Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?	Option 4: Other, please state
As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.	
When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.	Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.
The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.	2 What size of homes should be provided within the Ravensbury estate? Please select one of the following. Option 1: Mix of different sizes of homes Provide a mix of different sizes of homes
Please select one of the following. Option 1: Demolish and redevelop the entire Ravensbury Estate	consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.	Option 2: If you <u>do not agree</u> with this mix, how would you change it?
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.	3 What type of homes should be provide across the estate?
Option 3: Invest in existing properties to bring them to minimum modern standards	If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?
Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.	Option 1: A mix of mainly houses and
changes to the outside areas.	flats on different parts of the estate

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	-	n 2: A wide range of homes ing a mix of houses, flats and nettes	Taller buildings towards the centre of the site.
		3: Mostly flats	5 Are there any other issues or options we should consider regarding new homes?
	Option	14. Other please state	
			Please feel free to continue on the sheet provided at the
			end of this questionnaire.
les de			
	uted t	ld building heights be hrough the Ravensbury	
buildings into acco the surro how man is enough	will be in bunt the repunding a bunding a bunding a bunding a	n goes ahead, agreeing the height of new mportant. That decision will need to take elationship between Ravensbury and treas, local opinions, planning policies, are to be built and how to ensure there and green space for Ravensbury to be a active place to live.	
What do	you thin	k about building heights?	
Please s	elect on	e of the following.	
		n 1: Evenly across the estate gs should be broadly similar height across ate.	
	Option edges	2: Taller buildings around the	
	Please	select one or more of the following	Ceop of a large bluck as the
		Taller buildings facing the Morden Hall Park	
		Taller buildings facing the Ravensbury Park and the river Wandle.	
	Option	3: Variety across the estate	
	Please	select one of the following	
		Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.	

People and spaces

6 Wł	nat type of outdoor space would you		Multi-use games areas such as fenced, hard
	er to see within the estate?		surfaced areas for 5 a-side football, netball, tennis or similar sports.
be req balcon new fla regent open s area. A balanc of priva	d regeneration go ahead, all new homes will uired to have some private space: all flats with ies and all houses will have gardens. In addition, ats must have access to communal gardens. A grated estate would also need parks, playspaces and spaces to serve its residents and the surrounding as there is a limited amount of space available, a see therefore needs to be struck between the provision ate outside space for residents and public open for everyone.		(ing Georges new ball court - 10/05/06
Please	e select one of the following.		
	Option 1: Concentrate on providing communal space for flats		Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.
	This would be secure communal gardens		
	available for groups of flats and not available for the general public.		THE RESIDENCE OF THE PARTY OF T
	Option 2: Provide a single public open		
	space for everyone to enjoy		
	This would be open to the general public. Communal gardens for groups of flats would		
	remain, but may have to be significantly smaller to accommodate land for public open space.	`	girlings.co.uk/development/100517-pembir de-court
	Option 3: Other, please state		Children's play equipment
			and I have been a second
	nat types of play areas and open e would you prefer to see?		
Please	e select a maximum of two from the following.		
	Sports pitches such as grassed areas suitable for kick-abouts and picnicking.		thehills.nsw.gov.au/defaultl.nageLibrary
			Other, please state
	concordsportscentre co.uk/football		felicina in executive and the second of

People and spaces

decid	at do you think is important in ing the layout of buildings, spaces treets on the estate?	
Please	Making easy connections within the estate and to the surrounding area	
É	Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.	
	Creating a more vibrant feel and character to the area	
	Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.	
	Creating a mixture of types of buildings and spaces	
	Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.	
	Other, please state	official and a pollow long political TV
	7	
we sh	there any other issues or options ould consider regarding the estate's spaces and streets?	
	eel free to continue on the sheet provided at the is questionnaire.	

Getting around

10 H	ow should greater use of public	12 How should parking be managed?
	port be encouraged?	Please select one or more of the following.
Please	Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals Provide personal travel advice Other, please state	Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety No parking restrictions Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs 13 Are there any other issues or options we should consider regarding the transport? Please feel free to continue on the sheet provided at the end of this questionnaire.
	alking and cycling are healthy life choices. How can we support this?	
Please	select one or more of the following.	
	Provide well-connected, attractive and safe cycle routes and footpaths	
	Provide safe and convenient crossings of busy roads and junctions	
	Provide secure and convenient cycle storage	
	Provide cycling training and support, to encourage people to switch to cycling	

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate? Community facilities cover a range of uses such us health care, schools, children's playing fields and services for older people and the disabled. Please select one of the following. Option 1: Yes, we need more community facilities such us: please state		16 Are there any other issues or options we should consider regarding social and economic opportunities? For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services. Please feel free to continue on the sheet provided at the end of this questionnaire.	
	Option 2: No, the existing local community facilities on the estate and nearby are enough		
regen emplo	ow could refurbishment or eration support existing and new oyment? select one or more of the following. Provision of space for businesses on or near the estate Employ local businesses and apprentices through the refurbishment or regeneration process Other, please state		