

Analysis and planning policies - Ravensbury



Location

Ravensbury Estate

3.201 Ravensbury Estate is located in Ravensbury Ward and covers an area of approximately 4.5 hectares. The perimeter of the estate is bound by the curved alignment of Morden Road, which is a busy road to the north and west, Ravensbury Park to the south and Morden Road Industrial Estate to the east. The estate sits on the north bank of the River Wandle between Morden Hall Park and Ravensbury Park and is less than 10 minutes walk from Morden Town Centre and within 5 minutes walk from Belgrave Walk tram stop. The estate is a quiet residential area with no through roads. 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

3.202 Ravensbury Estate was built in early 1950's and consists of 192 dwellings in a mixture of semi-detached and terraced houses, flats and maisonettes. The flat block and the terraced houses have brick construction. The semi-detached houses are of Orpington construction.

3.203 prefabricated reinforced concrete method of construction, that was common after the Second World War. Approximately 2% of the properties are Council tenanted and the rest privately owned.



Ravensbury Park

Raven
Y Grove Road

Morden Hall P rk
Road

Wandle Road



Historical context

3.204 Maps from 1755 illustrate a wider area characterised by formally laid out grounds of estates with large country houses or straddling the River Wandle and surrounding countryside subdivided into fields for farming. Directly adjacent to Ravensbury estate is Ravensbury Park in which the Manor House stood close to the northern bank of the river. The estate of Ravensbury Manor dates from the medieval period and a large house is thought to have existed on it for many years under different owners. The house is thought to have been altered over the years but was known as an impressive landmark on the riverside. Remnants of the ruins are hidden amongst dense scrubland.

3.205 The entrance drive to the house from Morden Road was created by the owner John Arbuthnott during the 18th Century by the diversion of an ancient highway from Mitcham to Morden which passed close to the house and a bridge which crossed the river. The diversion involved the removal of the bridge and the construction of a new bridge and road running past Ravensbury Mill. This allowed for the gardens to be laid out and the creation of pleasant walking routes along the banks of the river. This diversion constitutes the stretch of Morden Road which wraps around the

site today. Ravensbury Lane is the only remnant of the ancient highway.

3.206 Around the estate there are a few statutory listed and locally listed buildings. The remains of Ravensbury Manor, hidden in undergrowth, and a lodge to Morden Hall Park on Morden Road – mostly hidden behind high boundary fencing – are locally listed. Opposite the entrance to the estate, a row of purpose-built shops with flats above, beside the entrance to the Deer Park Gardens estate, is also locally listed. Ravensbury Mill, fronting Morden Road is statutorily listed Grade II. Also listed Grade II is the 3-storey weather-boarded White Cottage or 'Casabianca', a rare example of 18th Century vernacular building dating from when Morden was still a rural area. The adjacent Surrey Arms Public House is also a distinctive and attractive building, though not listed.

3.207 In the wider area of the Wandle valley the calico printing industry flourished from the early 18th century until the Victorian period. A printing works was established downstream from the Manor House by a Huguenot family the Mauvillains. Adjacent were the bleaching fields for the works, upon which the Ravensbury Housing Estate now stands. The factory was to the north



Artists impression of old Ravensbury Mill (date unknown)

of the Ravensbury Park, just outside the current park boundary. Diversions to the river created an artificial watercourse which meandered through the grounds of nearby Mitcham Grove and Manor House in order to supply water to the factory.

3.208 These watercourses passed through areas now occupied by houses on the current estate, some of them remaining until after construction of the estate. Maps from the 1950s show a branch of the river running alongside Morden Road, which is clearly responsible for the set-back of the houses from the main road. The derelict garages off Ravensbury Grove occupy the former site of the printworks manager's house.

3.209 Directly across the river were Ravensbury Mills. A mill is thought to have been on the site dating back to the 18th Century. The current building dates from the 19th Century. Under the ownership of the Rutters family the mill produced snuff and later tobacco, the production of snuff and tobacco the mill ceased during the 1860s. It changed use as a flock mill from 1868 to 1884 and was later used by Whitely for the manufacture of soap until 1980. Following this the mill was let for 14 years and suffered vandalism and damage.

3.210 It was redeveloped into residential flats during the 1990s, preserving some of the original buildings and the waterwheel. It is now a Grade II listed building. The main three-storey building dates from around 1880 with an earlier single storey wing to the north-east. Two new residential blocks were built as part of the development.

3.211 The Merton Railway passed close to the developing industrial area at Ravensbury. This was one of the earliest horse-drawn tramways in the country, opened in 1803. Much of the tramway alignment was later used to build the Wimbledon to West Croydon Railway, opened in 1855. This railway operated until 1997 when it was closed to be converted to part of the Croydon Tramlink network, opening in 2000.



Ravensbury Park 1929

3.212 The Ravensbury Estate was sold in 1855. Following this, the Manor House became vacant and fell into ruin. The house was demolished in the 1860s and woodland established around the remains of the house and along the riverbanks. During the 19th Century the area remained a rural settlement although a number of small houses were developed in the area. On Morden Road there were a group of small weathered boarded cottages and an inn which was later replaced in the inter war years by the 'Jacobean' style Surrey Arms.

3.2 Rows of cottages appeared on a new street named Ravensbury Grove, the street now incorporated into the current estate. At the corner of Ravensbury Grove there was a pub called the Ravensbury Inn (demolished in 2000) and a terrace of shops. In the mid 19th Century industry appeared on the north side of Morden Road including a varnish works and linoleum factory. This gradually extended south of the road to include the commercial site adjacent to the current estate. To the southeast of the estate a large Anglo-Saxon cemetery was uncovered and excavated between 1891 and 1922. These investigations provided some insight into the history of this part of the Wandle valley. The estate is located within two archaeological priority zones the Wandle/Mitcham and Wandle Valley Alluvium.

3.214 During the early 20th century land in the area was rapidly being partitioned and sold for residential development. In 1929 Merton and Morden Urban District Council and Mitcham Urban District Council jointly purchased the grounds of the Manor House to safeguard it as a public park. Ravensbury Park opened in 1930 comprising established trees, formal flower beds, a riverside walking route and children's playground. There are numerous fine trees within the park, with some nearly 200 years old.

Historical context

3.215 The lake was created in the 1970s when an old tributary was diverted to accommodate the adjacent Watermeads Housing Estate. The opportunity was also taken to extend the riverside walk eastwards to Bishopsford Road. The children's playground facing onto Ravensbury Lane was redeveloped into the Ravensbury Park Medical Centre which opened in 2012 with a new playground was sited to the rear. Today the park forms part of the Wandle Trail and is included in the Wandle Valley Conservation area.

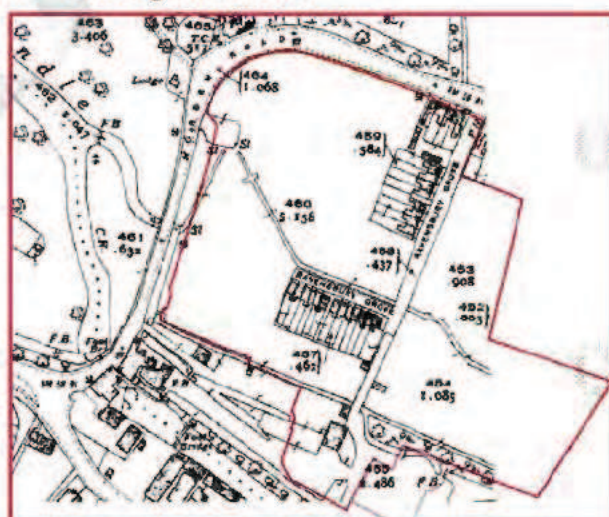
3.216 Following the end of World War II the area soon became further suburbanised. Remnants of the area's agricultural past, such as the timber-framed and weathered boarded barn of Ravensbury Farm on Wandle Road were demolished during the 1950s. The former printworks was damaged badly in the war and the site was purchased by then Merton Borough Council for the development of the Ravensbury Housing Estate. The first phase to be built as a row of prefabricated concrete (Orlit) houses on Morden Road facing Morden Hall Park. A later phase involved the demolition of cottages on Ravensbury Grove for development. These consisted of short two-storey blocks on the west side and a larger four-storey block on the east side with a communal courtyard. Blocks are set back from street behind wide areas of grass typical of a Garden City layout.

3.217 Local history associations informed some of road names in the estate. Hatfield Close is named after Gilliat Hatfield of Morden Hall, and Russell Gardens is named after the tobacco and snuff makers. Hengelo Gardens was named after the Dutch town of Hengelo which was twinned with Mitcham in 1945. The link was commemorated on a metal plate in Hengelo Gardens, but has since been removed. Over the years some of the housing stock has deteriorated. This is particularly so with the Orlit construction, whose deteriorated condition has given the houses a very limited lifespan. This has created an imperative to replace this housing with some urgency.



1867 (A) Tobacco snuff mills and a print works exist to the south of the site.

○ The site appears to have a network of engineered waterways fed by a spur from the River Wandle and some development on the northern edge of the site.



1935 Site prior to redevelopment.



Ravensbury Park 1930



Hengelo Gardens 52



Ravensbury Mill waterwheel



Ravensbury Estate 1956



Ravensbury Estate 1956

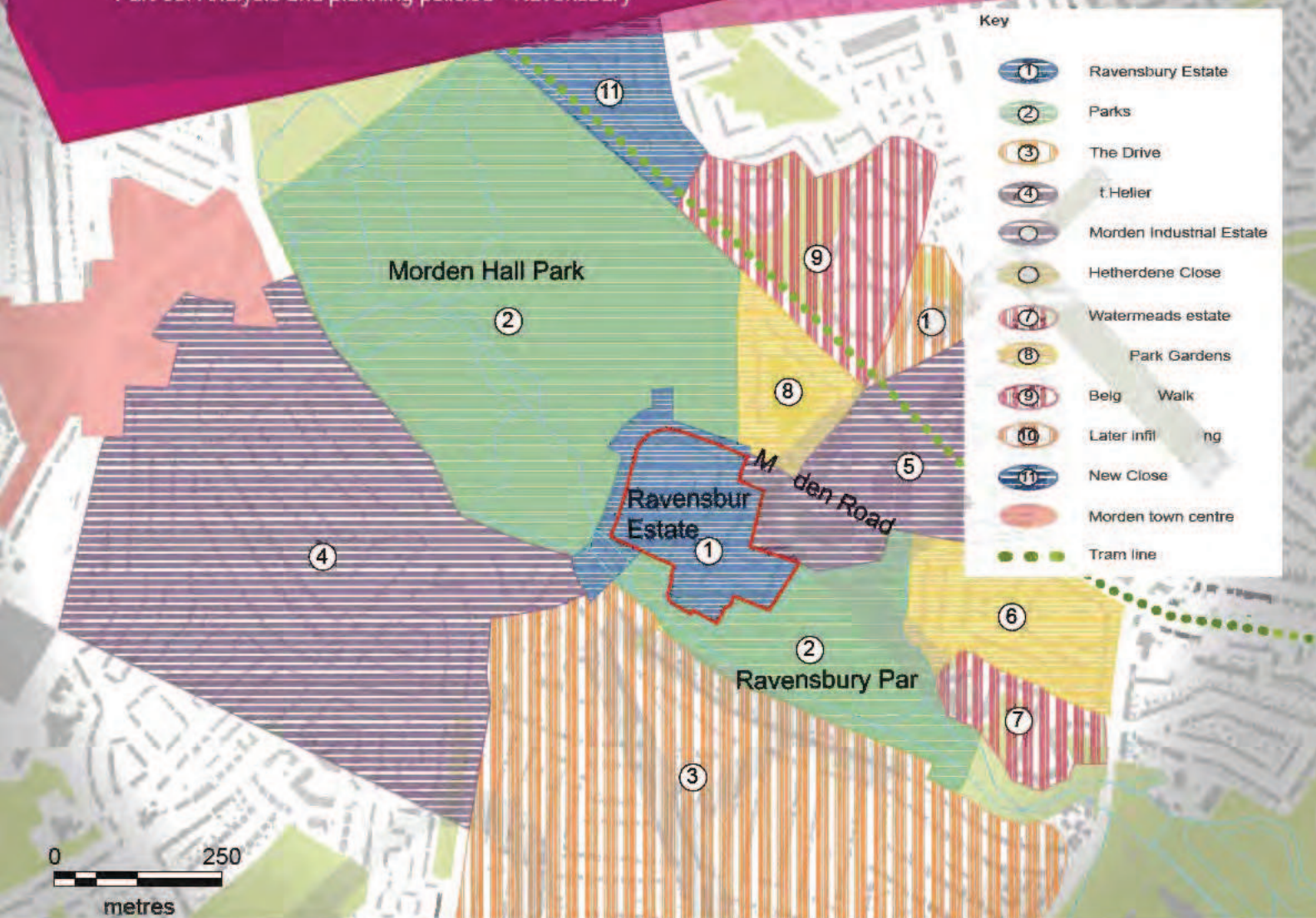


Ravensbury Club room 1959



Ravensbury Mill pond 1987

Source: Merton Memories Photographic Archive



Site analysis

1. Character areas

3.18 The Ravensbury Estate, is a small enclave in the Wandle Valley which has its own unique character. To the north, east, south-west and south-east the adjacent areas are dominated by three large areas with their own distinct identity. These are respectively Morden Hall Park, the St. Helier Estate and the Inter War housing centred around the historic route of The Drive. To the east and north-east the character areas are smaller and more mixed, the tram line creating a natural edge to the wider area.

3.219 The similarly aged Deer Park Gardens is also another residential enclave, set around a central green, secluded from the main Morden Road. Ravensbury Park itself is also secluded, barely visible from any road, being hidden behind the Medical Centre to the north and the river and housing to the south. A break in the residential character that straddles Morden Road is a collection of industrial sites that date from the construction of the railway.

3.220 This briefly changes the character of Morden Road to the feel of an industrial estate road before reaching some Inter-War housing around Heatherdene Close. To the south of this is the Watermeads estate, in a rigid formulaic pattern squeezed between the Inter-War housing and the River Wandle. To the east a natural edge to the area is formed by the busy Bishopsford Road. Overall, Morden Road is the spine that runs through the area. Its character along its length from Morden to Bishopsford Road is varied and constantly changing, sometimes positive, sometimes less so.



Morden Hall Park



St. Helier Estate



Ravensbury Estate



Industrial area Morden Road



Watermeads Estate



The Drive



Heatherdeane Close

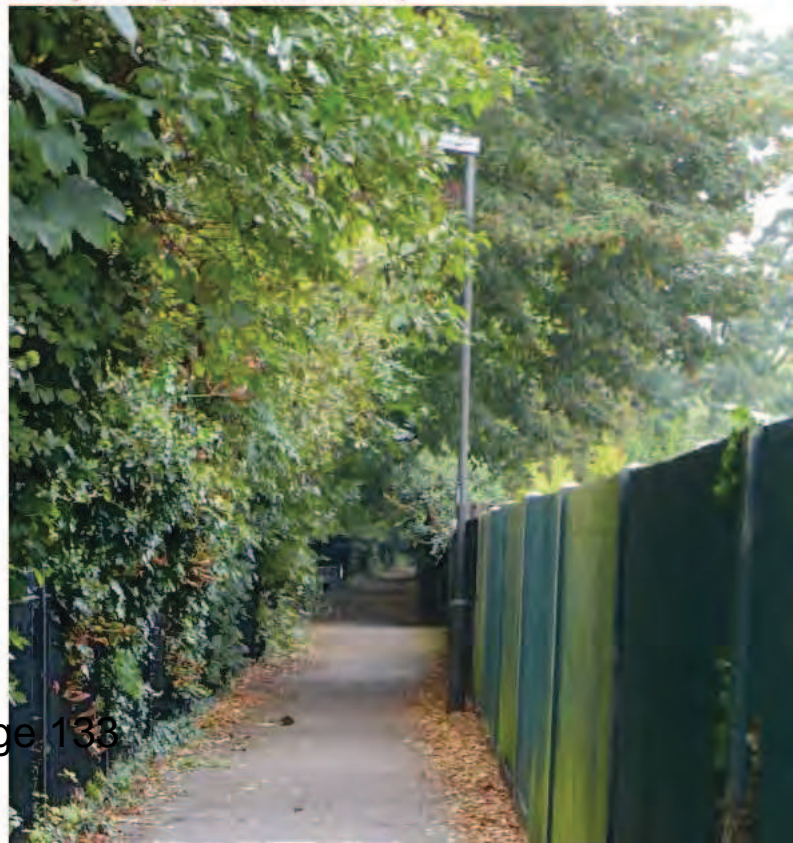


Site analysis

2. Land uses

3 21 The estate is completely residential except for the provision of a small community room in one of the buildings on Ravensbury Grove. Surrounding the estate, the area is mostly residential, the exception being the industrial area adjacent to the estate that also straddles Morden Road. There are a number of other uses along Morden Road, including shops, pub and medical centre. However, these are spread out and do not form any cohesive local centre or focal point.

Poorly surveyed route to tramstop





Shopping parade Morden Road

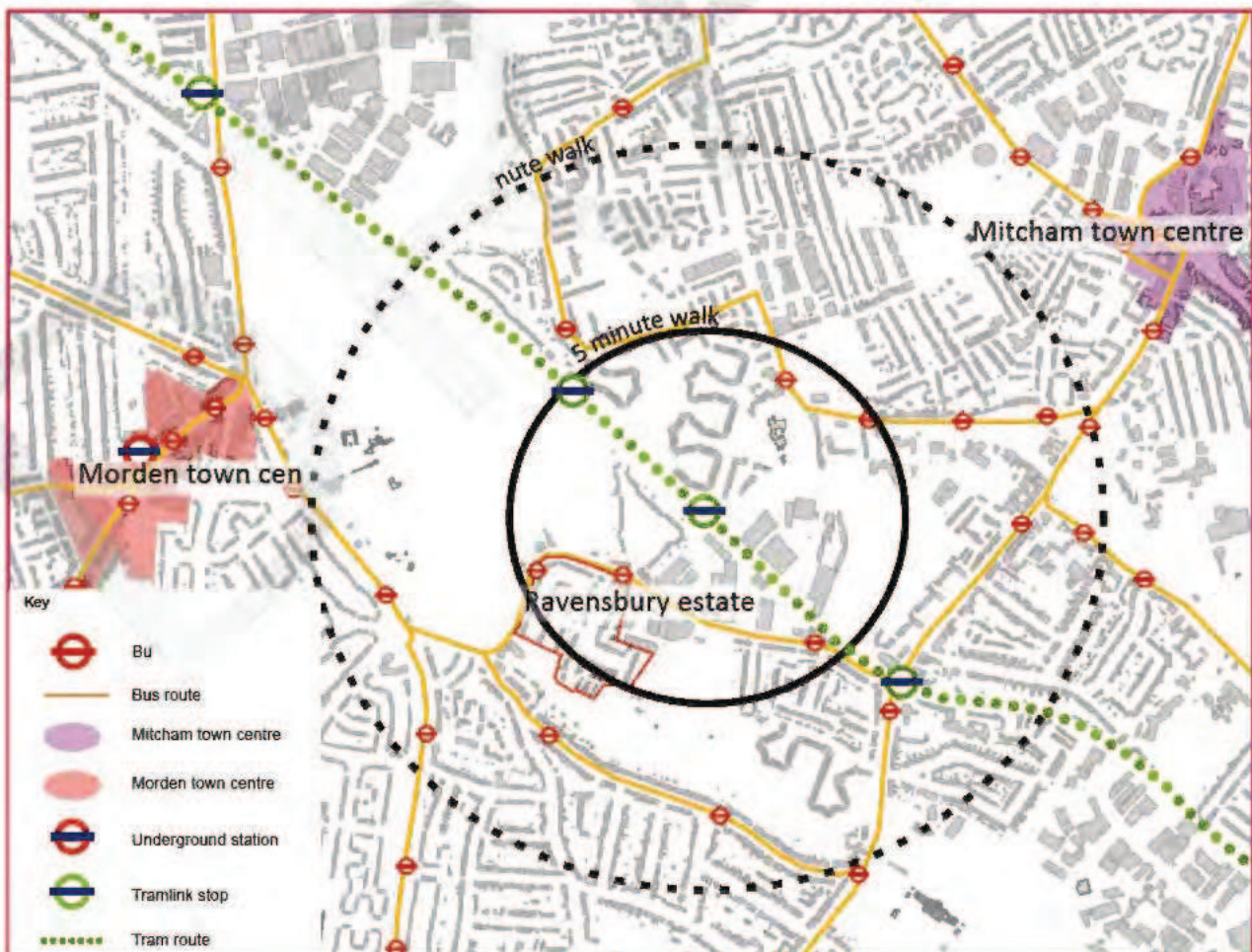


View of Watermeads Estate from Ravensbury Park

3. Transport connectivity

3.222 There are positive and negative aspects to transport connectivity for Ravensbury Estate. The Tramlink network is quite close, with three stations at Belgrave Walk, Phipps Bridge and Mitcham at 5, 7 and 11 minutes' walk away respectively. However, the routes to the closest two stops are unattractive and entail walks along secluded, narrow and long footpaths that have exceptionally poor surveillance. It is approximately 18 minutes' walk to Morden Tube station, which also has 11 bus routes serving it. The 201 is the only bus route passing the estate, though the more frequent 118 passes nearby along Wandle Road.

3.223 The PTAL ratings for within the estate compared to that for Morden Road on the outside of the estate serve to show how a lack of direct street to Morden Road reduces accessibility. Within the estate the PTAL is 1b. On Morden Road it is 3. This is partly due to the increased accessibility to the 1 bus route on Wandle Road. A direct pedestrian footbridge across the River Wandle at the end of Ravensbury Grove would also improve the accessibility and PTAL rating of the estate and create better accessibility to buses for residents.



Site analysis

Estate development timeline



3.224 The estate was developed reasonably quickly in two phases during the 1950s, initially being influenced by prefabricated building methods developed as a response to the Post-War housing shortage. The second phase of flats and houses reverted to a more traditional construction method. There have been additions or changes to the buildings on the estate during its life so far, except that the secluded garage block to the south of the estate has fallen into disrepair.

Key

- Phase 1: Early 1950s
- Phase 2: Late 1950s
- Later addition - garages



Phase 1: Orlit homes



Phase 2: Hengelo gardens



Later addition: Ravensbury garages



Phase 2: Rbury Grove



Phase 1: Morden Road

Site analysis

Existing building height



3.225 With the exception of the Ravensbury Court block of flats, all other flats and houses are single storeys with pitched roofs. At four storeys Ravensbury Court both reflects the scale of the mature trees and space surrounding it, and serves as a green view from the rest of the estate to the utilitarian industrial buildings nearby.

Key

	Single storey
	Two storey
	Three storey
	Four storey



Ravensbury Grove



Ravensbury Grove

Public realm and open space

3.226 The estate has a distinctive sense of openness and sitting within the surrounding wider landscape of Morden Hall Park and Ravensbury Park. This comes largely from a combination of the formal open spaces around Ravensbury Court and their mature trees. Most of the space is well defined and its use and purpose clear, with little space being 'left over' or ambiguous. The space to the rear of Ravensbury Court, though less clear in this regard, still benefits from its seclusion behind the flats, it clearly being for the residents of these flats.

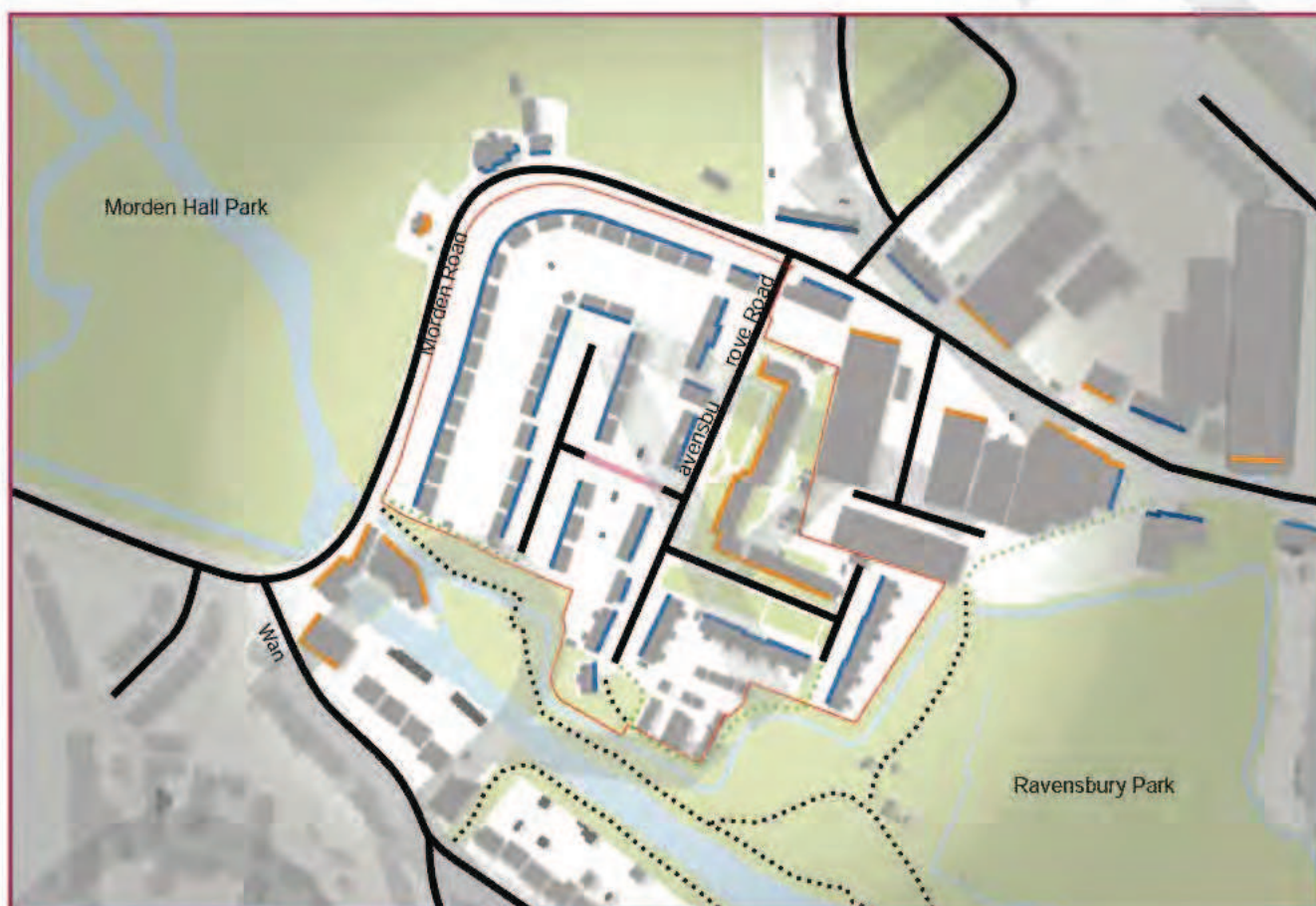
Key

-  Communal amenity space
-  Internal green space
-  Pedestrian areas
-  Parking courts
-  Roads
-  Front gardens
-  Back gardens



Site analysis

Streets and frontages



3.227 Streets are generally laid out in a traditional way with clear definition between public and private spaces. The estate relates generally well to the main Morden Road, with houses fronting the street. However, adjacent to Ravensbury Mill this space is poorly defined. Buildings outside the estate, such as the Three Arms pub and White Cottage, address the street, but the lodge to the park fails to address Morden Road in a positive manner. Within the estate the ground level frontage of Ravensbury Court does not present an active front to the space in front, the entrances being to the rear. This gives the space a bit of a deserted feel, where front doors would bring more activity, surveillance and use of the space.

Enclosure and frontages		Clear, well defined streets
		Poor, ill-defined streets
		Clear, well defined paths
		Poor, ill-defined paths
		Clear building frontages
		Unclear building frontages



Poorly defined space in front of houses on Morden Road



Ravensbury Grove Road



Near entrance Ravensbury Grove Road



Morden Hall lodge



Hengelo G



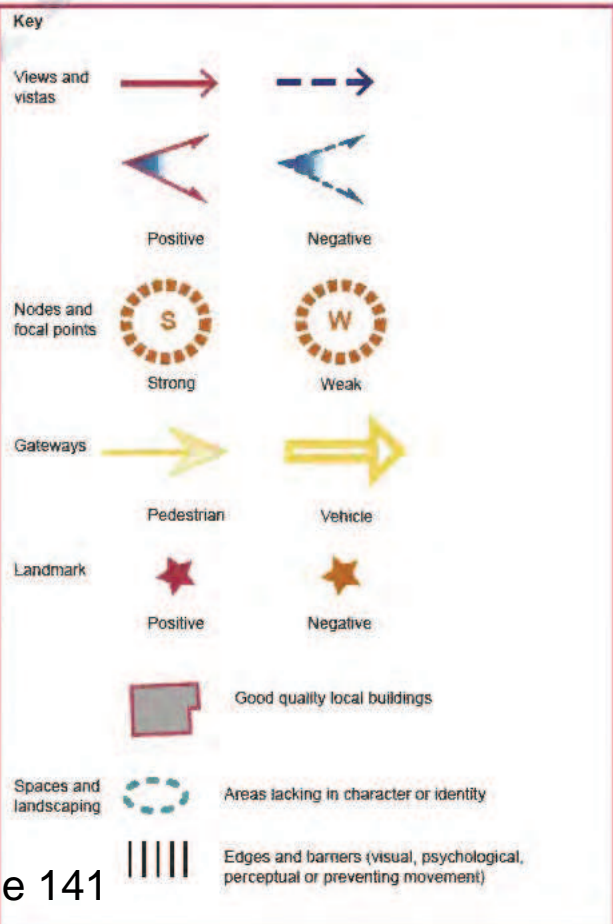
Surrey Arms fronting onto Morden Road



Site analysis

Townscape analysis

3 28 The map shows an analysis of the components or parts of the local area that shape people's perception of and encourage or limit movement around it. It gives a sense of how the estate is connected to and relates to its immediate surroundings. This includes things like views, vegetation and pedestrian access, local landmarks and focal points for activity or orientation. These are identified as being strong or weak, positive or negative and give ideas as to what new development should do to improve integration with the wider area.

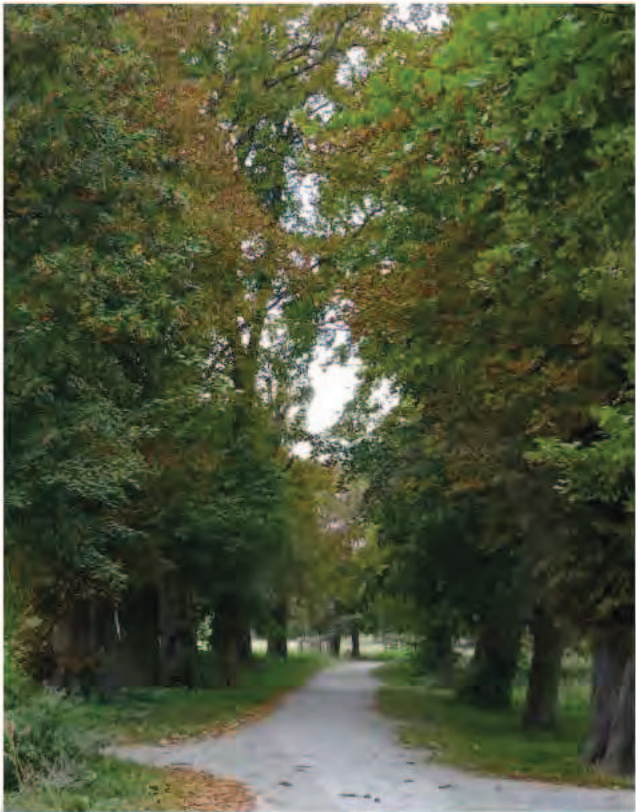




View of river in Ravensbury Park



View of Ravensbury Park



Morde Hall Park



Ravensbury Mill



Surreys Arms Pub and White Cottage

Site analysis

Landscape analysis



3.229 The landscape of the estate is defined by the surrounding mature trees of Morden Hall Park to the north, Ravensbury Park and the riparian landscape of the River Wandle. This gives the estate its secluded almost rural feel and is an essential part of its character. This character is also reflected by the landscape within the estate. The mature trees around Ravensbury Court screen the higher buildings and industrial areas beyond – where there is no mature vegetation beyond. The remaining houses and flats are sufficiently low-rise to enable views within the estate to the tree canopy beyond, and the large front and rear gardens add to the open feel of the estate.

Spaces and landscaping		Areas of high landscape value
		Areas of poor landscape value
		Ill-defined space (hard or soft landscaped)
		Established trees

Issues and opportunities

Issues summary

Accessibility to Morden Road and Wandle Road

3.230 There are no direct pedestrian links between the estate and Morden Road other than a back alley from Rutter Gardens or the much longer route via Ravensbury Grove. This is inconvenient for people wishing to walk or cycle to Morden. Similarly, access to Wandle Road, where there is the frequent 118 bus route requires a circuitous route through the park or using the back alley. A footbridge across the river to an existing access onto Wandle Road would increase the accessibility of the area for residents of the estate and local area significantly.

Defined space on Morden Road

3.231 On Morden Road adjacent to Ravensbury Mill, the space in front of houses comprises parking bays and an access lane in an inefficient arrangement– as compared with the arrangement of frontage opposite White Cottage. This is an important space which lacks a clear sense of identity and it is the first impression of the estate.

Pedestrian and cycle links between parks, estate and tramstop

3.232 Links from Morden Park to the estate are impeded by heavy traffic on Morden Road, poor crossing facilities and lack of good quality cycle facilities. The route from Morden Hall Park through or past the estate to Ravensbury Park is poorly defined with the entrance to Ravensbury Park being very narrow and unclear. The pathways to the tram stops at Belgrave Road and Phipps Bridge are very narrow and poorly surfaced and not very obvious from Morden Road. Within the estate it is not clear there are pedestrian routes through it, connecting it with its surroundings.

Integration between Ravensbury Park and estate

3.233 There is little integration between the park and the estate with rear gardens facing the park and poor quality vegetation marking the boundaries. There are two narrow gated pedestrian links into the estate that are not obvious from within. A buffer of unattractive dense landscape is developed between the estate and the attractive grounds of the park. Pedestrian gateways into the estate are poorly defined and have limited overlooks.

Development densities

3.234 Current planning standards offer the potential to increase density appropriate to the suburban landscape to provide more space efficient layouts which could provide rear gardens and front gardens without undermining the landscape context.

Protecting the high quality landscape and retained buildings

3.235 The landscape setting of the estate is what defines its character and makes it unique. Proposals should seek to integrate new and existing buildings into the surrounding high quality landscape. Refurbishment to homes will need to be sensitively undertaken to improve their function. Retained buildings and spaces will also need to be sensitively integrated into the new neighbourhood.

Flood mitigation

3.236 The estate is in close proximity to the Wandle River. Regeneration proposals will need to address this issue and should not exacerbate flood risk. Where possible, flood risk should be reduced without undermining the landscape character or semi-rural feel of the area.

Biodiversity

3.237 Regeneration proposals will need to address the issue of biodiversity in Ravensbury Park. They must ensure natural habitats and species are not adversely affected by the regeneration proposals.

Issues and opportunities

Opportunities summary

Mitigate flooding

3.238 The estate is in close proximity to the River Wandle; mitigate flooding through the introduction of swales in open space. Swales will provide natural habitat for nearby wildlife in the park without undermining the landscape character or semi-rural feel of the area.

Pedestrian and cycle links

3.239 Improve pedestrian and cycle crossing from Morden Hall Park to the estate. Improve pedestrian permeability across the estate from north to south and east to west allowing for the introduction of routes to surrounding parks and tramstops. Provide a legible route from Morden Hall Park, past or through the estate to Ravensbury Park ensuring entrance to the park is clearly defined.

Street hierarchy

3.240 Reinforce historic street hierarchy of Ravensburys Grove and create new streets in the form of local residential streets with active frontages onto public space.

Ravensbury Park

3.241 Blocks should be designed to maximise the visual and natural amenity provided by the park, orientation of buildings to open space should front onto the park providing natural surveillance. The integration of the park and the estate should be clearly defined however should not create a barrier. Provide clearly defined safe pedestrian gateways into the park. Proposals should ensure landscaping setting of the estate is not undermined.

Local history

3.242 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.

Biodiversity

3.243 Ensure the preservation, protection and enhancement of the adjacent Ravensbury Park recognising its importance in terms of biodiversity. Specific measures should be a suitable landscape buffer between the river and the proposed development

DRAFT

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 public partly 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 upon from the surrounding localality townscape such as Ravensbury Mill, The Surrey Arms and Whit.
- 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 use 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 public open space in front of the block. Changes to the layout of the rear of the ground floor flats could also improve car parking and provide more 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 screens 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 Orbit 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 windy 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.

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.

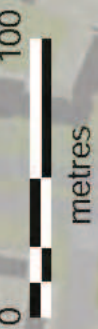
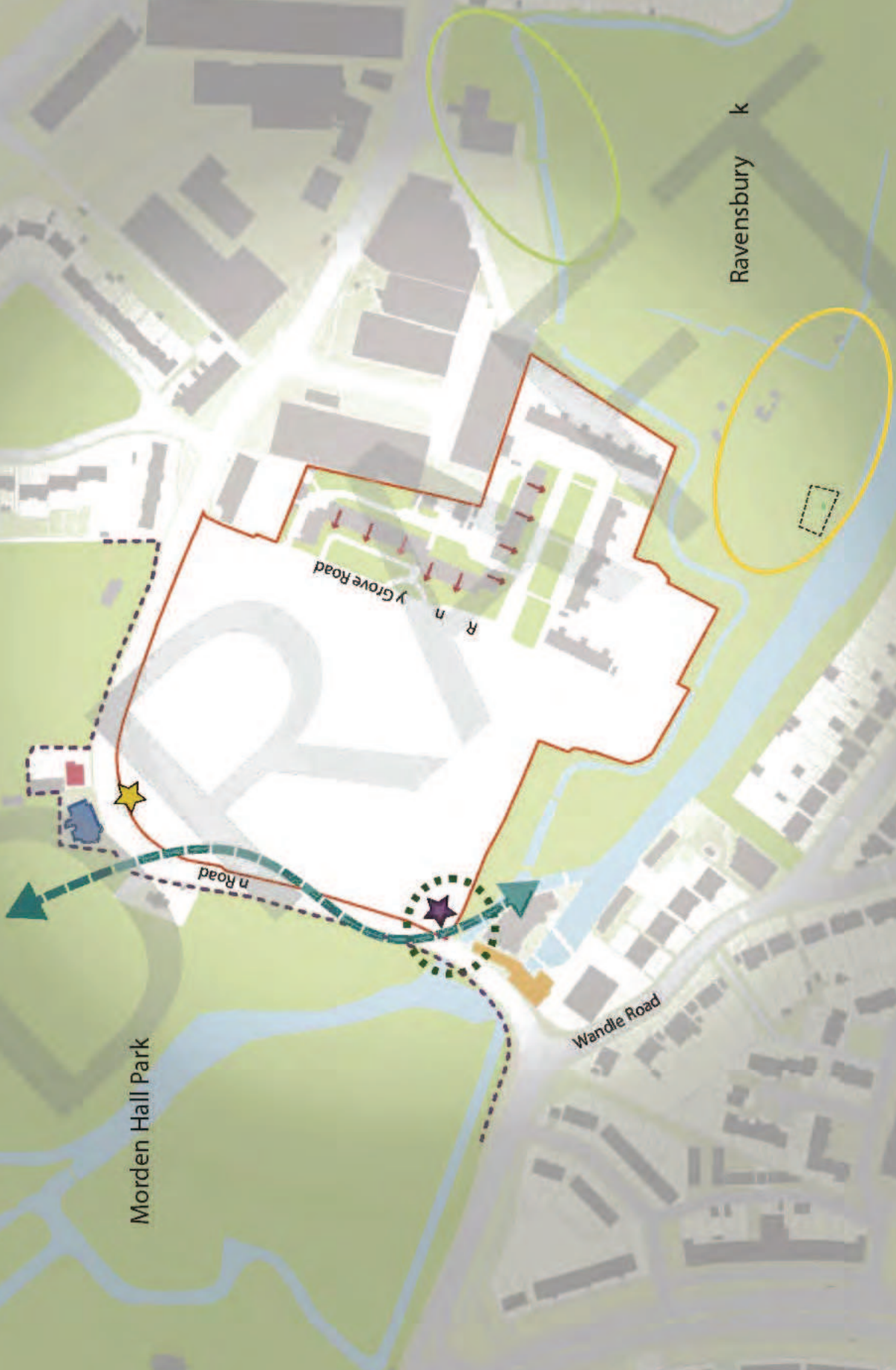
3.254 Currently visibility to Morden Hall Park on Morden Road is poor due to boundary treatment. Regeneration of the estate provides an opportunity to work in conjunction with the National Trust to enable views from the estate to this high quality landscape. Replacing timber fencing with railings and improvements to the park entrance could increase accessibility to 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. Clearing remnants of these structures 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 their internal layouts which would enable entrances on the ground floor flats to overlook Ravensbury Grove Road.



R1 Townscape



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 remain |
|  | Surrey Arms |
|  | Ravensbury Mill (original building) |
|  | White Cottage |
|  | Battle Wandle Trail |
|  | Boundary treatment enhancement
(Morden Hill Park) |
|  | Reconfiguration of refurbished flats |
|  | Arch 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.
- 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 work of streets that provide clear connection from Ravensbury Grove to Morden Road and links to Ravensbury Park.

Further guidance

3.257 The estate is bounded by Morden Road, which is a busy thoroughfare. There is scope to implement targeted traffic management measures along Morden Road and to improve pedestrian connectivity in the surrounding area, to reduce severance caused by traffic and improve safety.

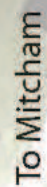
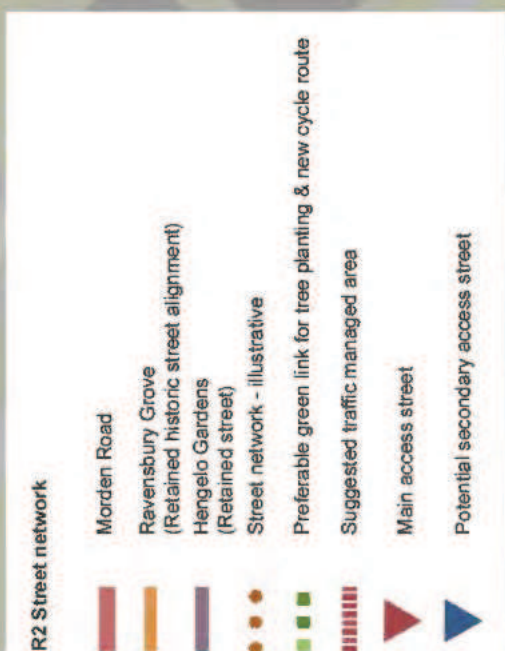
3.258 The access lane and parking for the houses fronting Morden Road should preferably be removed and used for tree planting and a new cycle route. This approach could also accommodate flood attenuation measures, such as a swale or uncovering of the historic watercourse. Some parking may be retained but should be better integrated into the layout.

Justification

3.259 The estate is physically isolated from surroundings in a number of ways, including its street layout. There is only one access for vehicle into the estate and a minor cul-de-sac serving properties fronting Morden Road. The streets are set out in the form of an additional 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 to Morden town centre by opening up the frontage to Morden Road as a new street and footpath connections.

3.26 New street network proposals should be designed to provide clear connections that 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.



Morden Hall rk

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 Ravensbury Park from Morden Hall Park. Additions to cycle network should be integrated into wider local network.
- d)** The main route for vehicles into the estate is Ravensbury Grove. There is also scope to retain existing vehicular 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 as 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 over 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 bridge walkways across the river and back channel which would allow for a better connection between Ravensbury Estate and the park in Ravensbury Park.
- 3.264** To strengthen cycling there is scope to develop cycle links further along Morden Road for short 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 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 feel of the estate. The crossing from Morden Hill Park to the estate is a key link in the Wandle Trail in connecting Morden Hill 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 through a range of methods, including surface treatments, raised crossings, protected cycle paths, width restriction or build outs and pedestrian refuges. The most appropriate measure should be investigated whilst ensuring the road remains in 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.



Morden Hall Park

Ravensbury

Wandle Road

den Road

ry Grove Road

R3 Movement and Access

	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 po
	Existing river crossing point
	Park foc poin

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 small community room. There are some local shops nearby to the east on Morden Road, the Grey Arms Pub House opposite and soon to open Wandle Museum. Morden town centre is 10-15 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) units which excludes land occupied by housing 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.

3.274 Development proposals should contribute to the provision of a great choice and mix of housing types sizes and tenures, include affordable housing provision, in accordance with relevant Local Plan policies (e.g. Core Planning Strategy Policy CS8 and CS9 and Sites and Policies Local 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 (Employment Opportunities) major development proposals will be expected to provide opportunities for local residents and businesses to access employment and training opportunities during 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 would be some leisure uses associated with the Wandle Way walking and cycle route. However, there is a demand not yet established and facilities such as cycle hire, and interpretation centres may be appropriately located in Morden Hall Park or the potential new museum at Ravensbury Mill.



Morden Hall Park

Wandle Road

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Y Grove Road

Wandle Road

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 (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 new development.

3.279 There are potential opportunities for off-site play space enhancements that might address the need to retain age groups while there will also be a need for some on-site play space. Any proposal should also 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 To provide front 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 allow for some planting, is also encouraged.

Further guidance

3.276 Any new public open spaces 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 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.

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)

Morden Hall Par

Grove Road

Vens

Wandle Road

Ravensbury Park

Page 160

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 to ensure the development is safe and does not increase the risk of flooding elsewhere, for the lifetime of the development.

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's sustainable design and construction supplementary planning guidance published in April 2014) and Defra's non-statutory technical standards for sustainable drainage systems. 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, and designing for exceedance.

d) Public realm proposals should be co-ordinated with wider SuDS strategy for the site and the proposed linear public 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 Resource Act 1991 and Thames Region Land Drainage By-laws 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 8m wide strip on either side of ordinary watercourses where possible these distances should be exceeded. Development should not encroach 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 restoration, protection and enhancement of protected species and habitats 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.

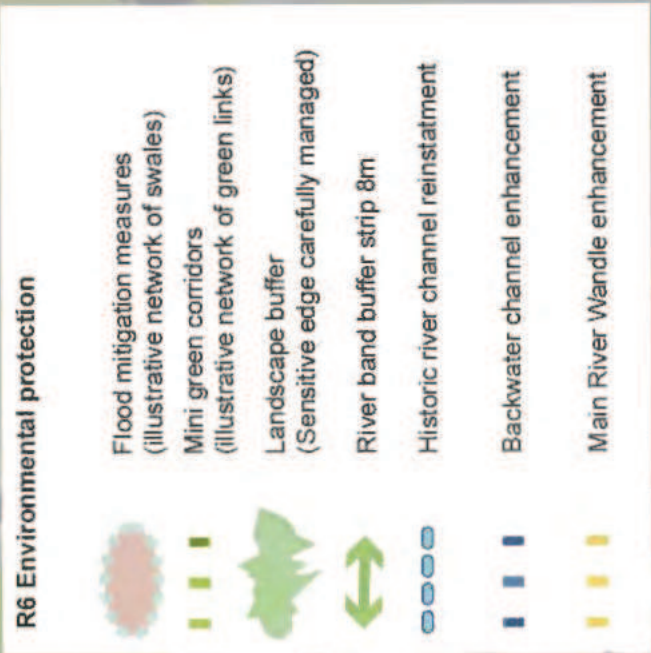
3.286 The interface area between proposed development and Ravensbury Park, which is a designated SINC, LOR and Green Corridor, needs careful consideration, with particular reference to the habitats of the protected species within this area e.g. bat. This is a sensitive edge and a balance must be struck between an active frontage onto the park 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 garden 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 including the Environment Agency, the National Trust and the Wandle Trust.

3.290 Flood defence consent is required for any structure proposed within 10m of the river bank under the terms of the Water Resources Act 1991 and Land Drainage Byelaws 1981.



Morden Hall Park

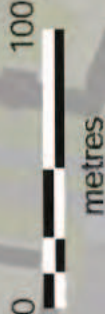
Morden Hall Park

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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 selected to mitigate against pollution and noise.

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 Wand. 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 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 Current 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 trees around the estate are enveloped by 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.

3.2 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.

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.

3.300 Redevelopment proposals must therefore give very careful consideration as to the 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 height along Morden Road and where landscaping features allow, for the creation of wider streets with a height to height ratio proportions which enable wider and longer views.

Justification

3.2 All existing buildings are two storey with the exception of the one larger four-storey block of flats. The low rise form is what allows views to the tree canopy 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.



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