



Today's event is about the first new homes for High Path

Circle Housing is in the process of buying the Old Lamp Works site at 25 High Path. This land means that we could build more homes and rehouse more existing residents earlier if we go ahead with the regeneration of High Path as a whole.

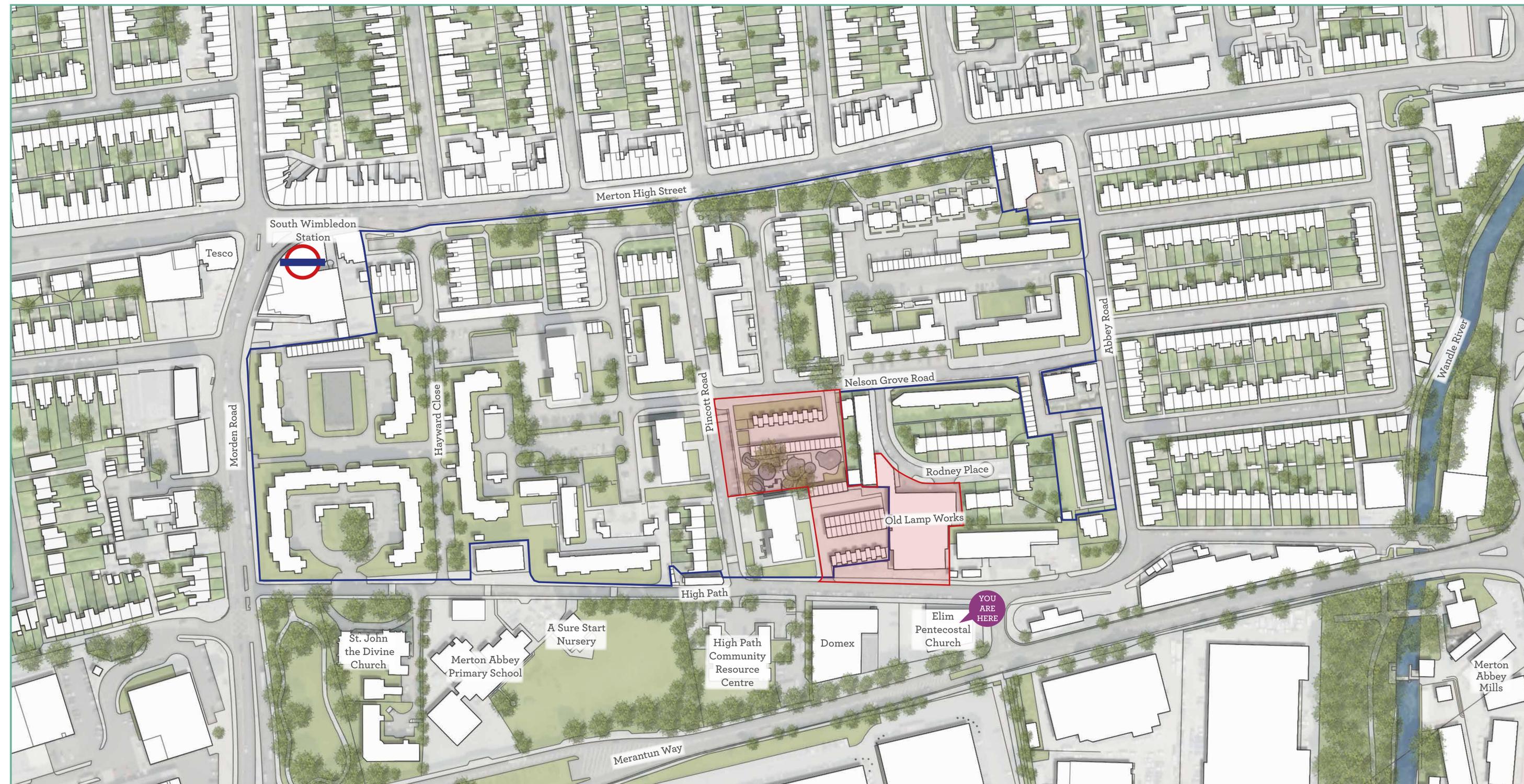
There will be around 144 new homes, in a mix of flats and houses.

The new homes will be at least the same size and in most cases larger than current homes.

- Give us **YOUR FEEDBACK** and thoughts on the progress of the designs
- Ask any **QUESTIONS** that you may have
- Your feedback will help shape **FUTURE DESIGNS**



Current neighbourhood and location of first new homes including Lamp Works

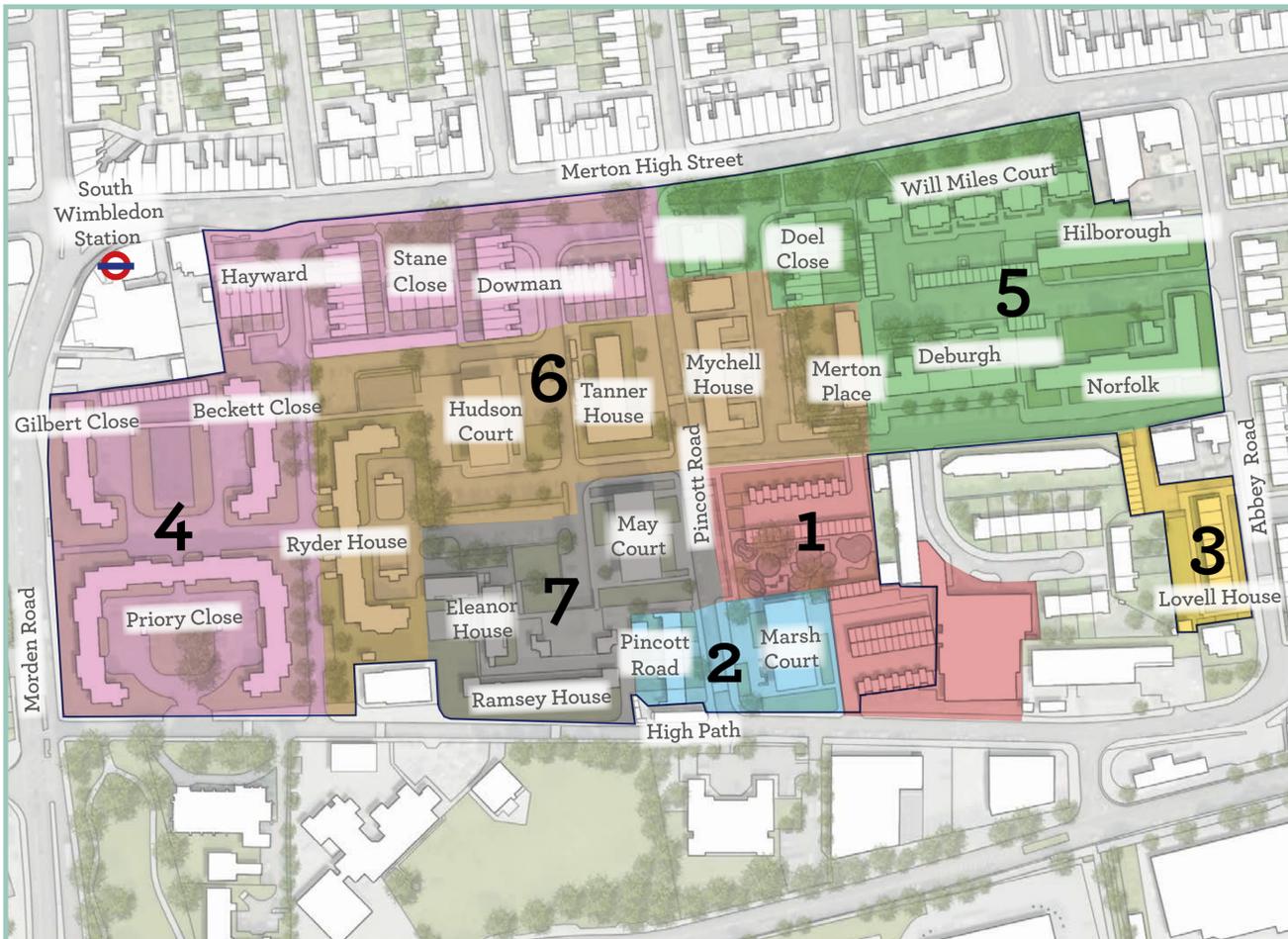


The new proposed master plan with Lamp works



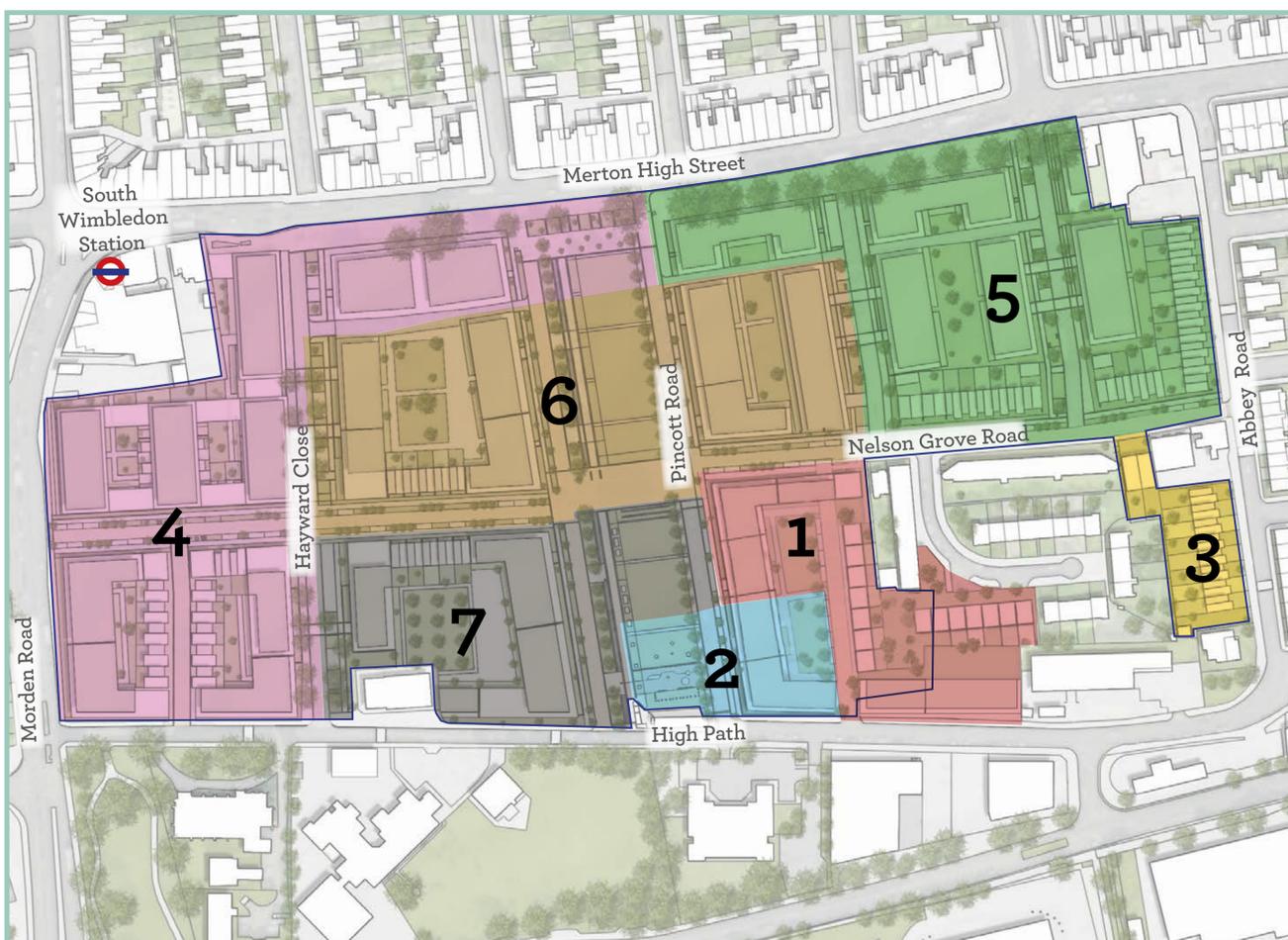
The order in which new homes will be built

EXISTING HOMES



The diagrams show the order in which new homes will be built if the overall master plan goes ahead. Planning permission would need to be granted for each shaded area.

NEW HOMES



- This consultation - the location of the first new homes
- 2nd location for new homes
- 3rd location of new homes
- 4th location of new homes
- 5th location of new homes
- 6th location of new homes
- 7th location of new homes



Benefits of regeneration

- New, high quality homes with private gardens, balconies or terraces
- Providing new energy efficient homes for existing residents
- Making better connected, well-lit, safer and well over-looked streets
- Reducing overcrowding
- Providing accessible homes for those who need them
- Creating new and improved play spaces



OPTION 1 for first new homes A variety of new homes

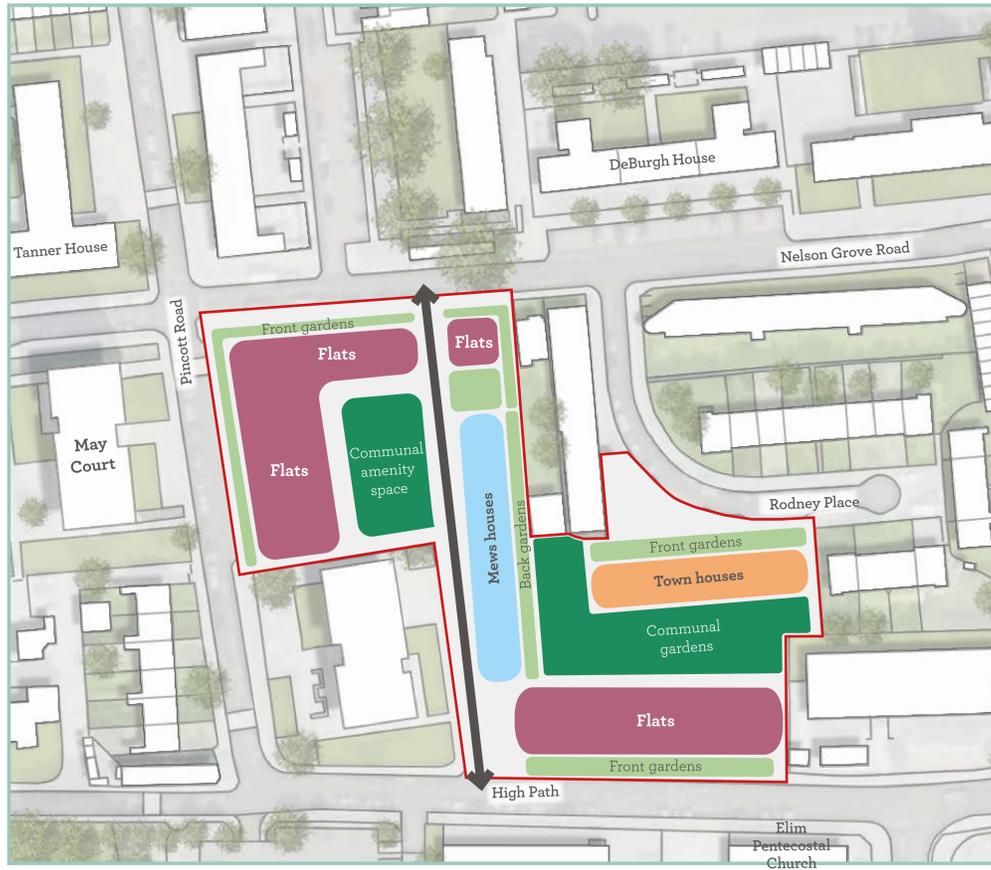
This option explores different types of communal/private outdoor space around the new homes. It also provides a road between Nelson Grove Road and High Path.

- Flats** (1 bedroom, 2 bedroom and 3 bedroom flats and maisonettes)
 Parking will be on-street

 Flats will have private balconies and terraces
 Residents will also have access to a communal garden
- Mews houses** (2 bedroom, 3 bedroom and 4 bedroom houses)
 Parking will be within private garages as part of the mews houses

 Mews houses will have private courtyards and terraces
- Town houses** (3 bedroom houses)
 Parking will be on a private driveway in front of the house

 Townhouses will have private gardens



↔ vehicle route

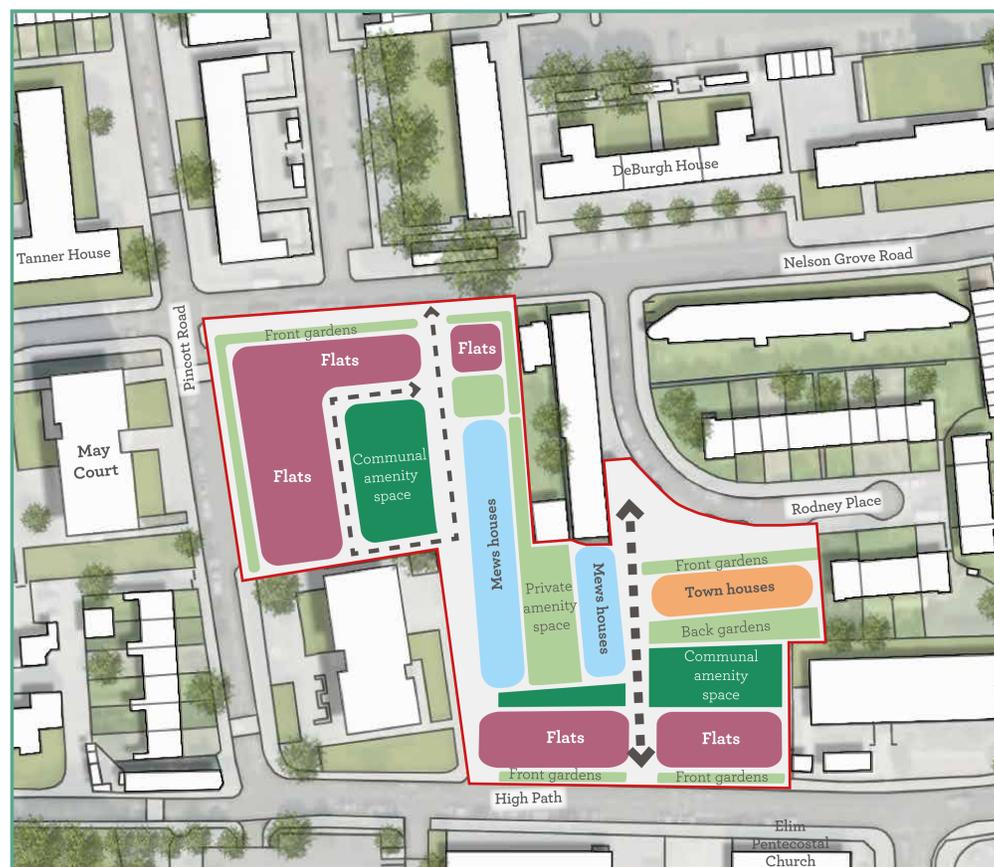
The heights of new buildings



OPTION 2 for first new homes A variety of new homes

This option explores different opportunities to connect Nelson Grove Road and High Path while integrating Rodney Place to the master plan.

- **Flats** (1 bedroom, 2 bedroom and 3 bedroom flats and maisonettes)
 Parking will be on-street
 Flats will have private balconies and terraces
 Residents will also have access to a communal garden
- **Mews houses** (2 bedroom, 3 bedroom and 4 bedroom houses)
 Parking will be within private garages as part of the mews houses
 Mews houses will have private courtyards and terraces
- **Town houses** (3 bedroom houses)
 Parking will be on a private driveway in front of the house
 Townhouses will have private gardens



◄- - - ► key routes

The heights of new buildings



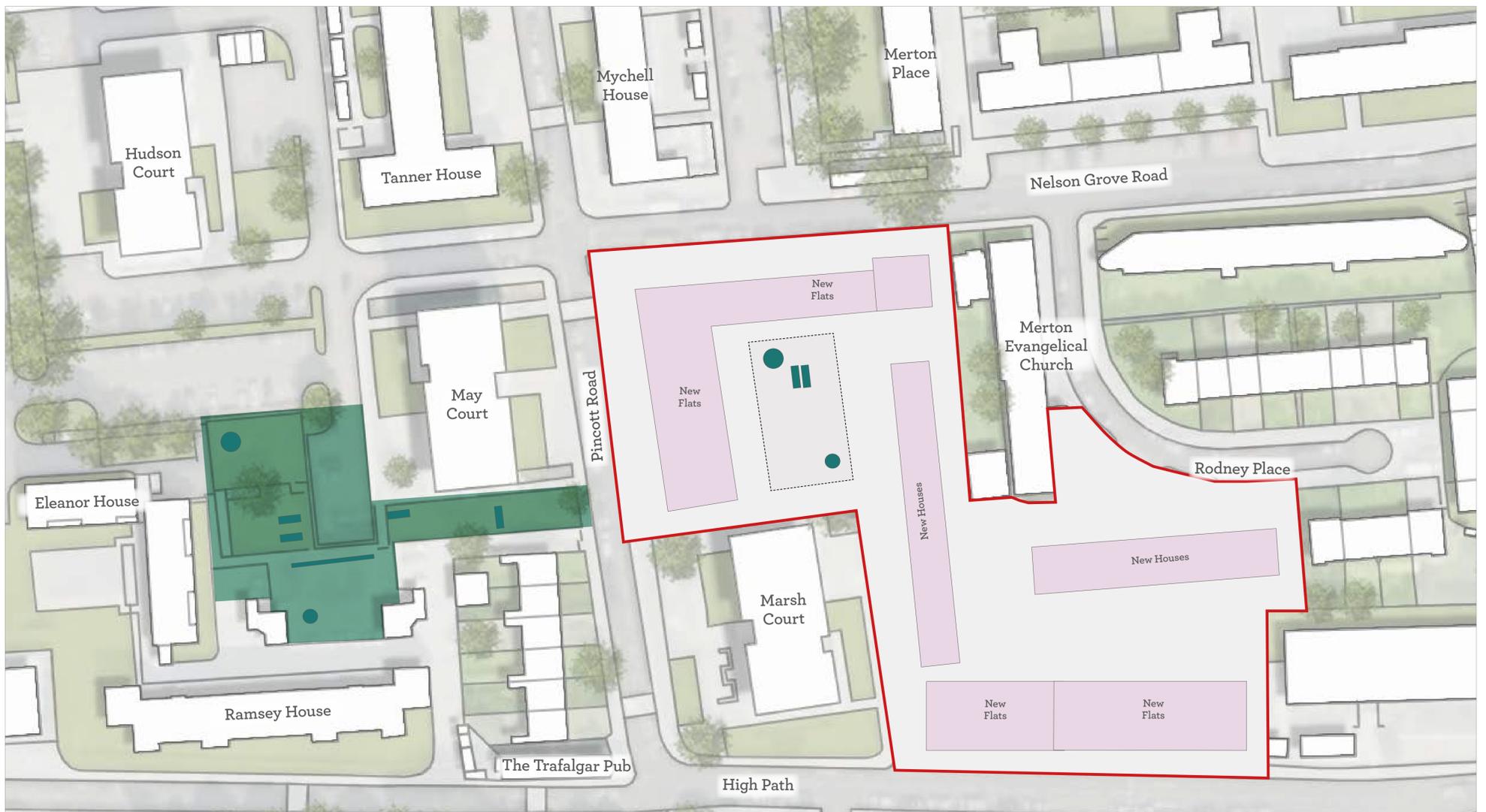


New play and open spaces

We plan to provide a new temporary play area behind or in front of Eleanor House and Ramsey House



Potential new and improved play spaces:



■ Potential locations for new play spaces

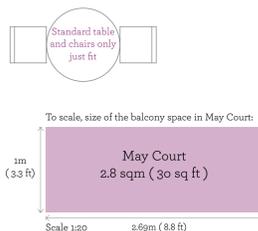
Private spaces for new homes

Existing homes

FLATS

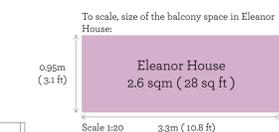
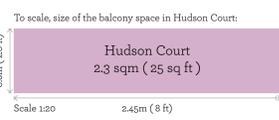
One bedroom

Ramsey House	No private outdoor space
Eleanor House	No private outdoor space
Ryder House	No private outdoor space
Tanner House	No private outdoor space
Vanguard House	No private outdoor space



Two bedroom

Priory Close	No private outdoor space
Mychell House	No private outdoor space
Gilbert Close	No private outdoor space
Tanner House	No private outdoor space



Three bedroom

Becket Close	No private outdoor space
Gilbert Close	No private outdoor space
Priory Close	No private outdoor space
Lovell House	No private outdoor space

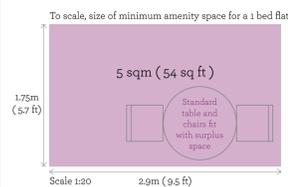
HOUSES

Stane Close	26 sqm (279 sq ft) total of rear garden
Pincott Road	63 sqm (678 sq ft) total of rear garden
Hayward Close	24 sqm (258 sq ft) total of rear garden
Dowman Close	27 sqm (290 sq ft) total of rear garden

New homes

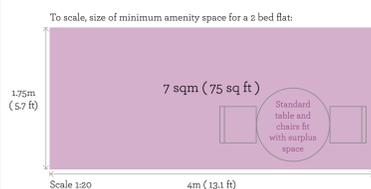
FLATS

All new one bedroom flats:



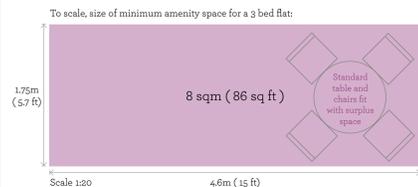
The national housing standards require that a one bedroom flat has at least 5 sq m of private outdoor space which is additional to the size of the home.

All new two bedroom flats:



The national housing standards require that a two bedroom flat has at least 7 sq m of private outdoor space which is additional to the size of the home.

All new three bedroom flats:



The national housing standards require that a three bedroom flat has at least 8 sq m of private outdoor space which is additional to the size of the home.

HOUSES

All new houses will have a minimum of 50 sqm (538 sq ft) private outdoor space. This can be provided through a combination of private gardens, terraces and balconies for each home. Home owners on High Path current amenity space will be re-provided to at least the minimum standards and where possible, equal to current provision (where it is higher than the standards).

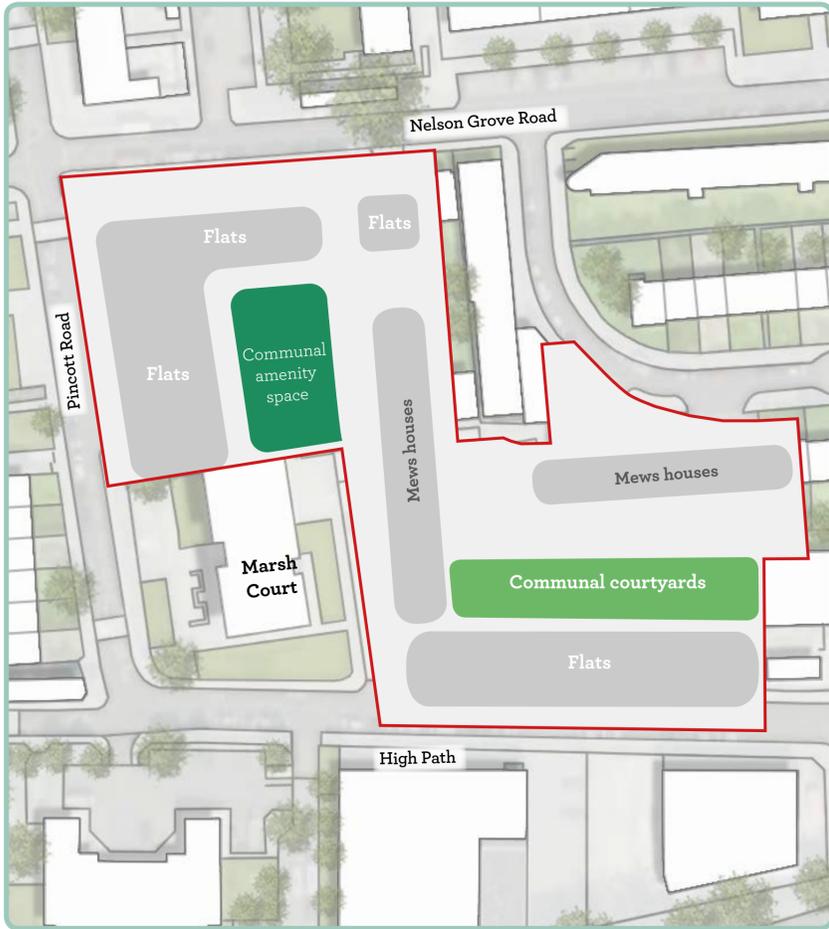
Examples of balconies

New homes





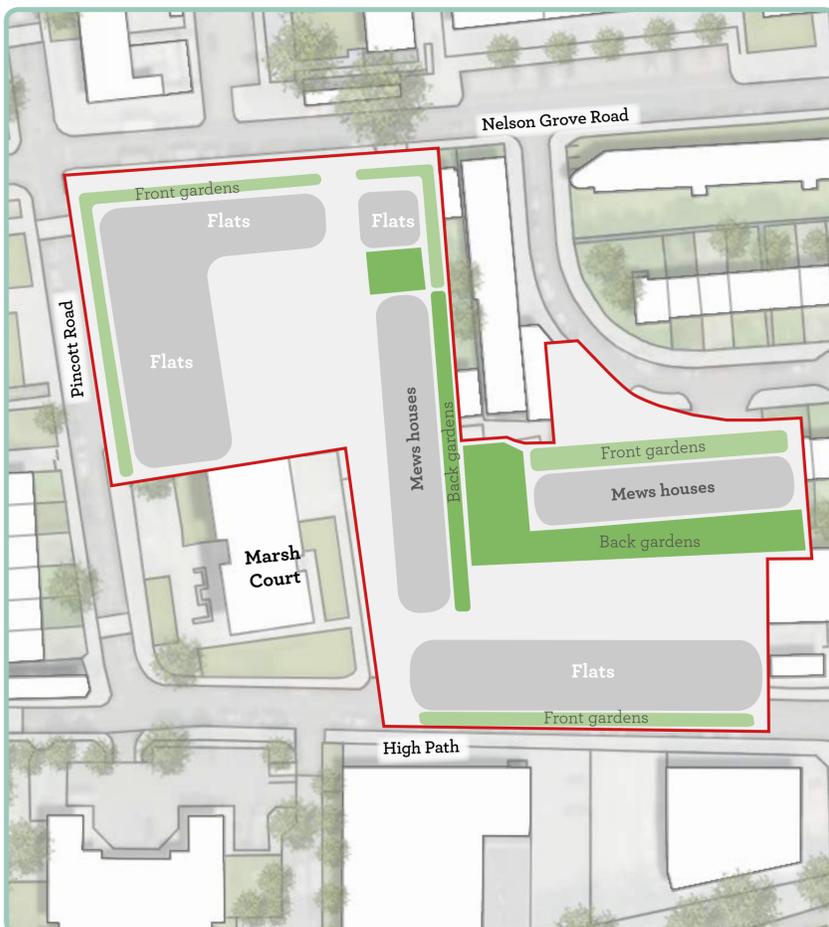
Examples of the potential new communal garden and courtyard



Location of the new communal garden



Examples of potential new private and front gardens



Location of the new communal garden





Examples of new streets



Examples of entrances



Examples of windows

Some homes will have windows in the kitchens and bathrooms





What happens next

- We will be submitting a planning application in the next few months
- If we receive planning permission we'll keep you up to date about the construction process
- We'll consult residents and local groups to identify the best times for lorries to move around and to receive any deliveries from lorries
- There will be traffic marshalls to manage lorries and vehicles and to keep people safe
- Noise, vibrations and dust levels will be set and monitored as agreed with Merton Council to make sure these do not reach disruptive or harmful levels
- Residents will be notified before any noisy works via a letter or email
- This first phase of construction will last approximately two years

