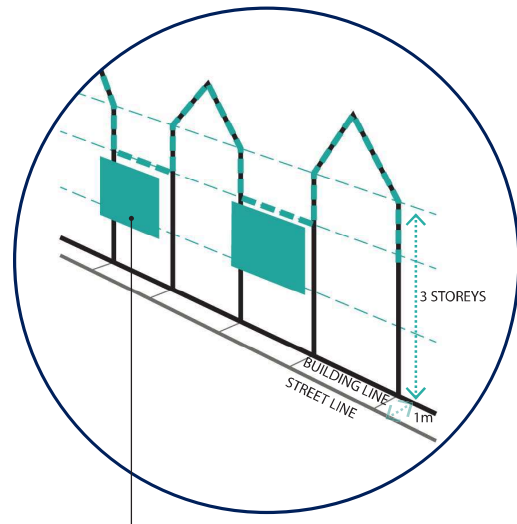
- + The front of the building must be on the building line, facing the street.
- + The distance from the building line to the street edge will be at least 1m.
- + At least 60% of the building elevation must be on the building line.
- + Variations from the building line will provide sheltered entrances and articulation of the building frontage.
- + Balconies will benefit from direct overlooking of the river edge and provide articulation on the building frontage.



4.6 RIVER FRONT

**Roof Line**

- + The primary roof line will be 3 storeys with gable frontages.
- + Gable fronted houses give a regular articulation and rhythm to the frontage.
- + Variations in height and massing will admit sunlight and maintain view lines of the dense tree canopy along the river edge.
- + Variations in height must follow a regular rhythm to express formality along the street.



Projecting balconies

# 04 CHARACTER AREAS

## 4.6 RIVER FRONT

### PUBLIC REALM

Public realm design will accord with the submitted planning drawings. This section sets out the main principles within the outline design and for reference in detailed design of landscape, which is a Reserved Matter.

#### General principles

- + Shared surface paved street.
- + Clear definition of public and private spaces.
- + Direct connections with the open space along the river edge and Wandle Trail.

#### Parking

- + On plot parking.
- + Shared surface street.

#### Boundaries

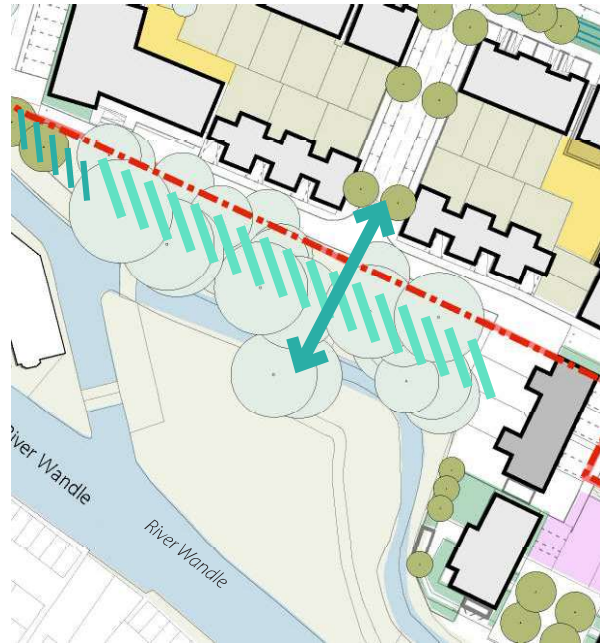
- + Consistent boundary treatments along the street.
- + Defensive planting between building line and street edge at the front of houses.

#### Planting

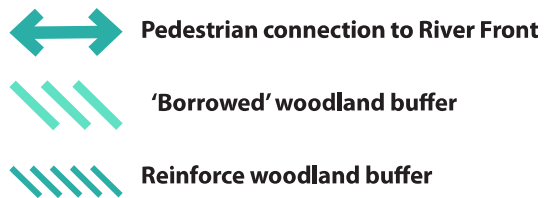
- + Defensive mixed shrub planting allows for sight lines whilst providing effective defensible space to the front of houses.
- + 'Borrowed' woodland buffer planting along the river edge.
- + Reinforce buffer planting with native and species rich herbaceous woodland understorey.

#### Materials

- + Simple and robust material range.
- + Permeable concrete block paving to contribute to SuDS.
- + Flush kerb edgings to mark pedestrian routes whilst promoting shared surface areas.



River front landscape principles





4.6 RIVER FRONT



**Indicative river front illustration**



05

HOUSING  
TYPES

# HOUSING SHOULD SUPPORT FAMILY LIFE, BOTH IN THE FLEXIBILITY AND ADAPTABILITY OF HOMES

There is a demand for diverse dwelling types, and this code describes how these can be mixed together without segregation by type or tenure, to make places where everyone can feel a sense of belonging. A fundamental aim of this guidance is to ensure that housing is flexible and accessible in use and adaptable over the life of a building.