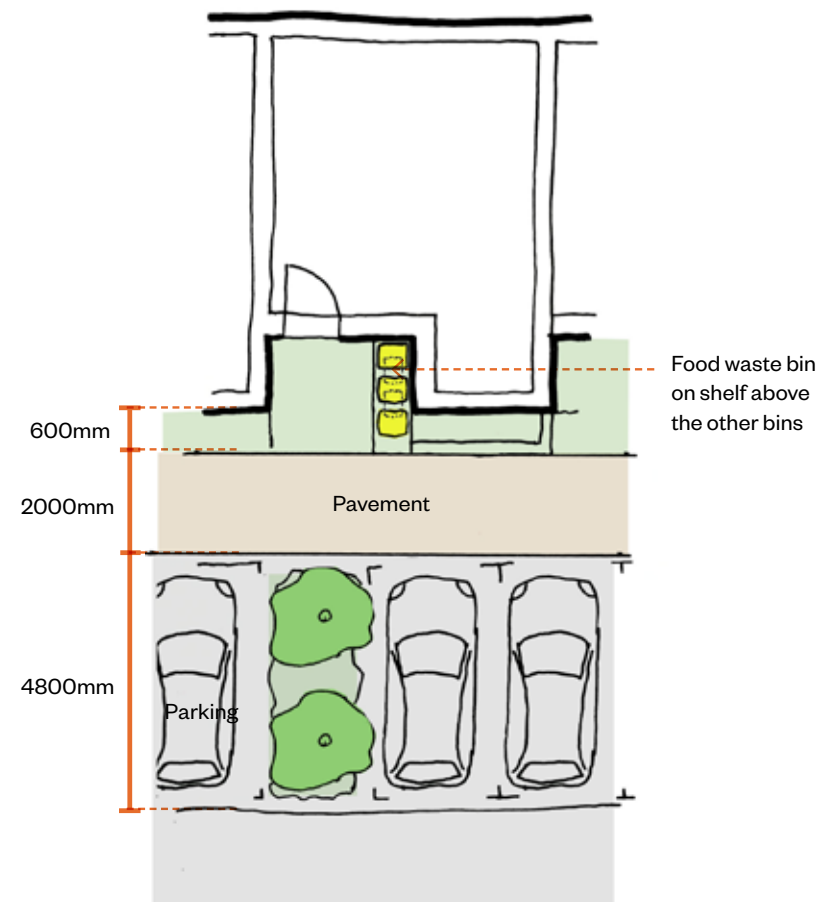


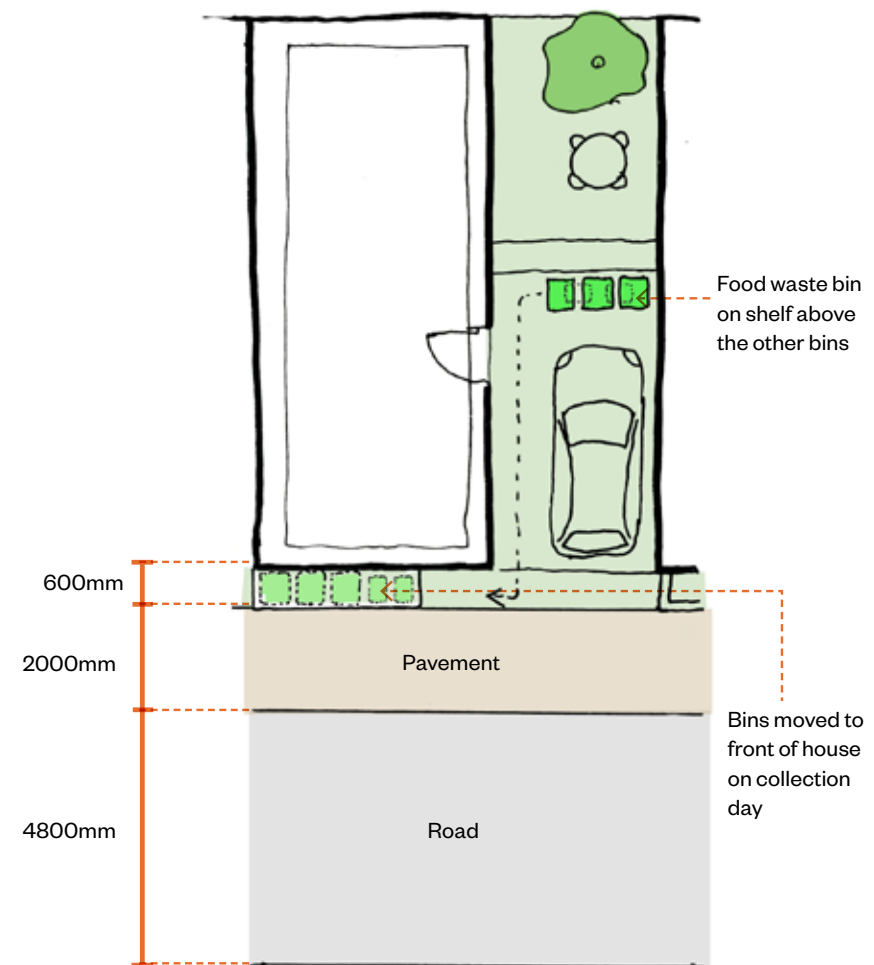
3.10 REFUSE STRATEGY

Conventional refuse strategy:

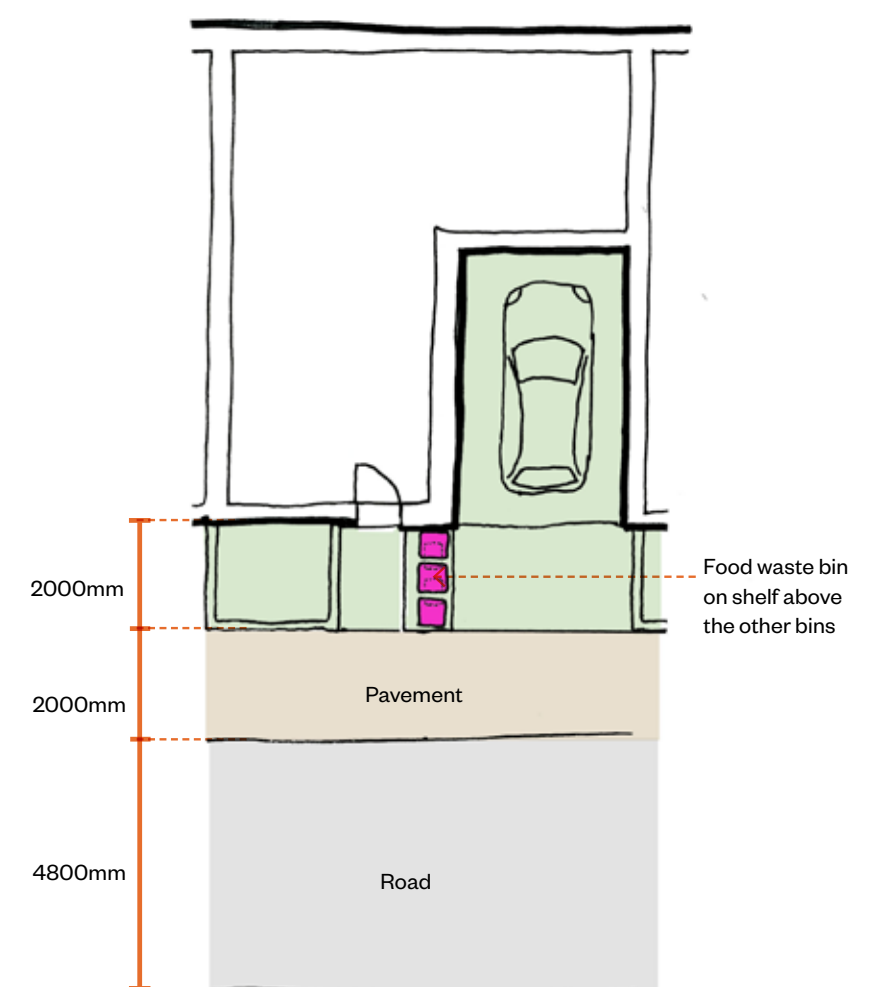
Type A: Integrated within house frontage
Location: Housing Courts



Type B: Stored within the private amenity space of the courtyard house and moved to the front of house on collection day
Location: The Lanes



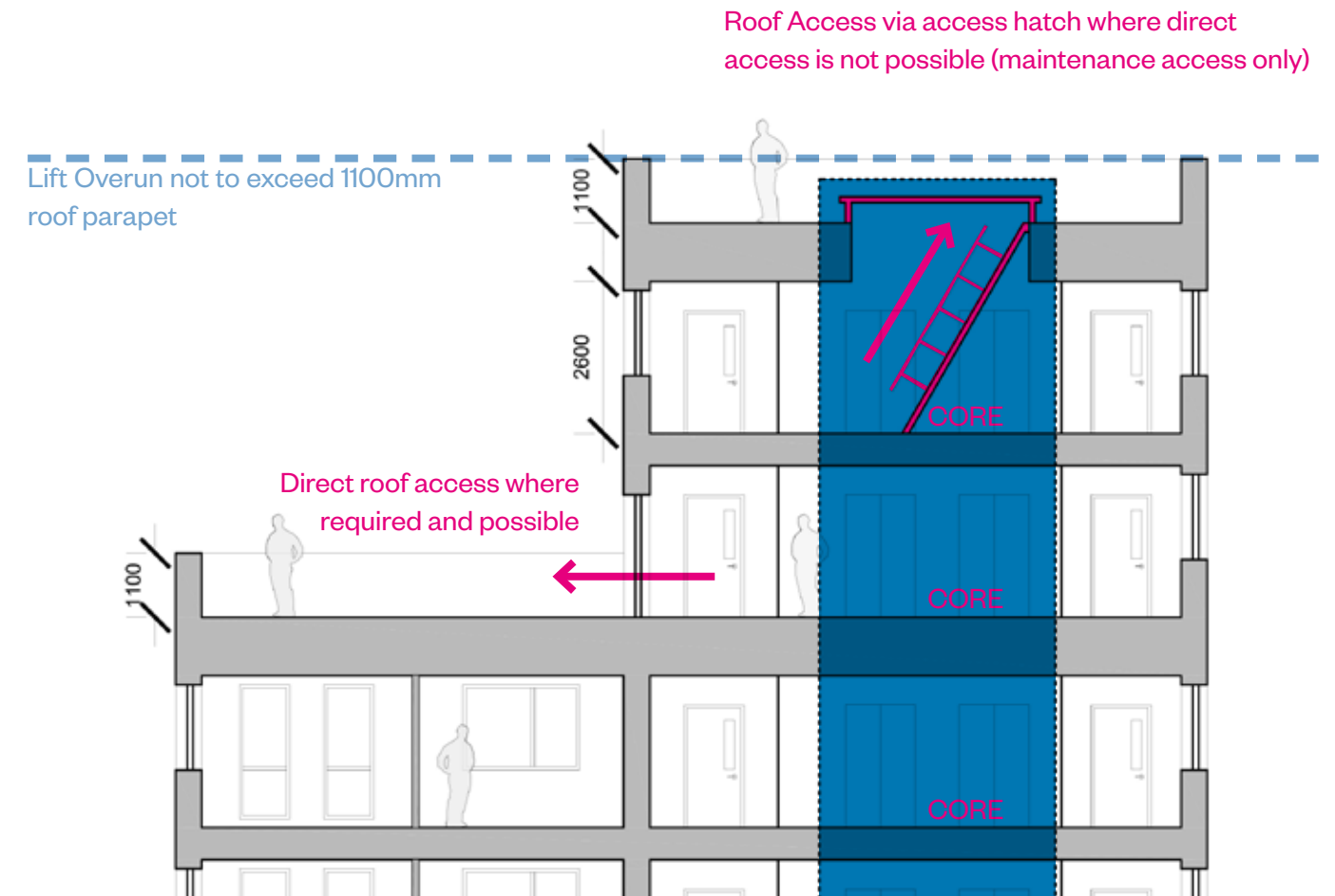
Type C: Integrated within front gardens
Location: Traditional Mews Street



INDICATIVE DEVELOPMENT BLOCK & LAYOUT

3.11 BLOCK SERVICING

- All servicing equipment, with the exception of water meters, should be located inside the flat itself. Please see 5.1 of this document for servicing equipment locations.
- Water meters should be conveniently located in communal core areas in an easily accessible but safe and secure area.
- Wherever a block is more than one storey in height and the lower storey(s) have flat roofs, direct access should be provided to that roof from either the core or communal areas. Where this is not possible, or the block has a continuous storey height, roof access could be provided through a service hatch accessed from the core or a communal area within the top floor of the block. This should comply with the latest Building Regulations and British Standards, at the time reserved matters are submitted.
- All roof parapets should be a minimum of 1100mm high to prevent the need for a mansafe system or any other fall protection system to keep parapet details neat and crisp and maintain a consistency across the masterplan.
- Lift overrun heights will vary depending on which lift manufacturer is agreed upon, however the lift overrun should not exceed the parapet height.
- No building services should be located on the building facade frontages. This includes services such as tv aerials and other telecom facilities. These services should be located on the roof.
- Roof top plant equipment such as aerial satellites, or roof service overflows/outlets should be concealed and protected to ensure that they are not visible from street level or their neighbouring buildings. This will be aided by maintaining an 1100mm high parapet and will ensure that the roof profile is crisp, neat and integral to the main building form and its architecture.
- Wherever possible rainwater or sanitary waste pipes should not be visible on the facades or any building with the exception of wholly residential buildings of 3 storeys or less. Even in those cases they will not be used on principle frontages.



Roof Access & Parapet Diagram



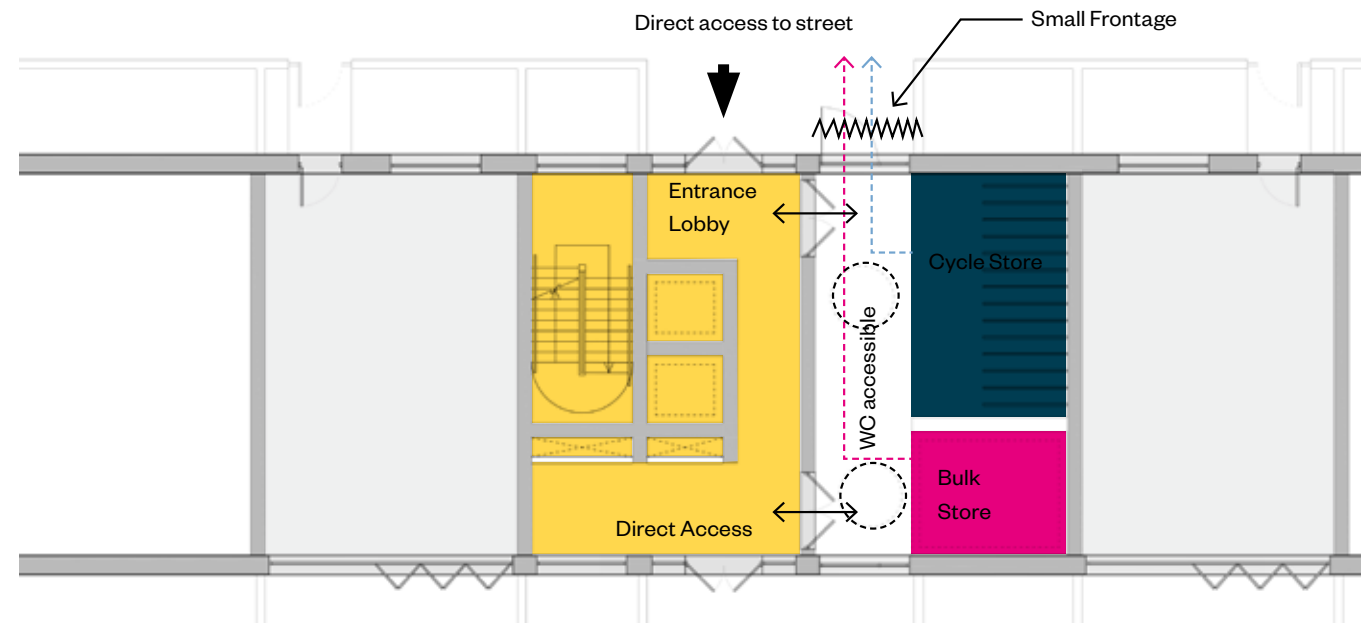
Precedent of good parapet detail



Precedent of good parapet detail

3.12 BLOCK CYCLE AND BULK STORAGE DESIGN

- Bulk waste stores for large items and food waste as well as cycle stores should be located on the ground floor level of flatted blocks, kept separate from the street, and take up little frontage.
- Stores should be located in usable locations for residents, within close proximity to flat block entrances.
- Stores should not be located on prominent street corner locations or junctions.
- Both waste and cycle stores need to have direct access from the street front, and preferably they should also have direct access from any lobby areas, although it is understood that this may not always be possible if the design may be compromised.
- Stores should be sheltered, adequately lit, accessible to all residents including children and wheelchair users, and located on a hard, level surface.
- There are no area requirements for bulk waste store areas with the exception that it should be no less than 10m² per 50 units, so therefore should be designed to Architects sound judgement and client's discretion and the location should satisfy local requirements for waste collection. Consideration should be given so that the store is secure and restricts vandalism and the food waste store should restrict odour and the potential to attract vermin.
- Information on the cycle strategy is provided in section 3.8 of this document.



Indicative cycle & bulk storage design example in plan



Precedent 2-tier cycle storage

INDICATIVE DEVELOPMENT BLOCK & LAYOUT

3.13 BLOCK ENTRANCES- COMMUNAL & PRIVATE

- Both private and communal entrances should be clearly defined. Entrances should be given a hierarchy with communal entrances being most clearly defined, then private entrances, and then bulk waste and cycle storage entrances. One way of achieving this could be by projecting or recessing the entrance, or over-sizing communal entrances to clearly identify the access point of the building.
- All ground floor maisonettes and flats that front the street should have their own private door accessed off the street as multiple entrances from the street encourage neighbours to socialise and create a vibrant community.
- All flat frontages at ground floor should have front gardens.
- In certain locations where a different character is proposed, houses may directly open onto the street. Refer to Chapter 5 for details on house frontages.
- Communal entrance postal arrangements will be through a wall type with delivery external and collection internal to the entrance lobby. If they are located within the entrance lobby a second secure access should be provided beyond the initial entrance lobby providing access to the remainder of the block in line with Secure by Design principles.
- Private entrance postal arrangements are to be via a letterbox within the front door.
- Communal entrances are located along prominent routes throughout the neighbourhood in close proximity to parking and cycle storage areas. Their size should reflect the number of dwellings they serve

within the apartment block. They will seek to maximise natural light and all entrance doors should be glazed. They should contain a security access entrance call system as required for that block.

- Private entrance doors should include a glazed section to provide natural light to hallways if no other window is provided.
- All entrances should be covered providing shelter from the elements. This can be in the form of a canopy or a recess. If in the form of a recess, private entrances should not extend beyond 600mm, and communal entrances must not extend by 1000mm.
- Dry risers should be given specific design consideration so that they are incorporated into the entrance/façade elevation and should not be left as an afterthought. They should be located in close proximity to the entrance and be clearly visible from the highway for fire personnel.
- A tenure blind approach to all architecture, flatted block entrances, and individual dwelling entrances will be applied across the masterplan.
- Refer to policy OEP3 of the London Borough of Merton Estates Local Plan for further guidance on entrances and associated community safety.



Precedent- well defined entrance with good glazing



Precedent- external to internal postal arrangement



Precedent- private entrances to apartment blocks



Precedent- communal entrance to rear courtyard



Precedent- communal entrance to rear semi-private courtyard

3.14 MIXED USE INTEGRATION AND OPERATION

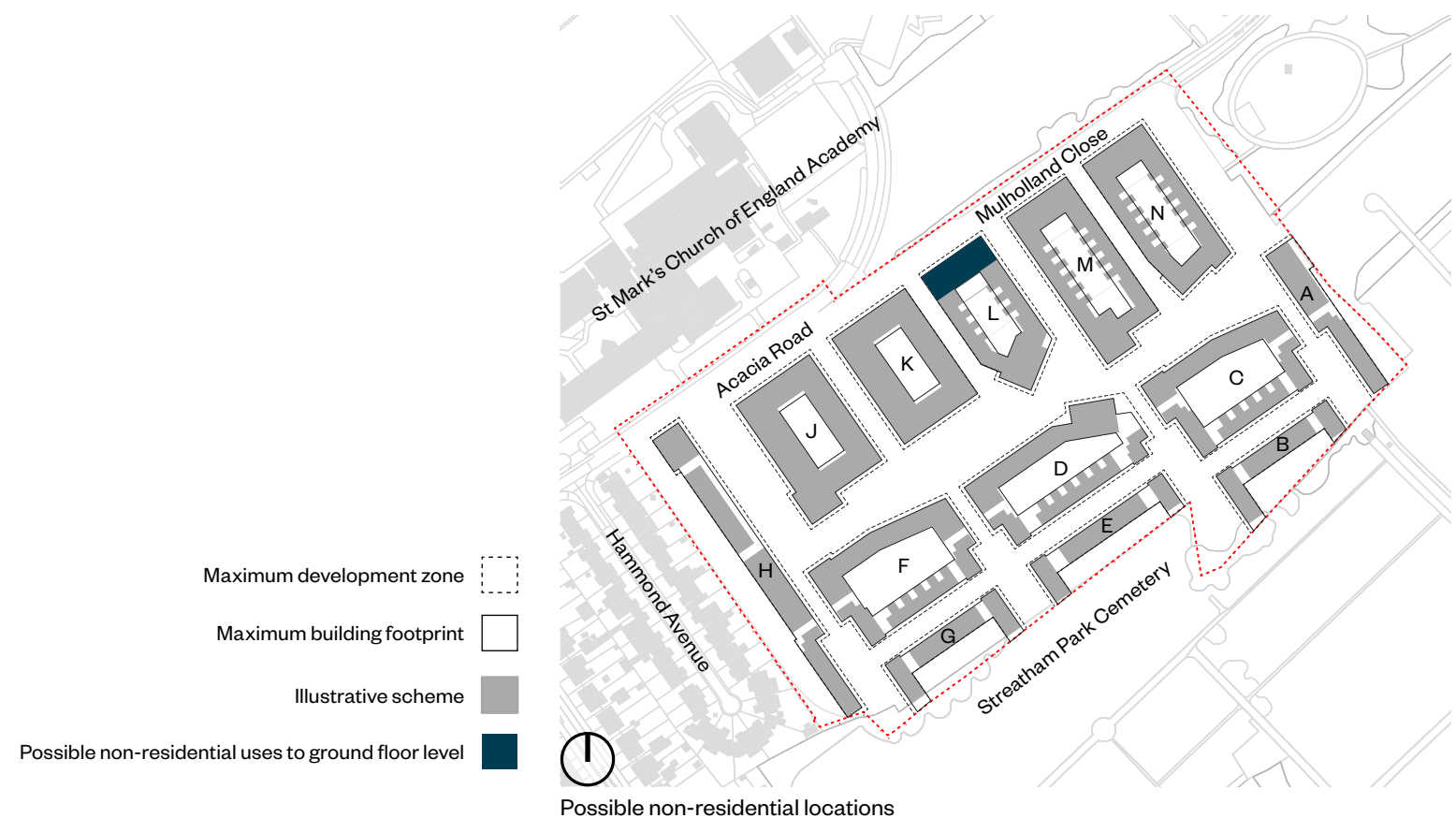
- There is a small non-residential element to the masterplan which could be located to the ground floor level of block L.
- Non-residential access should be located off Acacia Road/Mulholland Close with a distinct separate entrance for the above residential element accessed from the side Lane. The non-residential use should populate the entire Acacia Road/Mulholland Close block frontage.
- The ground floor non-residential elevation should be distinct from the above residential dwelling and respond to the public realm, activating the street frontage.
- The non-residential element must contribute to a clear and distinct building base.
- Architectural elements should provide rhythm and regularity along the non-residential building elevation, and must harmonise with, and maintain that rhythm.
- To animate frontage, glazing elements must be maximised to avoid blank non-active frontages.
- Spill out activity may be permitted as long as this does not exceed 1.5m to front of building outline in order to maintain a 2m public pathway.
- Once the shop or service use classification is agreed, please refer to Merton's Design Supplementary Planning Document (SPD) Shop Front Guidance (March 2017) for further design guidance.
- Refer to policy EP E4 and paragraph 3.65 of the London Borough of Merton Estates Local Plan for further guidance on non-residential land use.



Precedent of non-residential elevation



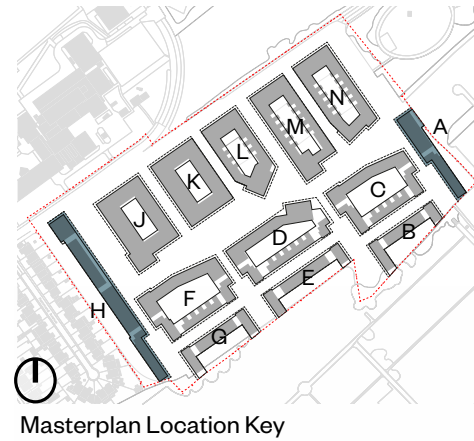
Precedent of non-residential elevation



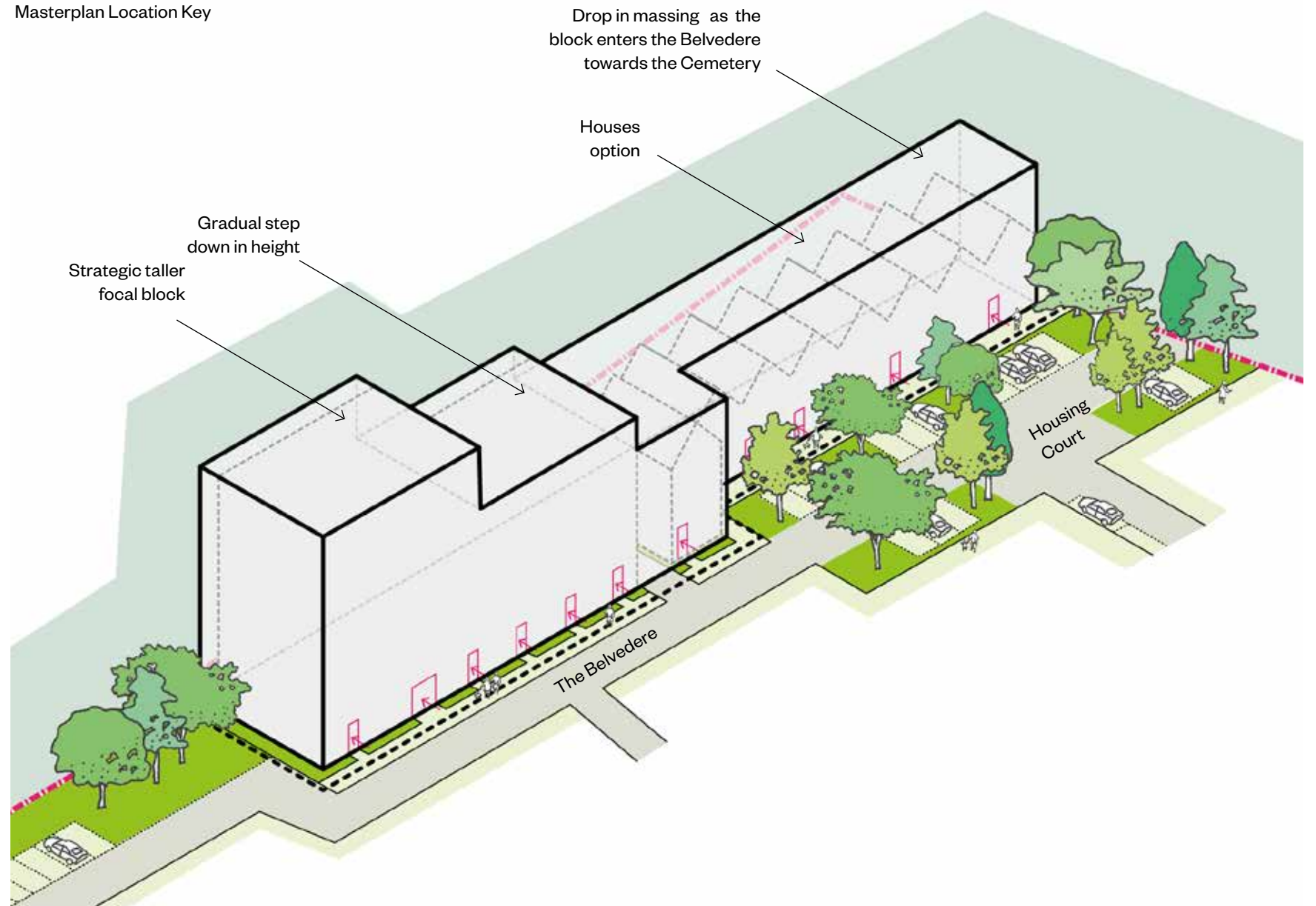
INDICATIVE DEVELOPMENT BLOCK & LAYOUT

3.15 BLOCK A & H PARAMETER PRINCIPLES

- Block A has been shown for illustration purposes. It is the same block typology as block H.
- Height has been introduced to areas of the blocks which front the Central Linear Park or at key strategic corners.
- The maximum building height of the block fronting the Central Linear Park for block A is 7 storeys, however on block H these strategic focal blocks and corner blocks is up to a maximum of 5 storeys.
- The block massing gradually drops as the blocks enter the Belvedere area towards the cemetery where the masterplan is lower rise.
- The indicative scheme includes houses within the Belvedere, where the blocks form part of the 3 storey Housing Courts.
- An alternative solution is to develop these areas with 4 storey flatted accommodation. This has been demonstrated on the following page. This creates the potential to provide an uplift in the proposed total number of units from 773 to up to 800 units.
- Refer to the Application Drawings for minimum and maximum deviations, and block footprints.
- Bay windows, oriel windows, balconies and other such elements should not extend past the maximum development zone, as illustrated in the diagrams to the right. Refer to the Application Drawings for the maximum development zones on the masterplan.

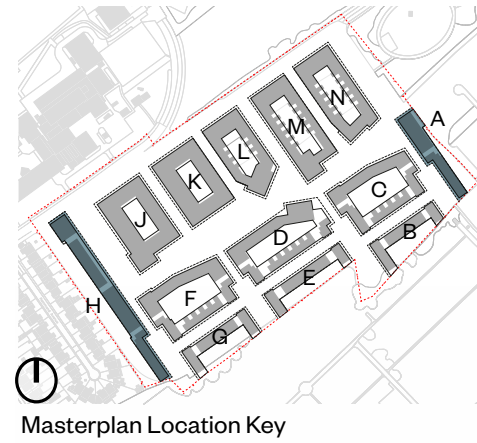


- Illustrative scheme
- Indicative entrances providing active street frontage
- Maximum building height and footprint
- Maximum development zone as shown on Application Drawings

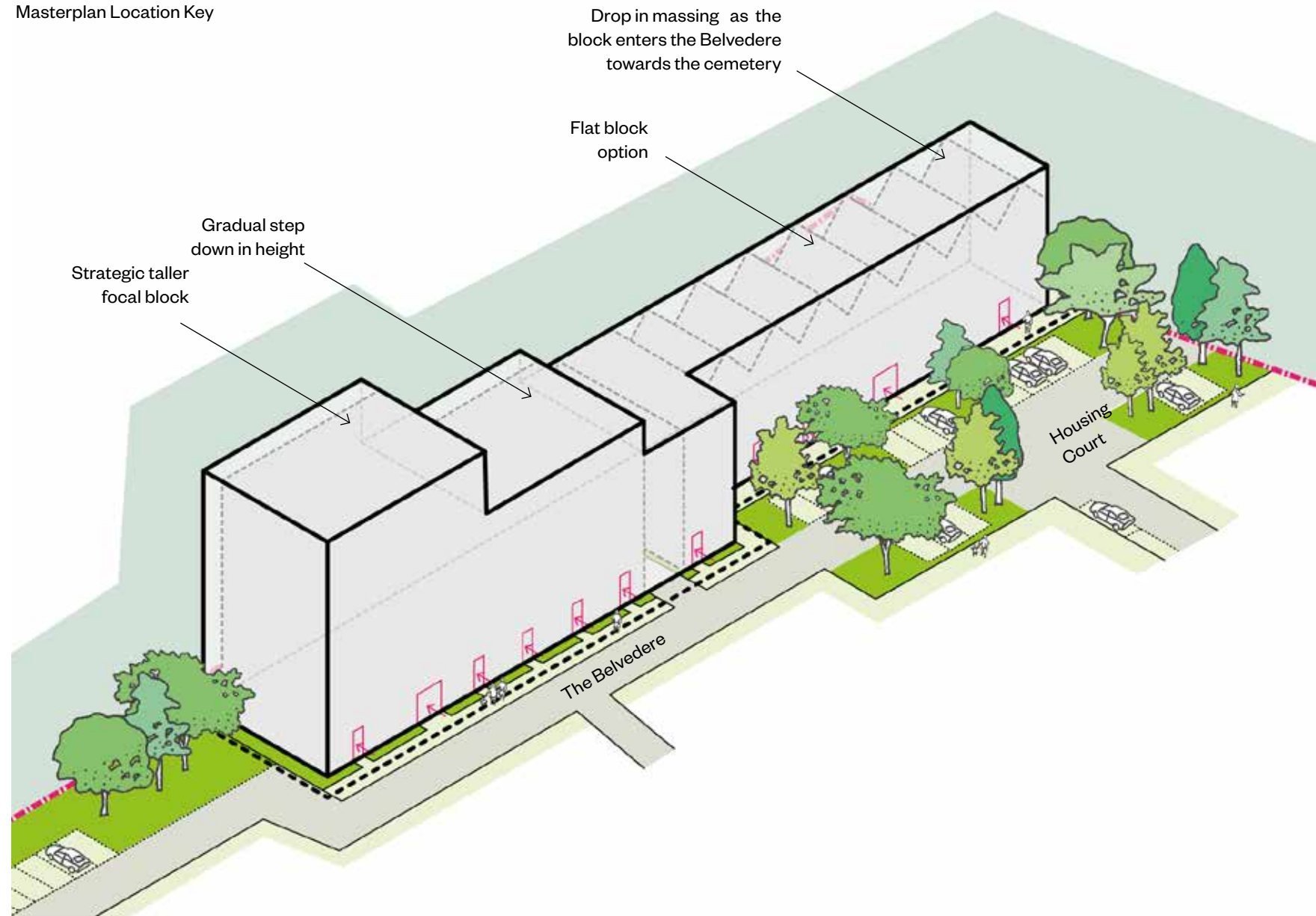


Maximum Block A Parameter- House Type Option- View looking South- East

INDICATIVE DEVELOPMENT BLOCK & LAYOUT



- Illustrative scheme
- Indicative entrances providing active street frontage
- Maximum building height and footprint
- Maximum development zone as shown on Application Drawings



Maximum Block A Parameter- Apartment Type Option- View looking South- East

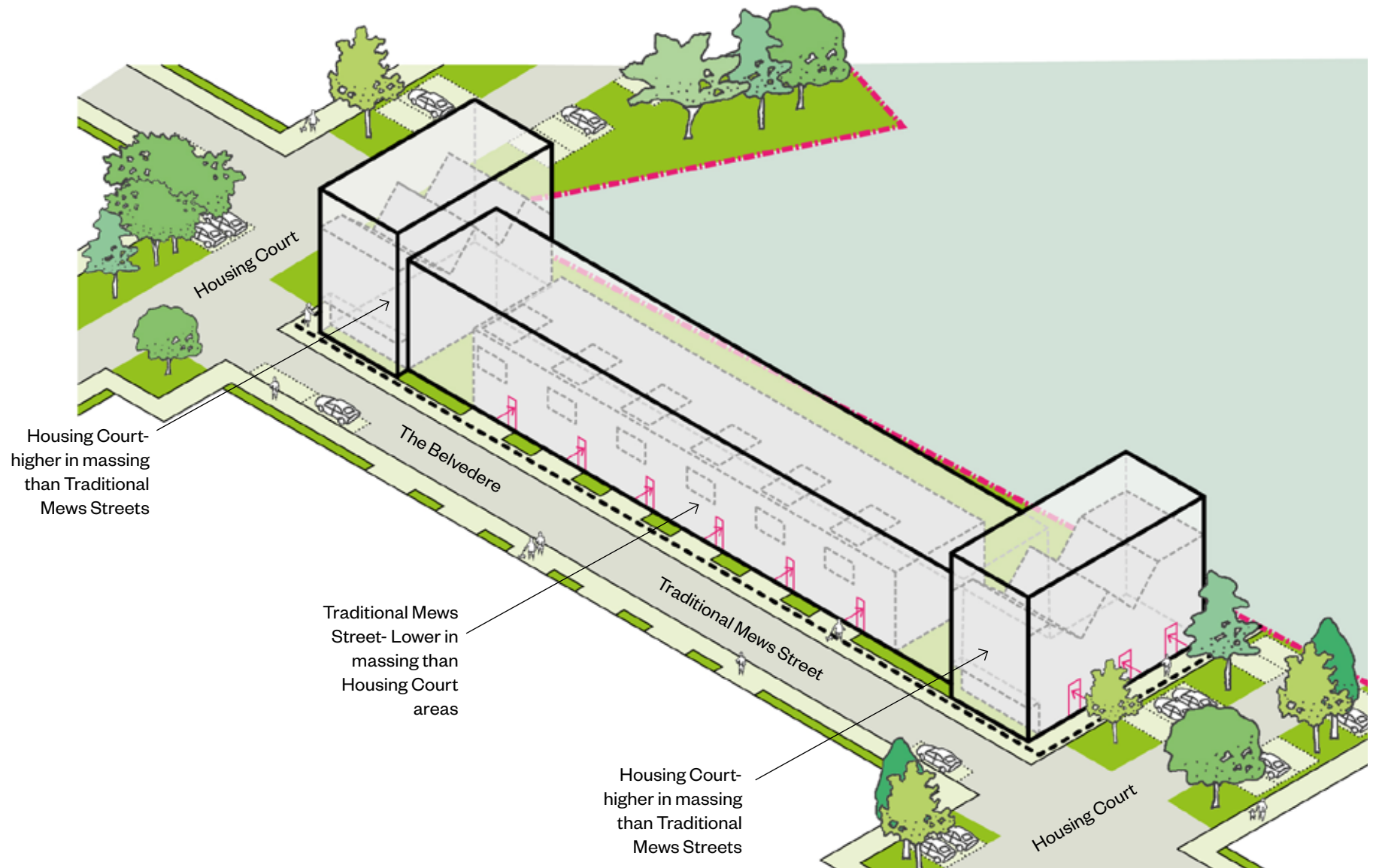
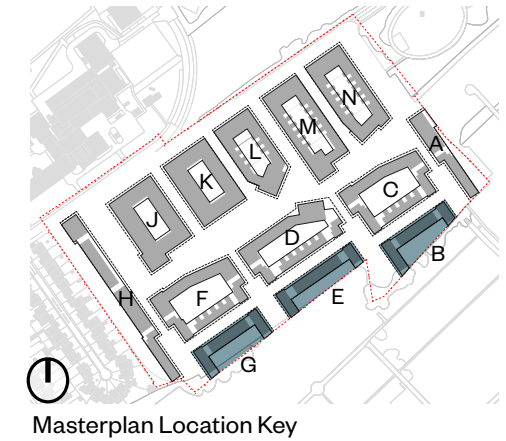
INDICATIVE DEVELOPMENT BLOCK & LAYOUT

3.16 BLOCK B, E & G PARAMETER PRINCIPLES

Block E has been shown for illustration purposes. It is the same block typology as blocks B and G.

- The blocks are located within the Belvedere area where the masterplan is lower rise.
- The indicative scheme includes houses within the Belvedere, where parts of the blocks form 3 storey Housing Courts and the central part of the blocks form part of a 2 storey Traditional Mews Street.
- An alternative solution is to develop the Housing Courts with 4 storey flatted accommodation, in which case the Traditional Mews Streets can increase to a maximum height of 3 storeys. This has been demonstrated on the following page. This creates the potential to provide an uplift in the proposed total number of units from 773 to up to 800 units.
- Refer to the Application Drawings for minimum and maximum deviations, and block footprints.
- Bay windows, oriel windows, balconies and other such elements should not extend past the maximum development zone, as illustrated in the diagrams to the right. Refer to the Application Drawings for the maximum development zones on the masterplan.

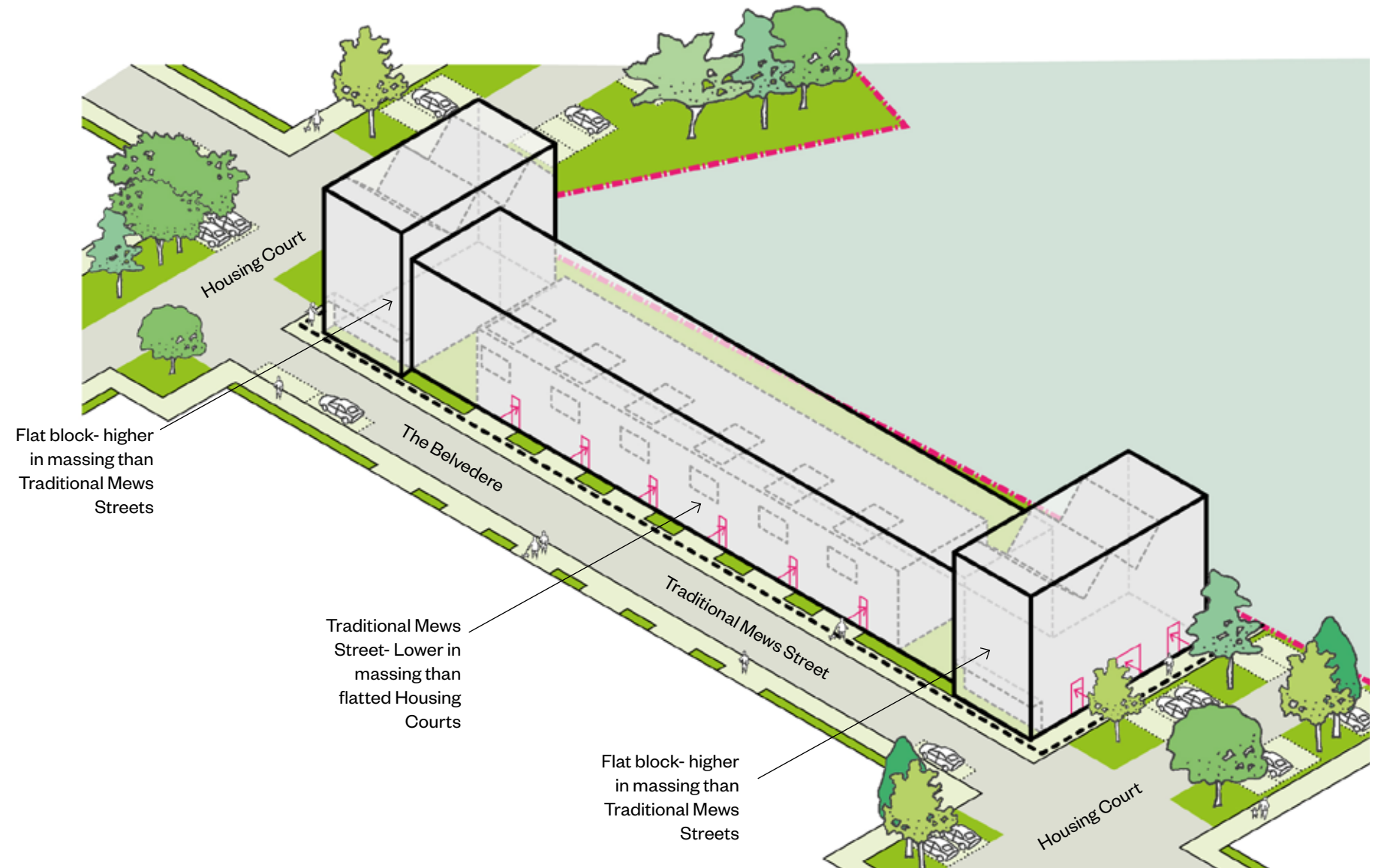
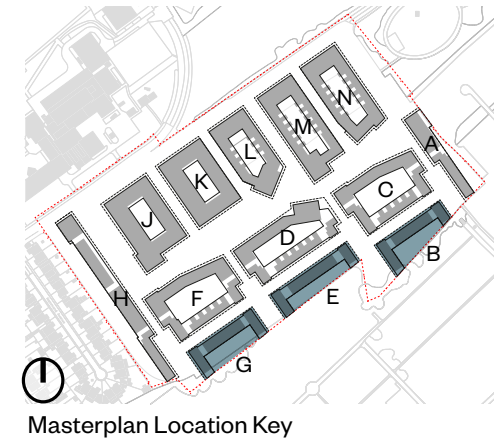
- Illustrative scheme
- Indicative entrances providing active street frontage
- Maximum building height and footprint
- Maximum development zone as shown on Application Drawings



Maximum Block E Parameter- House Type Option- View looking South-East

INDICATIVE DEVELOPMENT BLOCK & LAYOUT

- Illustrative scheme
- Indicative entrances providing active street frontage
- Maximum building height and footprint
- Maximum development zone as shown on Application Drawings



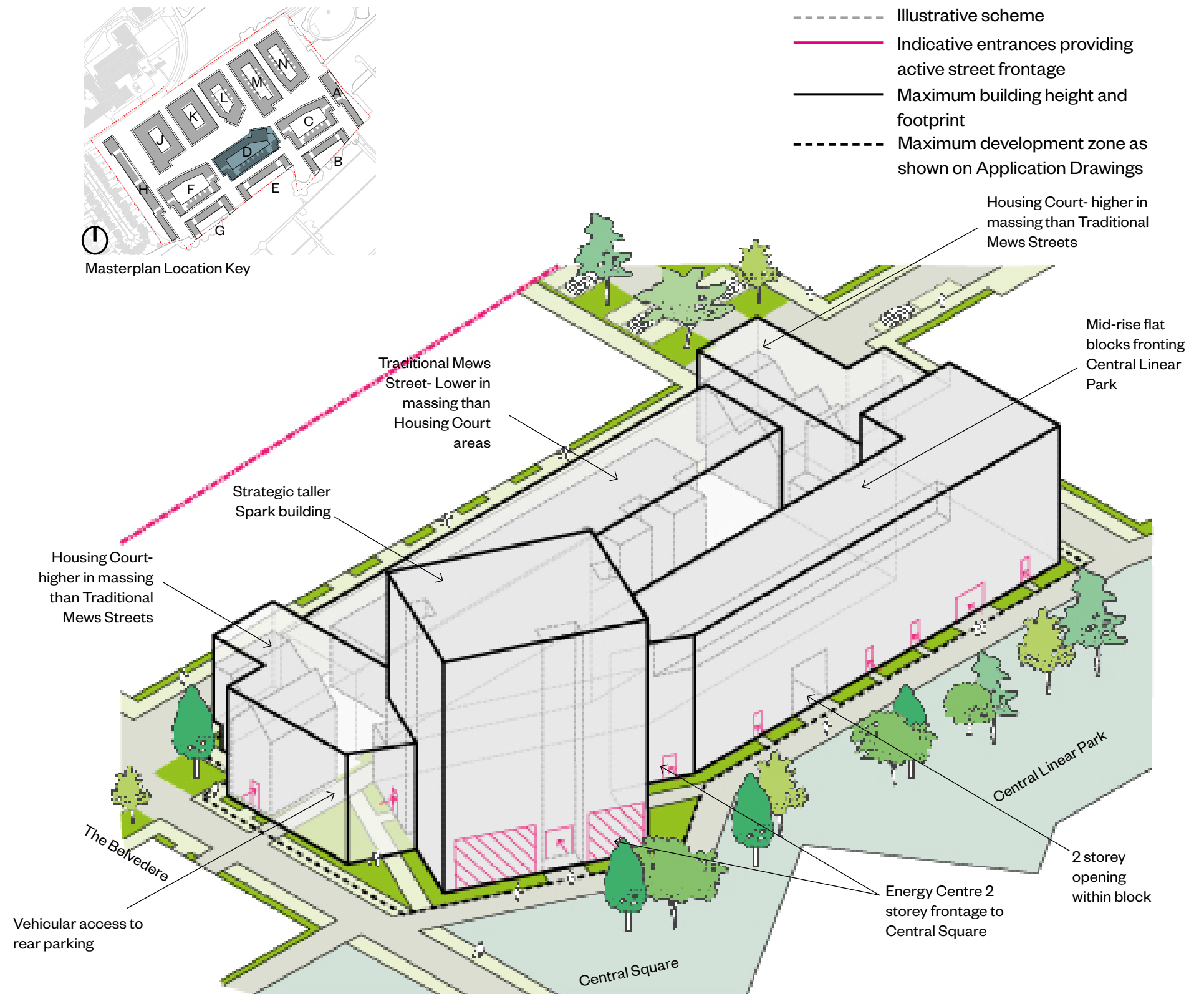
Maximum Block E Parameter- Apartment Type Option- View looking South-East

INDICATIVE DEVELOPMENT BLOCK & LAYOUT

3.17 BLOCK D PARAMETER PRINCIPLES

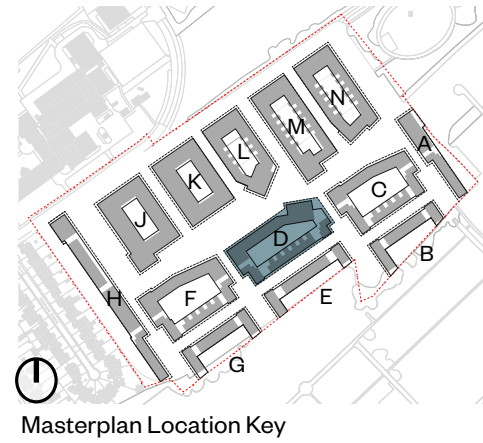
Block D is a unique block typology.

- Height has been introduced to the Central Linear Park frontage of the blocks to enclose the open space. The maximum height parameter is 5 storeys.
- The height increased where the Spark has been introduced. The Spark increases to a maximum height of 9 storeys which forms part of a cluster of taller buildings within the Central Linear Park, improving legibility and providing a marker.
- Massing drops at the Belvedere side of the blocks, where the masterplan is lower rise.
- The indicative scheme includes houses within the Belvedere, where parts of the block form 3 storey Housing Courts and the south side of the block forms part of a 2 storey Traditional Mews Street.
- An alternative solution is to develop the Housing Courts with 4 storey flatted accommodation, in which case the Traditional Mews Streets can increase to a maximum height of 3 storeys. This creates the potential to provide an uplift in the proposed total number of units from 773 to up to 800 units.
- Refer to the Application Drawings for minimum and maximum deviations, and block footprints.
- Bay windows, oriel windows, balconies and other such elements should not extend past the maximum development zone, as illustrated in the diagrams to the right. Refer to the Application Drawings for the maximum development zones on the masterplan.

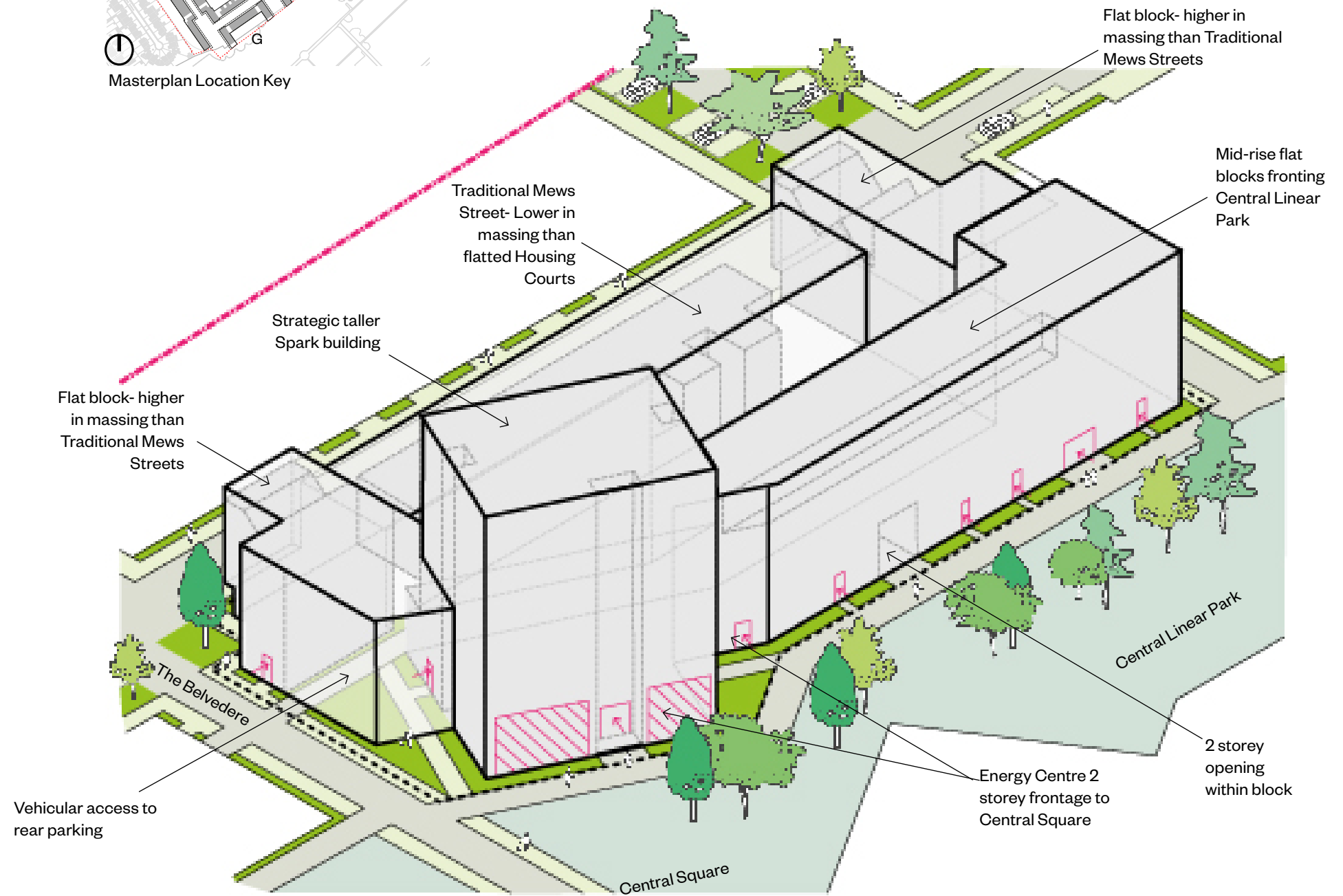


Maximum Block D Parameter- House Type Option- View looking South-West

INDICATIVE DEVELOPMENT BLOCK & LAYOUT



- Illustrative scheme
- Indicative entrances providing active street frontage
- Maximum building height and footprint
- Maximum development zone as shown on Application Drawings



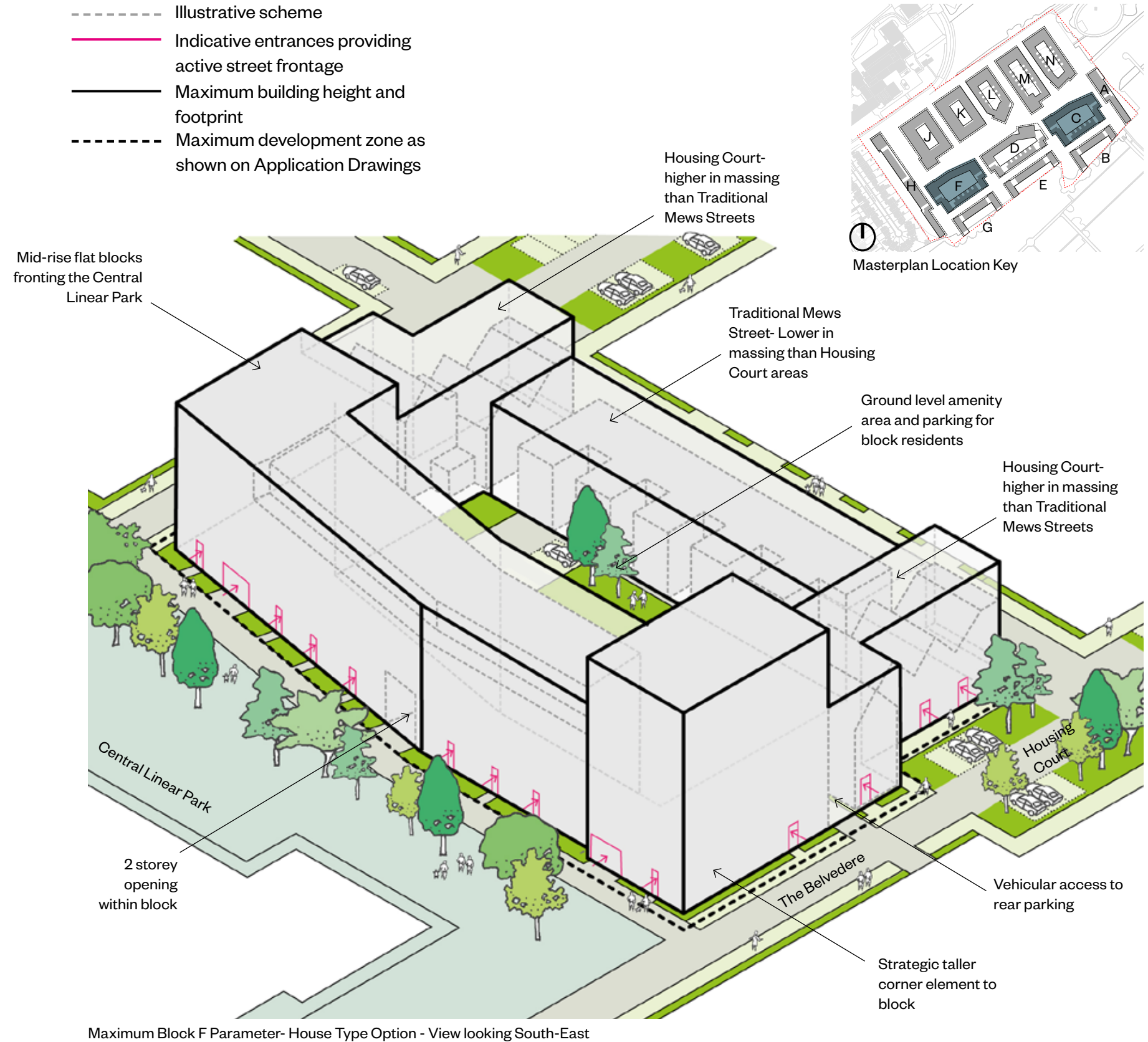
Maximum Block D Parameter- Apartment Type Option- View looking South-West

INDICATIVE DEVELOPMENT BLOCK & LAYOUT

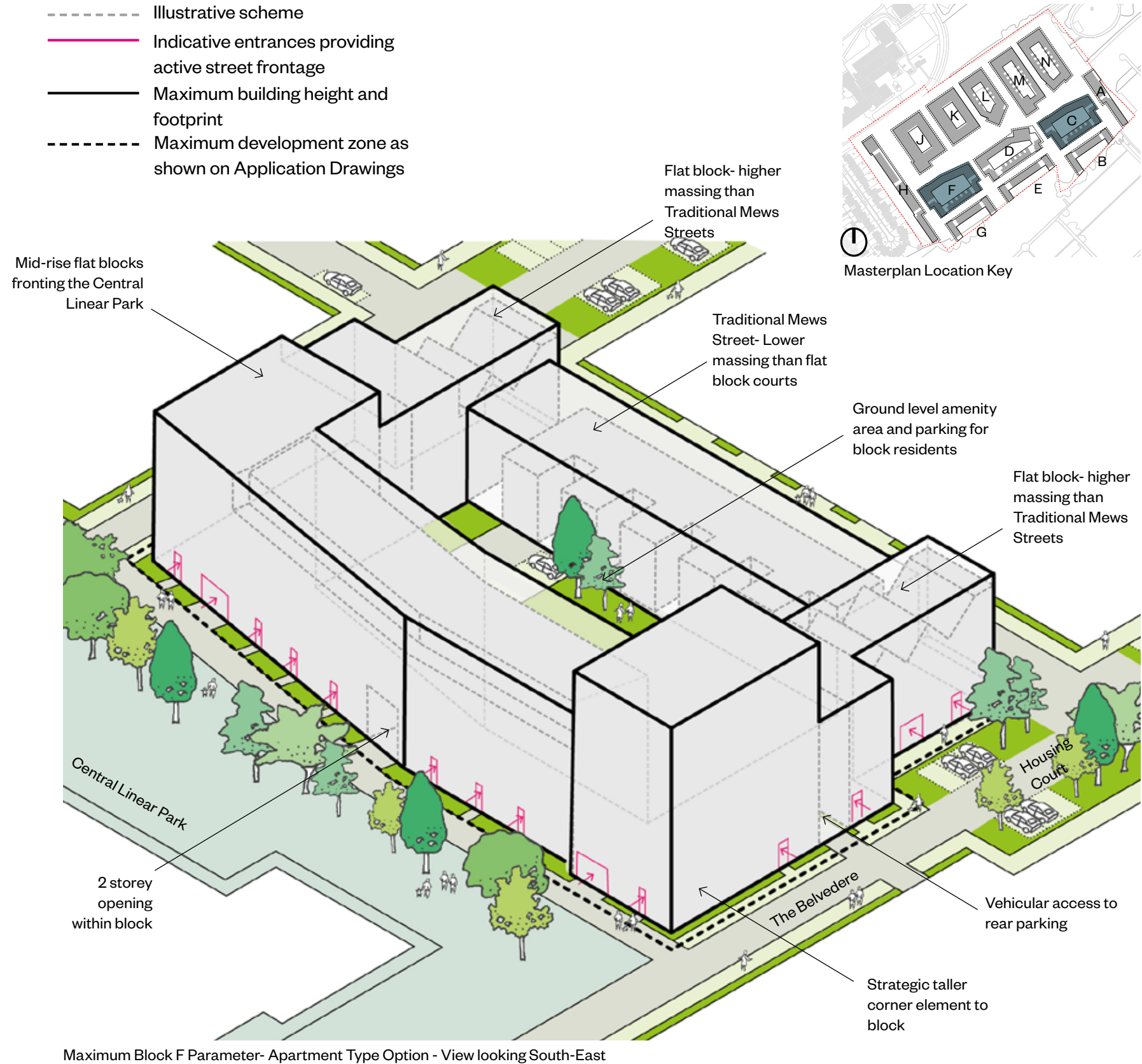
3.18 BLOCK C & F PARAMETER PRINCIPLES

Block F has been shown for illustration purposes. It is the same block typology as block C.

- Height has been introduced to the Central Linear Park frontage of the blocks to enclose this open space. The maximum building height along this frontage is 5 storeys increasing in height at strategic turning corners.
- The massing drops as the blocks enter the Belvedere area towards the cemetery where the masterplan is lower rise.
- The indicative scheme includes house typologies within the Belvedere, where parts of the blocks form 3 storey Housing Courts and the south side of the blocks form part of a 2 storey Traditional Mews Street.
- An alternative solution is to develop the Housing Courts with 4 storey flatted accommodation, in which case the Traditional Mews Streets can increase to a maximum height of 3 storeys. This has been demonstrated on the following page. This creates the potential to provide an uplift in the proposed total number of units from 773 to up to 800 units.
- Refer to the Application Drawings for minimum and maximum deviations, and block footprints.
- Bay windows, oriel windows, balconies and other such elements should not extend past the maximum development zone, as illustrated in the diagrams to the right. Refer to the Application Drawings for the maximum development zones on the masterplan.



INDICATIVE DEVELOPMENT BLOCK & LAYOUT

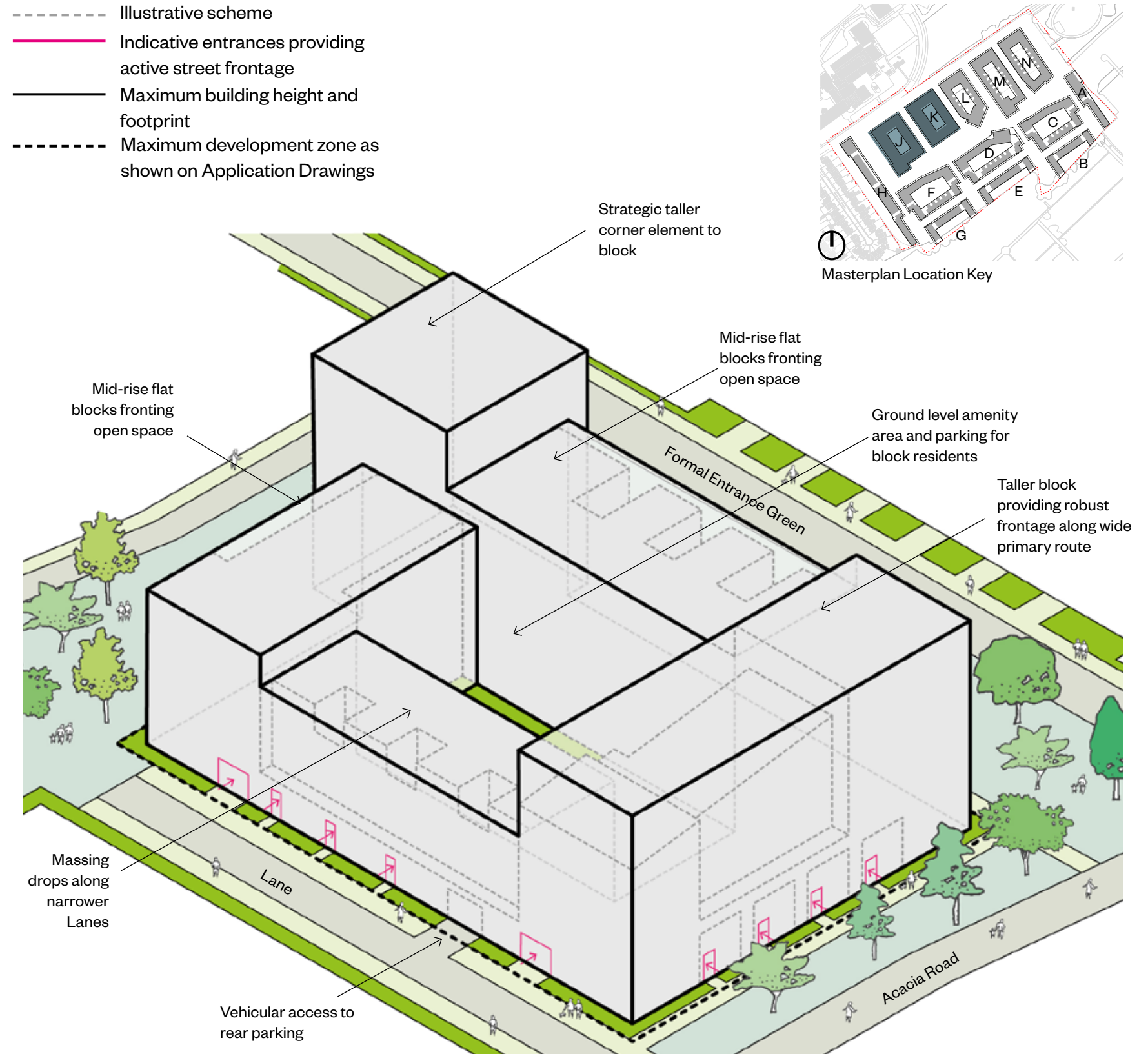


INDICATIVE DEVELOPMENT BLOCK & LAYOUT

3.19 BLOCK J & K PARAMETER PRINCIPLES

Block J has been shown for illustration purposes. It is the same block typology as block K.

- Height has been introduced to the Acacia Road side of the blocks to provide a robust frontage along this wide primary route. The maximum building height along this frontage is 7 storeys, located to the corner of block J marking the entrance to the Formal Entrance Green. Block K is 5 storeys along this frontage.
- The block massing drops along the Lanes to the sides of the blocks. The Lanes are much narrower at 10-14m wide, accommodating heights of up to 4 storeys.
- The exception to this is the side of block J fronting the Formal Entrance Green, which is up to a maximum of 6 storeys because of the wider space fronting the block.
- The south side of the blocks fronting the Central Linear Park increase in height providing an enclosure to this open space. The maximum building heights of these ends of the blocks is 5 storeys increasing in height at strategic turning corners.
- Refer to the Application Drawings for minimum and maximum deviations, and block footprints.
- Bay windows, oriel windows, balconies and other such elements should not extend past the maximum development zone, as illustrated in the diagrams to the right. Refer to the Application Drawings for the maximum development zones on the masterplan.



Maximum Block J Parameter- View looking South - West

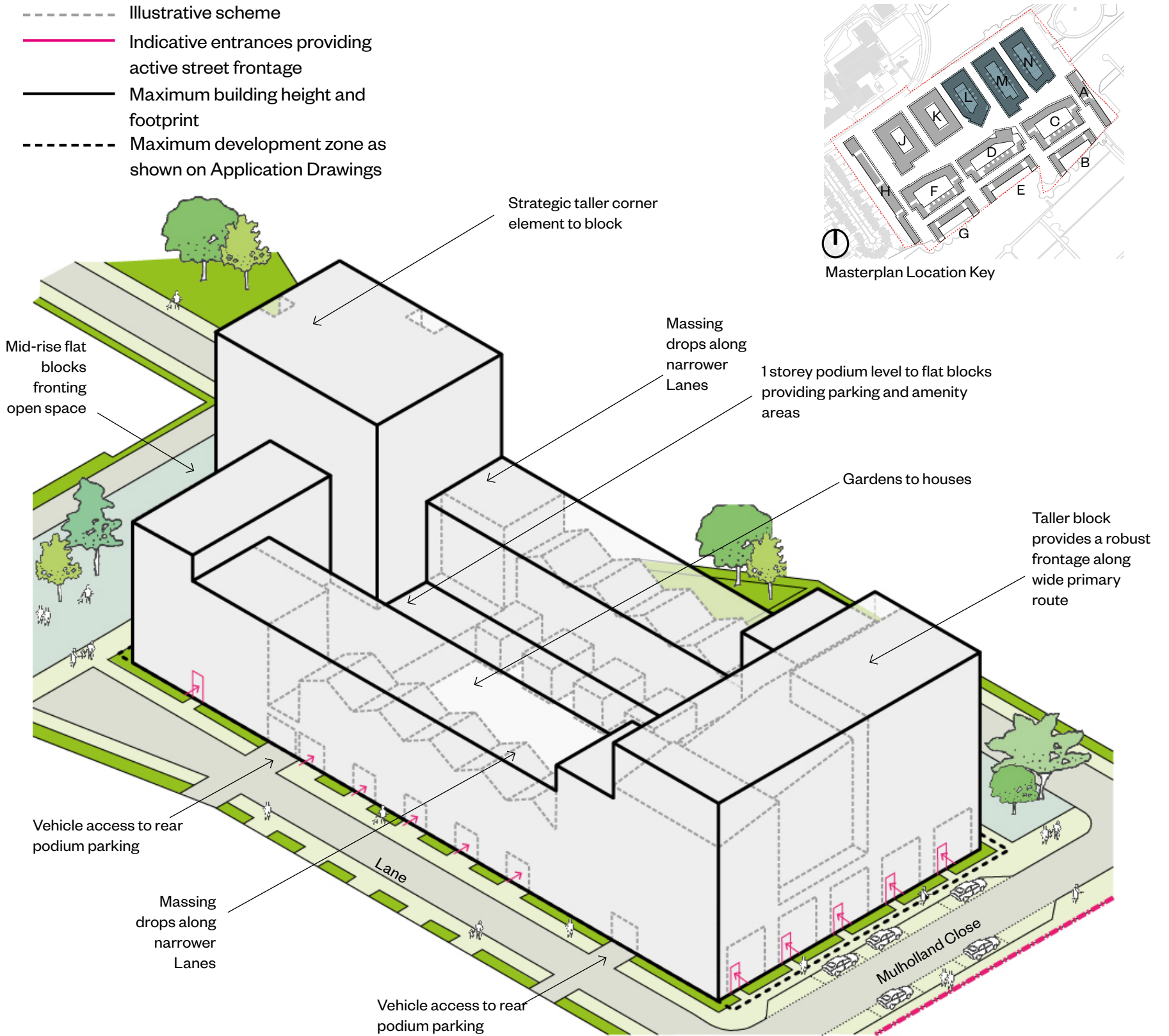
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INDICATIVE DEVELOPMENT BLOCK & LAYOUT

3.20 BLOCK L, M & N PARAMETER PRINCIPLES

Block M has been shown for illustration purposes. It is the same block typology as blocks L, M and N.

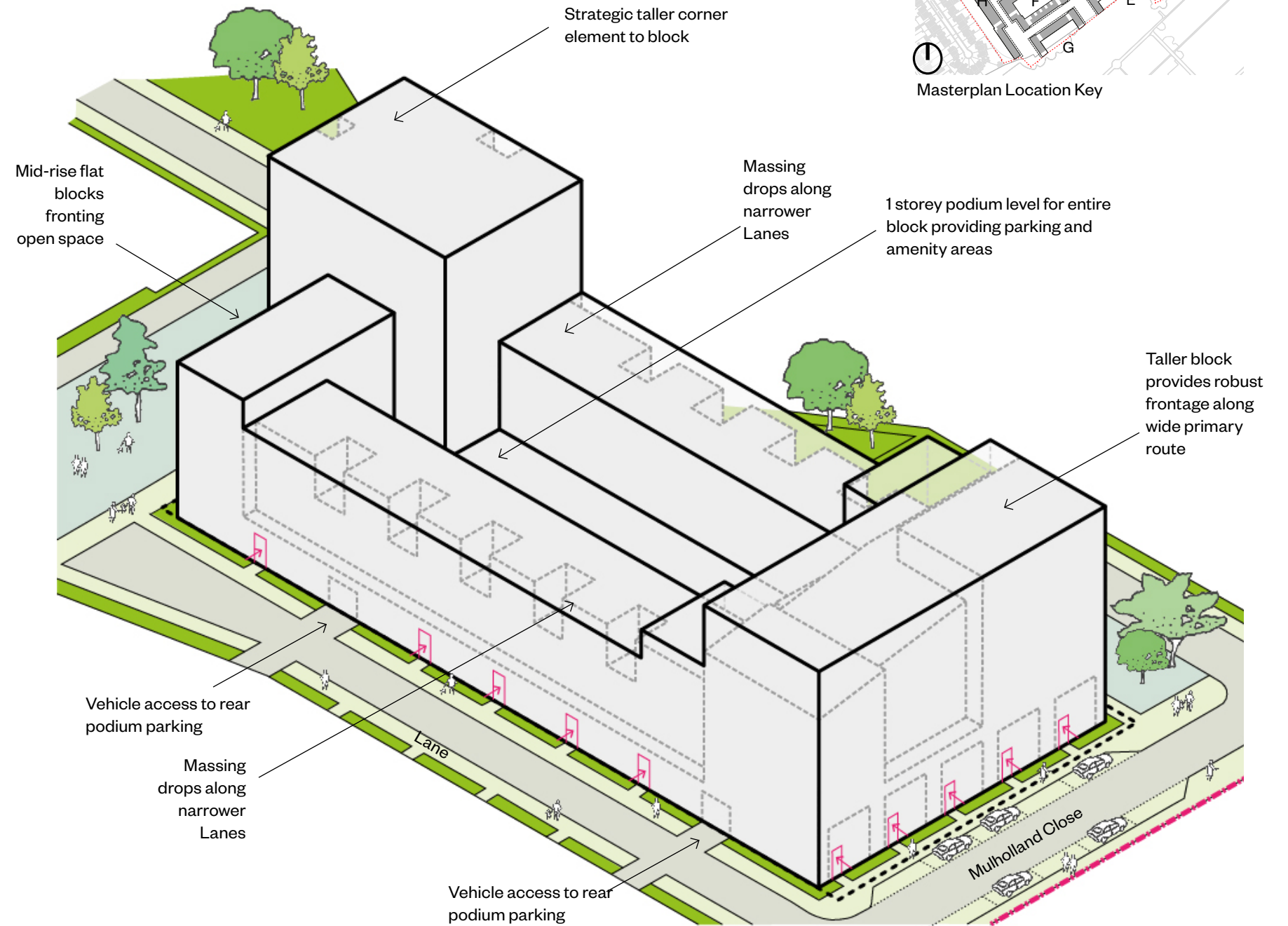
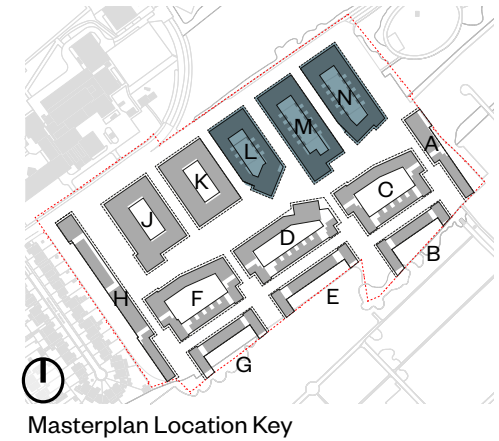
- Height has been introduced to the Mulholland Close side of the blocks to provide a robust frontage along this wide primary route. The maximum parameter height along this frontage is 7 storeys to mark the entrance to the wider Lanes and drops down to 6 storeys to the corner of the narrower Lanes.
- The massing drops along the Lanes to the sides of the blocks, as the Lanes are narrower at 10-16m wide, accommodating heights of up to 4 storeys.
- The indicative scheme includes houses along the Lanes. An alternative solution would be to develop the side lanes with 4 storey flatted accommodation. This has been demonstrated on the following page. This creates the potential to provide an uplift in the proposed total number of units from 773 to up to 800 units.
- The south side of the blocks fronting the Central Linear Park increases in height providing an enclosure to this open space. The maximum parameter of these ends of the blocks is 5 storeys increasing in height at strategic corners where the Sparks have been introduced.
- Refer to the Application Drawings for minimum and maximum deviations, and block footprints.
- Bay windows, oriel windows, balconies and other such elements should not extend past the maximum development zone, as illustrated in the diagrams to the right. Refer to the Application Drawings for the maximum development zones on the masterplan.



Maximum Block M Parameter- House Type Option- View looking South-West

INDICATIVE DEVELOPMENT BLOCK & LAYOUT

- Illustrative scheme
- Indicative entrances providing active street frontage
- Maximum building height and footprint
- Maximum development zone as shown on Application Drawings



Maximum Block M Parameter- Apartment Type Option- View looking South-West

LANDSCAPE & PUBLIC REALM

3.21 OPEN SPACE HIERARCHY

The integration of public spaces across the Eastfields neighbourhood is integral to the success of the new community. The principle of the masterplan is to make an accessible central green space for residents that retains existing high value trees. public realm positively influence the day-to-day use of the external environment by residents and should foster a distinctive identity for Eastfields.

The Central Linear Park forms a central spine to the masterplan along which a rhythm of streets and open spaces radiate. Within the park a focus on sustainable water management enriches opportunities for play and general amenity, habitat creation and visual enhancement forming a “thread” linking channels, swales and storm water attenuation areas.

The landscape and open space strategy is in accordance with policies OEP3iv, EP E5, EPE6 a, EP E6b, EP E6c and EP E6d of the London Borough of Merton Estates Local Plan.



A Formal Entrance Green mirroring the linear nature of the adjoining architecture, signals the start of the park, this is mirrored further in the alignment of the swale channel. The first of a series

of paved squares emerges as the Central Linear Park turns eastwards, prioritising pedestrian movement on the shared surface. Node spaces with a paved, civic character repeat along the Central Linear Park and provide crossing points of varying scale and character.



From the Formal Entrance Green gateway space, the **Central Linear Park** opens out with an informal and relaxed arrangement informed by geometric, architectural forms. This

character is reflected in the proposed landscape with planting supporting areas for play for 5-11yrs. The design must incorporate door step play, for a variety of mixed ages. Equipment takes on a naturalistic aesthetic, for example timber, and is closely integrated with landscape design palettes for planting and paving.



The Sparks Central Square forms a focal point along the Central Linear Park and is a significant space within the wider masterplan. The character of the square is paved, civic and un-

cluttered, taking inspiration from the character of the trio of marker blocks that frame the space. The new buildings make references to the site's

former use as a fireworks factory and the hard landscape design, coupled with flowering planting displays should reinforce this design concept further with oranges, reds and yellow hues.



Crossing the Central Square, the **Central Linear Park** changes character, providing an informally arranged hard-surface court with a stepped edge. This space could typically

support ball-games and informal play with an opportunity for community events to utilise the flexible space in summer months.



Residential Courtyards provide communal landscape spaces with an informal character, incorporating doorstep play and informal playable space. These spaces exploit the

natural south-facing aspects of the courtyards and place strong emphasis on active domestic uses within a planted environment. The Belvedere House Courts have a distinct identity, where shared-surface streets could minimise the impact of parked cars and should promote sociable, playable streets with strong tree forms and ‘de-constructed’ paving treatments.




The Traditional Mews Streets of the Belvedere link the Housing Courts with planted frontages and a more intimate scale. To the north of the Central Linear Park, the Lanes connect

with Acacia Road and Mulholland Close, they are uncluttered streets with urban character defined by high quality street trees and surfacing. These intimate routes with generous pedestrian footways should allow glimpses to the Central Linear Park.

LANDSCAPE & PUBLIC REALM



 Illustrative landscape masterplan NTS



Precedent Mews Streets



Precedent Swale with play possibility



Precedent Civic Square



Precedent steps down to swale

LANDSCAPE & PUBLIC REALM

3.22 PLAY SPACES

Requirements for play are set out by the Council's SPD 'Planning Guidance' (July 2006) and by The Mayor's Supplementary Planning Guidance (SPG) 'Shaping Neighbourhoods: Play and Informal Recreation' (2012). Refer also to policy EP E5b and EP E5c of the London Borough of Merton Estates Local Plan.

The play strategy considers existing off-site play within the wider site context as set out in the Design and Access Statement. Within 100m walking distance of the application site the Long Bolstead Recreation Ground supports play for 5-11yrs and the Merton Saints BMX track provides activity for children up to and over 16yrs. Within an 800m walking distance formal sports provision including tennis courts and a games area can be reached by children aged 12+yrs. The location of these facilities requires children to cross residential streets which have reasonably



Long Bolstead Recreation Ground play area

local levels of traffic, clear sight lines and ample crossing opportunities.

New proposals for play deliver exciting and diverse experiences to challenge and stimulate children. The recreation strategy will encourage exploration and discovery and will have a close relationship with other aspects of the landscape design including the planting palette, street furniture and paving selections.



Example of playable landscapes

Play provision for children aged up to 5yrs should be delivered within defined areas of courtyard spaces which are sheltered and close to dwellings where door-step play is appropriate. These modest provisions reflect contemporary approaches to play design using subtle elements that integrate with the surrounding landscape and limited fixed play equipment.

Play elements may include timber decked stages, seating/walking edges, stepping stones and low equipment. This is set within areas of lawn, planting and space defined as 'playable landscape'. Private gardens will also provide play opportunities.



Example of courtyard play for children aged under 5

For children aged above 5 years, play facilities and other features that can be used for play are incorporated along the Central Linear Park. Equipment is envisaged to include large, sculptural play equipment, to stimulate the mind and activate the body. The Central Linear Park around the allocated play spaces for 5-12yrs is identified as 'playable landscape' with open space for informal ball games, running games and opportunities for children to engage with nature and landform.

The Central Linear Park green space forms a spine that can be easily accessed by children



Example of overlooked, playable green space

using routes that avoid busy roads. This allows a greater level of independence for young children to 'play out' with friends in the new neighbourhood. The Central Linear Park is surrounded by dwellings and active frontages on all sides. Natural surveillance, whilst maintaining distance from dwellings, ensures a safe and well-overlooked Central Linear Park space for children to use.

A flexible games area could be provided at the eastern end of the Linear Park which is to be used informally due to the close proximity of tennis and games areas.

The illustrative maximum accommodation schedule to the right has been used to undertake a play space calculation using the Mayor of London SPG.

The calculation for children under 5 is based on the exclusion of houses with large gardens (71 of the proposed houses have gardens of at least 50 sqm). The Planning Statement provides both calculations for clarity.

LANDSCAPE & PUBLIC REALM

Age	Child Yeild	Play Requirement (sqm)
Under 5	148	1480
5-11 years	82	820
12-18 years	46	460
TOTAL		2760

Age	Child Yeild	Play Requirement (sqm)
Under 5	139.2	1392
5-11 years	114.2	1142
12-18 years	75.9	759
TOTAL		3483

Age	Proposed Play Space (Defined)
Under 5	75%
5-11 years	20%
12-18 years	5%
TOTAL	3268.4

Note: Due to the close proximity of the BMX track and Long Bolstead Recreation Ground, the focus in the play strategy has been to provide plenty of accessible play for younger children within Eastfields itself.



- Defined play 0-5yrs: 2456.0 m²
- Defined play 5-11yrs: 647.7 m²
- Playable landscape: 7673.0 m²
- Ballcourt (12+): 164.7 m²
- Private back gardens: 11808.5 m²
- Shared surface



Precedent natural play



Precedent informal M.U.G.A



Precedent doorstep play



Precedent woodland play



Illustrative site-wide play provision NTS

LANDSCAPE & PUBLIC REALM

3.23 PLANTING STRATEGY

Planting design will be a key element in ensuring distinctive place-making for the new community. The indicative planting strategy reflects the guidance within the Council's SPG: *Planting Landscaping and Nature Conservation Provision for Development Schemes (2001)*, and is in accordance with [policy EP E7](#) and [OEP 3vii](#) of the [London Borough of Merton Estates Local Plan](#). It is devised to fulfil a number of roles:

- To provide a sense of identity and help define character areas across the masterplan
- To accommodate and filter rain water run off
- To have sensory value with aroma and colour to reflect the domestic setting
- To ensure seasonal interest and variation
- To provide screening and separation between public and private spaces
- To promote biodiversity and reflect recommendations set out by Greengage ecologists
- To support lines of movement and promote sight lines
- To ensure adequate robustness within a palette which reflects low maintenance requirements

A varied range of planting palettes will be used to achieve these aims, with a strong bias to plants native to the UK for strong wildlife value and to ensure plants will thrive within expected weather and soil conditions.

It is also devised to ensure strong impact alongside careful consideration of management and maintenance.



Illustrative planting strategy diagram NTS

- Woodland planting: 2,313.8 m²
- Amenity grass: 2,132.2 m²
- Swale / Rain garden planting: 2306.9 m²



Example wodland character planting: Gallium Odoratum



Example wodland character planting: Liriope Muscari



Example swale / rain garden planting: Alchameilla Mollis



Example swale / rain garden planting: Carex Pendula

LANDSCAPE & PUBLIC REALM

3.24 TREE STRATEGY

The masterplan principles have been informed by the existing tree cover from an early point following tree survey observations by the Greengage arboriculturalist (a full survey to BS 5837:2012 is available in the planning application). The quality of several existing trees across the application site is high and their retention has been instrumental in shaping the layout. **The tree strategy is in accordance with policies EP E7a, EP E7c and EP E7e of the London Borough of Merton Estates Local Plan.**

- **Acacia Road** has a classic boulevard character, dominated by urban street trees such as London Plane.
- **Formal Green** trees will be planted in a formal row, with a wide canopy and visually permeable structure, for example *Betula utilis* var. *jacquemontii*.
- **Courtyard** species informed by existing trees in block F courtyard. 1 consistent variety of small flowering species to be included, for example, an *Amelanchier* species.
- **The Lanes** are to contain classic, urban street trees. Could be a flowering tree as lack of parking renders dropping fruit less of an issue, for example a *Prunus* variety.
- **Central Linear Park 1** is informed by existing tree species and placement. A mixture of classic woodland species in the western half and one more Poplar to complete the row of 4 in the eastern.
- **The Sparks Central Square** has limited additional tree planting, instead being a hard space focused on the existing category A Oak.

- **Central Linear Park 2** includes a row of Poplar to mirror Central Linear Park 1 and species located in Long Bolstead Recreation Ground.
- **The Belvedere Housing Courts** will be allocated a specific tree species in order to develop identity in these special courtyard areas.



Example wodland character planting: Gallium Odoratum



Example wodland character planting: Liriope Muscari



Example swale / rain garden planting: Alchameilla Mollis



Example swale / rain garden planting: Carex Pendula

LANDSCAPE & PUBLIC REALM

3.25 MATERIAL STRATEGY

The use of robust, high quality hard landscape materials can deliver value through reduced costs associated with material lifespans and day-to-day maintenance.

Material choices have been made in accordance with the London Borough of Merton's Streetscene Design Guide (November 2008) prepared by Gillespies, apart from homezones and shared surface streets where a case by case approach has been suggested. The material strategy is in accordance with policy OEP 3xiii of the London Borough of Merton Estates Local Plan

- **Main Streets** include Acacia Road and the Belvedere and are to have a traditional London street character with material palette being chosen in consultation with London Borough of Merton Highways having regard to adoptable standards.
- **Squares** including The Sparks Central Square and entrance squares materiality will reflect the nature of the space as highest quality public realm.
- **Shared surface spaces 1** includes secondary squares at keys nodes. These will also be finished to a high standard, although to reinforce the hierarchy of the masterplan will be more modestly finished than the squares.
- **Shared surface spaces 2** include all home zones. The material choice of these spaces should reinforce a domestic character.
- **Secondary Streets** are shared surface streets, with contrasting, flush kerbs as banding to demarcate foot-ways.

- **Parkland** pathways and controlled access streets are to finished in such a way to support a green space character.
- Management regimes for soft and hard-landscape maintenance should be devised to ensure balance and continuity between objectives for biodiversity, safety, security, cleanliness and effective storm-water management.



Illustrative material strategy diagram NTS



Main Streets: A contemporary London character



Squares: High quality public realm



Shared surface spaces 2; Pedestrian friendly homezones



Parkland: streets to feel part of the park.

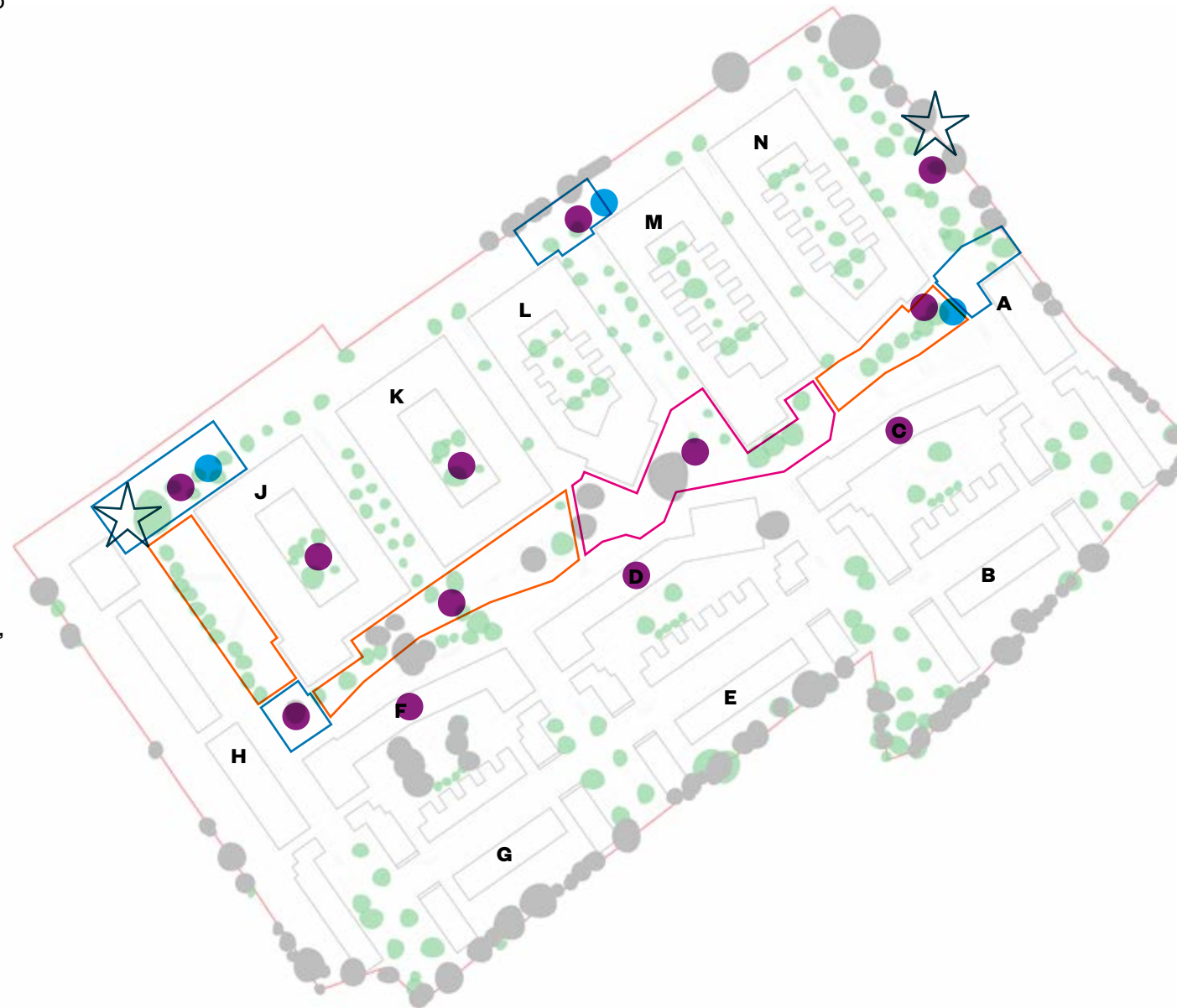
LANDSCAPE & PUBLIC REALM

3.26 STREET FURNITURE

Street furniture, where used, has been intended to aid way-finding, promote sustainable travel and provide comfort for pedestrians.

This indicative street furniture strategy has been made in accordance with the London Borough of Merton's Streetscene Design Guide (November 2008) prepared by Gillespies, where possible.

- **Signage**, so as not to clutter the foot-way, has been used sparingly, only at the junction between St. Marks Academy and the Formal Green to signal both the presence of the school and the beginning of the Linear Park. Similarly, signage has been used to signal the end of the park and the entrance to Long Bolstead Recreation Ground.
- **Bins**, in line with the Streetscene Design Guide, have been indicatively located close to seating areas and pedestrian nodes.
- **Cycle stands** are either used in place of bollards to ensure pedestrian safety, or at areas of active uses to promote health and well-being
- **Node seating** areas are at key, punctuating junctions within the masterplan and usually organised around strategic tree planting / retention.
- **Park seating** is a mixture of benches and seating blocks both in soft and hard-standing placed to overlook play areas and lawns.
- **Central feature seating** is comprised of seating edges and feature benches, not only in the Sparks Central Linear Square, but also in the areas of linear park adjacent to signal your approach into this significant space.



Illustrative street furniture strategy diagram NTS

- ☆ Signage
- Bins
- Cycle stands
- Node seating
- Park seating
- Central feature seating



Example of well considered signage



Stainless steel sheffield stand



Example of block seating at key junctions



Example of feature seating to denote significant public realm

3.27 LIGHTING STRATEGY

1. Feature lighting to trees helps to create a unique character for the Eastfields public realm after dark.
2. Lighting to routes will support movement through the application site and encourage residents to use it after dark, especially during the winter months. Adequate lighting to routes will also help improve the sense of safety.
3. Illuminate key nodes, thresholds and meeting points to aid with wayfinding.
4. Dedicated feature lighting and infrastructure to assist with community events in the plaza.
5. Subtle low level lighting to paths to assist pedestrian movements through the park after dark.
6. Feature lighting to play areas to create an exciting but also safe environment
7. Warm glow to residential entrances and reception buildings to create inviting ambiance.
8. Lighting to planting to emphasise the special character and reinforce the green connections of the Eastfields public realm after dark.
9. Gentle intimate lighting to places of pause.



Illustrative lighting strategy diagram NTS



Highlighting colour and texture throughout the seasons



Warm glow from building entrances helps wayfinding



Well illuminated routes reinforce feelings of safety



Lighting to play areas encourages creativity and interaction

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LANDSCAPE & PUBLIC REALM

3.28 SUSTAINABLE LANDSCAPE & PUBLIC REALM

Refer to section 2.24 of this document for Energy Overarching Design Principles.

Refer also to the Eastfield's Masterplan Energy Strategy Document and [policy OEP 3ix of the London Borough of Merton Estates Local Plan](#).

To summarise the Energy Strategy Document, the proposed development should implement significant energy efficiency measures, a Combined Heat and Power (CHP) system serving a heat network and photovoltaic systems to achieve the required carbon emission reductions by the Council and the London Plan.

The proposed development is to consider national, regional and local planning policy framework as stated in the Energy Strategy Document.

ENERGY CENTRE

The CHP plant is located to the ground floor of block D3. The area currently provided for the CHP plant is 250m² across two storeys but this figure may vary depending on final total number of units. The CHP plant is to maintain access and visibility to the surrounding public realm so that it can be used to inform and educate the wider community about energy strategies of recent times. Please refer to the Energy Strategy Document for further design requirements.

PHOTOVOLTAIC STRATEGY

PV's are to be located on non-accessible flat block roofs and to house rooftops. If rooftops are pitched, the PV's should be located to the south side of the pitch. Please see Energy Strategy Document for further details. Please note that PV locations may be subject to change at later design stages. [Refer to policy OEP 3f of the London Borough of Merton Estates Local Plan](#)

ACCESSIBLE & NON-ACCESSIBLE GREEN ROOFS

Green sedum roofs and accessible green sedum roofs could be explored for all apartment blocks overlooking the Central Linear Park with the exception of block H1 and H3 due to overlooking issues.

REDUCING TRAVEL ENERGY CONSUMPTION

The masterplan should encourage greener travel options by reducing the need for car ownership.

This is to be achieved by maintaining the minimum parking provision required but providing ample well designed cycle storage. Please see section 3.9 and 3.28 for cycle storage strategy and design.

Up to 360 car parking spaces are proposed for both flatted blocks and houses. Approx. 1/3 of houses to include garage parking, 1/3 with car ports, and 1/3 with designated parking. This split may vary at later stages depending on residents and their changing needs.

We should also aim to design out non-designated parking possibilities.

We are to provide 20% passive and 20% active electrical car parking spaces. These percentages are to be taken from the total final parking number. These spaces are to be evenly distributed across the masterplan.

HABITAT CREATION

The landscape design proposals should naturally enhance the habitat complexity of the existing site. The proposed Central Linear Park and planted courtyard spaces could be connected by extensively planted roofs above ground and sustainable water management at ground level. These interventions can further enrich the quality and visual appearance of public realm spaces whilst encouraging new wildlife into the site. The planted swale channel and subtle attenuation basins can weave through the community creating a strong sense of place and new distinctive identity which is currently lacking. [This is in accordance with policy OEP 3vii, EP E6c and EP E6h and of the London Borough of Merton Estates Local Plan.](#)



streets designed to promote sustainable travel



Sustainable urban drainage

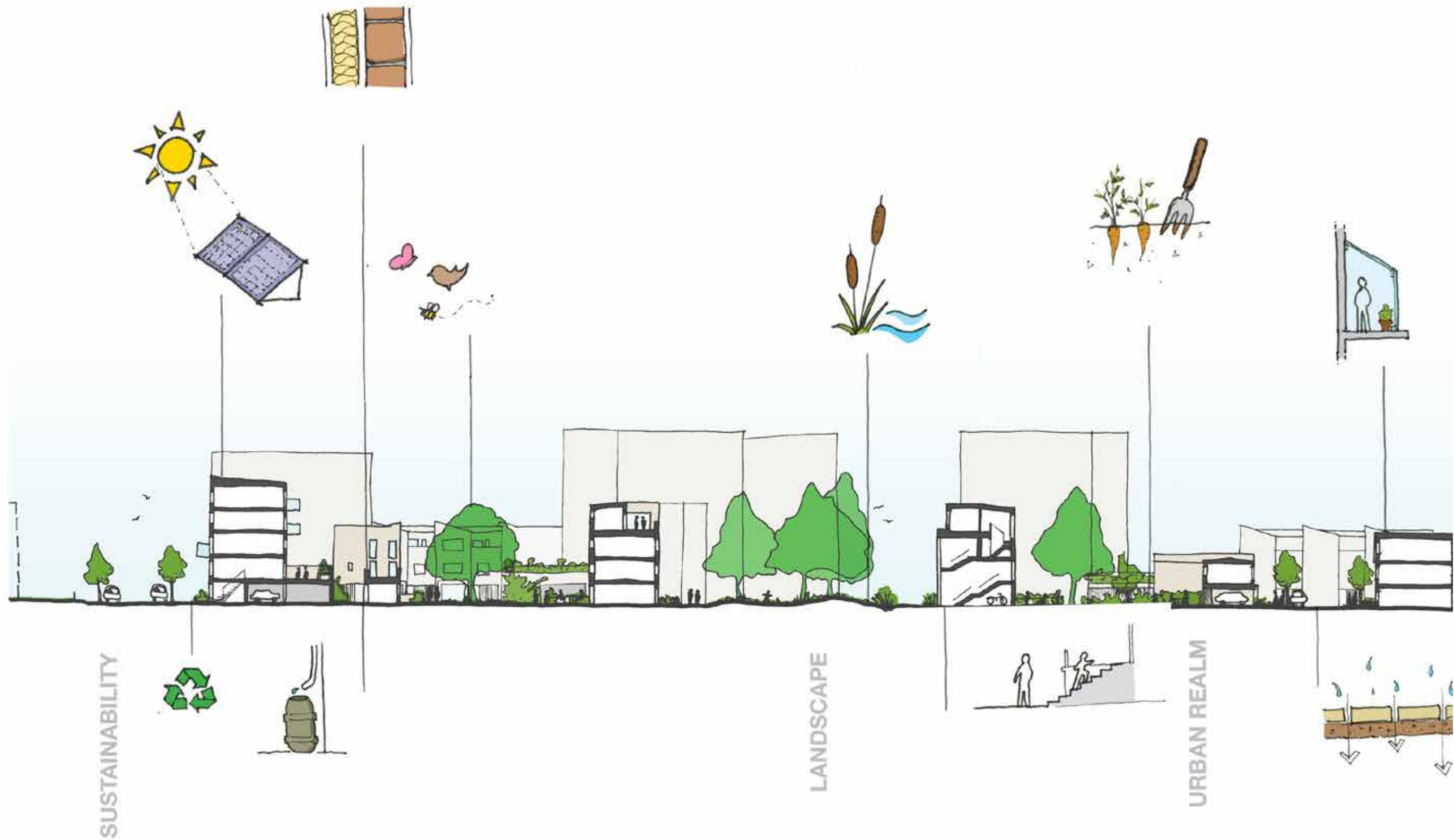


Ecotone planting



Ecologically positive boundary treatments

LANDSCAPE & PUBLIC REALM



Sustainable places

MATERIALS & DETAILING

MATERIALS AND DETAILING

One of the aspirations of the scheme is to maximise the developments life-span in terms of its design and quality. Principal contributors achieve this include building materials and detailing. [The material strategy is in accordance with policy OEP 3xiii of the London Borough of Merton Estates Local Plan.](#)

BRICKWORK

- Brick based architecture is considered most suitable for this scheme. Brick will help the scheme to stitch in with the surrounding area, having a strong connection with domestic architecture and relating to a human scale.
- Brick is a material that weathers well over time and looks great when very old. This is a conscious response to the existing panellised and texture rendered concrete slab blocks that comprise the existing estate.
- Brick is versatile and can be used on both the taller and the smaller scale, such as the mews houses.
- Specific brick colour and texture should be applied to different areas of the masterplan to help define character areas. Brick banding and patterning should be used to add texture and depth to elevations and to make them visually appealing.
- Complimentary materials and detailing will be used to define selected areas or connecting junctions within the varying blocks. A brickwork palette will be developed to help unify the different blocks and help formalise a legible neighbourhood whilst allowing for individual variety, texture and richness.

BALCONIES & BOUNDARY WALLS

- Metal would be preferred over glass balconies. Brick or metal railings would be preferred for boundary walls.

WINDOWS

- Windows should be designed as composite aluminium style to meet the relevant standards in Building Regulations and Secured by Design. The colour should be sympathetic to the overall elevational treatment.
- A feature of windows is the reveal depth, this adds to the elevational relief. Vertical shadow techniques will be used to articulate the façades of buildings. A minimum of 100mm reveal depth to be incorporated into all window details.

DEVELOPMENT OF BUILDING MATERIALS

- Local residents have been consulted with regarding a brick based architecture and this will continue in future design phases. Feedback from residents with regards to materials has been very positive.
- Chosen materials should harmonise and visually connect the buildings with the materials chosen for the hard landscaping areas of the streets, lanes and open spaces.
- Materials will be specified to a high quality and well detailed with a focus on robust, self-finished materials that weather well with age and are environmentally sustainable.
- All materials will be agreed with the Council and given extensive consideration prior to a planning submission.



