

Introduction

As the plans for High Path Phase 3 develop we are sharing updated proposals for new homes, outdoor spaces and streets, shaped by what residents told us during previous engagement events.

Our plans include:

- Changing the tenure from private sale to affordable to accelerate the rehousing of all existing residents.

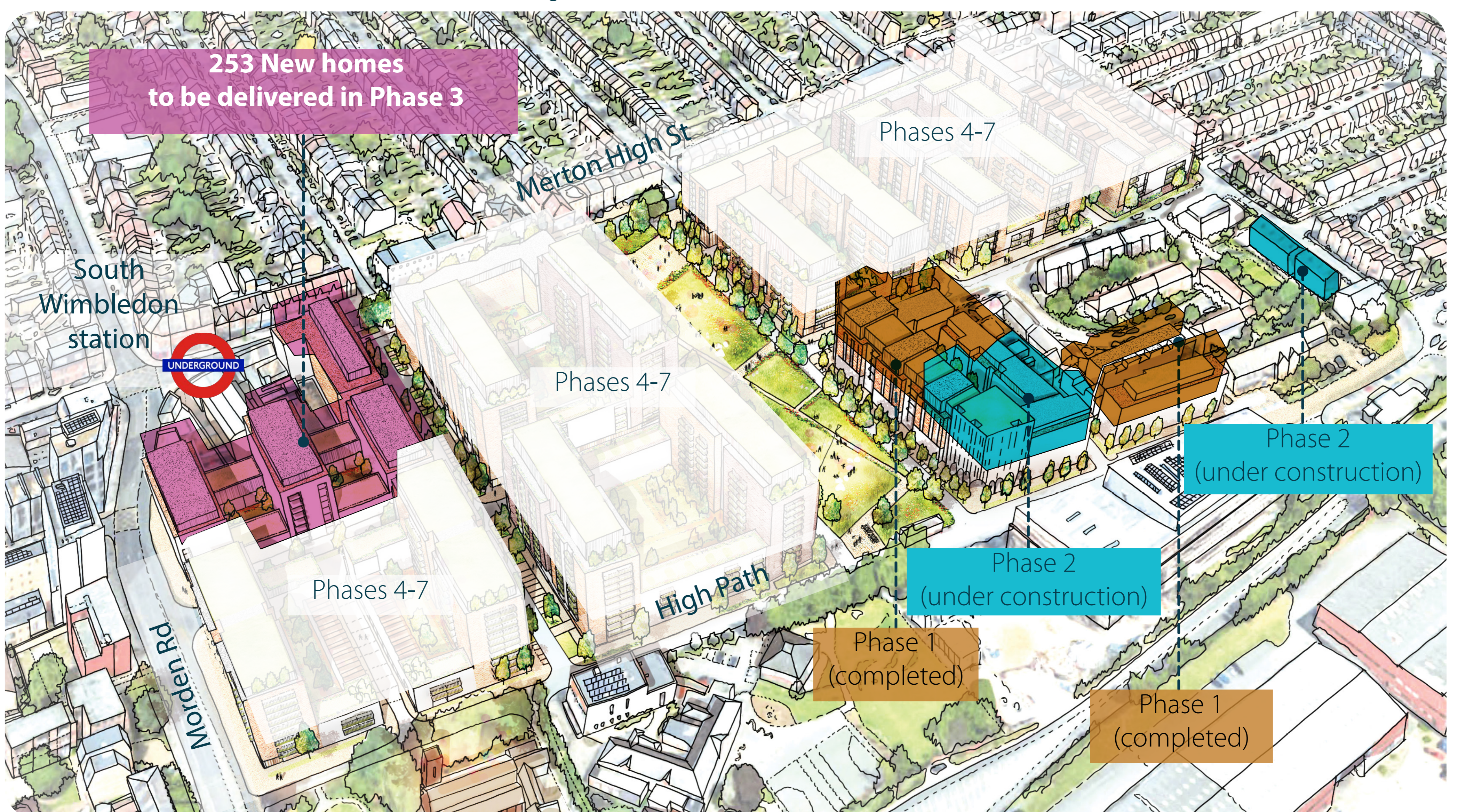


The final planning proposals will be submitted to the London Borough of Merton in the summer for consideration.

This exhibition explains:

- ✓ What you told us and how we've responded
- ✓ Updated designs for the new homes
- ✓ Improvements to public spaces, streets and landscaping
- ✓ Parking arrangements, cycle storage and lighting
- ✓ The proposed timeline and next steps

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



Listening to Residents: You Said, We Did

Responding to your feedback

Resident feedback plays a key role in shaping the Phase 3 proposals. Here's how we have responded to the main issues raised.

Storage under the stairs



You said:

- Can you include storage under the stairs in maisonettes?



We did:

- Dedicated under the stairs storage in maisonettes where layouts allow
- Ensure household storage is practical, accessible and secure
- Provided additional internal storage under the stairs, and external storage such as secure communal cycle storage

Open plan versus separate kitchens and living spaces



You said:

- Can some of the homes include
- separate kitchens and living rooms?

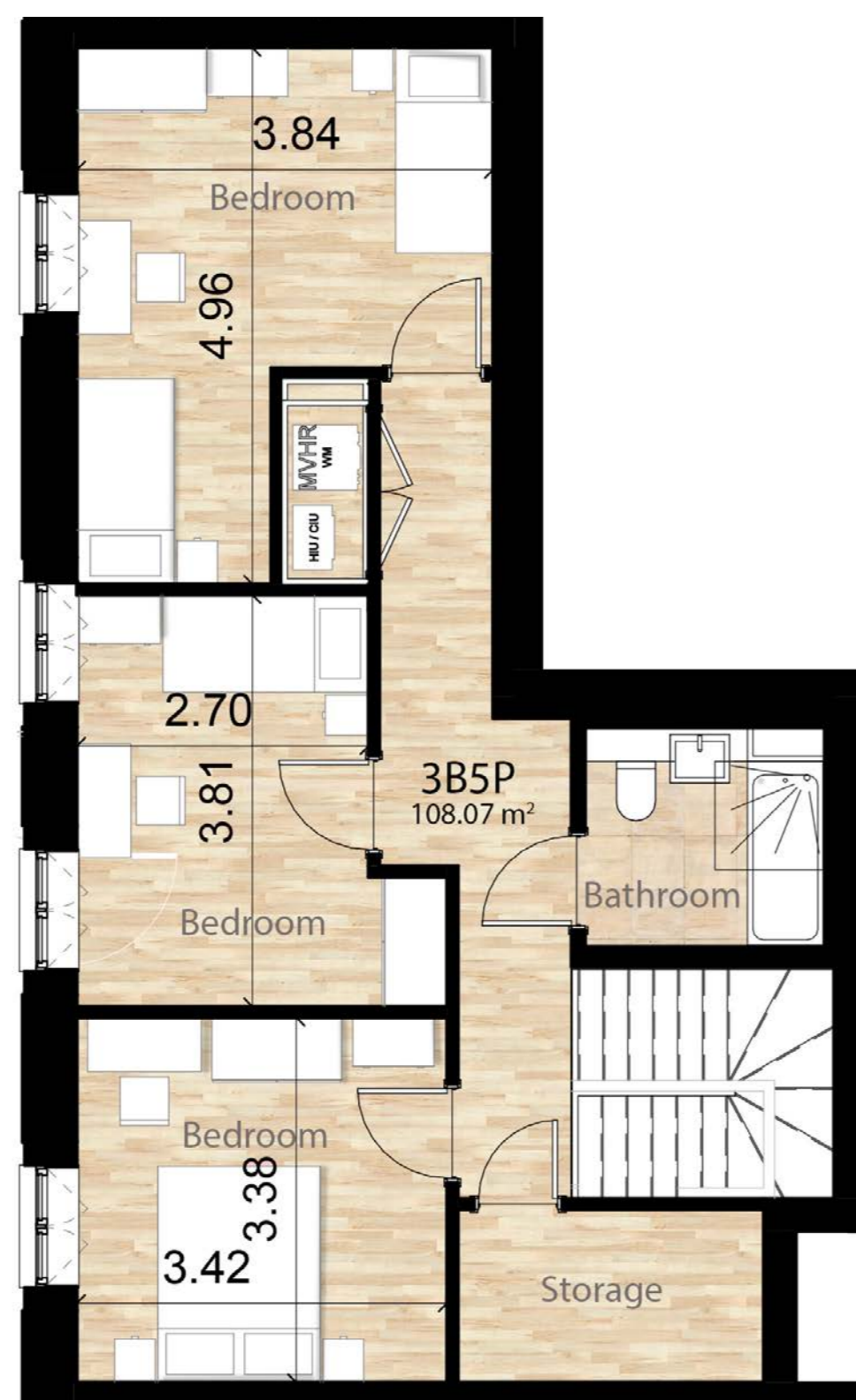


We did:

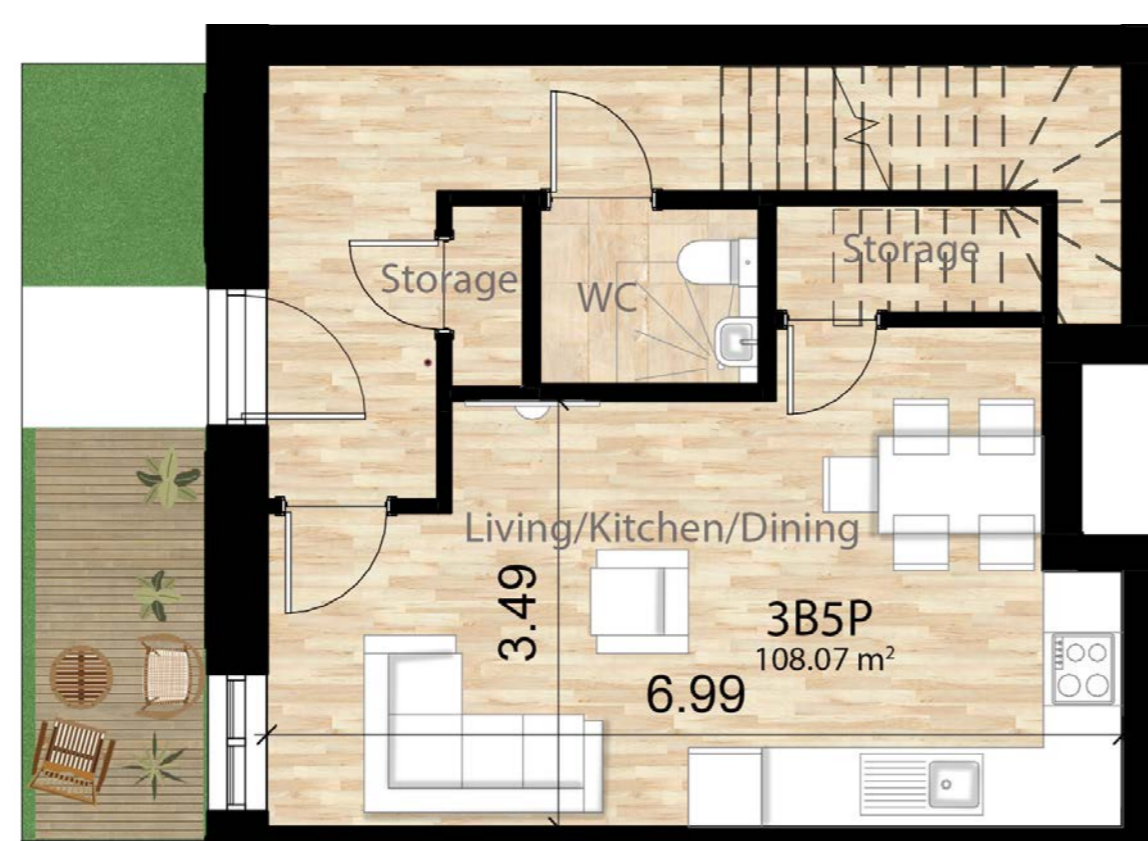
- Designed a range of layouts, including both open-plan and separate options
- Developed a physical model and plans to show how the different layouts might work
- Ensured flexibility across property types

Indicative 3-bedroom 5 person maisonette

Upper floor



Ground Floor



Indicative 3-bedroom 5-person flat with separate kitchen



Indicative 3-bedroom 5-person flat without separate kitchen



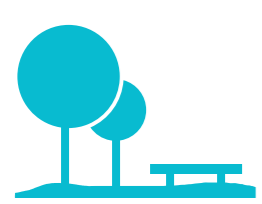
Property Types

A mix of homes to meet residents' needs

Phase 3 will provide a range of good quality new homes, designed to meet different household needs and sizes.



Proposed homes include: 1, 2, 3, and 4-bedroom flats and maisonettes



All homes will have direct access to private outdoor space (balcony, terrace)



Homes designed to modern accessibility and space standards

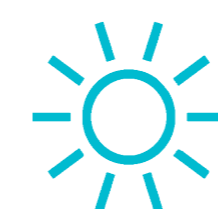


Indicative internal layouts for different homes sizes and kitchen and living room arrangements; bedroom sizes with storage options



Thoughtful layouts designed to:

- Provide a range of home sizes
- Meet residents housing needs
- Provide all homes with private amenity (balcony / terrace)
- 3 bed + homes: option to have separate kitchen
- Internal storage provided



Ventilation system and daylight

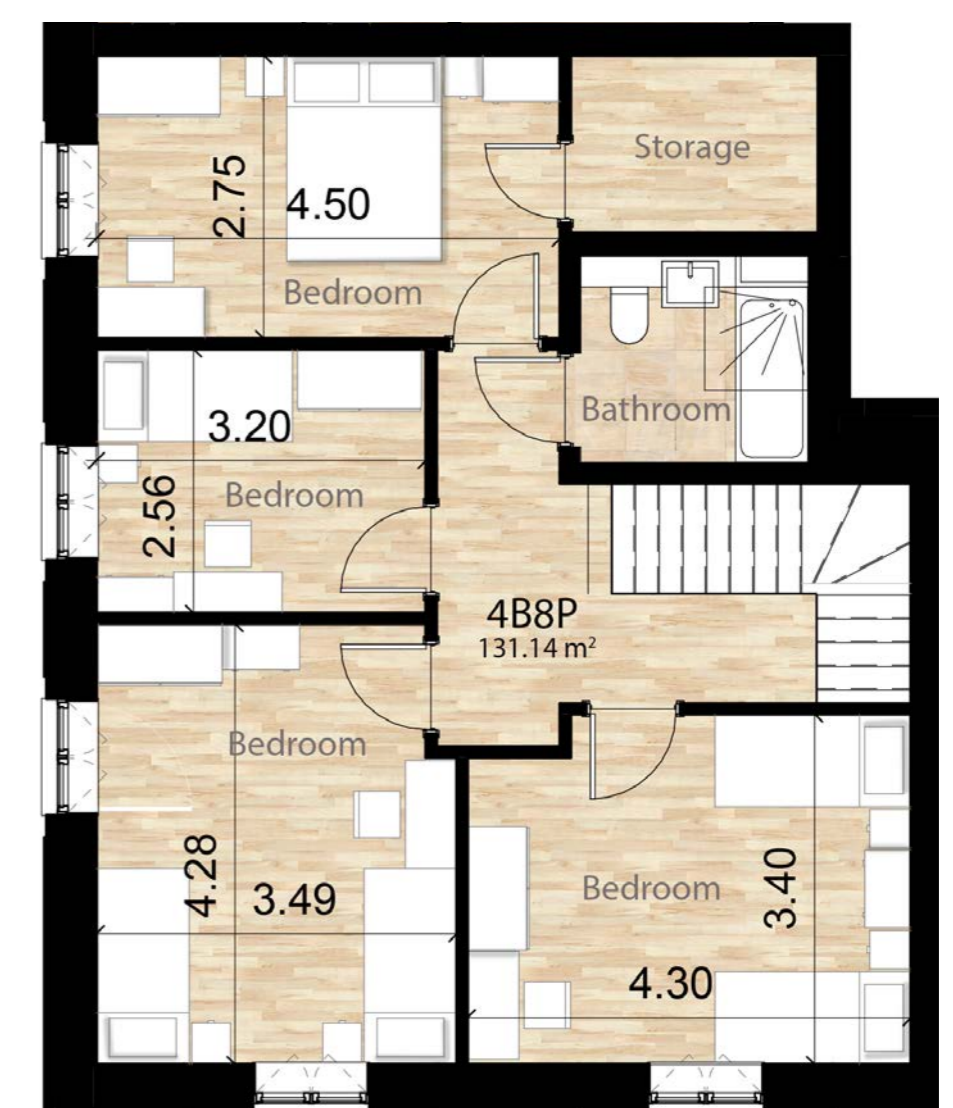
Indicative 1-bedroom 2-person flat



Indicative 2-bedroom 4-person flat



Indicative 4-bedroom 7-person maisonette flat

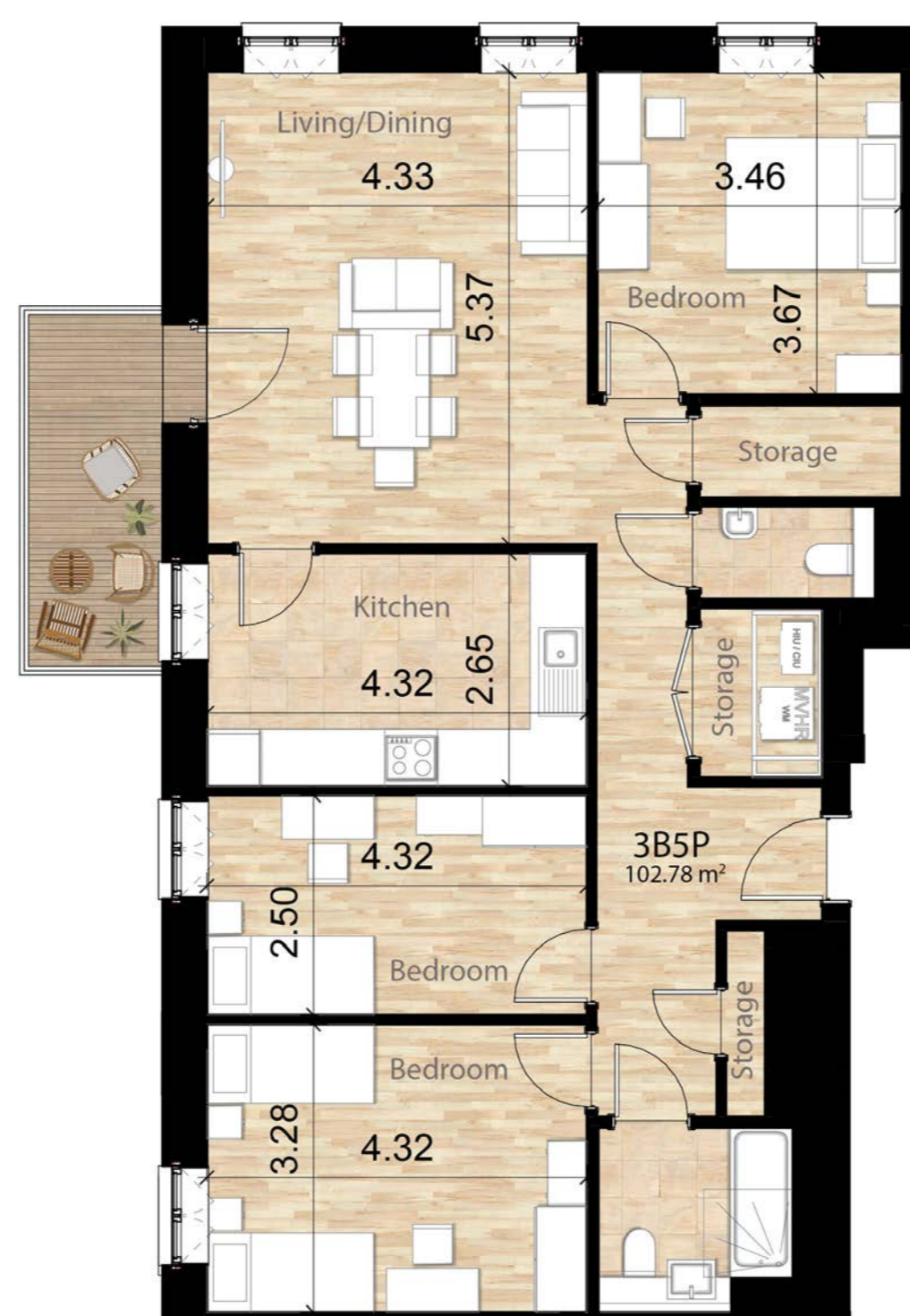


Upper Floor

Indicative 2-bedroom 4-person wheelchair accessible flat



Indicative 3-bedroom 5-person flat



Ground Floor

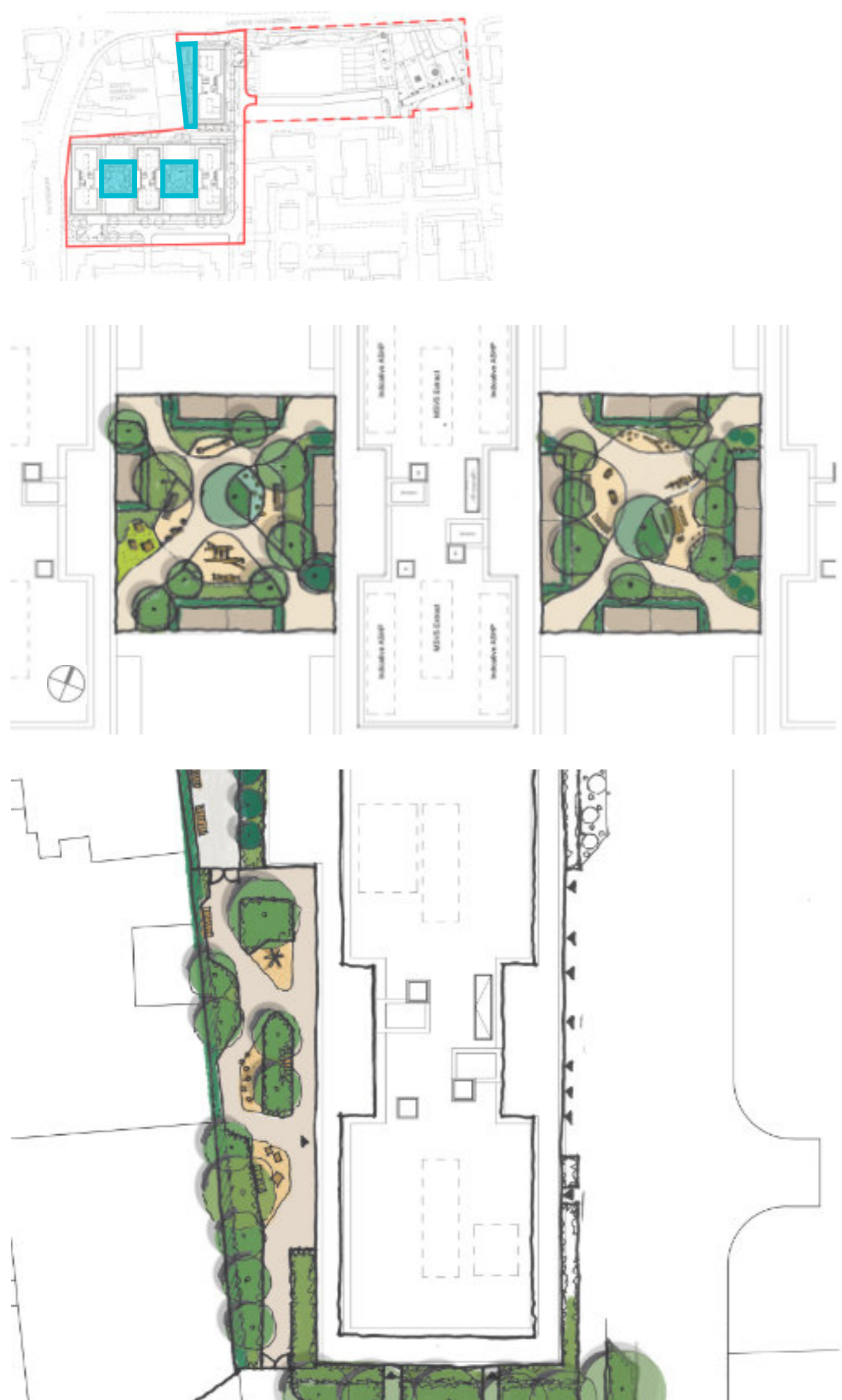
Landscape & Public Spaces

We are providing public and communal spaces that can be shared by all and creating a more pleasant neighbourhood.

Courtyard spaces

- ✓ Seasonal shrub and herbaceous planting and feature trees
- ✓ Seating and space for passive activity
- ✓ Integrated natural play for under 5's

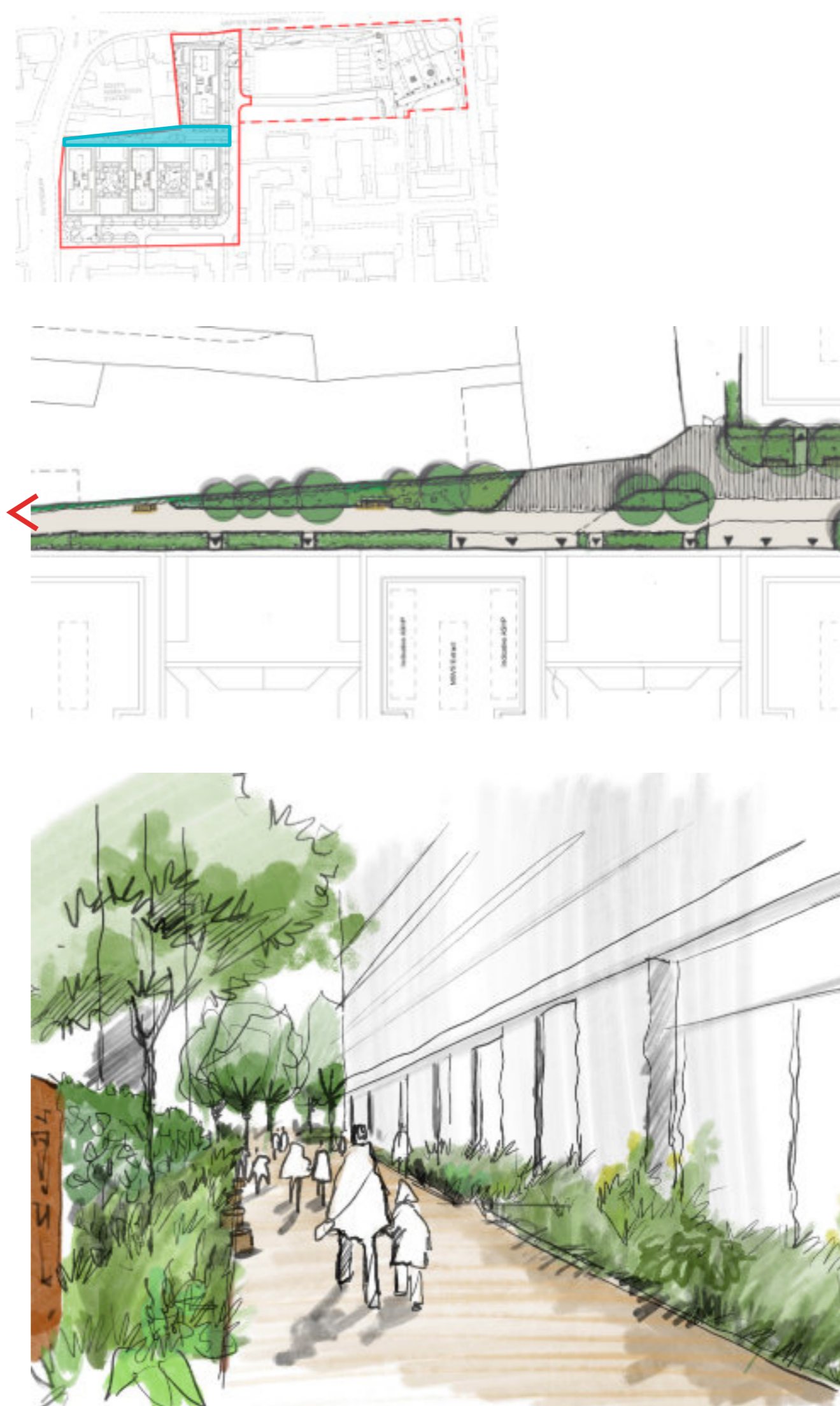
Location Plan



Lady Emma's Way Play Street

- ✓ Pedestrian friendly green street
- ✓ Seating and doorstep play
- ✓ New tree and shrub planting
- ✓ Front gardens for ground floor homes

Location Plan



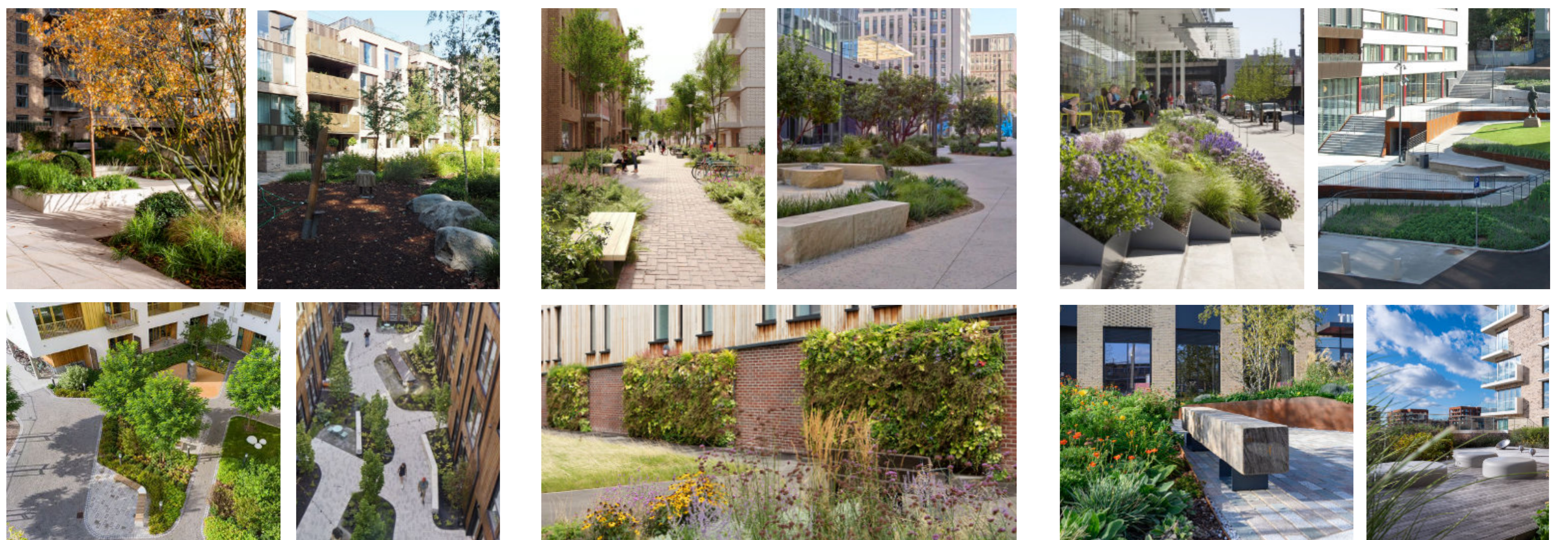
Hayward Close Public open space

- ✓ Commercial spill out space fronting Merton High Street
- ✓ Accessible routes embedded in soft landscape.
- ✓ Doorstep play and seating.

Location Plan



Landscape Precedents



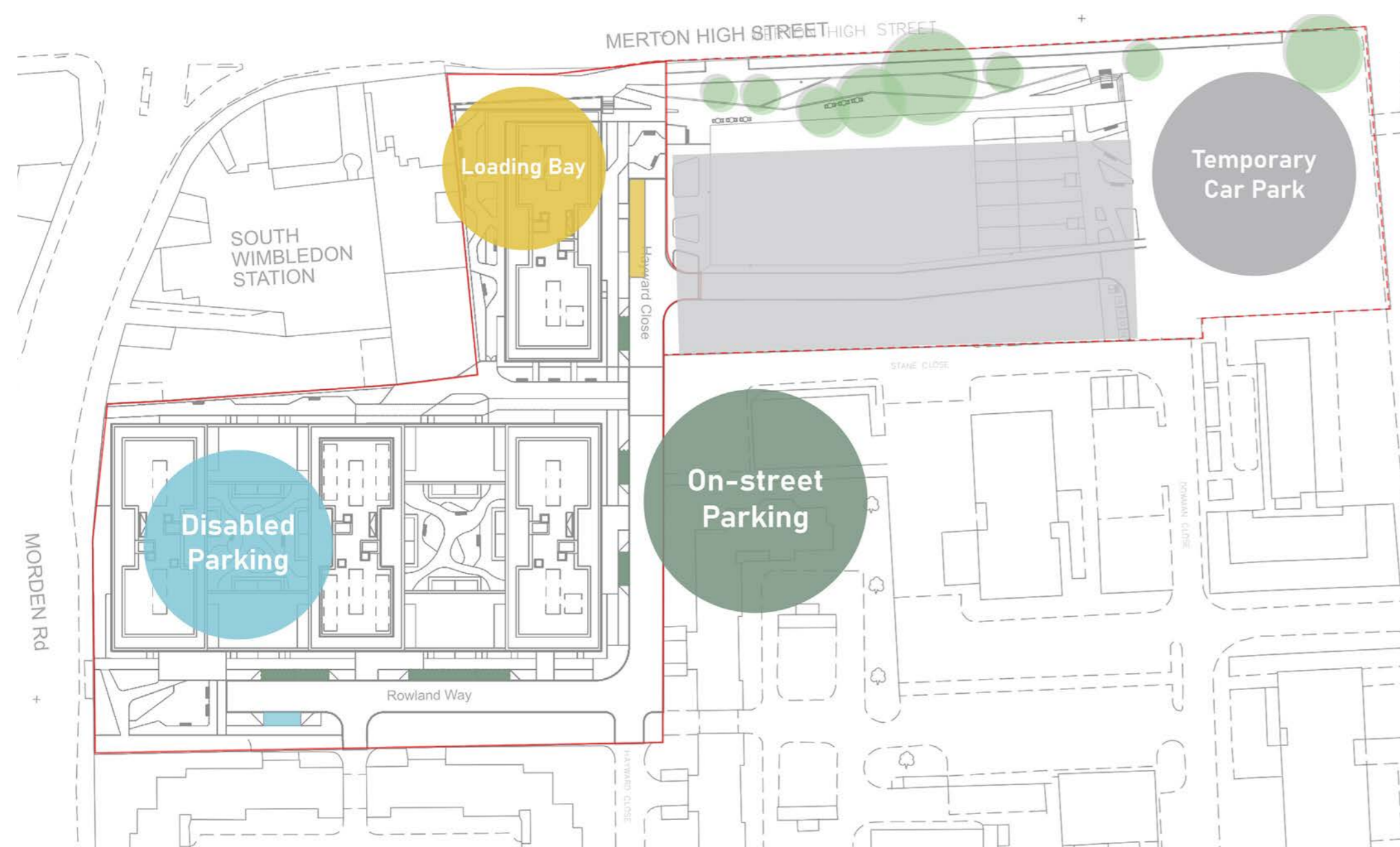
Parking Proposals

Parking Arrangements

The parking proposals are being developed to respond to residents' needs. In London, car parking requirements are governed by established regional planning policies.

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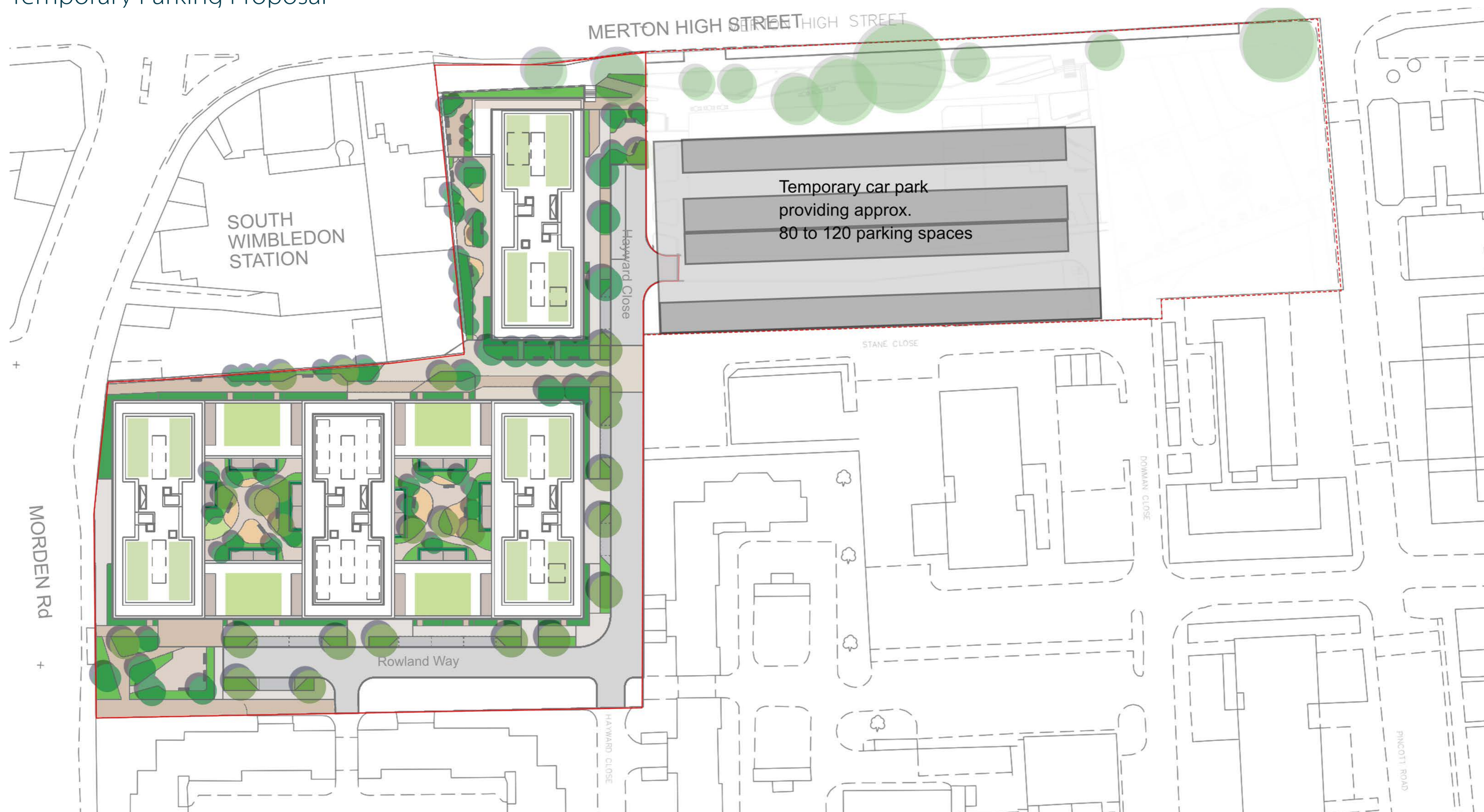
Parking Proposal



The parking proposals for High Path Phase 3 include:

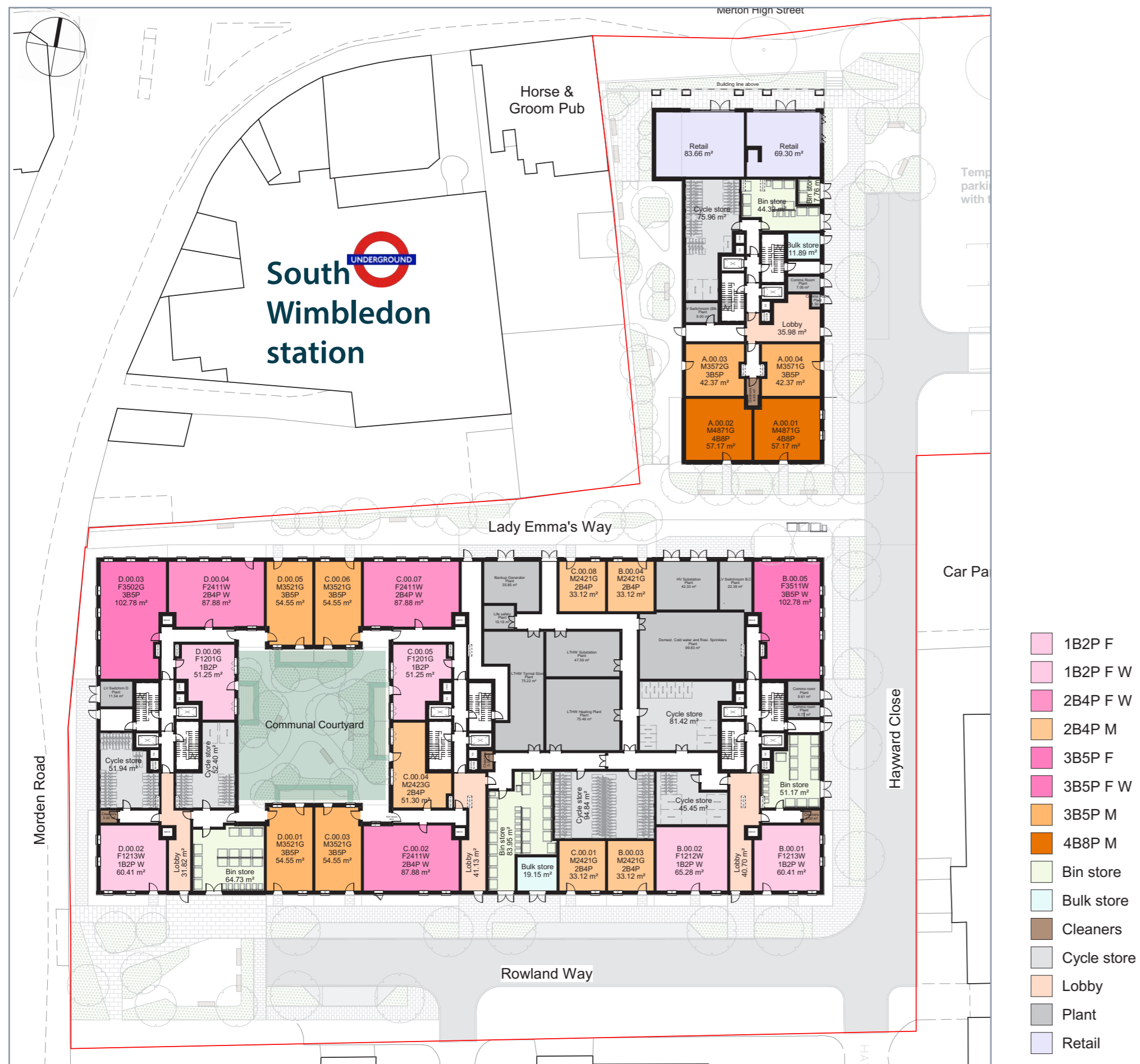
- ✓ On-street parking
- ✓ Disabled and Blue Badge parking provided
- ✓ Loading bay
- ✓ Temporary car park adjacent to Phase 3 area along Hayward Close
- ✓ Clear routes for pedestrians and vehicles
- ✓ Safe servicing and emergency vehicle access

Temporary Parking Proposal





GROUND FLOOR PLAN



FIRST FLOOR PLAN



Residential Entrances

The scheme ensures inclusive, tenure-blind access to communal spaces through high-quality lobbies. These generous entrances create dignified focal points, increasing footfall and natural surveillance. Direct street-level access for all ground-floor homes maximizes activation, fostering a safer, more animated public realm and local integration.

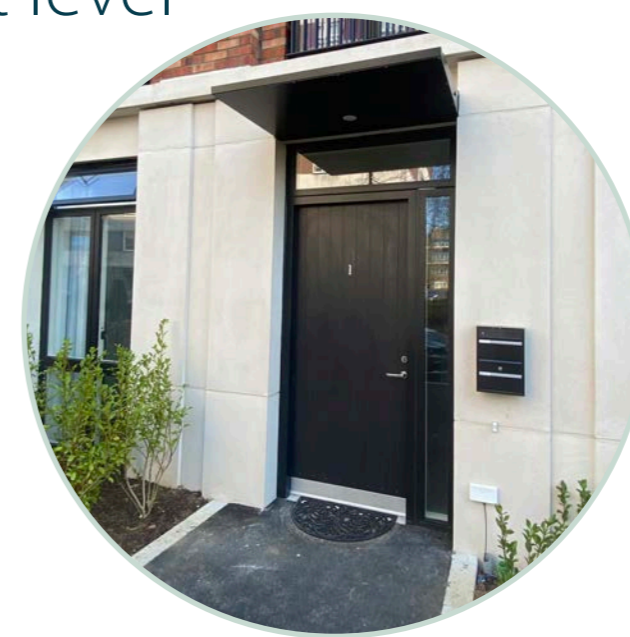
Refuse Strategy

Ground-floor refuse rooms, accessible via step-free routes. They accommodate general, recycling, and organics waste, meeting LBM guidelines. Separate bulky item facilities are in Buildings A and C. The two retail units in Building 3A have dedicated adjacent bin stores.

Cycle Parking Strategy

Cycling is actively promoted with ample, brightly lit, and welcoming storage facilities. Residential cycle parking meets London Plan.

Homes front door at street level

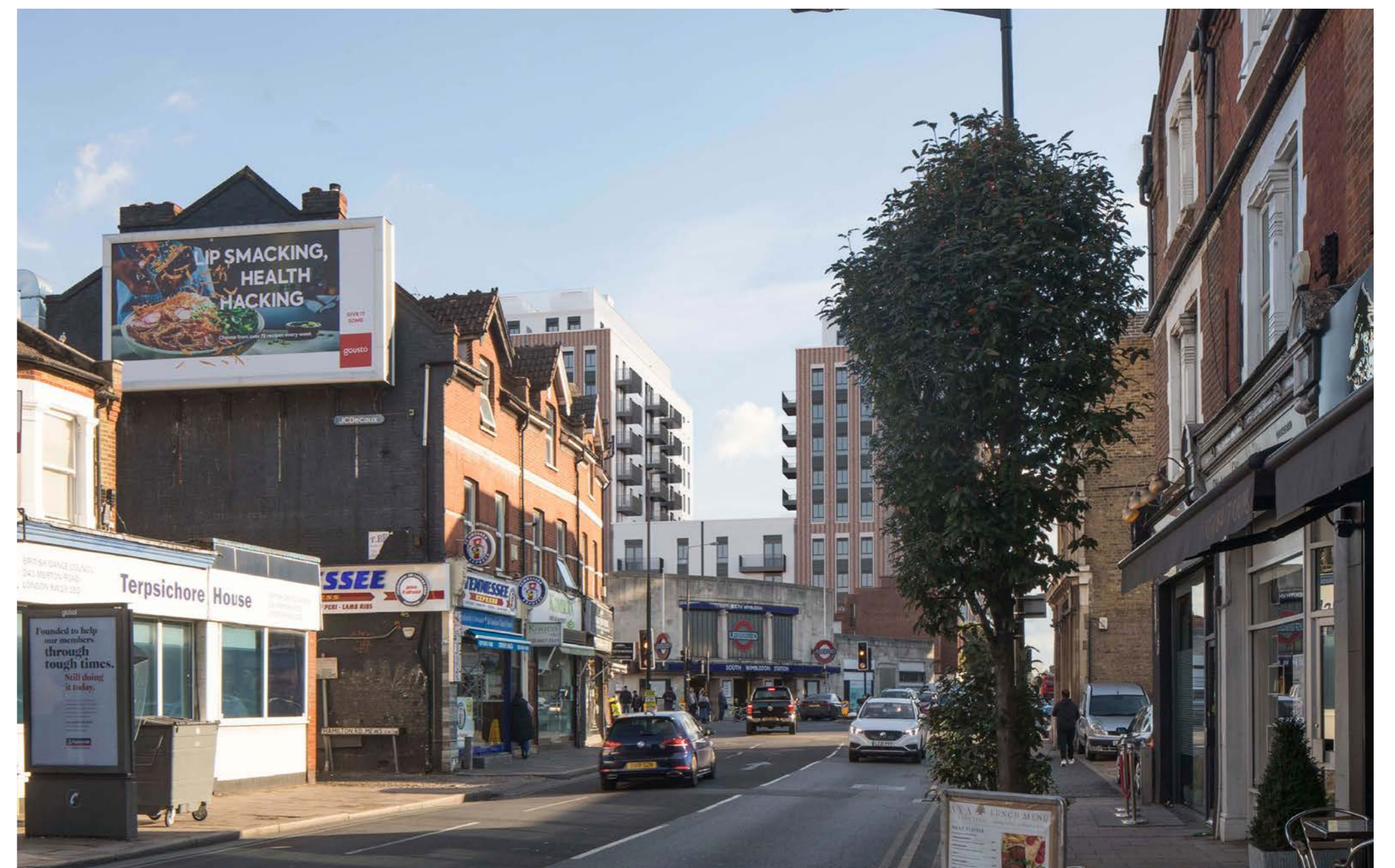


Podium Gardens

Townscape View from Kingston Road



Townscape View from Merton Road



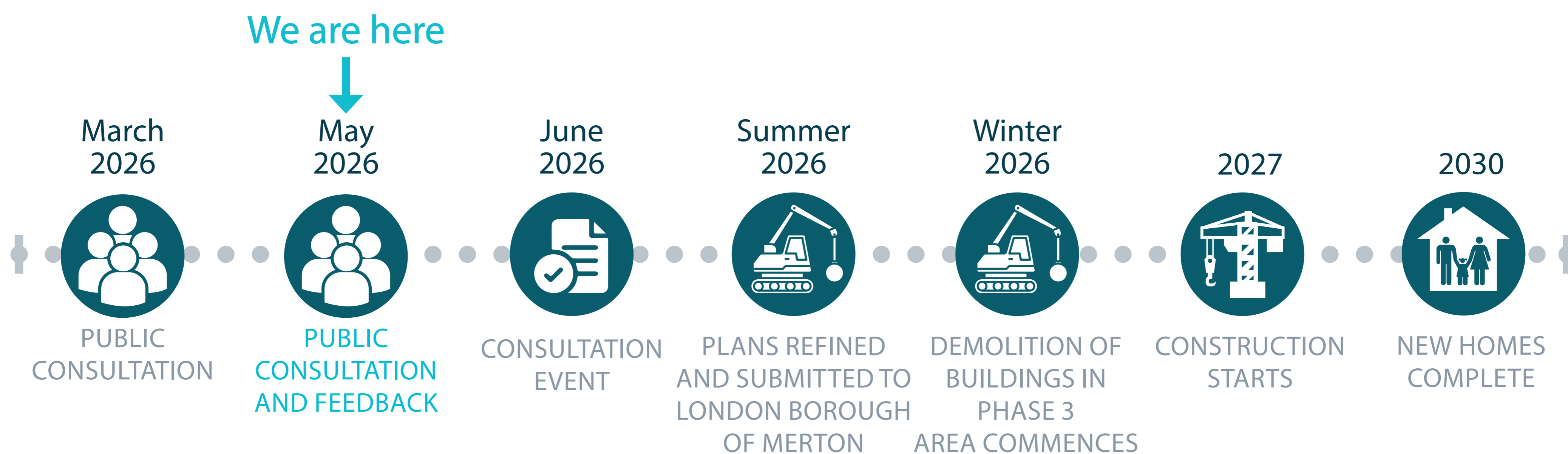
Timeline & Next Steps

We are proposing to submit a planning application this Summer to allow us to accelerate the delivery of new homes for eligible High Path residents.

Residents can stay in touch and learn about the latest proposals on our website at myclarionregeneration.com



What happens next?



Your feedback matters and will help shape the proposals and the future of High Path.

Key themes emerged from the recent consultation events highlighting what is important to High Path residents. Share your ideas and feedback by adding post it notes to the board.

Home Layouts



- Tell us about your preference for open plan or separate kitchen and living room arrangements if the property design allows it.

Add post it notes here:



Car Parking Arrangements



- Tell us about your preferred parking solutions.
- What are your thoughts on the proposed parking solution?

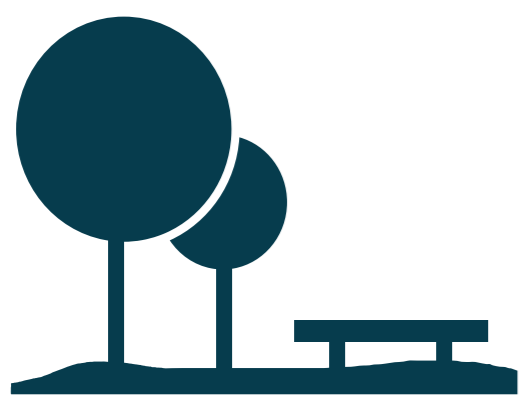
Add post it notes here:



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Landscape



- What is your preference around landscape? What do you like? What you do not like?
- Do you have any ideas for lighting?

Add post it notes here:



Comunity & Social



- What types of events bring people together?
- Do you have any ideas for community events and future retail opportunities?

Add post it notes here:

