

## 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.

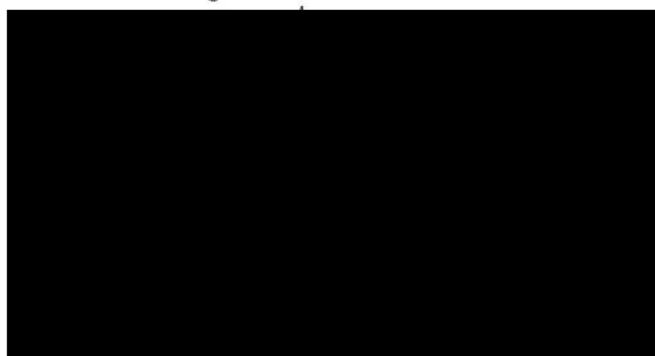
Option 2: Partial redevelopment

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.



### 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:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Townscape</b> - How your neighbourhood looks and feels					
<b>Street Network</b> - Where the streets will go					
<b>Movement and access</b> - How people will move around					
<b>Land use</b> - What uses can go in the new neighbourhood					
<b>Open space</b> - How much and what sort of open space will there be					
<b>Environmental protection</b> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					
<b>Landscape</b> - How open space, trees and planting should be provided					
<b>Building heights</b> - How high buildings should be					

UNFIT FOR PURPOSE



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.)

To whom it may concern at  
Merton Council

I have been a resident for over 30 yrs. most of these years under Merton with no problems. Circle Housing have now taken over and want to demolish all the houses to build more flats and some houses. The flats that are to be built are 4 storey high which goes against all that was said in previous meetings.

I myself as a loyal resident am against all that they are doing. I do believe in good standards and think this could be reached by refurbishment and keep some history to this area.

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 type="checkbox"/> Letter  | <input type="checkbox"/> Other<br>(please specify) <u>Residents</u> |
| <input type="checkbox"/> Website | <u>News letter</u>  |

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- |   |  |
|---|--|
| <input type="checkbox"/> Very well                  | <input type="checkbox"/> Not very well |
| <input checked="" 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?



## 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.

## 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.

## 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.

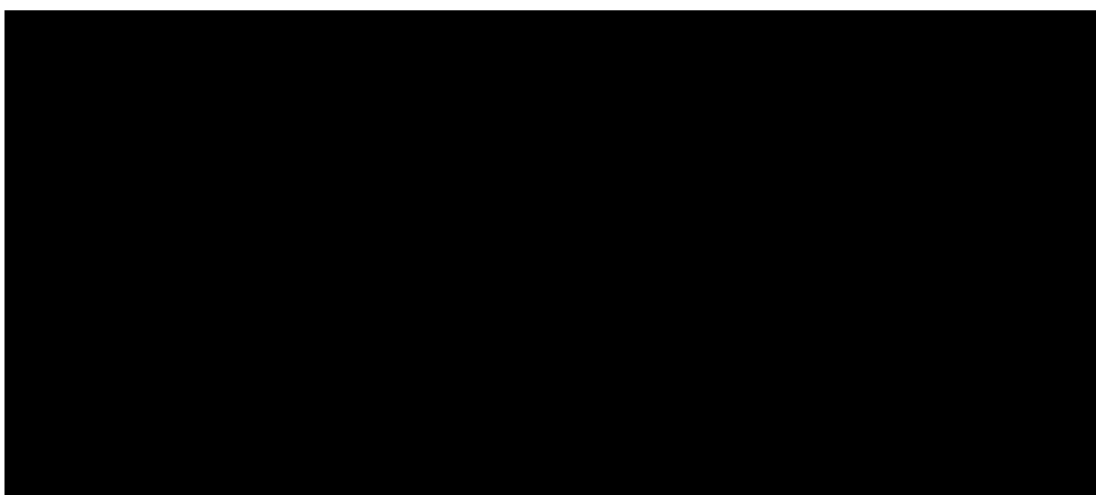
Option 2: Partial redevelopment

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.





## 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.

*Received by  
14 Mar '16*

## 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.

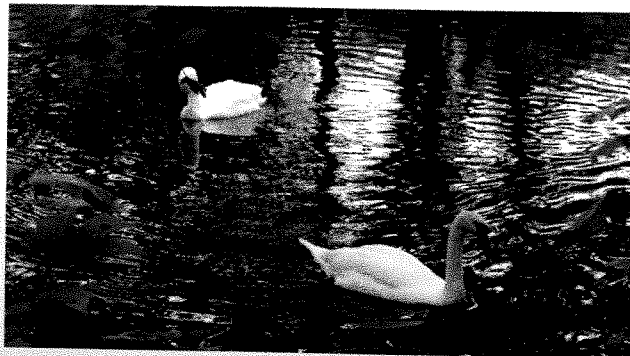


nsu  
3) Please tell  
draft Est...

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:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Townscape</b> - How your neighbourhood looks and feels					
<b>Street Network</b> - Where the streets will go					
<b>Movement and access</b> - How people will move around					
<b>Land use</b> - What uses can go in the new neighbourhood					
<b>Open space</b> - How much and what sort of open space will there be					
<b>Environmental protection</b> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					
<b>Landscape</b> - How open space, trees and planting should be provided					
<b>Building heights</b> - How high buildings should be					

GRID IS UNFIT FOR PURPOSE!  
 THE RATINGS TO COMPLEX.  
 QUITE IN DEPTH AND TOO GENERAL.  
 POLICIES ARE FAR TOO GENERAL.  
 UNFAIR THAT RESIDENTS IN  
 ASKED THEM VIEWS IN  
 SUCH A MANNER!  
 PLEASE REFER TO MY COMMENTS  
 OF THIS POLICY (ATTACHED).  
 ON EACH GUIDANCE NOTES.





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.)

THIS DOES NOTHING TO COMFORT RESIDENCE  
AS MANY OF THIS ISSUES WERE PREVIOUSLY  
DISCUSSED AND IT APPEARS THAT MERTON  
ARE NOT LISTENING TO US.

LETTERS HAVE ALSO GONE UNANSWERED.

COUNCILLORS AND MP'S HAVE BEEN  
SHOCKINGLY POOR IN TERMS OF TRYING  
TO SUPPORT ITS RESIDENTS.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other RESIDENTS ASSOCIATION  
(please specify) \_\_\_\_\_

Website

5) How well did you understand the council's draft Estates Local Plan?

Please select one

Very well

Not very well

Reasonably well

Not at all

6) Do you have any other comments about the council's consultation process that you would like considered?

EXTREMELY POOR AND LACKING IN  
ADDRESSING THE CONCERNS SHOWN BY  
RESIDENTS IN PREVIOUS MEETINGS.

## 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.
- 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.
- 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.
- 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.
- 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.

#### 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.

AGREE

**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. **AGREE**

**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. **AGREE**

**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.

#### 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.

**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. **AGREE**

**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.

AGREE IF THIS ONLY REFERS TO PEDESTRIAN ACCESS.

IN MY VIEW THIS IS TOTALLY UNNECESSARY AND WILL NOT HAVE AN SIGNIFICANT POSITIVES.

STRONGLY DISAGREE - THE FRONTAGES WILL LOOK UNFOOTED.



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.

DISAGREE AS ANY TALL BUILDINGS THAT MAY BE PROPOSED WILL INTEGRATE WELL AND THE PARK WILL BE OVERLOOKED.

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.

AGREE

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.

DISAGREE  
THERE IS NO NEED TO ENHANCE THE SETTING OF THE MILL. IT IS ALREADY WELL KNOWN TO THOSE THAT VISIT.

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.

DISAGREE

THIS WILL ONLY MAKE THIS HAZARDOUS. GIVEN THAT IT IS A DANGEROUS BEND WHERE CARS SPEED.

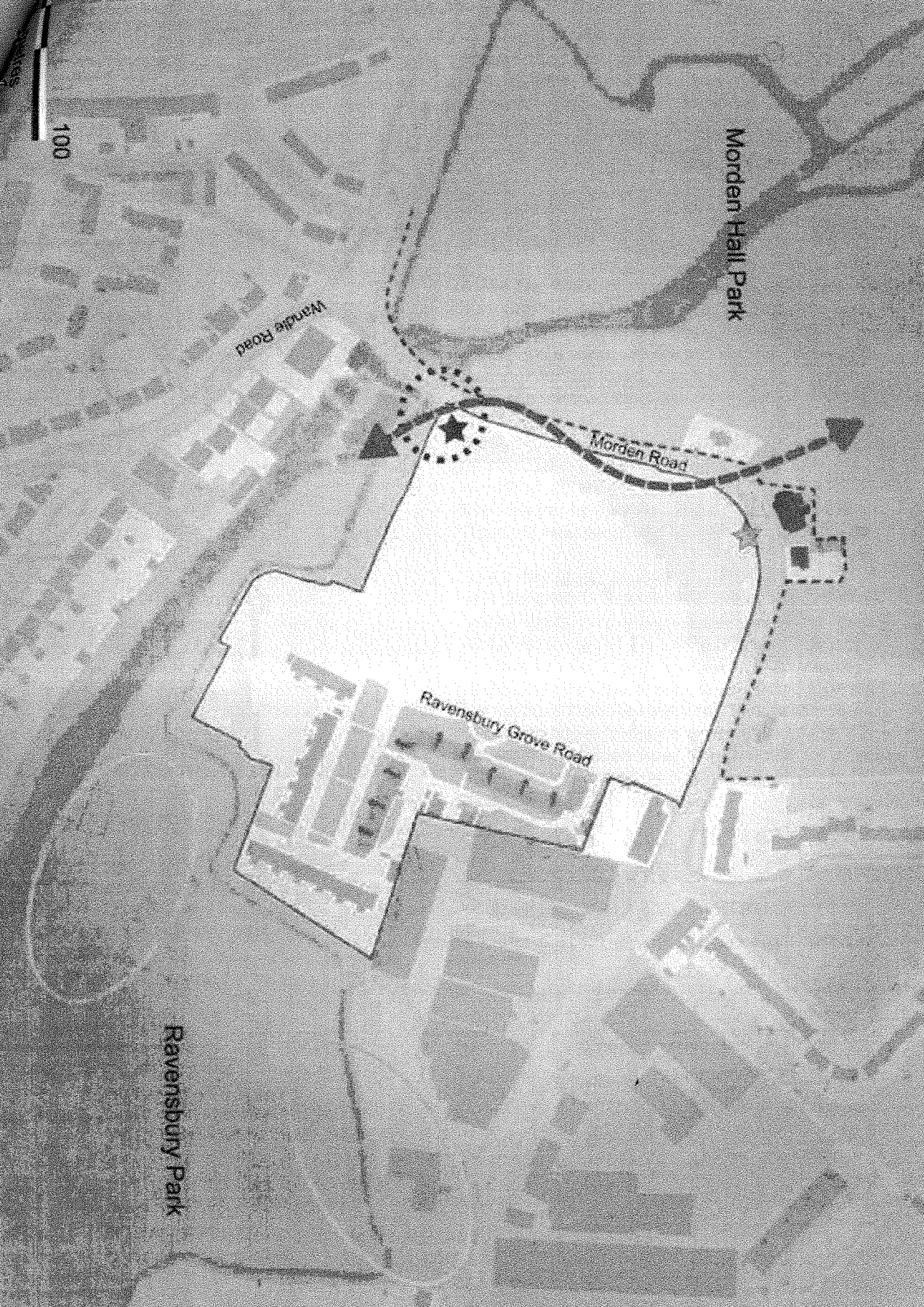
3.255 The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. Uncovering remnants of these ruins will highlight the local history of the area and the park as part of the former estate of Ravensbury Manor.

DISAGREE

THIS IS INSIGNIFICANT AND NOT SURE WHY THIS IS EVEN HIGHLIGHTED.

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.

DO NOT THINK THIS IS AN ESSENTIAL ENHANCEMENT. THEY SHOULD BE LEFT AS THEY ARE



100

Ravensbury Park

Ravensbury Grove Road

Morden Road

Morden Hall Park

Wandie Road







# site specific policies

DISAGREE

**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.

b) Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.

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.

## Justification

~~ASK THE~~ LISTEN TO WHAT RESIDENTS HAVE BEEN SAYING! NOT ISOLATED AND A PREMIUM STREET WHICH ATTACHED US TO THE AREA!

**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.

NOT AGREED THIS HAS BEEN ADVISED MANY TIMES.

## 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.

THIS HAS BEEN COMMUNICATED BY RESIDENTS ON SEVERAL OCCASIONS TO BOTH CIRCLE HOUSING AND MORDEN COUNCIL

ONE ROAD IN/OUT!

WHY? THIS AREA SHOULD REMAIN AS IT IS - REMOVING THIS LANE WILL ONLY HELP WITH ALREADY A PROBLEM - PREVENTING CHILDREN ALSO USE THIS ACCESS LANE AS A PLAY AREA.



R2 Street network

R2 Street network

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

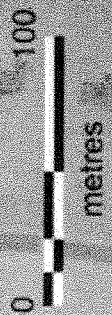
Morden Hall Park

To Mitcham

To Morden

Wandle Road

Ravensbury Park





# Site specific policies

## Policy

### EP R3 Movement and access

- 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.
- 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. *DANGEROUS AND UNNECESSARY - WILL ONLY CAUSE MORE TRAFFIC*
- 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.
- 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. *A*

*RETAIN EXISTING SLIP ROAD  
NO TO SECONDARY ENTRANCE  
AND 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. *WILL IMPACT RESIDENTS AT THE PARK END OF RAVENSBURY GROVE NEGATIVELY.*
- 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. *THIS WILL ONLY INTENSIFY ISSUES FROM CURRENTLY WITH MORES. THIS WILL ENCOURAGE THIS FURTHER.*
- 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. *NOT A PROBLEM NOW!*

## 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. *NO BENEFIT TO EXISTING RESIDENCE ONLY THOSE ON WANDLE ROAD!*
- 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. *← IRRELEVANT TO RESIDENTS*
- 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.

*THIS DOES NOTHING TO IMPROVE  
MOVEMENT AND ACCESS TO  
RAVENSBURY RESIDENCE!*

**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.

DISAGREE THERE IS  
A WELL USED PATHWAY.  
NEED MORE PARK SIGNAGE.  
NOT ON THE ESTATE.!

**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.

DISAGREE

THERE IS A PEDESTRIAN CROSSING  
AND THIS IS OR HAS NEVER  
BEEN A PROBLEM.

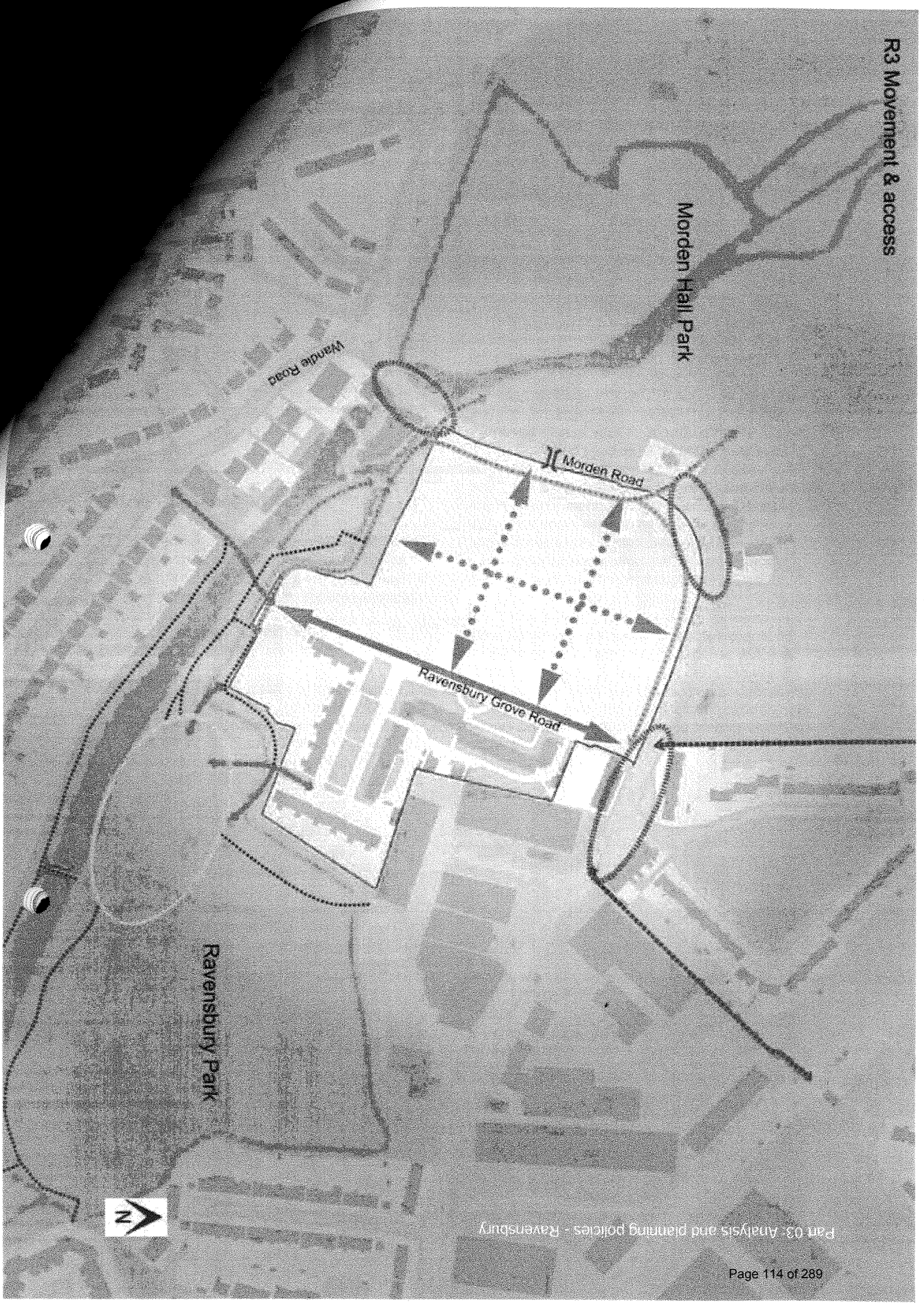
**3.270** The amount of traffic using Morden Road makes for a unfriendly environment for pedestrians and cyclists. Measures to better control traffic and improve pedestrian and cyclist safety could be achieved by a range of methods, including surface treatments, raised crossing points, cycle paths, width 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. )

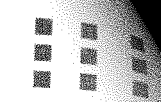
THIS PROBLEM IS NOT EXCLUSIVE  
TO RESIDENTS OF RAVENSBU  
THIS IS A NONSENSE!

← DISAGREE

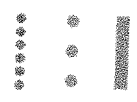
THIS IS ONLY BENEFIT  
WANDLE ROAD BENEFITS



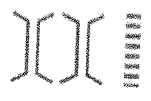




New and enhanced pedestrian and cycle links to parks  
Improved pedestrian and cycle river crossing routes  
Improve pedestrian routes to tram stops



Ravensbury Grove Road  
Street network - illustrative  
Existing pedestrian routes



Traffic management  
Existing road crossing point  
Existing river crossing point



Park focal point



## specific policies



### 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.

### 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.

DISAGREE - EXCELLENT  
TRANSPORT LINKS ALREADY.  
THIS IS THE MAIN REASON  
IN ATTRACTING RESIDENCE  
HERE.

**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.

MIX OF  
HOMES IS  
IMPORTANT  
BUT HEIGHT  
OF BUILDINGS  
SHOULD NOT  
EXCEED  
3 STOREYS.

**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.

NO COMMERCIAL USES NEEDED

R4 Land use

Morden Hall Park

Morden Road

Ravensbury Grove Road

Wandle Road

Ravensbury Park

R4 Land use



Residential land use



Illustrative community use



100

metres





## 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.
- 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.
- 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).
- d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards. ?? see refer to 3.277

**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. 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). ALREADY AVAILABLE WITHIN RAVENSBRDY PARK.

**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.

NO COMMENT.

### Further guidance





**3.276** Any new public open space should link into a network of swales and the surrounding parkland landscape.

### 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.

RETAIN ALL CURRENT GREEN SPACE WITHIN THE RAVENSBRDY AREA!

**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)



R5 Open space

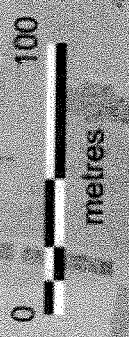
Morden Hall Park

Morden Road

Ravensbury Grove Road

Wandle Road

Ravensbury Park





## 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.

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.

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.

**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.

IF THE RAVENSBUY AREA IS INVESTED IN AND BRING THEM TO MINIMUM STANDARDS THEN NONE OF THIS IS APPLICABLE AS NO IMPACT ON ENVIRONMENTAL PROTECTION



**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.

**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.



**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

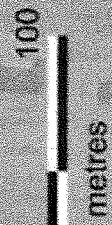
Morden Hall Park

Morden Road

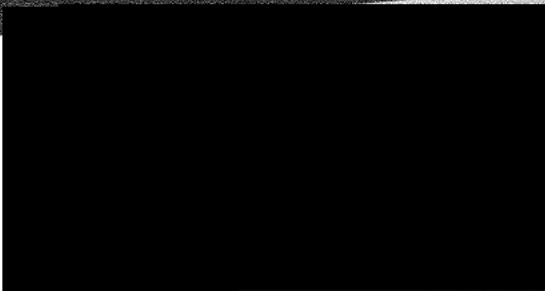
Ravensbury Grove Road

Wandle Road

Ravensbury Park







## 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.
- 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.

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.

**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.

DISAGREE

**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.

AGREE

**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.

NOT NECESSARY

### 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.

SHOULD NOT BE LOST  
SO THIS SHOULD BE LEFT AS IT IS

**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



R7 Landscape

Morden Hall Park






Morden Road

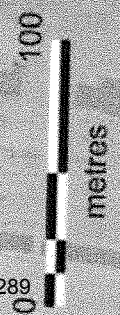
Ravensbury Grove Road

Wandle Road

Ravensbury Park

**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





## 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.

### 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.

### 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.

**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.

WE HAVE ON A NUMBER OF OCCASIONS, ADVISED THAT BUILDINGS BEING PROPOSED SHOULD NOT EXCEED 3 STOREYS.

OUR HOME WILL BE OVERLOOKED FROM BOTH SIDES WHICH IS TOTALLY UNACCEPTABLE.

THIS WILL DO NOTHING IN IMPROVING THE AREA BUT JUST INCREASE DENSITY AND THIS IS A HUGE CONCERN TO RESIDENTS

I WILL NOT ACCEPT THAT MY HOME IS OVERLOOKED AND EXPECT THAT THIS IS GIVEN SERIOUS RECONSIDERATION



R8 Building heights

**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

Morden Road

Ravensbury Grove Road

Wandle Road

Ravensbury Park



## 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.

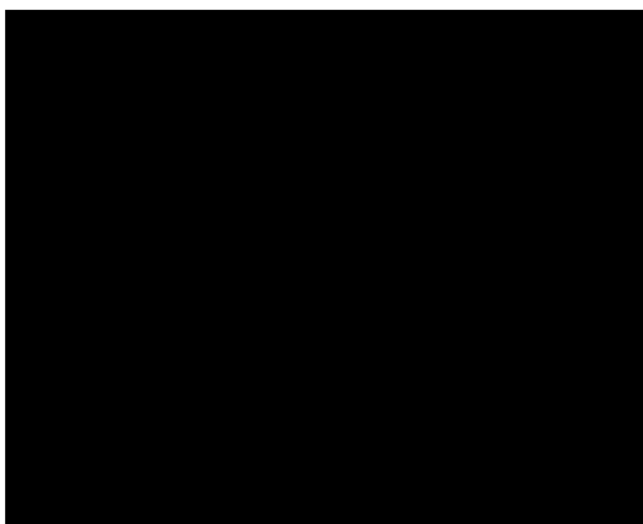
Option 2: Partial redevelopment

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.





## 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.

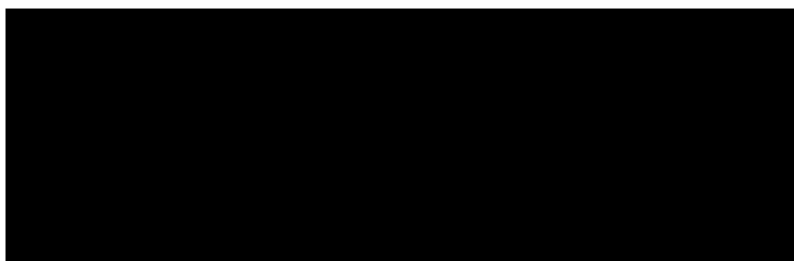
Option 2: Partial redevelopment

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.





## 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.

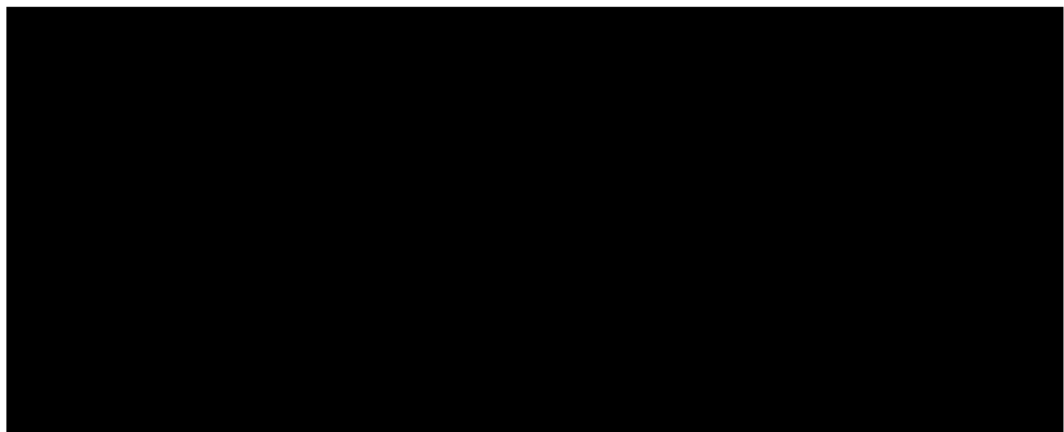
Option 2: Partial redevelopment

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.



Received by  
14.03.16

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.

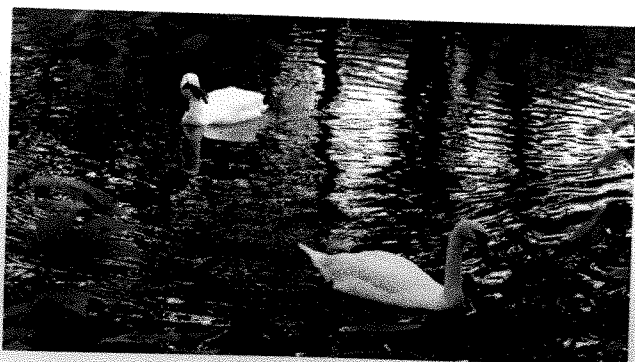
**Option 3: Invest in existing properties to bring them to minimum modern standards**

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:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Townscape</b> - How your neighbourhood looks and feels		✓			
<b>Street Network</b> - Where the streets will go		✓			
<b>Movement and access</b> – How people will move around		✓			
<b>Land use</b> – What uses can go in the new neighbourhood		✓			
<b>Open space</b> – How much and what sort of open space will there be		✓			
<b>Environmental protection</b> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes		✓			
<b>Landscape</b> – How open space, trees and planting should be provided		✓			
<b>Building heights</b> – How high buildings should be		✓			





**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.)

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Letter

Website

Newspaper

Other  
(please specify) \_\_\_\_\_  
\_\_\_\_\_

5) How well did you understand the council's draft Estates Local Plan?

Please select one

Very well

Reasonably well

Not very well

Not at all

6) Do you have any other comments about the council's consultation process that you would like considered?

an extra Bus stop on mordeu rd,

## 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.

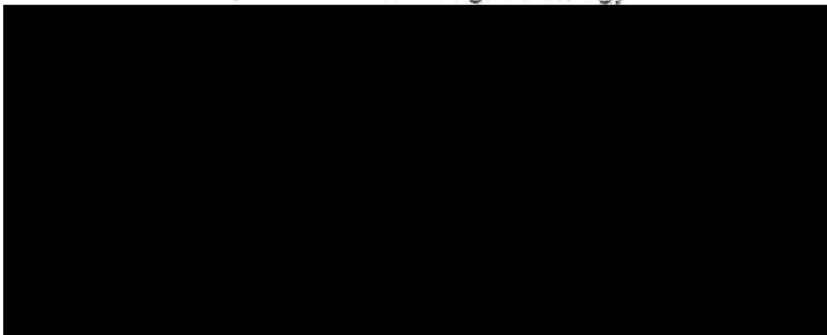
Option 2: Partial redevelopment

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.





## 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.

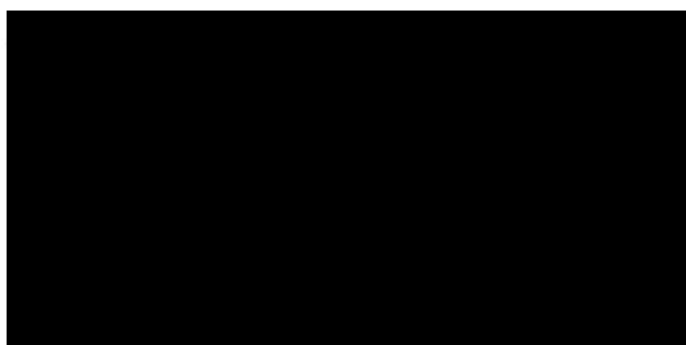
**Option 2: Partial redevelopment**

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.



## 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.

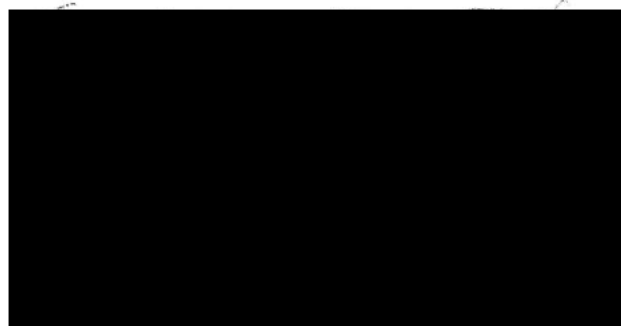
Option 2: Partial redevelopment

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.



I

Recd 11/3/16

9-3-16.

Dear Sir or Madam,  
 Thank you for your letter  
 concerning my property at  
 [REDACTED] Hengelo, Gronsw. Mireham.  
 It is classed as my second  
 home as I spend part  
 of my time day and night  
 at [REDACTED] Hengelo. I will  
 explain to you why. I  
 have recently lost my daughter  
 my only child, she was  
 only 43 years old when  
 she died, and when the  
 walls of [REDACTED] Hengelo close  
 in on me I have  
 somewhere to go, also I  
 am disabled and can  
 P.T.O.



2

not go anywhere on my own.  
So it gives me Independence  
to be able to go such a  
short distance without  
having to phone friends  
and family to come and  
help me, that means  
more to me than any  
money that I could  
make on the house  
my independence to go  
to [redacted] Angelo on my  
own is priceless.

Thank you  
[redacted]

## 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.

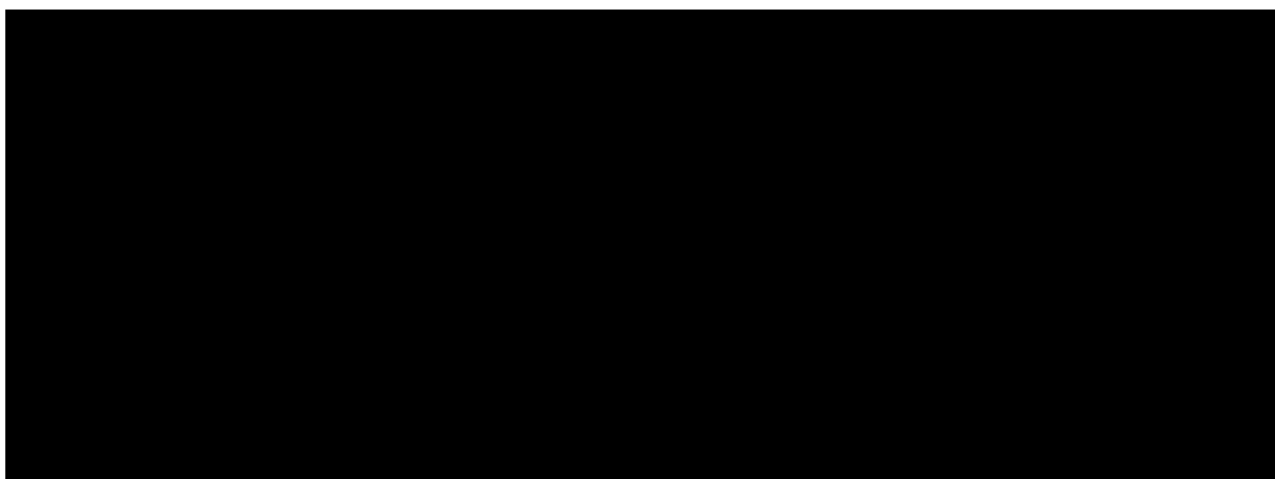
**Option 2: Partial redevelopment**

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.



## 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.

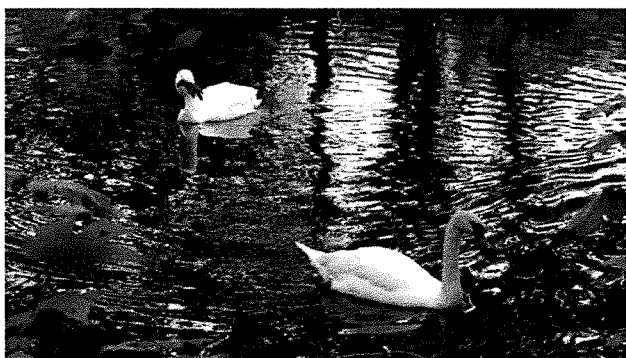




**2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:**

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Townscape</b> - How your neighbourhood looks and feels					
<b>Street Network</b> - Where the streets will go					
<b>Movement and access</b> – How people will move around					
<b>Land use</b> – What uses can go in the new neighbourhood					
<b>Open space</b> – How much and what sort of open space will there be					
<b>Environmental protection</b> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					
<b>Landscape</b> – How open space, trees and planting should be provided					
<b>Building heights</b> – How high buildings should be					

*Please see enclosed copies*



**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 have lived on this estate for over 16 years, and what appealed to me when I purchased my home, was although it was on a 'Council Estate' it didn't feel like one. It is open, spacious, plenty of green and lovely flower beds. The main reason was the quiet, because it's a cul-de-sac the only traffic you get is the odd delivery van & the tenants, plus my home backs onto the Park, so I have the added pleasure of listening to the birds, the nesting cranes, woodpeckers etc. I am or was very happy here, I also have some lovely neighbours.

This has all changed since Circle Housing purchased the land, for the last 3 years we have all become upset, angry, frustrated and stressed to say the least.

What they are proposing is demolition not regeneration! They are planning buildings of up to 4 storeys high, more than doubling the amount of people here, so my fear is the noise this will create, the constant dust from building work which is possibly going on for around 10 years, and ultimately a complete redesign of the estate which will no longer resemble the one I live in now. I will most definitely lose more sunlight from new builds, parking will become a major issue as they are not increasing parking spaces, which whether you like it or not is necessary. Many people here have vans and trucks that they use as a necessity for work and this has not been addressed.

The estate will be busier with the added people who will be moving in, noisier, as a possibility of new roads being built through it and basically not resemble Ravensbury in any shape or form.

My other major concern is flooding, all this new building may well impact on the river and the tributary that runs directly outside the back of our houses, the water will have to go somewhere, and I feel this has not been seriously addressed. Please, Please, leave Ravensbury Estate alone!

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<br>(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?**

I have to say that this document has been a nightmare to complete, but I wish to thank you for having the drop in sessions to help explain how to fill it in.

I would just like to ask the Council to please listen to the Tenants on Ravensbury Estate, before allowing Circle Housing to destroy our homes.

I do not feel the councillors that have visited a few of the meetings were in any way interested in our views or feelings in this very important matter.

[Redacted signature]



## 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.
- 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.
- 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.
- 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.
- 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.

### 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.

**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.

### 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.

**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.

**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.

See Over →

**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.

**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.

**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.

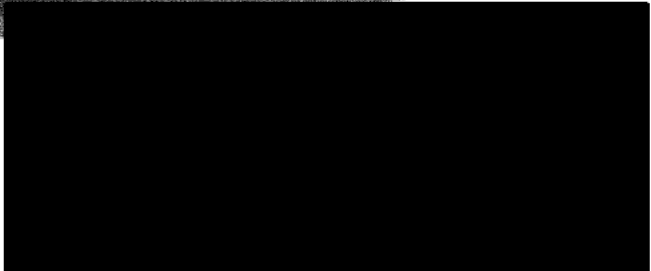
**3.255** The remains of Ravensbury Manor are hidden from view amongst dense vegetation within Ravensbury Park. Uncovering remnants of these ruins will highlight the local history of the area and the park as part of the former estate of Ravensbury Manor.

**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.

While I don't disagree in principle with the ideas on improving the entrance to Ravensbury Park and keeping the ideas regarding a theme running through the estate with its history with the water mill.

My major concerns are 3.247 and 3.256.

I see no advantage in changing the layout of the Ravensbury Court, it gives the residence a feeling of security and knowing their neighbours by having the front doors as they are. I feel this is an unnecessary upheaval for the tenants.



# 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.

**b)** Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.

**c)** Hengeio 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.

## 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.

No

No

## 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.

No

I Disagree with the potential ideas of opening up the estate. See 3.260 - the 'relative isolation' is why it is so nice to live here, it ~~is~~ a quite, peaceful place to live without unnecessary traffic or people coming through and a feeling of safety.

3.261 - We do not want any extra through roads in, as we have a feeling of a small village in a busy town.

3.258 - No need to remove parking it is necessary, there is already trees there and a cycle route.



# R2 Street network

**R2 Street network**

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

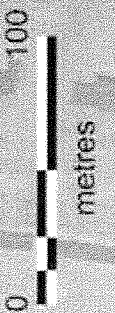
Morden Hall Park

To Mitcham

To Morden

Wandle Road

Ravensbury Park



## Site specific policies

### Policy

#### EP R3 Movement and access

- 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.
- 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.
- 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.
- 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.

### 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.

**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. *No.*

**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.

### 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.

**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 *No* signage.



**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.

**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.

**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. No

Better signs to show where the Park is and the Wandle trail is a good idea. But to restrict traffic movement on Morden Rd is not really required, most cyclists that I know have stopped using the Parks and kept to the main roads purely because of the swarms of flies, when cycling they get in their mouths and eyes, so have given up on cycling through the Park.

3.263. I am against an additional bridge coming into the estate from past experience when it was more open and less overgrown we suffered from a lot of burglaries, and thefts because our back gardens back onto the Park. There is adequate access now from the estate with an entrance to the park, and a larger entrance to the play area of the Park by the gates next to Ravensbury medical centre



## 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.

### 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**

**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.

**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.

Again, this is a lovely quiet estate, which should remain so, we do not want any added homes, shops etc. I feel this would have a negative impact on the character of this estate.

3.273 - The fact that the Proposal is to more than double the occupancy with new homes will destroy the character and community feel that we have here now.

R4 Land use

R4 Land use

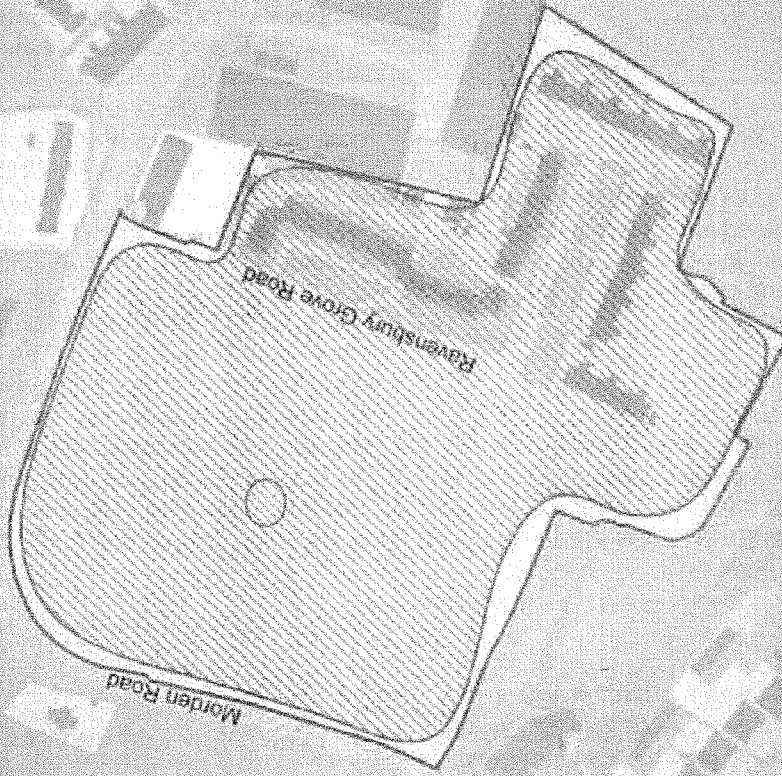


Residential land use

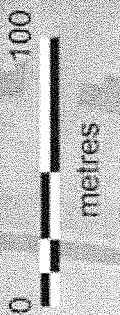


Illustrative community use

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.
- 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.
- 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).
- d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards.

**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.

**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).

**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.

### 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.

The estate has a nice open feel about it, Green spaces and trees, I feel there is no need to include a play area for children as we have two parks that cater for them, perhaps an improvement on the flower beds would be nice, so the elderly on the estate could sit outside if they wish. But really the estate is perfectly fine as it is.





## 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.
- 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.

**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.

**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.





**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.

**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.

This is my biggest concern, interfering with the flood defences,  
See para 3.281 & 3.288

The building on the Garge site at the back of Ravensbury which is 8 m or less & behind Heycks Garden houses how will this impact on potential flooding? A new river channel could severely increase the likelihood of this.

Also behind my house we have nesting Cranes that live there and we have bats that live in the trees next to the garage site. Also I have seen two woodpeckers that reside there.

I am very concerned they will be uprooted from their homes.



## 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.
- 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.

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.

**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.

**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.

**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.

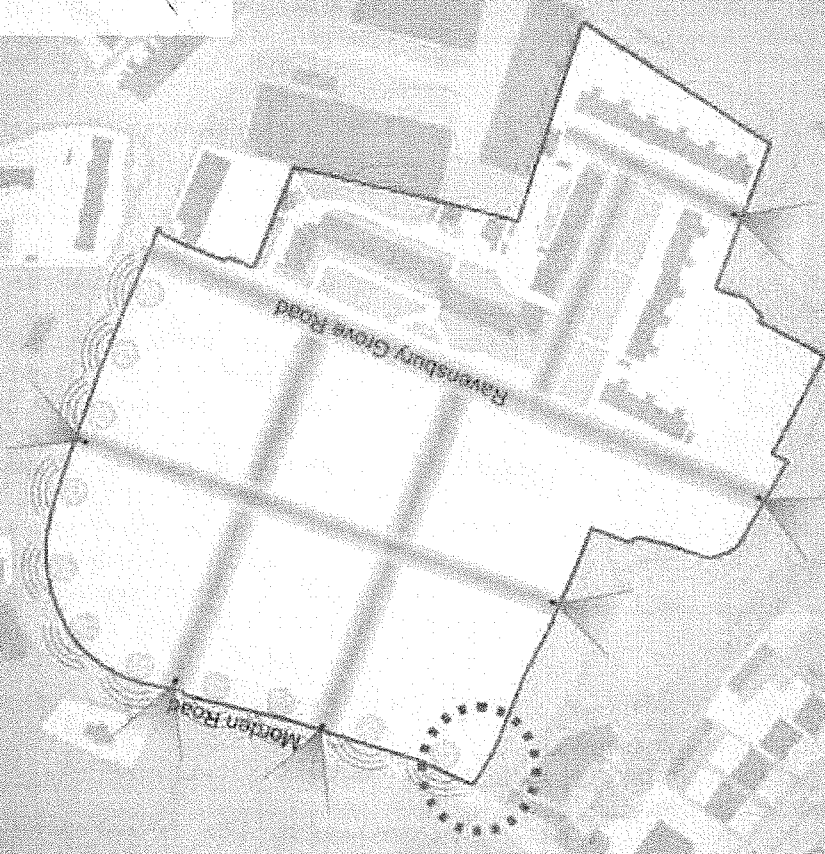
**3.293** Large and well vegetated gardens also contribute to the estate's landscape character and redevelopment proposals need to be designed to maintain opportunities for such incidental greenery throughout. The estate's relative isolation

*I agree with the policy on landscaping, but not on the entrance to Ravensbury Park gateways just how many gate ways does this Park need, there are two on Morden Road, one entrance off Wandle Road and another on London Road, just how many thousands of people are you expecting to use the Wandle trail? The Gateway on Ravensbury is wide enough and can be seen just fine.*

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

100



metres



## 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.

No

### Further guidance

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

**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. No

### 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.

**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.

While I disagree and am against any interference of Ravensbury Estate, buildings that if given the go ahead should be ~~kept~~ kept to a minimum. If building on the Garage site two storeys and no more, as this will block out our sunlight, which is much needed, because Ravensbury Court takes a lot of our natural sunlight already. Our sitting rooms are quite dark now. ~~There~~ There should be no four storey buildings, again because of the light and the changing of the character of the estate.



R8 Building heights

**R8 Building heights**

- Height range 2-4 storeys
- Height range 2 storeys
- Existing 4 storey building
- Existing 2 storey building
- Tree canopy

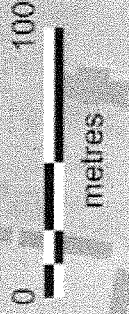
Morden Hall Park

Morden Road

Ravensbury Grove Road

Wandle Road

Ravensbury Park



## 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.

*I would be happy  
when it all rebuilt  
we would continue  
living here.*



## 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**

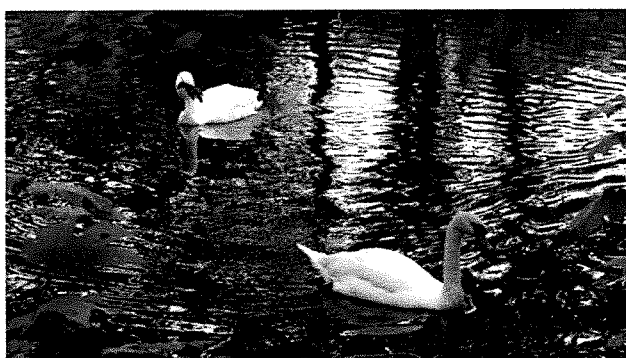
Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside 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:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Townscape</b> - How your neighbourhood looks and feels					✓
<b>Street Network</b> - Where the streets will go					✓
<b>Movement and access</b> – How people will move around					✓
<b>Land use</b> – What uses can go in the new neighbourhood	✓				
<b>Open space</b> – How much and what sort of open space will there be	✓				
<b>Environmental protection</b> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					✓
<b>Landscape</b> – How open space, trees and planting should be provided					✓
<b>Building heights</b> – How high buildings should be					✓



**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.)

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<br>(please specify) _____ |
| <input type="checkbox"/> Website           | _____  |

**5) How well did you understand the council's draft Estates Local Plan?**

**Please select one**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Very well | <input 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?**



## 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.

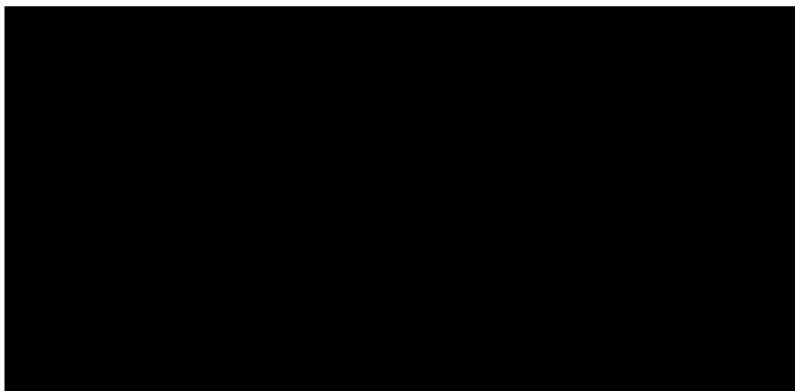
**Option 2: Partial redevelopment**

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 Prioxy 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.



## 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.

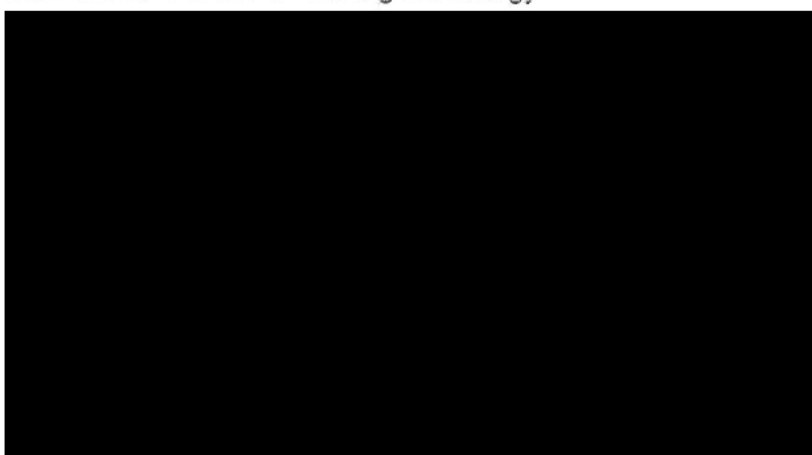
**Option 2: Partial redevelopment**

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.



## 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.

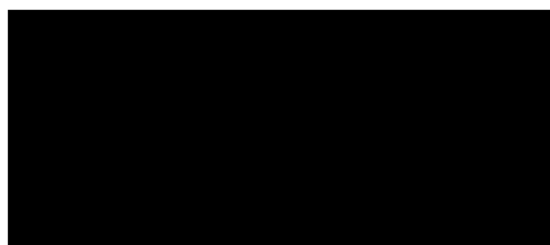
**Option 2: Partial redevelopment**

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.





## 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.

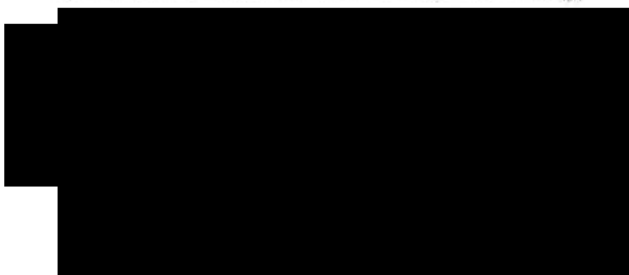
**Option 2: Partial redevelopment**

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.



## 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.

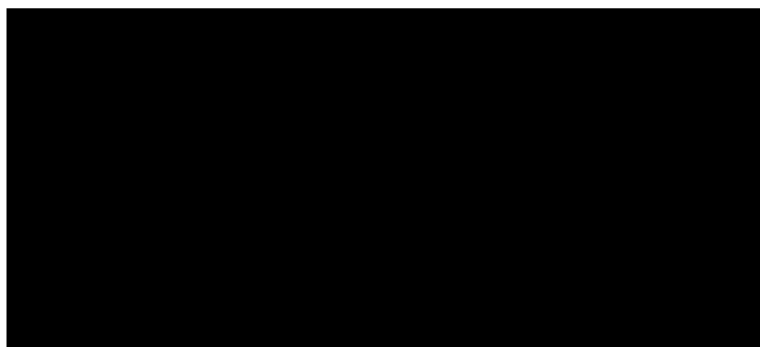
**Option 2: Partial redevelopment**

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.



## 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:

*Please see letter attached - building heights for Ravensbury Gorges area are excessive*

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					
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					
Building heights - How high buildings should be					



**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.)

Please see full  
letter/comments  
attached.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- Email
- Letter
- Website
- Newspaper
- Other (please specify) \_\_\_\_\_

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- Very well
- Reasonably well
- Not very well
- Not at all

*Planning jargon & volume of documentation is creating real stress for local residents*

6) Do you have any other comments about the council's consultation process that you would like considered?

*Please see full letter attached.*



### Making a stressful crisis out of what was an opportunity?

We are private residents on the Ravensbury Estate. Over the last two years, (along with what we believe is a majority of the other residents of the estate) we have been horrified by the bullying, clumsy and stressful way in which Circle Housing/Merton have conducted what should surely have been a transparent and calm/humane dialogue with residents. Your reasons for this initiative (the 'once in a generation opportunity for improvement, and the optimal use of public funds) are perfectly understandable.....so why allow residents to be turned into 'victims'? :

- Bombarded with technical/hard to follow 'planning' jargon
- Upset by 'hard-line' attitudes to what should be a rational and civilised process
- Confused by frequently repeated 'mailings' that seem to be repeating the same messages
- Feeling that residents views are 'just a nuisance'

And now in 2016 we are shocked by the sudden arrival of Circle Housing plans for the hitherto 'missed out' Ravensbury Garages area, and which feature grossly intrusive and overbearing development proposals.

**These proposals illustrate blocks of flats that would be effectively 4-5 stories high and built within 6 metres of our garden fence....seriously overshadowing our home and resulting in complete loss of privacy both in our home and garden.**

### Does Circle Housing listen?

Just a few days later Merton invites us to 'Have your say'...with a document loud in its claims that Ravensbury's existing landscape and positive townscape features will be **strongly protected!**

### Density: 2.45

*"Development that is too dense may result in .....overlooking or daylight issues" ....too true!....why allow Circle to develop such irresponsible plans?*

### Ravensbury Estate : 3.201

*"It is almost entirely enveloped by a skyline of large mature trees that define its setting as a kind of breathing space in a wooded landscape. This landscape character is reinforced by the River Wandle running nearby' .....true, but the current Circle Housing plan for the Ravensbury Garages area with its over-sized blocks of flats will completely destroy this skyline for hundreds of residents!*

### Site Analysis: 3.225

*"With the exception of the Ravensbury Court flats, all other flats and houses are two storeys with pitched roofs".....so why allow Circle to propose an oversized 4 storey block in an area of 2 storey housing? (in fact it will appear as 5 storeys due to the lie of the land...does anyone realise this???)*

**NB: this area is also identified by your own document (3.228) as an area where the views and prospects are important!**

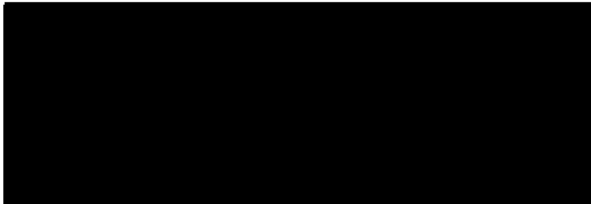
**Ravensbury Park: 3.241**

*"Blocks should be arranged to maximize the visual and natural amenity provided by the park, .....Proposals should ensure landscaping setting of the estate is not undermined".....we refer you to our comments above and to our letter (copy attached) to Circle Housing concerning their totally unsuitable proposals.*

**Conclusion**

Unsurprisingly we (along with most other Ravensbury residents) are now feeling bruised, stressed and distrustful.

**We would be grateful if you and your team would be kind enough to explain a) whether the consistent 'landscape-friendly' strategy in your Local Plan is serious (and therefore the oversized landscape-destructive flats in the Ravensbury Garages area will be reduced to 2 storeys and will respect the trees and nearby houses) or b) whether Circle are right, and none of these fine words really matter....?**



## 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.

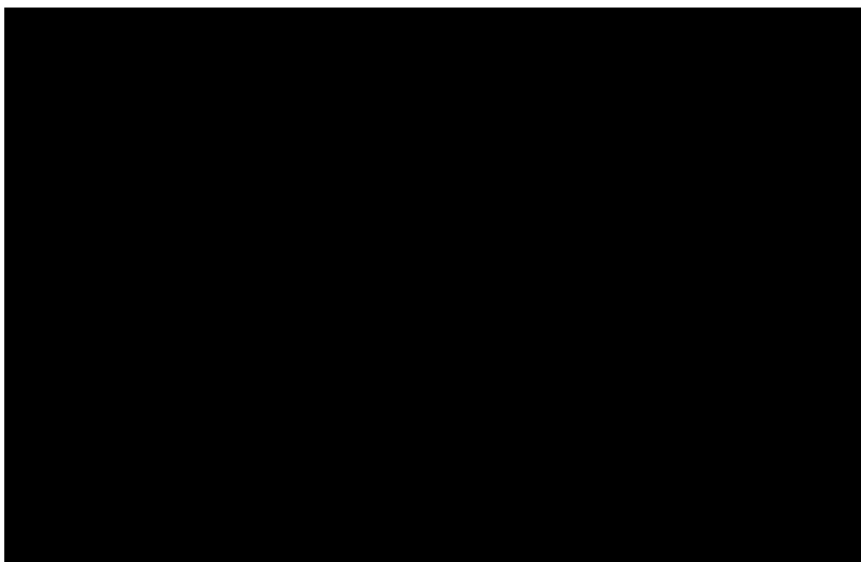
Option 2: Partial redevelopment

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.





## 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.

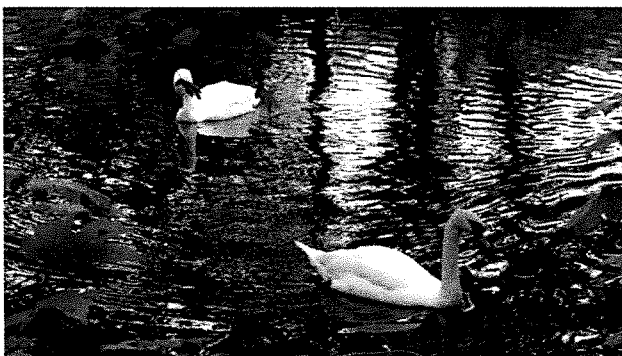


2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:

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.

- Email
- Letter
- Website
- Newspaper
- Other (please specify) \_\_\_\_\_

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- Very well
- Not very well
- Reasonably well
- 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](mailto: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

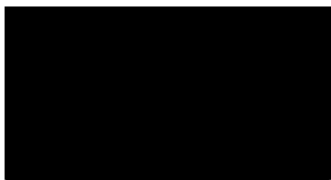
**Re: Land purchase enquiry**

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](mailto:Postmaster@merton.gov.uk)  
<http://www.merton.gov.uk>  
-----

H.M. LAND REGISTRY

SGL 420296

ORDNANCE SURVEY  
PLAN REFERENCE

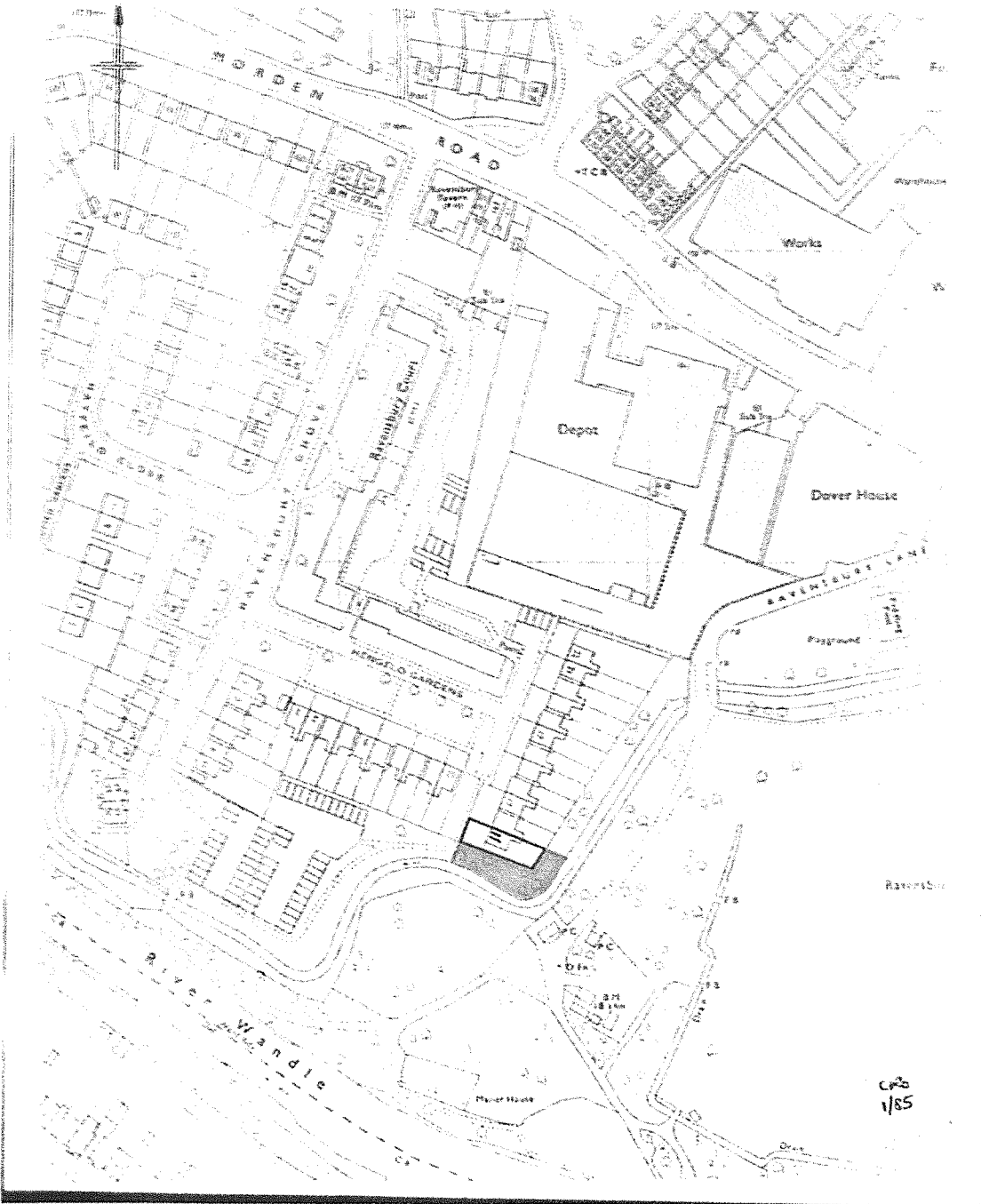
TQ 2668 SE

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

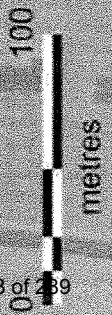
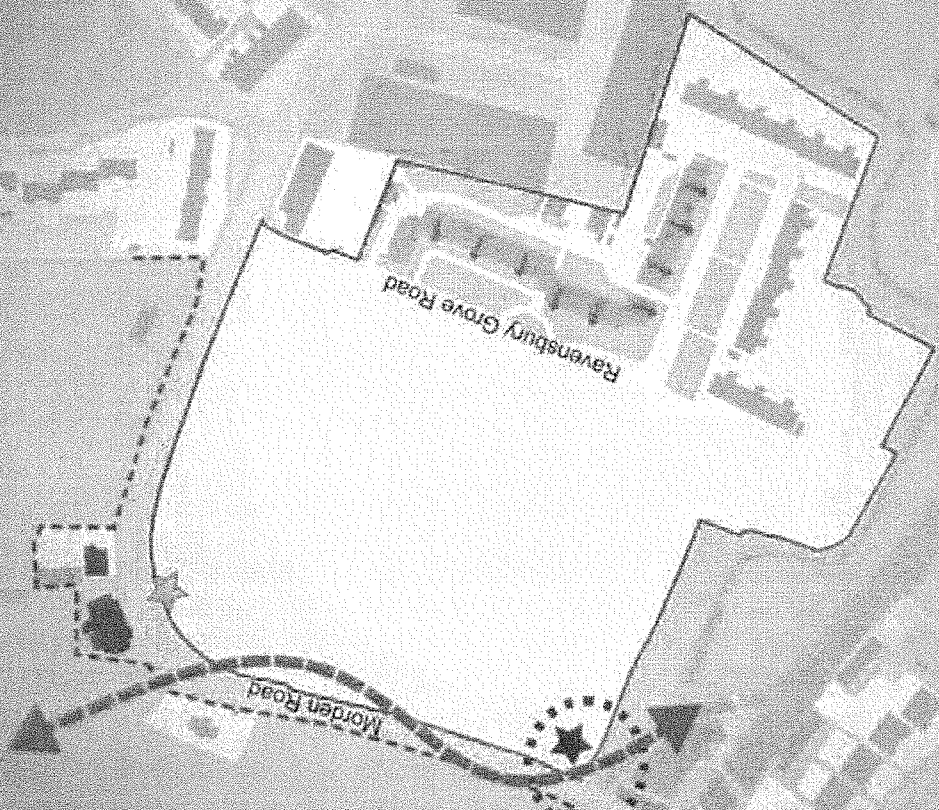
- 
Ravensbury Park entrance  
(enhancement and widening)
- 
Reinforce prominent corner  
(address sympathetically the Surrey Arms)
- 
Prominent position on Morden Road  
(architectural expression)
- 
Highlight Ravensbury Manor remains
- 
Surrey Arms
- 
Ravensbury Mill (original building)
- 
White Cottage
- 
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
<b>EP R2 Street network</b>
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. <b>AGREE</b>
b) Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park. <b>NO</b>
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. <b>NO NEW ROADS</b>

### 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.

good way!  
We are village!

**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.

NO,  
new streets & footpath wanted.

**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.

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.

Yes

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

**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.

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

R2 Street network

*OLEG PASHKOVSKIY*

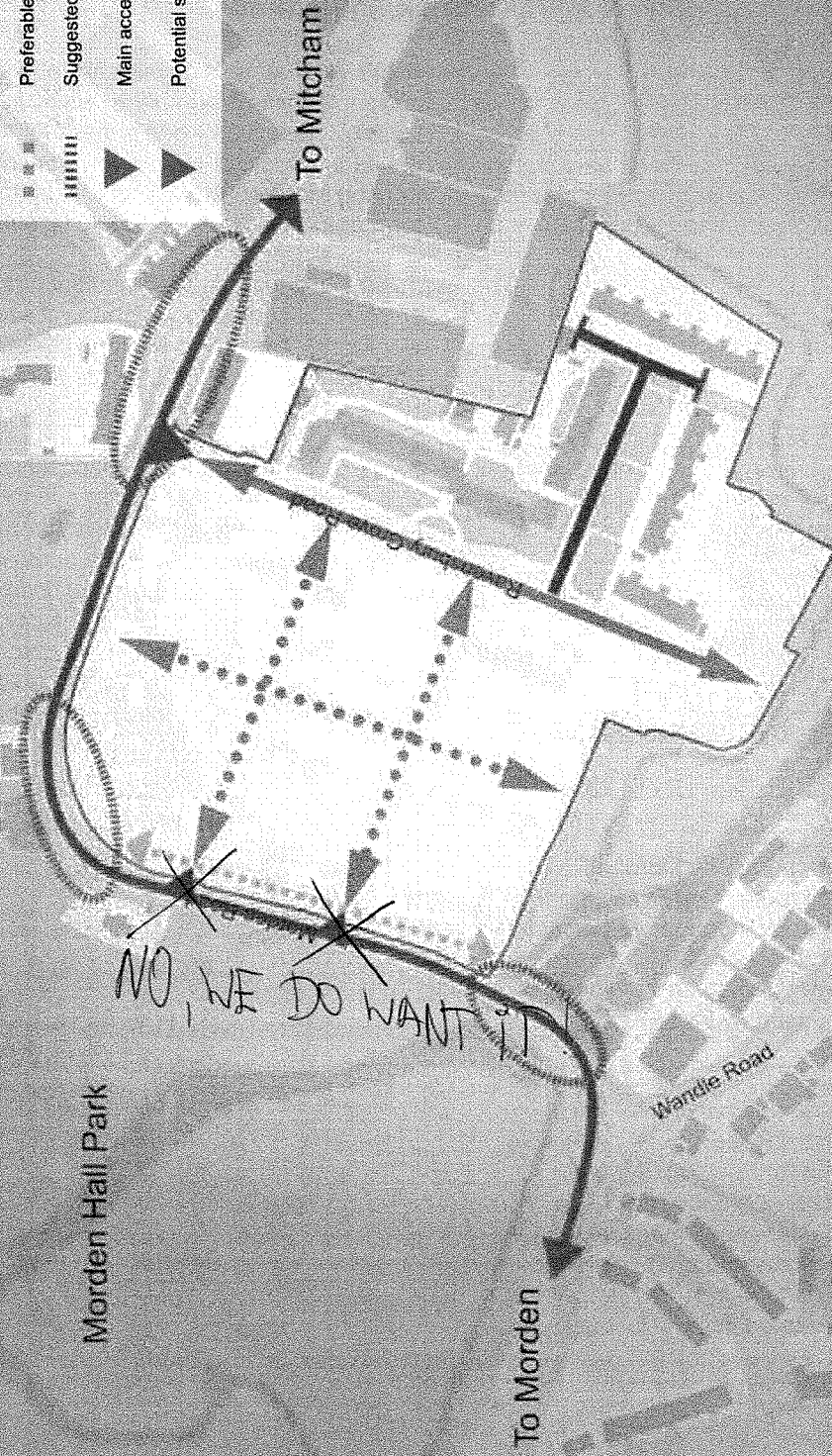
**R2 Street network**

- 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



Morden Hall Park

Ravensbury Park



*NO, WE DO WANT IT!*





## Site specific policies

### Policy

#### EP R3 Movement and access

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. **NO!**

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. **NO!**

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. **NO!**

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. **Yes!**

**NO!**  
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 FOOT-PATHS.**



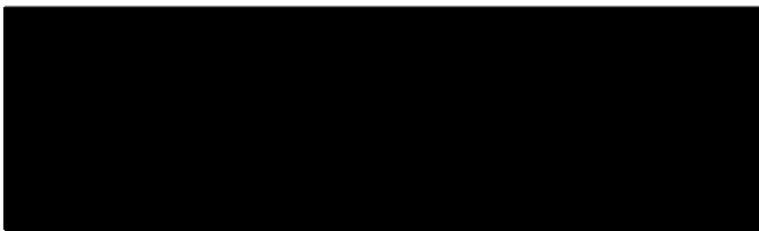
**3.268** Links from within the estate towards Morden consist of either a back alley or detour to the north. The pedestrian routes between the parks and cycling facilities on Morden Road are also unclear. The paths through Ravensbury Park are poorly overlooked with few escape points into the surrounding 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~~  
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.





OLEG PASHKOVSKIY

R3 Movement & access

Ravensbury Park

Morden Hall Park

Wandle Road

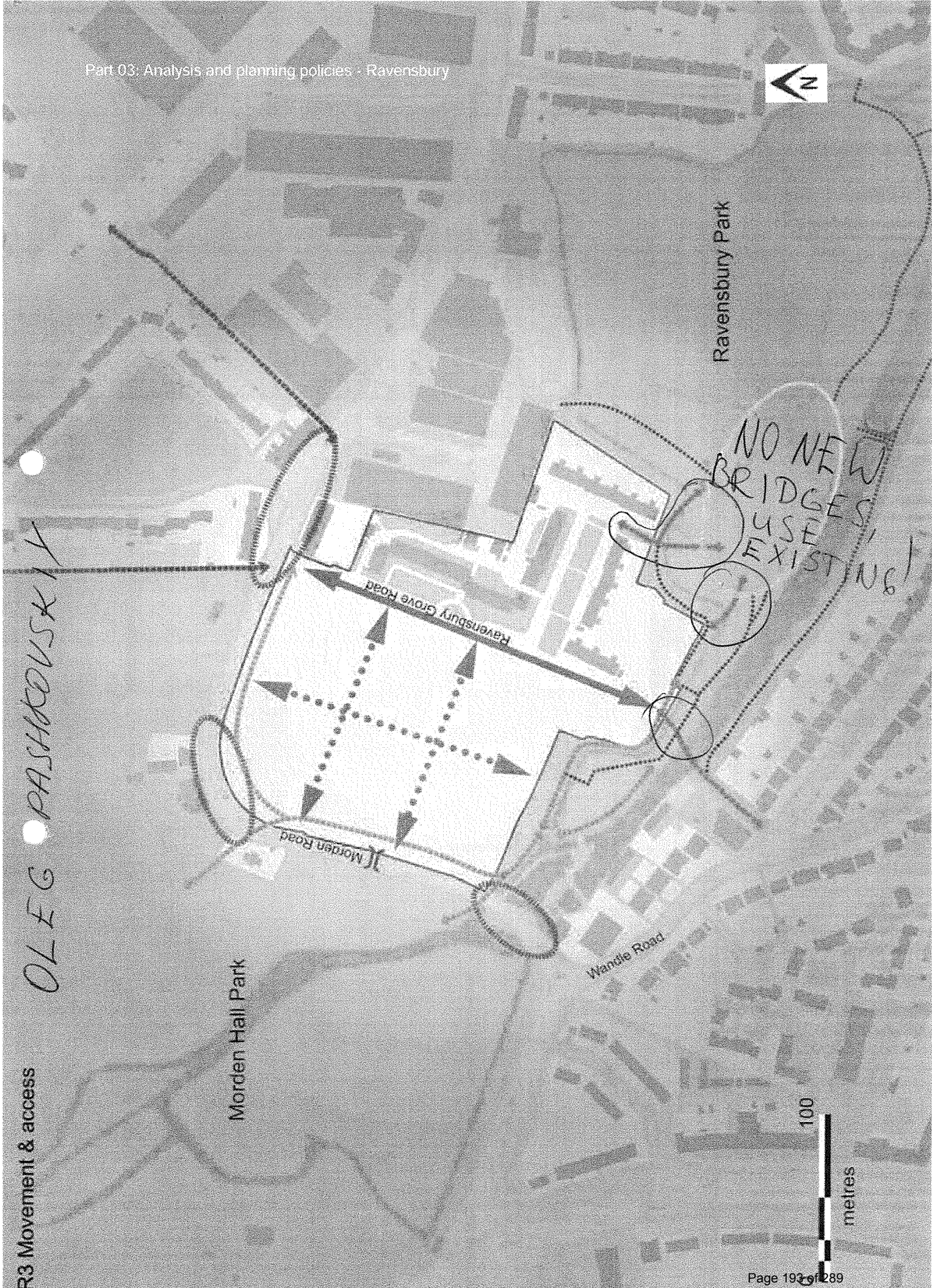
Ravensbury Grove Road

Morden Road











NO NEW BRIDGES, USE EXISTING!

100

metres



### 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.

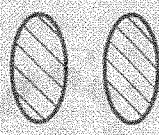
*Yes, because there are cork park*

R4 Land use

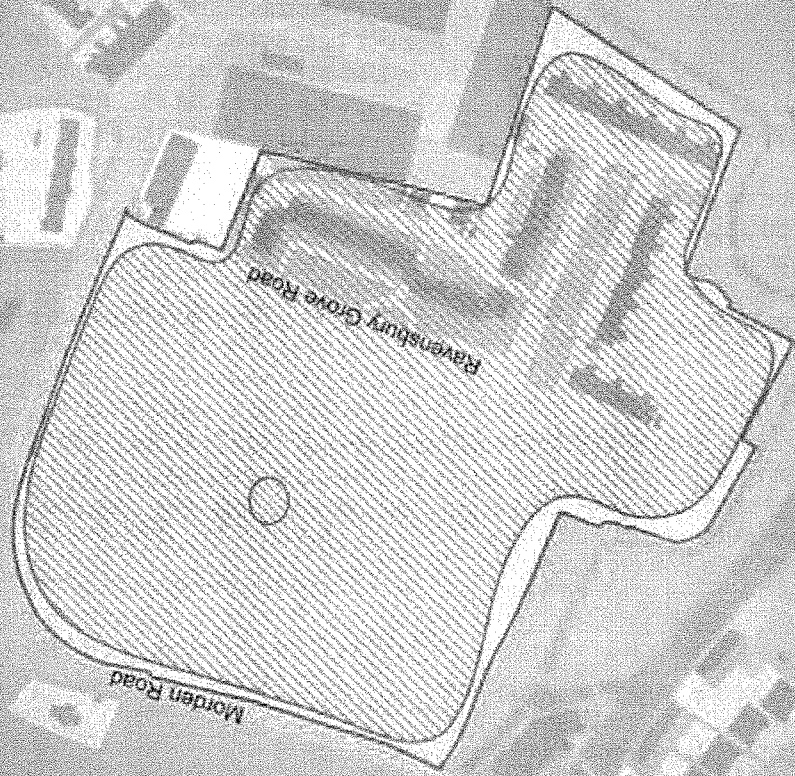
R4 Land use

Residential land use

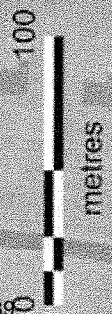
Illustrative community use



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). NO, we have got park
- 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 park 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 needed 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!







## 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.

*NO!*

**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.

*already done*  
*at estate*








**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.







**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

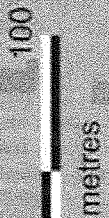
Morden Road  
*NO*

Ravensbury Grove Road

Wandle Road

Ravensbury Park

*OLEG PASHKOVSKIY*



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**

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. **Yes!**

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**

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.**



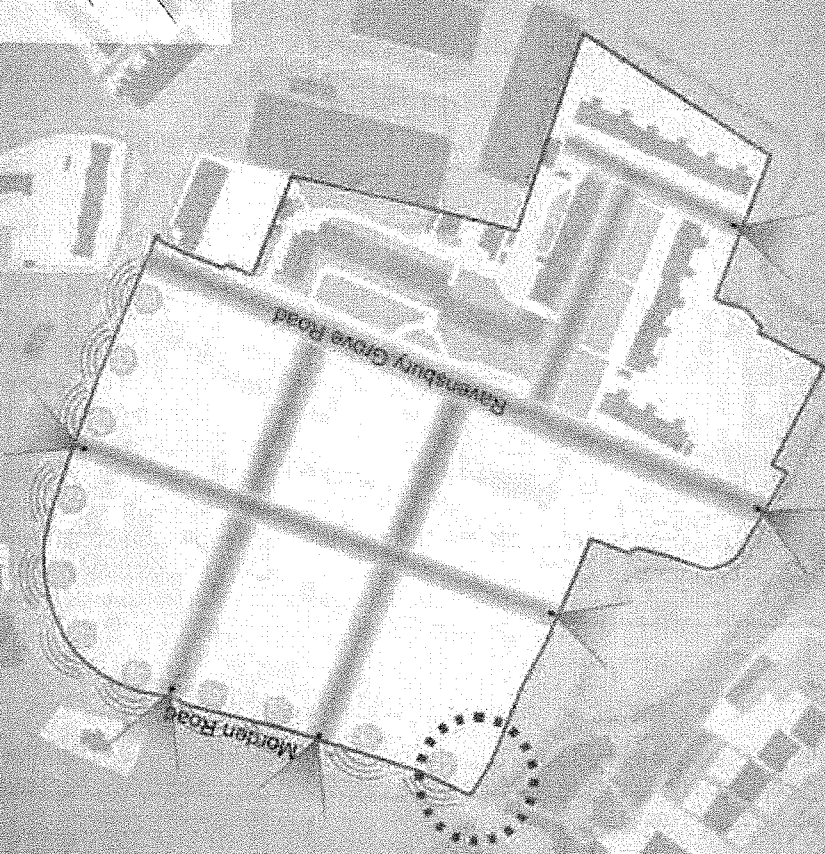
OLEG PASHKOVSKIY

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

- 2-3 storeys
- 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.

**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

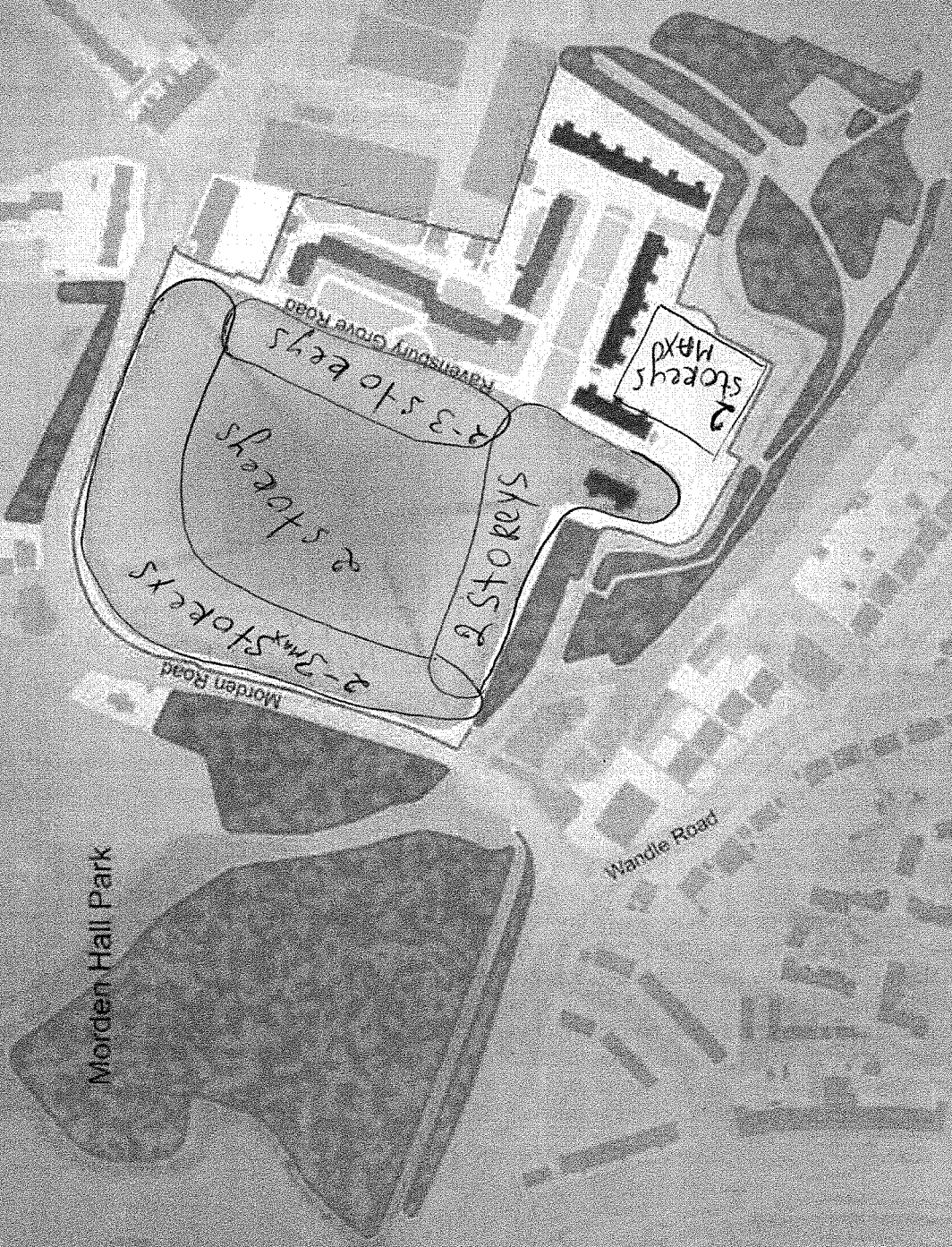
**3.299** All existing buildings are two storey with the exception of the one larger four-storey block of flats. This low rise form is what allows views to the tree-line visible around the estate from numerous locations, which is one of the defining characteristics of the estate's setting. The low-rise 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



Ravensbury Park





## 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.

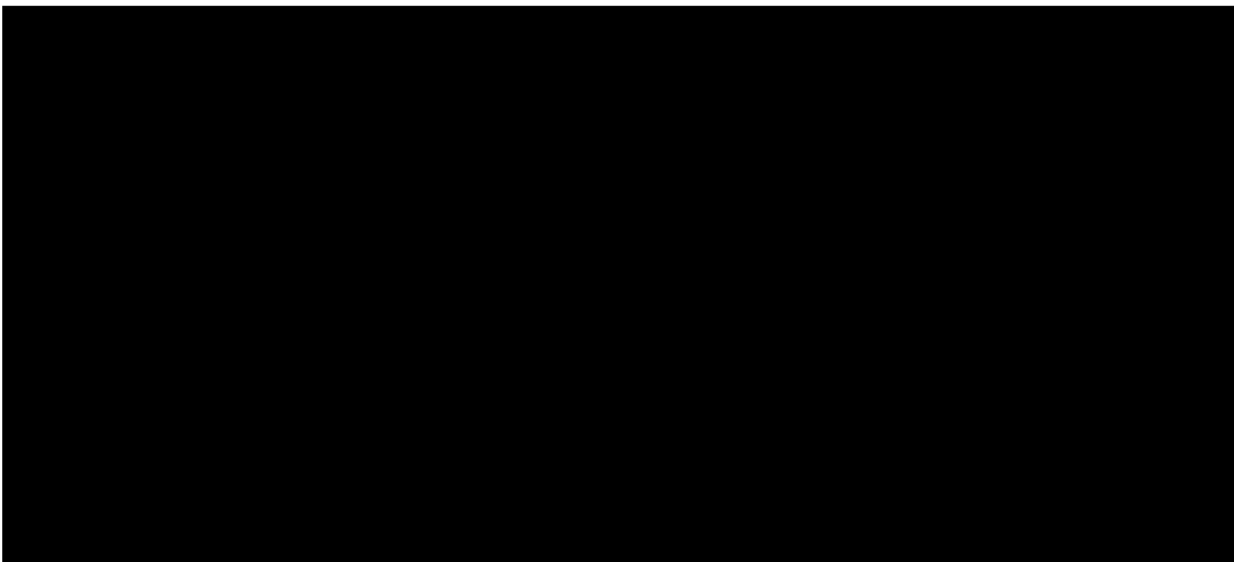
**Option 2: Partial redevelopment**

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.





## 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.

## 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.

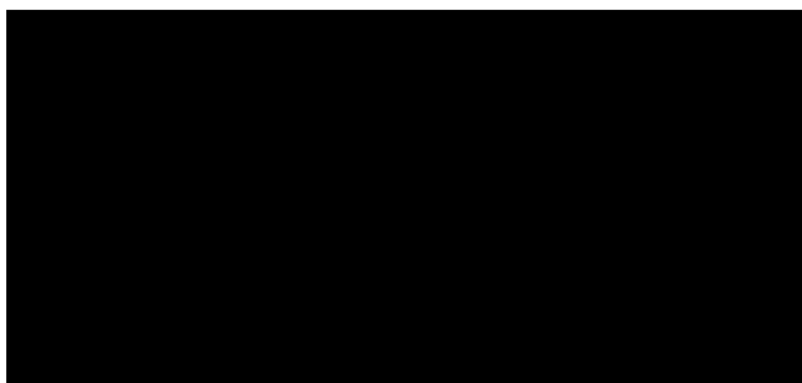
Option 2: **Partial redevelopment**

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.



## 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.

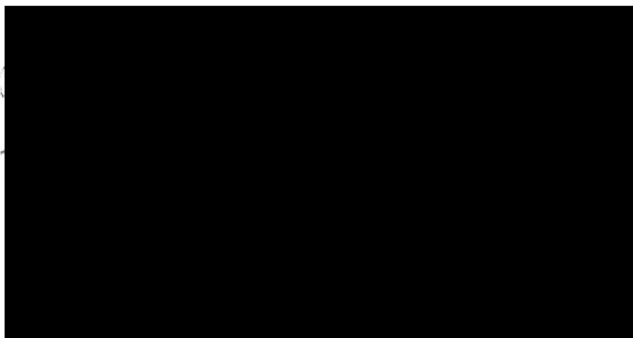
**Option 2: Partial redevelopment**

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.





## 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.

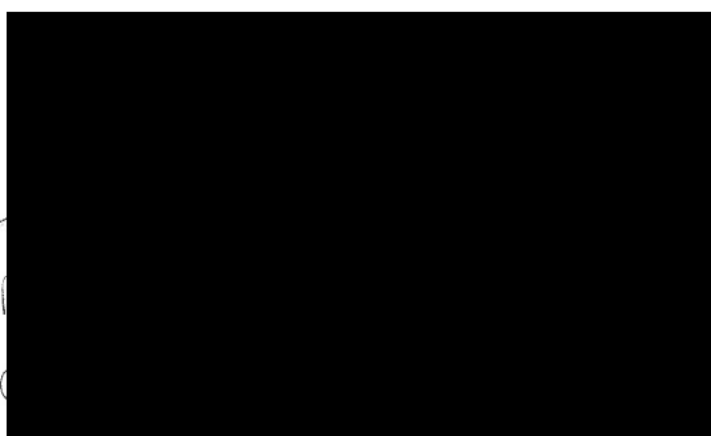
Option 2: Partial redevelopment

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.



## 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.

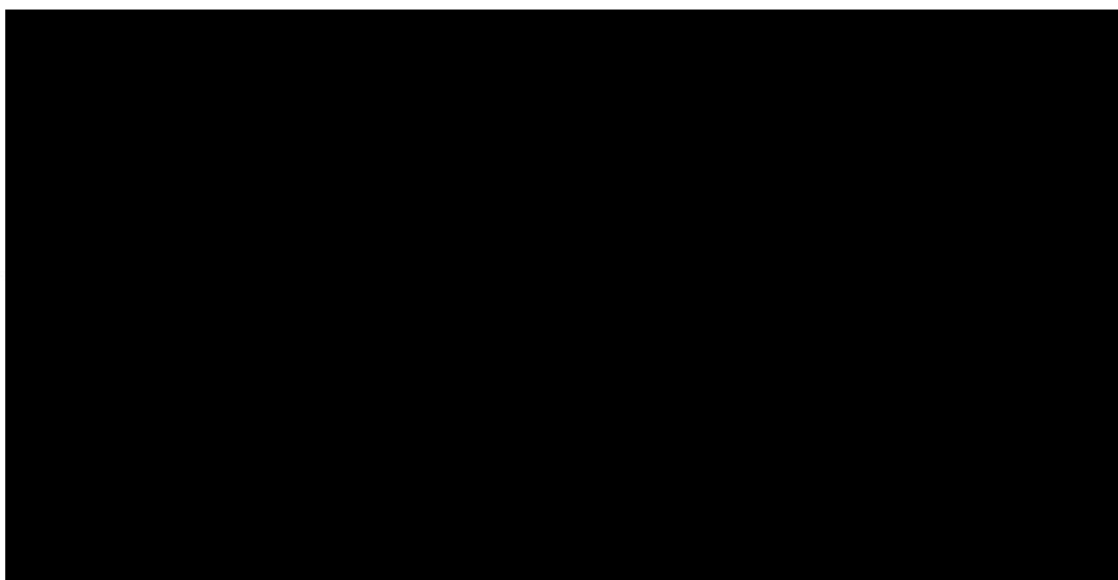
Option 2: Partial redevelopment

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.



## 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.



## 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.

## 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.

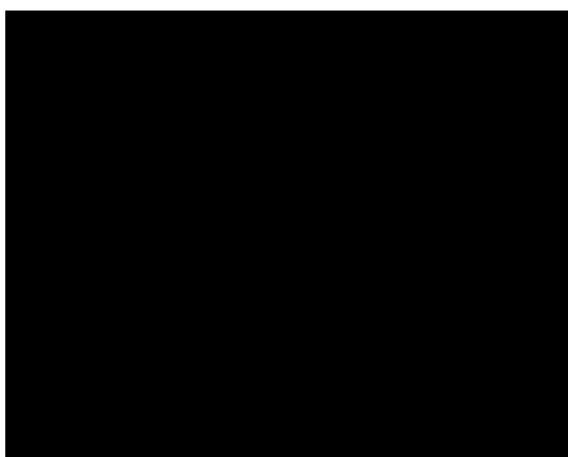
Option 2: Partial redevelopment

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.



## 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.

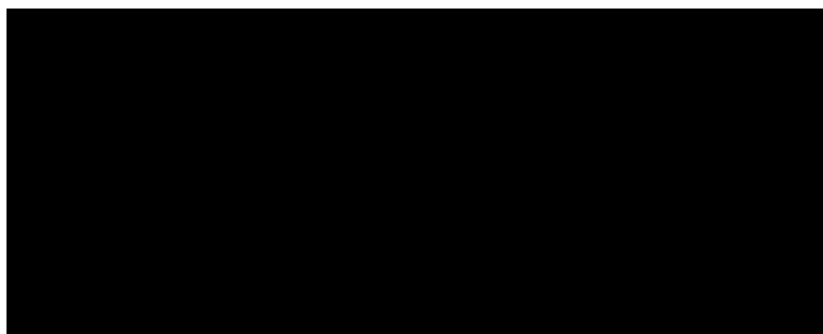
**Option 2: Partial redevelopment**

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.





## 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.

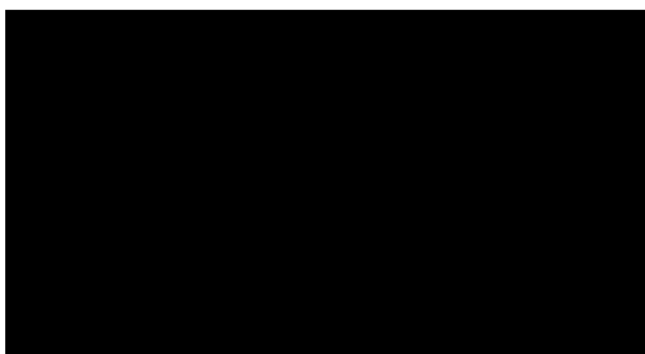
Option 2: Partial redevelopment

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.



## 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.

## 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.



## 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.

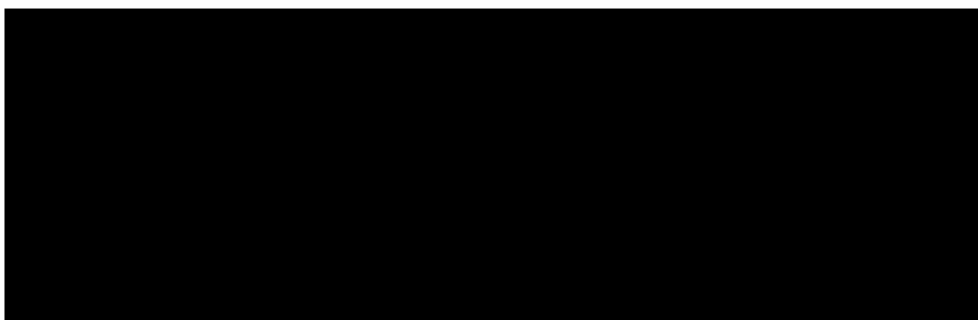
Option 2: Partial redevelopment

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.



## 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.

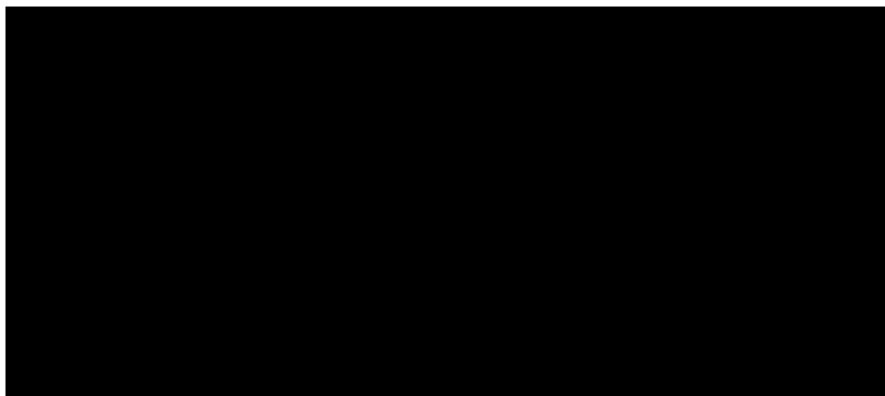
Option 2: Partial redevelopment

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.



## 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.

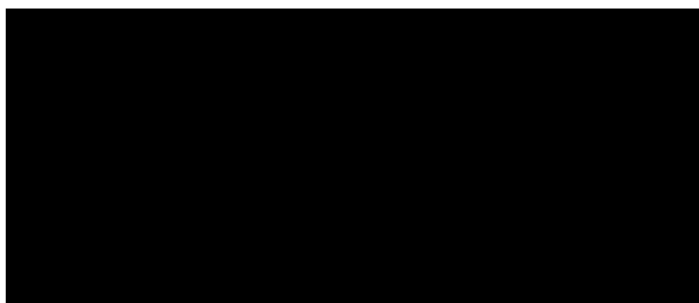
**Option 2: Partial redevelopment**

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.





## 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.

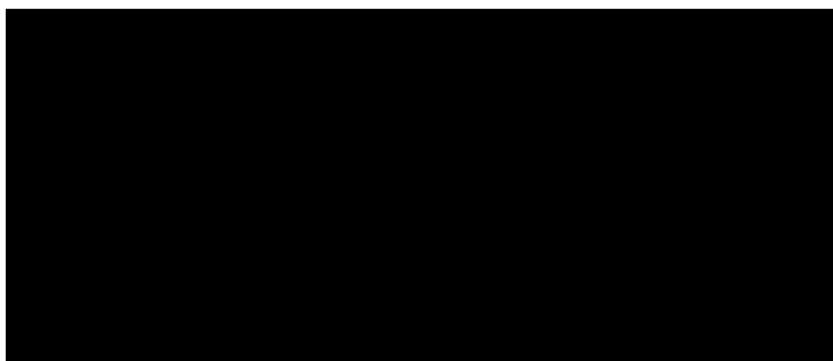
**Option 2: Partial redevelopment**

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.



## 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.

## 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.



## 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.

## 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.



## 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.

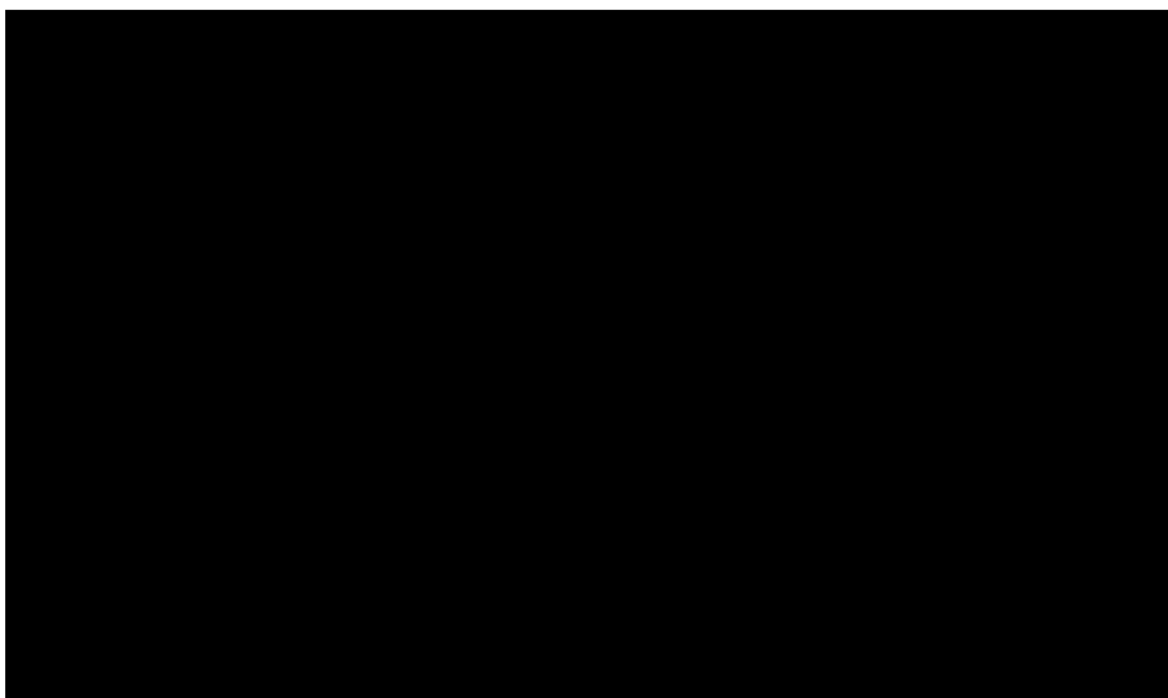
Option 2: Partial redevelopment

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.





## 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.

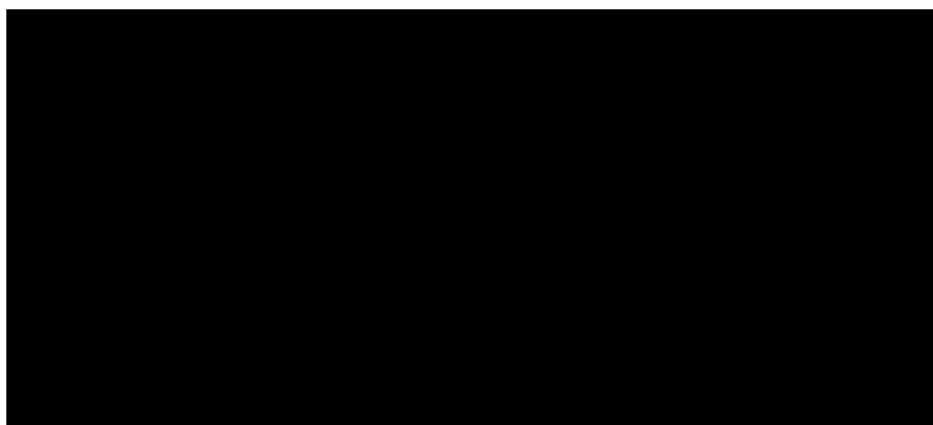
Option 2: Partial redevelopment

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.



## 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.

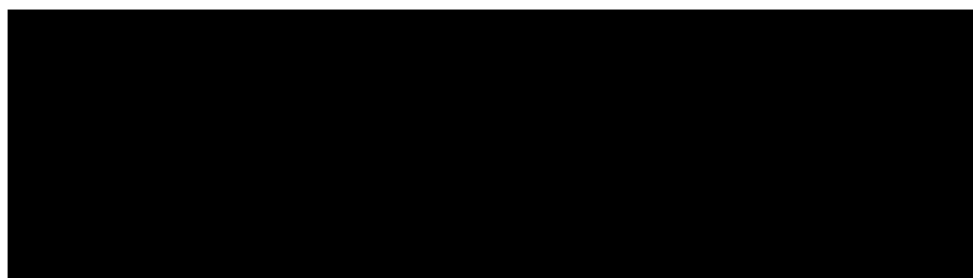
<sup>S.C.</sup> Option 2: Partial redevelopment

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.



CHANGED OPINION AFTER READING OPTION 2  
WANT 3.

## 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.

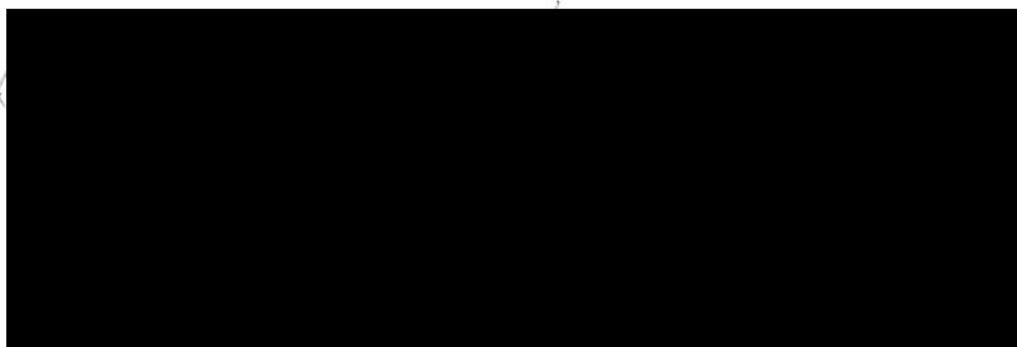
Option 2: Partial redevelopment

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.





## 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.

I don't want my property demolished  
I only want my property Refurbished  
The consultation has not taken my thoughts into consideration and have constantly pushed redevelopment as the plan.

## 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.

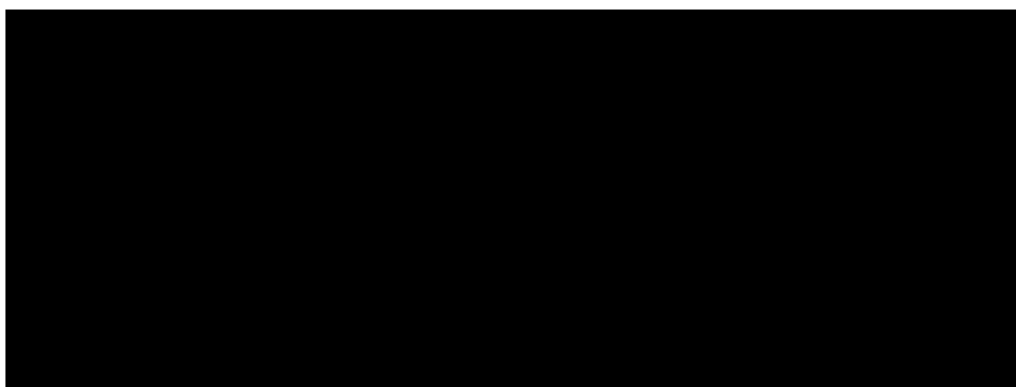
Option 2: Partial redevelopment

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.



## 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.



I don't like the tall, high buildings to be build here - it will change the entire surroundings which is not beneficial for anyone.



## 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

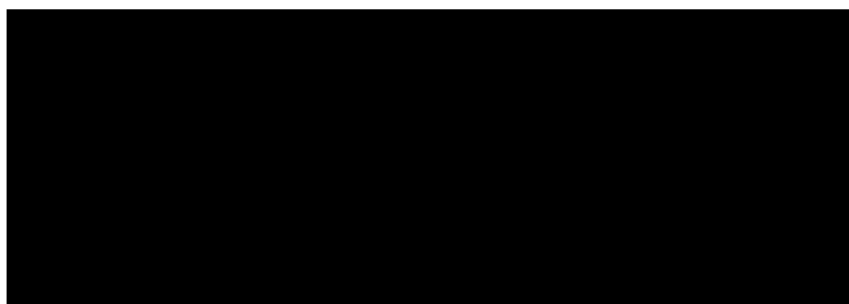
Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy

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.

*I want the homes repaired.*



## 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.

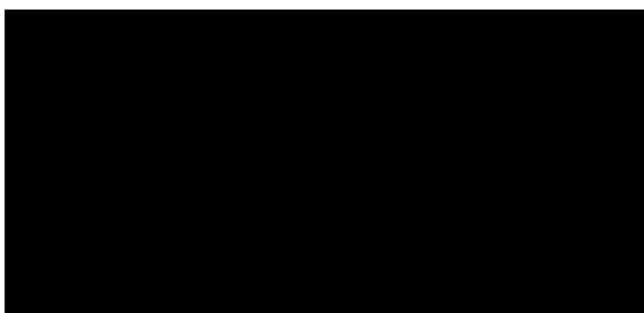
**Option 2: Partial redevelopment**

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.



## 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.

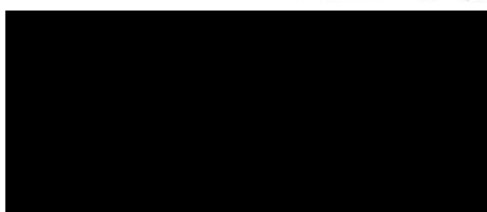
Option 2: Partial redevelopment

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.



Our house is badly deteriorating - due to  
 Having ~~effici~~ neglect -  
 RBSUCI.  
 (ASSOCIATION)



## 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.

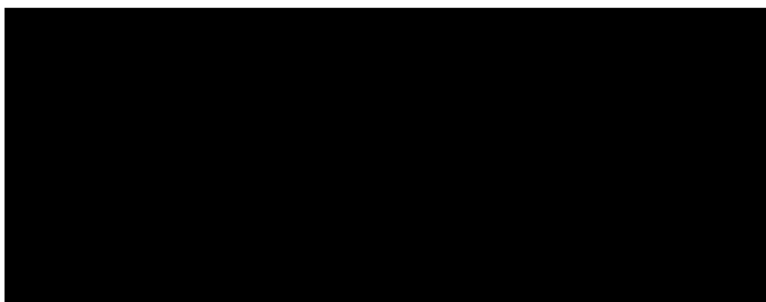
Option 2: Partial redevelopment

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.



## 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.

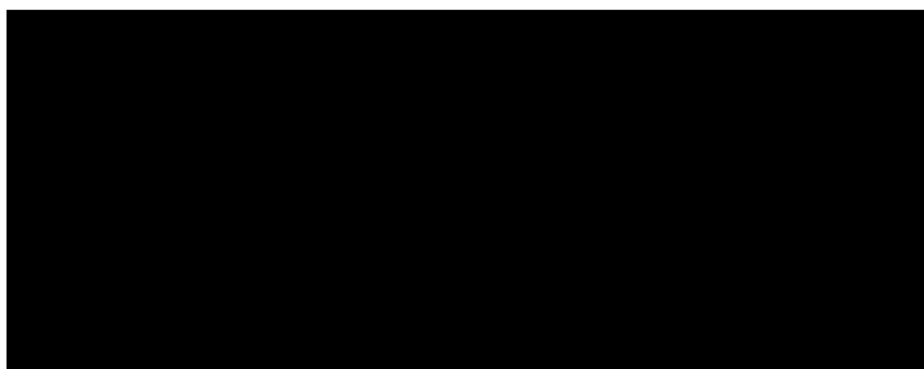
**Option 2: Partial redevelopment**

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.



## 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.



## 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.

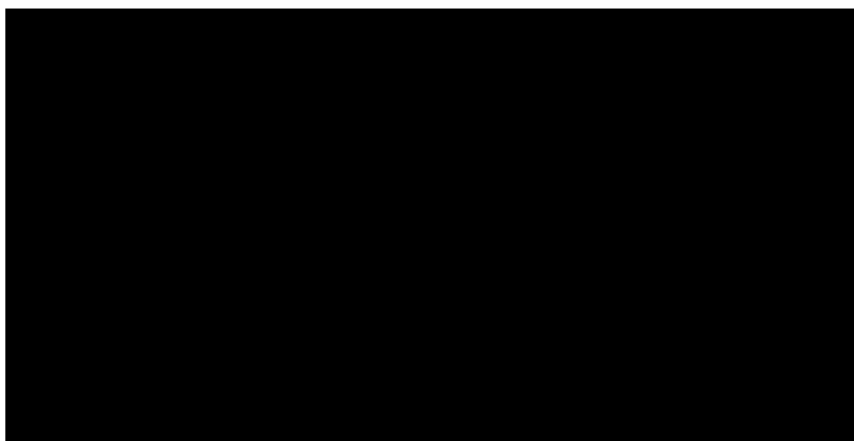
**Option 2: Partial redevelopment**

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.



## 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.

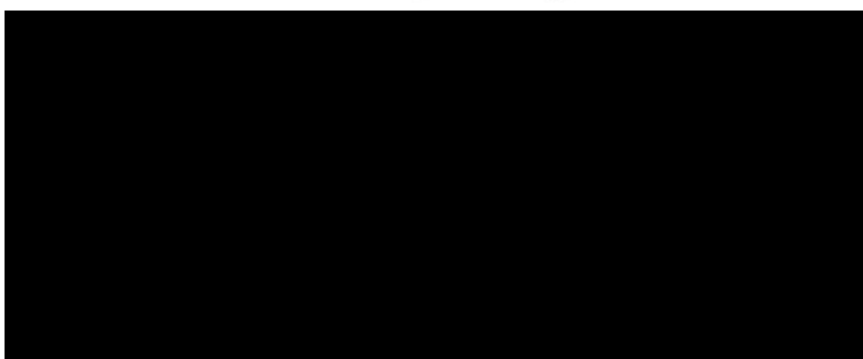
Option 2: Partial redevelopment

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.



## 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.

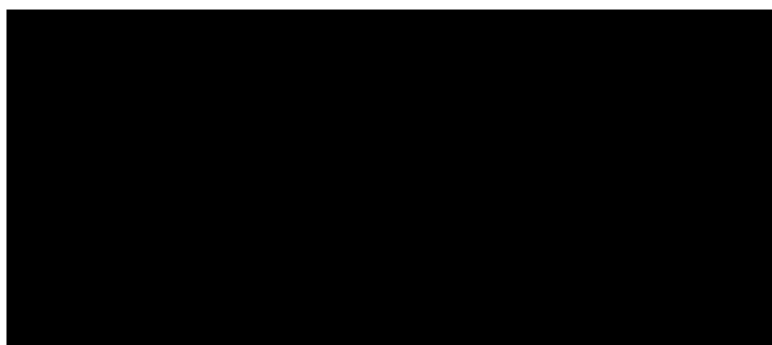
**Option 2: Partial redevelopment**

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.





## 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.

## 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 Circie 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.

NO BRIDGE AT 10 - 11 HENGELD Gdns.



## 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.

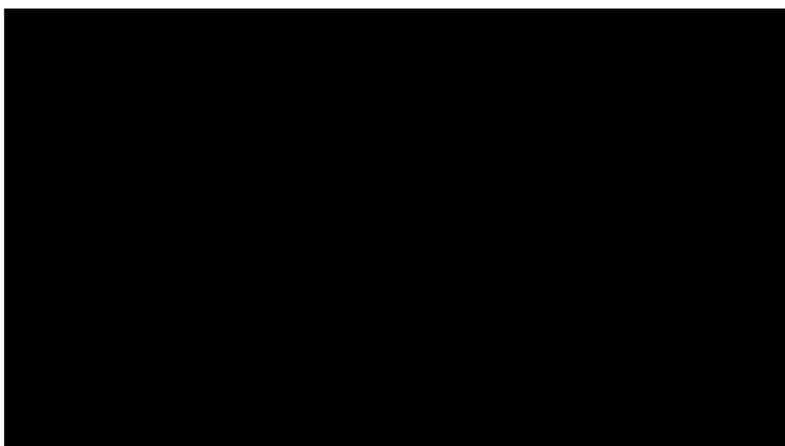
Option 2: Partial redevelopment

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.





## 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.

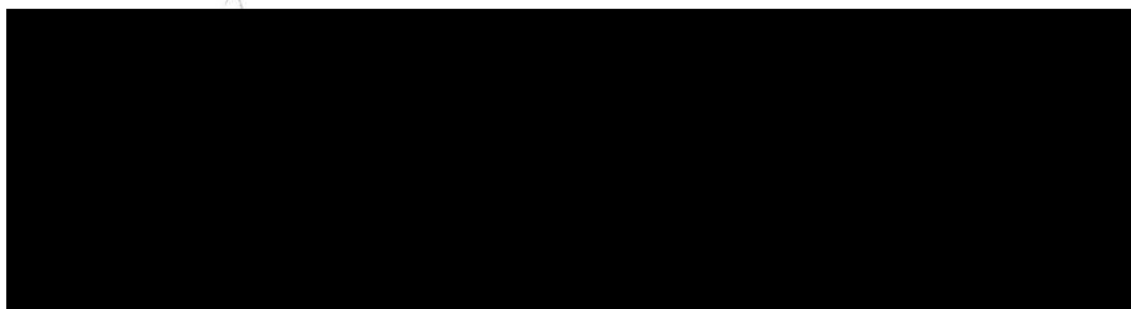
Option 2: Partial redevelopment

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.



## 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.

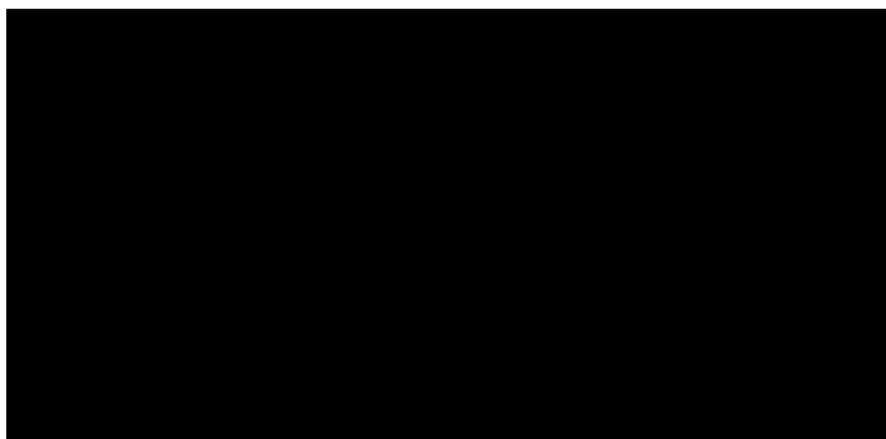
Option 2: Partial redevelopment

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.



## 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.



## 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.

## 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.

From: [REDACTED]  
Sent: 1  
To: Estates Plan  
Cc: [REDACTED]  
Su [REDACTED] s

Hi,

I am a resident of [REDACTED] Please, whatever you do in Ravensbury, can we please have a Controlled Parking Zone that includes Deer Park Gardens. Parking is horrendous in this street, we have a repair garage using the street as a car park for vehicles queuing to be worked on and we are also treated as a park and ride area for the Tram. We cannot condone add to the problem by parking being reduced in the surrounding area without helping Deer Park Gardens residents.

Many thanks

[REDACTED]

This is a personal email sent from my work email address



## 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:

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			✓		
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			✓		
Building heights – How high buildings should be					✓





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.)

IT IS VERY DIFFICULT TO GIVE AN OBJECTIVE APPRAISAL OF THE REGENERATION PLAN AS A WHOLE. THIS IS BECAUSE I OWN A BRICK BUILT BUILDING ON THE RAVENSBURY ESTATE AND DO NOT WISH MY PROPERTY TO BE DEMOLISHED. I HAVE NOT HAD A CLEAR EXPLANATION FROM ANY OF THE MEETINGS I HAVE ATTENDED AS TO WHY MY PERFECTLY SOUND BUILDING HAS TO BE KNOCKED DOWN. I APPRECIATE THE CONCERNS THAT THE ORLT HOUSING MAY NOT BE FIT FOR PURPOSE, BUT I HAVE NOT BEEN INFORMED OF ANY SURVEY RESULTS THAT HAVE BEEN DONE ON THE ORLT BUILDINGS TO PROVE THIS IS THE CASE. THIS IS WHY I HAVE TICKED OPTION 3 ON QUESTION 1. I HAVE ALSO TICKED OPTION 3 BECAUSE PART OF CHMP'S REMIT WHEN THEY TOOK OVER THE HOUSING STOCK WAS TO COMPLETE A REFURBISHMENT PROGRAM AS STATED ON P.12 PARA 2.1 UNDER BACKGROUND. IT IS UNFAIR TO DESCRIBE THE MAJORITY OF HOMES AND THE RAVENSBURY NEIGHBOURHOOD AS 'POOR'. THIS IS WHY I HAVE TICKED MAINLY NEITHER AGREE OR DISAGREE ON QUESTION 2 AS THESE QUESTIONS ARE ALMOST IRRELEVANT WHEN I DON'T WANT OR UNDERSTAND WHY MY PROPERTY SHOULD BE KNOCKED DOWN.



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<br>(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 type="checkbox"/> Not very well |
| <input checked="" 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?

MY MAIN CONCERN IS THAT UP TO NOW I HAVE NO CONFIDENCE THAT CHMP HAS LISTENED TO MY CONCERNS OVER THE REGENERATION PROJECT. MY EMAILS HAVE BEEN UNANSWERED AND WHEN I HAVE BEEN AT MEETINGS I HAVE LEFT MY CONTACT DETAILS WITH THE PROMISE OF A FOLLOW UP CALL OR EMAIL AND NONE HAVE BEEN FORTHCOMING. LOSING MY PROPERTY WILL BE VERY SIGNIFICANT. IT WAS CHOSEN AND BOUGHT SPECIFICALLY TO CATER FOR MY LIVING AND BUSINESS NEEDS BECAUSE OF ITS SIZE AND UNIQUE POSITION ON THE ESTATE. I HAVE ALREADY BEEN TOLD BY THE ARCHITECTS THAT THERE WOULD BE NO SUITABLE ALTERNATIVE BUILT THAT I COULD AFFORD. WILL ANYONE FROM THE COUNCIL BE PREPARED TO MEET WITH ME TO HEAR MY CONCERNS?

## 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**

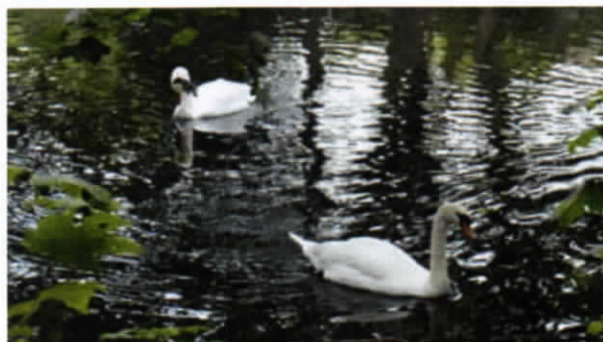
Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside 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:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Townscape</b> - How your neighbourhood looks and feels			/		
<b>Street Network</b> - Where the streets will go					/
<b>Movement and access</b> – How people will move around	/		/	/	
<b>Land use</b> – What uses can go in the new neighbourhood				/	
<b>Open space</b> – How much and what sort of open space will there be			/		
<b>Environmental protection</b> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes		/	/		
<b>Landscape</b> – How open space, trees and planting should be provided			/	/	
<b>Building heights</b> – How high buildings should be				/	/





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.)

P.12 2.01 The 'Decent' homes improvements have not been done as promised, and so the transfer to CHMP has deceived residents and owners into believing their homes will improve, and yet now they are to be knocked down! The goal posts have moved. Furthermore p.20 2.25 and 2.26 'surveys' and 'exploration of reasonable options' - where is the evidence? All workshop meetings I attended had residents claiming no surveys were done of e.g. the Orbit Housing in Ravensbury, and this was not denied. Where are the results of surveys, and costings for improvements for us to see? It has not been demonstrated that the 'Decent' homes improvements, especially to brick built homes in Ravensbury is not cost effective. Nothing, anywhere in this plan or accompanying notes shows me why my brick built house must be demolished.

Therefore, I strongly object to Regeneration of the Ravensbury Estate, and in particular, knocking down the brick build houses. The Plan refers several times to Ravensbury Grove Road being retained with its already 'pleasant linear open spaces' (p.158 3.277) so why knock down the houses on that road? The area of orbit housing is a clearly defined and separate area, and if residents there wish to have new homes built then that could still happen without affecting the brick builds on Ravensbury Grove Rd.

I strongly object to the proposed new vehicle streets in Policy EP R2 d) p.150 and to the proposed increase in density and height of buildings in Policy EP RB b). Opening up the Ravensbury Estate for vehicles to Morden Road will create a rat run of through - routes, and the 'feel of a quiet and pleasant residential neighbourhood' p.146 3.248 will be lost. The increased density and height of new builds will further add to a change in the feel of the estate to a more busy urban setting. Improvements to pedestrian access to the park, and tram stops, and a bridge over the canal, and pedestrian crossings and cycle path on Morden Road can all be done without any need to knock down the brick built houses in Ravensbury. The existing 'low rise form (allowing) views to the tree line' p.166 3.2999 will also be lost or at best severely reduced.

The Site analysis map on p.140 reveals several positive long views and vistas but relatively few & short negative ones; 3 positive landmarks and no negative ones; several pedestrian access points already; only one small area 'lacking character'. The case for regeneration of Ravensbury is nowhere near as strong as proposed.

## Consultation monitoring form

You do not have to answer these questions but doing so helps us to see how representative the responses to the survey are. This will help us plan improvements to our services more effectively. What you tell us is strictly confidential and will not be used for any purpose other than analysing this survey.

Are you:  Male  Female

What is your age group?

- 18 or under
- 19- 30
- 31- 45
- 46- 60
- 61+

Do you consider that you have a disability?  Yes  No

How would you describe yourself (please tick one box only)

**White**

- White-English/Welsh/Scottish /Northern Irish/British
- White-Irish
- Gypsy or Irish Traveller
- Any other White background, please state \_\_\_\_\_

**Asian or Asian Black**

- Asian or Asian British
- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background, please state \_\_\_\_\_

**Mixed / multiple ethnic groups**

- White and Black Caribbean
- White and Black African
- White and Asian
- Any other Mixed background, please state \_\_\_\_\_

**Black or Black British**

- Caribbean
- African
- Any other Black background, please state \_\_\_\_\_

**Arab**

- Arab

**Other ethnic group**

- Any other ethnic group, please state \_\_\_\_\_

From: [REDACTED]  
 Sent:  
 To: Estates Plan  
 Subject: ravenbury estate

re [REDACTED]  
 [REDACTED]

Dear Merton Council

The dwellings opposite should be no higher than at present otherwise natural light to my house will be much reduced

disruption to living in my house must be minimised. The extra heavy and dangerous construction vehicles are a big worry as are the vehicles of the construction workers and sub contractors

The dirt dust and danger to health of living on a construction site for a period of up to 15 years (according to the report you sent) are a daunting prospect.

the disruption caused by demolition and new building during the redevelopment raises a number of issues including

1/ the disturbance of the land will lead to more vermin mice and rats (near river) in and around houses

2/ danger to health of adults and children because of building work eg more dirt dust and traffic

3/ my property and other remaining ones will provide a poorer quality of life for residents for up to 15 years because of the demolition and construction work for the redevelopment of the estates

4/ parking could be a big problem for residents and visitors

[REDACTED] is let to a young family. This is how we would like to continue . The the proposed works may make the property not rentable, unpleasant/not possible to live in and unsaleable (except at a knockdown price)

In your 'consultation stage 2/5' give three options and ask me to tick one

Option 1 demolish entire estate and redevelop  
 would this mean that my house would be knocked down

Option 2  
 partial redevelopment some properties remaining [REDACTED] (included I think)

Option 3  
 Improve existing properties no new building

I am unable to tick an option for the following reasons



No 1

I have not been told how the loss of my freehold property would be compensated. I asked a Circle representative at one of the meetings and they said market value plus a percentage that was a casual chat

No 2

Re-development with my houses standing amongst it could make the house difficult to live in, difficult to let and impossible to sell

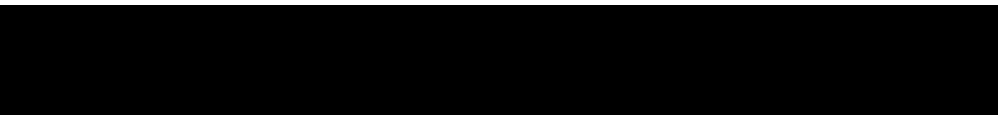
No 3

Some of the properties I was told by circle are beyond refurbishment so I do not see how this can be an option

So on all the above information is required on compensation arrangements and amounts, on the level of disruption and length of the project.

My loss in any option would need to be assessed and discussed

Many thanks and best wishes



Sent from Samsung Mobile on O2

## 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.

## 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.



## 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.

## 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.



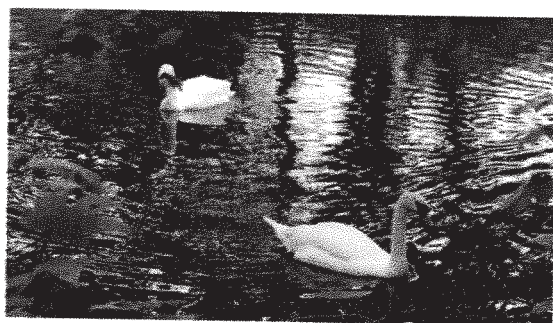


## Consultation Stage 2

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:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
<b>Townscape</b> - How your neighbourhood looks and feels					
<b>Street Network</b> - Where the streets will go					
<b>Movement and access</b> - How people will move around					
<b>Land use</b> - What uses can go in the new neighbourhood					
<b>Open space</b> - How much and what sort of open space will there be					
<b>Environmental protection</b> - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					
<b>Landscape</b> - How open space, trees and planting should be provided					
<b>Building heights</b> - How high buildings should be					

*I FEEL THIS CHART DOES NOT REPRESENT THE RESIDENTS VIEWS OR REQUESTS FOLLOWING CONSULTATION - I FEEL THIS IS AN AWFUL WAY TO EXPLAIN MY OPIONS ON A TICK CHART*





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.)

~~21/22~~

Please see comments entered on each of the "Site specific policies" attached.

I feel that this booklet has not allowed me to voice my opinion for each category in detail, so have commented on each point where I felt it necessary within the booklet.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other

Website

(please specify) Residents Association meeting

5) How well did you understand the council's draft Estates Local Plan?

Please select one

Very well

Not very well

Reasonably well

Not at all

6) Do you have any other comments about the council's consultation process that you would like considered?

I feel that despite 2 meetings with the planners, the voice of the residents in the consultation have been overlooked and ignored. We are told it is only plans and nothing is for sure, but my confidence has been shot to pieces as the worries, concerns and requests by residents have never been answered/reassurance.



## 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.
- 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.
- 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.
- 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.
- 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.

#### 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.

NEITHER AGREE OR DISAGREE.

**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.

AGREE

**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.

NEITHER AGREE OR DISAGREE

**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.

TOTALLY UNNECESSARY - NOTHING WRONG WITH EXISTING BUILDING LAYOUT.

**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.

I AGREE WITH 1ST PARAGRAPH.

STRONGLY DISAGREE WITH DEAD FRONTAGE COMMENT -

FLATS HAVE A NEAT/TIDY FRONTAGE

**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.

PROVIDING NO ADDITIONAL ROADS INTO RAVENSBUY ESTATE OR PATHWAYS.

**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.

DISAGREE VIEW FROM BRIDGE IS ADEQUATE.



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.

DISAGREE -  
THE EXISTING BUILDINGS FACE  
MORDEN ROAD.  
I FEEL THAT THE NEW DESIGN FACING THE  
PARK WILL SPOIL AND GIVE AN OVERLOOKED  
FEEL WHEN USING THE PARK.

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.

AGREE

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.

DISAGREE -  
THE MILL IS ALREADY WELL RECOGNISED.  
VISITORS TO MORDEN HALL + WANDLE TRAIL  
DO NOT HAVE PROBLEMS FINDING IT AS IT  
IS HIGHLY NOTICEABLE ON THE BEND OF THE  
ROAD.

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.

DISAGREE - THIS WILL ONLY ENCOURAGE  
CARS TO PARK ON AN ALREADY DANGEROUS  
BLIND BEND. THERE IS NO PARKING FACILITY  
THIS END OF THE PARK. IT IS ALSO A  
DANGEROUS PEDESTRIAN CROSSING AREA  
WHEN NOT USING THE PELICAN/CROSS  
CROSSING ZONES.

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.

- NO COMMENT WHY NOW!

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.

UN NECESSARY, RESIDENTS  
WILL HAVE BETTER SECURITY  
STAYING WITH ENTRANCES FACED  
THEIR OWN COURT YARD -  
I DON'T FEEL THIS WOULD  
ENHANCE THE LOOK -  
BALCONY / GARDEN WITH  
INCREASING PLANTING / TREES





Ravensbury Park

Ravensbury Grove Road

Morden Road

Wandle Road

Morden Hall Park














R1 Townscape

100

metres



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



## 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. *KEEP grassed area*

c) Hengele Gardens should be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures. *AGREE BUT VAGUE, WOULD NEED MORE INFO.*

d) New proposals should include a network of streets that provide clear connections from Ravensbury Grove to Morden Road and views to Ravensbury Park. *EXISTING ROADS ARE GOOD ENOUGH, NO NEW ROADS NEEDED. LESS HEIGHT TO NEW BUILDINGS WILL ENSURE GOOD VIEWS!*

### 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.

*NOT ISOLATED at all. Preferred location. Village feel. Wanted to be kept by Residents.*

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.

*NOT AGREED. NO NEW FOOTPATHS OR STREETS NEEDED OR WANTED. THIS HAS BEEN STRESSED BY MANY RESIDENTS AT MEETINGS*

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.

### 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.

*AGAIN RESIDENT HAVE FELT STRONGLY ABOUT KEEPING EXISTING LAYOUT - ONE ROAD IN/OUT - WE LIKE TO KEEP THE ROAD AS IT CURRENTLY IS. RESIDENT LIKE THE SECURITY AND HAVE EXPRESSED THIS DURING MPH MEETINGS.*

*THIS SHOULD NOT BE REMOVED AS IT IS ALREADY EFFICIENTLY USED BY CYCLISTS/CHILDREN PLAY AREA AS A SHARED SURFACE.*

*MORE PARKING IS NEEDED RATHER THAN LOSING SPACES.*



R2 Street network

**R2 Street network**

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

Morden Hall Park

*STRONGLY DISAGREE*

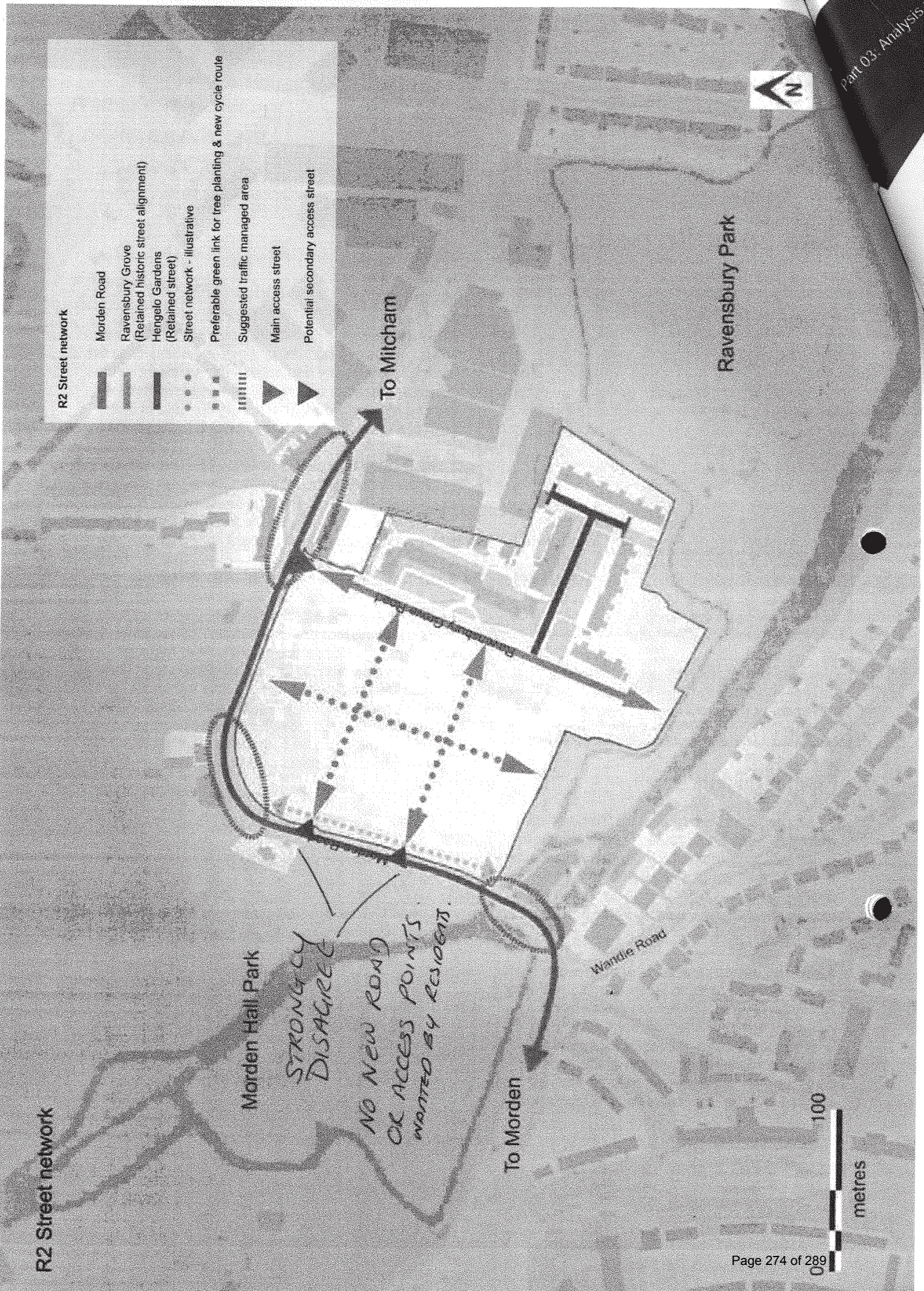
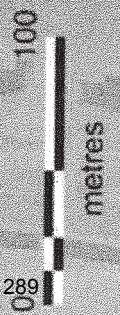
*NO NEW ROAD OR ACCESS POINTS WANTED BY RESIDENTS.*

To Morden

To Mitcham

Wandle Road

Ravensbury Park





# Site specific policies

## Policy

### EP R3 Movement and access

*I WORRY ABOUT SECURITY*

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.

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.

*BOTH ARE LOCATED ON DANGEROUS BENDS IN THE ROAD.*

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.

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.

*RETAIN EXISTING SLIP ROAD -*

*NO TO SECONDARY ENTRANCE.*

*NO TO 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.

*I FEEL THIS WILL CAUSE A RAT RUN WHICH WILL ENCOURGE SAFETY TO PEDESTRIANS AND SECURITY TO RESIDENTS.*

**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.

*LESS BRIDGES TO PARK GIVES ADDED SECURITY FOR RESIDENTS*

**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.

*LESS ANTI-SOCIAL BEHAVIOUR MOTORBIKE + MOPED CIRCUIT USED IN THE PAST CAUSED PROBLEMS FOR RESIDENTS.*

## 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.

*UNTRUE! Plenty of options for access to either Morden or Mitcham.*

**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.

*LIKED FOR THIS REASON. CURRENTLY NOT AN ISSUE.*

**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 ADDITIONAL ROADS NEEDED. ALL PATHS ARE CURRENTLY ADEQUATE.*

*CURRENT WALK IS A SATISFACTORY ROUTE.*



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.

Disagree with 'Back alley'  
Its a well lit and well used  
Pathway.

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.

Disagree  
You do not get lost on the  
estate,  
You get lost in the park but  
that is down to bad signage  
within the park.

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.

WALKERS USE THE PEDESTRIAN  
CROSSING - WHAT MORE DO YOU NEED!  
THERE IS A SIGN AND NOTICE BOARD  
ALREADY AT THE PARK ENTRANCE TO  
RAVENSBUY PARK!

THIS IS BECAUSE WANDLE ROAD IS TURN  
LEFT ONLY AT BISHOPSFORD ROAD. THUS  
EXTRA TRAFFIC IS FORCED ONTO MORDEN ROAD  
WHERE YOU CAN TURN RIGHT!

THIS HAS NO BENEFIT TO RESIDENTS  
AT ALL -

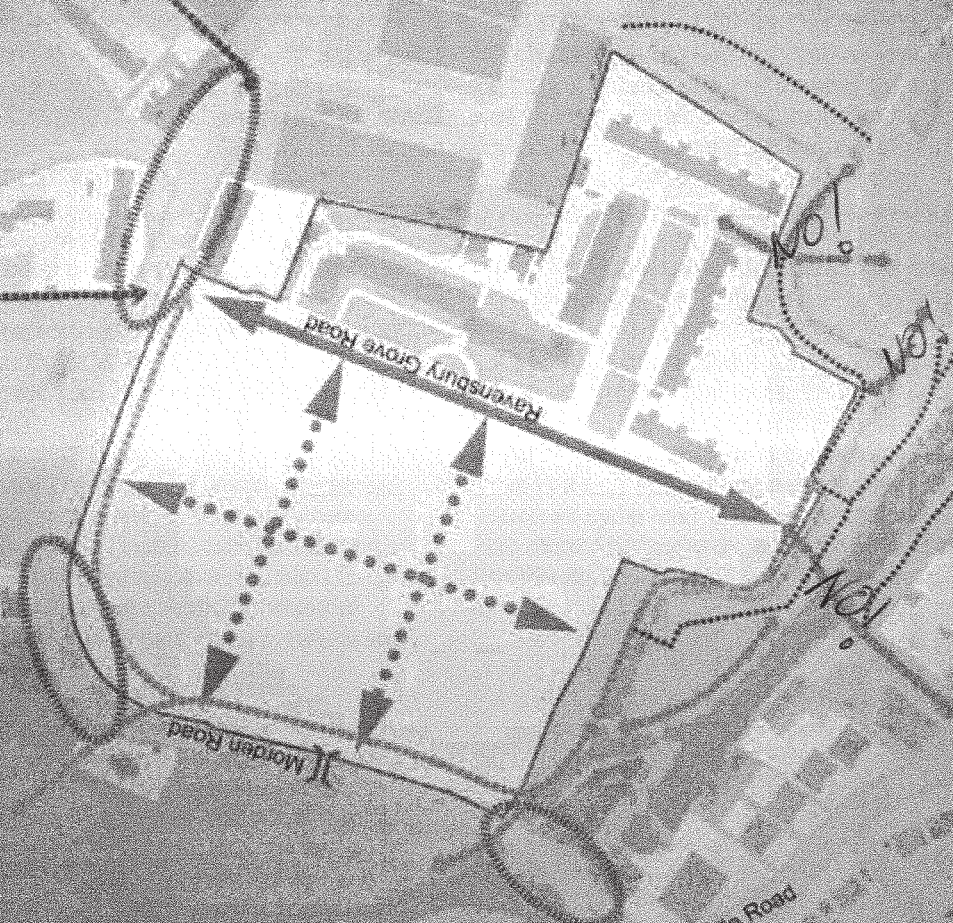




R3 Movement & access

Morden Hall Park

Ravensbury Park













100

metres



**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

<p><b>Policy</b></p> <p><b>EP R4 Land use</b></p> <p>a) The predominant land use for this estate is to be retained as residential with the re-provision of the existing community room. <i>AGREE PROVIDING NO BUSINESS OR SHOP/STORES IN RAVENSBURY OR ON MORDEN ROAD DEVELOPMENT.</i></p>
--

### 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.

*NO COMMERCIAL USES NEEDED*  
**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.

*DISAGREE TRANSPORT LINKS ARE USUALLY ACCESSIBLE HENCE WHY ITS SO POPULAR AND RESIDENTS WANT TO STAY.*

**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.

*ALTHOUGH I AGREE WITH A MIX OF HOMES I DISAGREE THAT THE SIZE SHOULD EXCEED 3 STOREY TOWN HOUSE SBE, NO 4 STOREY FLAT BLOCKS.*

**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.





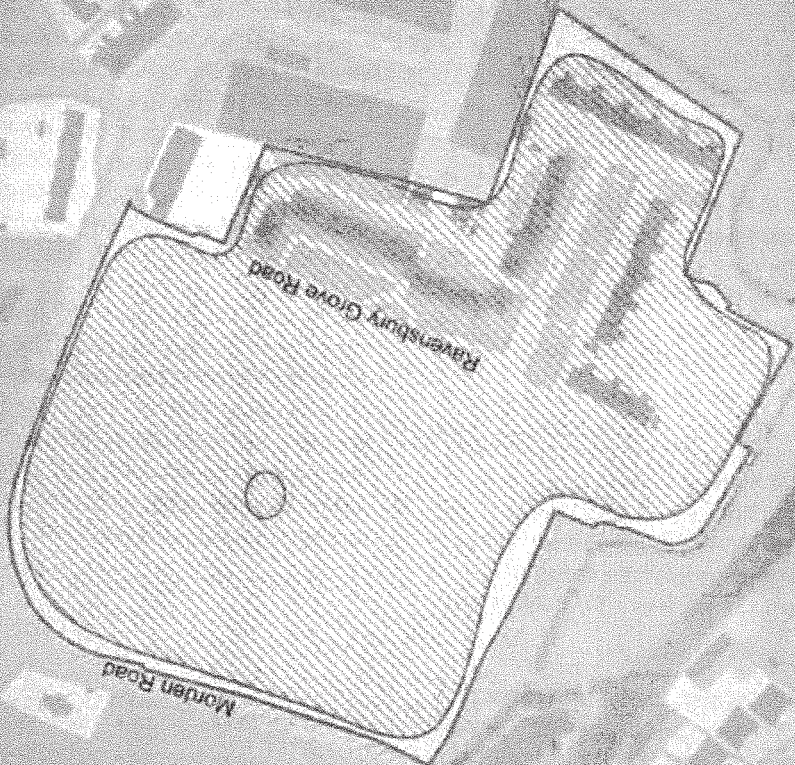
R4 Land use

Residential land use

Illustrative community use

R4 Land use

Morden Hall Park



Ravensbury Park

Wandie Road







## 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.
- 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.
- 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).
- d) All new houses and flats should have gardens or amenity space that meet or exceed current space standards.

SEE JUSTIFICATION 3.277

**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. ACUSEE

**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 - NECESSARY AS SO CLOSE TO PARK AND playground

**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.

### 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.

All current green spaces should be retained.





**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)

R5 Open space

Morden Hall Park

Morden Road

Ravensbury Grove Road

Wandle Road

Ravensbury Park

100



metres



## 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.
- 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.

**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. \*

**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.

\* I AM VERY CONCERNED THAT WORK ON THE CHABRIE SITE WILL BE A FLOOD RISK AREA IF BUILT ON - I HAVE LIVED HERE 21 YEARS WITH NO FLOOD ISSUES.

A FULL INVESTIGATION AND REPORT FROM ENVIRONMENT AGENCY SHOULD BE MADE AND



Worry for Potential FLOOD RISKS

**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.

**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.





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 Wandie enhancement

R6 Environmental protection

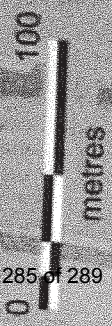
Morden Hall Park

Morden Road

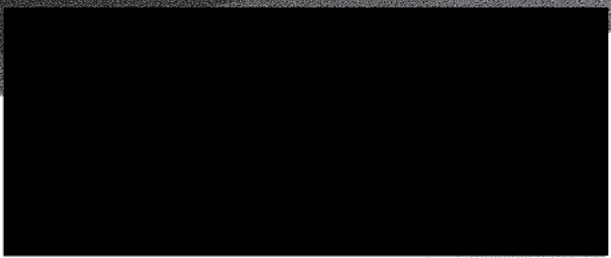
Ravensbury Grove Road

Ravensbury Park

Wandle Road







## 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. *AUREE*

b) Street tree planting and landscaping should be incorporated into streets whilst integrating with existing open space functionality, biodiversity enhancements and flood mitigation measures. *AUREE*

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. *NOT NECESSARY*

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. *AUREE*

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.

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.

*Disagree*  
*NO widening needed*

*Perhaps Better signage*

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.

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.

*DISAGREE - Building Height will spoil views TO THE PARK.*

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



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



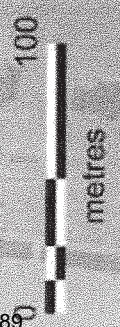
Ravensbury Park

Morden Hall Park

Ravensbury Grove Road

Morden Road

Wandle Road





## 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.

**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.

### 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.

I TOTALLY DISAGREE WITH THE HEIGHTS SUGGESTED IN PLANNING AND HAVE VOTED THIS AT EACH MEETING.

THE TOWN HOUSES AND FLATS IN THESE 1 ARE UNACCEPTABLE DUE TO THE SURROUNDING AREA AND PARKLAND VIEWS.

MY HOME WILL BE 'TOWERED' BY THE TOWN HOUSES AND FLATS SUGGESTED AROUND MY PROPERTY -

I AM HORRIFIED THAT THE WRAP-AROUND BALCONIES AND MULTI STOREY SUGGESTED DEVELOPMENT WILL NOT ONLY TOTALLY RUIN MY VIEWS BUT WILL NOW OVERLOOK MY PROPERTY AND LOOSE ALL PRIVACY.

ANYTHING ABOVE 2 STOREY WILL EFFECT BOTH VIEW AND PRIVACY.

ALSO THE BUILDING PROPOSED FOR [REDACTED] HAS NOW BEEN TURNED 90° WHICH WILL OVERLOOK MY GARDEN.

THE GARAGE AREA IS ON APPROX 1 METER HIGHER GROUND SO 4 STOREY BLOCKS ARE UNACCEPTABLE.



R8 Building heights

**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

Morden Road

Ravensbury Grove Road

Wandle Road

Ravensbury Park

*MAX  
2 storey  
Buildings  
GARAGE AREA IS  
HIGHER GROUND TO REST OF  
RAVENSBURY GROVE  
Buildings*

