

High Path Phase 3

The High Path regeneration is already well underway. With the help and support of residents and the wider community, we can transform the neighbourhood making it:

- a better place to live
- more connected to its surroundings, with
- homes that meet the needs of residents now and in the future.

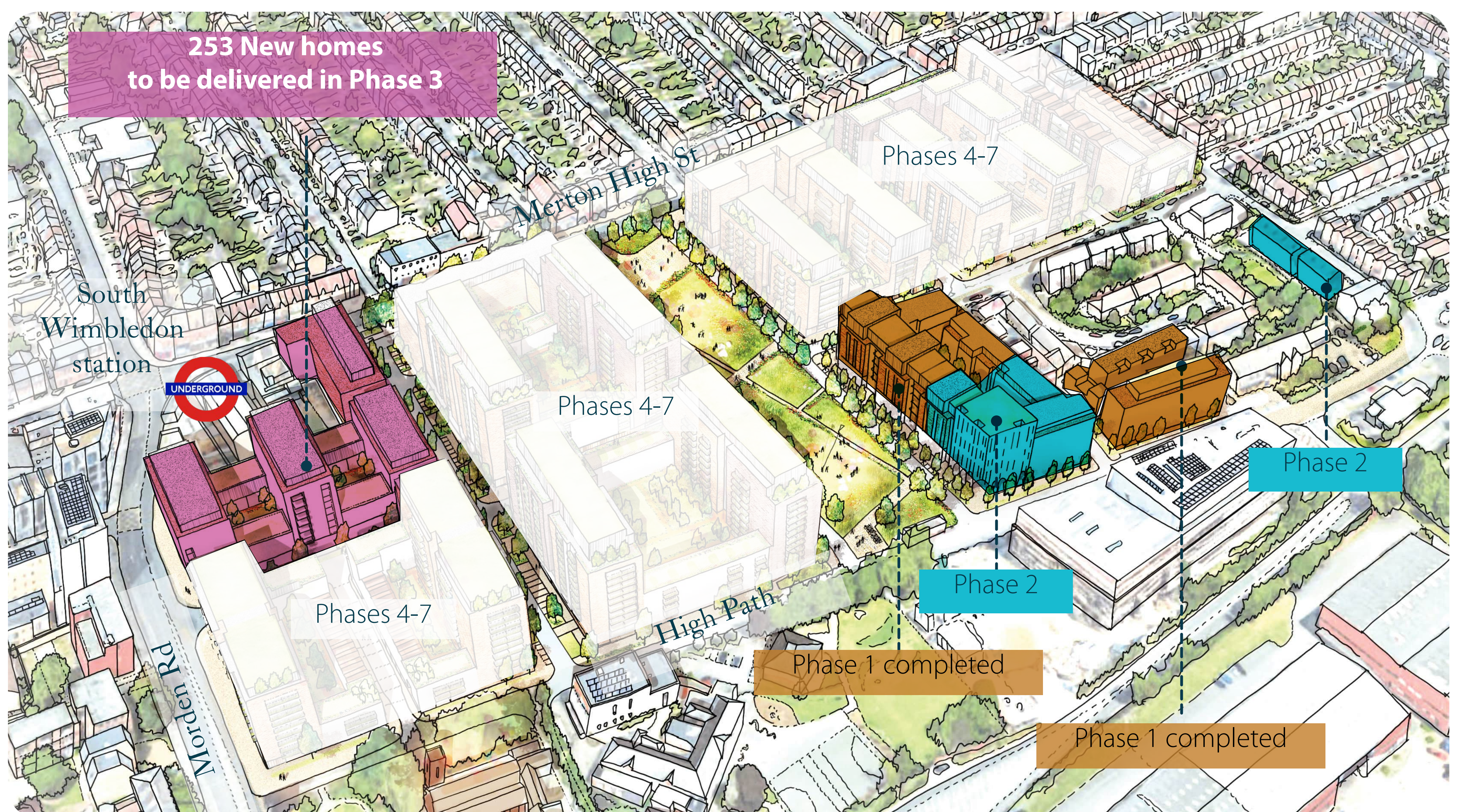
✓ We are proposing to accelerate the rehousing of eligible existing tenants and homeowners to Phase 3. This phase was initially for private sale, but we are proposing a switch of housing tenure to affordable, which means we will rehouse all remaining residents sooner.

✓ We are proposing to build four blocks in Phase 3 which will accommodate all the remaining residents and meet local housing needs and our commitments to residents.

✓ The building will comply with latest safety and fire regulations introduced by the government. The revised designs mean new homes are compliant with updated regulations which address overheating, energy efficiency and fire safety.

✓ All permanent residents will continue to be eligible for the Merton Residents Offer.

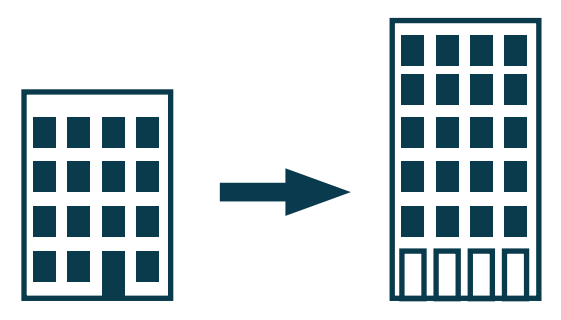
The illustration below indicates the location of High Path Phase 3.



Phase 3 - What is changing



Our commitment to the High Path Estate redevelopment includes ensuring it serves the needs of its residents, now and into the future. Key principles guiding our updated proposals:



We are aiming to accelerate the rehousing of all existing residents.



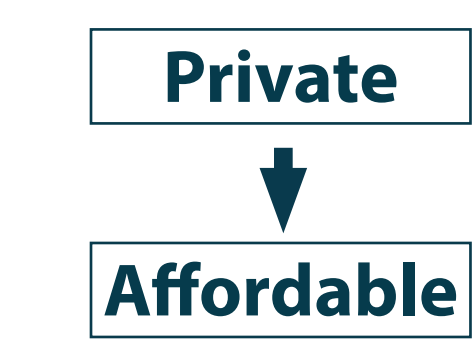
Secure standalone, communal cycle storage at ground floor level.



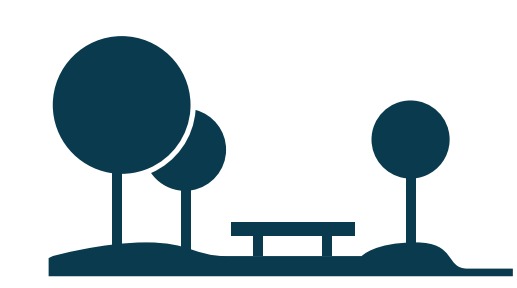
Phase 3 will provide affordable homes on the western side of the estate, adjacent to South Wimbledon Underground station.



Space provided for commercial and retail use on the ground floor.



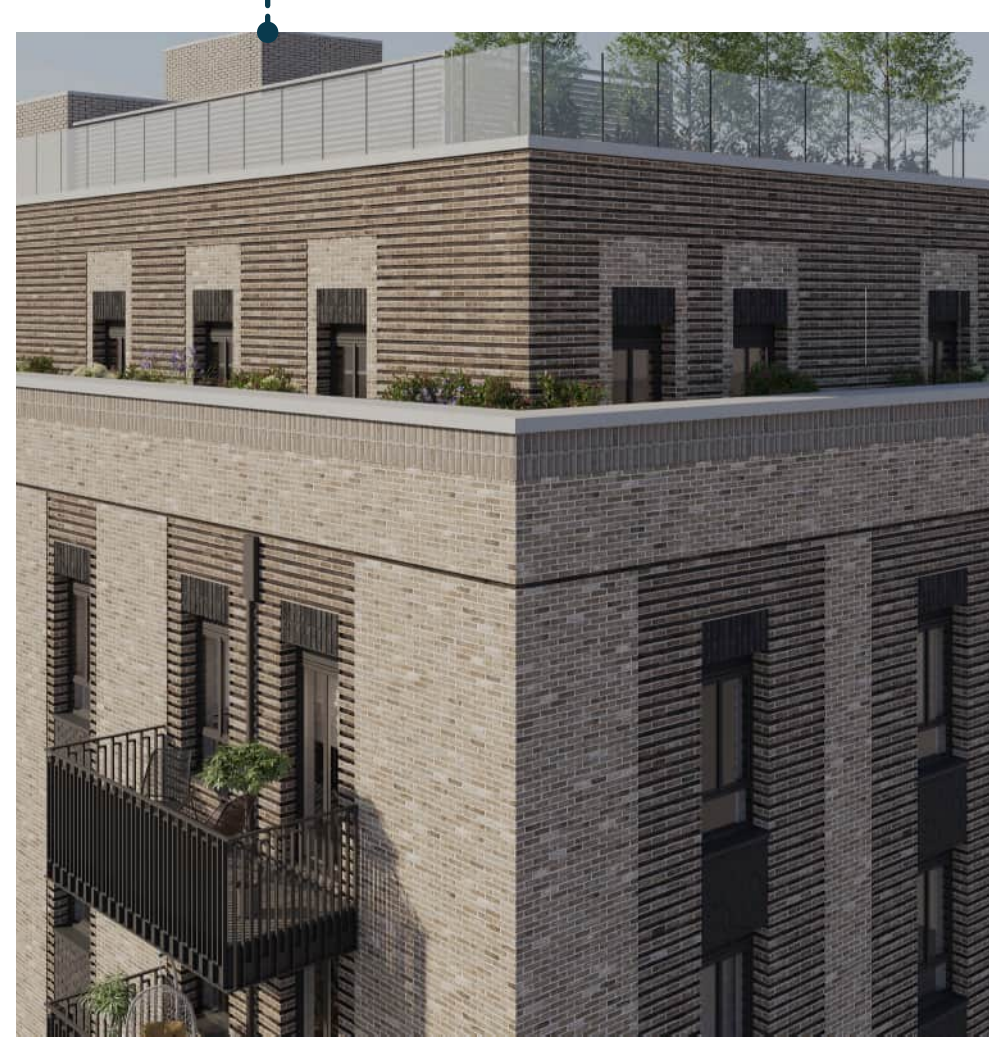
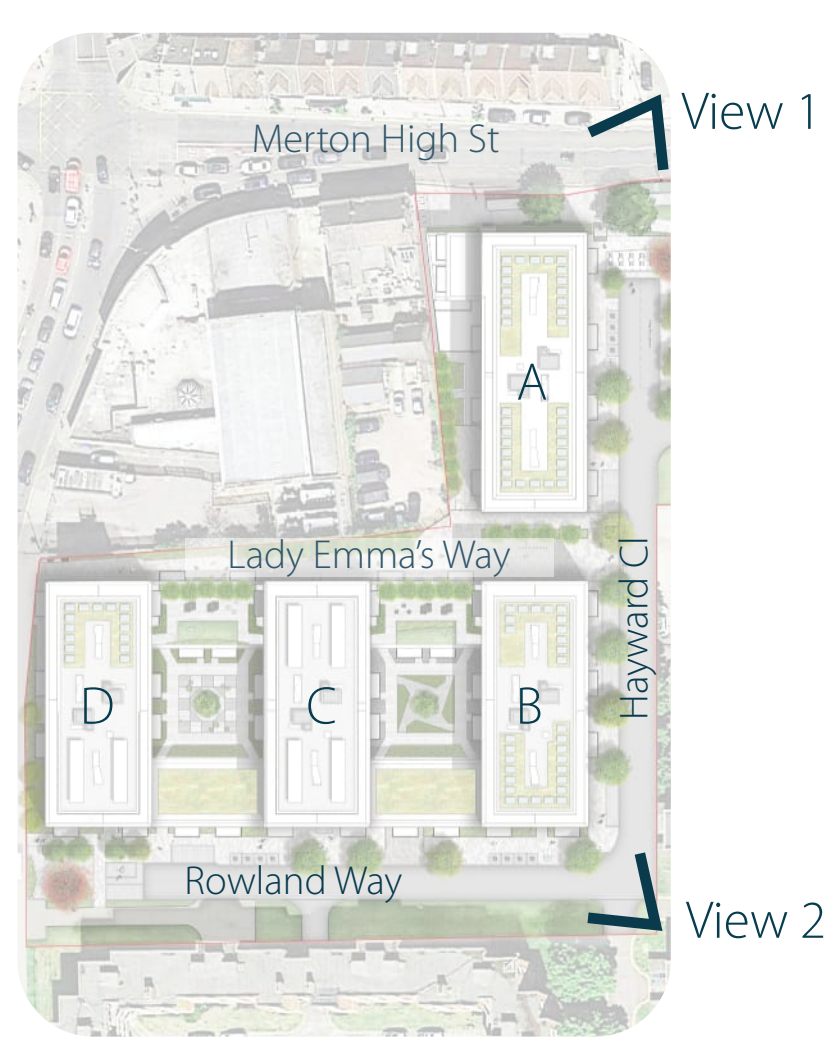
Our approach includes changing tenure from private sale to affordable, to increase social rent and replacement homes for eligible tenants and homeowners.



As we are prioritising new homes for existing residents, the northern part of the neighbourhood park will be delivered in a later phase.

Block 3A

Blocks 3B, 3C and 3D



Block A - illustrative bay study and brick detail

Block B, C, D - illustrative bay study and brick detail

Outdoor spaces

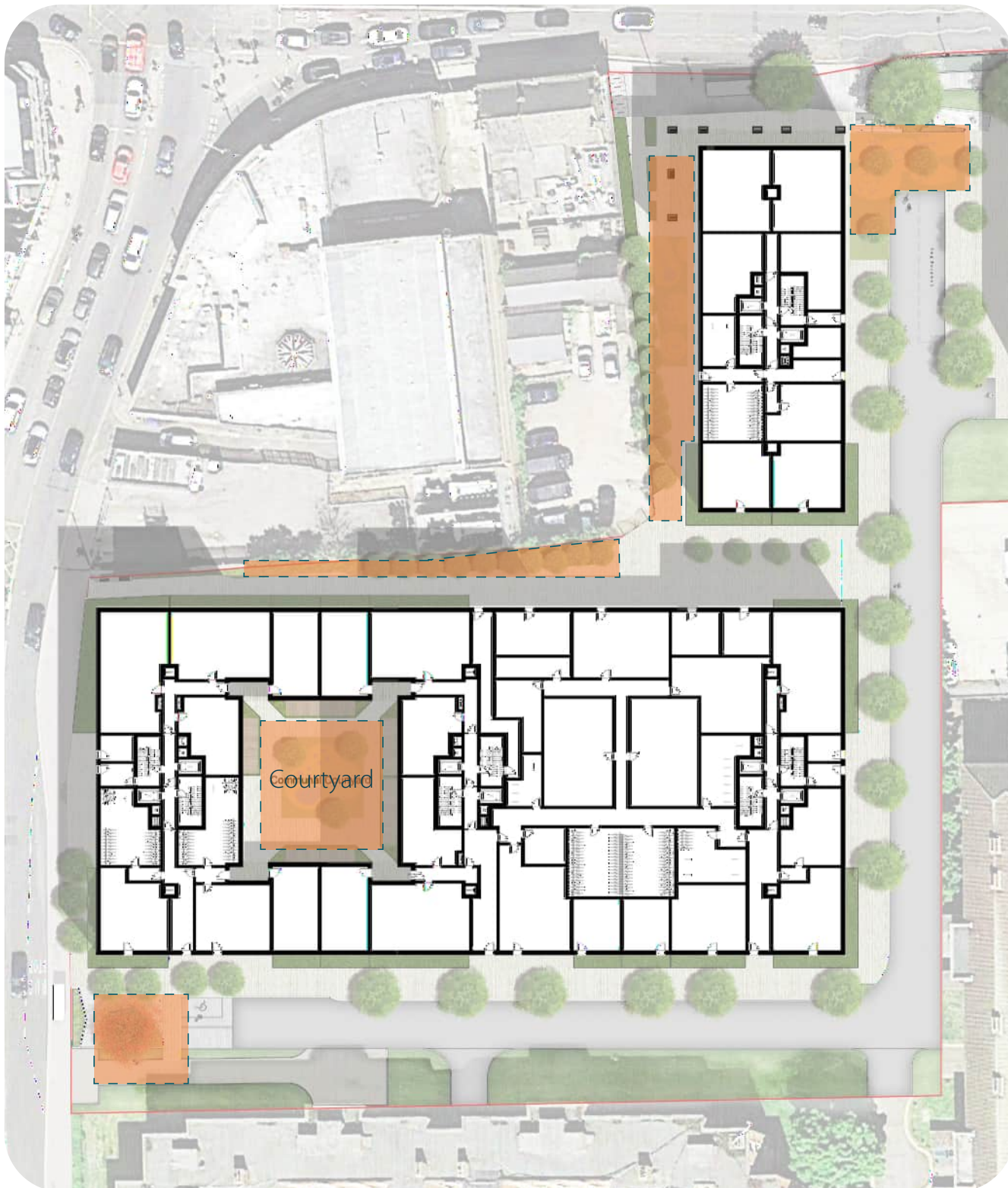


Improvements to outdoor spaces are designed to create safer and welcoming places for everyone.



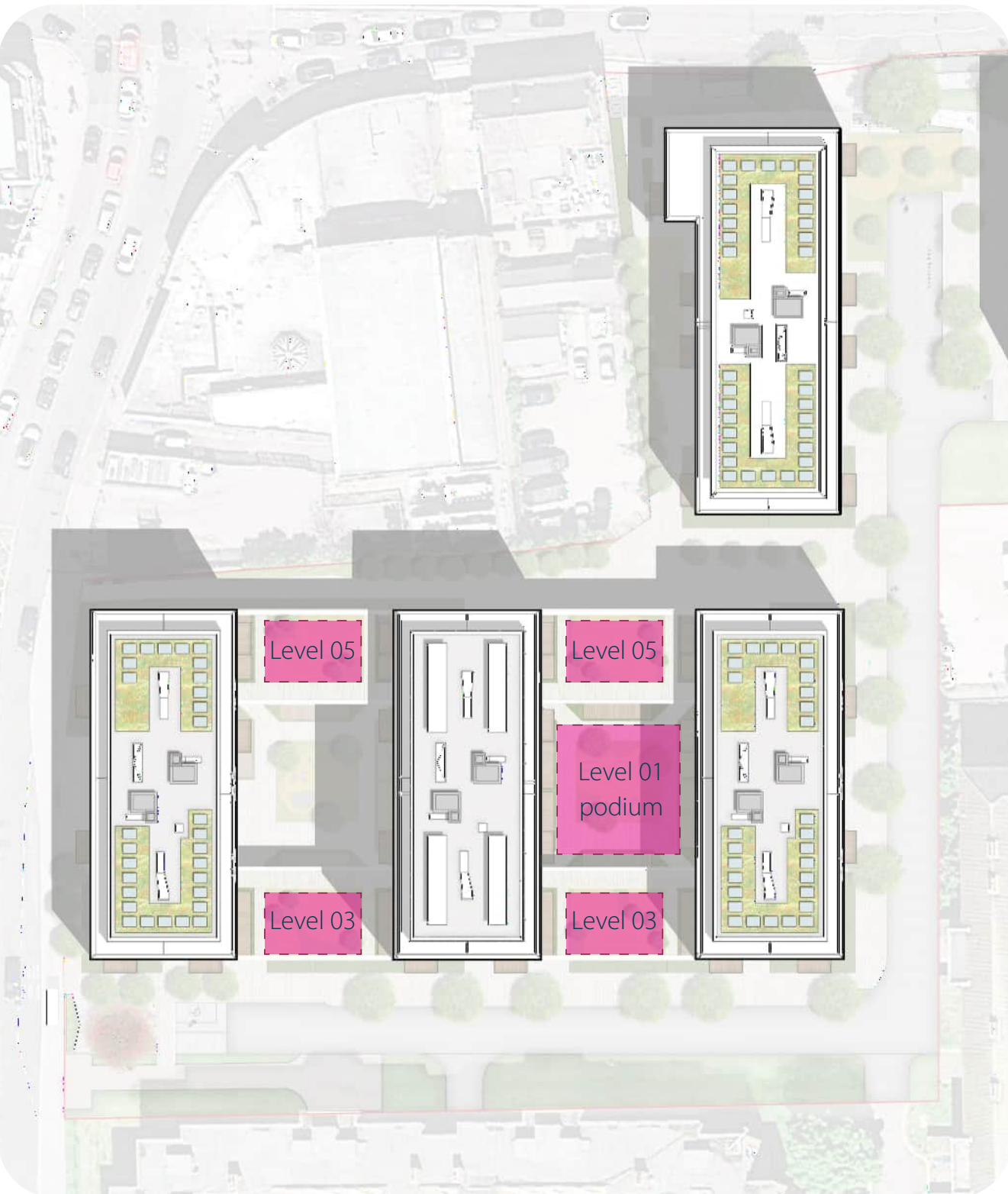
This includes more planting and landscaping and better-quality shared spaces, such as dedicated play areas.

Ground floor amenity space



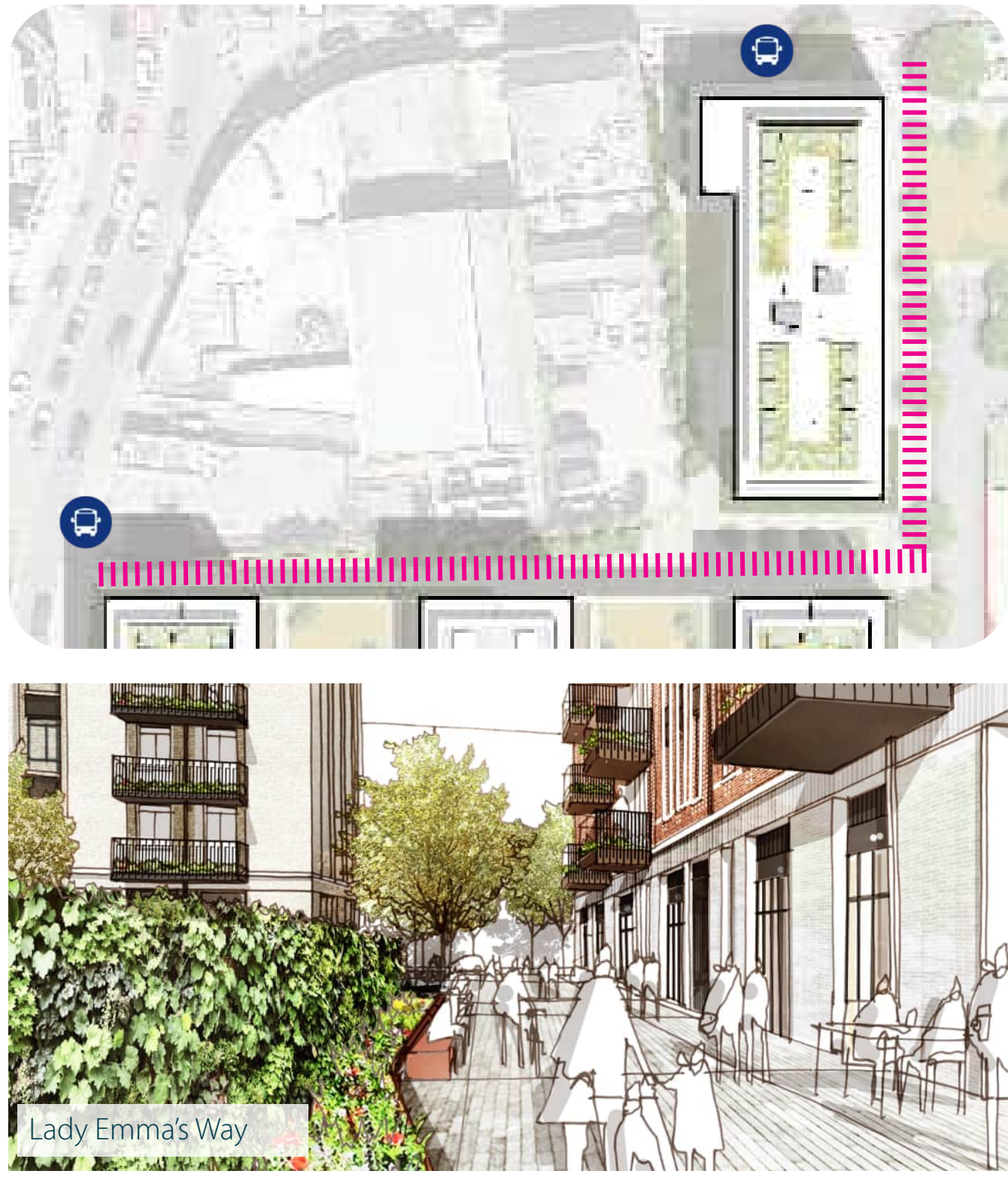
Amenity area located on ground floor

Terraces amenity space



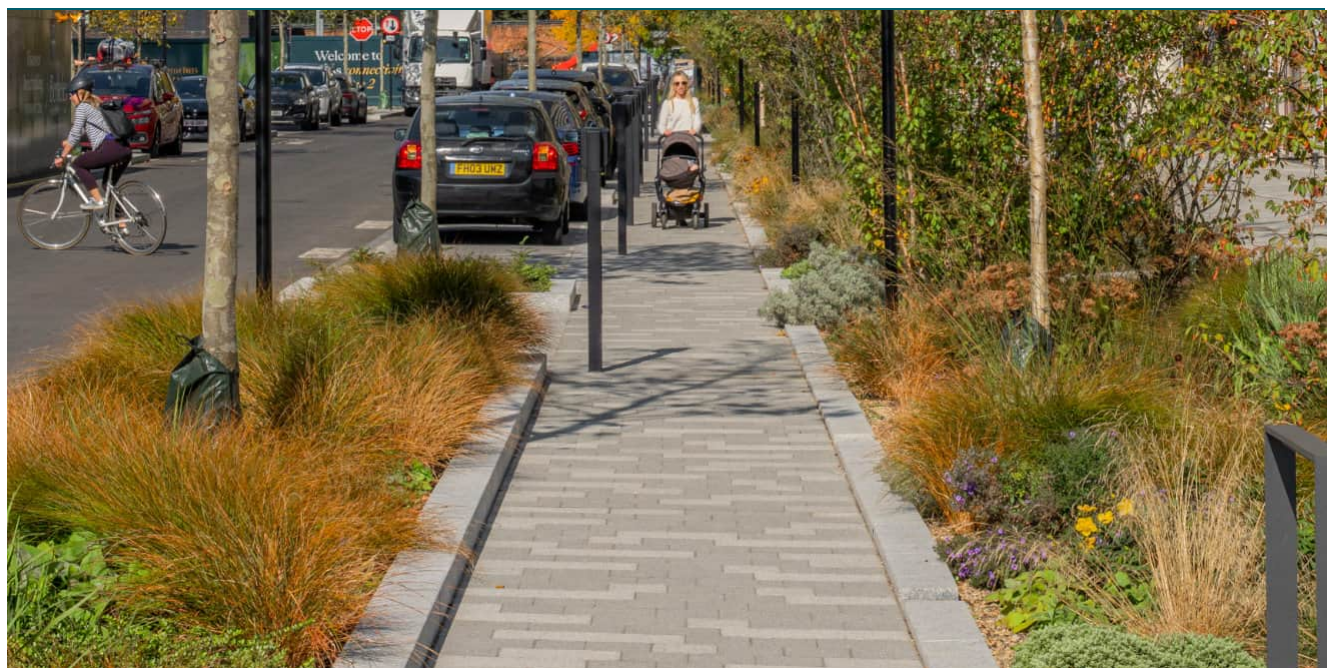
Amenity area located on roof terraces

Better pedestrian connections



Public Realm:

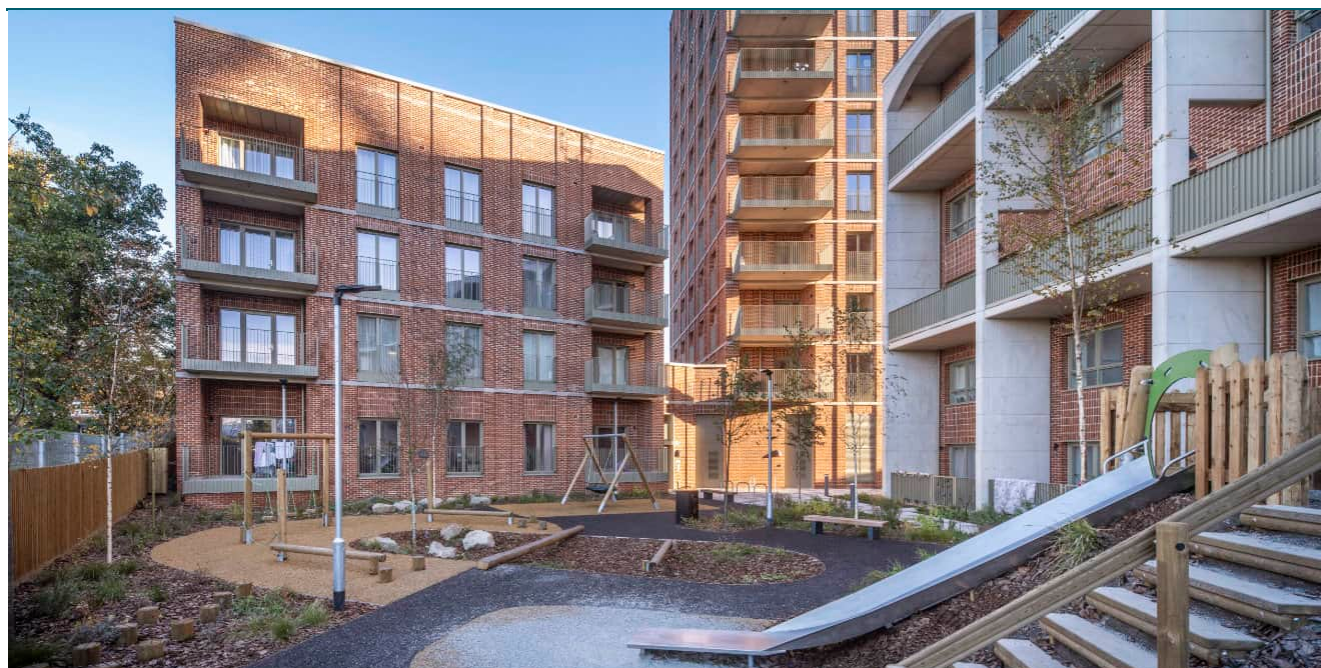
- Robust seasonal planting and new street tree planting.
- Areas of more generous public realm offering, play on the way, seating etc.
- Integrated SuDs where possible.
- Defensible planting to ground floor units.



Public Realm Planting

Play:

- Under 5's play within communal areas and public realm.
- Maximise play value across masterplan
- Use of natural play and playable landscape to blend play into landscape
- Inclusive play



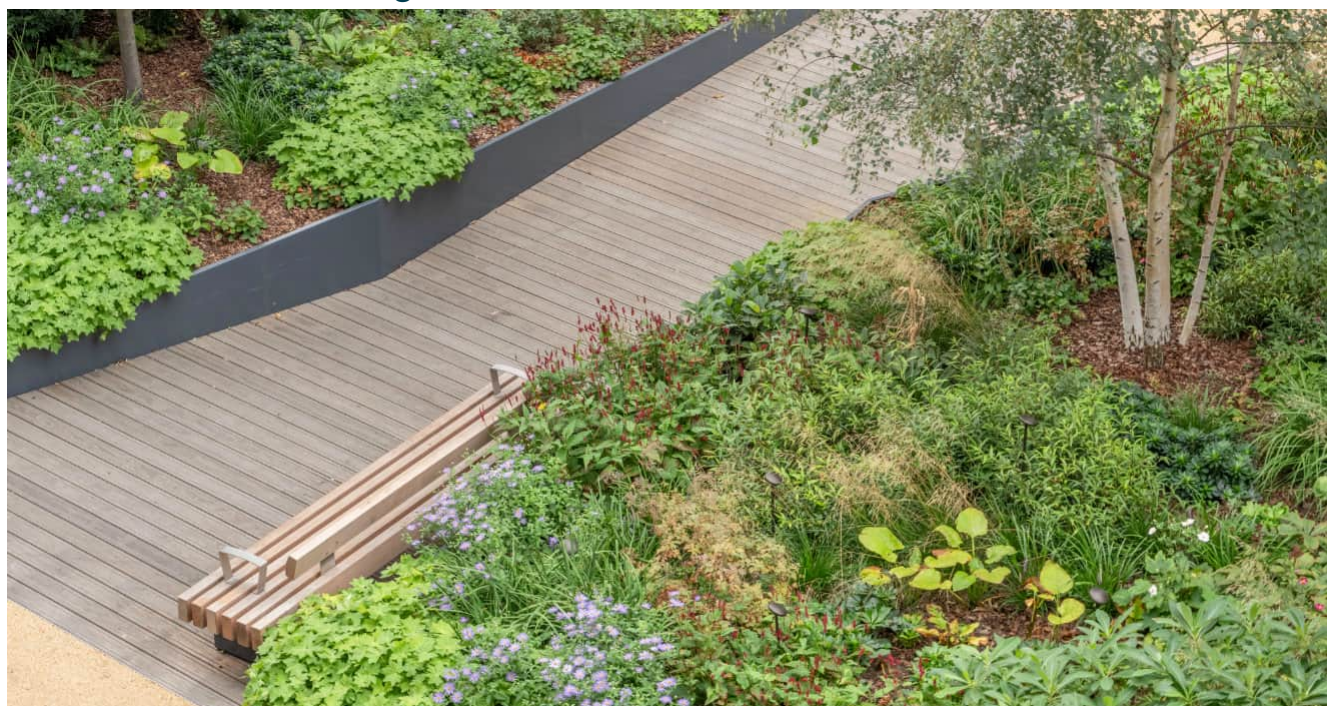
Under 5's Play

Communal Space:

- Communal spaces to be multi-generational in functionality
- Provide both active and passive recreation
- Colourful, seasonal and robust planting
- Potential inclusion of communal growing



Communal Podium/roof garden



Pocket Park



Under 5s Play



Communal Courtyard

New home layouts



Homes will be the same size or larger. 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.



Indicative floor plan of a 1-bed apartment



Indicative floor plan of a 2-bed apartment



Indicative floor plan of a 3-bed apartment

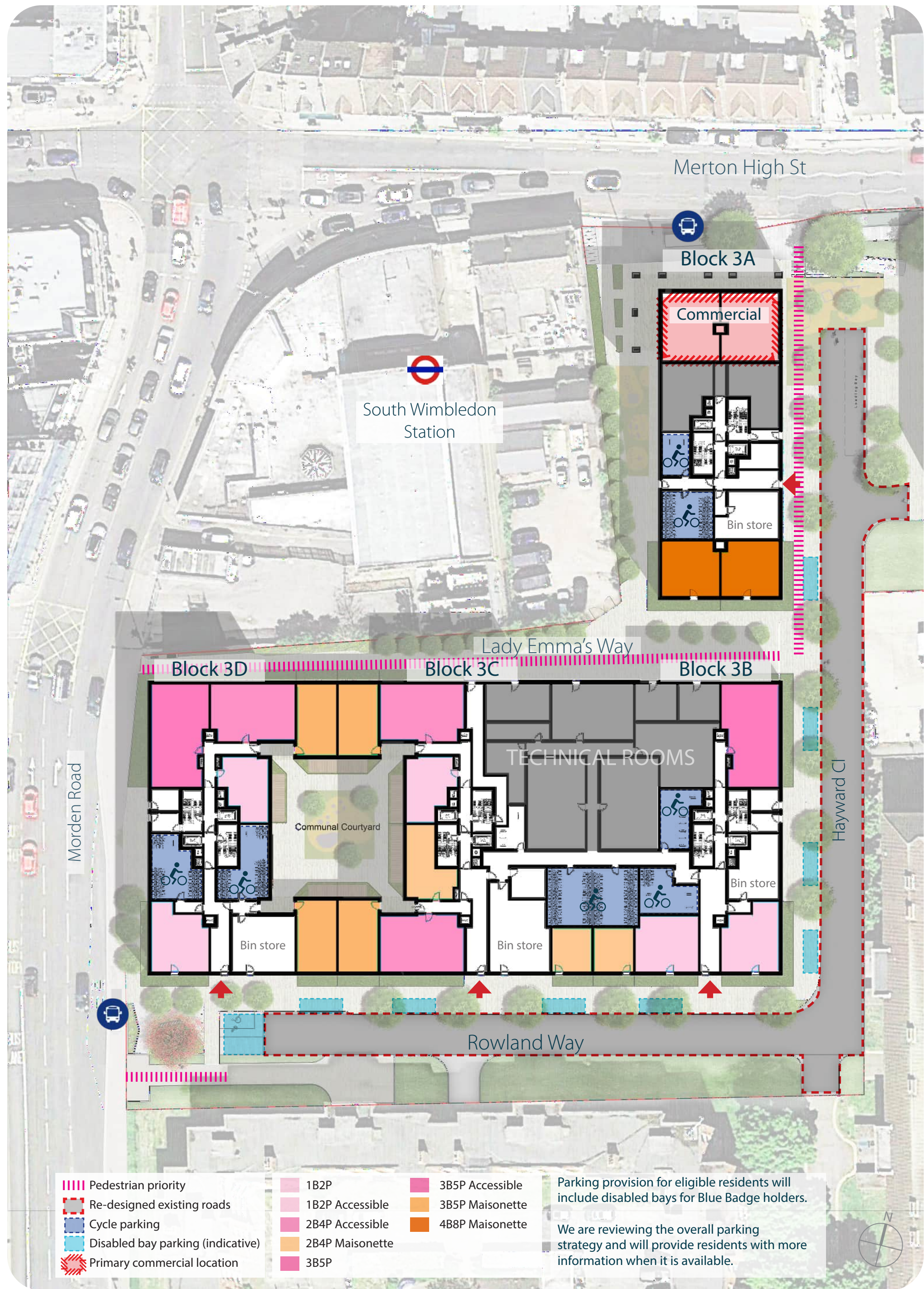


Indicative floor plan of an accessible apartment

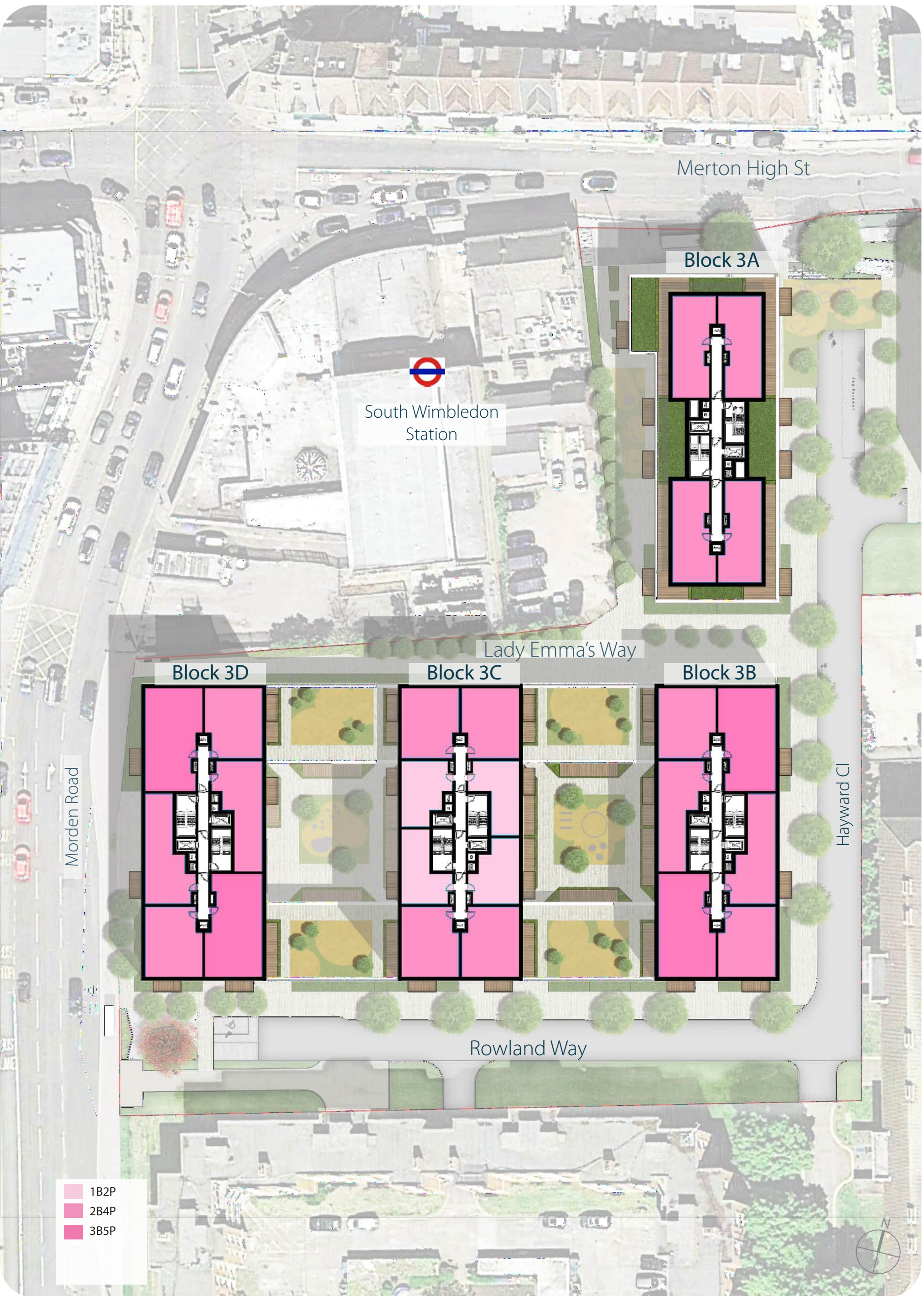
The vision for Phase 3



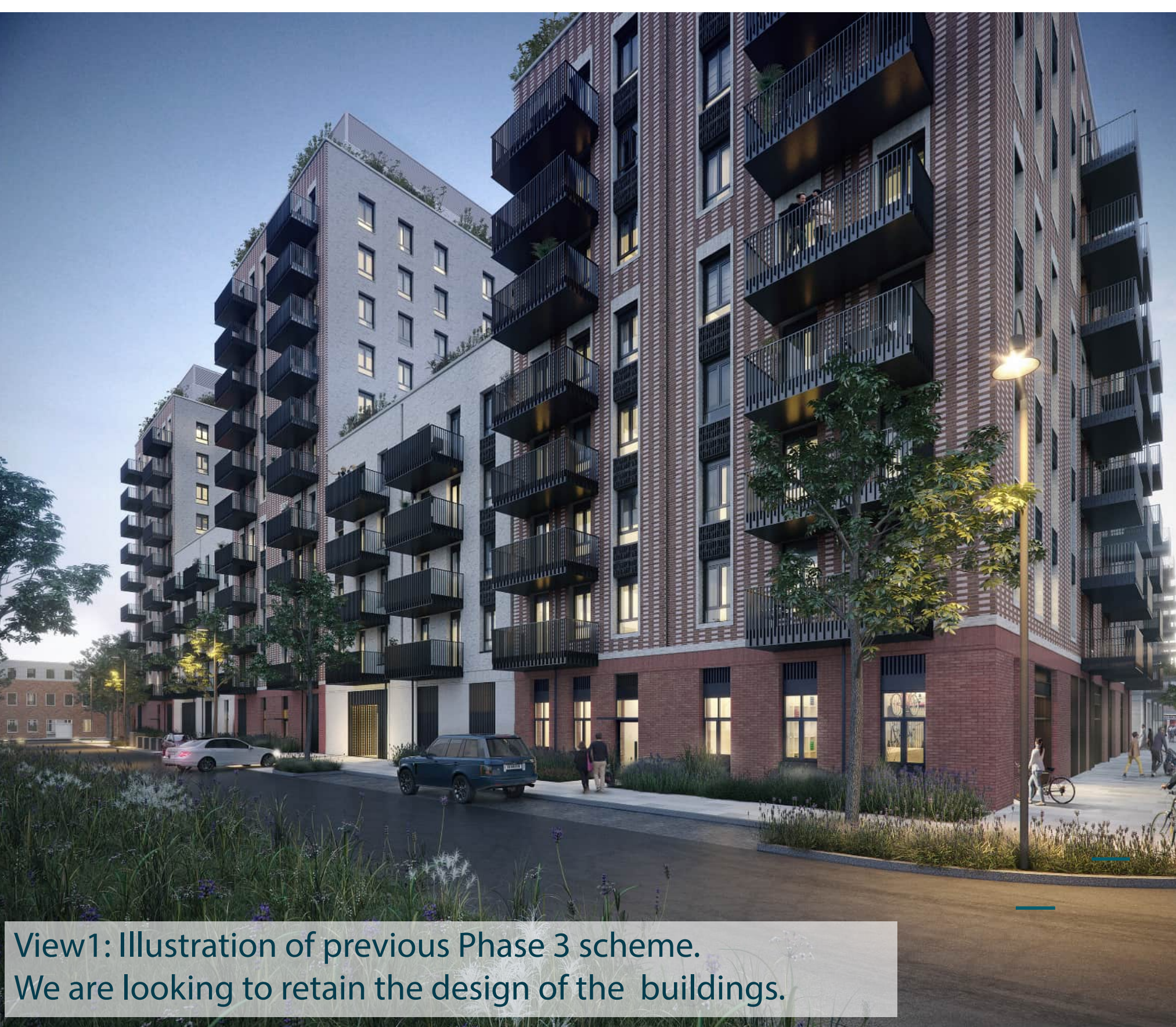
Ground floor



Upper floor



- Up to 253 new affordable homes
- Commercial spaces and retail
- Cycle spaces
- Car parking
- Play areas and high quality landscape



What Happens Next



We are accelerating new homes for residents and to achieve this we are proposing to submit a planning application later this year.

Residents can stay in touch with the latest proposals and news about the regeneration on our website at myclarionhousing.com/highpath



Getting involved



If you are curious to see the new homes as they are being built you can view High Path Live.

The digital platform allows residents to track the progress of their new homes from a smartphone, tablet or laptop.

High Path ^{LIVE}

Follow the progress of the new homes on **High Path**

To find out more visit:
HighPathLive.com





Powered by: 



Subscribe to the newsletter to receive regular updates at: www.highpathlive.com



Scan QR code to view www.myclarionhousing.com/highpath

Stay in touch



There are lots of ways to stay up to date with information about the regeneration.

- ✓ Check out the website
- ✓ Register for regular digital construction updates
- ✓ Join the High Path Steering Group

Please contact us if you have any questions or feedback:



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Regeneration Manager
Tel: 07557 846 825

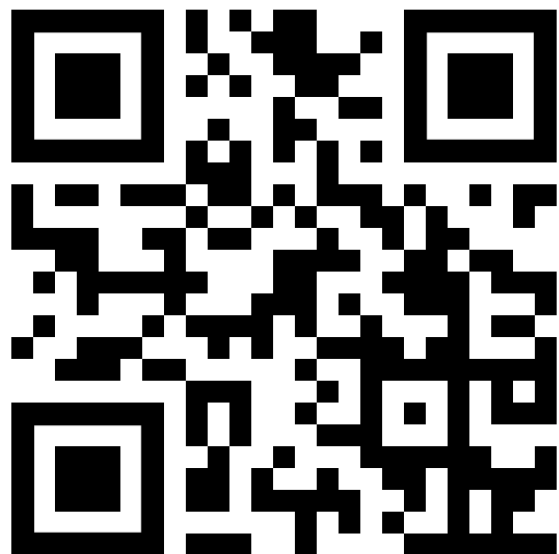
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Scan me to view the High Path website