Merton Council
Planning Applications Committee
14 November 2019
Supplementary agenda

18 Plans for Item 14 - Ravensbury Estate 1 - 10

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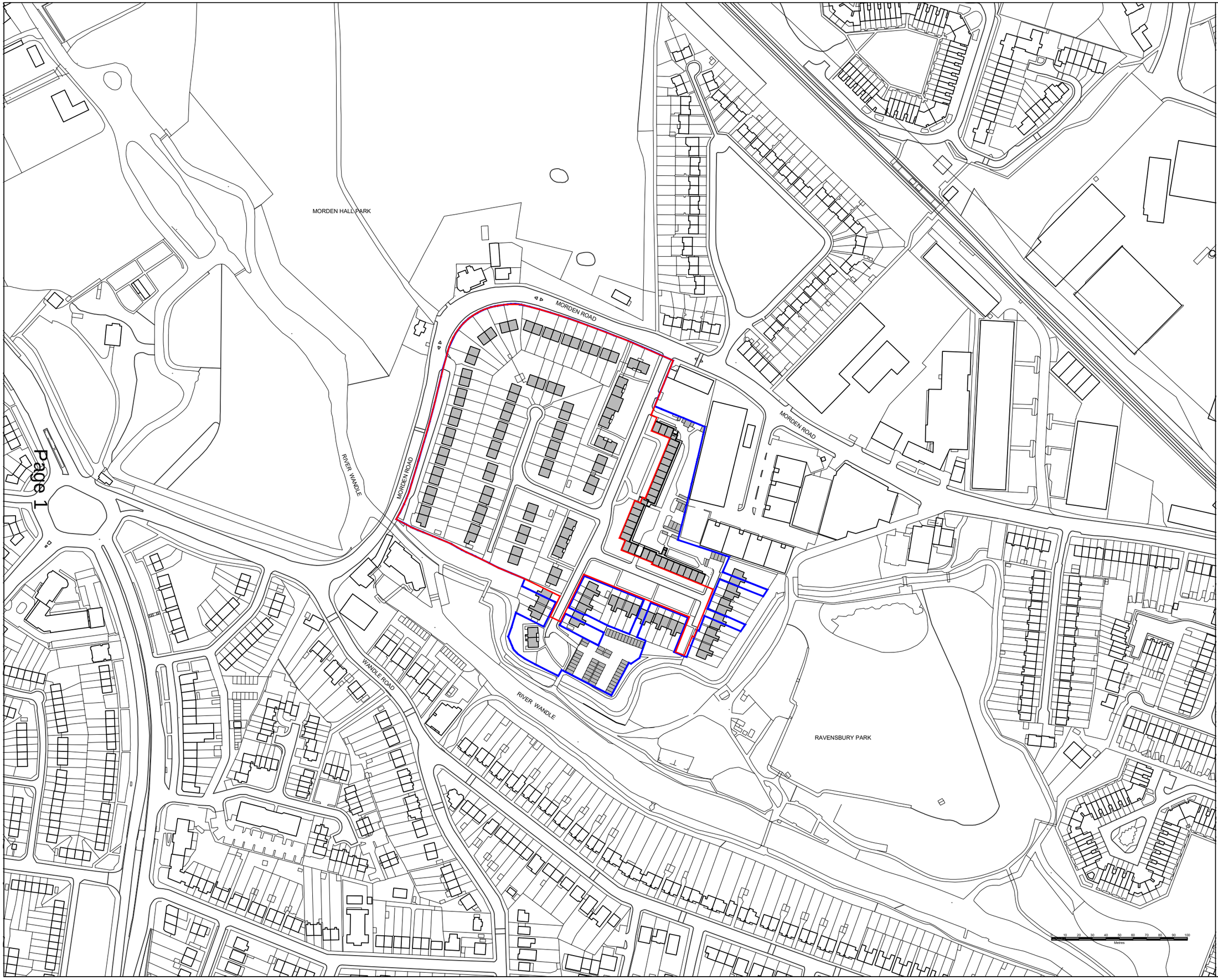

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Application Site Boundary

Estate Boundary Under CHMP Ownership

NORTH

Rev	Date	Drawn	Description
A	19.02.19	KDU	Reserved Matters Planning Submission
-	14.12.19	JCD	Initial Issue

status
FOR PLANNING

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2-4, Merton

drawing title
Site Location Plan

drawing number
CAG-REM-200_HTA-A_00_DR_0001 A

scale @ A3: 1:2500
originated by: JCD
project code: CAG-REM-200

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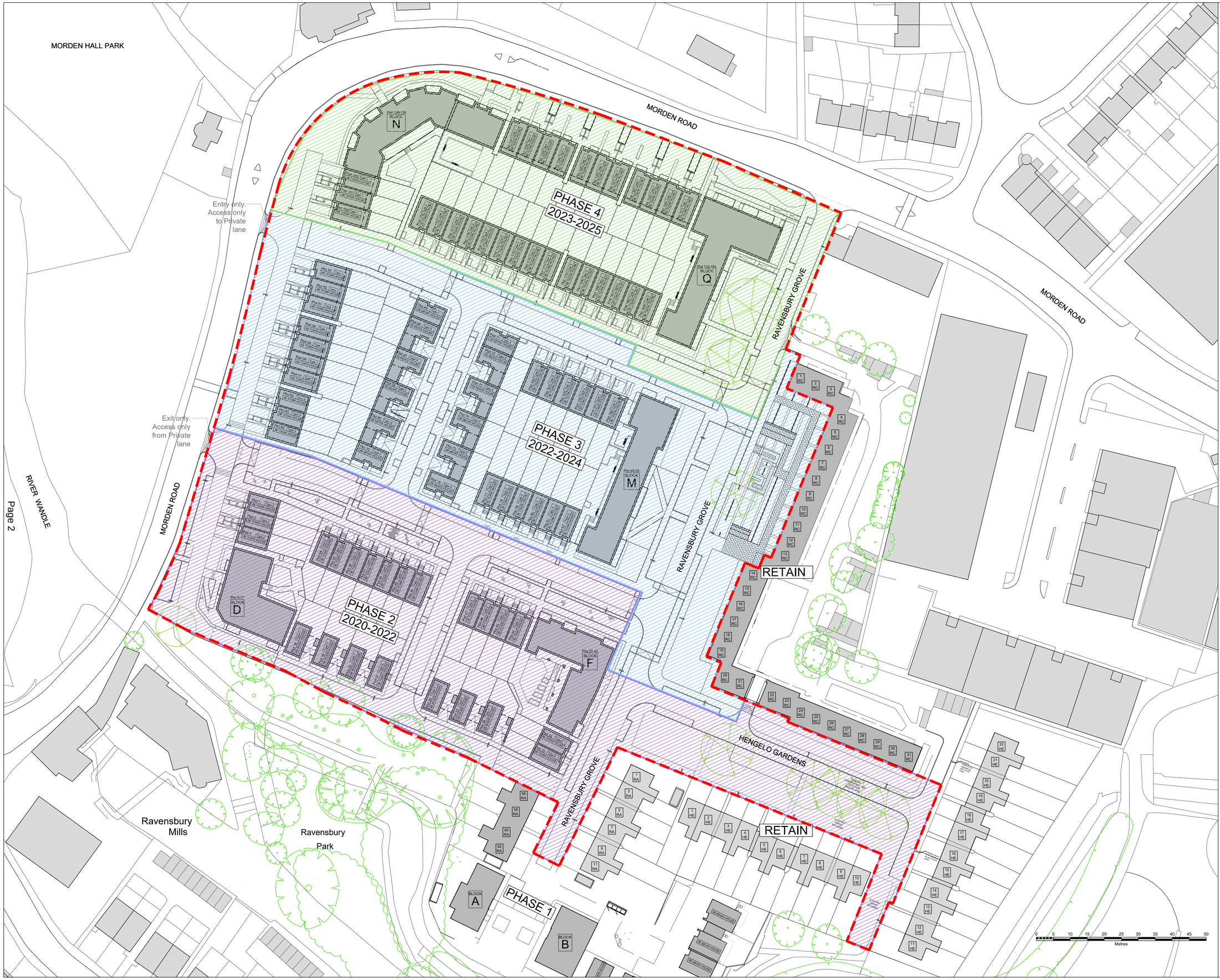

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LEGEND:

- Phase P2 Construction phase boundary
- Phase P3 Construction phase boundary
- Phase P4 Construction phase boundary
- Application Site Boundary
- RC — Ravensbury Court
- HE — Hengelo Gardens
- RA — Ravensbury Grove

Drawing Note:

Phase 2 Start Date: 2020 - Completion Date: 2022

Phase 3 Start Date: 2022 - Completion Date: 2024

Phase 4 Start Date: 2023 - Completion Date: 2025

Start and Completion Dates per Mace Group "Ravensbury Phasing Strategy February 2019"

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

NORTH

Rev	Date	Drawn	Description
A	19.02.19	KDU	Reserved Matters Planning Submission
-	14.02.19	KDU	Initial Issue

status
FOR PLANNING

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton

drawing title
Phasing Strategy for Construction

drawing number: CAG-REM-200_00_DR_0110
revision: A

scale @ A1: 1:500
originated by: KDU
project code: CAG-REM-200

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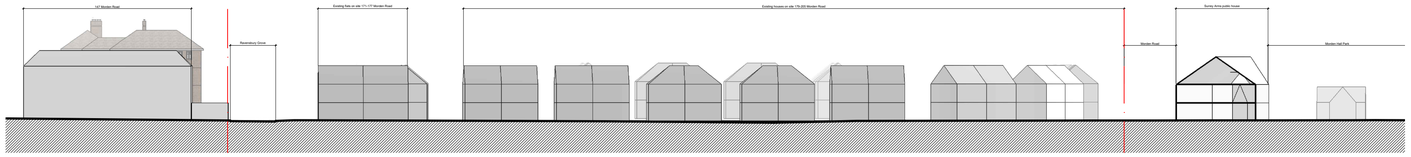
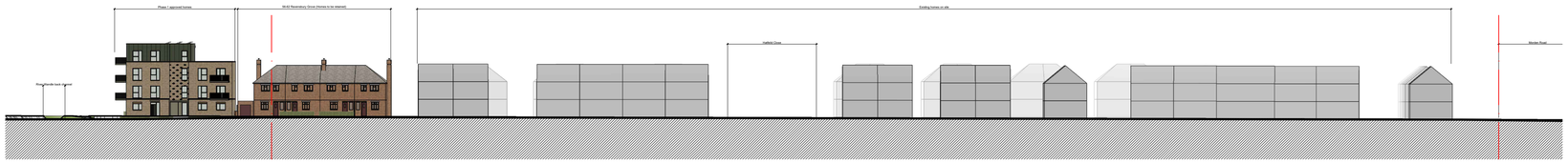
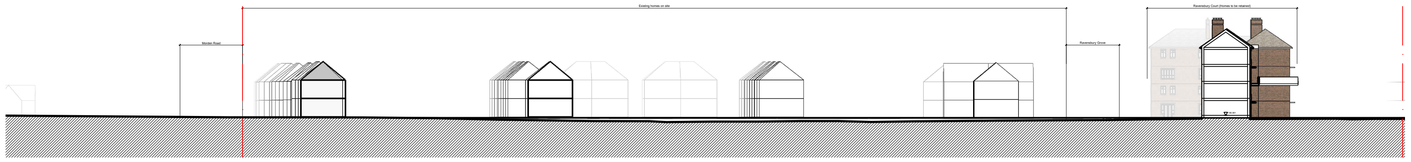


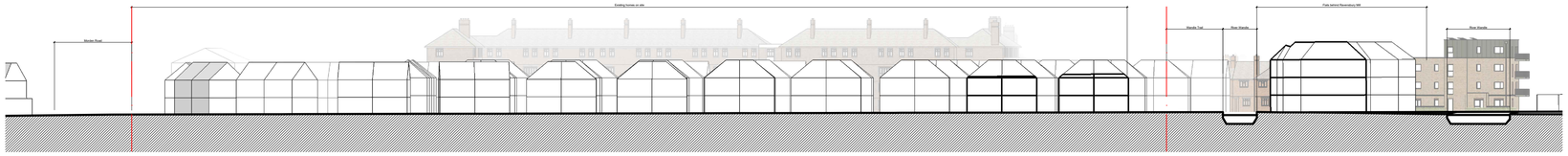
Elevation A - Morden Road



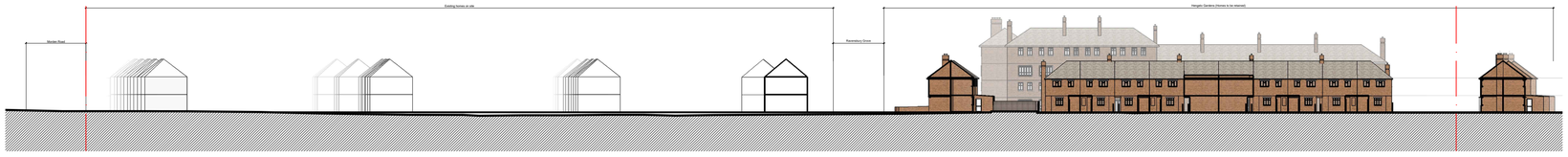
Elevation B - Ravensbury Grove



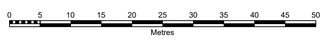
Elevation C - Hatfeild Close



Elevation D - Morden Road



Elevation E - River Front



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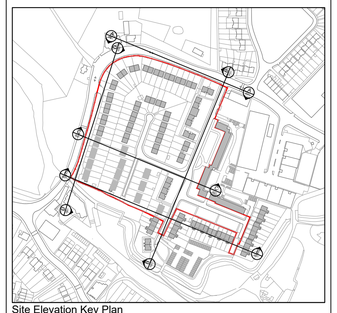
Drawing Notes

Existing buildings to be retained on site are shown in colour and in detail.

Existing buildings to be demolished on site are shown indicatively, in white,without fenestration detail in order to demonstrate existing scale and relationships only.

All landscape is indicative.

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



Site Elevation Key Plan

Rev	Date	Drawn	Description
A	19.02.19	KDU	Reserved Matters Planning Submission
-	14.02.19	JCD	Initial Issue

status
FOR INFORMATION

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton

drawing title
Existing Site Elevations

drawing number: CAG-REM-200_HTA-A_00_DR_0006
revision: A
scale @ A1: 1:500
originated by: JCD
project code: CAG-REM-200

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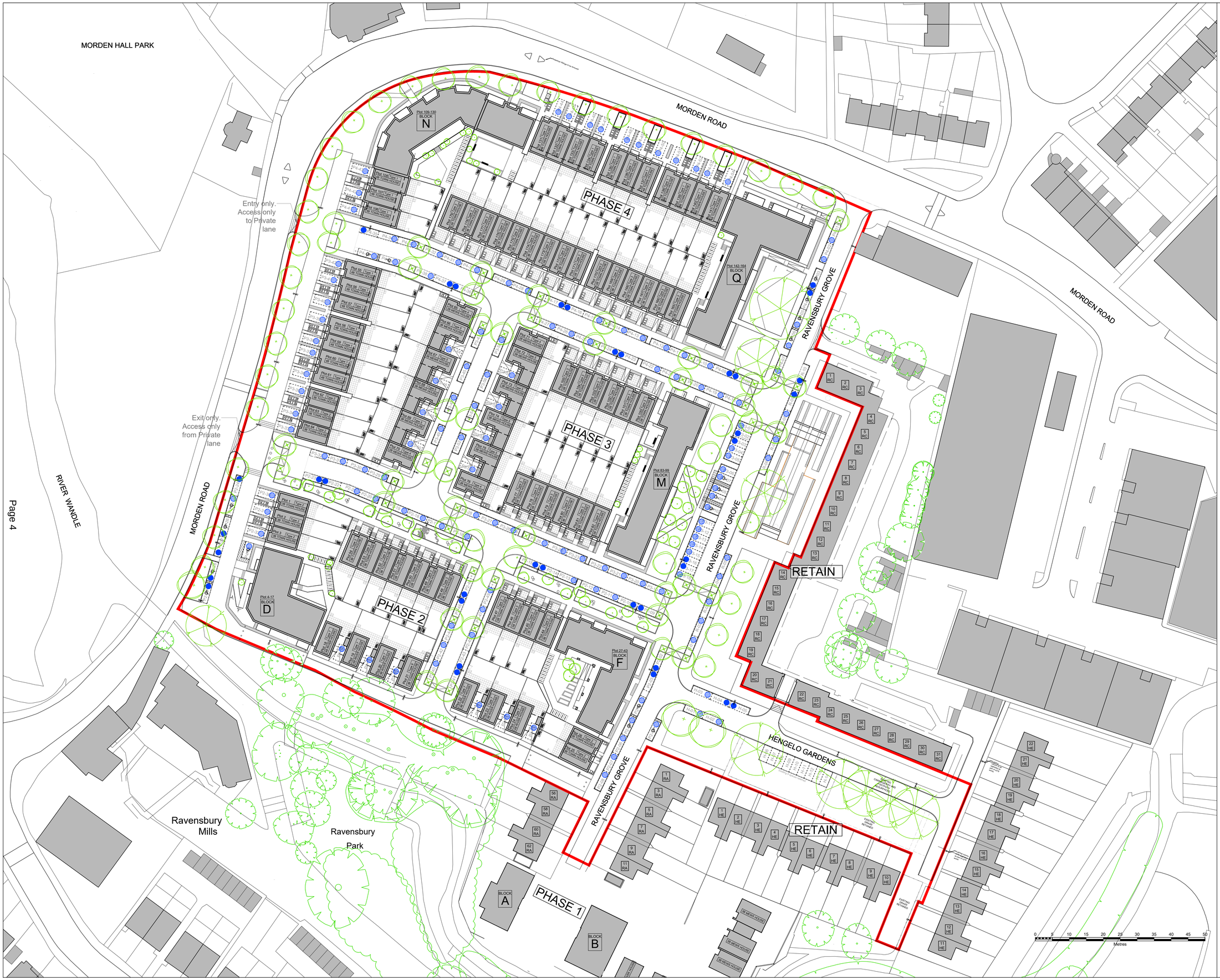

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Defensible Shrub Planting

Existing Trees on site

Existing Trees off site

Proposed Trees

Building Footprint

Application Site Boundary

RC Ravensbury Court

HE Hengelo Gardens

RA Ravensbury Grove

Active Electric Car Charging Point

Passive Electric Car Charging Point

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.

Refer to Landscape General Arrangement Plan Drawing "CAG-REM-200_HTA-L_00_DR_0901" for detail on proposed materials and planting.

Rev	Date	Drawn	Description
J	03.10.19	KDU	Landscape updated to include additional FRA mitigation features
H	03.05.19	KDU	ECVP quantum updated per LBM requirements
G	19.02.19	KDU	Reserved Matters Planning Submission
F	14.02.19	KDU	Proposed Lighting to Hengelo Gardens amended Building Q & Plot 107 footprint amend Light column positions amended Flat block cycle storage amended
E	21.12.18	KDU	Drawing Extents and style amends Buildings Q, M and F footprint updated Parking bays and charging locations amended
D	29.11.18	KDU	Parking Bay updates, Dormer home alignment amended Change to dormer type - 1 x additional home on Swale St Block N2 in place of 3 no. houses on Morden Road
C	23.08.18	KDU	Stage 2 design freeze for costing
B	02.08.18	KDU	Phasing annotation added
A	02.08.18	KDU	Minor amendments + Block D Footprint amend- Preliminary issue to subconsultants
-	05.07.18	KDU	Issue to Mace for Information Only (no drawing exist)
-	26.06.18	KDU	Issue to LB Merton Highways for information only

NORTH

status
FOR PLANNING

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton

drawing title
Proposed Masterplan

drawing number: CAG-REM-200_00_DR_0101
revision: J

scale @ A1: 1:500
originated by: KDU
project code: CAG-REM-200

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Elevation A - Morden Road (North)

Elevation B - Ravensbury Grove

Elevation C - East/West Street (Swale)

Elevation D - Morden Road (West)

Elevation E - Riverfront

Elevation F- East/West Street (North)

Elevation G - Mews Street

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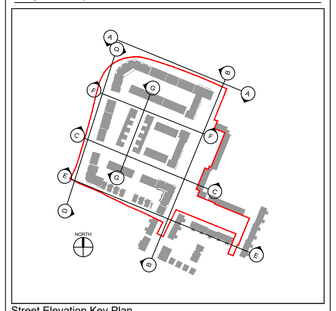

Street Elevation Key Plan

Drawing Note

Existing buildings to be retained on site are shown in colour and in detail.

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

0 5 10 15 20 25 30 35 40 45 50
Metres

Rev	Date	Drawn	Description
B	03.10.19	KDU	Revised FFLs as additional FRA mitigation
A	19.02.19	DNA	Reserved Matters Planning Submission
-	15.02.19	DNA	Initial Issue

status
FOR PLANNING

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton

drawing title
Proposed Street Elevations

drawing number: CAG-REM-200_HTA-A_00_DR_0150
revision: B
scale @ A1: 1:500
originated by: DNA
project code: CAG-REM-200

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Key

Hardscape

- Proposed hot rolled asphalt to Engineer's specification
- Mid-grey ASP paving flags of 900x600mm to footways
- Block paved streets: 100x200x80mm precast concrete setts
- Permeable precast concrete block paving to permeable parking bays and block paved streets in accordance with Engineer's drainage information
- Block paving to driveways
- Dutch paving to rose garden
- Self binding gravel to play in rose garden and community growing space

Note: kerbs generally 150mm wide granite kerbs in accordance with Engineer's information

Soft Landscape

- Existing trees
- Proposed Semi mature tree planting
- Specimen Shrub planting
- Shrub planting
- Proposed mown grass / lawn
- Wildflower/Species Rich Grassland to Swale
- Proposed 1 m double staggered hedge planting
- Proposed Rose Garden
- Pergola
- Doorstep Play

Note: for boundary treatment see boundary treatment diagram in landscape stage 2 report.

Rev	Date	Drawn	Description
G	30.09.19	EHE	Amended as per flood consultants' recommendations
F	19.02.19	JRW	Reserved Matters Planning Submission
E	14.02.19	JRW	Communal Courtyards Updated
D	21.12.18	JRW	For Comment
C	28.11.18	JRW	Layout updated
B	23.08.18	CDA	Issue for stage 2 - frozen for costing
A	02.08.18	JCD	Draft issue to subconsultants for information only
-	23.07.18	JRW	Initial Issue

NORTH

status
FOR INFORMATION

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton

drawing title
Illustrative Masterplan

drawing number / revision
CAG-REM-200_00_DR_0900G

scale @ A1: 1:500
originated by: JRW
project code: CAG-REM-200

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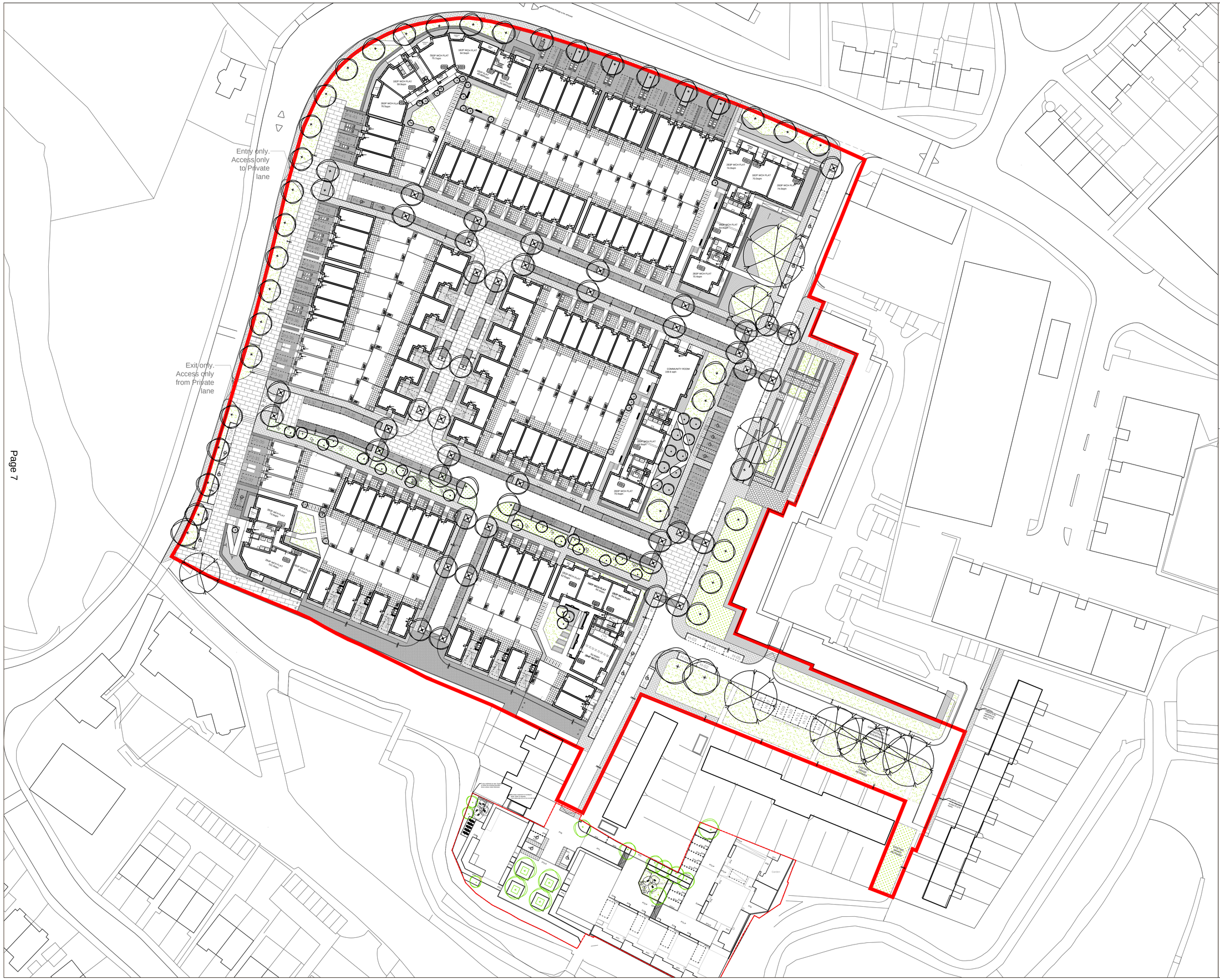

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Key

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- Permeable precast concrete block paving to permeable parking bays and block paved streets in accordance with Engineer's drainage information
- Block paving to driveways
- Dutch paving to rose garden
- Self binding gravel to play in rose garden and community growing space

Note: kerbs generally 150mm wide granite kerbs in accordance with Engineer's information

Soft Landscape

- Existing trees
- Proposed Semi mature tree planting
- Specimen Shrub planting
- Shrub planting
- Proposed mown grass / lawn
- Wildflower/Species Rich Grassland to Swale
- Proposed 1 m double staggered hedge planting
- Proposed Rose Garden

Note: for boundary treatment see boundary treatment diagram in landscape stage 2 report.

NORTH

Rev	Date	Drawn	Description
C	30.09.19	EHE	Amended as per flood consultants' recommendations
B	19.02.19	JRW	Reserved Matters Planning Submission
A	14.02.19	JRW	Communal Courtyards Updated
-	21.12.18	EHE	Initial Issue

status
FOR PLANNING

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton

drawing title
Landscape General Arrangement

drawing number: CAG-REM-200_00_DR_0901
revision: C

scale @ A1: 1:500
originated by: EHE
project code: CAG-REM-200

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Header

Trees

Abbreviation	Species	Girth	Height	Specification	Number
BENI	Betula nigra		3.5-4.0m	Multi-Stemmed :3 brks : RB	26 No.
MAGST	Magnolia stellata		3.5 - 4 m	Multi-Stemmed :3 brks : RB	6 No.
ACE FRE	Acer x freemanii	25-30cm	6 - 7 m	Standard :Clear Stem min. 2m :RB	15 No.
CORCOL	Corylus colurna	25-30cm	6 - 7 m	Standard :Clear Stem min. 2m : RB	18 No.
CARBETFF	Carpinus betulus 'Frans Fontaine'	25-30cm	6 - 7 m	Standard :Clear Stem min. 2m :RB	12 No.
MAL DOM	Malus domestica 'Katy'	20-25cm	4.0-5.0m	Standard: Clear Stem min 2m : RB	3 No.
PRUPADA	Prunus padus	25-30cm	6 - 7 m	Standard :Clear Stem min. 2m : RB	9 No.
AEIN	Aesculus indica	25-30cm	6 - 7 m	Standard :Clear Stem min. 2m : RB	2 No.
GIN BIL	Ginkgo biloba 'Princeton Sentry'	40-45cm	6.5 - 7.5m	Standard :Clear Stem min. 2m : RB	28 No.

Shrubs

Abbreviation	Species	Density	Pot Size	Specification	Number
HYP HID	Hypericum 'Hidcote'	6/m²	5L	Pot grown	406 No.
HEB ALB	Hebe albicans	6/m²	5L	Pot grown	241 No.
HEB GAR	Hebe 'Garden Beauty'	6/m²	5L	Pot grown	72 No.
HEB VER	Hebe vernicosa	6/m²	5L	Pot grown	106 No.
HAMIN	Hamamelis intermedia	Counted	25L	Several shoots :3 brks : RB	17 No.
AMELAM	Amelanchier lamarckii	Counted	25L	Several shoots :3 brks :RB	7 No.

Grass Areas

Seed Mix Name	Seed Mix Supplier	Density	Weight
EM 8	Emorsgate Seeds	4g/m²	3388 g

Hedges

Abbreviation	Species	Height	Specification	Number of Plants
ILE CRE	Ilex crenata	80-100cm	Instant Hedging. 6 plants per linear meter. Double Staggered row.	3292 No.

Mix 1 - Wandle Edge

Abbreviation	Species	Pot Size	Density	Specification	Number
AJU REPA	Ajuga reptans 'Alba'	5L	6/m²	Pot grown	113 No.
LIB FOR	Libertia formosa	5L	6/m²	Pot grown	87 No.
POL ACU	Polystichum aculeatum	5L	6/m²	Pot grown	87 No.

Mix 2 - Mews St

Abbreviation	Species	Pot Size	Density	Specification	Number
HEB E.A.B	Hebe 'E.A.Bowles'	5L	6/m²	Pot grown	173 No.
SAL OFF	Salvia officinalis 'Purpurascens'	5L	6/m²	Pot grown	336 No.
STA BYZ	Stachys byzantina	5L	6/m²	Pot grown	336 No.

Mix 3 - Morden Road front

Abbreviation	Species	Pot Size	Density	Specification	Number
CAR ELA	Carex elata 'Aurea'	5L	6/m²	Pot grown	367 No.
EPI RUB	Epimedium rubrum	5L	6/m²	Pot grown	471 No.
MYO SYL	Myosotis sylvatica	5L	6/m²	Pot grown	217 No.

Mix 4 - Morden Road

Abbreviation	Species	Pot Size	Density	Specification	Number
CAR ELA	Carex elata 'Aurea'	5L	6/m²	Pot grown	241 No.
EPI RUB	Epimedium rubrum	5L	6/m²	Pot grown	320 No.
LIB FOR	Libertia formosa	5L	6/m²	Pot grown	241 No.

Mix 5 - Ravensbury Grove

Abbreviation	Species	Pot Size	Density	Specification	Number
ALL SPH	Allium sphaerocephalon	5L	6/m²	Pot grown	716 No.
LIB FOR	Libertia formosa	5L	6/m²	Pot grown	716 No.
ROS OFF	Rosmarinus officinalis	5L	6/m²	Pot grown	1070 No.
SAR HOO	Sarococca hookeriana 'Winter Gem'	5L	6/m²	Pot grown	1070 No.

Mix 6 - Groundcover Understory

Abbreviation	Species	Pot Size	Density	Specification	Number
AJU REPM	Ajuga reptans 'Multicolor'	2L	9/m²	Pot grown	305 No.
HEU CYL	Heuchera cylindrica 'Greenfinch'	2L	9/m²	Pot grown	305 No.
HEU MIC	Heuchera micrantha 'Palace Purple'	2L	9/m²	Pot grown	184 No.
PAC TER	Pachysandra terminalis	2L	9/m²	Pot grown	427 No.

Mix 7 - Back Courtyards Mix

Abbreviation	Species	Pot Size	Density	Specification	Number
ANE HYBR	Anemone x hybrida 'Robustissima'	5L	6/m²	Pot grown	236 No.
HEU MIC	Heuchera micrantha 'Palace Purple'	5L	6/m²	Pot grown	312 No.
POL ACU	Polystichum aculeatum	5L	6/m²	Pot grown	236 No.
SAR HOO	Sarococca hookeriana 'Winter Gem'	5L	6/m²	Pot grown	388 No.
VER OLY	Verbascum olympicum	5L	6/m²	Pot grown	161 No.
VIB OPU	Viburnum opulus 'Compactum'	5L	6/m²	Pot grown	236 No.

Swale Mix

Number	Abbreviation	Species	Specification	Density	Weight
130 No.	ACH MIL	Achillea millefolium	Pot grown; planted in groups of 3-6	9/m²	
130 No.	ATHFI	Athyrium filix-femina	Pot grown; planted in groups of 3-6	9/m²	
130 No.	BRIME	Briza media	Pot grown; planted in groups of 3-6	9/m²	
130 No.	CAL EPI	Calamagrostis epigejos	Pot grown; planted in groups of 3-6	9/m²	
130 No.	CAR FLA	Carex flacca	Pot grown; planted in groups of 3-6	9/m²	
130 No.	CEN NIG	Centaurea nigra	Pot grown; planted in groups of 3-6	9/m²	
130 No.	DESCA	Deschampsia cespitosa	Pot grown; planted in groups of 3-6	9/m²	
130 No.	DRYFILA	Dryopteris filix-mas	Pot grown; planted in groups of 3-6	9/m²	
130 No.	FIL ULM	Filipendula ulmaria	Pot grown; planted in groups of 3-6	9/m²	
130 No.	GER ROZ	Geranium 'Rozanne'	Pot grown; planted in groups of 3-6	9/m²	
130 No.	KNA ARV	Knautia arvensis	Pot grown; planted in groups of 3-6	9/m²	
130 No.	KNA MAC	Knautia macedonica	Pot grown; planted in groups of 3-6	9/m²	
130 No.	LEU VUL	Leucanthemum vulgare	Pot grown; planted in groups of 3-6	9/m²	
130 No.	LUZ NIV	Luzula nivea	Pot grown; planted in groups of 3-6	9/m²	
130 No.	LYT SAL	Lythrum salicaria	Pot grown; planted in groups of 3-6	9/m²	
130 No.	ORE VUL	Origanum vulgare	Pot grown; planted in groups of 3-6	9/m²	
130 No.	PEN ALO	Pennisetum alopecuroides 'Hameln'	Pot grown; planted in groups of 3-6	9/m²	
130 No.	PRI VER	Primula veris	Pot grown; planted in groups of 3-6	9/m²	
130 No.	SAL PRA	Salvia pratensis	Pot grown; planted in groups of 3-6	9/m²	
130 No.	SAN OFF	Sanguisorba officinalis	Pot grown; planted in groups of 3-6	9/m²	
130 No.	SCA COL	Scabiosa columbaria	Pot grown; planted in groups of 3-6	9/m²	
130 No.	SES CAE	Sesleria caerula	Pot grown; planted in groups of 3-6	9/m²	
130 No.	SES NIT	Sesleria nitida	Pot grown; planted in groups of 3-6	9/m²	
130 No.	SIL DIO	Silene dioica	Pot grown; planted in groups of 3-6	9/m²	
130 No.	SUC PRA	Succisa pratensis	Pot grown; planted in groups of 3-6	9/m²	
Total :3250 No.					

Rolawn medallion pre-grown turf to front gardens

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Drawing to be read in conjunction with specification.

NORTH

Rev	Date	Drawn	Description
B	30.09.19	EHE	Amended as per flood consultants' recommendations
A	19.02.19	EHE	Reserve Matters Planning Submission
	15.02.19	EHE	Initial Issue

status
FOR PLANNING

client / project
Clarion Housing Group Ltd.
Ravensbury Phase 2-4, Merton

drawing title
Landscape Planting Plan

drawing number: CAG-REM-200_00_DR_0902
revision: B

scale @ A0: 1:250
drawn by: EHE
drawing code: CAG-REM-200

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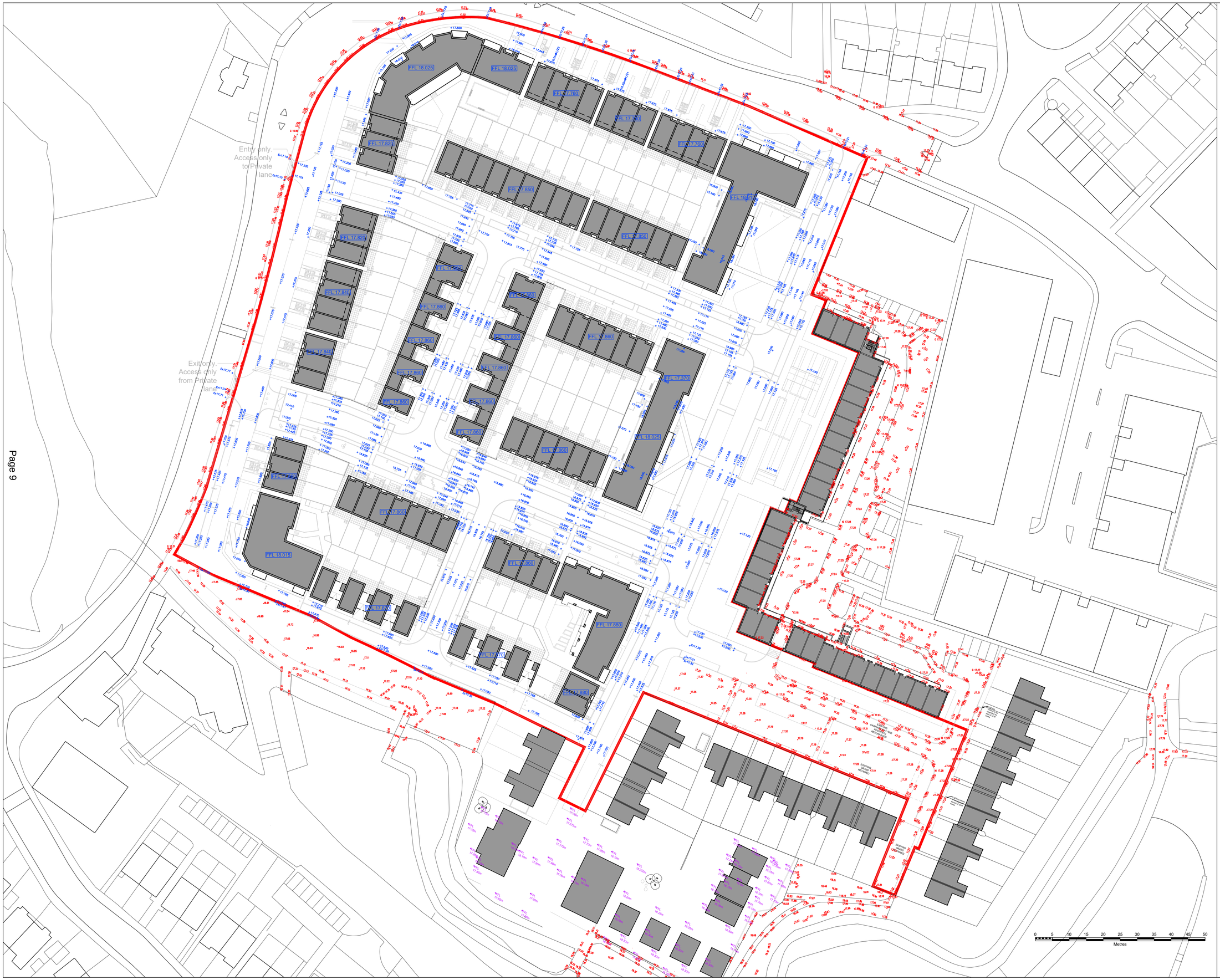

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Building Footprint	
Application Site Boundary	
FFL 17.180	Proposed Finished Floor Level as depicted in PBA Flood Risk Assessment addendum submitted in support of this application
+ 17.180	Proposed External Site Levels
+ 17.180	Existing topographical levels to periphery of site boundary
+ 17.180	Phase 1 proposed site levels

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.

FFLs shown are based on flood risk data and strategies as set out in the Flood Risk Assessment Addendum by Peter Brett Associates in support of this application

Propsed site levels are informed by detailed flood modelling, submitted by PBA in support of this planning application.

Rev	Date	Drawn	Description
E	03.10.19	KDU	Revised FFLs as additional FRA mitigation
D	26.02.19	JCD	SE of Phase 2, two houses raised by 20mm to align with FRA
C	19.02.19	KDU	Reserved Matters Planning Submission
B	15.02.19	JCD	Existing Levels included to periphery of site. More detail added to ponsped levels
A	13.02.19	JCD	Scheme developed to align with finalised Flood Modelling
-	13.09.18	KDU	Initial Issue

NORTH

status
FOR PLANNING

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton

drawing title
Proposed Finished Floor Levels and Levels Plan

drawing number: CAG-REM-200_00_DR_0113
revision: E

scale @ A1: 1:500
originated by: KDU
project code: CAG-REM-200

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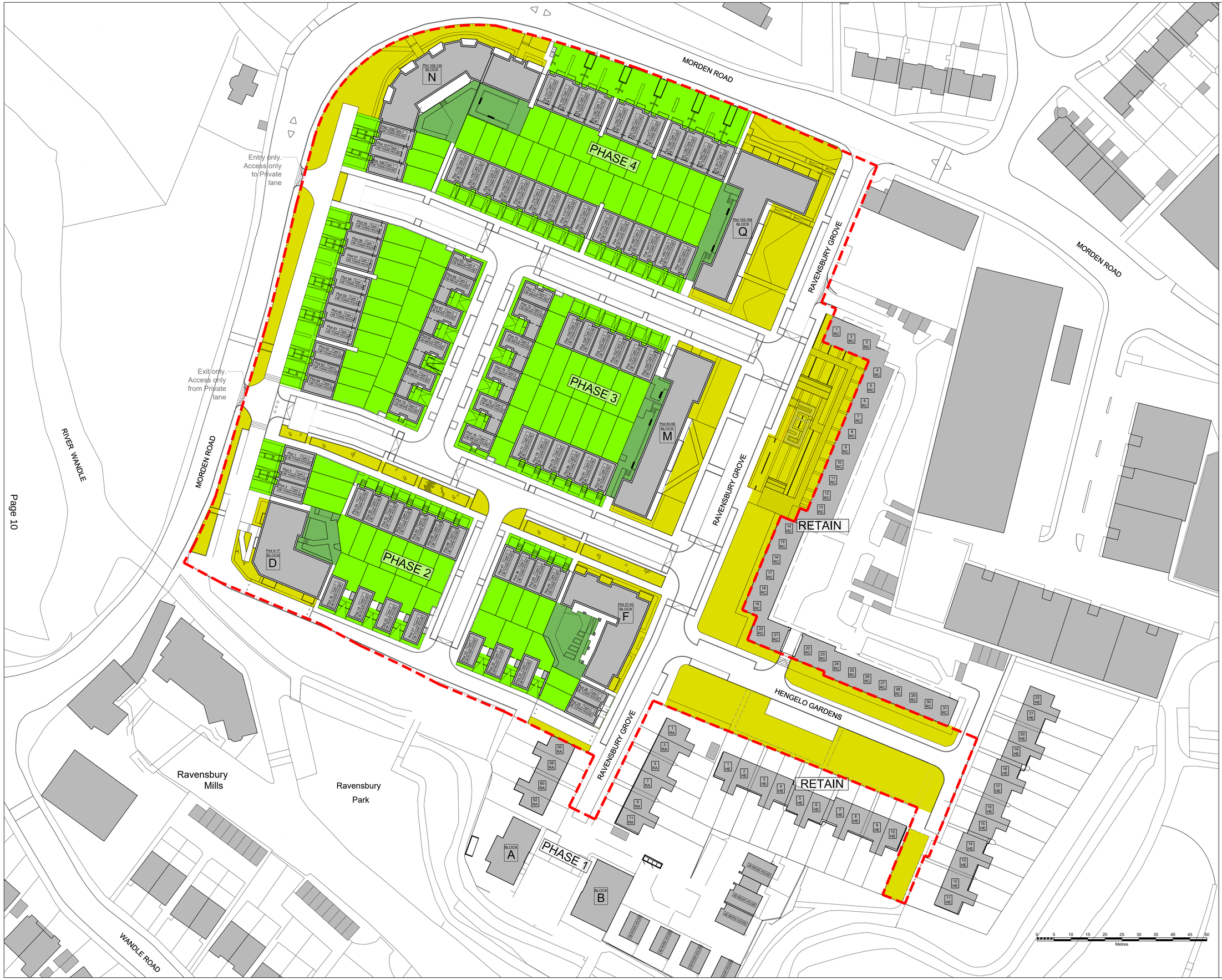

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Building Footprint

Application Site Boundary

Proposed Private Amenity Space (7385 sqm)

Proposed Communal Amenity Space (1046sqm)

Proposed Public Open Space (5987sqm)

RC Ravensbury Court

HE Hengelo Gardens

RA 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.

NORTH

Rev	Date	Drawn	Description
A	19.02.19	KDU	Reserved Matters Planning Submission
-	14.02.19	KDU	Initial Issue

status
FOR PLANNING

client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton

drawing title
Proposed Open Space Plan

drawing number / revision
CAG-REM-200_00_DR_0114A

scale @ A1: 1:500
originated by: KDU
project code: CAG-REM-200

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