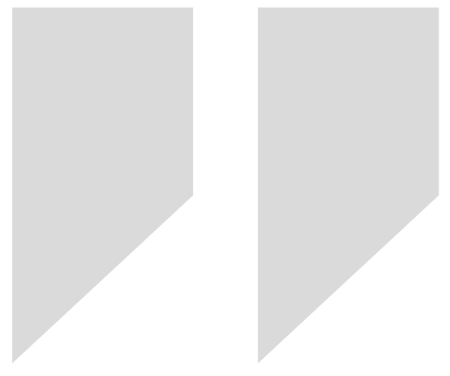


Welcome



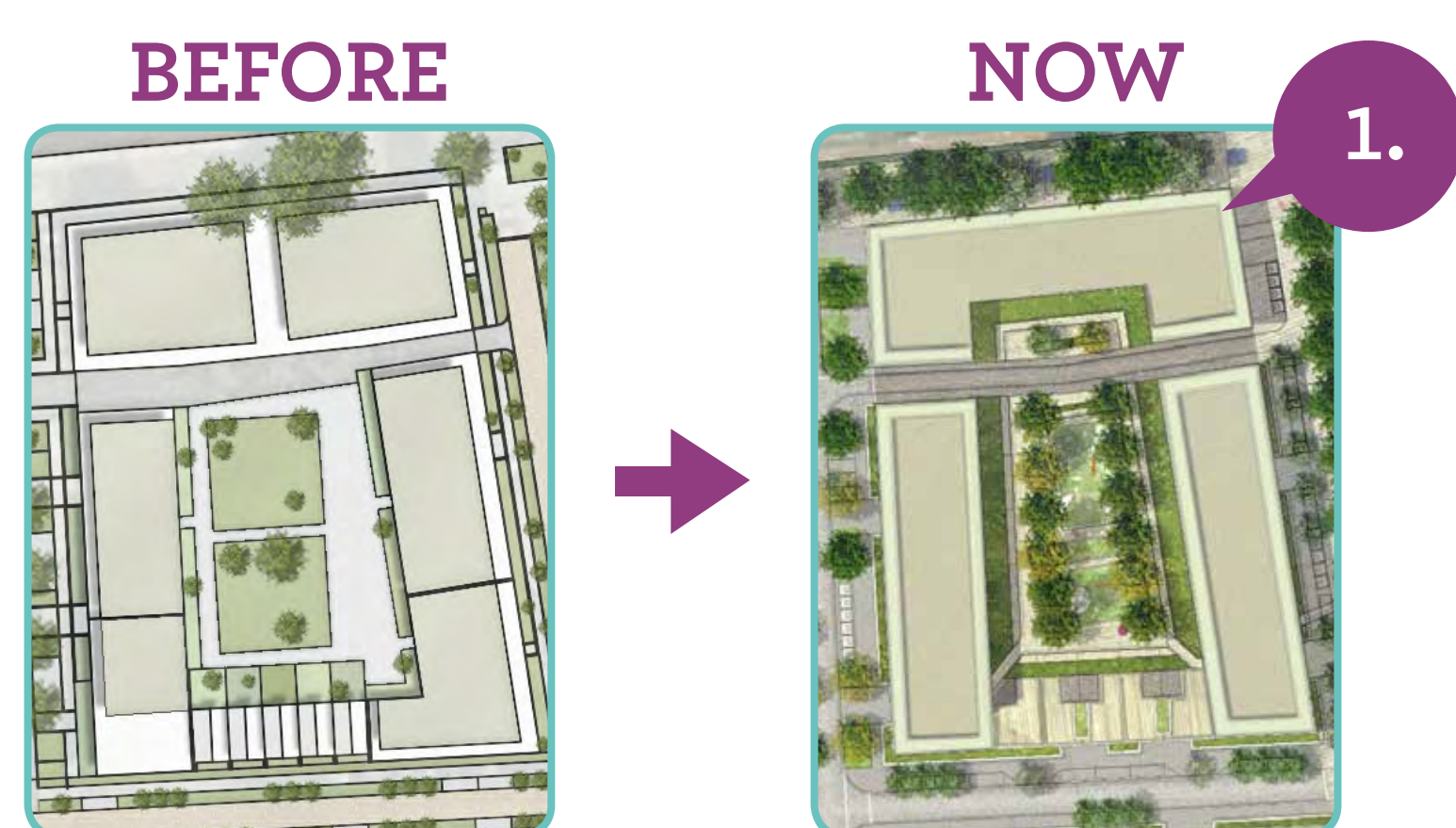
Today's event is about the High Path master plan.

We intend to submit an outline planning application to Merton Council in December. The outline planning application includes information about the scale, layout and access routes for a new neighbourhood.

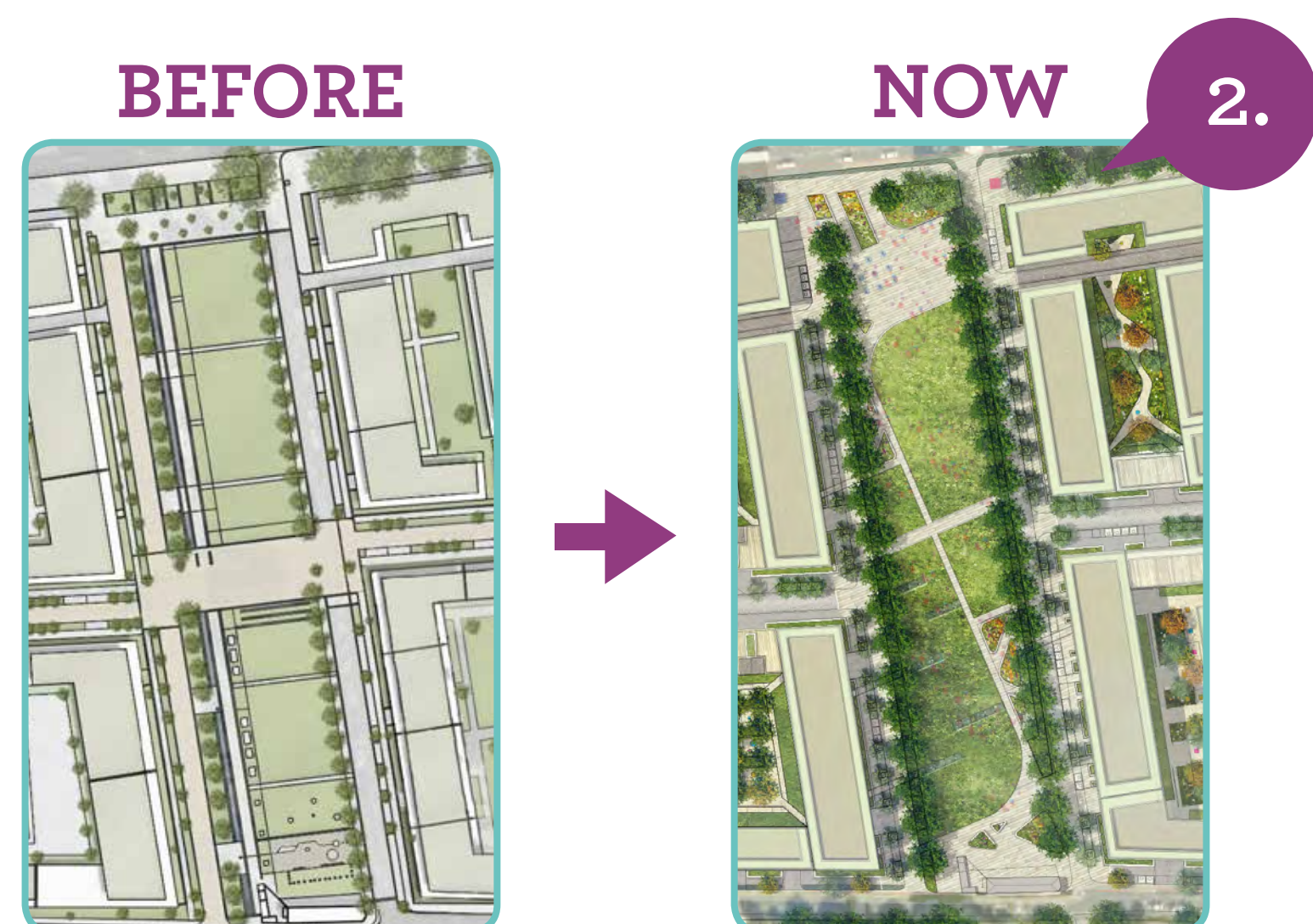
If we receive planning approval for the outline application we will consult with you about specific details including building materials.



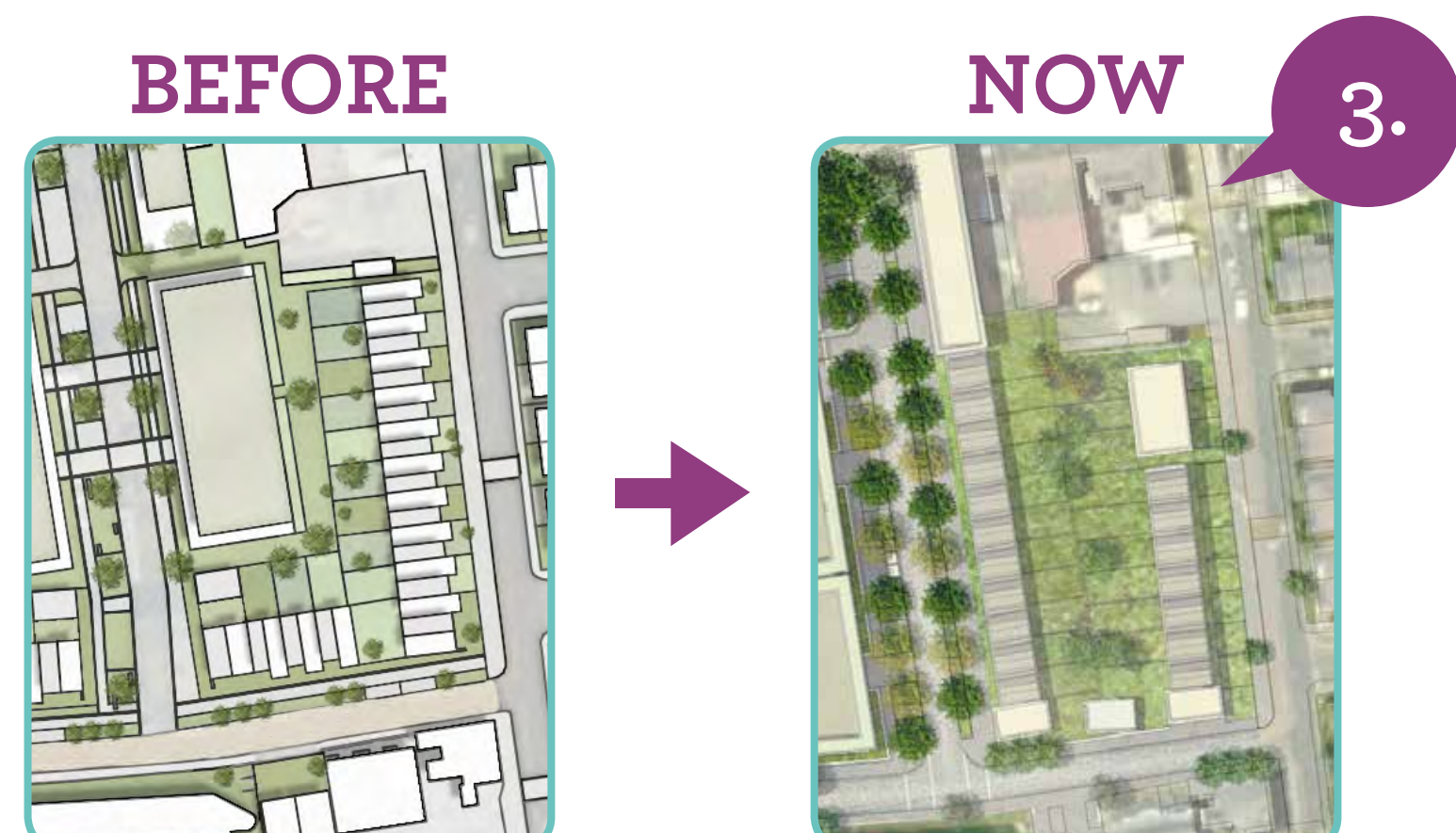
The current master plan and changes from previous master plan



New, greener designs for the shared courtyards for residents



Changes to the park design with more activity areas



Houses instead of flats to reduce overlooking and create a 'houses quarter'

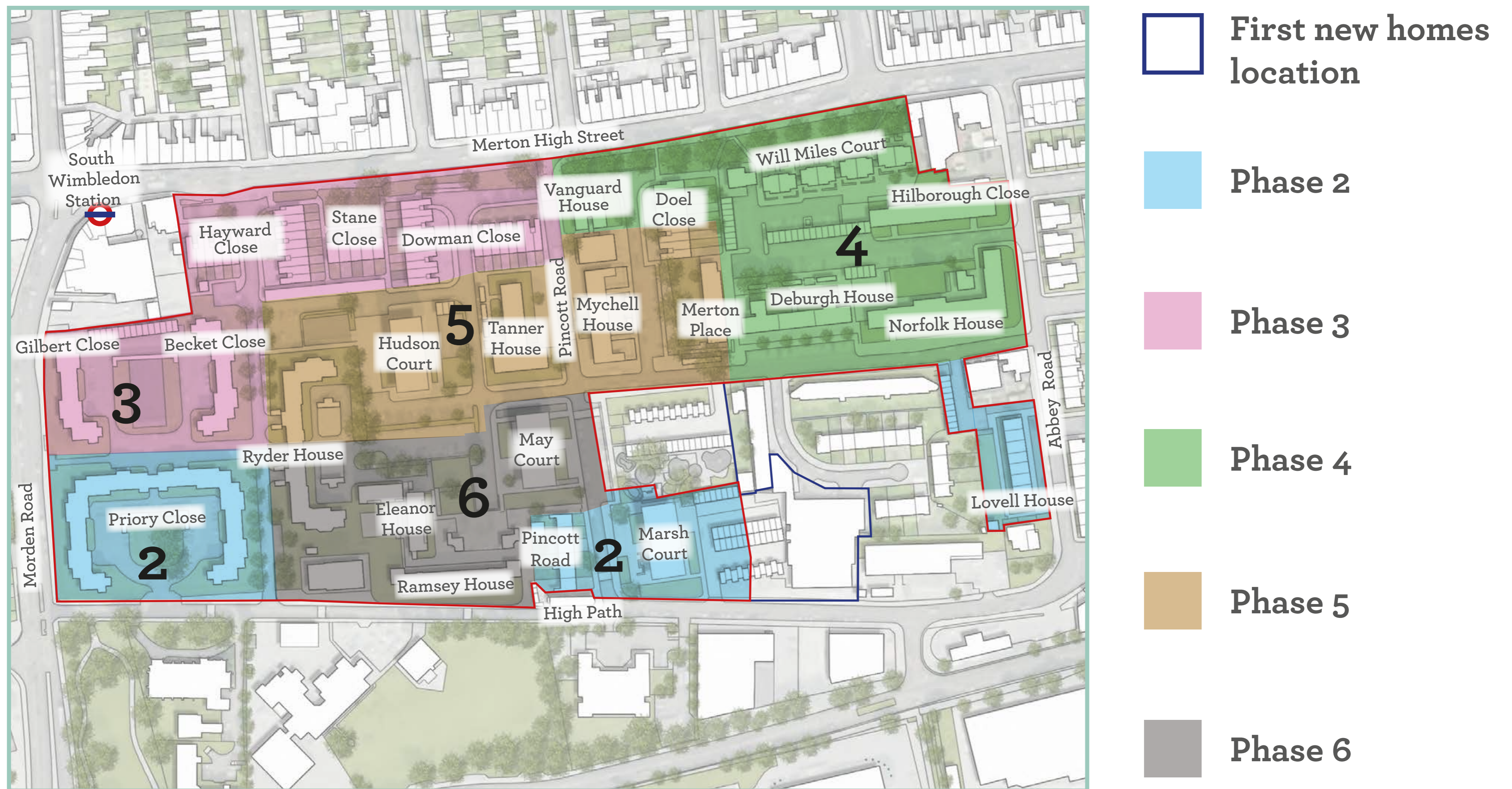


Greater density around the tube station and less density across the rest of the master plan

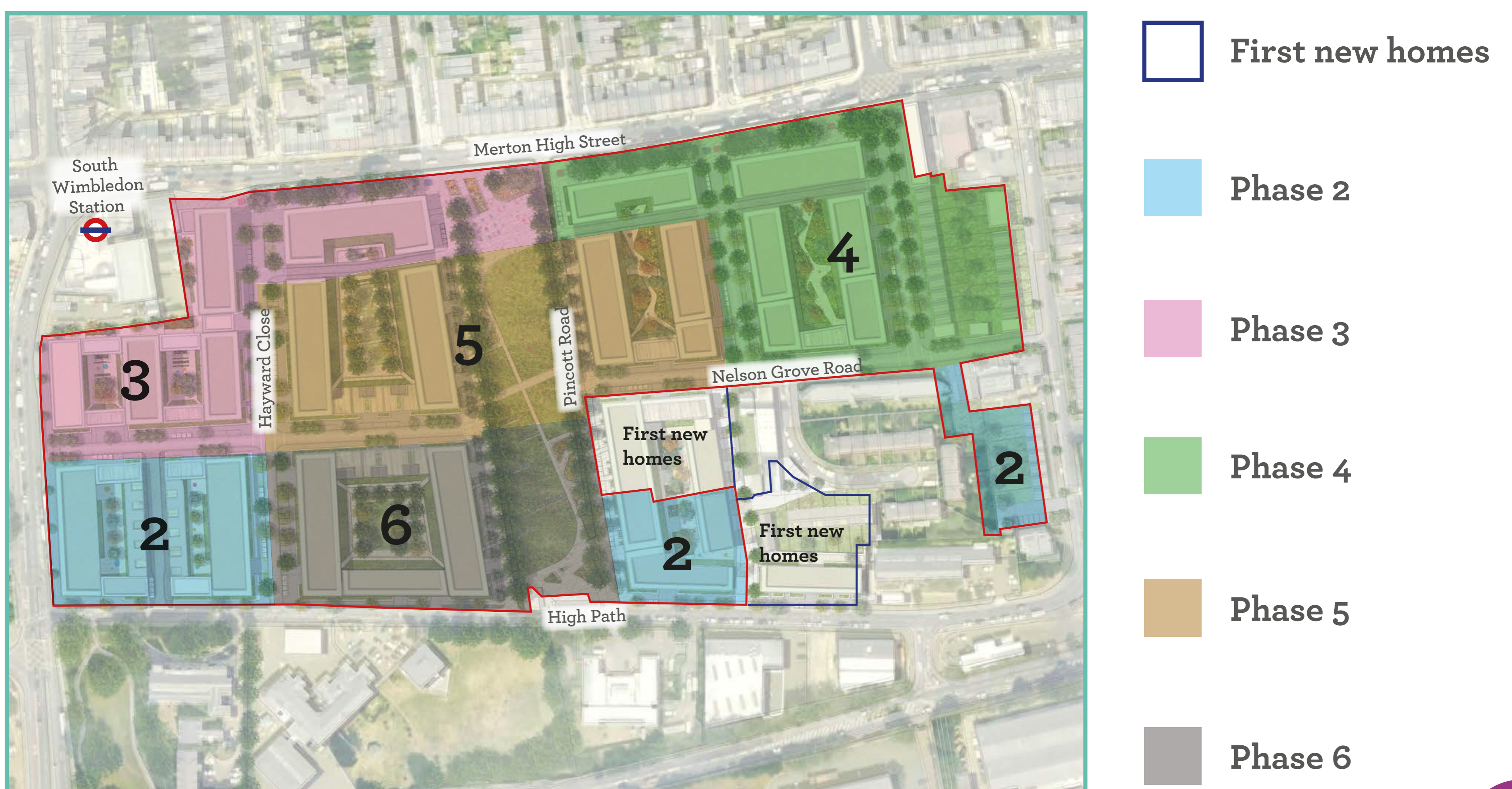


This is the order in which new homes would be built. Detailed planning permission would be needed for each phases.

Location of new homes



Phasing plan of new homes



The Vision for High Path

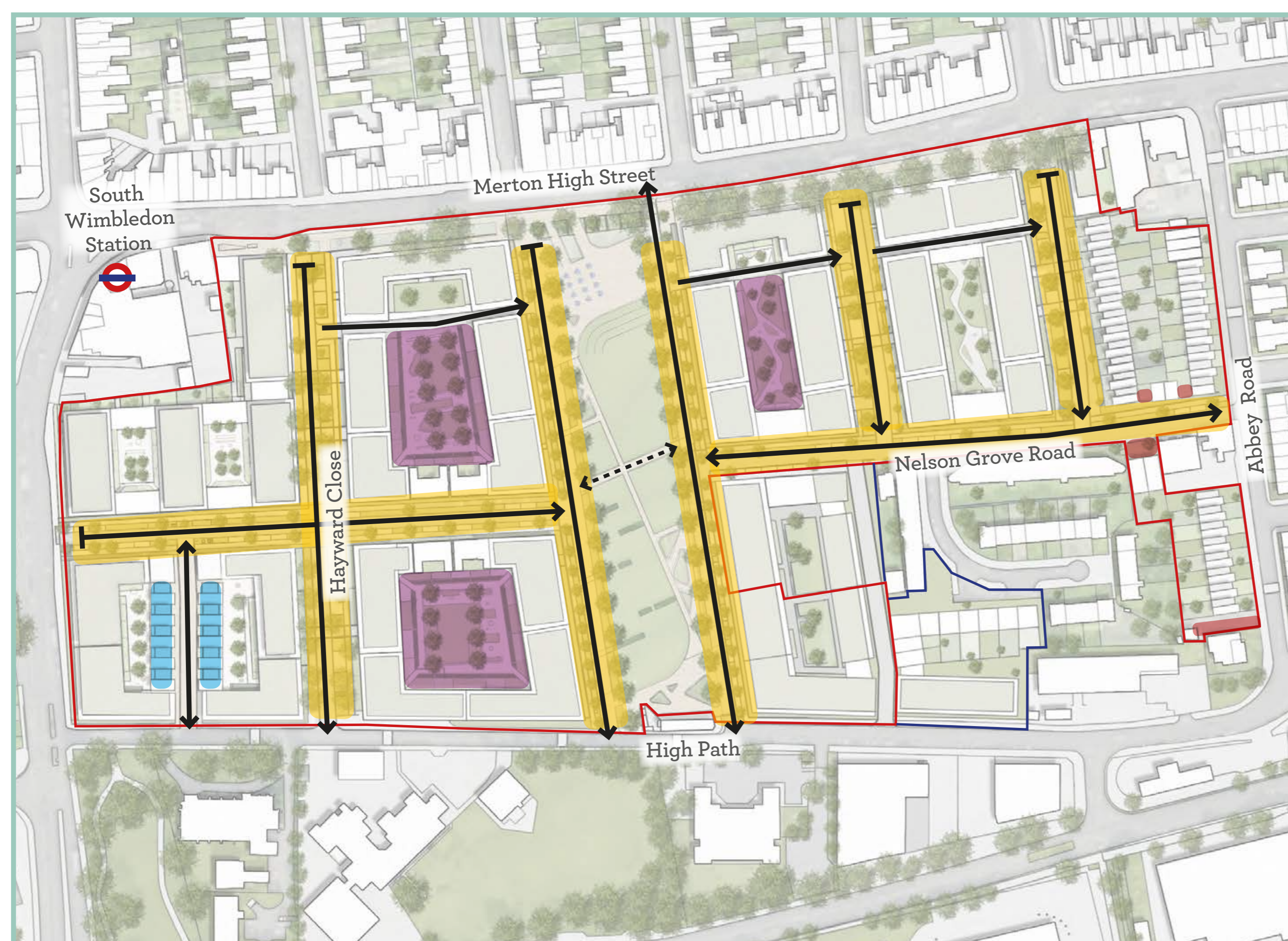


Landscaping and play provision



- Shared landscape courtyard
- Private rear gardens
- New public park
- Mature trees kept
- Public play space in the park
- Informal play in the shared courtyards for up to 5 year olds
- Some new play facilities may be provided in Nelson Memorial Gardens or Abbey Recreation Grounds with safer routes from High Path

Movement and parking



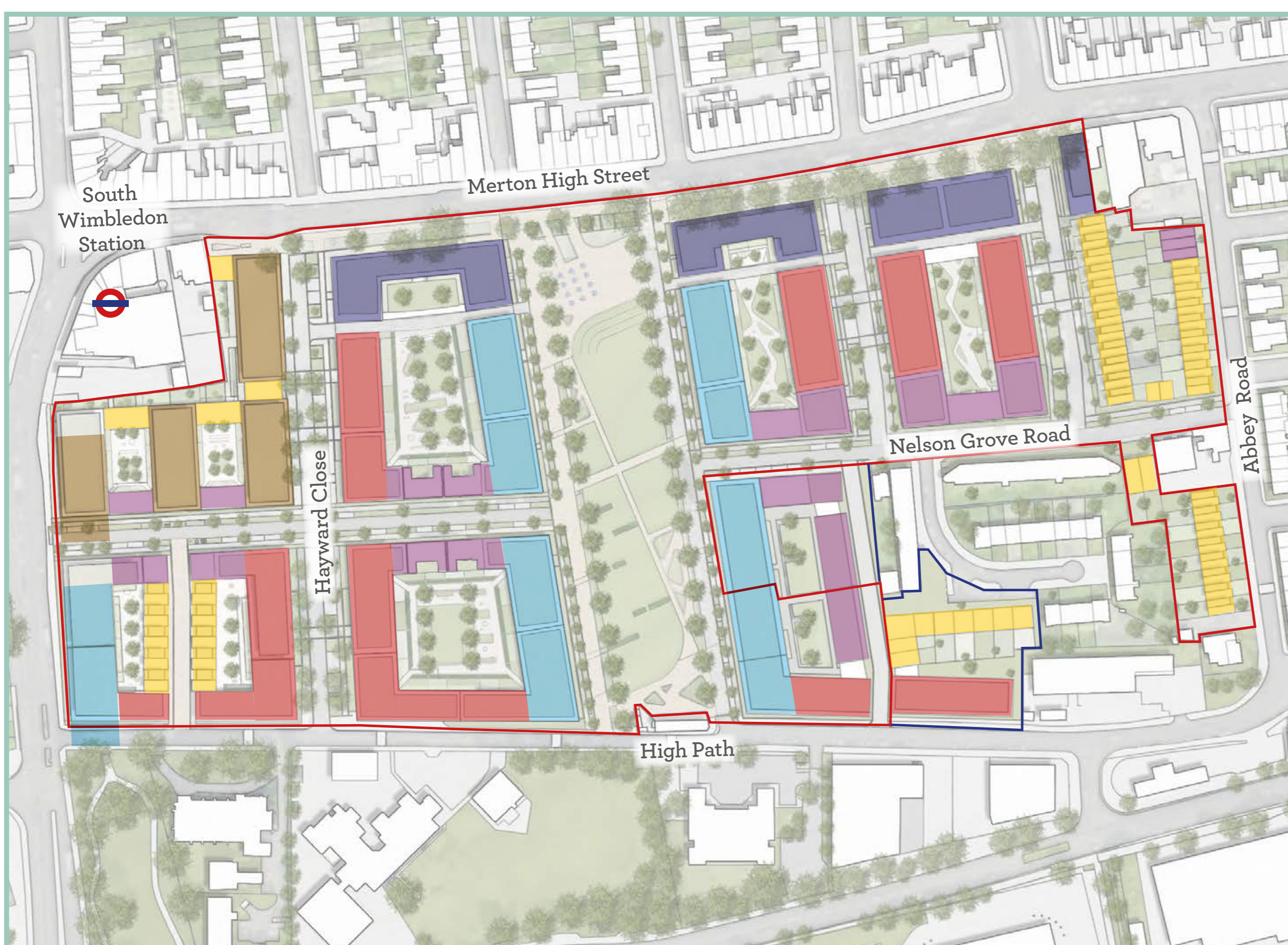
- On-street parking
- Podium parking
- Garages
- Off-street parking
- One-way roads
- Two-way roads
- Road for emergency vehicles through park

New facilities



- New offices
- New shops/café
- Work units
- Gym above shops
- New community centre and management office
- Possible local of convenience store
- New energy centre underneath the courtyard

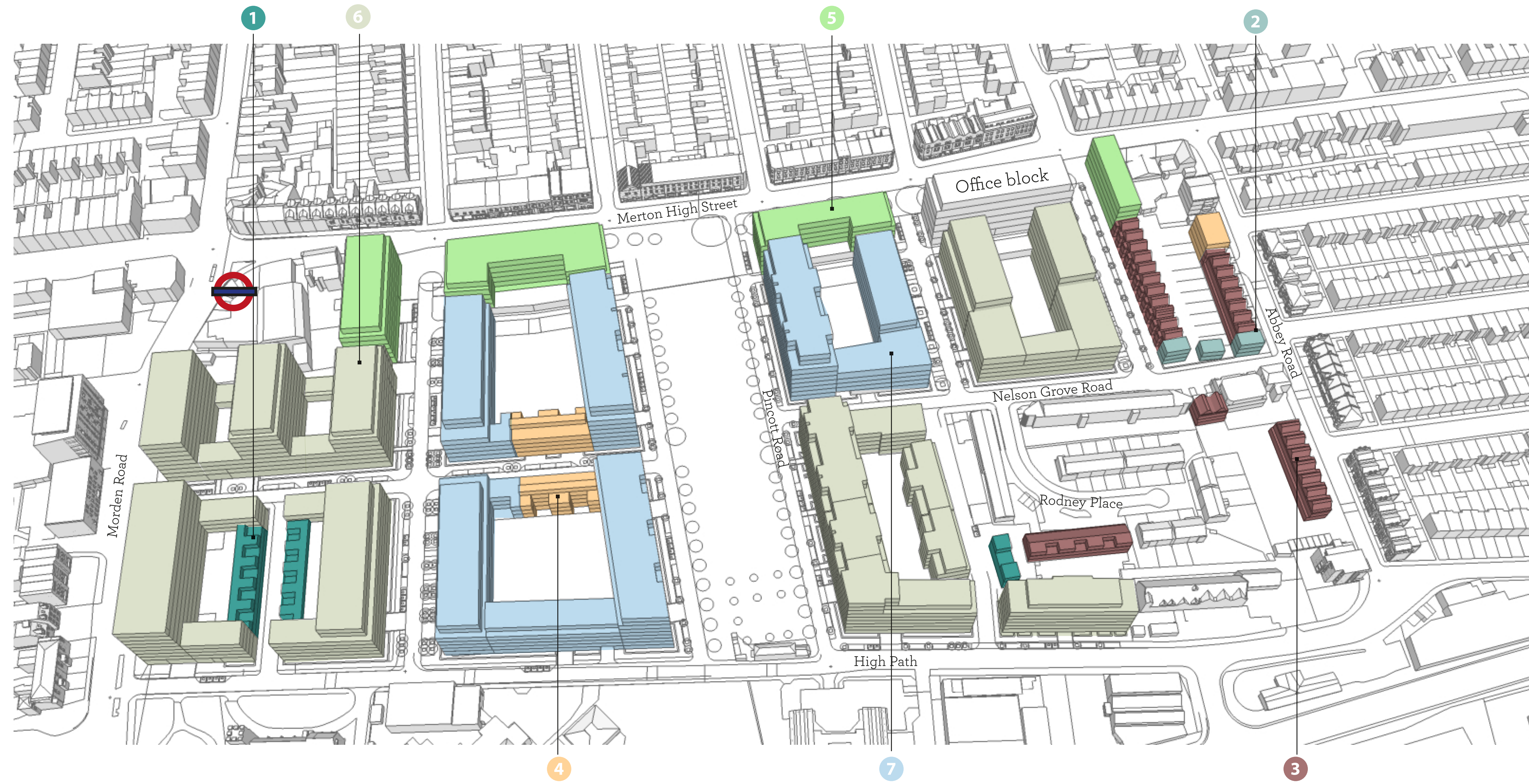
Building heights



- 1 - 3 storeys
- 4 - 5 storeys
- 5 - 6 storeys
- 5 - 7 storeys
- 7 - 9 storeys
- 8 - 10 storeys

A range of house types

We have developed a mix of housing types for High Path.



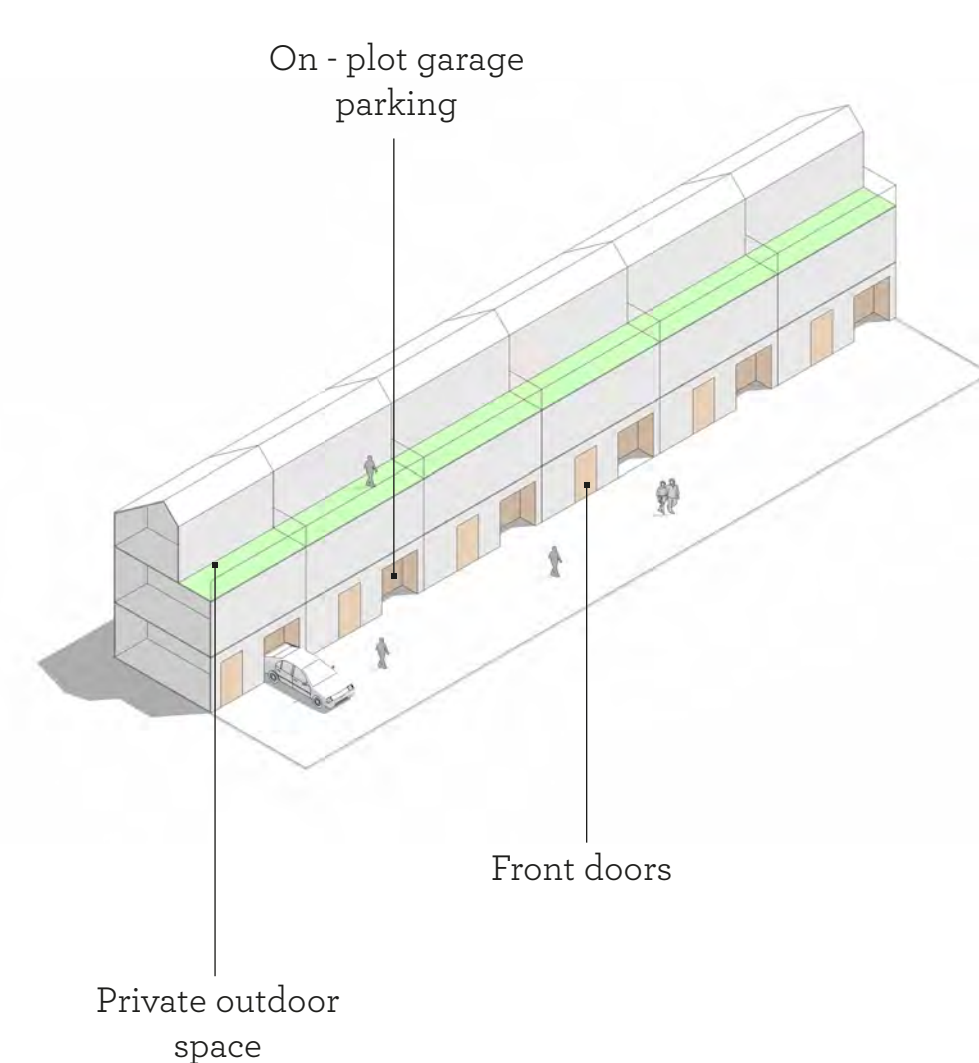
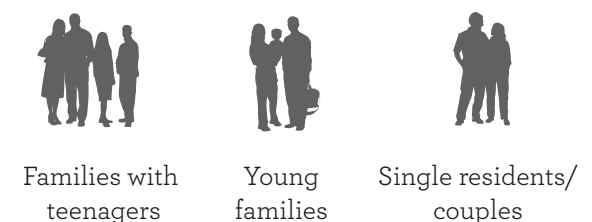
Over 10 different types of new homes

10% of homes will be suitable for wheelchair users

Every new home will have private outdoor space; either a garden or a balcony

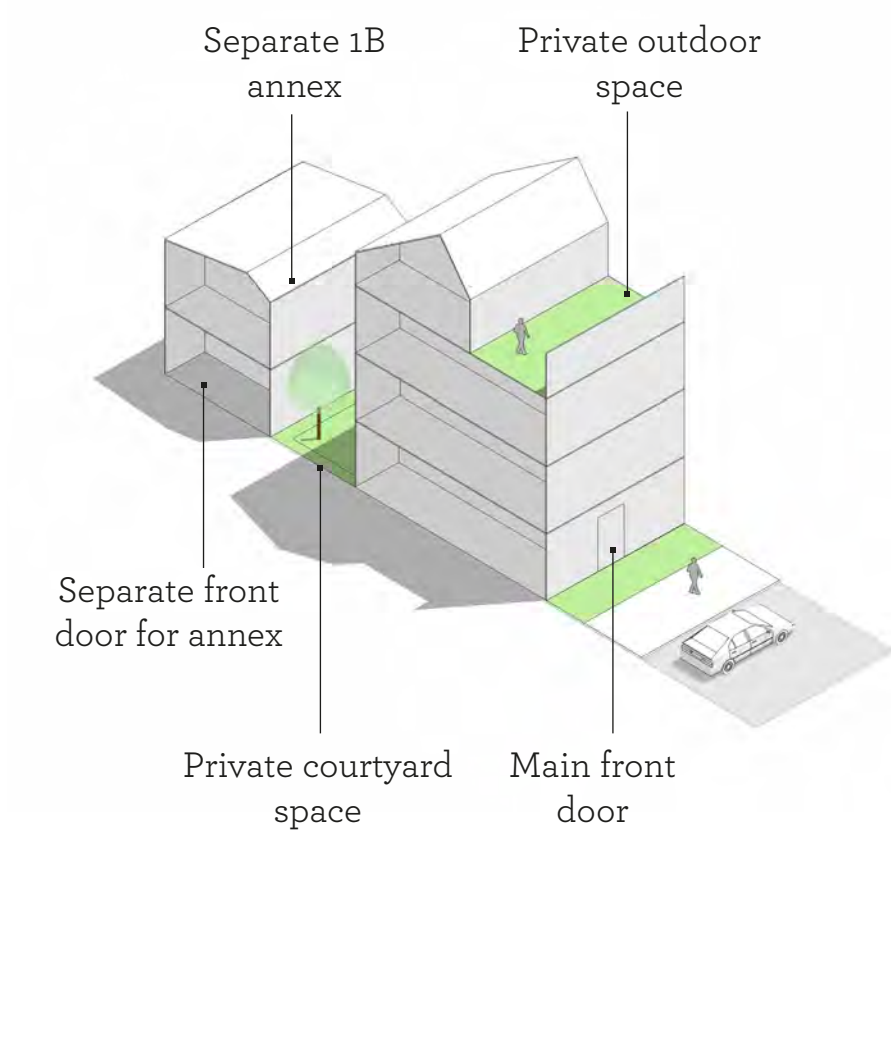
1 Mews houses

2 or 3 bed mews houses with private terraces, set out on small mews streets.



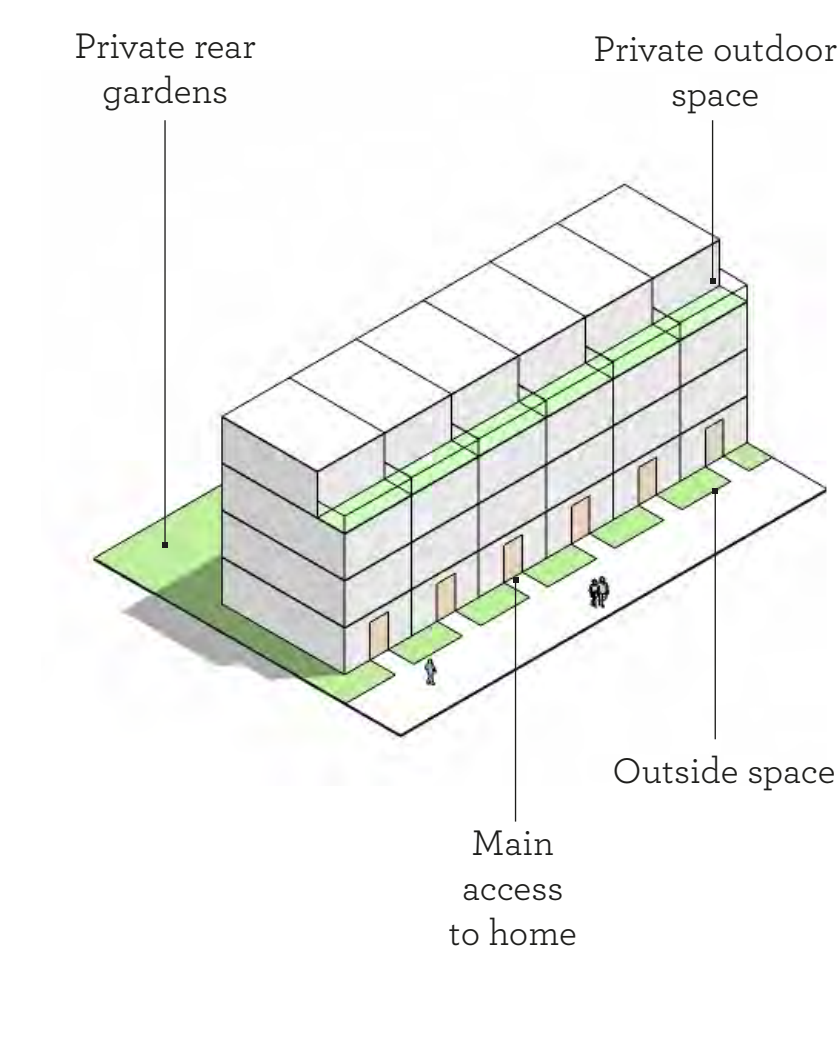
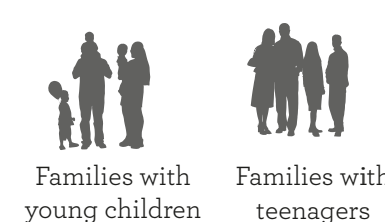
2 Multi-generation house

The house is designed around a ground level courtyard. Accommodation is flexible with easy adaptation of double rooms to single rooms as families grow and change.



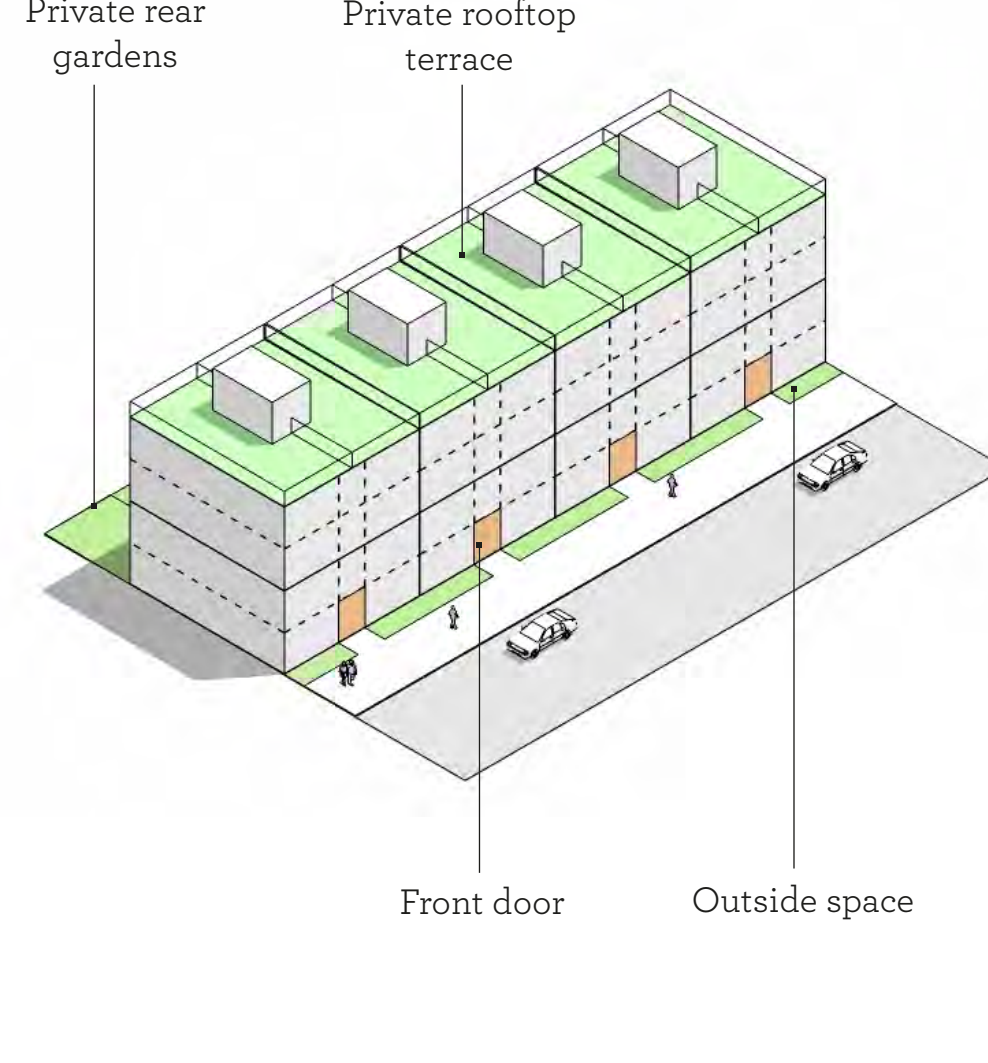
3 Townhouses

Townhouses are designed to offer flexibility of orientation whilst adapting to future needs of residents including private outdoor space in the form of gardens and upper terraces.



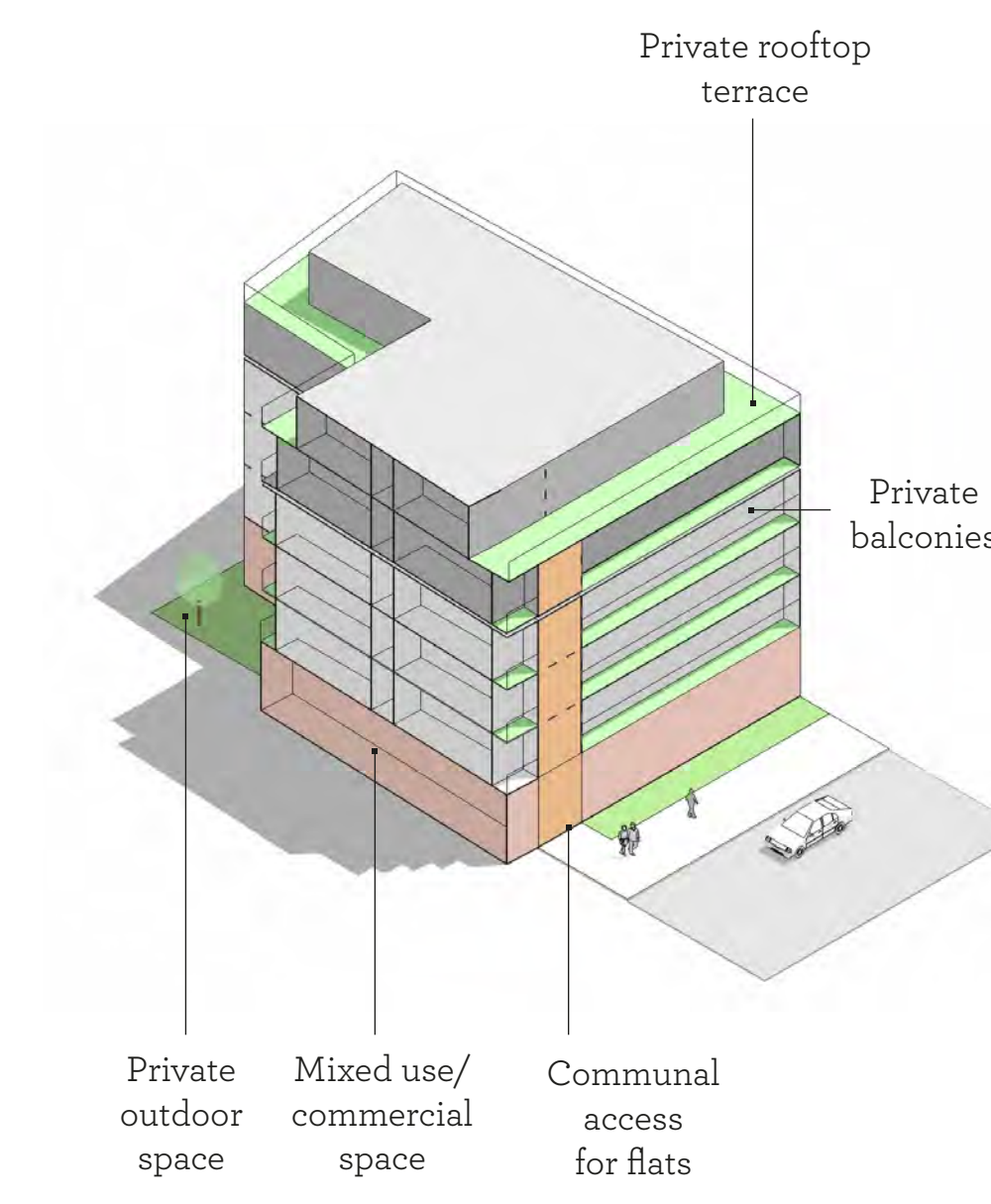
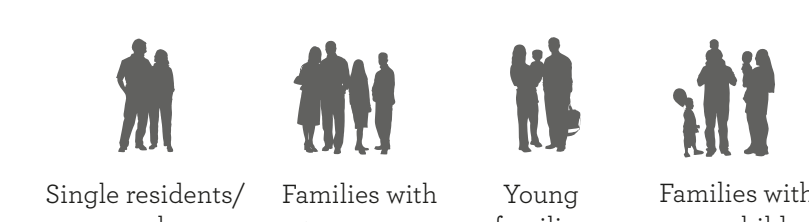
4 Stacked maisonettes - a maisonette above a maisonette

The lower maisonettes have gardens with front doors on the street and upper maisonettes have full-size roof terraces.



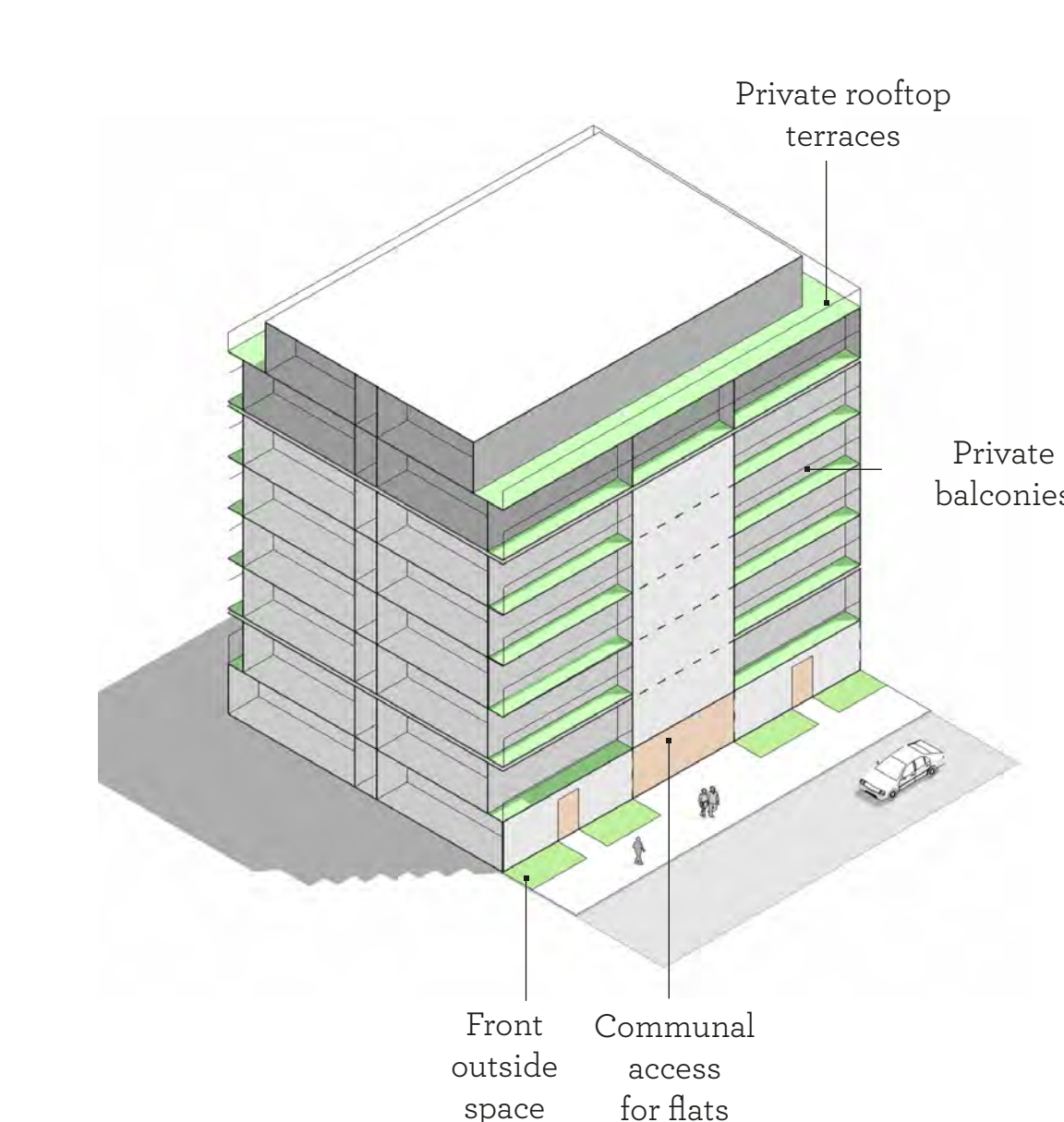
5 Mixed use blocks

The mixed use blocks have non-residential use on the ground floor and a mix of flats on the upper floors.



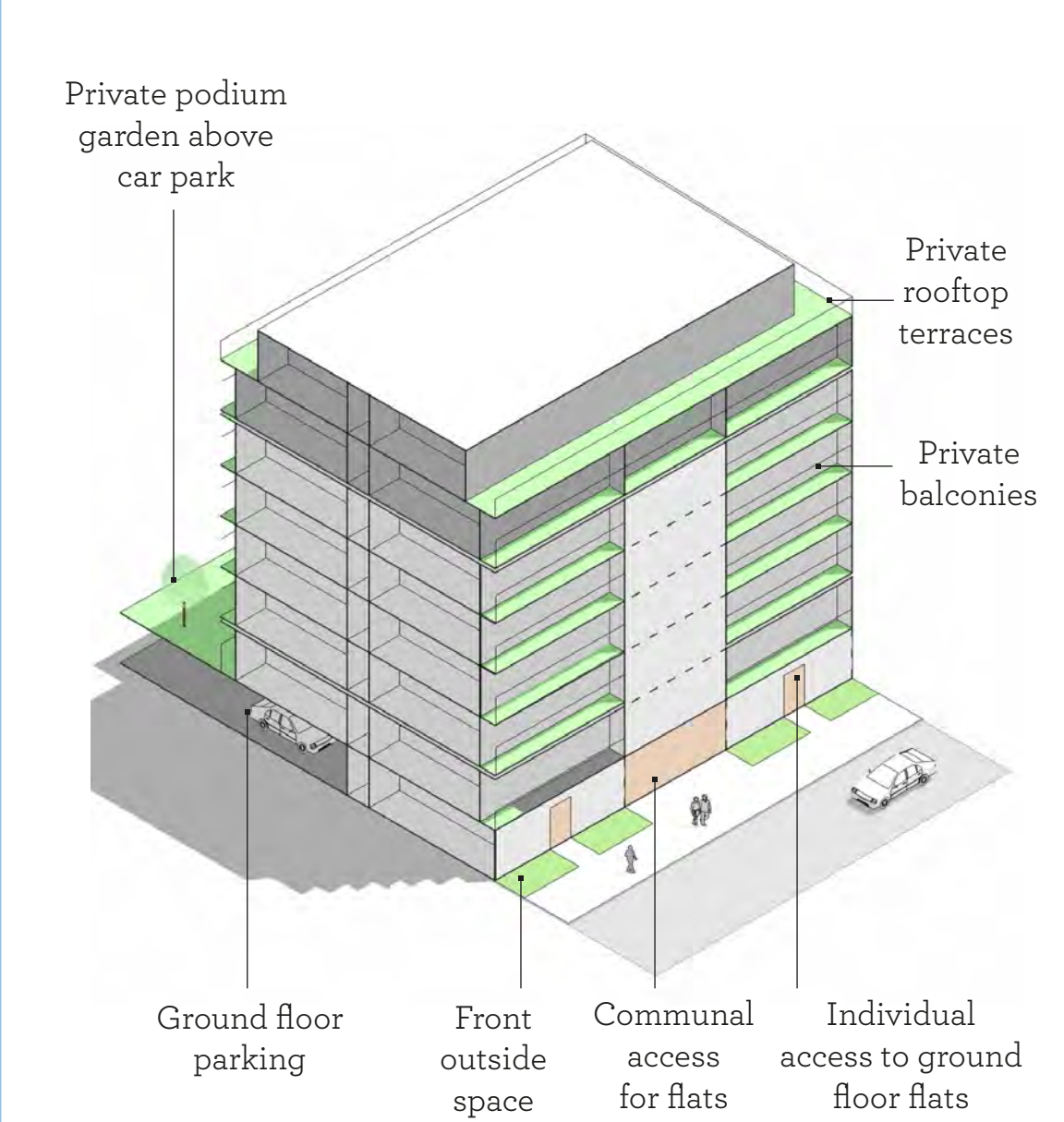
6 Flats

Ground floor flats have private gardens and the flats on the upper levels have large balconies and roof terraces.



7 Podium blocks

Flats and parking at ground level. The podium garden is above the car park.



Example house types

Flats

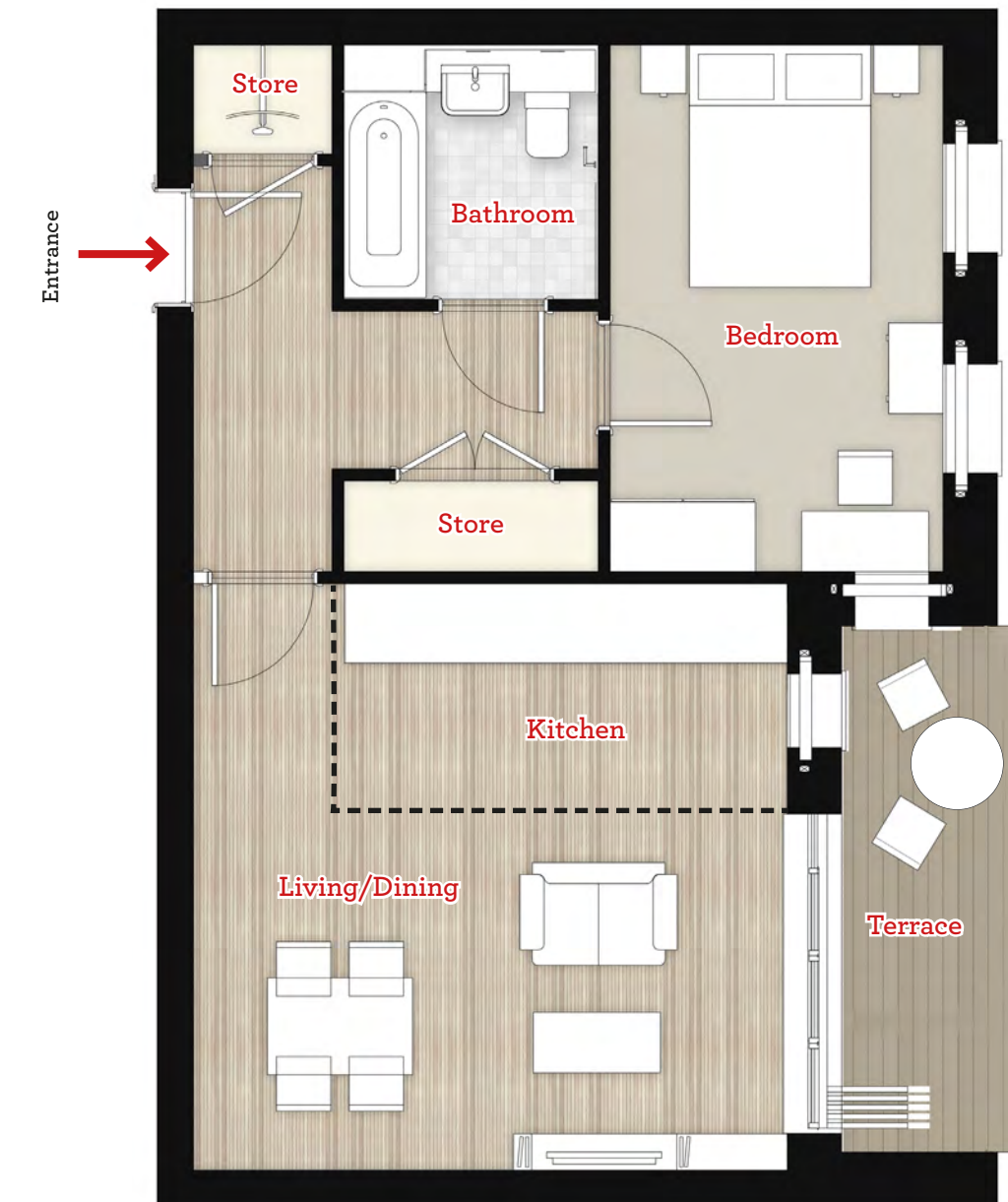
One bedroom two person flat

Includes:

- Minimum area of 51.2sqm/551.1 sq.ft

Minimum space standards:

- Bedroom = 11.5sqm (123.7 sq.ft)
- Living/ Dining/ Kitchen = 23sqm (247.5 sq.ft)
- Storage = 1.5sqm (16.1 sq.ft)
- Cycle storage = 0.9sqm (9.6 sq.ft)
- Bathroom = 4.4sqm (47.3 sq.ft)
- Amenity = 5sqm (53.8 sq.ft)



Two bedroom three person wheel chair flat

Includes:

- Minimum area of 71.4 sqm/796.5 sq.ft

Minimum space standards:

- Double Bedroom = 13.5sqm (145.31 sq.ft)
- Single Bedroom = 8.5sqm (91.4 sq.ft)
- Living/ Dining/ Kitchen = 25sqm (269.1 sq.ft)
- Storage = 2sqm (21.5 sq.ft)
- Bathroom = 6sqm (64.5 sq.ft)
- Amenity = 7sqm (75.3 sq.ft)



Two bedroom four person flat

Includes:

- Minimum area of 71.4 sqm/ 768.5 sq.ft

Minimum space standards:

- Bedrooms = 11.5sqm (123.7 sq.ft)
- Living/ Dining/ Kitchen = 27sqm (290.6 sq.ft)
- Storage = 2sqm (21.5 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq/ft)
- Bathroom = 4.4sqm (47.36 sq.ft)
- Amenity = 7sqm (75.3 sq.ft)



Three bedroom five person flat

Includes:

- Minimum area of 88.5 sqm /952.6 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm (123.7 sq.ft)
- Single Bedroom = 7.5sqm (80.7 sq.ft)
- Living/ Dining/ Kitchen = 29sqm (312.15 sq.ft)
- Storage = 2.5sqm (26.9 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq/ft)
- Bathroom = 4.4sqm (47.36 sq.ft)
- Amenity Flats= 8sqm (86.11 sq.ft)



Three bedroom five person flat

Includes:

- Minimum area of 93.7 sqm/1008.5 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm (123.7 sq.ft)
- Single Bedroom = 7.5sqm (80.7 sq.ft)
- Living/ Dining/ Kitchen = 29sqm (312.15 sq.ft)
- Storage = 2.5sqm (26.9 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq/ft)
- Bathroom = 4.4sqm (47.36 sq.ft)
- Amenity Flats= 8sqm (86.11 sq.ft)



Example house types

Houses and maisonettes

Three bedroom five person house

Includes:

- Minimum area of 102.2sqm/1100.1 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm (123.7 sq.ft)
- Single Bedroom = 7.5sqm (80.7 sq.ft)
- Living/ Dining/ Kitchen = 29sqm (312.15 sq.ft)
- Storage = 2.5sqm (26.9 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq/ft)
- Bathroom = 4.4sqm (47.36 sq.ft)
- Amenity Flats= 50sqm (538.19sq.ft)



Four bed eight multi-generation house

Includes:

- Minimum area of 127.2 sqm/ 1369 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm (123.7 sq.ft)
- Single Bedroom = 7.5sqm (80.7 sq.ft)
- Living/ Dining/ Kitchen = 31sqm (333.68 sq.ft)
- Storage = 3sqm (32.2 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq.ft)
- Bathroom = 4.4sqm (47.3 sq.ft)
- Amenity = 9sqm (96.8 sq.ft)



Three bed five/six stacked maisonettes

Includes:

- Minimum area of 96.2 sqm /1035 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm
- Living/ Dining/ Kitchen = 31sqm
- Storage = 2.5sqm
- Cycle storage = 1.4sqm
- Bathroom = 4.4sqm
- Amenity Maisonettes= 15sqm

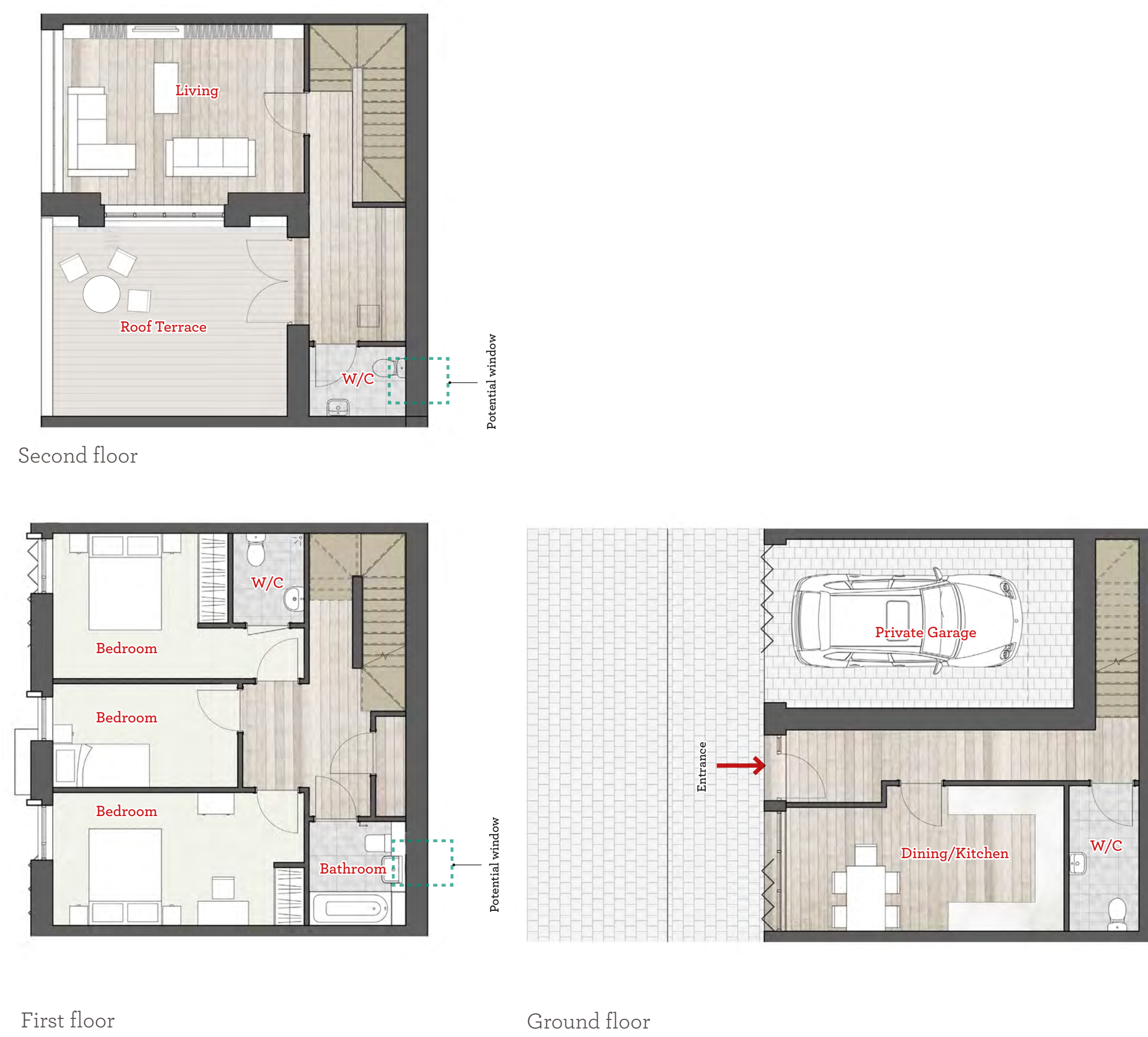
Mews house

Includes:

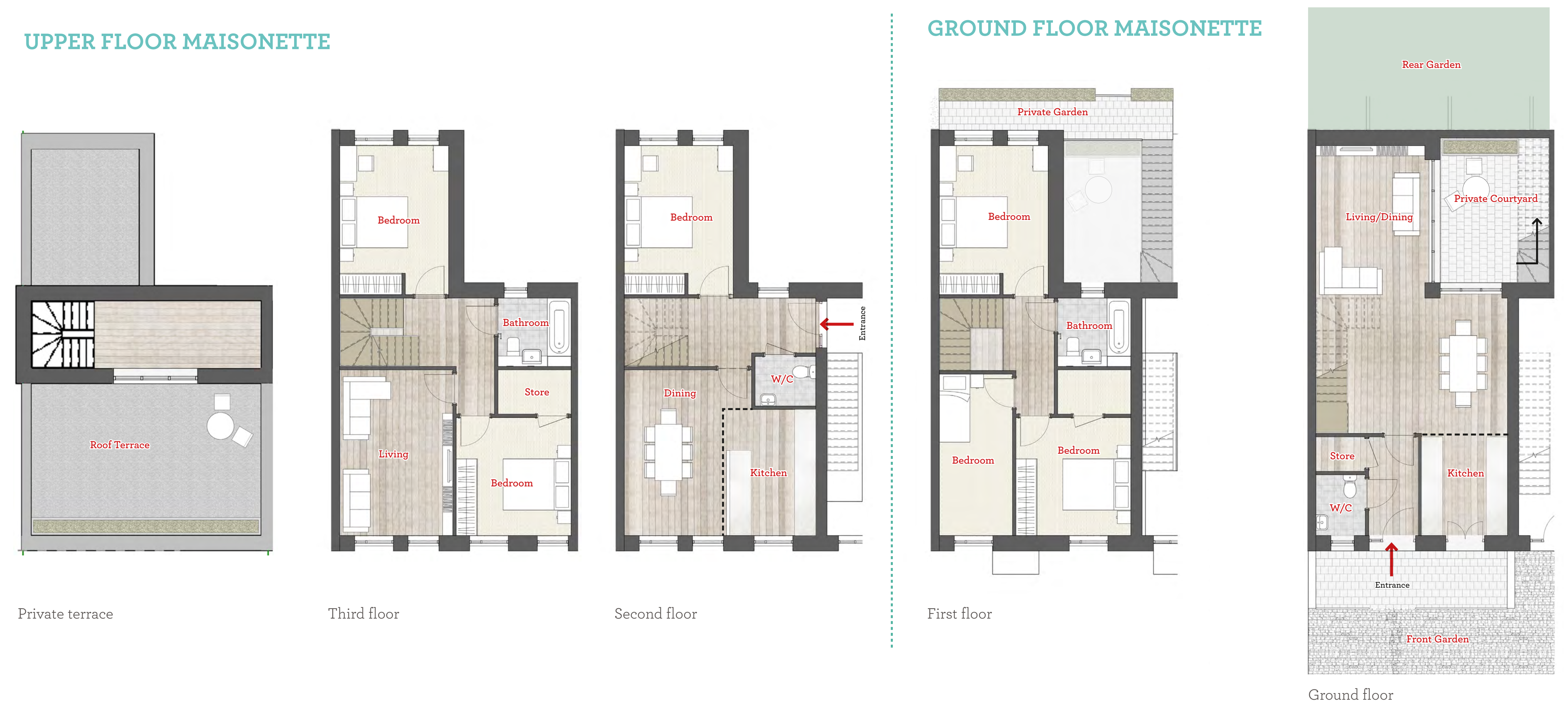
- Minimum area of 102.2 sqm/ 1100.1 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm (123.7 sq.ft)
- Single Bedroom = 7.5sqm (80.7 sq.ft)
- Living/ Dining/ Kitchen = 29sqm (312.15 sq.ft)
- Storage = 2.5sqm (26.9 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq/ft)
- Bathroom = 4.4sqm (47.36 sq.ft)
- Amenity Mews= 20sqm (215.2 sq.ft)



UPPER FLOOR MAISONETTE



Example house types

Houses and maisonettes

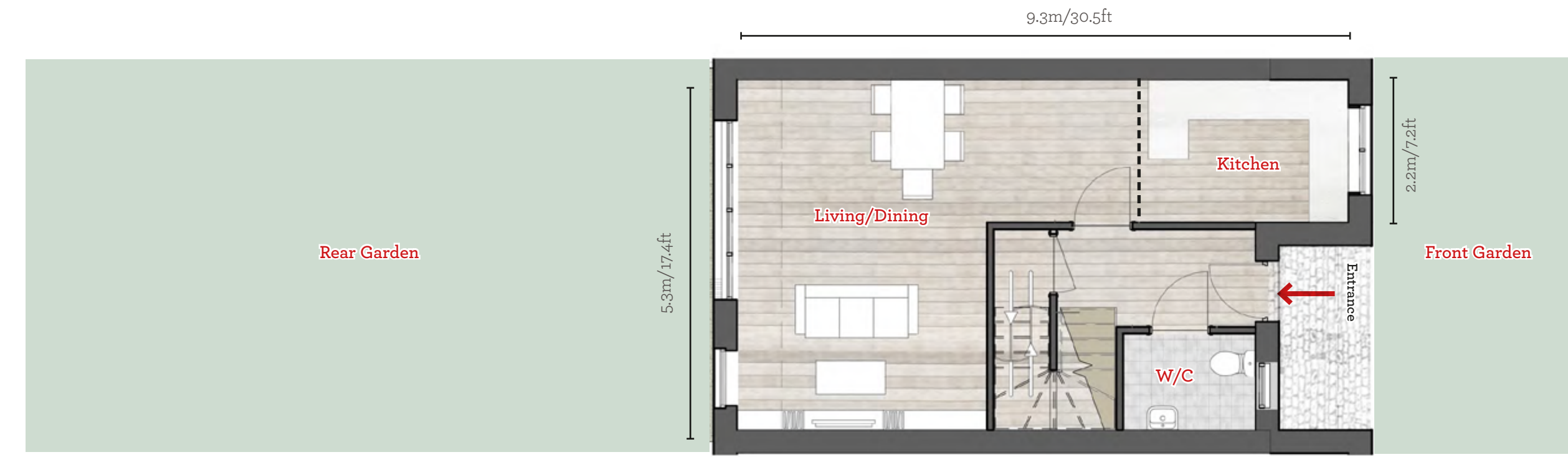
Three bedroom five person house

Includes:

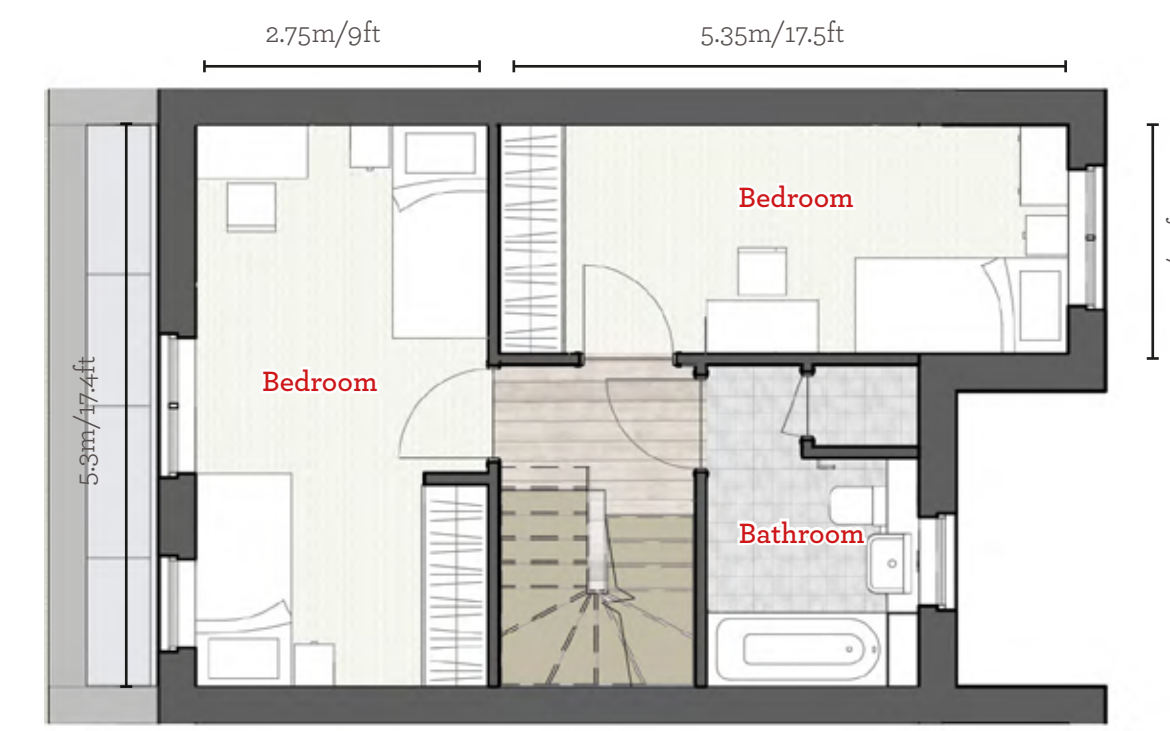
- Minimum area of 102.2sqm/1100.1 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm (123.7 sq.ft)
- Single Bedroom = 7.5sqm (80.7 sq.ft)
- Living/ Dining/ Kitchen = 29sqm (312.15 sq.ft)
- Storage = 2.5sqm (26.9 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq/ft)
- Bathroom = 4.4sqm (47.36 sq.ft)
- Amenity Flats= 50sqm (538.19sq.ft)



Ground floor



First floor



Second floor

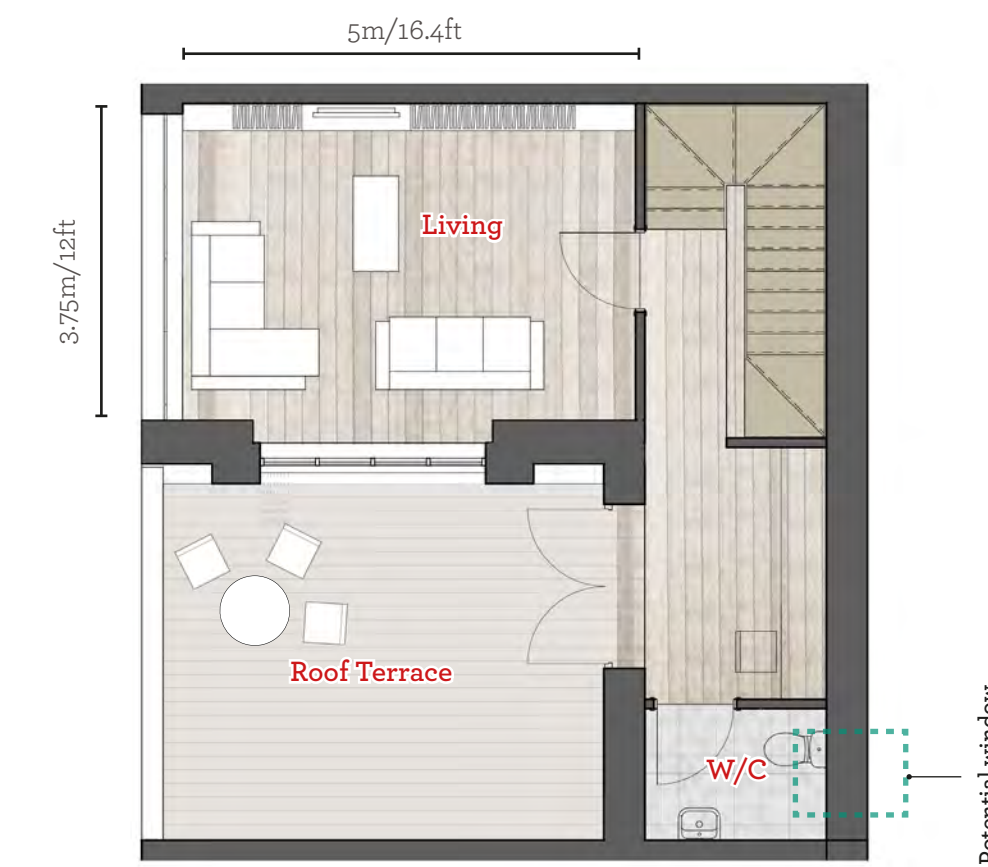
Mews house

Includes:

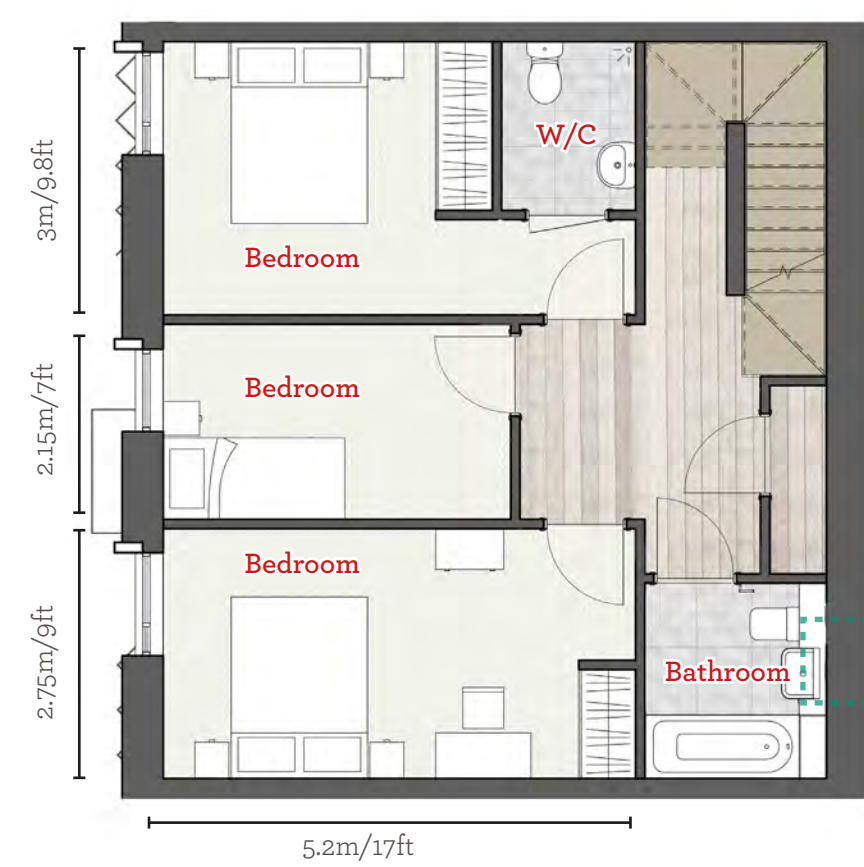
- Minimum area of 102.2 sqm/ 1100.1 sq.ft

Minimum space standards:

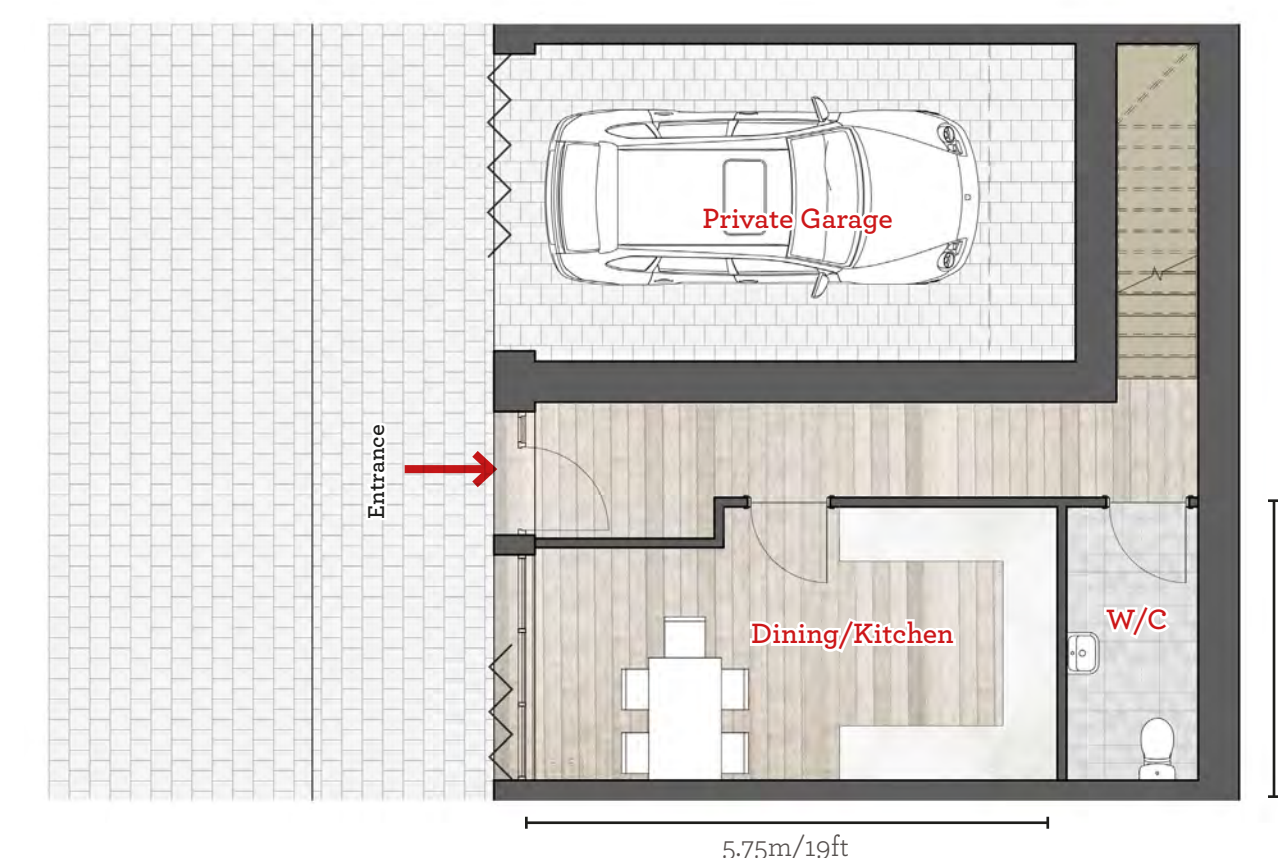
- Double Bedrooms = 11.5sqm (123.7 sq.ft)
- Single Bedroom = 7.5sqm (80.7 sq.ft)
- Living/ Dining/ Kitchen = 29sqm (312.15 sq.ft)
- Storage = 2.5sqm (26.9 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq/ft)
- Bathroom = 4.4sqm (47.36 sq.ft)
- Amenity Mews= 20sqm (215.2 sq.ft)



Second floor



First floor



Ground floor

Four bed eight multi-generation house

Includes:

- Minimum area of 127.2 sqm/ 1369 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm (123.7 sq.ft)
- Single Bedroom = 7.5sqm (80.7 sq.ft)
- Living/ Dining/ Kitchen = 31sqm (333.68 sq.ft)
- Storage = 3sqm (32.2 sq.ft)
- Cycle storage = 1.4sqm (15.06 sq.ft)
- Bathroom = 4.4sqm (47.3 sq.ft)
- Amenity = 9sqm (96.8 sq.ft)



Ground floor

First floor

Second floor

Three bed five/six stacked maisonettes

Includes:

- Minimum area of 96.2 sqm /1035 sq.ft

Minimum space standards:

- Double Bedrooms = 11.5sqm
- Living/ Dining/ Kitchen = 31sqm
- Storage = 2.5sqm
- Cycle storage = 1.4sqm
- Bathroom = 4.4sqm
- Amenity Maisonettes= 15sqm

UPPER FLOOR MAISONETTE



Private terrace

Third floor

Second floor

GROUND FLOOR MAISONETTE



First floor

Ground floor

The neighbourhood park



Planted areas with seasonal flowers and shrubs

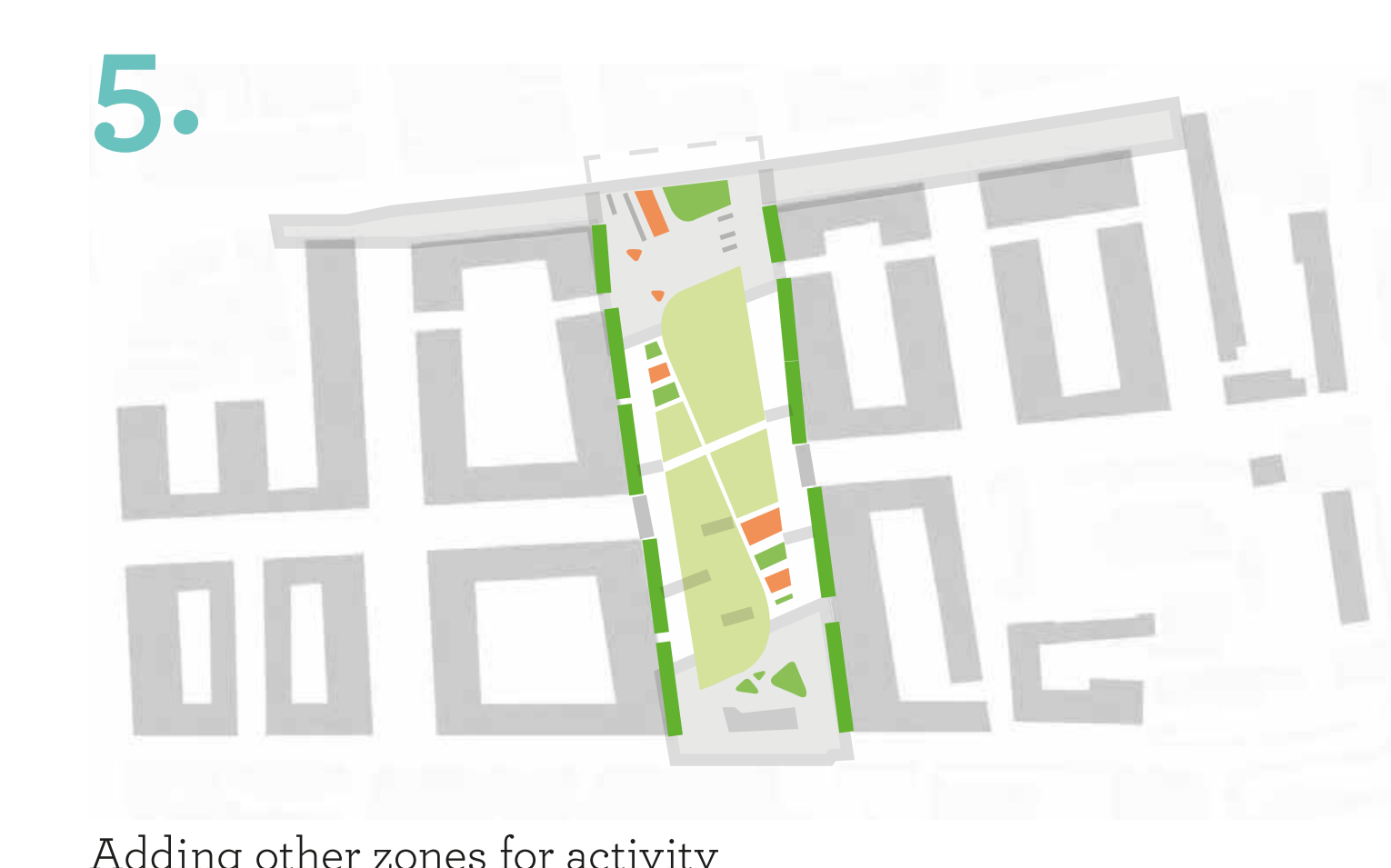
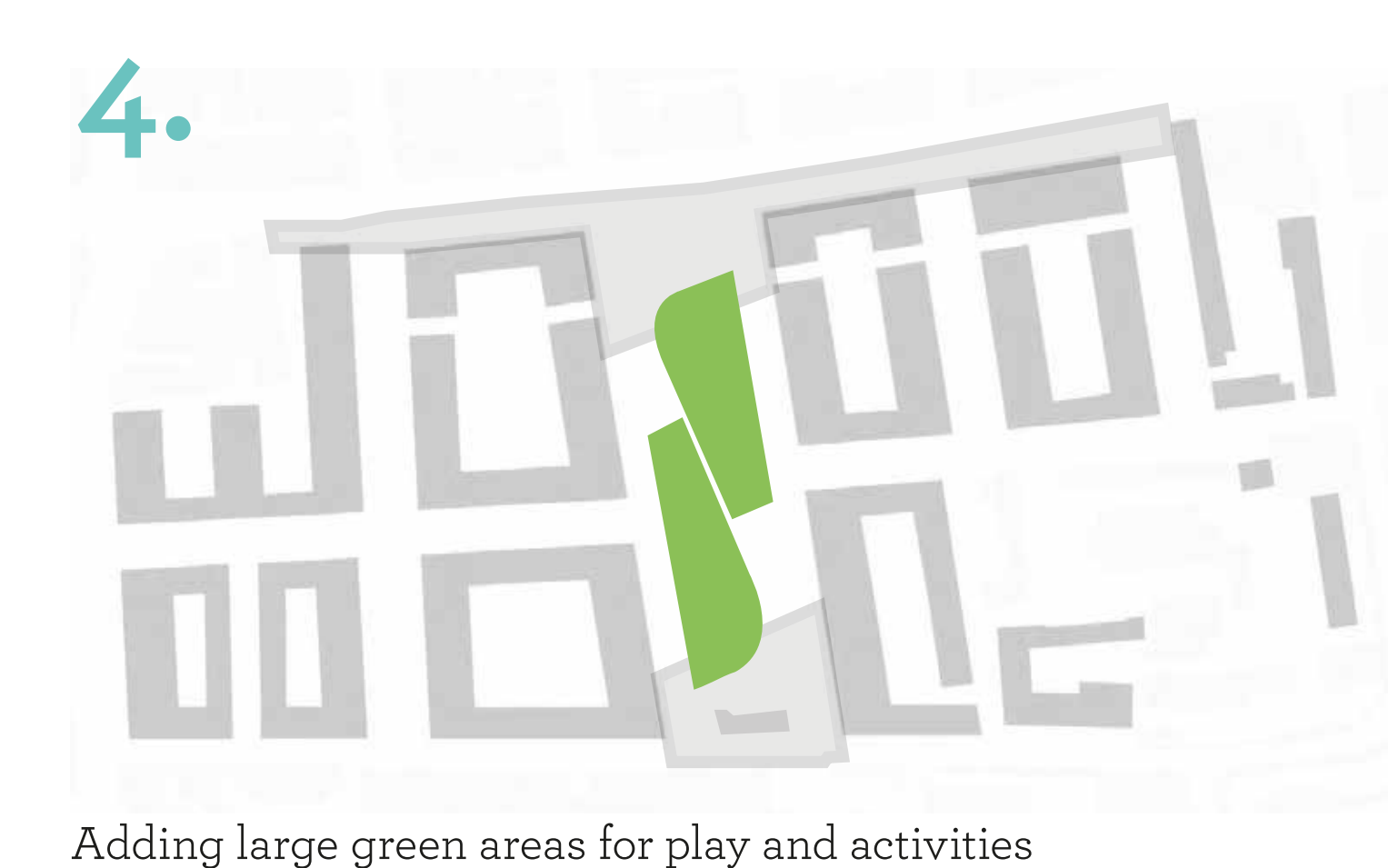
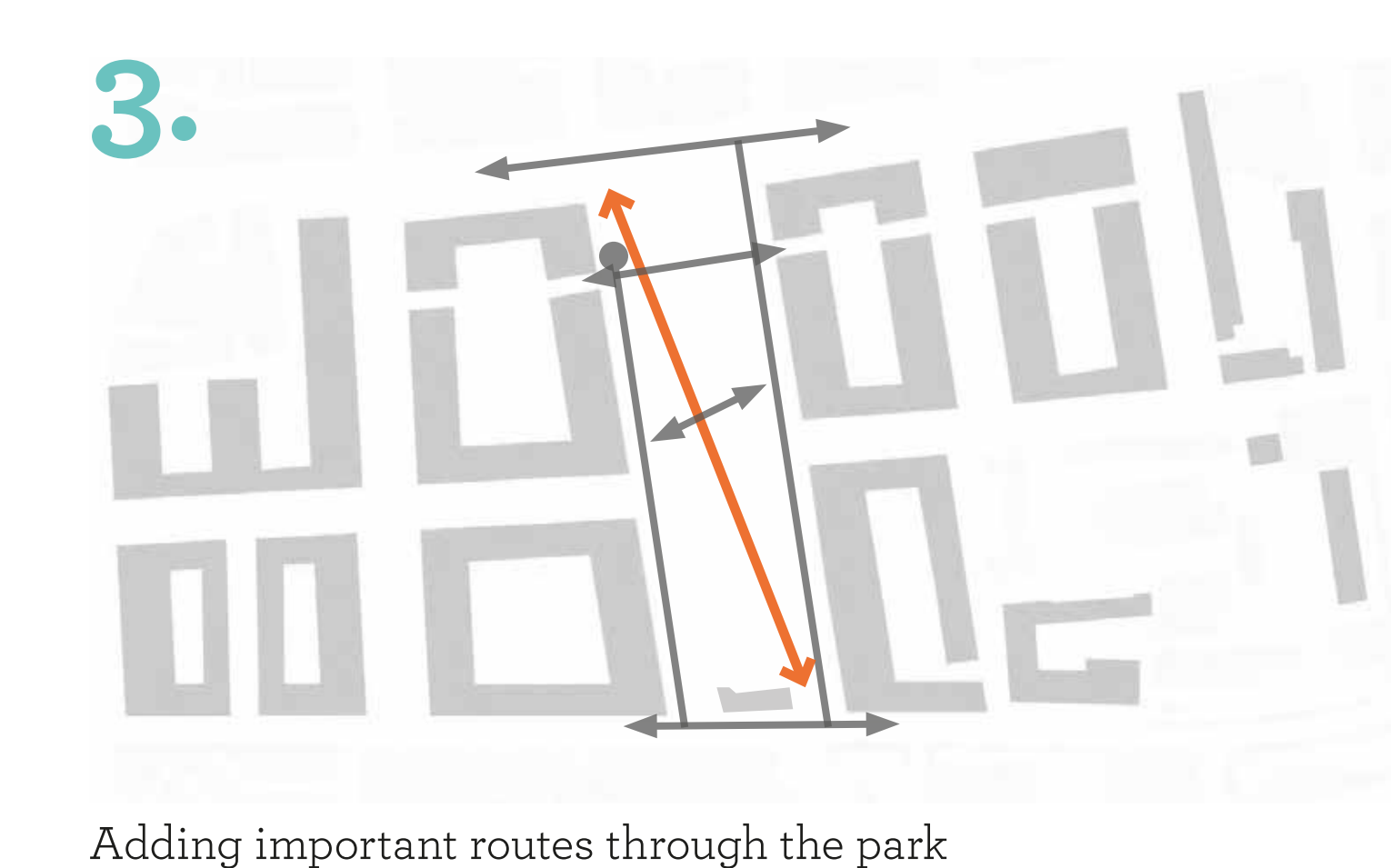
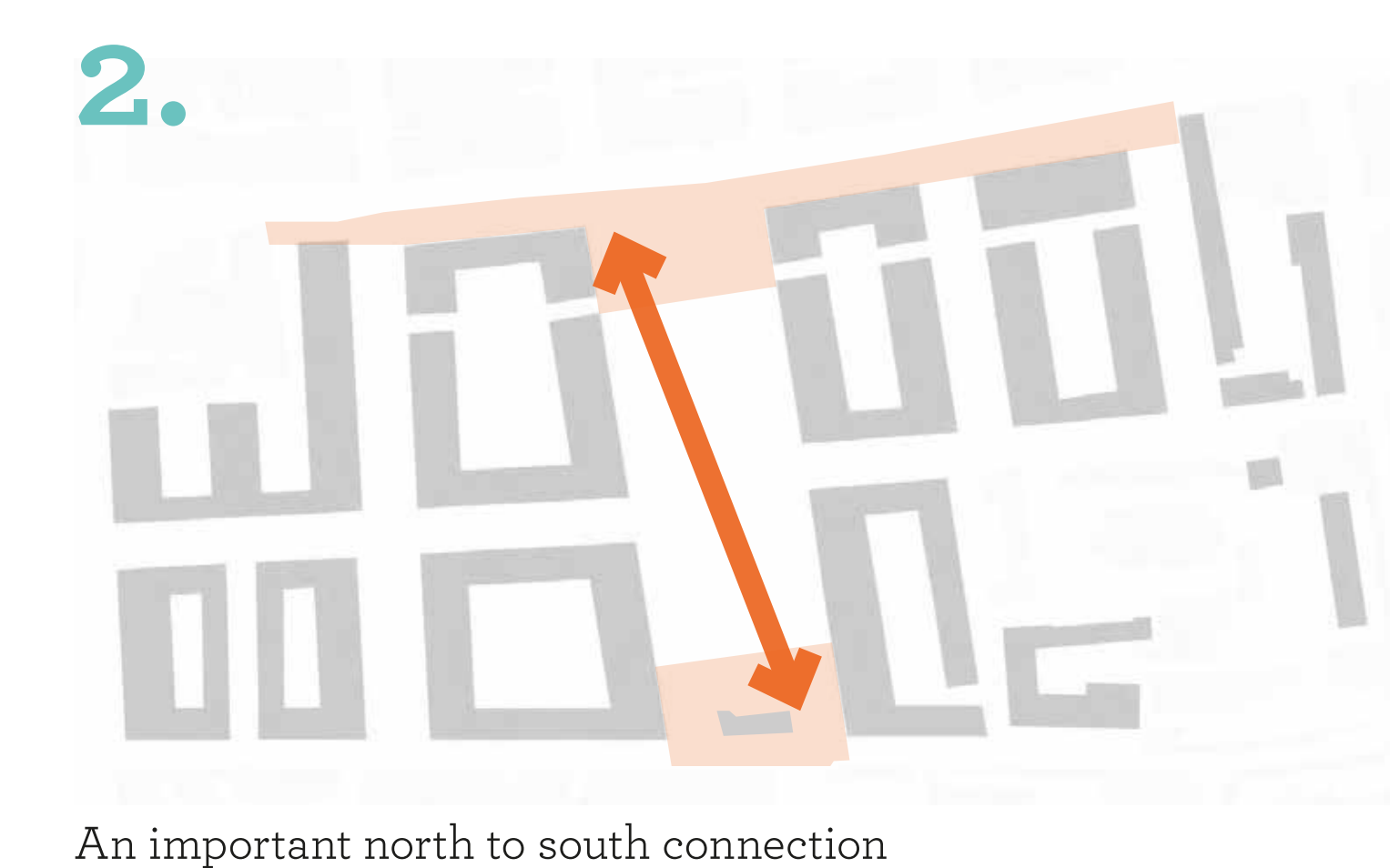
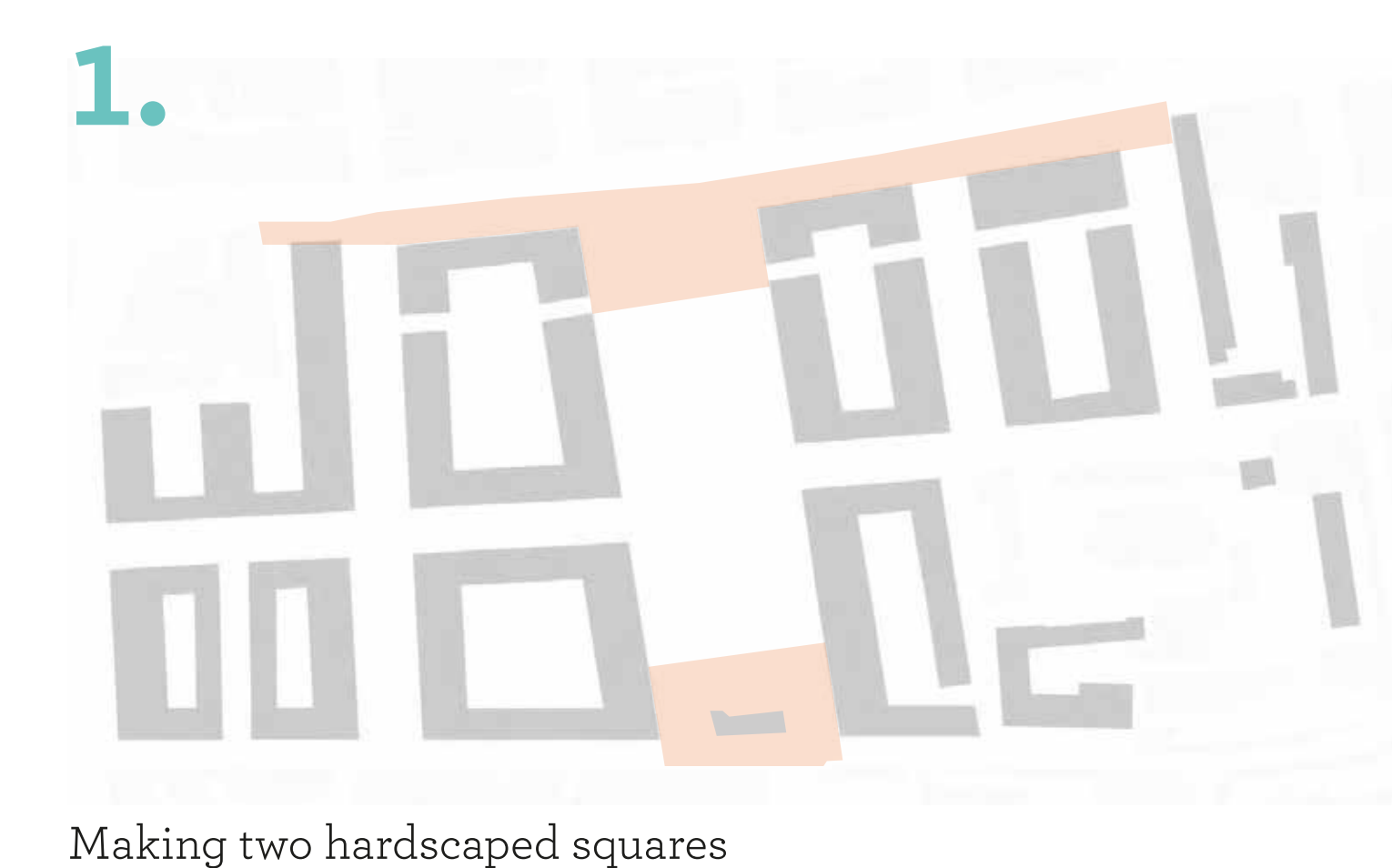


Play for children in the southern area of the park



Seating and mature landscaped areas

- Civic square where events can take place
- Seating area
- Large grassed area offers a place to sit, play or relax
- Diagonal north - south route is a key part of the park's design
- New shared space street to the west of the park
- Route through the park for emergency and refuse vehicles
- Pincott Road is maintained
- Kids play trail leading through the southern part of the park
- Planted areas with seasonal flowers and shrubs
- Large, mature Oak trees, approximately 15m in height will line either side of the park
- The Trafalgar Pub could be developed to front onto the park in a public square





Nelson's Yards



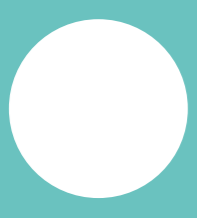


The Mansion Blocks



St. John's Mews





What happens next:

5 & 7 December 2016

Final Exhibition

December 2016

Submission of outline planning application (a decision will be made once the Estates Local Plan is in place)

2017

A decision will be made about the first new homes. Construction will begin if planning approval is given

2018/2019

Residents move into first new homes

