

## Proposals for the Ravensbourne Estate Resident Information Leaflet

### Give us your views

This leaflet provides information about the proposed development on Ravensbourne Estate, Lewisham. We are Mæ, the architects appointed by Phoenix Community Housing to develop proposals for this site. The purpose of this leaflet is to share with you the proposals and give you an opportunity to tell us what you think.



### The Ravensbourne Estate



Image: Satellite view of the Ravensbourne Estate, with development site outlined in red

— Development site

Ravensbourne Estate was developed in 1946, following a series of major new housing estate developments during the early twentieth century. The estate contains a series of four storey residential buildings and a community centre, and is surrounded by communal courtyards and gardens.

The site is situated in a pleasant area, backing onto the Ravensbourne River and close by to Beckenham Park Place.

### Where will the proposed new homes be?



Image: Satellite view of proposed scheme

Land located in the centre of Ravensbourne Estate has been identified as a possible development site for new affordable housing.

The proposal suggests two new blocks on the Ravensbourne Estate. Block 1 is located along the riverfront, on the south of the site. Block 2 is located in between two existing blocks, on the north of the site. The two new blocks are between one and five storeys high.

### What could the buildings contain?

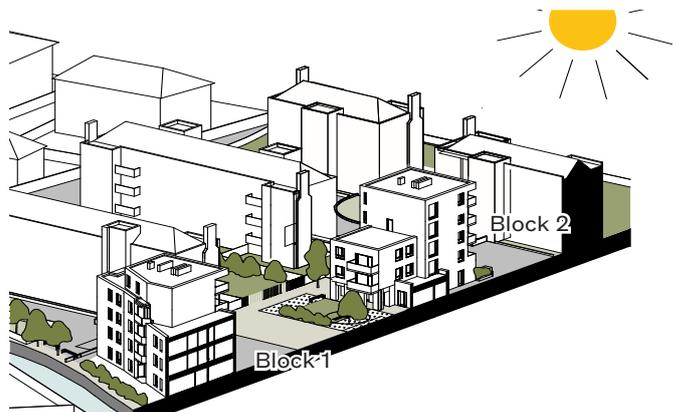


Image: Satellite view of proposed scheme

If our proposals are approved, we plan to deliver a total of 21 new homes for affordable rent. The blocks will include eleven one bed flats, eight two bed flats and two three bed flats. Two of these will be wheelchair accessible.

The scheme includes a community room on the ground floor of one of the blocks, which will replace the existing community building of the estate. A new communal courtyard is being proposed, of which all residents can enjoy, alongside two new play parks in the existing courtyards.

## Proposals for the Ravensbourne Estate Resident Information Leaflet

### What will the building look like?



Image: Visual of Block 2 from proposed play space in existing courtyards

The design references the existing estate through the use of brick and concrete. The use of the colour green is another key element of the design, and is found in frames, balustrades and rain water pipes.

Streets, corners and homes are brought to life with individual and communal entrances and windows. Balconies are placed in locations to gain as much privacy as possible and to avoid overlooking onto neighbouring properties.



Image: Visual of Block 1 from proposed courtyard

### Project timeline

First consultation event  
Summer 2018

Second consultation event  
Autumn 2018

Third consultation event  
Winter 2018

Fourth consultation event  
Summer 2019

Fifth consultation activity  
Autumn 2020

Planning  
Autumn 2020



Image: Site plan of proposed scheme

### Any questions?

If you have any questions or if you would like to discuss the proposals with someone, please contact Phoenix to arrange a time to speak on the phone or in person.

[www.phoenixch.org.uk](http://www.phoenixch.org.uk)

0800 028 5700

[development@phoenixch.org.uk](mailto:development@phoenixch.org.uk)

Mæ

  
Phoenix  
Our community in our hands