Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: 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.

X 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.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐ Option 3: A mix of mainly houses and flats on different parts of the estate

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
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- □ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
- □ Option 3: Mostly flats
- □ Option 4: Other, please state

Range of houses 2/3 bedrooms with garden
People hate living in Boxes.

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

If for instance the Orbit homes need to be replaced then rebuild houses with gardens, off street parking, stop cramming people into tiny boxes, people need a decent standard of living, not crammed into tiny flats with box sized rooms.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

- □ Option 1: Evenly across the estate
  Buildings should be broadly similar height across the estate.

- □ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park
☐ Taller buildings facing the Ravensbury Park and the river Wandle.

- □ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☒ Option 3: Other, please state

leave the estate as it is.

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-abouts and picnicking.

☐ Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

☒ Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

☐ Children's play equipment

We have two parks on our doorstep there is no need for Games areas or Play areas for children.
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

I do not agree with any of these proposals

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☒ Other, please state

Local facilities should be improved anyway, this does not affect our estate.

12 How should parking be managed?
Please select one or more of the following.

☐ Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety

☒ No parking restrictions

☐ Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?
Please feel free to continue on the sheet provided at the end of this questionnaire.

The 201 bus could do with increasing its frequency, but that is a job for TFL.

There should be no parking restrictions it's another pay out for people who struggle already and easy money for the council. Again cycle routes are for the council to organise - still nothing to do with Ravensbury Estate!
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

It is a small estate where people want to live quietly with their families and to go to after a long day at work. It does not need regeneration. It is our homes.

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☒ Other, please state

The Estate is our home, we certainly do not want businesses moving onto it.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

As a freeholder of one of the homes on Tynealo Gardens, I have been becoming more and more distressed by what is going on with regard to Circle Housing and their plans for regeneration on the Estate.

What attracted me to moving here 15 years ago was that although it was a council Estate, it was very peaceful and quiet, and friendly atmosphere. I have made some lovely friends with my neighbours. It is a relaxed atmosphere and we care deeply about our Estate.

If Circle Housing get their way, those of us who own our homes will be living in a bomb site for the next God knows how long. With the demolition and building of all these new homes, that means noise, extra traffic from lorries, cranes etc. Dust from the building work. At the end of it, all our little Estate will be a sprawl of flats, box-sized houses & heaven knows what else. It will be come busier, noisier with extra people, children, teenagers who want to hang around with the 'new' playground area?!

You'll probably want to put in parking permits to help pay for all this hell. This is not regeneration. This is destruction of a lovely Estate and a community.

I have been to several of our meetings, because I wanted to know if the residence of the Orbit homes wanted to move out. And it seems they are very upset.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

and do not want to leave, so I will be fighting this all the way.

So please find somewhere else for your regeneration plans and leave us alone.