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# High Path Outline Planning Application for Phases 4-7

Second online consultation event

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CLARION  
HOUSING

PRP

# Welcome

We are holding this webinar to help us understand your views and to share with you the opportunities we are exploring to enhance the masterplan, with a specific focus on the design of the High Path regeneration Phases 4-7.

We are here today to hear and record your thoughts



## What is the purpose of today's event



The proposed changes described in the previous consultation events mean more homes for the local community including much needed affordable homes. We intend to submit a new Outline Planning Application for Phases 4 to 7 in early 2022.

In this webinar we would like to focus on explaining the masterplan in more detail.

Today we are looking at:



A summary of the outline application changes for High Path phases 4-7



The feedback from the first event and our response



Explaining the masterplan and the vision through good examples



Likely timescale and next steps



How to get involved and leave feedback

## Summary of the outline applications

The new planning application for High Path phases 4 to 7 will create opportunities for viability, additional new homes, improved sustainability and social value which will build upon the previous outline application which considers the new London Plan 2021.

### Previous outline application summarised:



Up to 1,704 homes



Up to 9,900 sqm  
Non-residential space

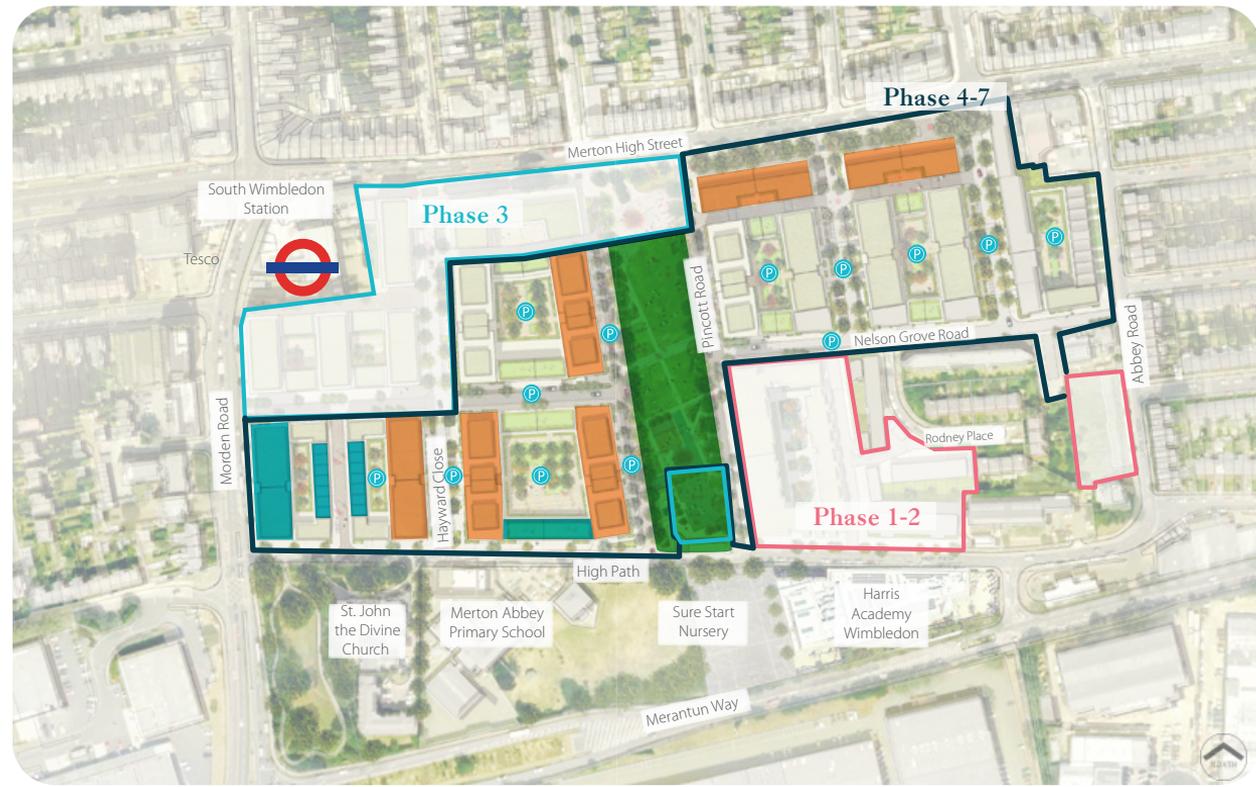


Parking - podium  
and on street



A new  
Neighbourhood park

# The new outline application



Approximately 2,280 homes 

Up to 8,900 sqm non-residential space 

Additional wheelchair parking 

Rehousing of all existing residents in earlier phases

Homes design improvements e.g. more dual aspect and increase of daylight/sunlight 

- Key
-  Revised parking and podium parking in relation to new homes
  -  Added storeys/heights
  -  Reduced storeys/heights or changed to set-backs
  -  Progressed design of the neighbourhood park

# Feedback received

## Who took part and how we collected your feedback

### Resident and stakeholder webinar

Wednesday 13 and  
Tuesday 19 October  
Number of attendees: 19

#### WEBINAR



5 online feedback forms filled out for all webinars

### Resident in person consultation

Saturday 16 October  
Number of attendees: 27

#### FACE TO FACE



12 feedback forms filled out for the face to face event

### Website

22 October until 7 November  
Engaged participants: 5

#### WEBSITE



1,110 total visits on the website  
5 participants did the website survey

# Feedback received

## What you said at the first event



1. Did you find the consultation event useful?

36% found the consultation event 'very useful'

45% found the consultation event 'extremely useful'

3. Do you understand the changes that are being proposed to the existing outline planning permission?

29% 'somewhat understood' the changes being proposed

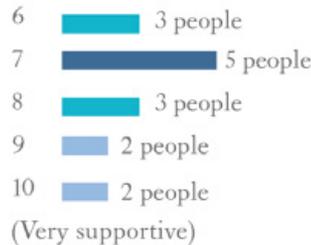
58% 'mostly understood' the changes being proposed

Residents were asked to rate how supportive they were of the existing and new planning applications on a scale of 1-10.

1 = not supportive at all and 10 = very supportive.

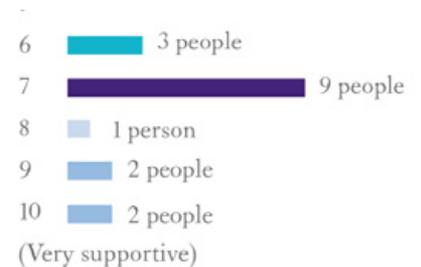
2. Were you supportive of the existing High Path outline planning application

88% were supportive of the existing application



4. Are you supportive of the changes being proposed by the new outline planning application?

Most residents were supportive of the new application



# Feedback received and our response

## What you said at the first event



### Heights



How many blocks will increase in height?



- There will be 1-3 storey additions to some blocks
- Located in strategic locations
- There will also be height reductions



### Parking



What will be done to address and/ or improve the traffic flow?



- Redesigned to align with current highway design standards
- Priority to pedestrians and cyclists
- Keep existing restrictions to prevent larger vehicles

# Feedback received and our response

## What you said at the first event



### Homes



Will the size of the homes change?



- The target is for all homes to comply with the London Plan size and standards
- Two thirds of new homes will be dual aspect



### Sustainability and open space



How will you create a healthier environment?



- Where possible, trees will be retained, and additional trees will be planted
- New pedestrian and cycle routes
- Homes designed as minimum energy performance rating B

The feedback report will have a full list of your questions and our responses

# Phases 4-7 masterplan explained: Introduction to strategies

We will look more closely at:



Parking



Open space, play  
and courtyards



Streets



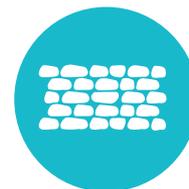
Uses



Heights

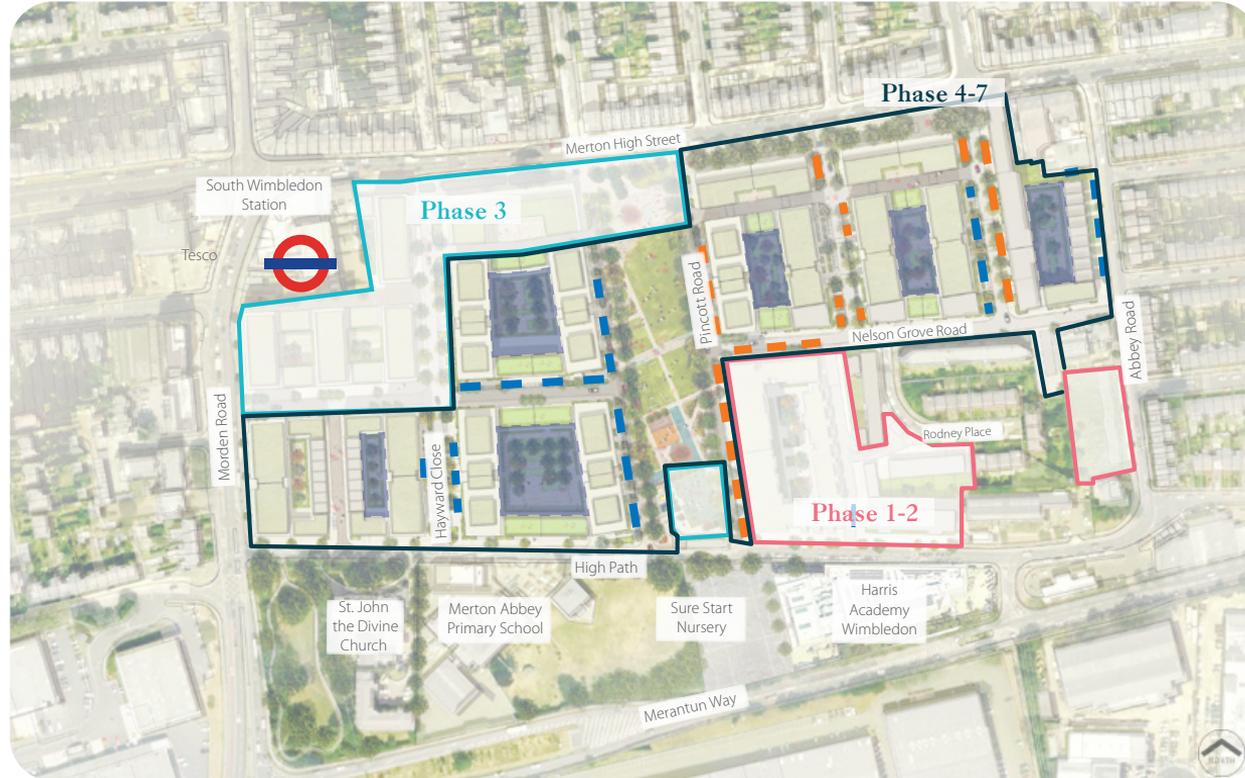


Homes



Character

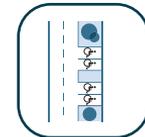
# Phases 4-7 masterplan explained: Parking



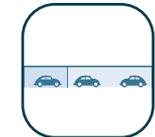
Three different types of car parking provided:



Standard parking



Wheelchair parking



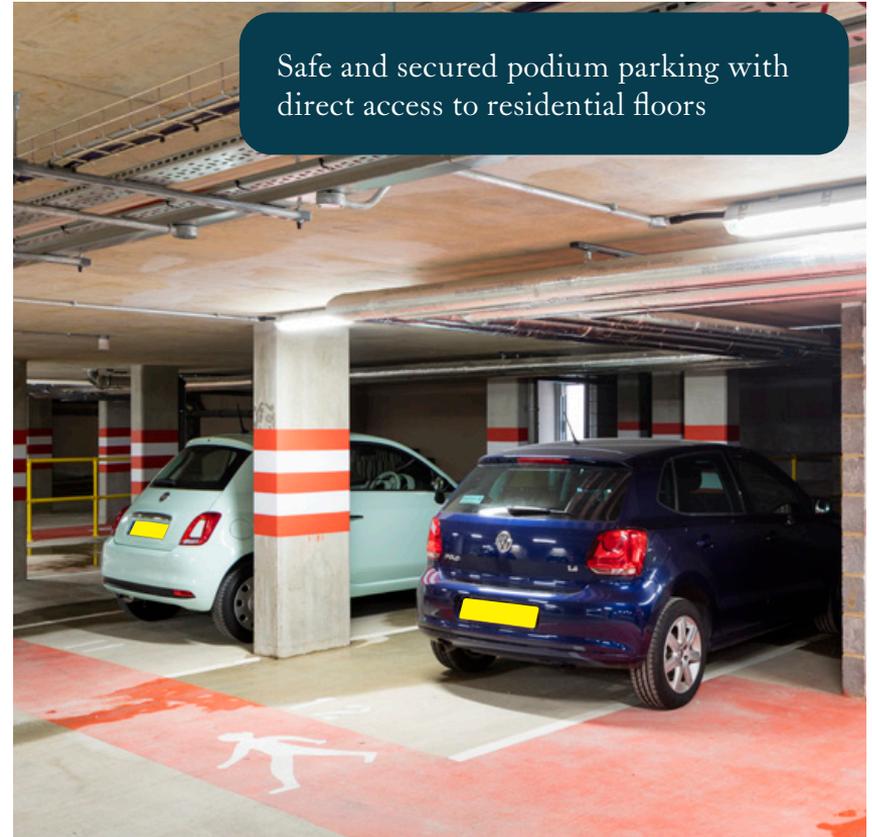
Enclosed secure residents parking/  
car club parking

On-street parking integrated with tree-planting and landscape

Opportunity for electrical vehicle charging points

Key

- Indicative enclosed residents only parking location
- Indicative wheelchair on-street parking
- Indicative on-street standard parking





Car parking for residents,  
vehicular access from the street

Secured green podium courtyard  
for residents above parking

Secured podium parking with  
landscaped courtyard and  
homes above

Stacked maisonettes/flats

Mews houses

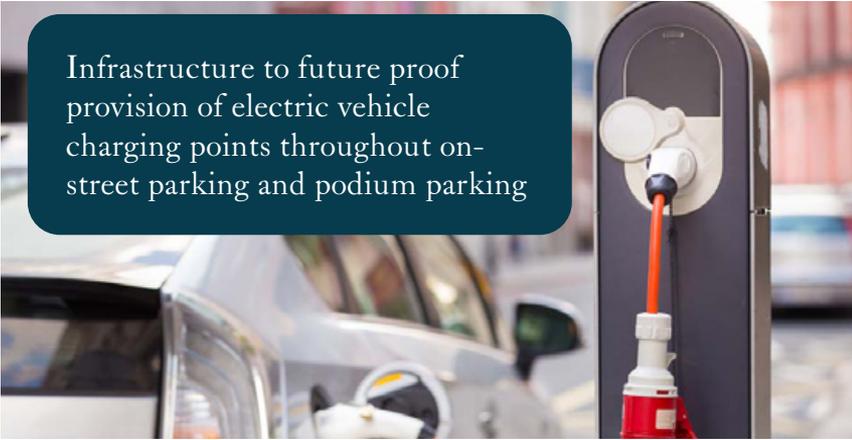
+11,925

+9,075

+6,225

+3,375

+0,000



Infrastructure to future proof provision of electric vehicle charging points throughout on-street parking and podium parking



Well overlooked car parking outside homes



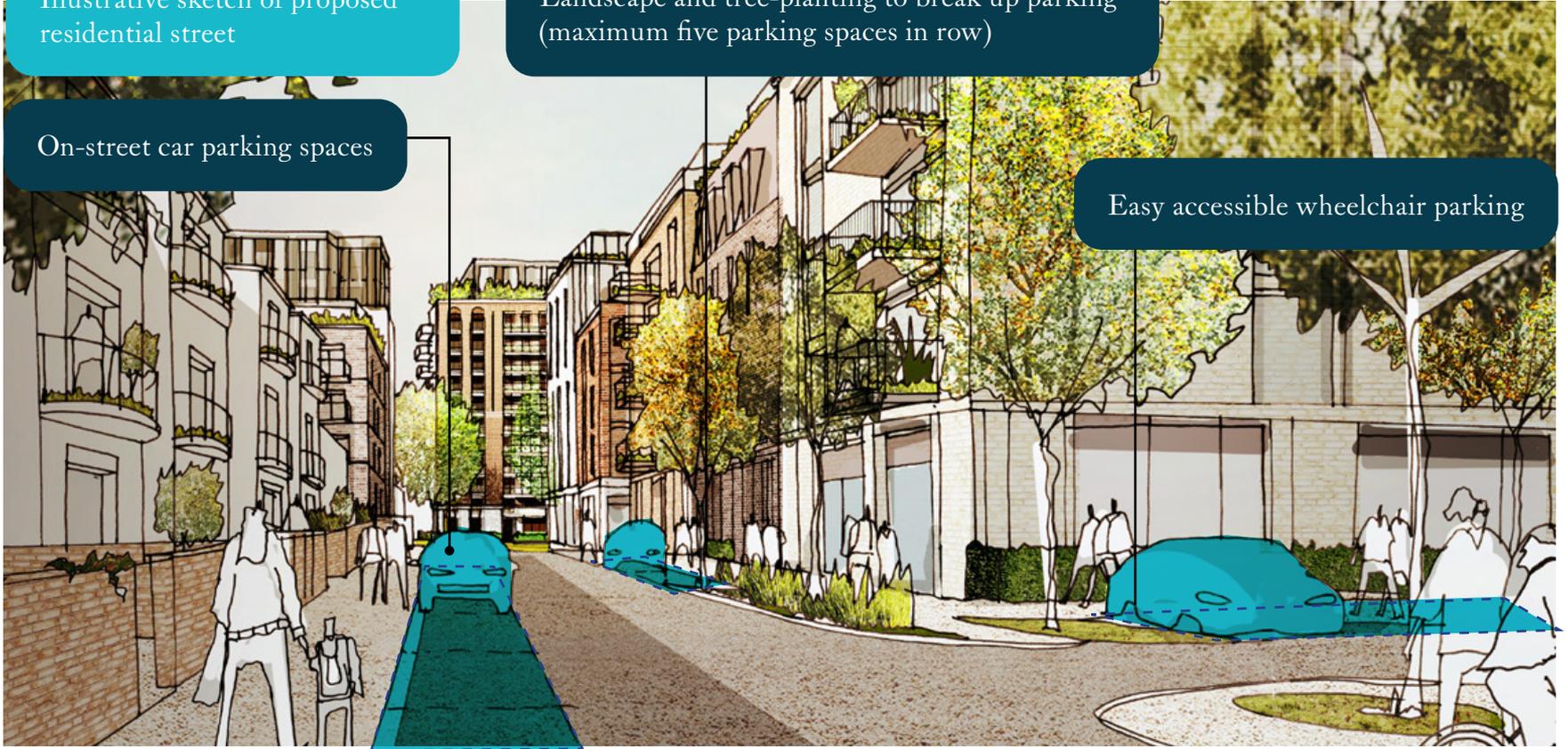
Tree planting to separate parking zones and add greenery to the street

Illustrative sketch of proposed residential street

Landscape and tree-planting to break up parking (maximum five parking spaces in row)

On-street car parking spaces

Easy accessible wheelchair parking



# High Path masterplan explained: Open space, play and courtyards



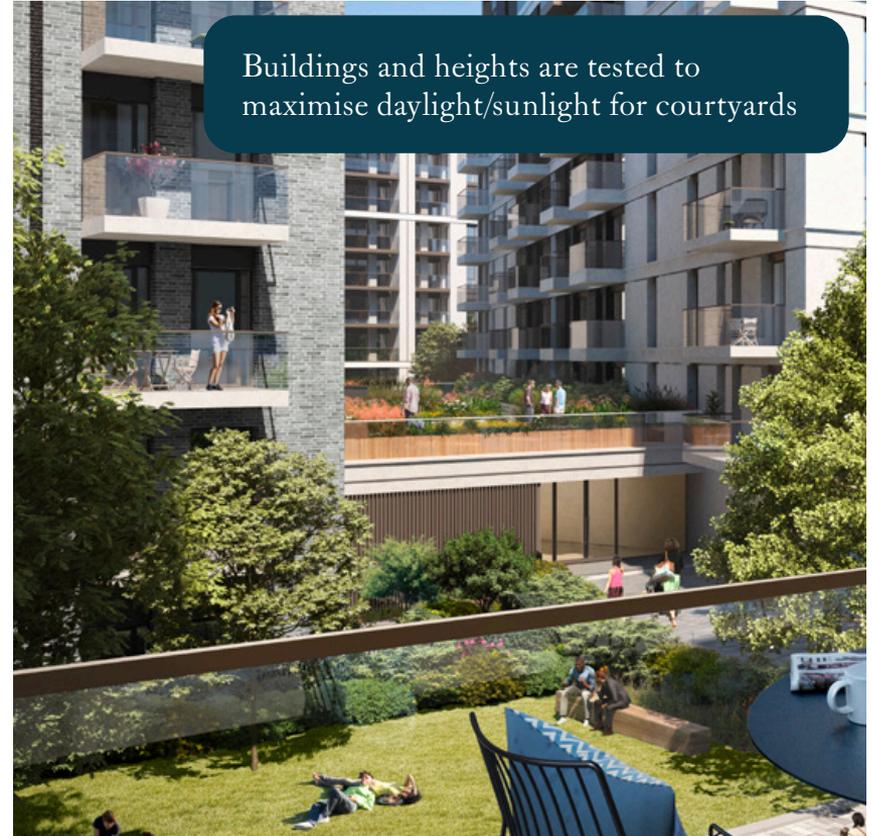
The proposed width of the park is 60 metres, that's the equivalent of 14 cars lined up lengthways

An opportunity for outdoor gym, seating and play areas in the park - a park for all

Play features allocated within all the secured communal courtyards

Long views along tree lined streets

- Key
- Opportunities for play areas
  - Indicative private and/ communal spaces
  - Proposed new neighbourhood park for the community
  - Tree planted streets



Opportunity for planters in courtyards to allow residents to grow vegetables in a community garden



Well overlooked and secured courtyards with views from balconies and terraces

Illustrative sketch of proposed  
central park

Aim to retain mature trees along  
Merton High Street

Tree-lined routes

The park should feel safe with good lighting and  
good views from homes

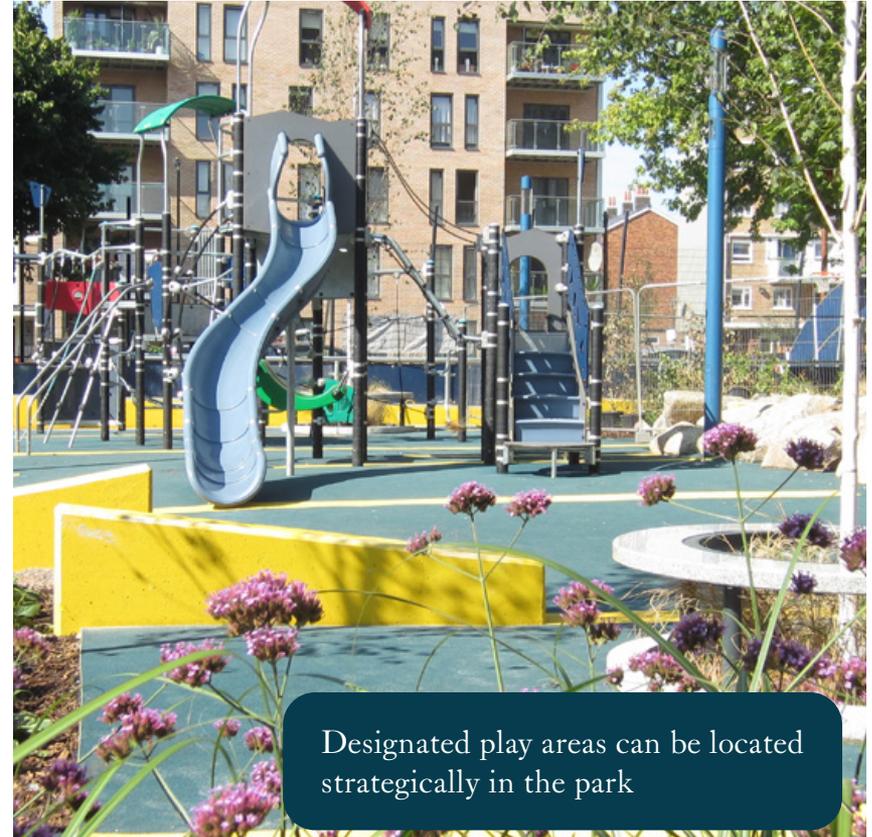
Large green park with places for  
rest, play and activities



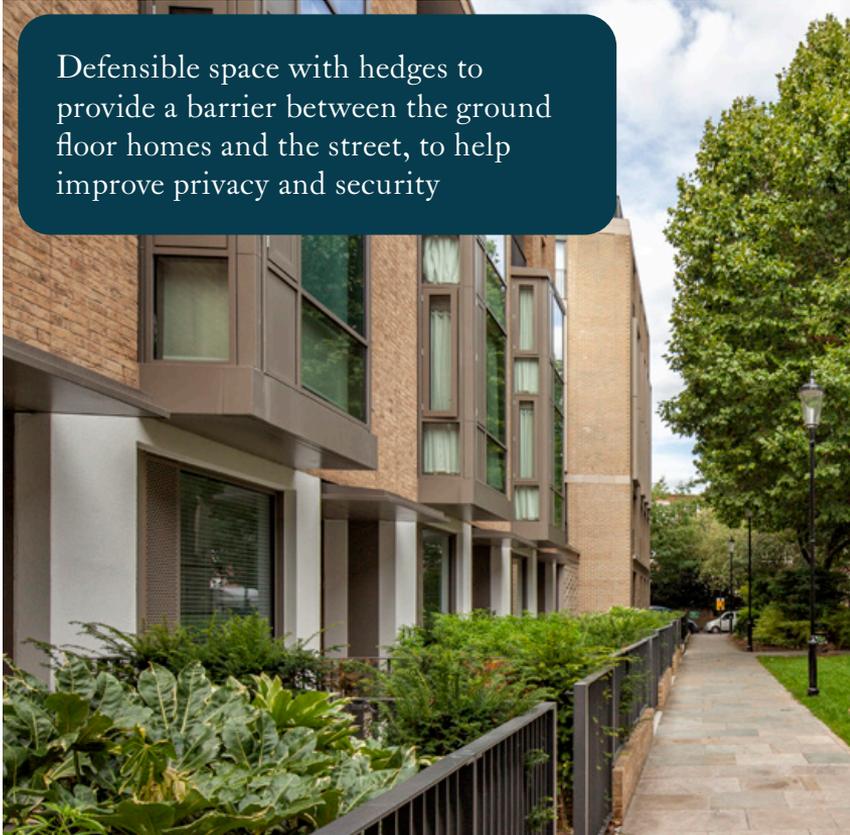
Natural play facilities and outdoor gyms can be located in the park



Designated play areas can be located strategically in the park



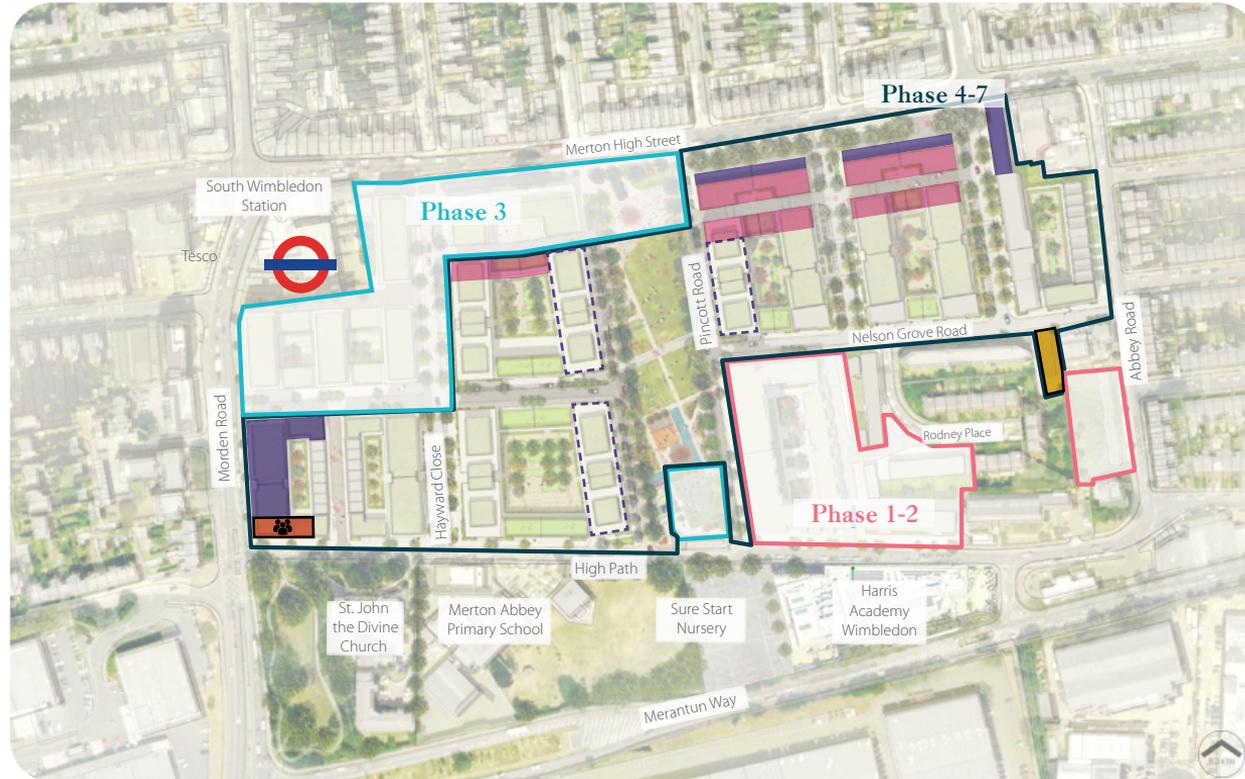
Defensible space with hedges to provide a barrier between the ground floor homes and the street, to help improve privacy and security



Private outdoor space such as balconies or terraces for all homes



# High Path masterplan explained: Ground floor non-residential space



New shops and facilities along Merton High Street



Opportunity for commercial uses along Morden Road

Work units, such as smaller studios in Nelson's Yard for local artists



Opportunity for additional shops and cafés around the park

Relocated Church Hall where the community can meet for events



## Key

- Primary commercial location (ground floor)
- Commercial location Nelson's Yards (ground floor)
- Potential secondary commercial location (ground floor)
- Potential permanent Church Hall replacement
- Potential temporary replacement Church Hall

Strategic locations for shops  
and non-residential units



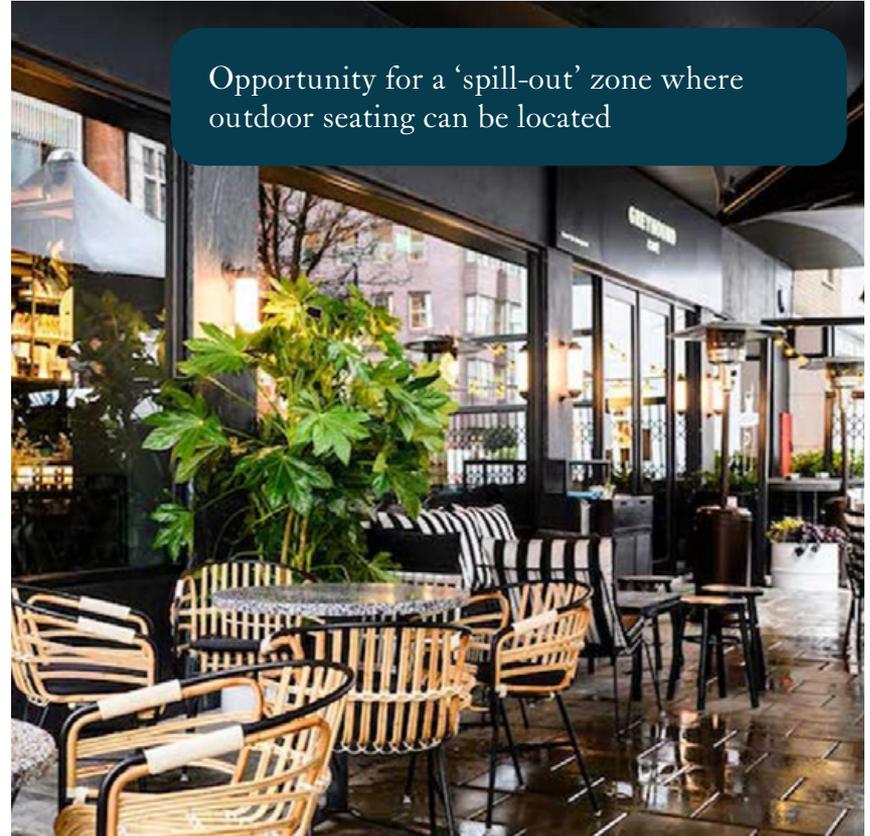
Shops and non-residential units to  
complement existing local businesses



Smaller shops for local artists  
and designers



Opportunity for a 'spill-out' zone where  
outdoor seating can be located



Illustrative sketch of proposed central park from Merton High Street

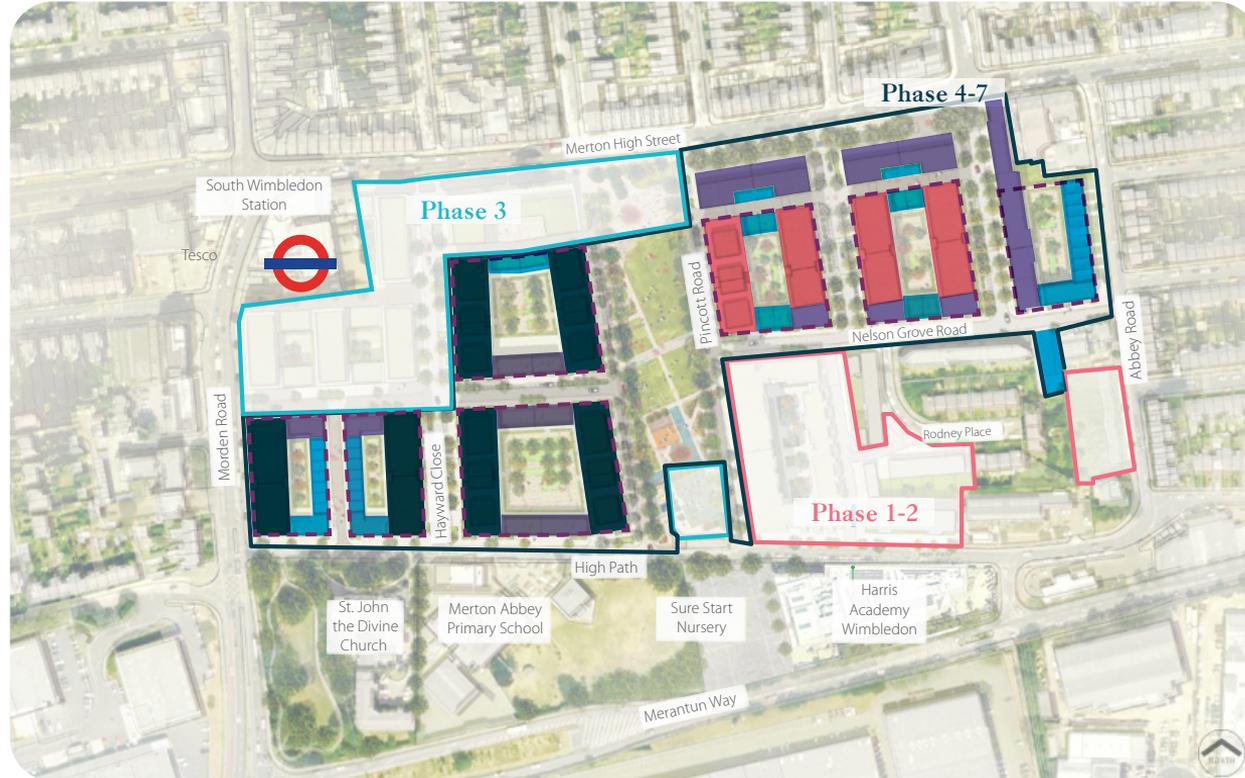
Opportunity for a 'spill-out' zone where outdoor seating can be located

New commercial units to complement existing shops

Commercial ground floor, such as shops or cafés for a more active street scene



# High Path masterplan explained: Heights and massing



Strategic location for taller buildings around the park

Set-back floors have positive impact on heights and overshadowing



Key corner building - entrance to High Path from Morden Road



Lower heights to respect existing houses



- Key
- 1-4 storeys
  - 5-7 storeys
  - 8-10 storeys
  - 11-13 storeys
  - Podiums to be 1 storey (included within the heights)





Examples of homes and  
indicative location





Illustrative sketch of proposed heights and massing



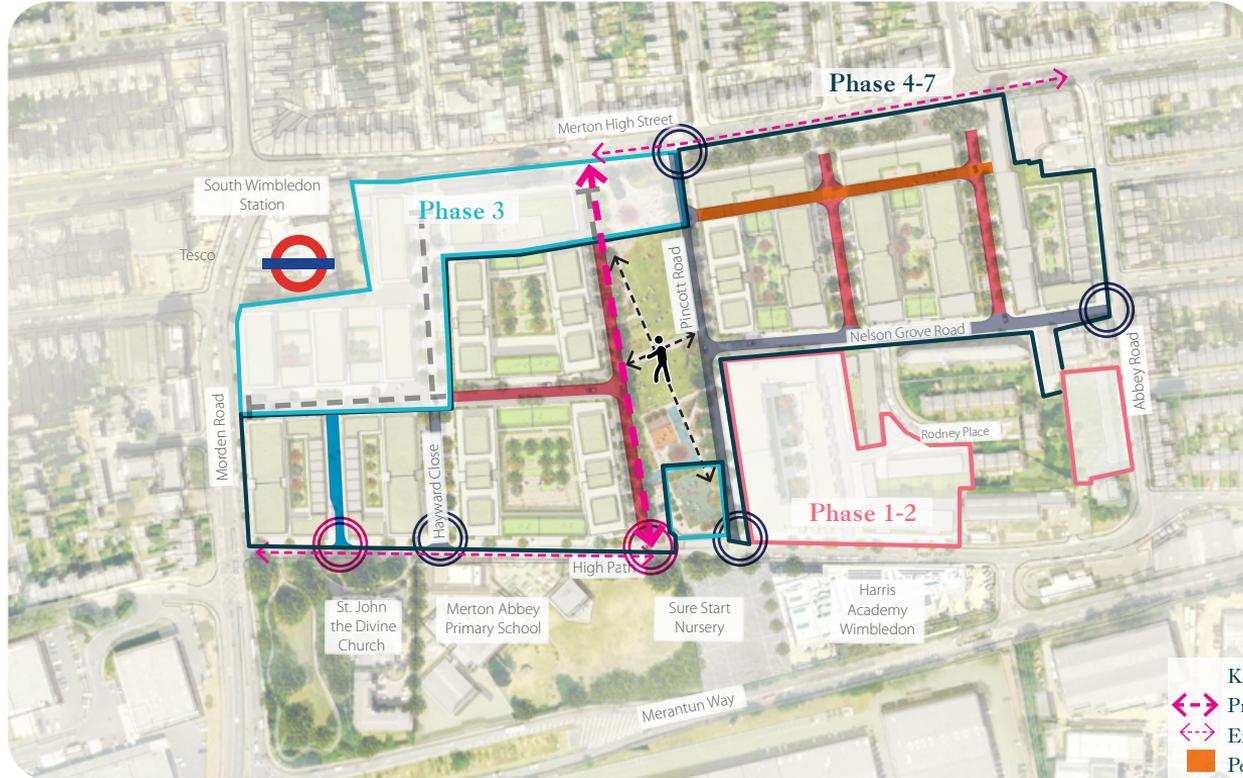
Set-back floors help to break massing and allow for better daylight/sunlight

Heights in front of open space frame and define the park

Difference in heights of buildings responding to its context

# High Path masterplan explained:

## Streets and routes



Safe, leafy and connected routes and streets across High Path 

Aim to retain mature trees along Merton High Street

Prioritise safe cycle and pedestrian routes 

Variation of the street character such as mews and shared space/pedestrian priority

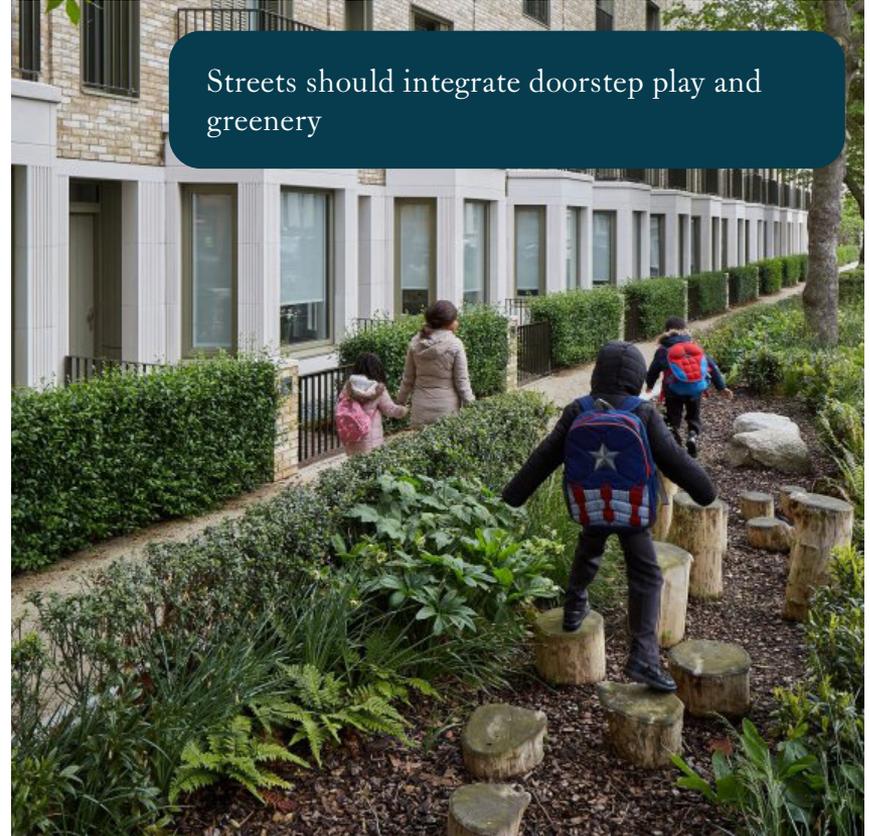
Underground refuse system (URS) on the streets for sustainable waste collection 

- Key
-  Proposed designated cycle route
  -  Existing designated cycle route
  -  Pedestrian priority - Yard character
  -  Quiet mews street
  -  New roads
  -  Re-designed existing roads
  -  New vehicle access
  -  Existing vehicle access
  -  Pedestrian routes across the park

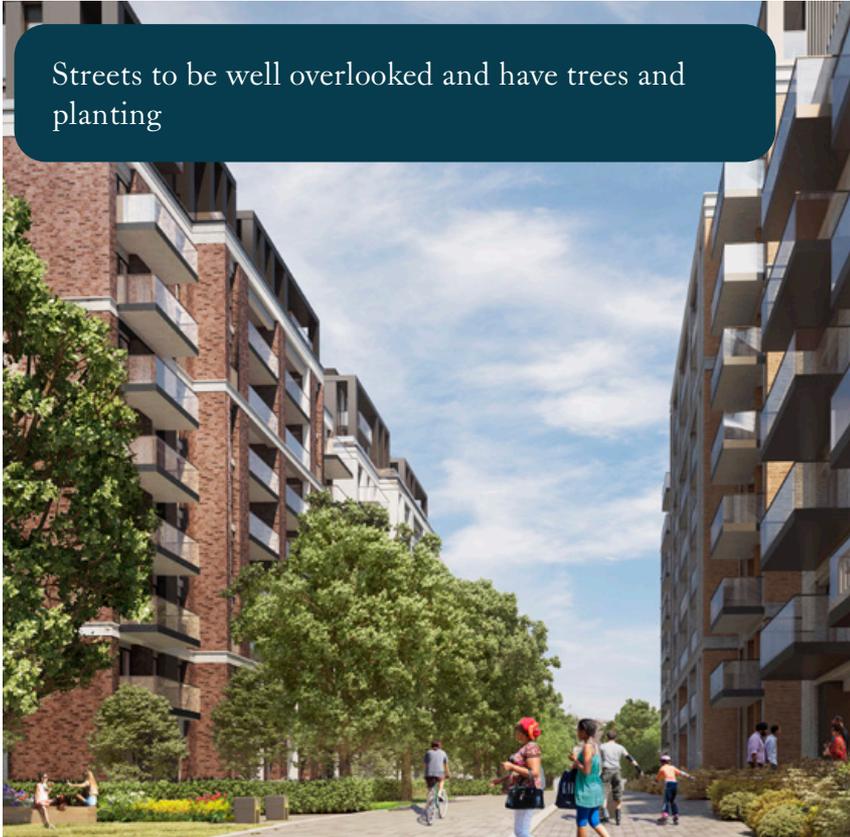
Some streets can be designed as shared surface streets to prioritise pedestrian and cyclist movement



Streets should integrate doorstep play and greenery



Streets to be well overlooked and have trees and planting



Connectivity and access along the central park



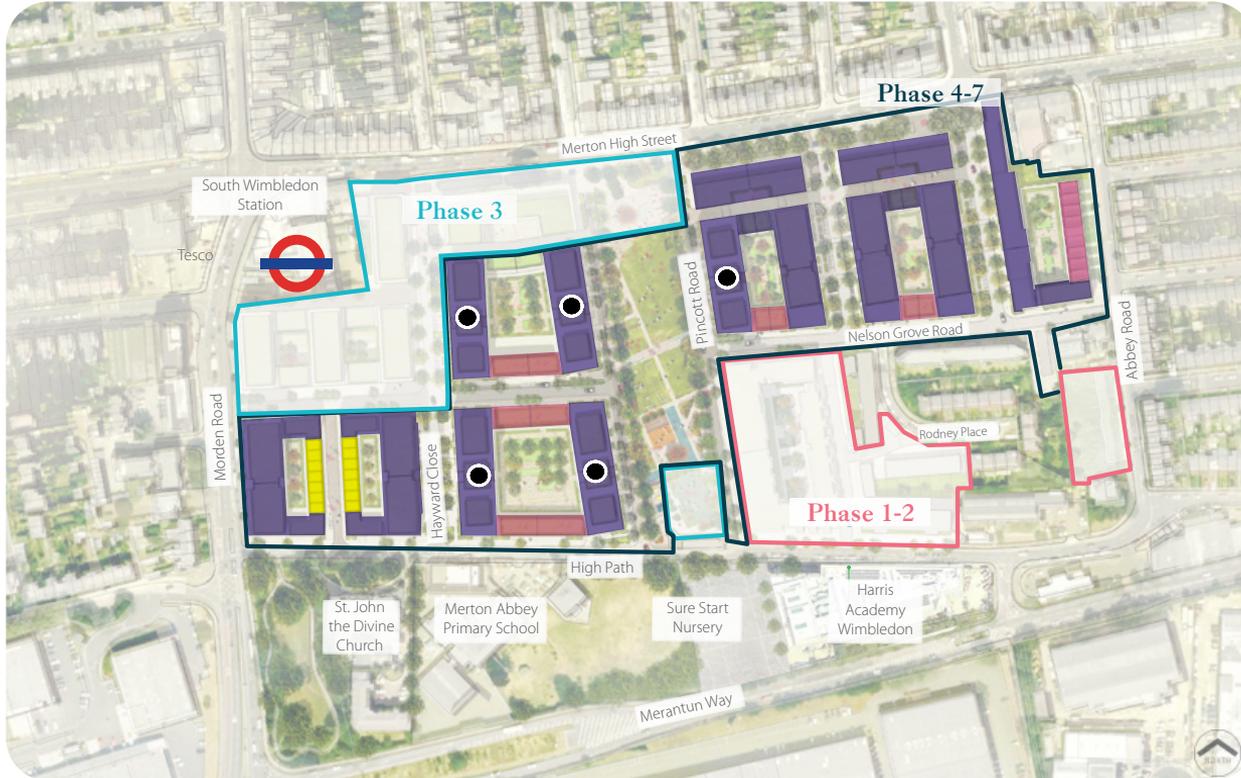
Illustrative sketch of proposed  
mews street

New development and  
streets correspond with  
the existing context and  
important views

Clear accessible surface and  
materials, aim to prioritise  
pedestrians and cyclists

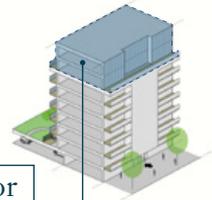


# High Path masterplan explained: Your home



## Housing types

- Block of flats

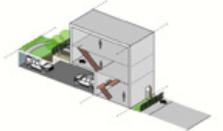


- Opportunity for duplexes on top floors

- Stacked maisonettes



- Mews houses



A majority of homes to have dual aspect which means windows in more than one direction

- Key
- Mews houses
  - Stacked maisonettes
  - Block of flats
  - Opportunity for duplexes



Spacious homes with flexible layout



Illustrative example

Dual aspect homes with views in multiple directions



Illustrative example

New appliances in kitchen



Illustrative example

Good ventilated bathrooms



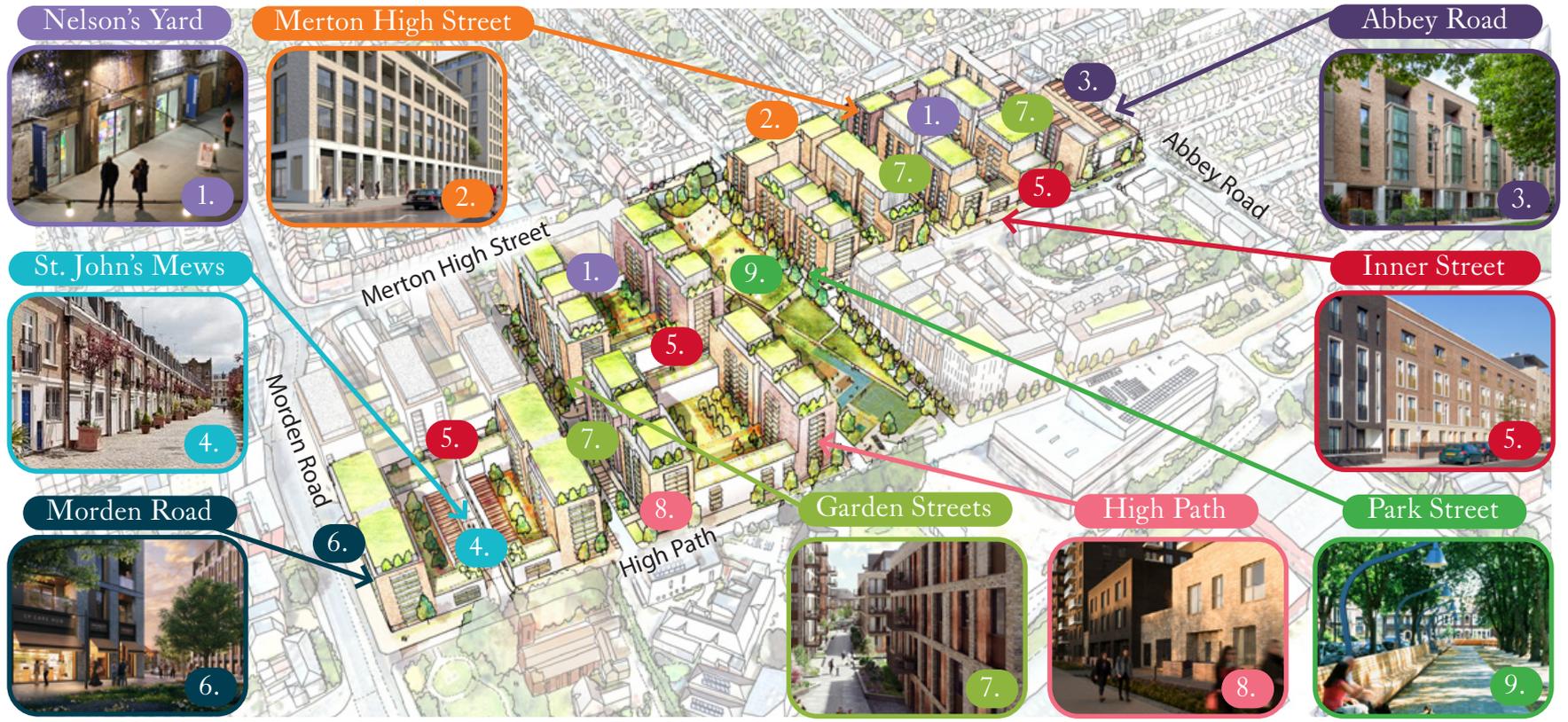
Illustrative example



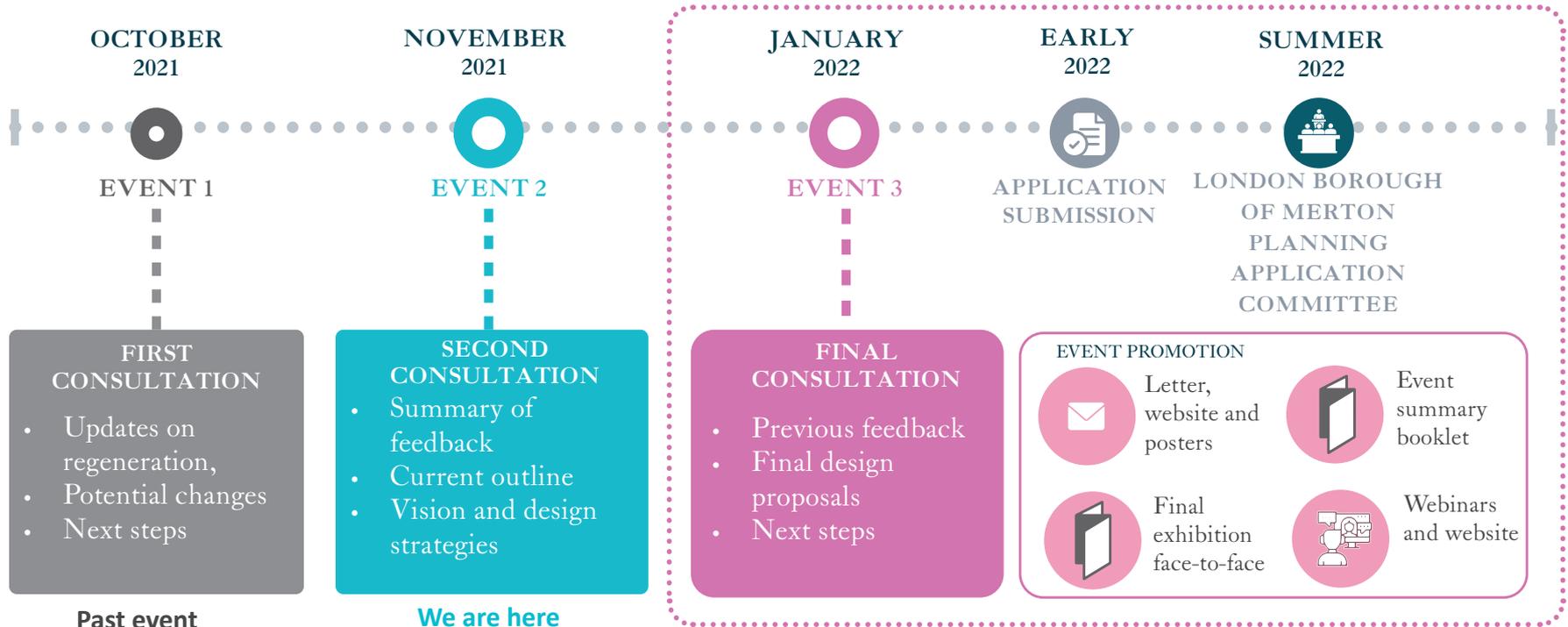
All homes to have private outdoor space such as balconies or terraces

Illustrative example

# High Path masterplan explained: Character



# Next steps and events



# How you can get involved



Questionnaires



Online Feedback  
Forms



You can use the  
online form to  
give us feedback  
on this webinar



Event Feedback  
Reports



Full feedback  
report from first  
events will be  
uploaded on the  
website



Statement of  
Community  
Involvement



Please contact us if you have any  
questions or feedback:



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Thank you!



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