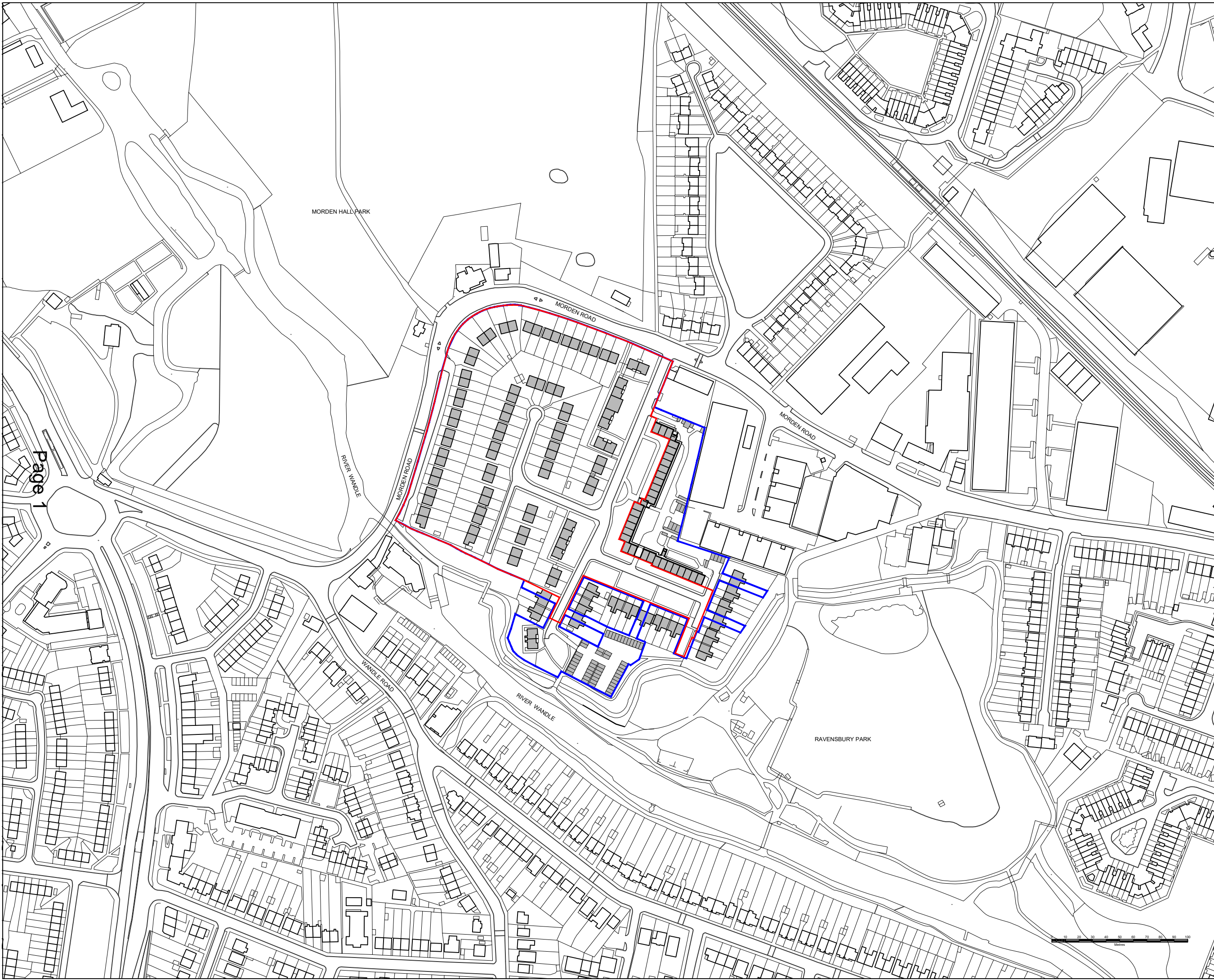


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- Application Site Boundary
- Estate Boundary Under CHMP Ownership



Page 1

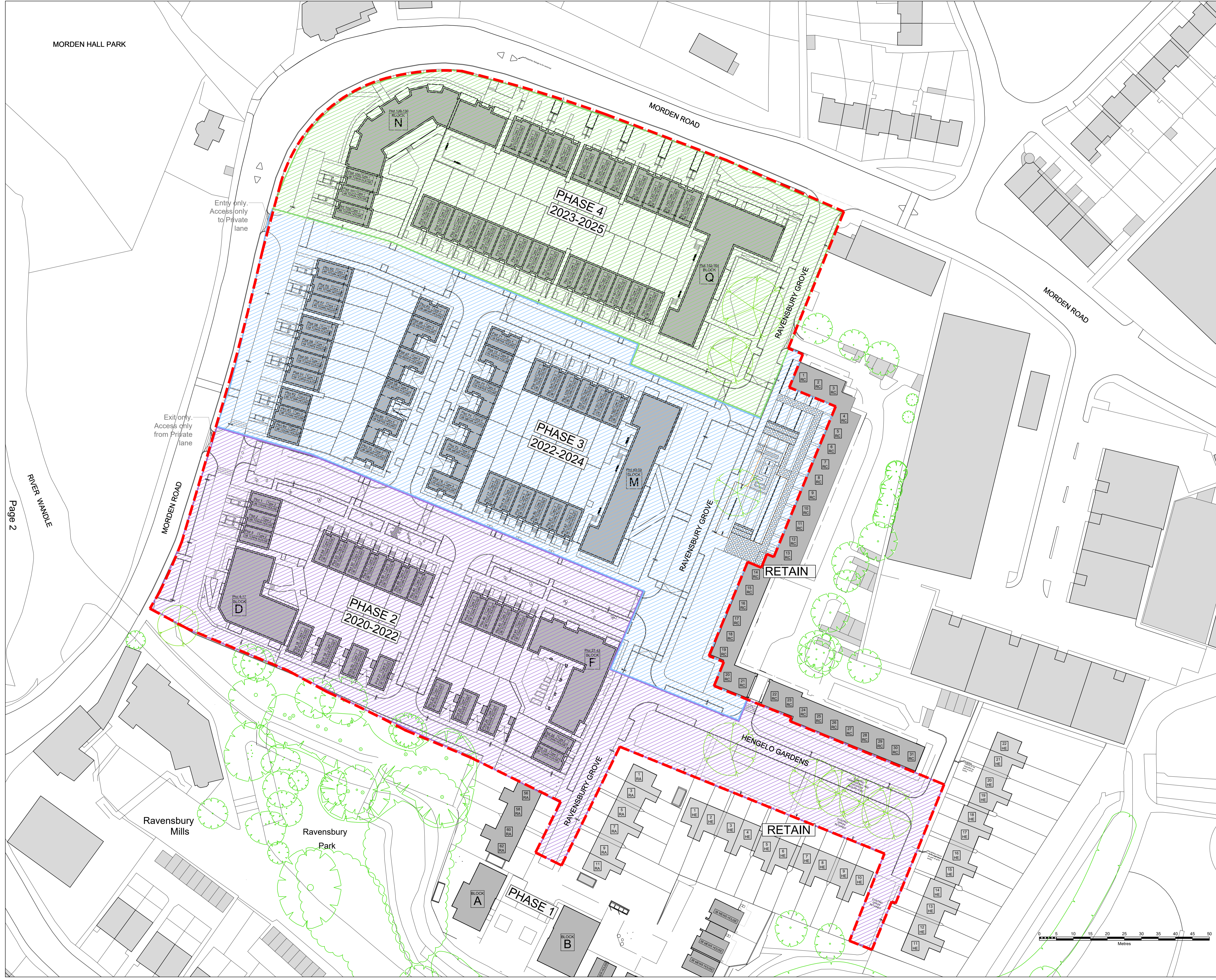
A	19.02.19	KDU	Reserved Matters Planning Submission
-	14.12.19	JCD	Initial Issue
Rev	Date	Drawn	Description
FOR PLANNING			
Client / project			
Clarion Housing Group Ltd.			
Ravensbury Phases 2-4, Merton			
Drawing title			
Site Location Plan			
Drawing number			
CAG-REM-200 HTA-A 00 DR 0001			
Scale @ A3			
1:2500			
originated by			
JCD			
project code			
CAG-REM-200			
HTA Design LLP			
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Agenda Item 18



MORDEN HALL PARK

Page 2



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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.



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

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 0110A

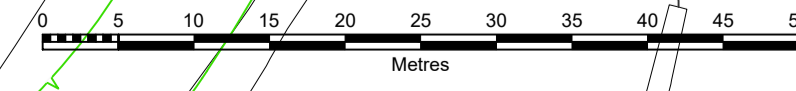
scale @ A1:
 1:500

originated by:
 KDU

project code:
 CAG-REM-200

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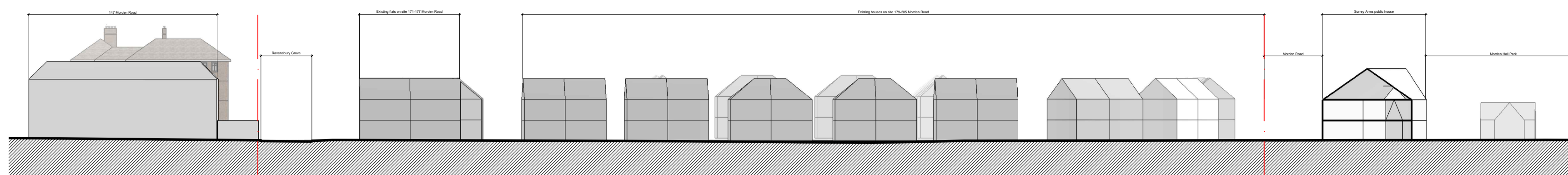
Drawing Notes

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

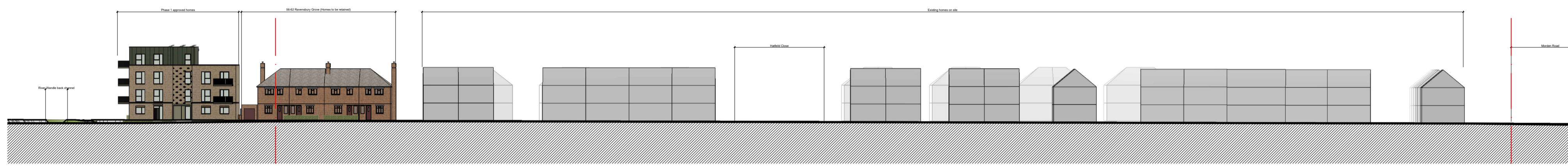
Existing buildings to be demolished on site are shown indicatively, in white, without fenestration detail in order to demonstrate existing scale and relationships only.

All landscape is indicative.

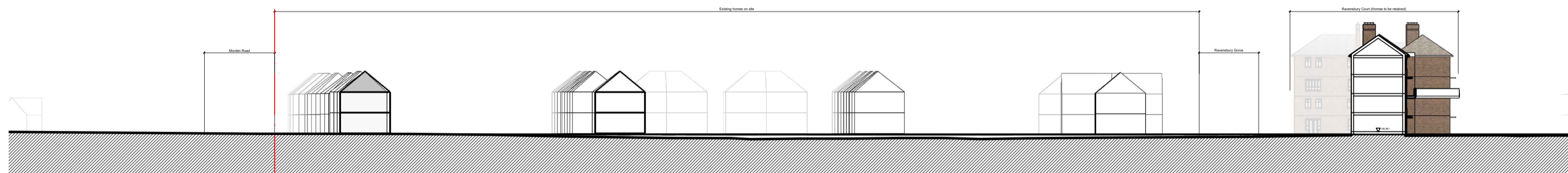
This drawing shows the Phase 1 proposal which is located outside of the application boundary, and is subject to a separate planning application.



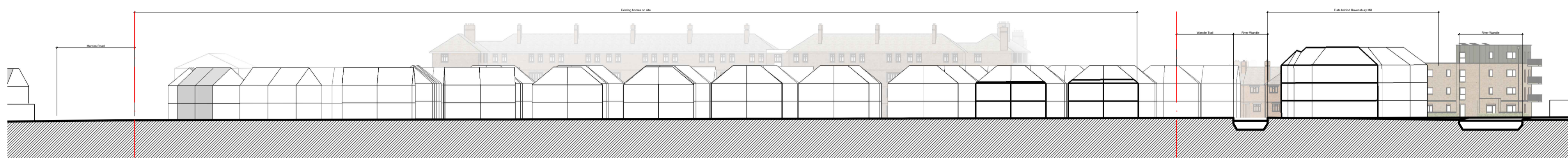
Elevation A - Morden Road



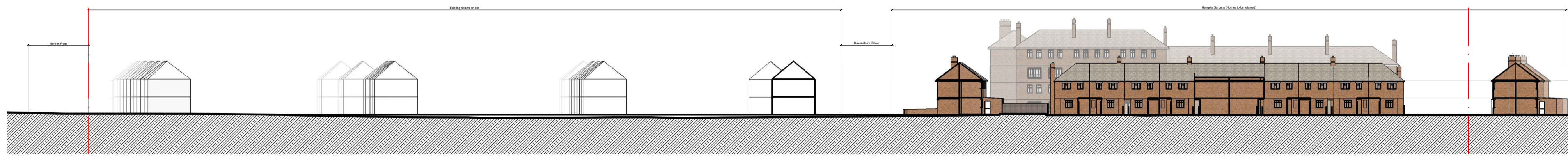
Elevation B - Ravensbury Grove



Elevation C - Hatfeild Close

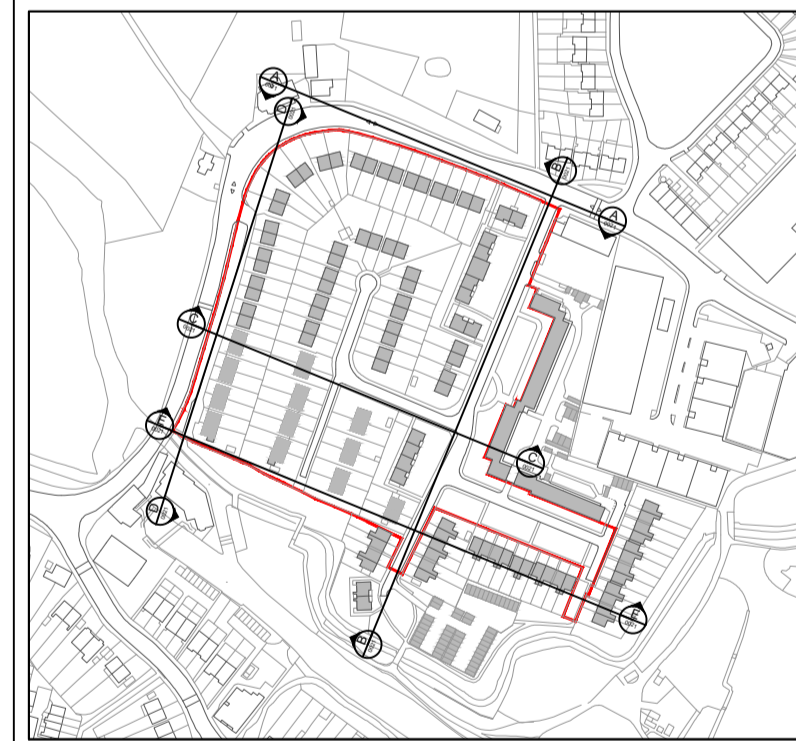


Elevation D - Morden Road



Elevation E - River Front

Page 3



Site Elevation Key Plan

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

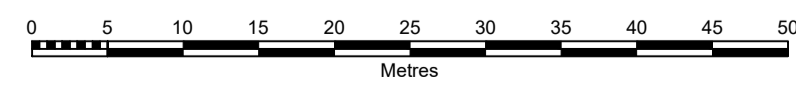
FOR INFORMATION

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

drawing title
Existing Site Elevations

drawing number	revision
CAG-REM-200 HTA-A 00 DR 0006	A
scale @ A1	originated by
1:500	JCD
HTA Design LLP	project code
www.hta.co.uk	CAG-REM-200

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- Defensible Shrub Planting
 - Existing Trees on site
 - Existing Trees off site
 - Proposed Trees
 - Building Footprint
 - Application Site Boundary
 - Ravensbury Court
 - Hengelo Gardens
 - 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	ECPV 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 footprints amended Light column positions amended Flat block cycle storage amended Drawing Extents and style amend
E	21.12.18	KDU	Buildings Q, M and F footprint updated Parking bays and charging locations amended Parking Bay updates, Dormer home alignment amended Change to dormer type - 1 x additional home on Swale St Block N2 to place of 3 no. houses on Morden Road
D	29.11.18	KDU	Stage 2 design freeze for costing Phasing annotation added
C	23.08.18	KDU	Minor amendments + Block D Footprint amend-
B	02.08.18	KDU	Preliminary issue to subconsultants
A	02.08.18	KDU	Issue to Mace for Information Only (no drawing ext)
-	05.07.18	KDU	Issue to Mace for Information Only (no drawing ext)
-	26.06.18	KDU	Issue to LB Merton Highways for information only

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 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



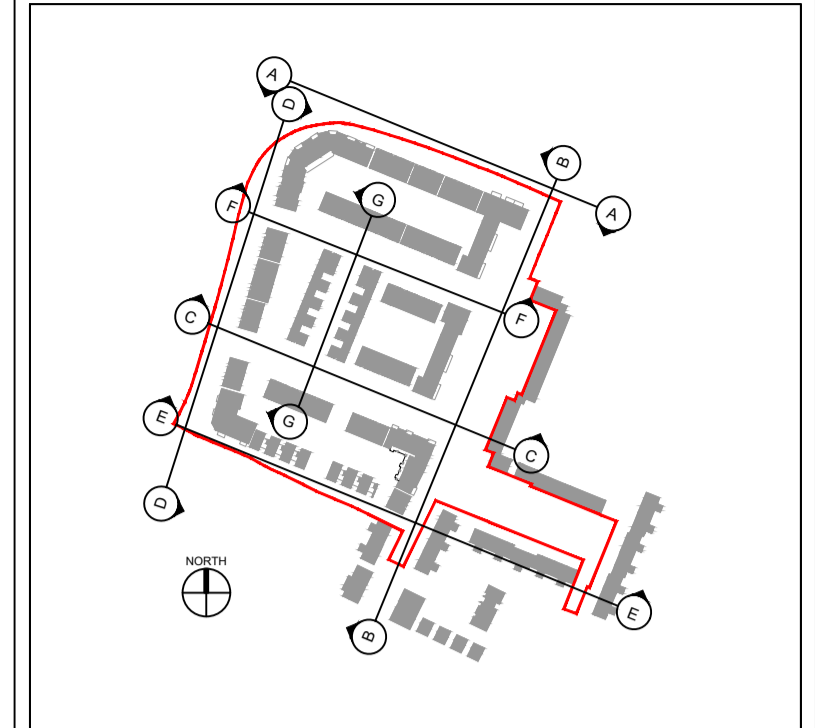
Elevation F - East/West Street (North)



Elevation G - Mews Street

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Street Elevation Key Plan

Drawing Note

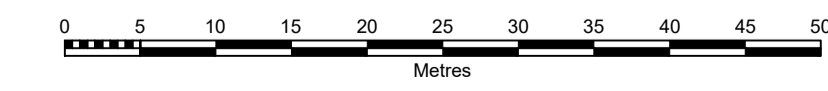
Existing buildings to be retained on site are shown in colour and in detail.

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

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
Rev	Date	Drawn	Description

FOR PLANNING
 Client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton
 Drawing title
Proposed Street Elevations








drawing number	revision
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scale @ A1	originated by
1:500	DNA
HTA Design LLP	CAG-REM-200
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


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Key

- Hardscape**
-  Proposed hot rolled asphalt to Engineer's specification
 -  Mid-grey ASP paving flags of 90x60mm to footways
 -  Block paved streets: 100x200x80mm precast concrete sets
 -  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	Status
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	

FOR INFORMATION

Client / project
Clarion Housing Group Ltd.
 Ravensbury Phases 2 - 4, Merton
 Drawing title
Illustrative Masterplan

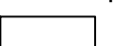


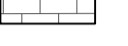



drawing number
CAG-REM-200_00_DR_0900G revision
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 JRW project code
 CAG-REM-200
 HTA Design LLP
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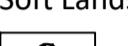
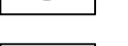
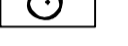
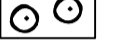







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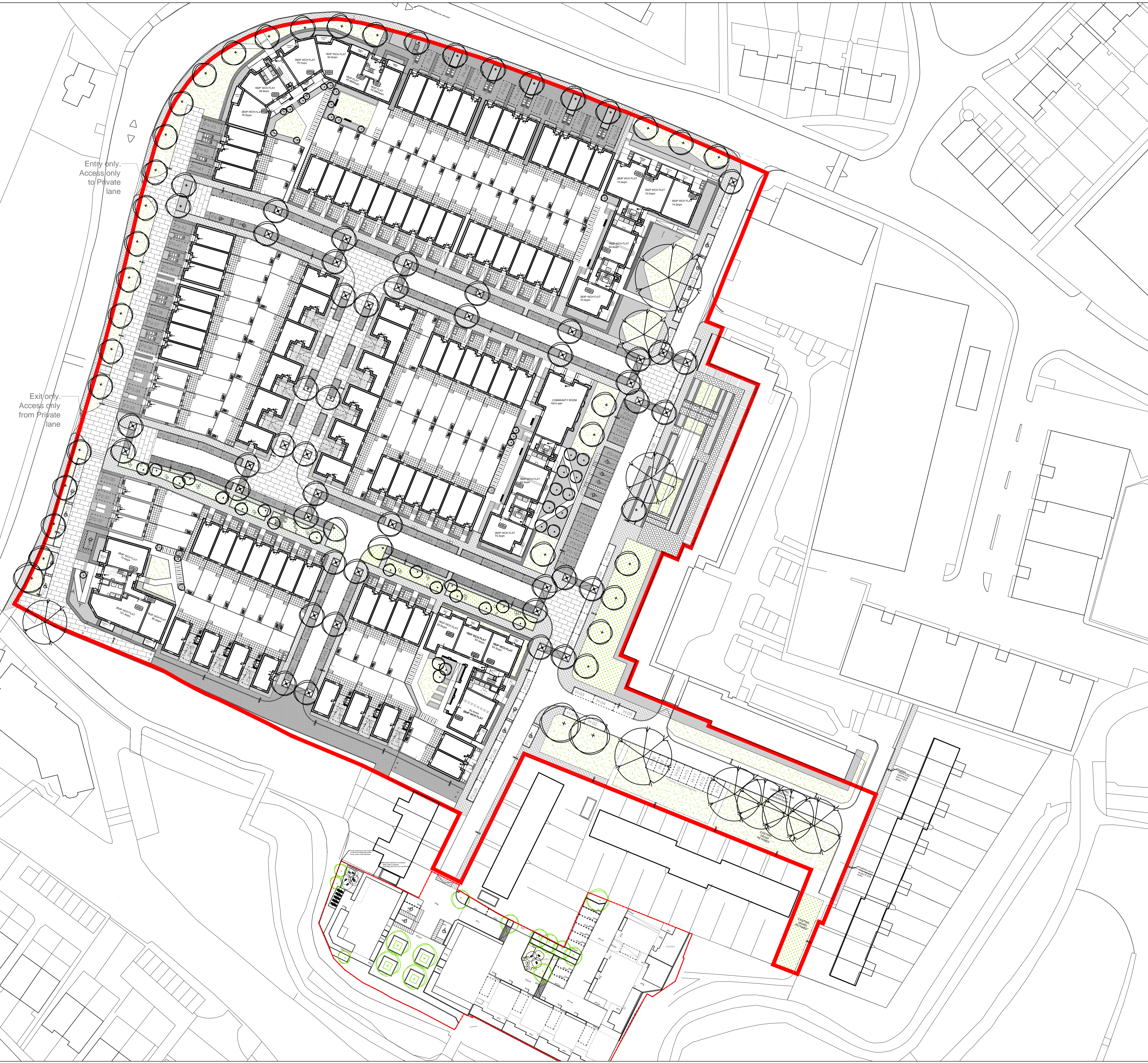
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Key

- Hardscape**
-  Proposed hot rolled asphalt to Engineer's specification
 -  Mid-grey ASP paving flags of 900x600mm to footways
 -  Block paved streets: 100x200x80mm precast concrete sets
 -  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.



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
Rev	Date	Drawn	Description

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_0901C revision
scale @ A1
1:500 originated by
EHE project code
CAG-REM-200



Header

Abbreviation	Species	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.
GRN BIL	Ginkgo biloba 'Princeton Sentry'	40-45cm	6.5 - 7.5m Standard - Clear Stem min. 2m - RB	25 No.

Abbreviation	Species	Density	Pot Size	Specification	Number
HYP HID	Hypericum 'Hidcote'	6/m ²	5L	Pot grown	406 No.
HEB ALB	Hebe albicans	6/m ²	5L	Pot grown	241 No.
HEB GAR	Hebe 'Garden Beauty'	6/m ²	5L	Pot grown	72 No.
HEB VER	Hebe verucosa	6/m ²	5L	Pot grown	106 No.
HAMIN	Hamamelis intermedia	Counted	25L	Several shoots 3 brks - RB	17 No.
AMELAM	Amelanchier lamarkii	Counted	25L	Several shoots 3 brks - RB	7 No.

Grass Areas

Seed Mix Name	Seed Mix Supplier	Density	Weight
EM 8	Emorsgate Seeds	14g/m ²	13388 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 REA	Ajuga reptans 'Alba'	6/m ²	6/m ²	Pot grown	113 No.
LIB FOR	Libertia formosa	5L	6/m ²	Pot grown	87 No.
POL ACU	Polystichum aculeatum	5L	6/m ²	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/m ²	Pot grown	173 No.
SAL OFF	Salvia officinalis 'Purpurascens'	5L	6/m ²	Pot grown	336 No.
STA BYZ	Stachys byzantina	5L	6/m ²	Pot grown	336 No.

Mix 3 - Morden Road front

Abbreviation	Species	Pot Size	Density	Specification	Number
GAR ELA	Carex elata 'Aurea'	5L	6/m ²	Pot grown	367 No.
EPI RUB	Epimedium rubrum	5L	6/m ²	Pot grown	471 No.
MYO SYL	Myosotis sylvatica	5L	6/m ²	Pot grown	217 No.

Mix 4 - Morden Road

Abbreviation	Species	Pot Size	Density	Specification	Number
GAR ELA	Carex elata 'Aurea'	5L	6/m ²	Pot grown	241 No.
EPI RUB	Epimedium rubrum	5L	6/m ²	Pot grown	320 No.
LIB FOR	Libertia formosa	5L	6/m ²	Pot grown	241 No.

Mix 5 - Ravensbury Grove

Abbreviation	Species	Pot Size	Density	Specification	Number
ALL SPH	Allium sphaerocephalon	5L	6/m ²	Pot grown	716 No.
LIB FOR	Libertia formosa	5L	6/m ²	Pot grown	716 No.
ROS OFF	Rosmarinus officinalis	5L	6/m ²	Pot grown	1070 No.
SAR HOO	Sarcococca hookeriana 'Winter Gem'	5L	6/m ²	Pot grown	1070 No.

Mix 6 - Groundcover Understory

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

Mix 7 - Back Courtyards Mix

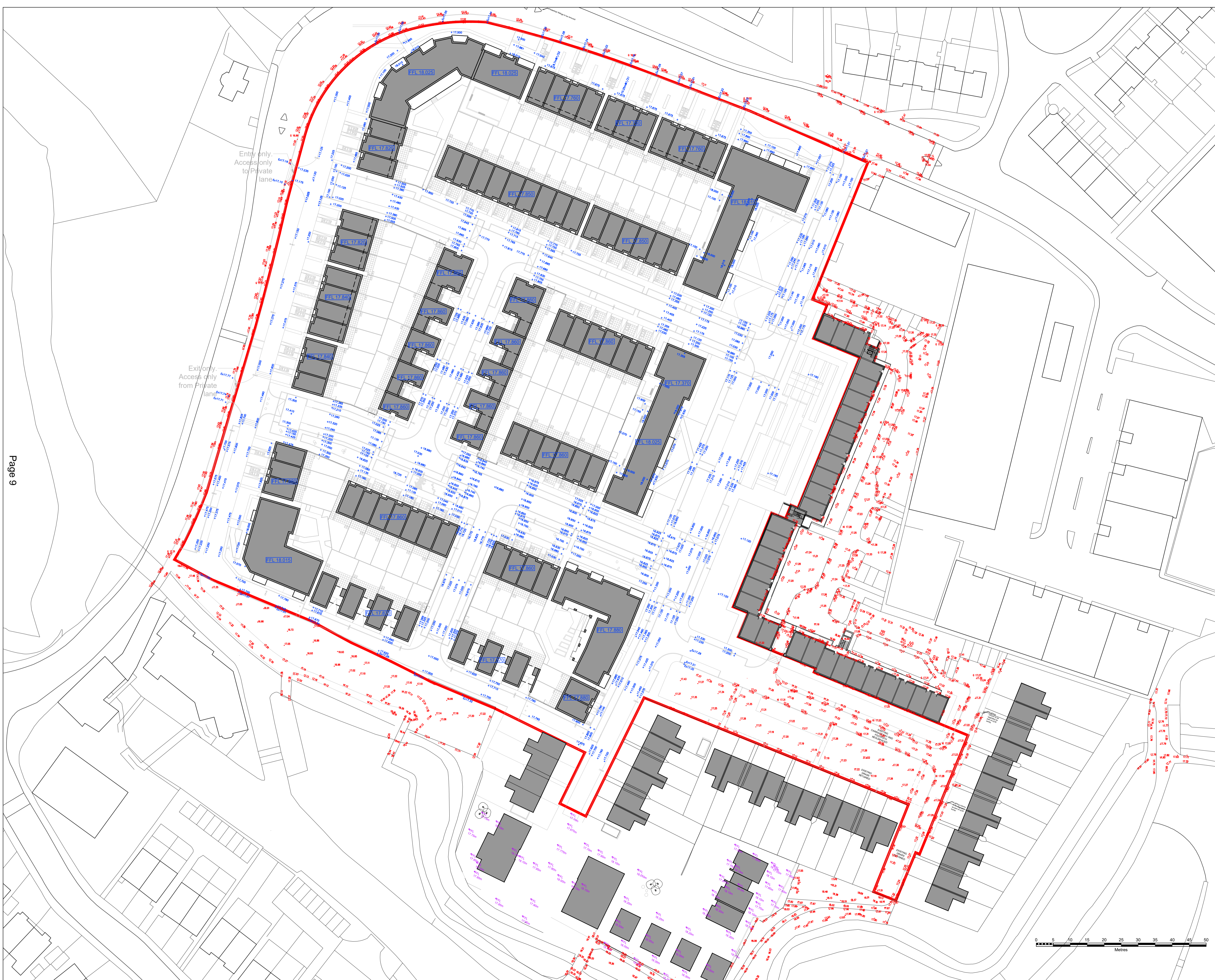
Abbreviation	Species	Pot Size	Density	Specification	Number
ANE HYBR	Anemone x hybrida 'Robustissima'	5L	6/m ²	Pot grown	236 No.
HEU MIC	Heuchera micrantha 'Palace Purple'	5L	6/m ²	Pot grown	312 No.
POL ACU	Polystichum aculeatum	5L	6/m ²	Pot grown	236 No.
SAR HOO	Sarcococca hookeriana 'Winter Gem'	5L	6/m ²	Pot grown	388 No.
VER OLY	Verbascum olympicum	5L	6/m ²	Pot grown	161 No.
VIB OPU	Viburnum opulus 'Compactum'	5L	6/m ²	Pot grown	236 No.

Swale Mix

Number	Abbreviation	Species	Specification	Density	Weight
130 No.	ACH MIL	Achillea millefolium	Pot grown, planted in groups of 3-6/9m ²		
130 No.	ATHFI	Athyrium filix-femina	Pot grown, planted in groups of 3-6/9m ²		
130 No.	BRIME	Briza media	Pot grown, planted in groups of 3-6/9m ²		
130 No.	CAL EPI	Calamagrostis epigeios	Pot grown, planted in groups of 3-6/9m ²		
130 No.	CAR FIA	Carex flacca	Pot grown, planted in groups of 3-6/9m ²		
130 No.	CEN NIG	Centaurea nigra	Pot grown, planted in groups of 3-6/9m ²		
130 No.	DESCA	Deschampsia cespitosa	Pot grown, planted in groups of 3-6/9m ²		
130 No.	DRYFIL	Dryopteris filix-mas	Pot grown, planted in groups of 3-6/9m ²		
130 No.	FIL ULM	Filipendula ulmaria	Pot grown, planted in groups of 3-6/9m ²		
130 No.	GER ROZ	Geranium 'Rozanne'	Pot grown, planted in groups of 3-6/9m ²		
130 No.	KNA ARV	Knautia arvensis	Pot grown, planted in groups of 3-6/9m ²		
130 No.	KNA MAC	Knautia macedonica	Pot grown, planted in groups of 3-6/9m ²		
130 No.	LEU VUL	Leucanthemum vulgare	Pot grown, planted in groups of 3-6/9m ²		
130 No.	LUX NIV	Luzula nivea	Pot grown, planted in groups of 3-6/9m ²		
130 No.	LYT SAL	Lythrum salicaria	Pot grown, planted in groups of 3-6/9m ²		
130 No.	ORE VUL	Origanum vulgare	Pot grown, planted in groups of 3-6/9m ²		
130 No.	PEN ALO	Pennisetum alopecuroides 'Hameln'	Pot grown, planted in groups of 3-6/9m ²		
130 No.	PRI VER	Primula veris	Pot grown, planted in groups of 3-6/9m ²		
130 No.	SAL PRA	Salvia pratensis	Pot grown, planted in groups of 3-6/9m ²		
130 No.	SAN OFF	Sanguisorba officinalis	Pot grown, planted in groups of 3-6/9m ²		
130 No.	SCA COL	Scabiosa columbaria	Pot grown, planted in groups of 3-6/9m ²		
130 No.	SES CAN	Sesleria canina	Pot grown, planted in groups of 3-6/9m ²		
130 No.	SES NIT	Sesleria nitida	Pot grown, planted in groups of 3-6/9m ²		
130 No.	SIL DIO	Silene dioica	Pot grown, planted in groups of 3-6/9m ²		
130 No.	SUC PRA	Succisa pratensis	Pot grown, planted in groups of 3-6/9m ²		
Total					3250 No.

Rotavm medallion pre-grown turf to front gardens

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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.

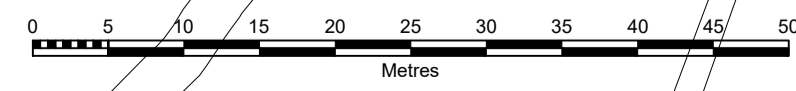
FFLs shown are based on flood risk data and strategies as set out in the Flood Risk Assessment Addendum by Peter Brett Associates in support of this application

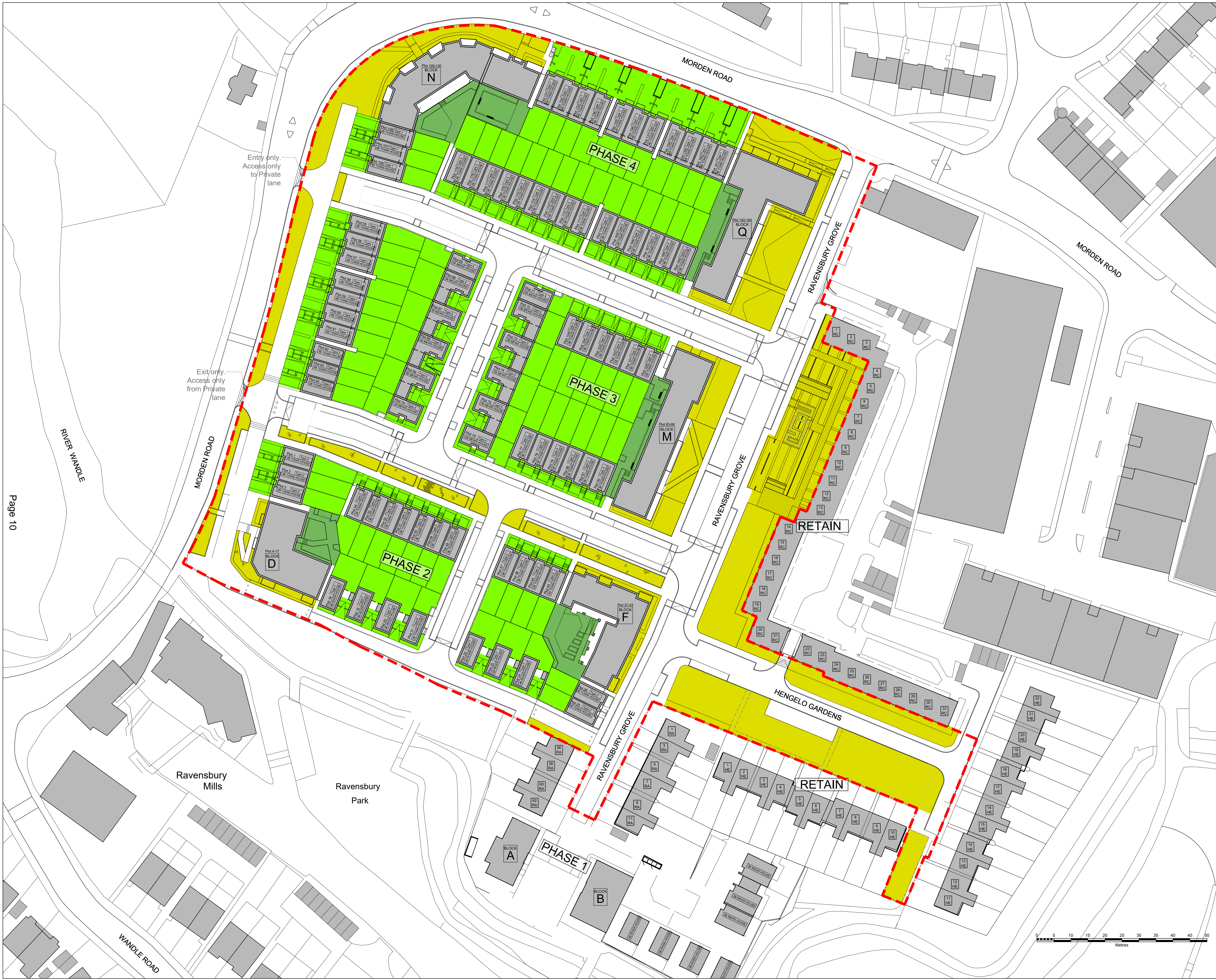
Proposed site levels are informed by detailed flood modelling, submitted by PBA in support of this planning application.

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 FRNORTH
C	19.02.19	KDU	Reserved Matters Planning Submission
B	15.02.19	JCD	Existing Levels included to periphery of site.
A	13.02.19	JCD	More detail added to proposed levels
-	13.09.18	KDU	Scheme developed to align with finalised Flood Modelling
-			Initial Issue

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





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- Building Footprint
- Application Site Boundary
- Proposed Private Amenity Space (7385 sqm)
- Proposed Communal Amenity Space (1046sqm)
- Proposed Public Open Space (5967sqm)

- RC Ravensbury Court
- HE Hengelo Gardens
- RA Ravensbury Grove

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NORTH

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

FOR PLANNING

Client / project
Clarion Housing Group Ltd.
Ravensbury Phases 2 - 4, Merton
 Drawing title
Proposed Open Space Plan

drawing number CAG-REM-200 00 DR 0114A	revision
scale @ A1 1:500	project code CAG-REM-200
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