

---

# High Path Outline Planning Application for Phases 4-7 and Reserved Matters Application for Phase 3

---

Final Exhibition



CLARION  
HOUSING

PRP



# Welcome

We are holding this webinar to share with you our improved plans for Phase 3 and Phases 4-7 of the High Path regeneration prior to submission of the planning applications.

Today we are looking at:



What is happening and when



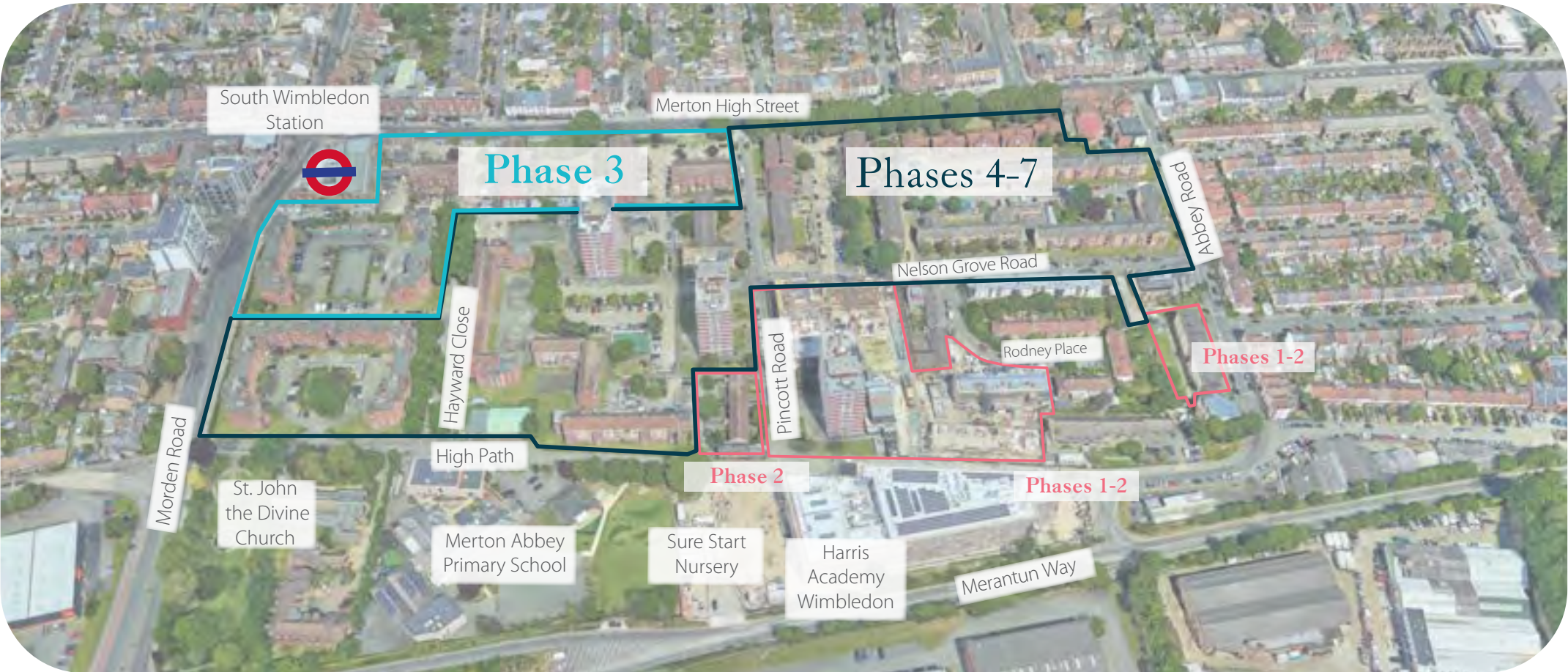
The latest design for Phases 4-7



The neighbourhood park and open spaces.



The detailed design of Phase 3



Aerial view of the existing High Path estate.

We are here today to present our latest design and answer any questions you might have.

# Background and planning applications



High Path was given outline planning permission by Merton Council in April 2019 but we are constantly working to make improvements to:

- ✓ Better respond to climate change.
- ✓ Integrate new and improved design standards.
- ✓ Apply the lessons learned during the pandemic.
- ✓ Build more new homes, including more affordable homes available for Merton residents.



## What is an outline planning application?

An outline planning application confirms the key aspects of the masterplan including:

- The location, size and height of the buildings.
- Position of streets and open spaces.
- The overall number of homes.



## What is a Reserved Matters application?

Reserved matters includes details not covered in an outline planning application. It includes details about:

- The façades and materials to be used.
- The layouts of the new homes.
- The detailed landscape design.



# What is happening and when

## When will I move?

The drawing below shows where each phase is and when construction is likely to be completed.



### Phase 1

Completed in 2022

New homes for existing residents from:

- Marsh Court
- Gilbert Close
- Hayward Close
- Stane Close
- Lovell House
- Pincott Road
- Becket Close

### Phase 2

Completion in 2025

New homes for existing residents from:

- Deburgh House
- Will Miles Court
- Dowman Close
- Tanner House
- Hilborough Close
- Mychell House
- Norfolk House
- Vanguard House

### Phase 3

Completion in 2027

Phase 3 will deliver the first homes for sale to help part-fund the affordable homes. This phase will include the first quarter of the new neighbourhood park.

### Phase 4

Completion in 2029

New homes for existing residents from:

- Merton Place
- Ramsey House
- Doel Close
- Eleanor House
- Hudson Court
- Ryder House
- May Court
- Priory Close

### Phase 5

Completion in 2031

### Phase 6

Completion in 2035

### Phase 7

Completion in 2036



# Putting our residents first

Our High Path Residents Offer in 2015 committed us to:

- 1 Consult with residents, consider their interests at all times, and address concerns fairly.
- 2 Offer a fair deal to homeowners.
- 3 Rehouse tenants in a new home that meets their housing need, including larger homes for families who are overcrowded.
- 4 Maintain existing tenancy rights and agreements.
- 5 Ensure, where possible, that residents only have to move once, directly into a new home we build for them.
- 6 Provide extra help and support for older and/or residents with disabilities.
- 7 Parking will be provided for existing households moving into a new home on High Path.
- 8 Continue to maintain the existing homes of residents.
- 9 Reinvest any surplus to provide more homes or improve existing neighbourhoods.
- 10 Build new high-quality, energy-efficient homes.
- 11 Provide new community spaces, play areas and better access to local transport links.
- 12 Create new jobs, training and employment opportunities for local people.





# The neighbourhood vision

Our vision is to create a new sustainable neighbourhood that better connects with its surroundings for the current and future residents of High Path. New facilities, public and private spaces will provide an improved standard of living for all.

New homes that meet or exceed modern design and space standards.

A new neighbourhood park for everyone to enjoy.

Up to 2,272 new homes including 564 new affordable homes for Merton residents.

Developing energy efficient homes that do not use fossil fuels.

## Phase 1 update

- Phase 1 is complete.
- 134 new homes.
- The first residents have moved.



## Phase 2 update

- Planning approval has been secured for Phase 2.
- 113 new homes, ground floor commercial spaces and a new ball court.

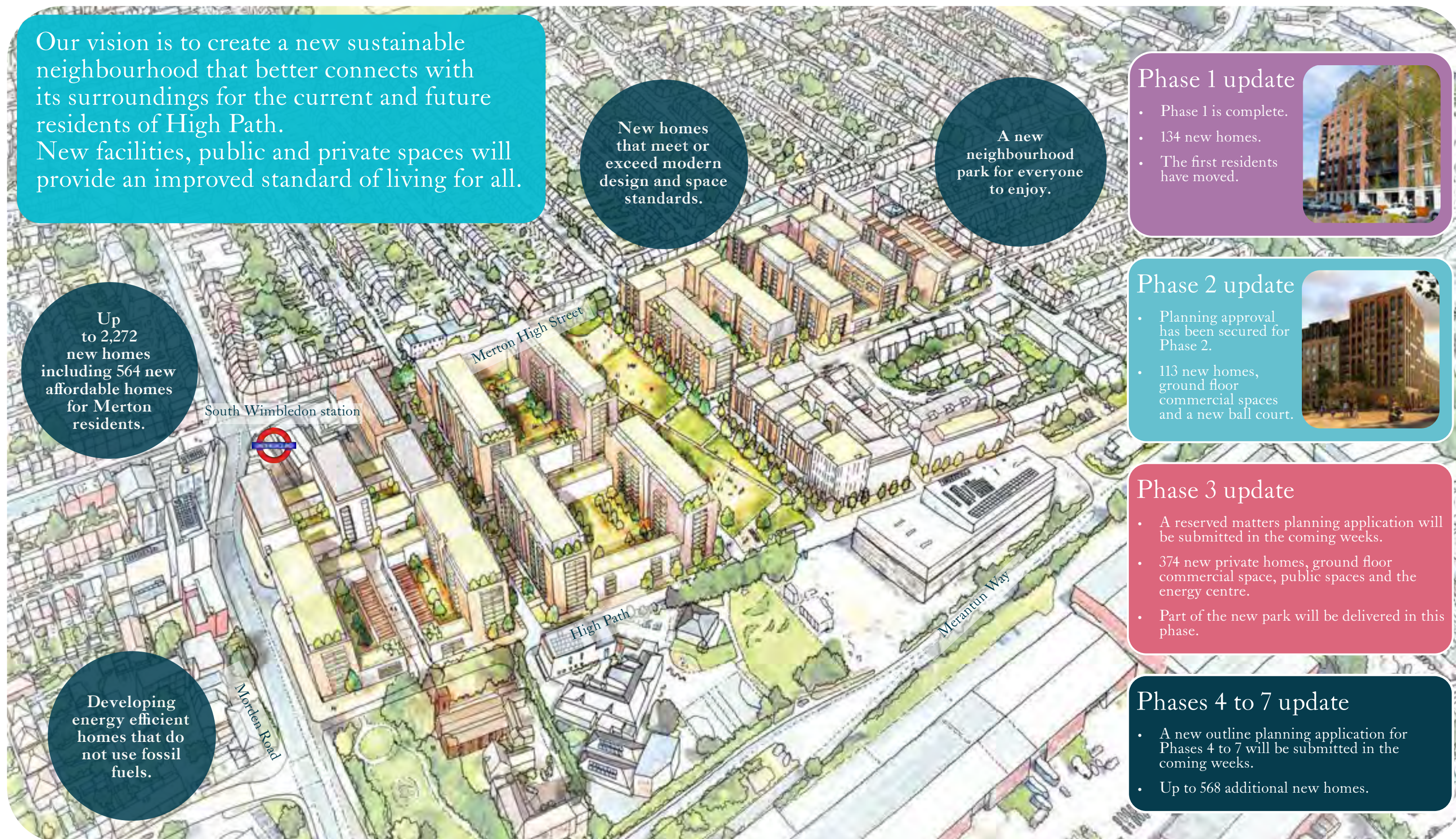


## Phase 3 update

- A reserved matters planning application will be submitted in the coming weeks.
- 374 new private homes, ground floor commercial space, public spaces and the energy centre.
- Part of the new park will be delivered in this phase.

## Phases 4 to 7 update

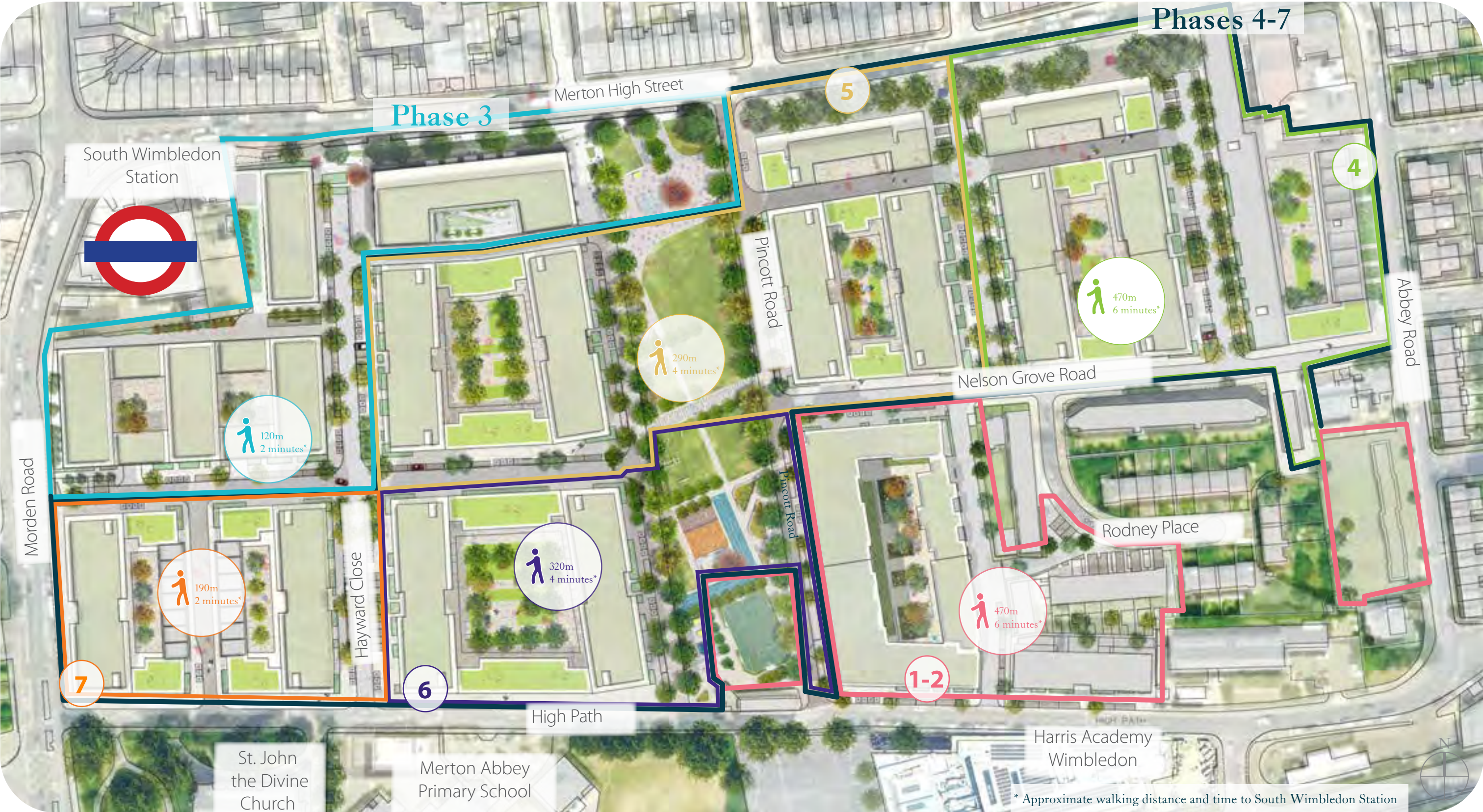
- A new outline planning application for Phases 4 to 7 will be submitted in the coming weeks.
- Up to 568 additional new homes.





# The new neighbourhood explained

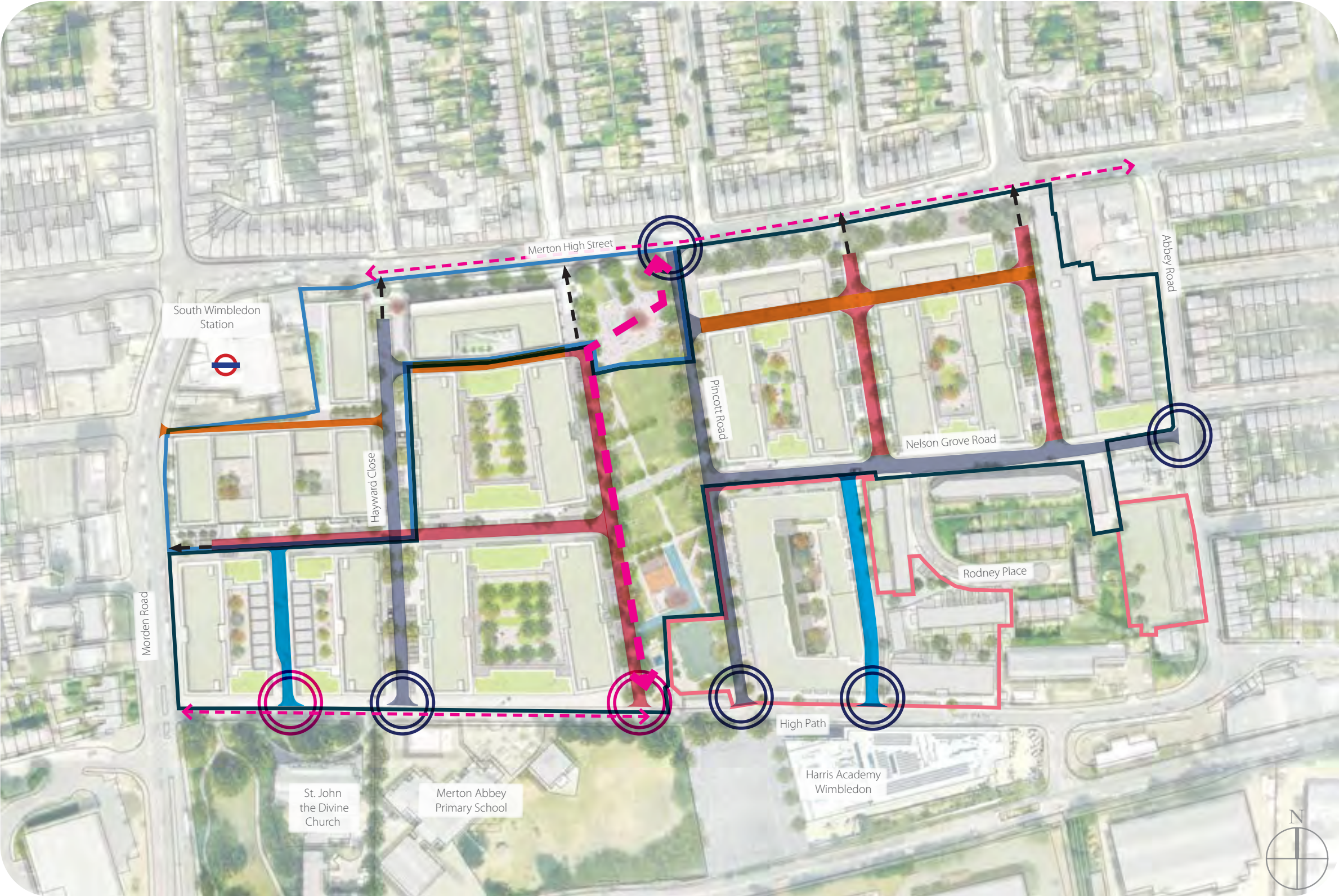
Revised illustrative masterplan showing walking distances to South Wimbledon tube station





# The new neighbourhood explained:

## Vehicular and cycle routes



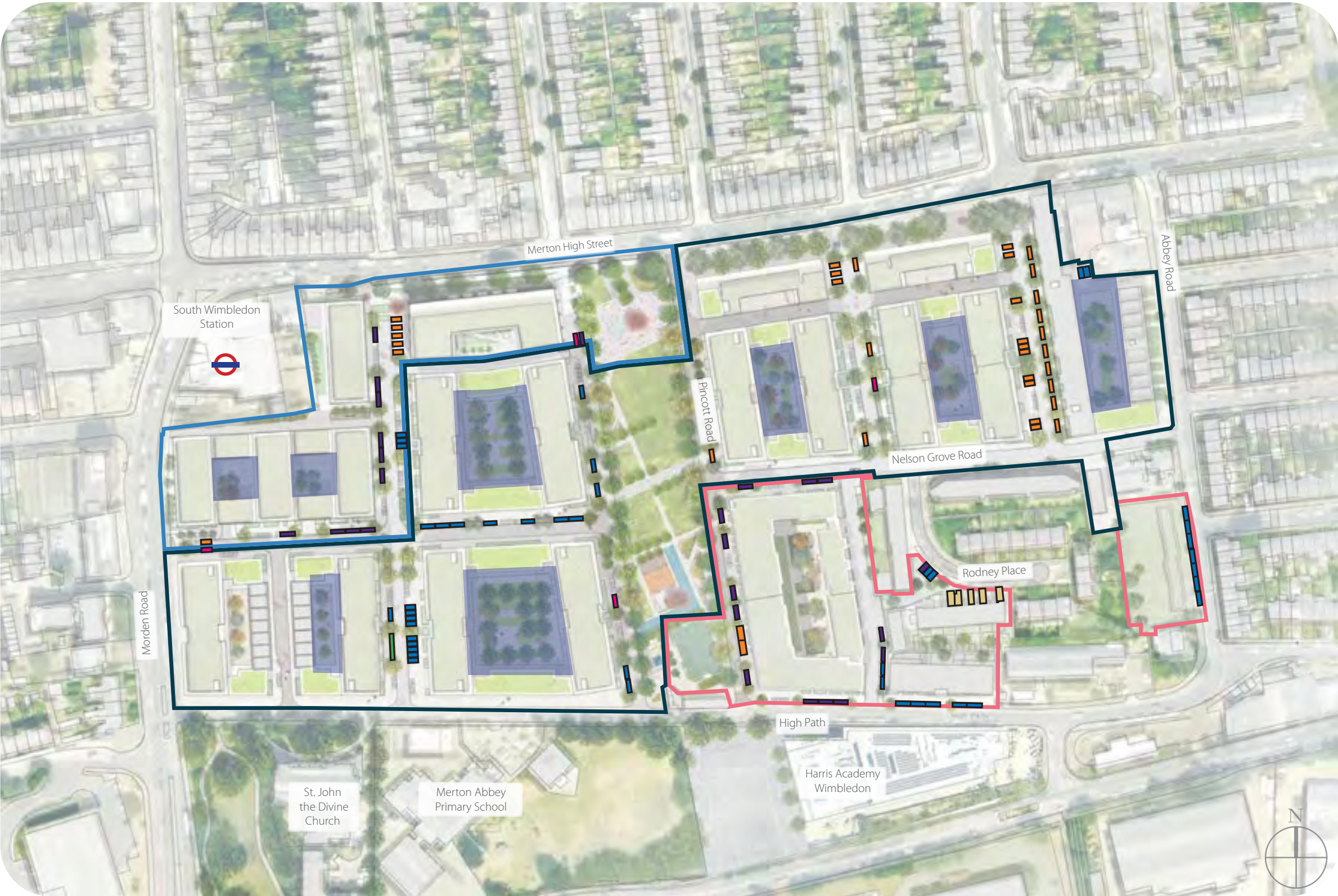
### Key

- Proposed designated cycle route
- Existing designated cycle route
- Pedestrian priority
- Quiet mews street
- New roads
- Re-designed existing roads
- New vehicle access
- Existing vehicle access
- Pedestrian route



# The new neighbourhood explained:

## Parking



- Key
- Indicative enclosed residents-only parking location
  - Indicative wheelchair on-street parking
  - Indicative on-street standard parking
  - Indicative car club space
  - Indicative on-plot standard parking
  - Indicative wheelchair adaptable on-street parking



# The new neighbourhood explained:

## Building Heights



- Key
- Up to 13 storeys
  - Up to 12 storeys
  - Up to 11 storeys
  - Up to 10 storeys
  - Up to 9 storeys
  - Up to 8 storeys
  - Up to 7 storeys
  - Up to 6 storeys
  - Up to 5 storeys
  - Up to 4 storeys
  - Up to 3 storeys
  - Up to 2 storeys
  - Single storey podium courtyards



# The new neighbourhood explained:

Ground floor non-residential uses



- Key
- Primary commercial location
  - Commercial location (Nelson's Yard)
  - Energy Centre
  - Potential secondary commercial location
  - Potential replacement Church Hall





CLARION  
HOUSING

PRP

# Sketch views of the new neighbourhood

Nelson Grove Road (Inner Street)

Existing condition, Nelson Grove Road







CLARION  
HOUSING

PRP

# Sketch views of the new neighbourhood

St John's Mews

Existing condition, Rowland Way

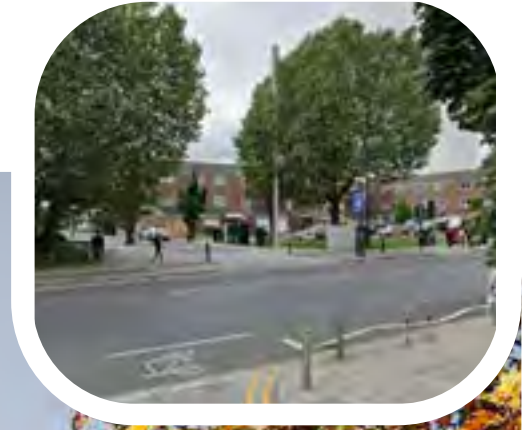




# Sketch views of the new neighbourhood

Merton High Street and the new neighbourhood park

Existing condition, Merton High Street





# New neighbourhood streets

Illustrative sketch view of a new neighbourhood street in Phase 4, looking towards Merton High Street

Existing condition, Nelson Grove Road



Approx. location of the illustrative sketch





# A new neighbourhood park for all to enjoy

Illustrative sketch of how the new neighbourhood park might look

Existing condition, Pincott Road



The regeneration of High Path will create a new public park for the whole community to enjoy. This could include:

Good lighting to ensure people feel safe in and around the new park

A civic square capable of hosting community events.

An outdoor gym, seating and play areas for children.

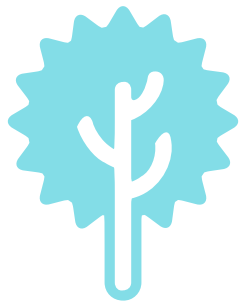
Inclusive and convenient routes through the park.

Retention of as many existing trees as possible.

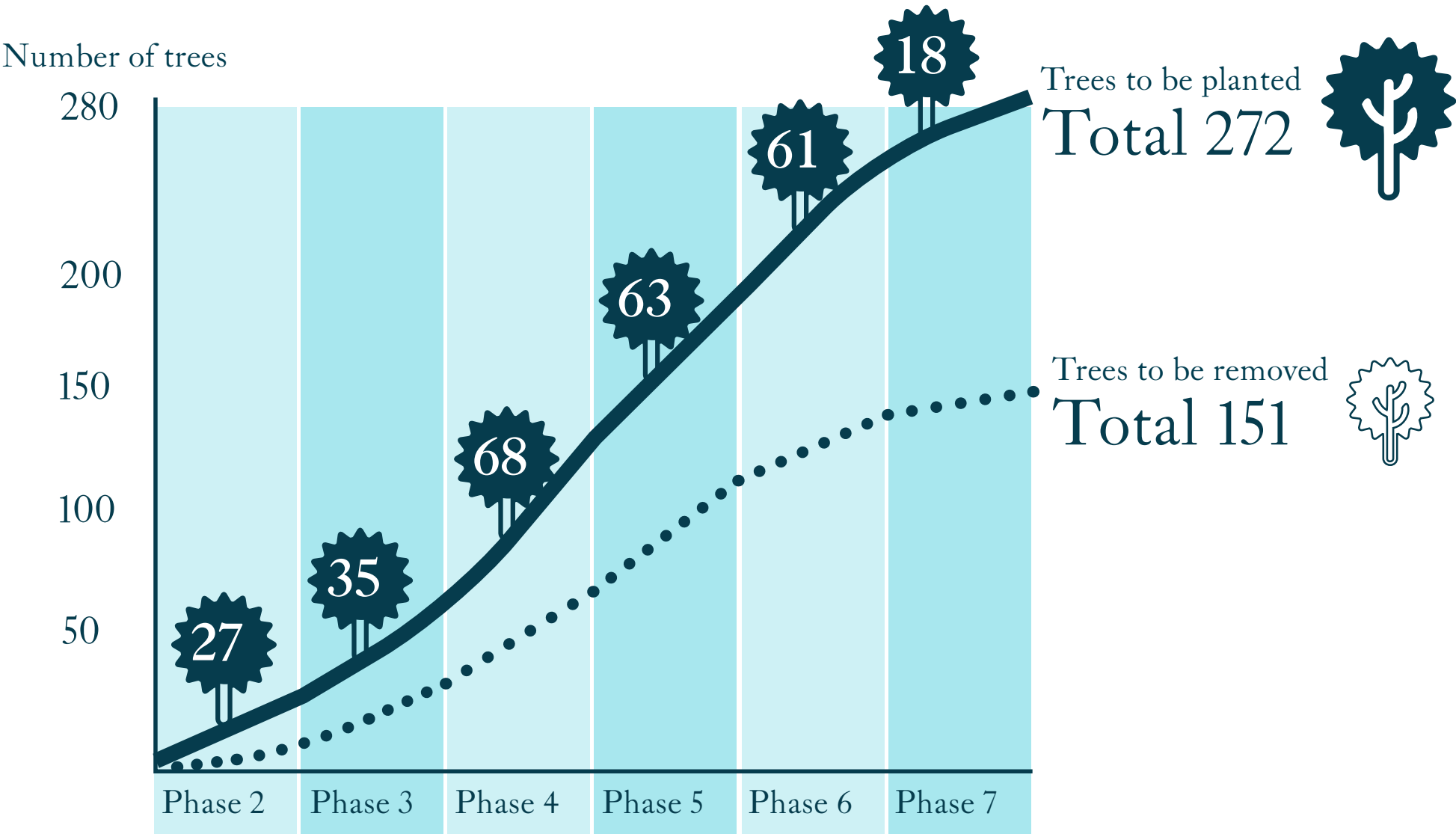
Seasonal flowers, shrubs and borders lined with trees.



# Tree strategy



High Path will have tree-lined streets, open spaces and green communal courtyards.  
We will need to remove 151 trees but will plant 272 to replace them - an 80% uplift.



A selection of trees planted in the community in 2018 thriving in Morden Recreation Ground.



# A neighbourhood park full of things to do

## A place of arrival

A public realm with a flexible space providing opportunities for multifunctional activities, playable spaces to get the community together.

## A place to sit and relax

Amenity lawn, a quiet and intimate space to sit and relax.

## A place to play

Opportunities to explore natural play elements, physical activities/fitness.

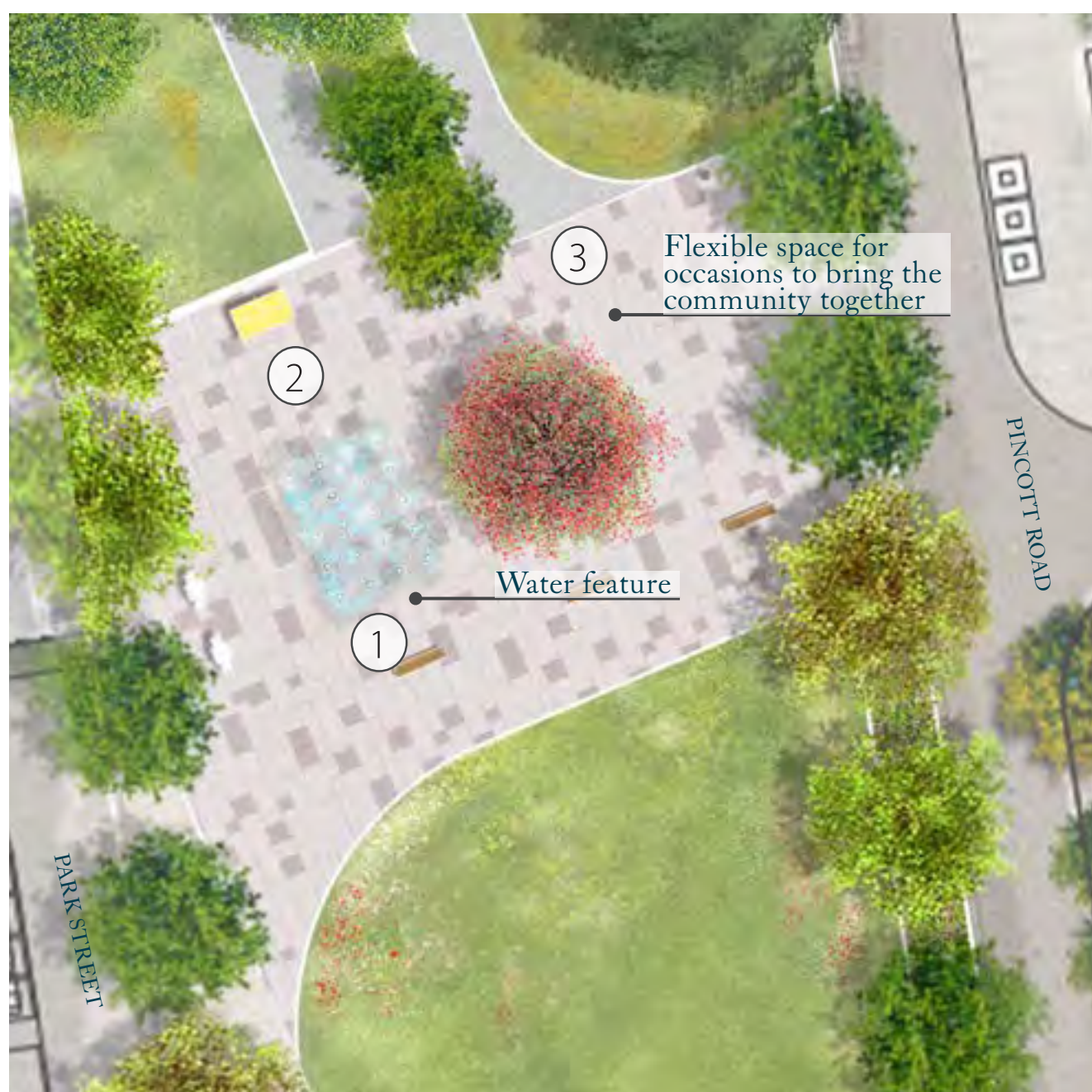
## A place of activity

Physical activities/ fitness trail with different play values for all age groups.

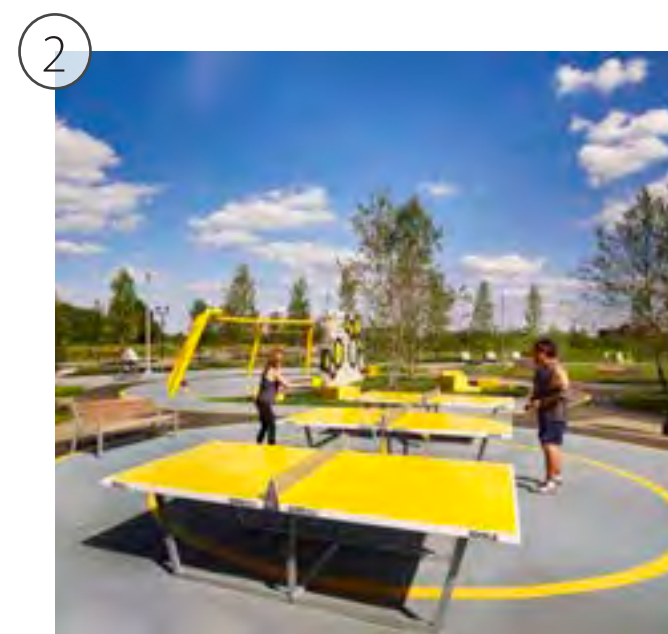
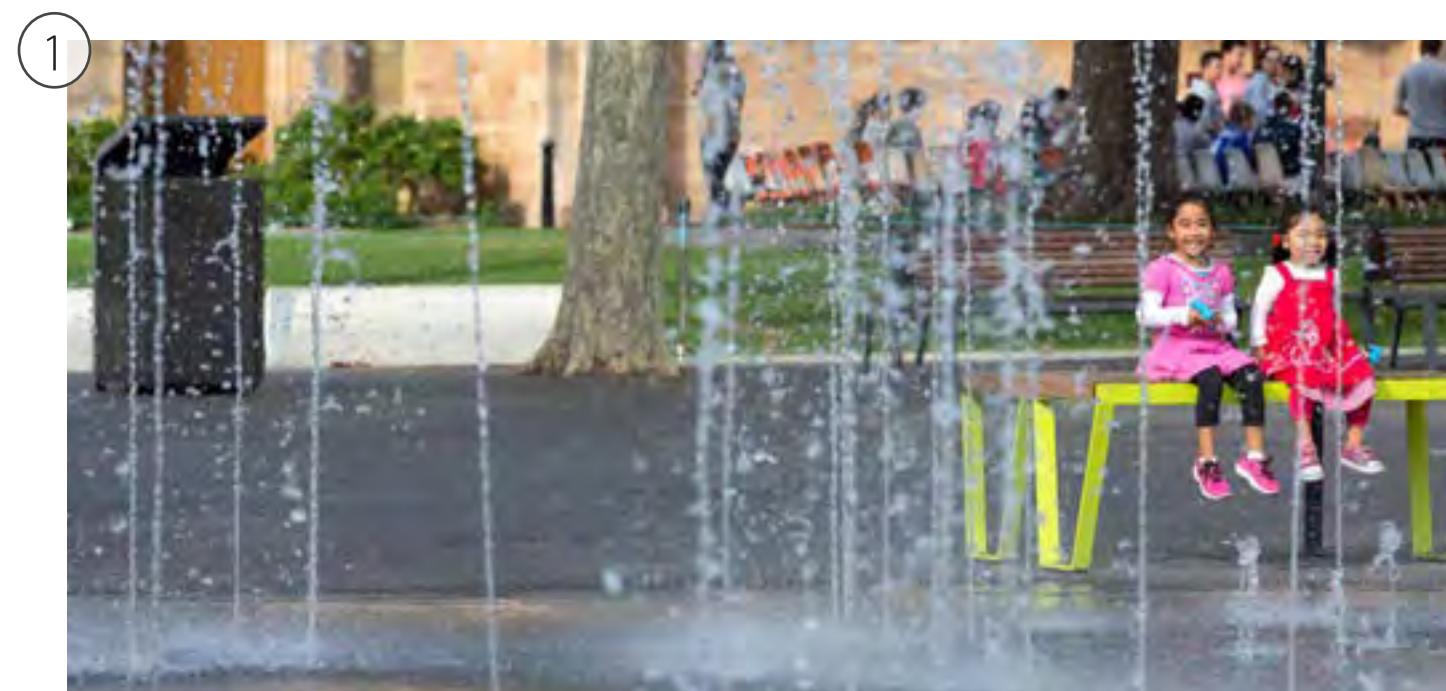


# A neighbourhood park full of things to do

A place of arrival



Illustrative plan of the arrival square



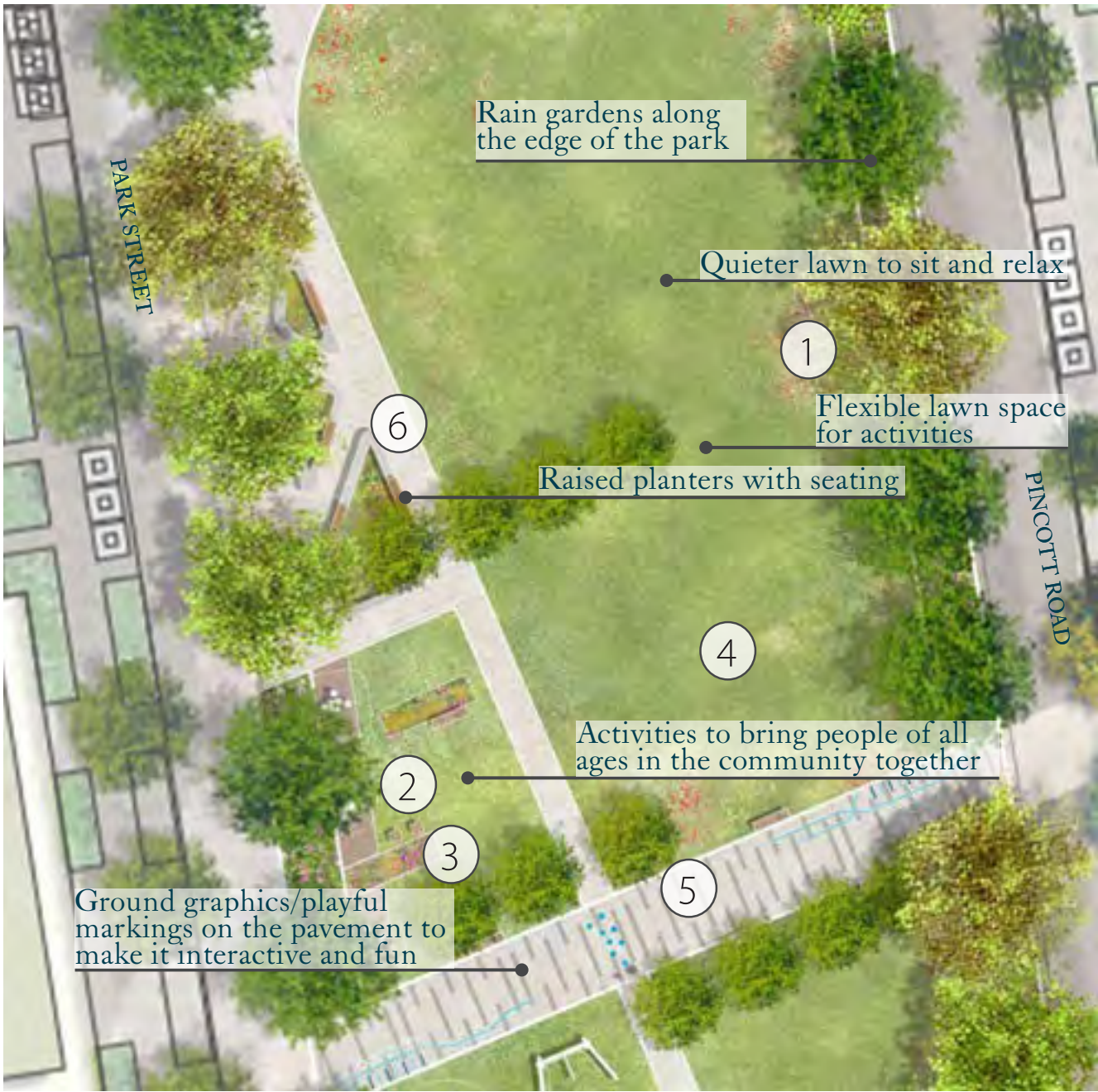
Example images



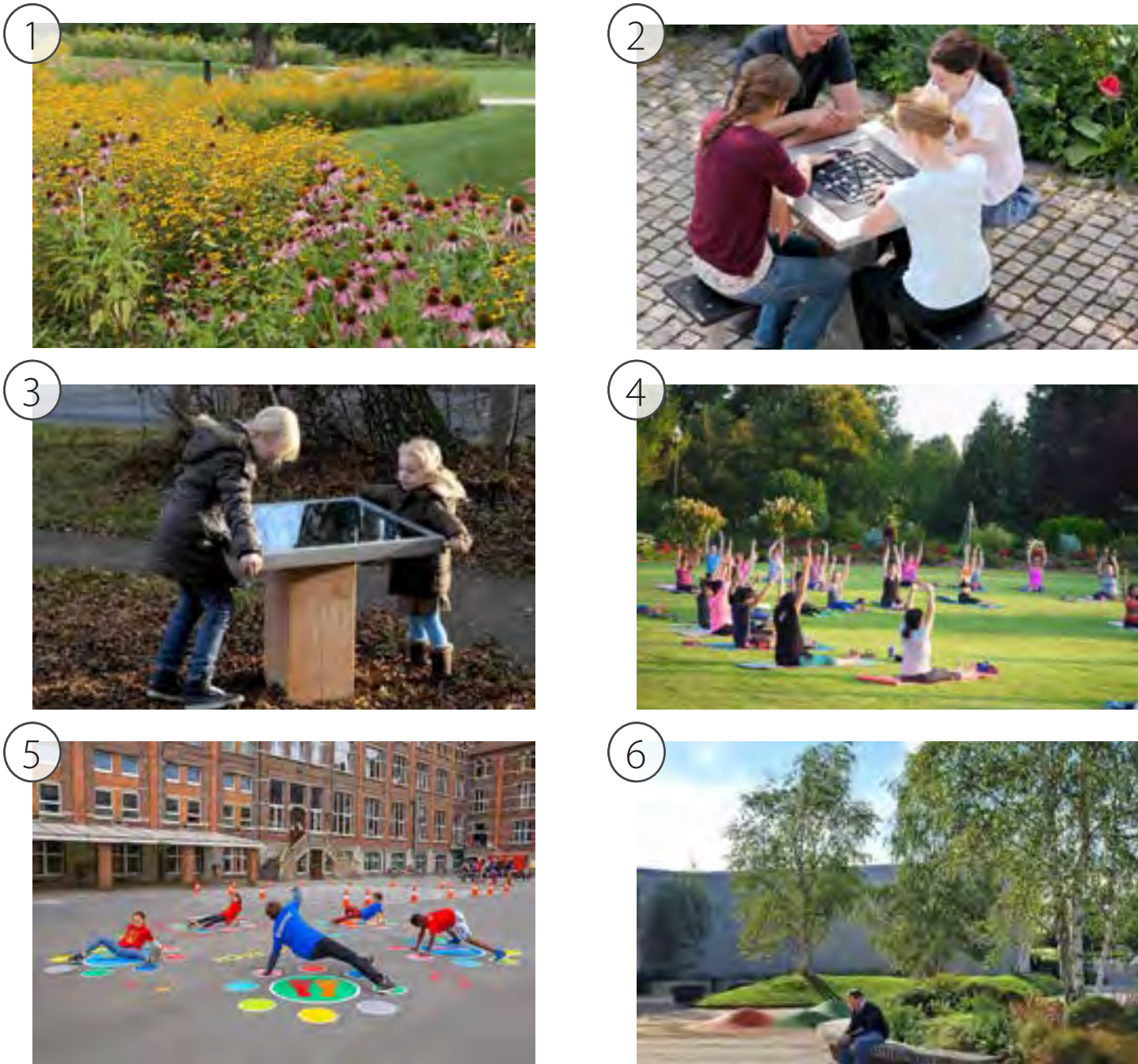


# A neighbourhood park full of things to do

A place to sit and relax



Illustrative plan of the passive zone

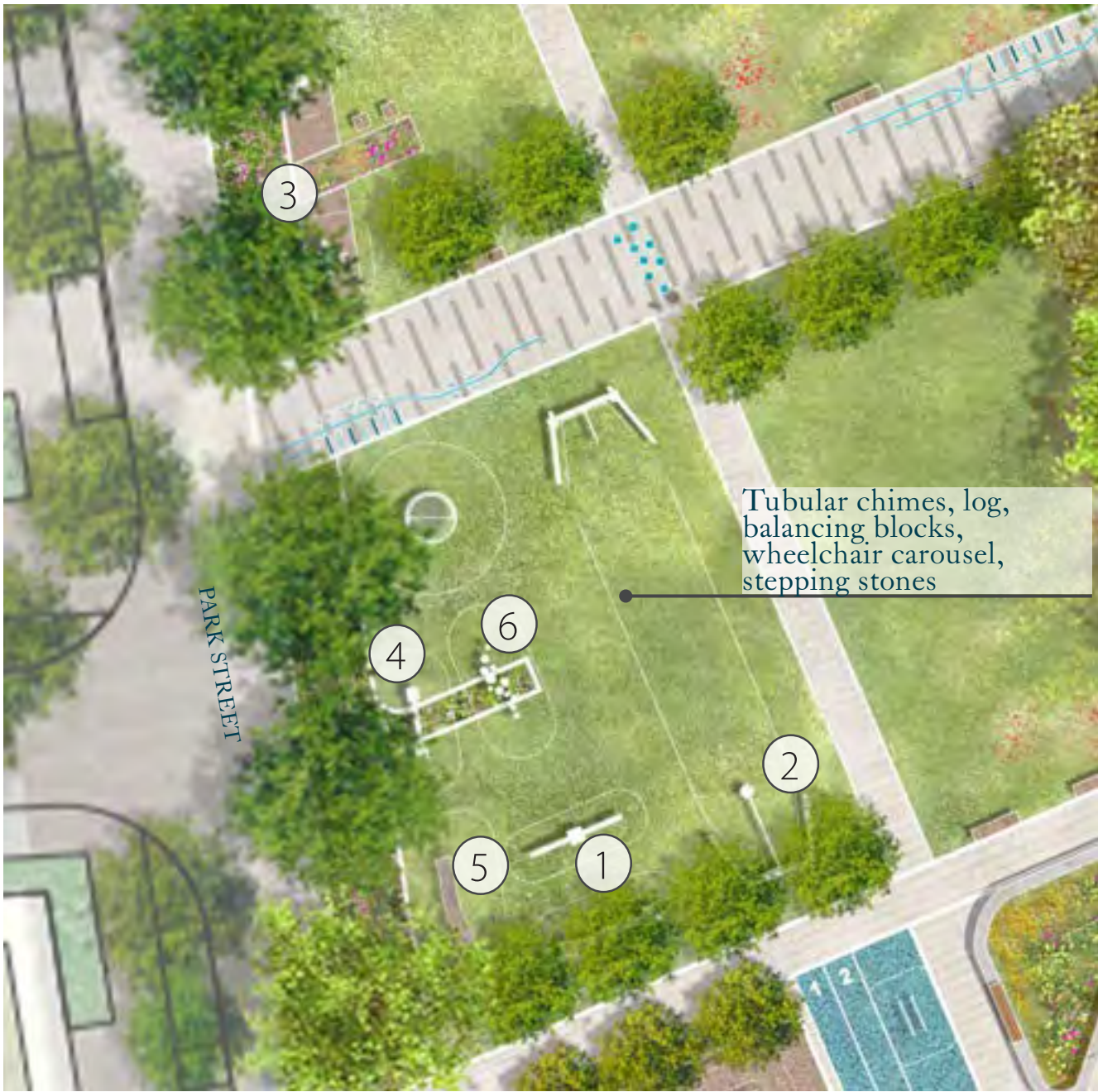


Example images



# A neighbourhood park full of things to do

A place to play



Illustrative plan of natural/sensory play

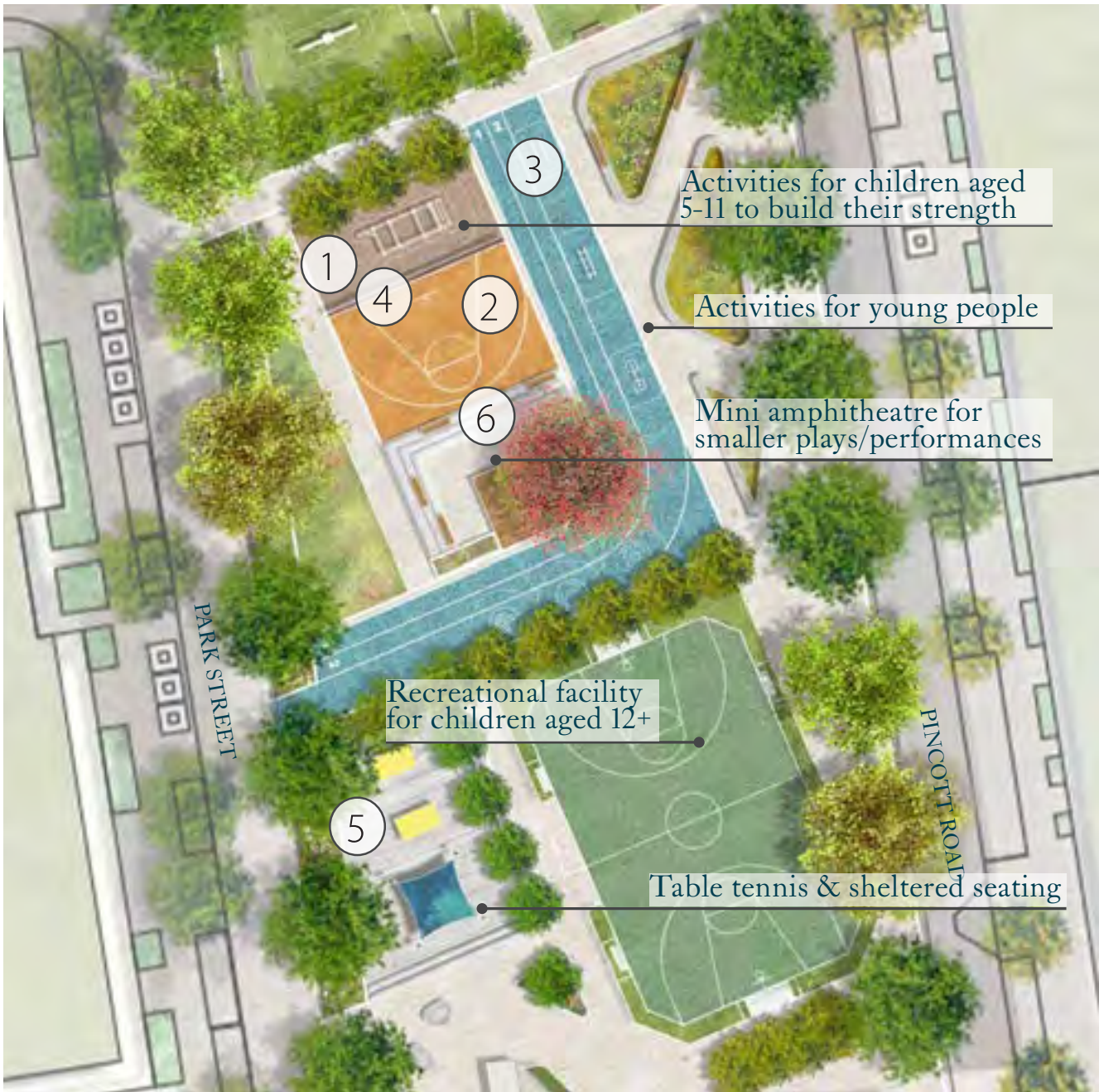


Example images



# A neighbourhood park full of things to do

A place of activity



Illustrative plan of the activity zone



Example images



# Phase 3 in detail

## Summary of Phase 3 (reserved matters application)

In preparation for the Reserved Matters Application for Phase 3 we want to share our vision and latest detailed design work for the north-western part of the estate.



374 new private tenure homes



Commercial spaces



An energy centre for High Path



Phase 3 site boundary and proposed blocks plan



Distinct new sustainable quarter around  
South Wimbledon Station, seen from  
Merton High Street





# Phase 3 in detail

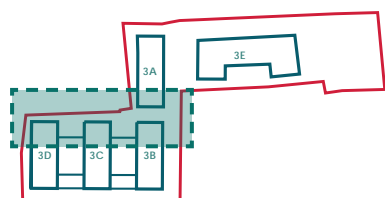
## Lady Emma's Way

The plan for Lady Emma's way is to create a pleasant and vibrant pedestrian link that enhances the ground floor uses of the proposed building, including workshop spaces and cafe areas.

The passageway is further enhanced by improving the existing lighting, surveillance and a green wall.



Lady Emma's Way setting



Example of a green wall



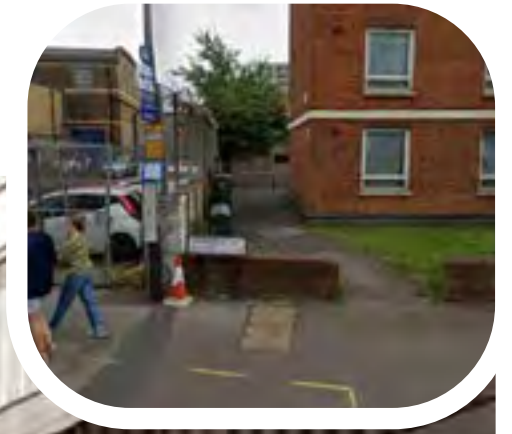
Opportunity for seating and spill-out spaces from the commercial units along this route



# Phase 3 in detail

Lady Emma's Way

Existing condition, Morden Road



Illustrative sketch

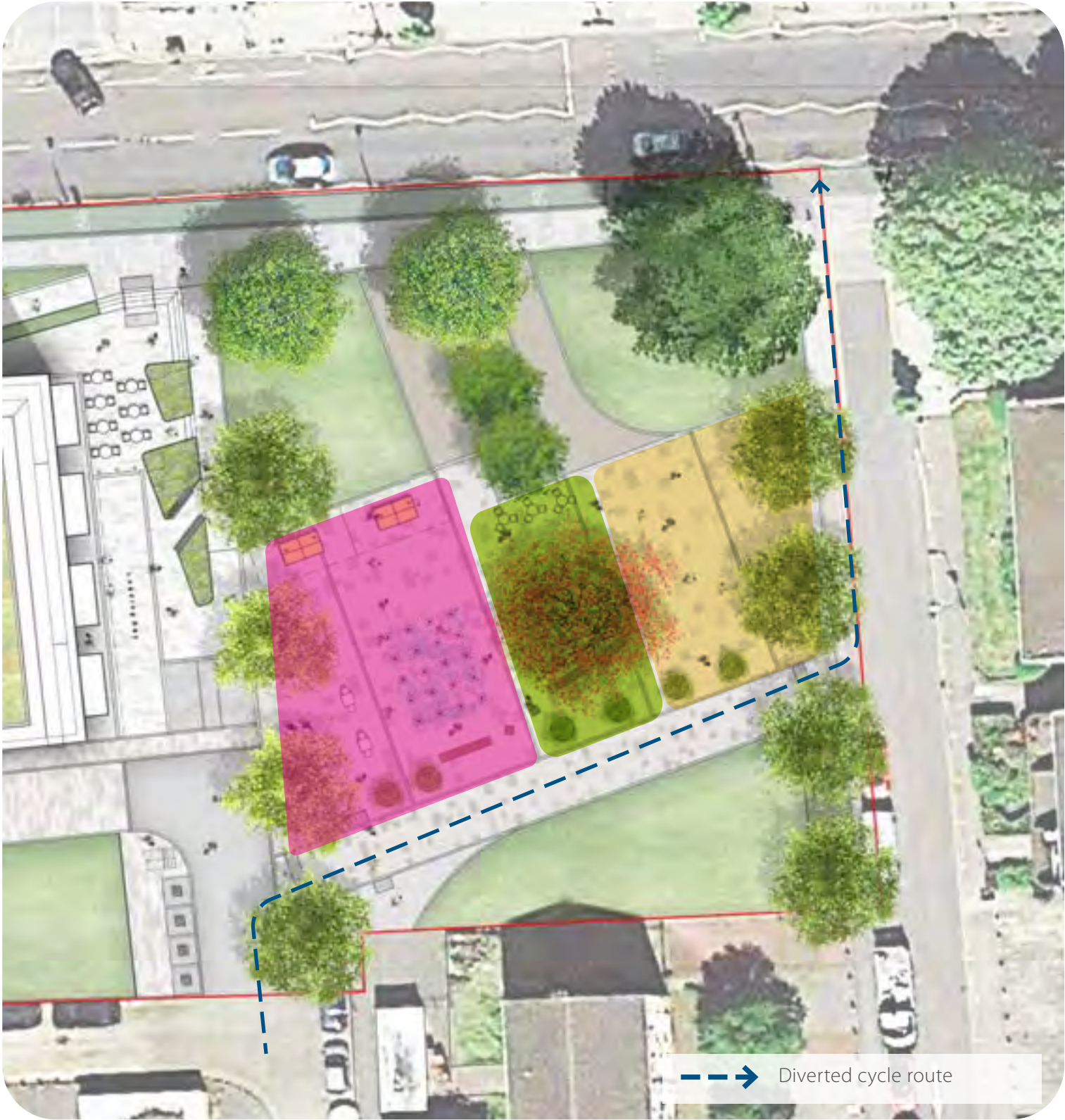
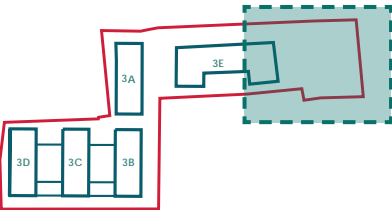


# Phase 3 in detail

## The Square

A gateway square visible from Merton High Street will provide space for community activities, wayfinding features and an active area with the provision of play facilities to be agreed.

Particular attention has been paid to the integration of cycle route within the design of the square. The aim is to create a space that is shared with pedestrian priority.



A public platform to showcase creativity, provide innovation opportunities, show film screening.



Flexible space welcoming community events



Play re-provision



Feature tree, seating area and water jets

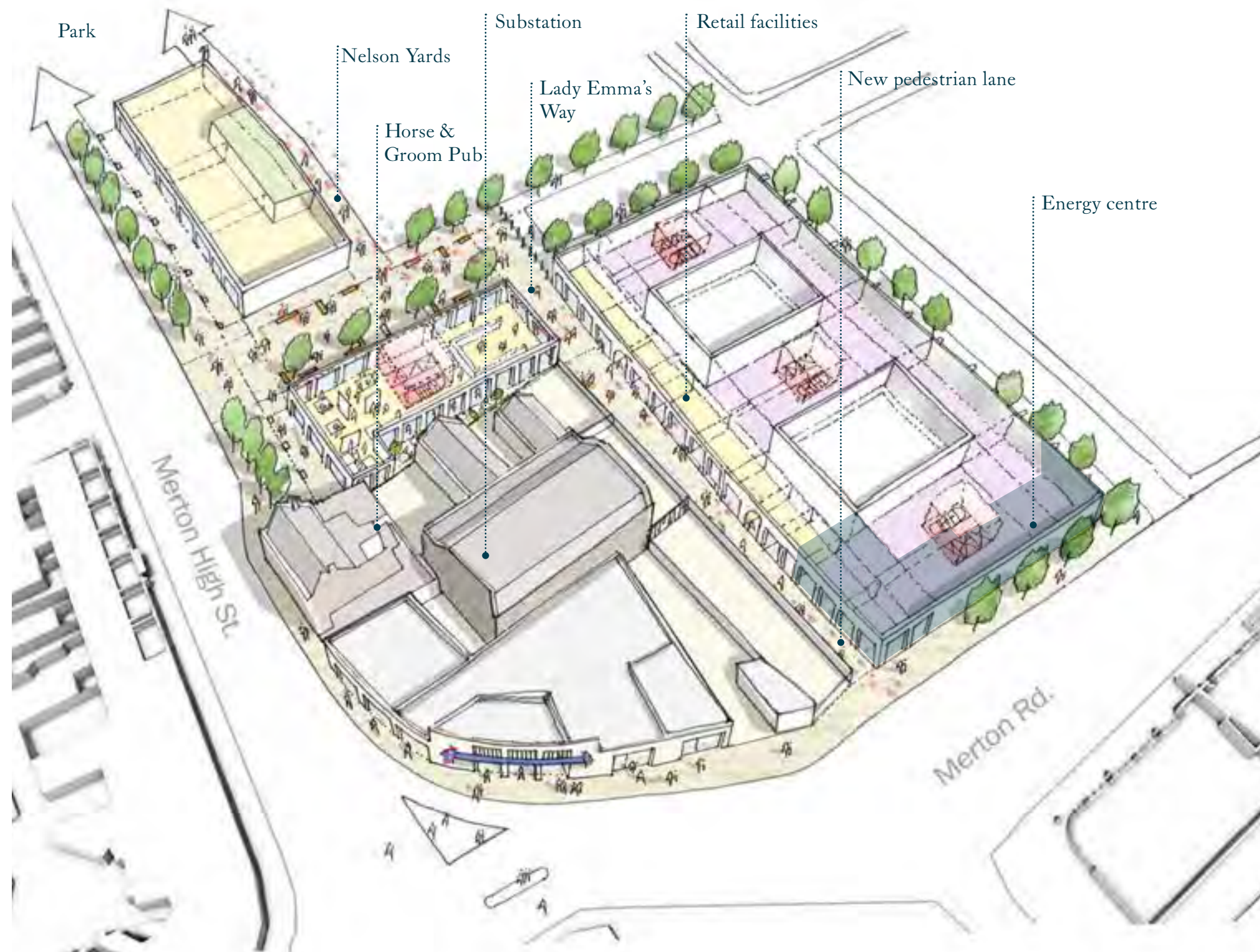


# Phase 3 in detail

## Ground floor uses

Phase 3 will cater for a wide range of age groups and will offer a range of retail and other amenities to the community, and will contribute to the creation of a new Local Centre at South Wimbledon.

The non-residential floorspace is expected to provide non-residential ground floor uses along Merton High Street, Hayward Close, Lady Emma's Way and Nelson Yards.



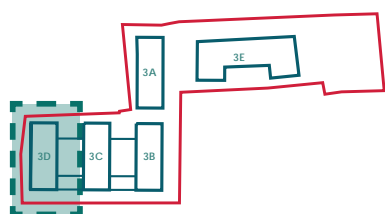


# Phase 3 in detail

## Morden Road and a new energy centre

A new energy centre is proposed in one of the buildings along Morden Road that will facilitate High Path with local energy and heating. There are opportunities to make the centre partly visible from the street with an educational approach of the features.

A pocket green at the end of Rowland Way is proposed with a seating area to welcome pedestrians into the estate.



Zoom-in illustrative masterplan of Morden Road/Rowland Way



Example images of artwork



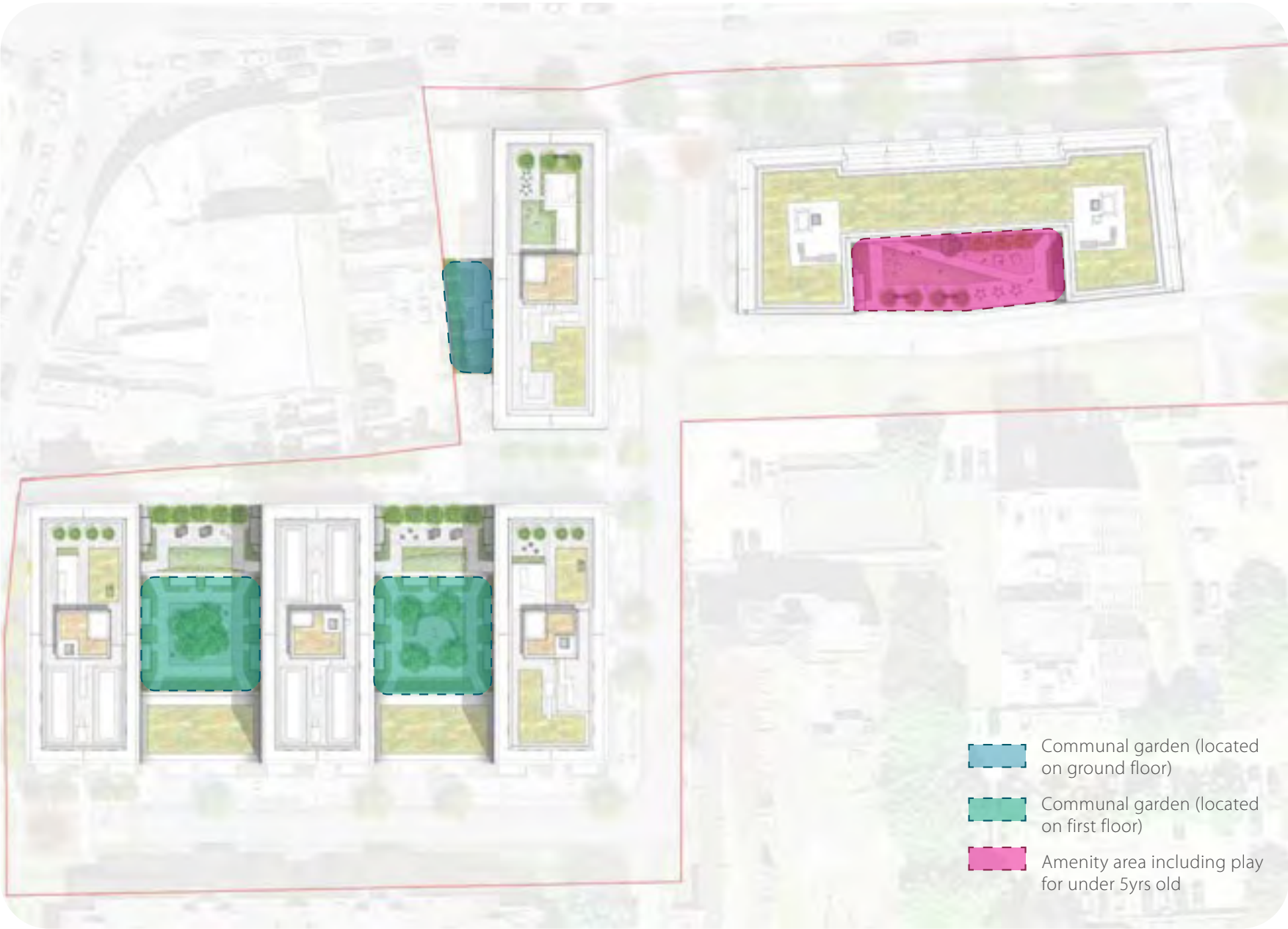
Example images of pocket green





# Phase 3 in detail

Communal Amenities and Green Roofs: Ground floor and first level - podium gardens



Example images



# Phase 3 in detail

Communal Amenities and Green Roofs: Fifth level - communal terraces and green roofs



Example images



# Phase 3 in detail

Communal Amenities and Green Roofs: Roof Level



Example images



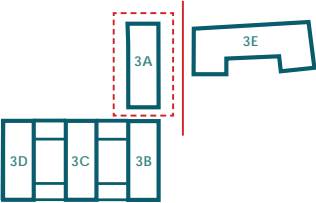
Illustrative view of Rowland Way  
looking towards blocks 3BCD





# Phase 3 Look and Feel

Block 3A



ILLUSTRATIVE ELEVATION



BLOCK 3A - MERTON HIGH STREET

ILLUSTRATIVE BAY STUDY AND BRICK DETAIL



REFERENCE TO LOCAL VERNACULAR ARCHITECTURE



Merton High Street and Hardy Road, buff brick and windows surrounds expressed



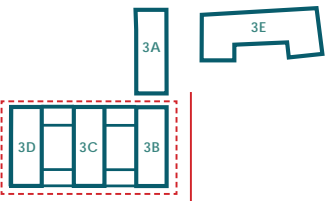


Illustrative view of Merton High Street towards Block 3A and South Wimbledon Station



# Phase 3 Look and Feel

Block 3B, 3D and 3D



ILLUSTRATIVE ELEVATION



BLOCK 3B, 3C and 3D

ILLUSTRATIVE BAY STUDY AND BRICK DETAIL



REFERENCE TO LOCAL VERNACULAR  
ARCHITECTURE



Southey Road, corner detail and contrasting brick



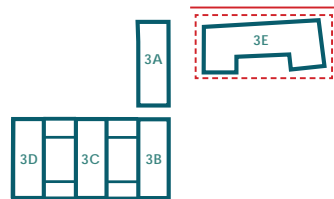


Illustrative view of Rowland Way looking towards blocks 3BCD



# Phase 3 Look and Feel

Block 3E



ILLUSTRATIVE ELEVATION



BLOCK 3E MERTON HIGH STREET

ILLUSTRATIVE BAY STUDY AND BRICK DETAIL



REFERENCE TO LOCAL VERNACULAR ARCHITECTURE



Merton High Street and Hamilton Road, brick tones and details





Illustrative view of Merton High Street towards South Wimbledon Station with Block 3E and the new square

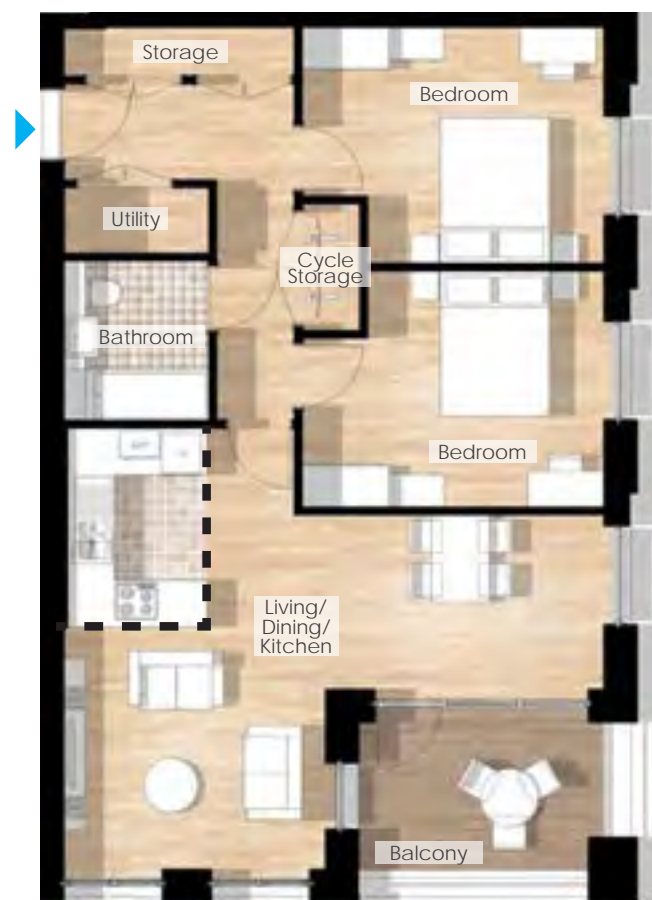


# New Homes

Homes will meet or exceed all the latest design, sustainability and space standards. To help ensure homes remain adaptable and suitable for all stages of life, we will include wider doors, corridors and other best practice measures. This will enhance the look, feel and accessibility of homes and communal spaces.

## Typical floor plan of a 2-bed apartment

Indicative example from High Path Phase 2



## Typical floor plan of a 1-bed apartment

Indicative example from High Path Phase 2



“I was excited about moving in and sitting on my balcony in the summer watching the London skyline. My sons have their own rooms now and they love it.”

*Testimonial from a High Path Phase 1 resident*

## Typical floor plan of a 3-bed maisonette

Indicative example from High Path Phase 2



The illustrative floorplans on this slide show the layouts of High Path Phase 2, which starts in 2023. These examples show how the future new homes in High Path Phases 4 to 7 could look.



# Next steps

We are preparing to submit the planning applications for High Path Phase 3 and Phases 4-7 in the coming weeks.

Please visit the High Path project website and keep up to date via the High Path newsletter to hear the latest news of the regeneration and future events.



Please contact us if you have any questions or feedback:



Donna Brown  
Regeneration Manager

James Clarke  
Development Mannager  
(Phase 3)

Fabio Schifano  
Development Manager  
(Phases 4 to 7)



07557 846825



mertonregen@clarionhg.com

**WWW** [myclarionhousing.com/highpath](http://myclarionhousing.com/highpath)