

Merton Council

Planning Applications Committee

8 March 2018

Supplementary agenda - Plans

6 Ravensbury Estate, Morden, CR4 4DT

1 - 8

Application number: 17/P1718 Ward: Ravensbury

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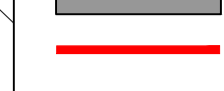



Roof form of Block D will be pitched, and will be developed at Reserved Matters stage. See Section 4.2 of Design Code

Entry only.
Access only to Private lane

Exit only.
Access only from Private lane

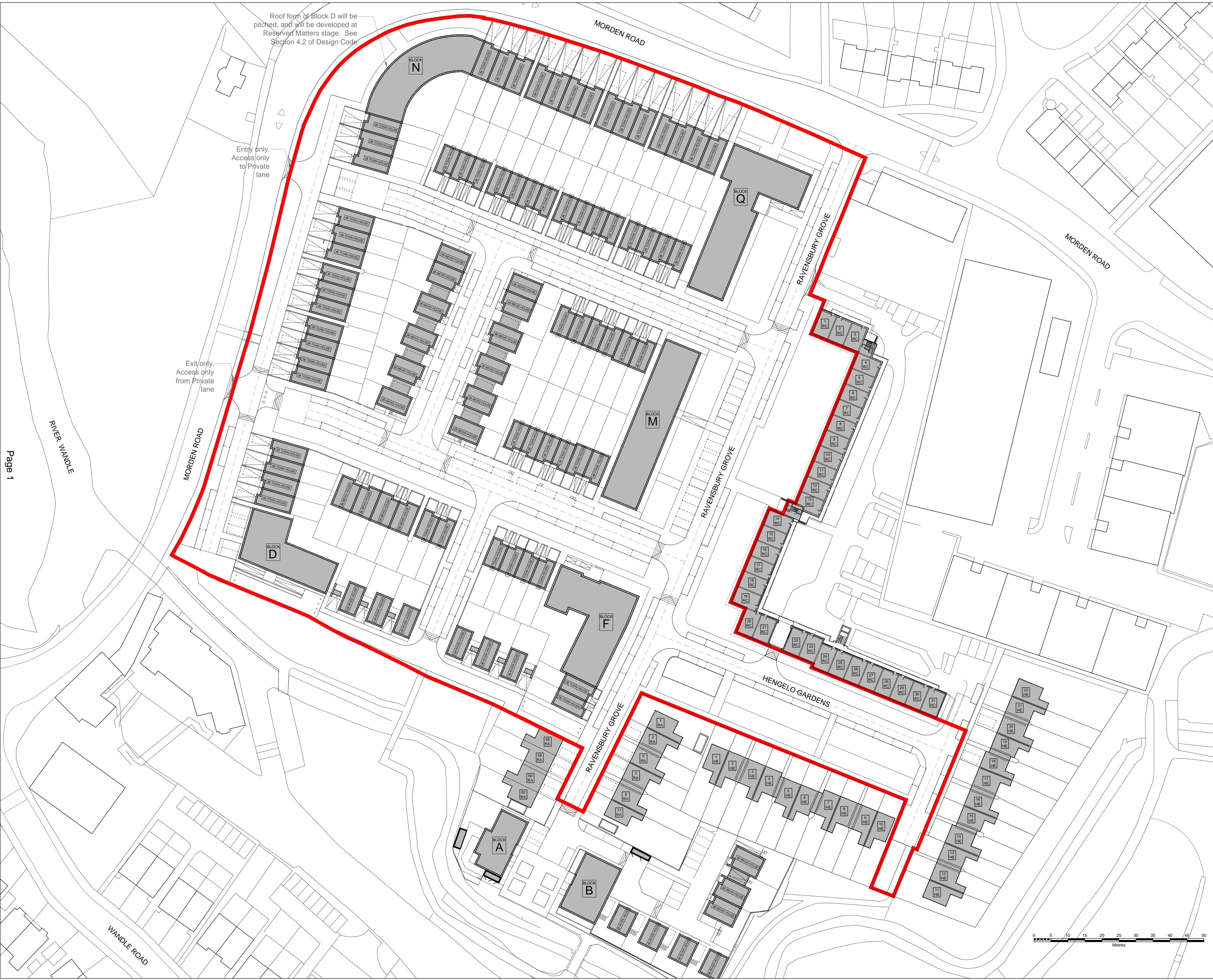
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-  Building Footprint
-  Application Site Boundary
-  Ravensbury Court
-  Hengelo Gardens
-  Ravensbury Grove

Drawing note
This drawing shows the Phase 1 proposal which is located outside of the application boundary, and is subject to a separate planning application.

01 Ravensbury site boundary plan - Merton Council planning committee



E	23.02.18	JCD	Revision C note corrected to relate to Block N
D	22.02.18	JCD	Southernmost 2 Bed Mews Houses pulled back from Adjacent Secondary Street to accommodate potential stepped access requirements
C	05.02.18	JCD	Rear access added to Block N communal amenity
B	18.01.17	JCD	Edits made in response to LB Merton Transport comments: 7 car parking spaces removed (P4-P10-06); Radii added to Morden Road private lane junctions. Adjacent parking spaces to entry only junction rearranged. Access notes added to private lane. Bollards repositioned on tertiary lane parallel to Southern Boundary. 1 space removed and turning head accommodated adjacent to Emergency access point. Tree T47, as per arboricultural impact assessment, retained
A	01.11.17	JCD	Retained Trees along Northern Boundary co-ordinated with arboricultural assessment.
	21.04.17	NMA	1 car parking space removed adjacent to Block D
			Block D Footprint realigned
			Status updated to reflect drawing is for approval
			Issue for planning

FOR APPROVAL
Client / Project
Clarion Housing Group Ltd.
Ravensbury, Merton
Drawing title
Proposed Site Plan

Drawing number
CAG-REM_00_DR_0100 revision
scale 1/8 A1
1:500 originated by
ECH project number
CAG - REM

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6.6 - Building Form and Massing

Heights respond to the suburban context and the existing homes between 2 and 4 storeys and follow guidance contained within draft ELP Policy EPR8.

Height is concentrated to key corners on Morden Road and the primary route through the site, Ravensbury Grove, addressing existing 4 storey maisonettes, with lower elements in the centre of the site and in closest proximity to existing homes.

Page 3



Heights Legend

- 4 Storey
- 3 Storey
- 2 1/2 Storey
- 2 Storey
- 1 Storey

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Roof form of Block D will be pitched, and will be developed at Reserved Matters stage. See Section 4.2 of Design Code

Entry only. Access only to Private lane

Exit only. Access only from Private lane

RIVER WANDE

MORDEN ROAD

MORDEN ROAD

RAVENSBURY GROVE

MORDEN ROAD





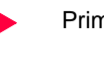
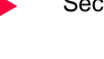
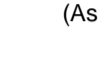
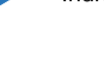


RAVENSBURY GROVE

HENGLO GARDENS

RAVENSBURY GROVE

WANDE ROAD

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-  Building Footprint
-  Application Site Boundary
-  Primary Core
-  Secondary Stair (to achieve compliant fire egress distances)
-  Primary Block Entrance
-  Secondary Block Entrance
-  Individual Apartment Entrance (As per typical floor)
-  Individual House Entrance
-  Access to communal amenity from Primary core
-  Access to private amenity from house

Drawing note
This drawing shows the Phase 1 proposal which is located outside of the application boundary, and is subject to a separate planning application.

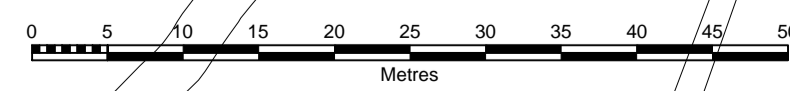
Drawing note
The locations of the entrances shown on this drawing are indicative only and will be investigated further at the Reserved Matters stage

03 Ravensbury proposed entrances and layout - Merton Council planning committee

D	22.02.18	JCD	Southernmost 2 Bed Mews Houses pulled back from Adjacent Secondary Street to accommodate potential stepped access requirements
C	05.02.18	JCD	Amenity access arrows added
B	18.01.17	JCB	Additional Entrances added to Blocks D and O facing Morden Road. Edits made in response to LB Merton Transport comments: 7 car parking spaces removed (P4-60-66). Radii added to Morden Road private lane junctions. Adjacent parking spaces to entry only junction rearranged. Access notes added to private lane. Bollards repositioned on tertiary lane parallel to Southern Boundary. 1 space removed and turning head accommodated adjacent to Emergency access point. Tree T47, as per arboricultural impact assessment, retained. Retained Trees along Northern Boundary co-ordinated with arboricultural assessment. 1 car parking space removed adjacent to Block D. Block D Footprint realigned
A	02.01.18	JCD	House entrances added
	15.12.17	JCB	Issue for planning

FOR APPROVAL
Client / project
Clarion Housing Group Ltd.
Ravensbury, Merton
Drawing title
Proposed Entrances Plan







Drawing number
CAG-REM_00_DR_0115 revision **D**
Scale 1:500
originated by **ECH** project number **CAG - REM**



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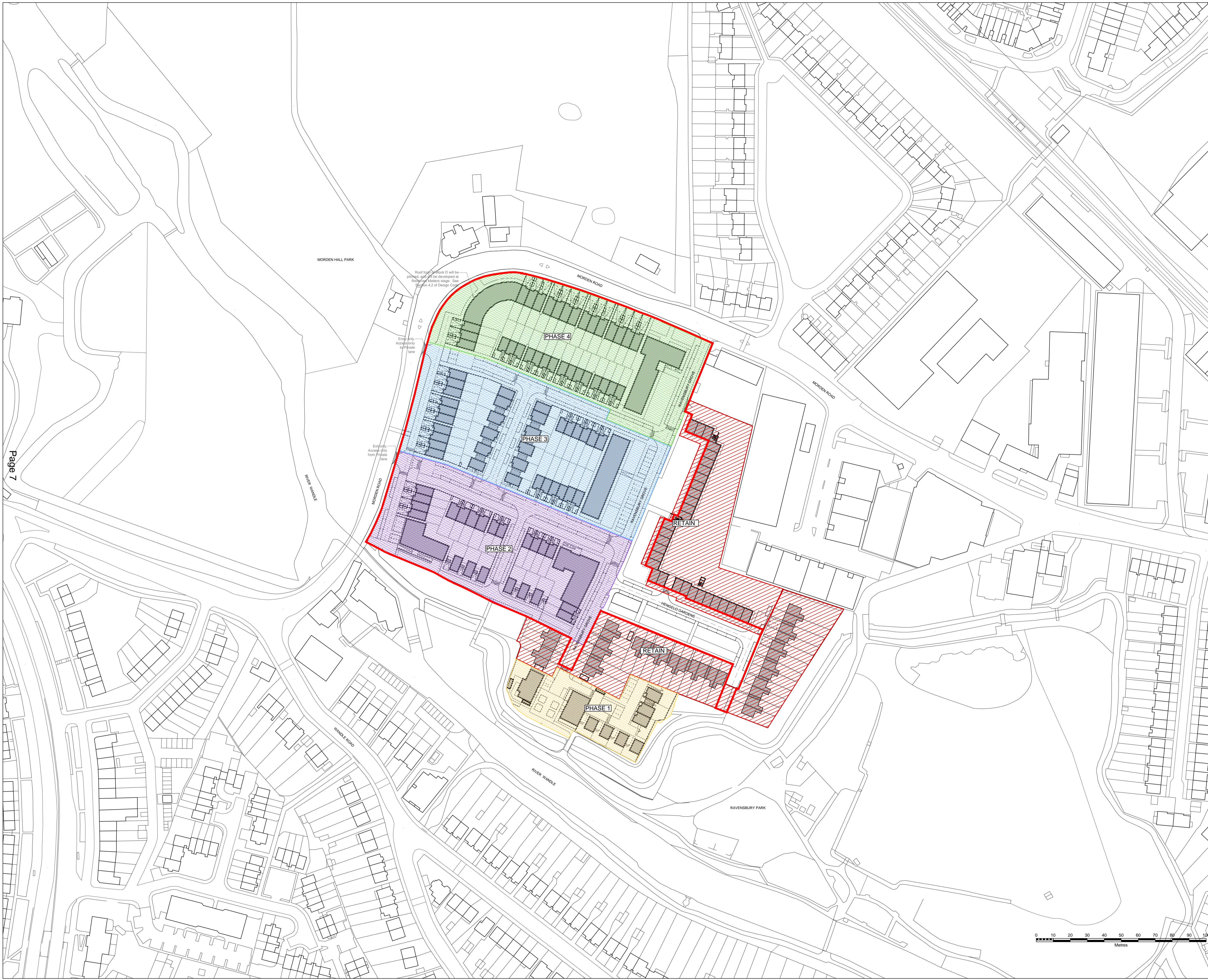
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- LEGEND:**
-  Retained Homes
 -  Phase P1 Construction phase boundary
 -  Phase P2 Construction phase boundary
 -  Phase P3 Construction phase boundary
 -  Phase P4 Construction phase boundary
 -  Application Site Boundary

Drawing note
 This drawing shows the Phase 1 proposal which is located outside of the application boundary, and is subject to a separate planning application.

04 Ravensbury proposed phasing plan - Merton Council planning committee

04 Ravensbury proposed phasing plan - Merton Council planning committee



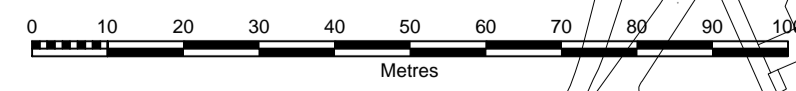
Page 7

D	22.02.18	JCD	Southernmost 2 Bed Mews Houses pulled back from Adjacent Secondary Street to accommodate potential stepped access requirements
C	05.02.18	JCD	Updated to reflect masterplan changes. Phasing unchanged
B	18.01.17	JCD	Edits made in response to LB Merton Transport comments. 7 car parking spaces removed (P4-60-66). Radii added to Morden Road private lane junctions. Adjacent parking spaces to entry only junction rearranged. Access notes added to private lane. Bollards repositioned on tertiary lane parallel to Southern Boundary. 1 space removed and turning head accommodated adjacent to Emergency access point. Tree T47, as per arboricultural impact assessment, retained
A	01.11.17	JCD	Retained Trees along Northern Boundary co-ordinated with arboricultural assessment. 1 car parking space removed adjacent to Block D. Block D Footprint realigned
Rev	21.04.17	NMA	Status updated to reflect drawing is for information issue for planning
Drawn			
Description			

FOR INFORMATION ONLY
 Client / Project
Clarion Housing Group Ltd.
Ravensbury, Merton
 Drawing title
Proposed Phasing Plan

drawing number
CAG-REM_00_DR_0121 revision
 D
 scale 1:1000
 originated by
 ECH
 project number
 CAG - REM

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