

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:

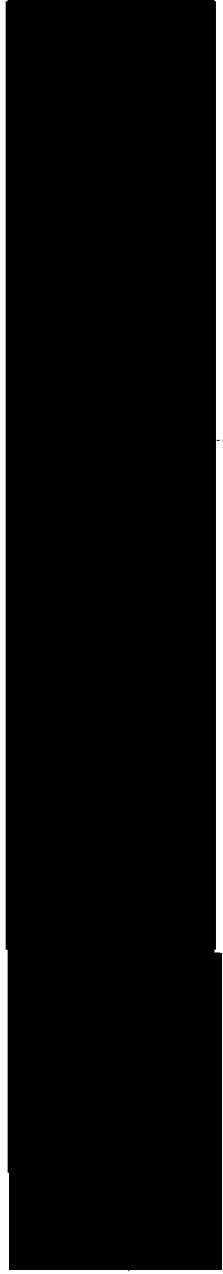
QUESTIONS ARE UNCLEAR & MISLEADING (

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 → NO TO BRIDGES NEAR 11 HENGELLO GARDENS					✓
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 KEEP ALL AS IS		✓			✓
Building heights – How high buildings should be					✓

(SEE NEXT PAGE)



		Ratings			
		Strongly agree	Agree	Neither agree no disagree	Disagree
EPR1 p.146	Townscape – How your neighbourhood looks and feels	Agree to general architectural comments but definitely no to Ravensbury Court proposals!			
EPR2 p.150	Street Network – Where the streets will go	Disagree – existing network proven to be very secure & safe. No new East West Roads needed at all			
EPR3 p.152	Movement and access – how people will move around	Disagree – existing design is very high standard. Alley is well lit and prevent motorbike use. Please enhance existing only.			
EPR4 p.156	Land use – What uses can go in the new neighbourhood	Strongly agree to restrict to only residential usage. Please retain current mix			
EPR5 p.158	Open space – How much and what sort of open space will be there	Generally agree but more details needed.			
EPR6 p.160	Environmental protection – How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes	Strongly agree but flood risk not fully appreciated. More building footprint increases flood risk. New channel potentially increases flood risk too.			
EPR7 p.164	Landscape – How open space, trees and planting should be provided	Strongly agree but retain existing glade at the end of Ravensbury Grove. Do not increase security risk to Hengelo Gardens with new park entrance and retain as many existing trees as possible.			
EPR8 p.166	Building heights – How high buildings should be	Strongly disagree. Building heights should be restricted to 2-3 stories with Ravensbury as a whole. Map must include garages area as this is higher than rest of Ravensbury. Definitely there is no scope for 4 storeys along Ravensbury Park boundary and within Ravensbury Village estate. This will ruin the character and visual amenity forever, Far more importance needs to be put on this as otherwise the character of our area will be ruined.			



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 STRONGLY DISAGRE WITH PARA 3.263 (p. 152) AND PARA 3.270 (p. 153) THAT SUGGEST A NEW BRIDGE INTO RAVENSBURY PARK BETWEEN 10 AND 11 HENGELO GARDENS WHICH COULD HAVE SECURITY IMPLICATIONS BASED ON PAST EXPERIENCE

IN ADDITION PLEASE SEE ATTACHED CORRESPONDENCE BACK IN 2012 REGARDING THE ADJOINING LAND TO 11 HENGELO GARDENS. THIS LAND IS NATURE CONSERVATION LAND AND SHOULD BE KEPT UNTOUCHED

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?

• WE WOULD LIKE TO HAVE OFF STREET PARKING SPACE AT 11 HENGELD GARDENS AS ALL THE OTHER HOUSES HAVE IT (THERE IS A POTENTIAL FOR THIS) BUT NUMBERS 11, 12, 13 & 14 DO NOT HAVE SUCH A POSSIBILITY. Please extend the road to 11 HENGELD GARDENS TO AVOID PARKING CONGESTION.

MANY THANKS,

• £1,000 OFFERED COMPENSATION FOR 10 YEARS OF BUILDING AND CONSTRUCTION WORKS IS NOT APPROPRIATE. IT SHOULD BE AT LEAST £1,000 PER YEAR!

Subject:

FW: Land purchase enquiry

From: "Property Management" <PropertyManagement@merton.gov.uk>

Date: 15 March 2012 at 10:20:39 GMT

To: "

Subject: RE: Land purchase enquiry

Dear M

Thank you for your enquiry concerning purchasing the land adjoining your property. Regrettably this land is not for sale, it does belong to Merton Council and is looked after by our Greenspaces Section, it is Nature Conservation Land which explains it's appearance.

If you have any further concerns regarding this site you would need to contact our Greenspaces Section: Jonathan Turner 020 8545 3930.

Kind regards

-----Original Message-----

From: C

Sent: 13 March 2012 12:45

To: Property Management

Cc: h

Subject: Land purchase enquiry

Property Management and Review
12th Floor
Merton Civic Centre
London Road
Morden
SM4 5DX

Date: 13 March 2012

Re: Land purchase enquiry

Dear Sir/Madam,

We are writing to inquire some information with regards to the piece of land adjoining our property on the right and at the back and is located between our

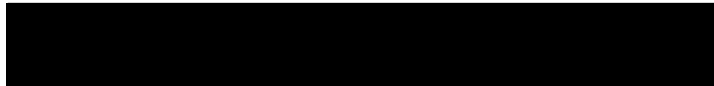
property and a small channel. Please refer to the attached HM Land Registry map where the area of interest is highlighted in bright orange. Here is our address:



We purchased the above property in January 2012 and since then we have not seen anyone coming to clean the plot of land currently in terrible state (*please refer to the attached pictures made on Sunday, 11 March 2012*). The plot of land is wild and unkempt and appears to be derelict. Dry grass is everywhere, pieces of the cut trees have not been removed, gates to access the territory have been welded shut and we believe there is no way to access this land for the council workers to clean it nor is it accessible to the public.

I was advised by the previous owners that Merton were looking for buyers of this land. Consequently, I would like to discuss with you the outright purchase of this land at your earliest convenience.

Thank you very much in advance.
Kind regards,



<<Land Map.jpg>> <<P1040936.JPG>> <<P1040923.JPG>> <<P1040924.JPG>>
<<P1040925.JPG>> <<P1040929.JPG>> <<P1040930.JPG>> <<P1040931.JPG>>
<<P1040932.JPG>> <<P1040933.JPG>> <<P1040935.JPG>>

Reduce waste - please do not print this message unless you need to.

This email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. This email may contain information that is confidential and may contain sensitive or protectively marked information up to RESTRICTED and should be handled accordingly. This communication may be subject to recording and/or monitoring in accordance with relevant legislation. If you have received this email in error you must not copy, disclose or make any further use of the information contained within it. Instead we request that you notify the system manager.

Postmaster@merton.gov.uk
<http://www.merton.gov.uk>

H.M. LAND REGISTRY

SGL 420296

ORDNANCE SURVEY
PLAN REFERENCE

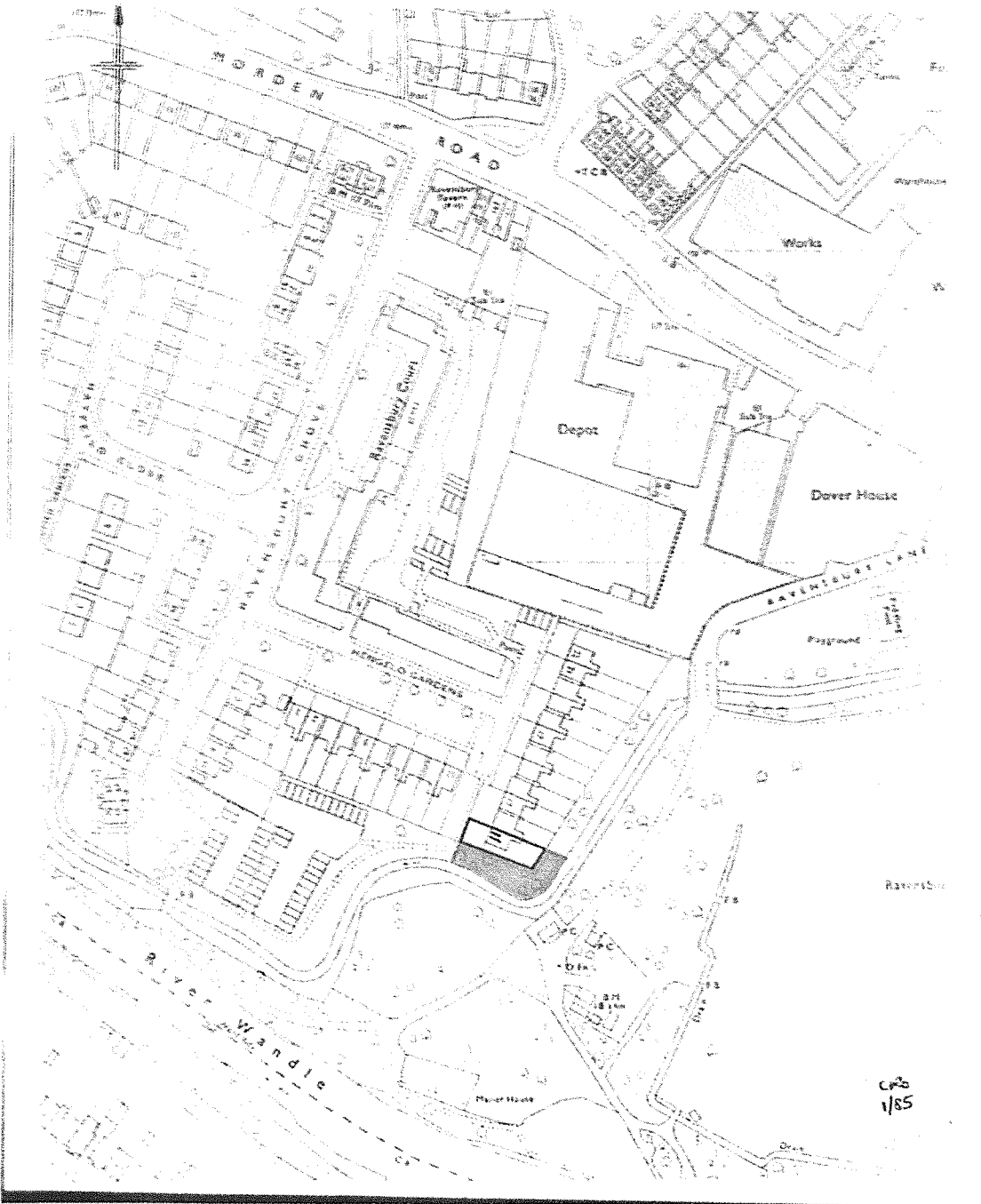
TQ 2568 SE

Scale
1:1250

GREATER LONDON

BUILDING INFORMATION

© Crown Copyright



This is a copy of the title plan on 27 FEB 2012 at 19:36:13. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an Official Copy of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 1 - Title Plans.

This title is dealt with by Land Registry, Croydon Office.

© Crown Copyright. Produced by Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number: 100026316.

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. **NOT WANTED**

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. **OK**

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. **YES**

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. **YES**

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. **YES**

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. **NO**

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. **NO**

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. **YES**

3.249 The Orlit 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. **YES**

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. **NO**

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.

Yes

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.

No

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.

NO







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.

NO

OLEG PASHKOVSKIY

R1 Townscape

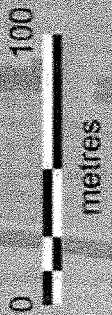
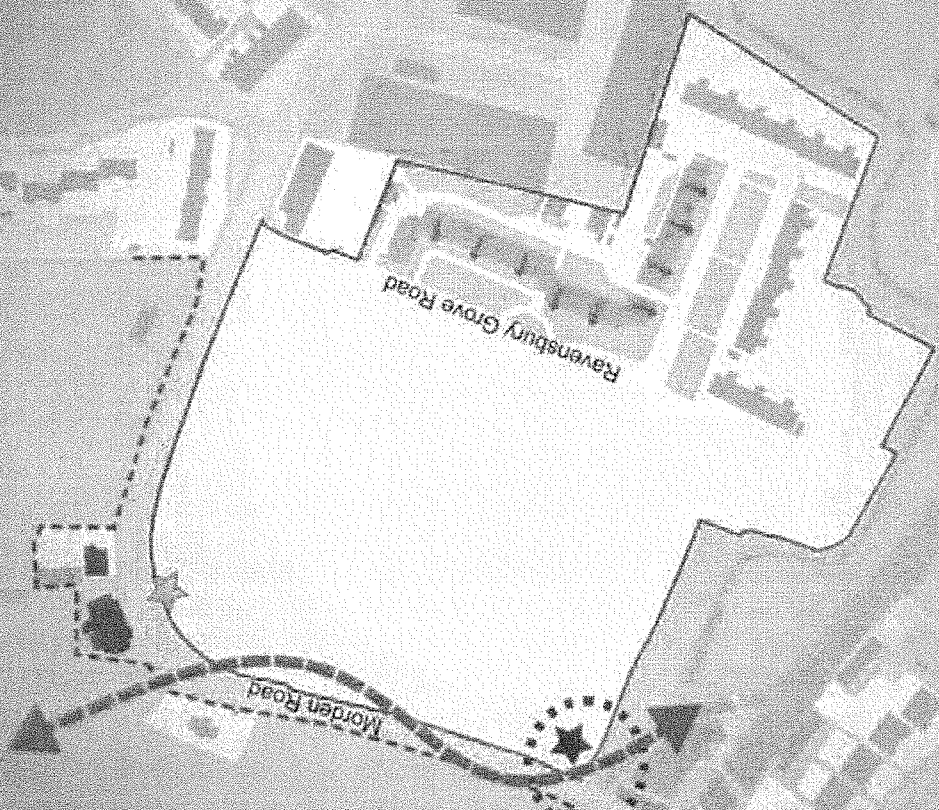
-  Ravensbury Park entrance (enhancement and widening)
-  Reinforce prominent corner (address sympathetically the Surrey Arms)
-  Prominent position on Morden Road (architectural expression)
-  Highlight Ravensbury Manor remains
-  Surrey Arms
-  Ravensbury Mill (original building)
-  White Cottage
-  Bolster Wandle Trail
-  Boundary treatment enhancement (Morden Hall Park)
-  Reconfiguration of refurbished flats
-  Park heritage focal point
-  Cafe and playground focal point
-  Existing buildings



R1 Townscape

Morden Hall Park

Ravensbury Park



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. **AGREE**
- b) Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park. **NO**
- 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. **NO NEW ROADS**

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.

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.

good way!
We are village!

NO,
new streets & footpath wanted.

NO,
new streets or roads
We are village!

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.

yes

PLEASE EXTEND THE ROAD SO THAT II HENGELo GARDENS COULD HAVE DRIVE THROUGH PARKING SPACE (off street parking)

NO, it is already used for cycle, cars & kids playing.

R2 Street network

OLEG PASHKOVSKIY

Morden Hall Park

R2 Street network

- Morden Road
- Ravensbury Grove (Retained historic street alignment)
- Hergelo 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

To Mitcham

To Morden

Wandle Road

Ravensbury Park



NO, WE DO WANT IT!



Site specific policies

Policy
<p>EP R3 Movement and access</p>
<p>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. <i>NO!</i></p>
<p>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. <i>NO!</i></p>
<p>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. <i>NO!</i></p>
<p>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. <i>Yes!</i></p>

We do not need any other links (any new East-West links).

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. *NO!*

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. *River is a secure feature NO NEW BRIDGES!*

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. *NO!*

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. *it is not try! NO CHANGE WE LIKE IT AS IT IS*

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 signage. *NO NEW ROADS AND FOOTPATHS.*

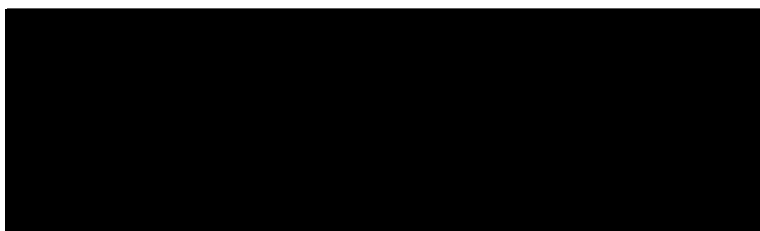
3.268 Links from within the estate towards Morden consist of either a back alley or detour to the north. The pedestrian routes between the parks and cycling facilities on Morden Road are also unclear. The paths through Ravensbury Park are poorly overlooked with few escape points into the surrounding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

No

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.

*Not
necessary*

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.





R3 Movement & access

OLEG PASHKOVSKIY

Morden Hall Park

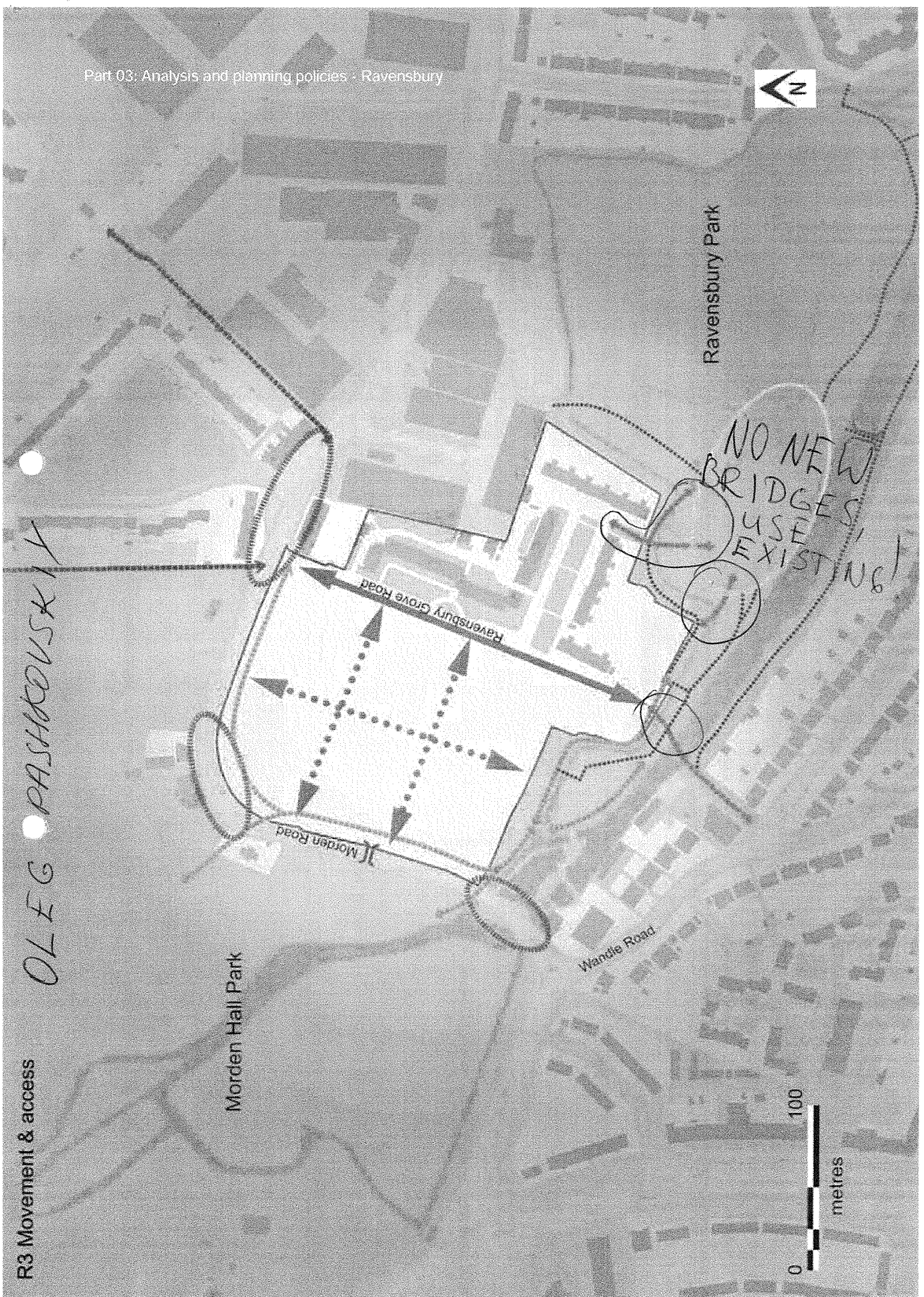
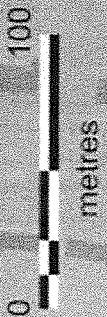
Ravensbury Park

Morden Road











Ravensbury Grove Road

Wandle Road

NO NEW BRIDGES, USE EXISTING!



R3 Movement and Access

	New and enhanced pedestrian and cycle links to parks		Ravensbury Grove Road		Traffic management		Park focal point
	Improved pedestrian and cycle river crossing routes		Street network - illustrative		Existing road crossing point		
	Improve pedestrian routes to tram stops		Existing pedestrian routes		Existing river crossing point		

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.

YES, but NO businesses or shops in Ravensbury or Morden Road

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, 106 prefer! No more!

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.



Yes!

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.

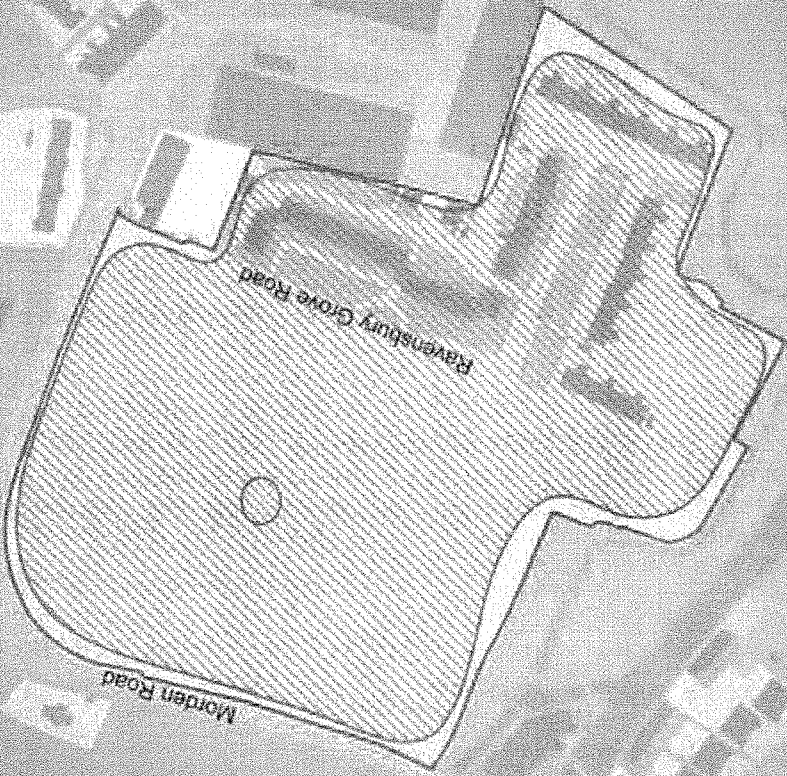
Yes, because there are cork park

R4 Land use

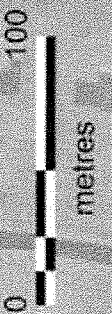
R4 Land use

-  Residential land use
-  Illustrative community use

Morden Hall Park



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. NO
- 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. YES
- 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). VO, we have got 2 parks
- d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards. Yes

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. → yes, agree!

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). No We have got 2 parks near by

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.

No need for it!

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.

Yes, agree!

R5 Open space

Morden Hall Park

Morden Road

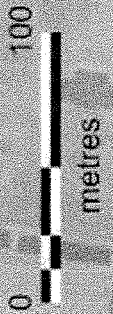
Ravensbury Grove Road

Wandle Road

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)

IMPROVE PEDESTRIAN ONLY!
NO BRIDGES!!! Ravensbury Park



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. *YES*

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. *Yes, important.*

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. *NO, NO WANT*

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.

NO, new bridge wanted!

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. *YES*

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.

NO!

*already
at risk*





R6 Environmental protection

- Flood mitigation measures (illustrative network of swales)
- Mini green corridors (illustrative network of green links)
- Landscape buffer (Sensitive edge carefully managed)
- River band buffer strip 8m
- Historic river channel reinstatement
- Backwater channel enhancement
- Main River Wandle enhancement

R6 Environmental protection

Morden Hall Park

Ravensbury Park

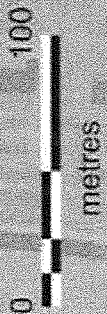
OLEG PASHKOVSKIY

Morden Road

NO

Ravensbury Grove Road

Wandle Road



NO HARD LANDSCAPING

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. *NO!*
- 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. *Yes*

Yes!
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.

NO!

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.

NO!

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.

Yes

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. *NO*

Yes.

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

Yes.



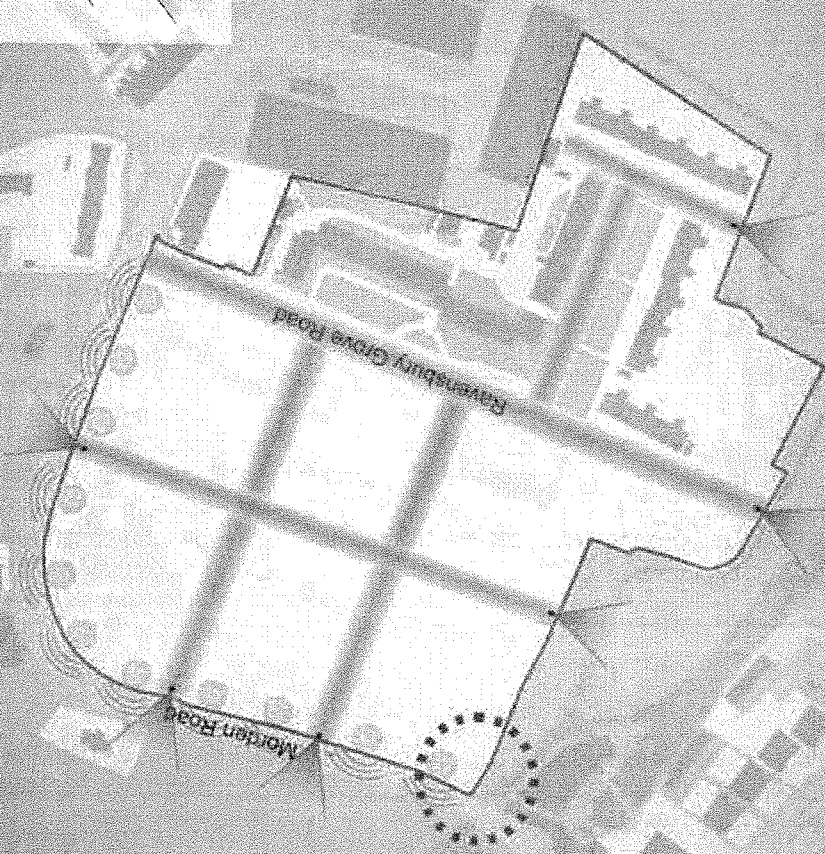
OLEG PASHKOVSKIY

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



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.

2-3 storeys

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.

Further guidance

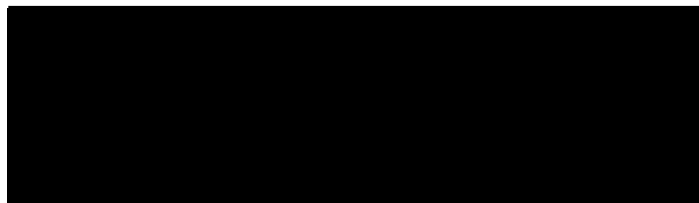
3.297 New development comprising mainly of houses rather than flats is more likely to preserve the landscape character of the estate.

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.

MAX 3 STOREYS ON MORDEN RD

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.



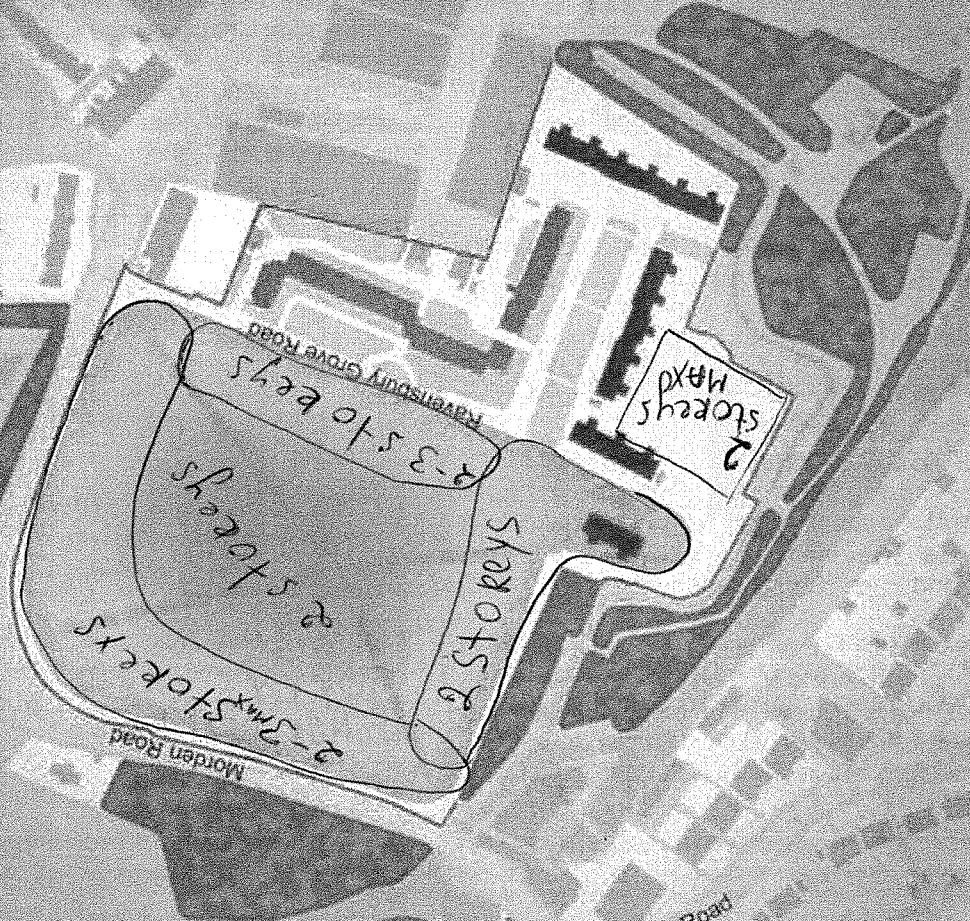
R8 Building heights

OLEG PASHKOVSKIY

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



Ravensbury Park

