

The Current Proposals



Plans for High Path Phase 3 are developing, and your feedback is helping shape new homes, streets, and outdoor spaces.

We are proposing to:



Deliver new homes sooner to rehouse all remaining existing eligible residents in this phase.



Revise the designs to reduce overheating and improve energy efficiency.



Change the tenure of all homes from private sale to social rent and replacement homes for existing eligible homeowners.



Amend the original waste strategy to include traditional bin stores instead of an underground refuse system (URS).



Implement changes to ensure the buildings meet the latest building safety and regulatory standards.



Remove one block from the original plan and introduce temporary car parking in response to resident feedback.

The community

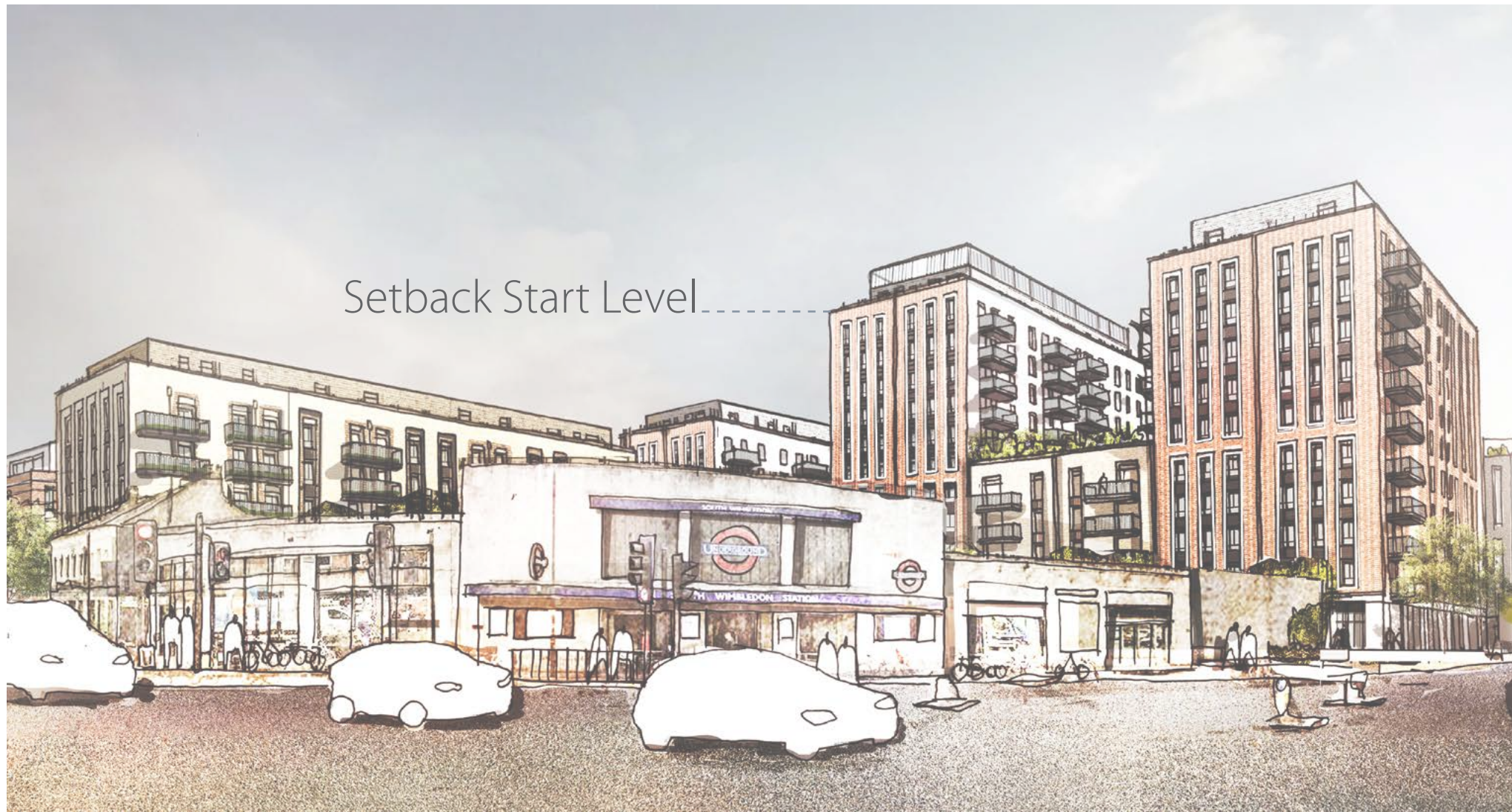
High Path will continue to be a welcoming, mixed community with modern homes provided for a variety of households. All eligible residents will continue to qualify for the Merton Residents Offer.



Artist's impression of the Morden Road and Merton High Street junction, with High Path Phase 3 buildings in the background.

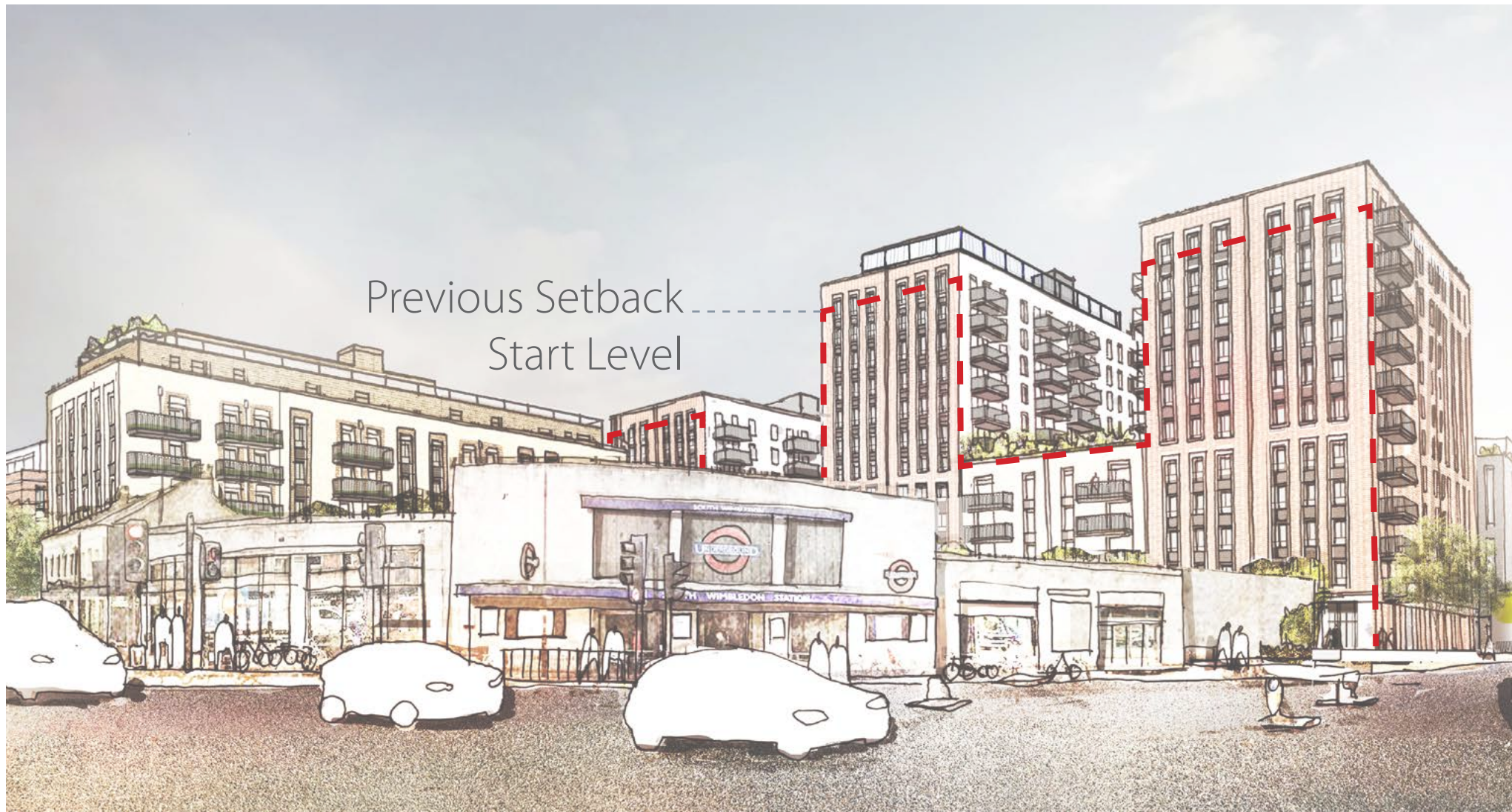
The Latest Changes

Approved proposal - 2022



- ✓ Revised upper floors to accommodate more family-sized homes.
- ✓ Introduced temporary car parking spaces for residents.
- ✓ Reduced the heights of interconnecting buildings to increase daylight/ sunlight in communal spaces.

Current Proposals - Blocks B, C, and D setbacks* reduced



- ✓ Redesigned street frontages to give residents direct street access at ground floor level.
- ✓ Redesigned the bin stores and cycle stores to make them more accessible to residents.
- ✓ Developed external landscaping strategy and incorporated provision for under 5s play space.

Servicing Strategy and Waste



* A setback is part of a building frontage that is set back from the rest, creating a step or ledge rather than a flat, straight wall.

The New Homes



The new homes are designed for everyday living to meet different household needs.

Features include:

- Open-plan or separate living room options in larger size homes where possible.
- Reviewed opportunities to increase storage provision in homes.
- Secure communal cycle storage.
- Internal bin store with bulky waste and recycling storage.

Homes at a glance



260 new homes across four blocks



Property type: 1, 2, 3 and 4-bedroom flats and maisonettes



Wheelchair accessible homes

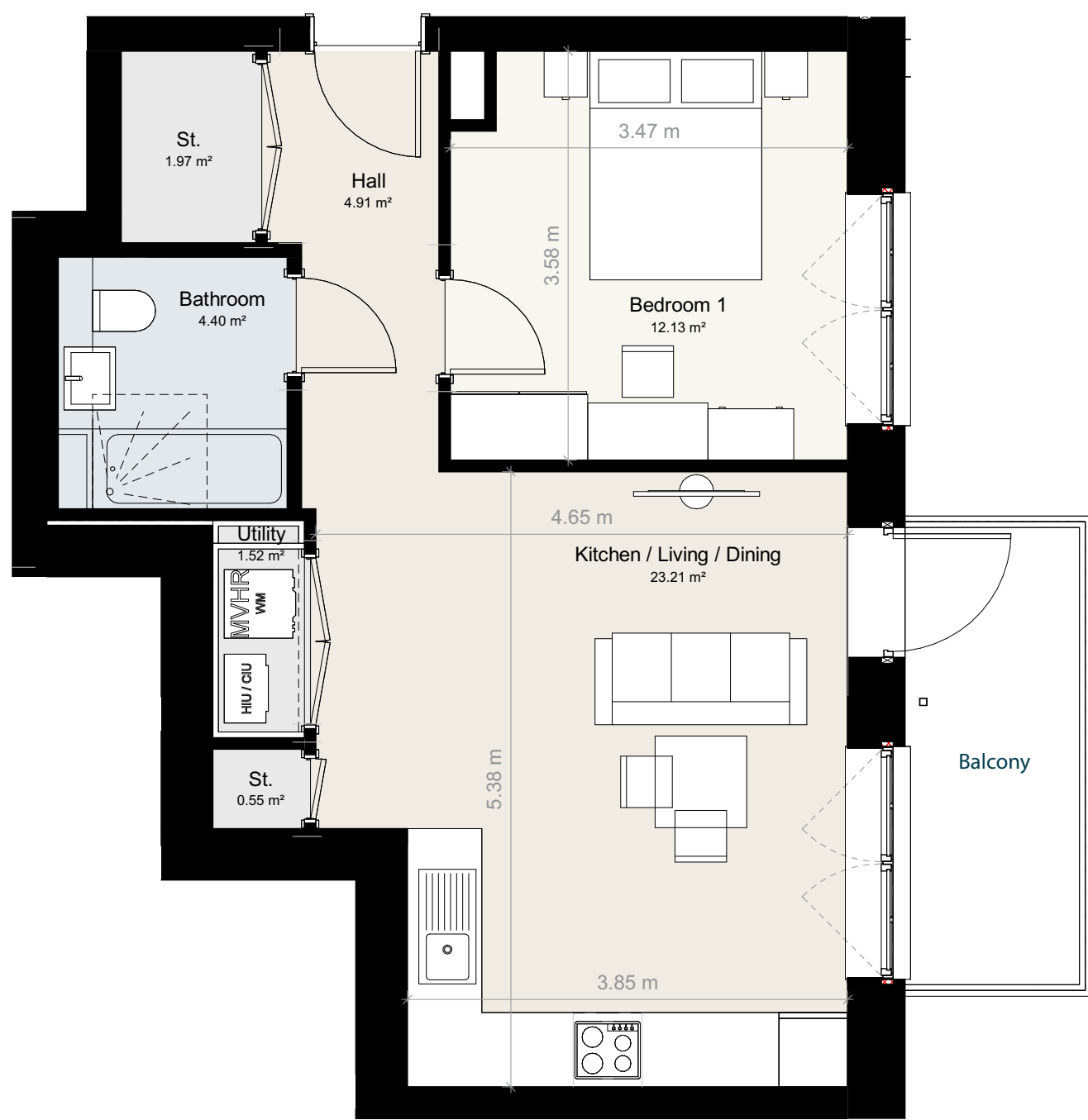


Commercial / retail space to enhance the frontage on Merton High Street

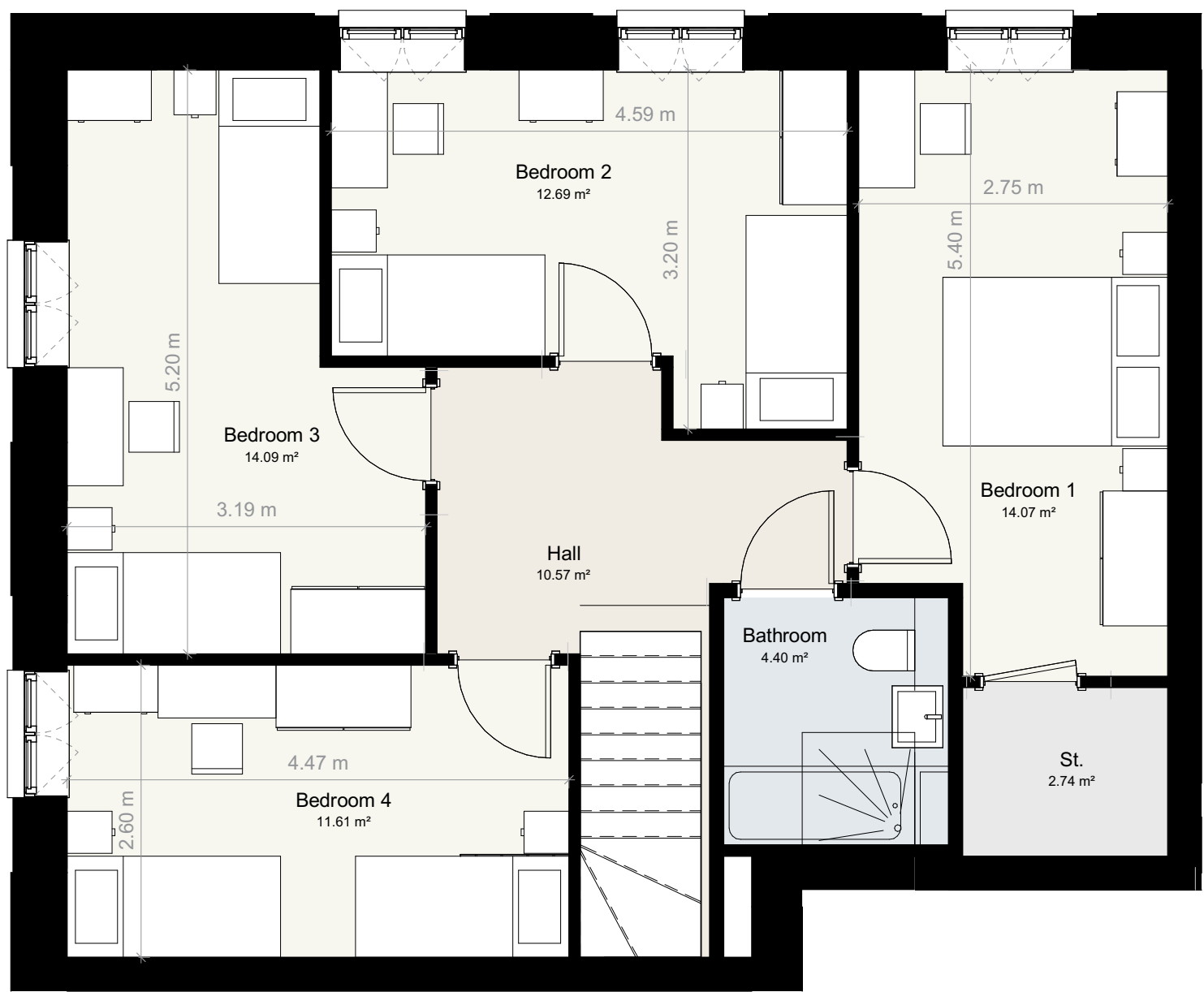


346 cycle spaces

Indicative 1-bedroom 2-person flat



Indicative 4-bedroom 8-person maisonette flat



Upper Floor

Indicative 2-bedroom 4-person wheelchair accessible flat



Ground Floor Terrace



Ground Floor

The New Homes



Indicative 2-bedroom 4-person flat



Indicative 3-bedroom 5-person flat



Floor Plan - Level 01

- Indicative 1-bedroom 2-person flat
- Indicative 2-bedroom 4-person flat
- Indicative 3-bedroom 5-person flat
- Indicative 2-bedroom 4-person wheelchair accessible flat
- Indicative 4-bedroom 8-person maisonette flat

Sustainable living
We take a sustainable approach to providing heating and hot water to the homes, building in energy efficiency to comply with modern standards.



A community heating scheme supported by air source heat pumps (ASHP).



Solar photovoltaic panels PVs installed on the roofs will contribute to communal electricity supply.



Mechanical Ventilation with Heat Recovery system (MVHR) installed in each home improves air quality and circulation in the homes.



Green Roofs under PVs.



Landscape & Public Spaces

All new homes will have access to private outdoor space such as balconies, terraces, and access to external communal courtyards. The communal spaces and landscape provide areas for relaxation and play for everyone to enjoy.

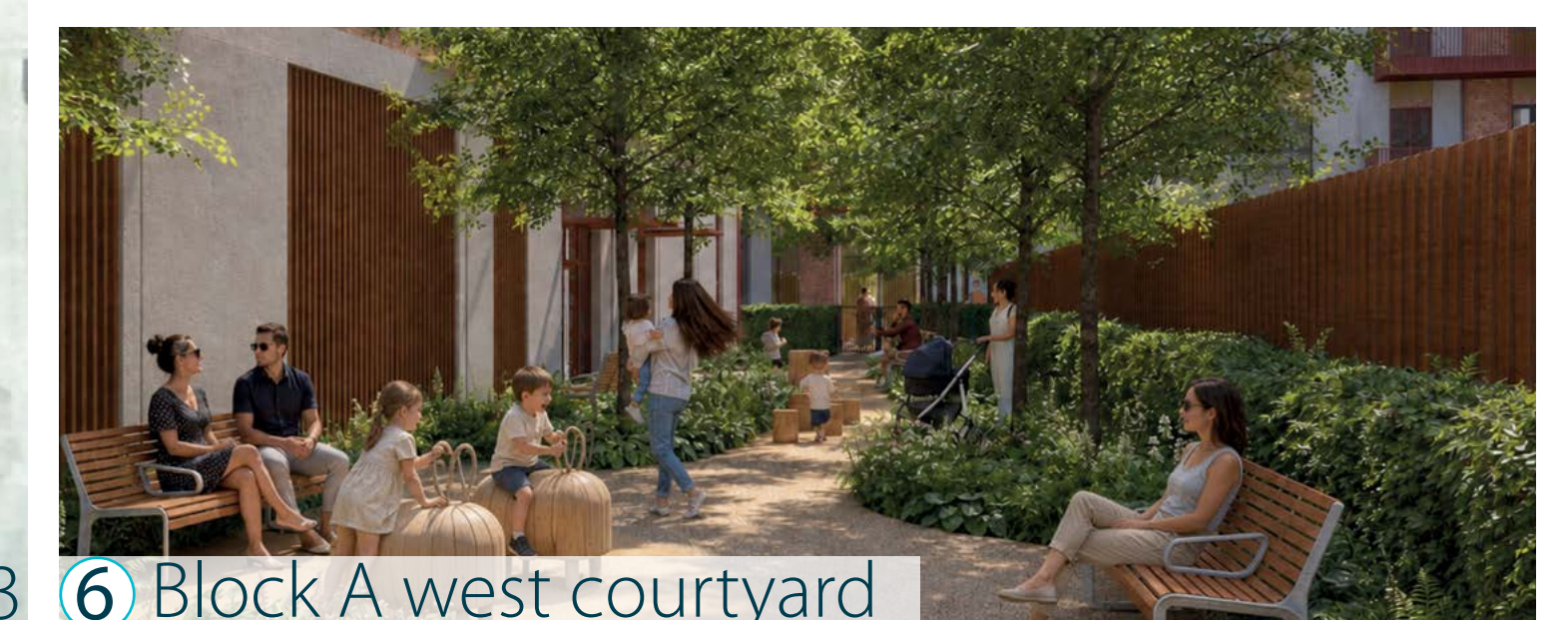
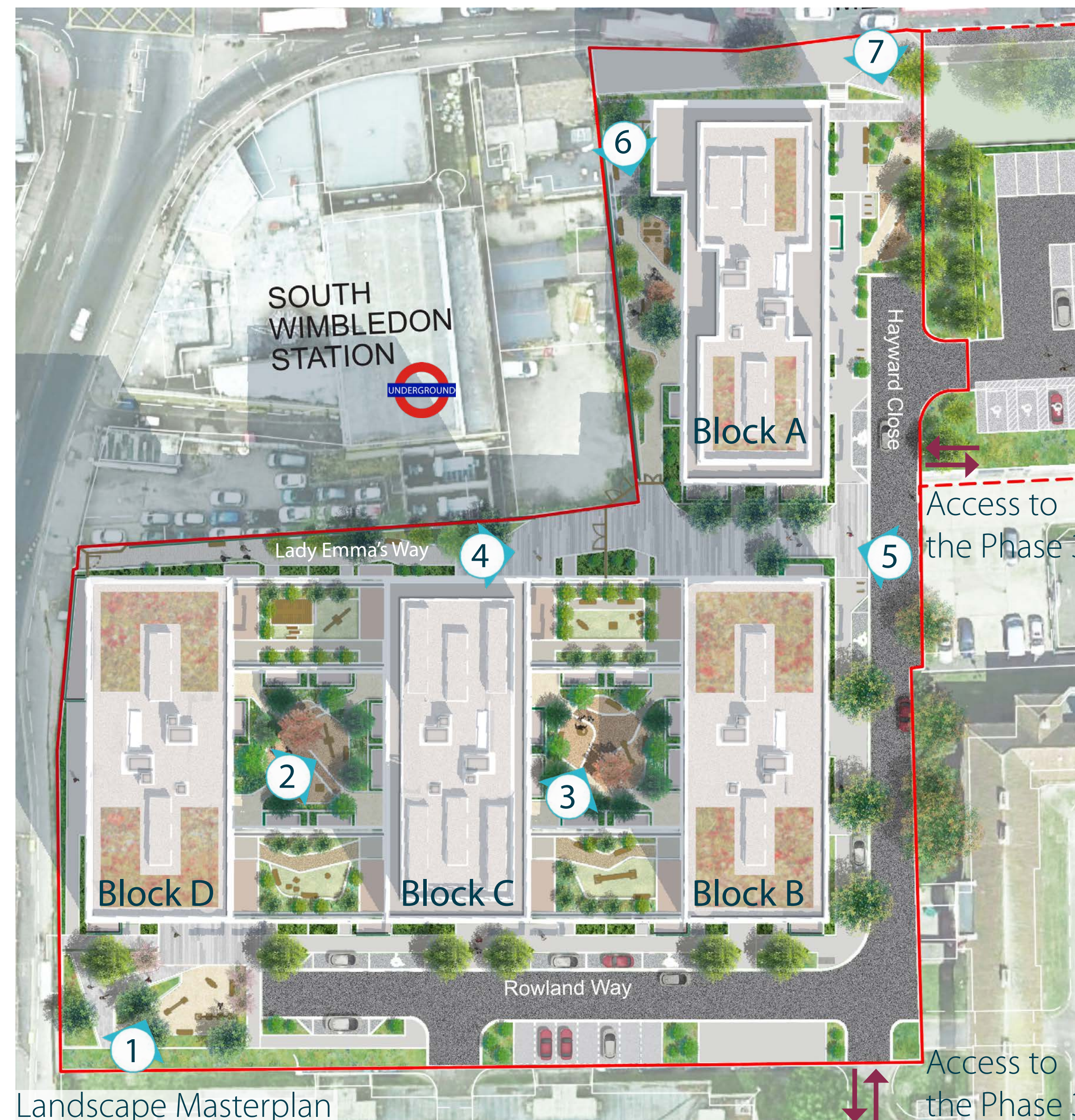
What's included

- ✓ Age-appropriate play spaces included in the external landscaping for young children.
- ✓ Planting designed to be sympathetic to the environment and low maintenance.
- ✓ Green communal courtyards and terraces throughout the buildings.
- ✓ High provision of green roofs to promote biodiversity.
- ✓ Permeable surfaces to support surface water drainage.

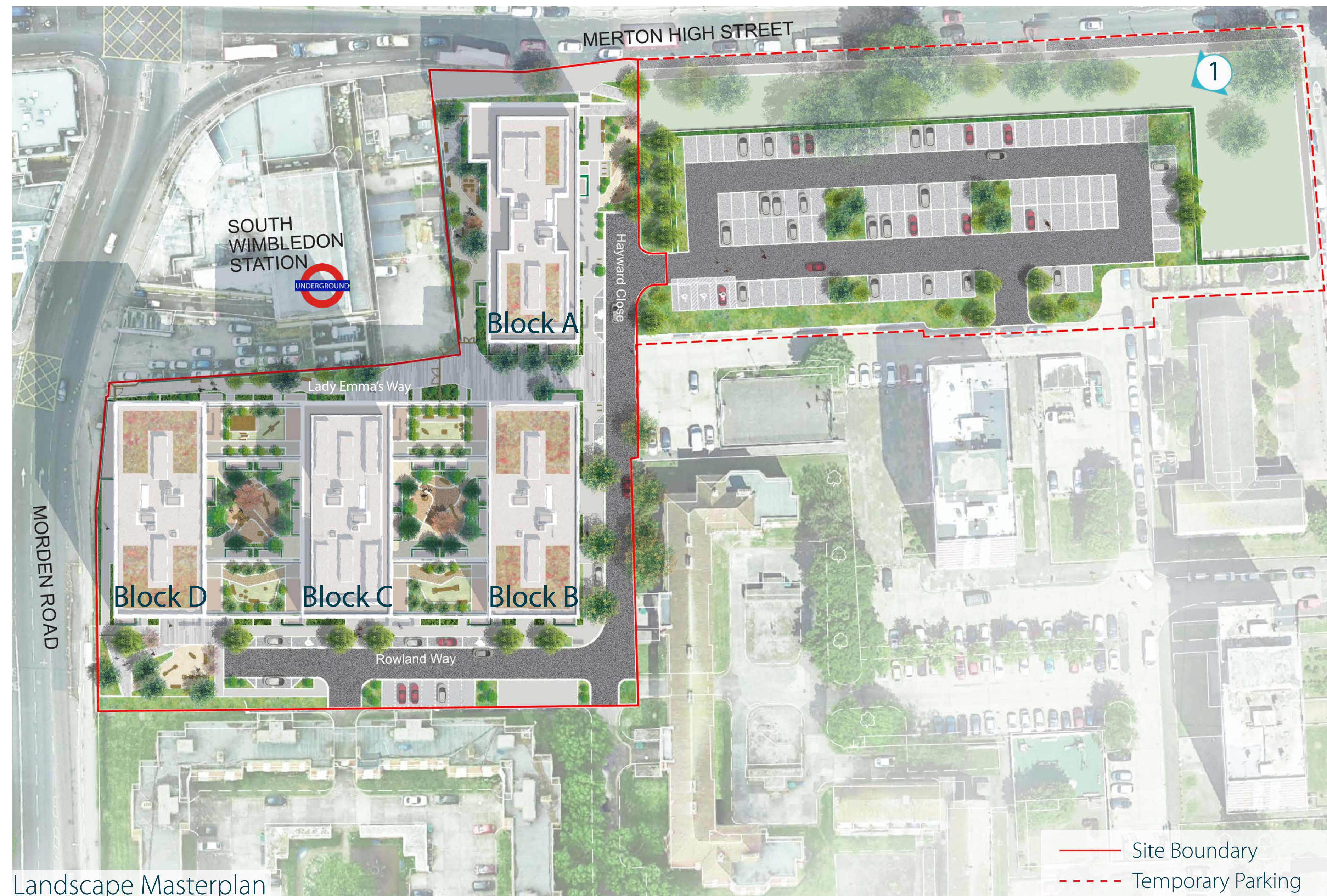
Better streets

New and improved streets include:

- ✓ Streets prioritising pedestrians and informal play.
- ✓ Integrated planting along footpaths and parking areas.
- ✓ Designs to improve accessibility and mobility for residents.



Parking Proposals & Meanwhile Use



Landscape Masterplan

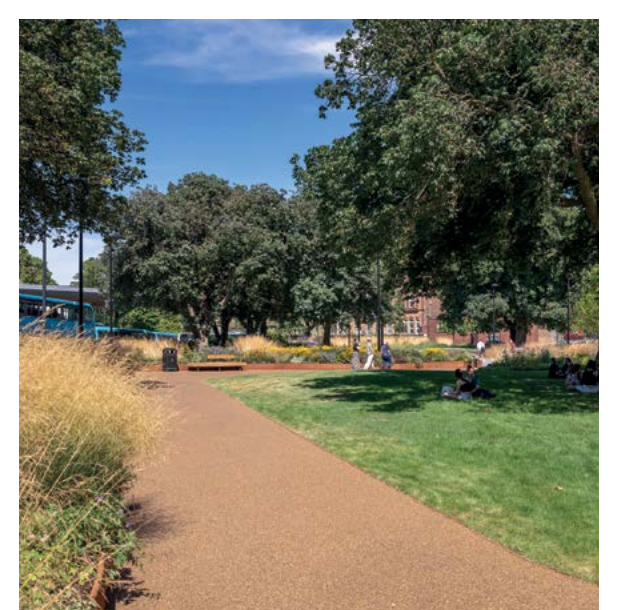
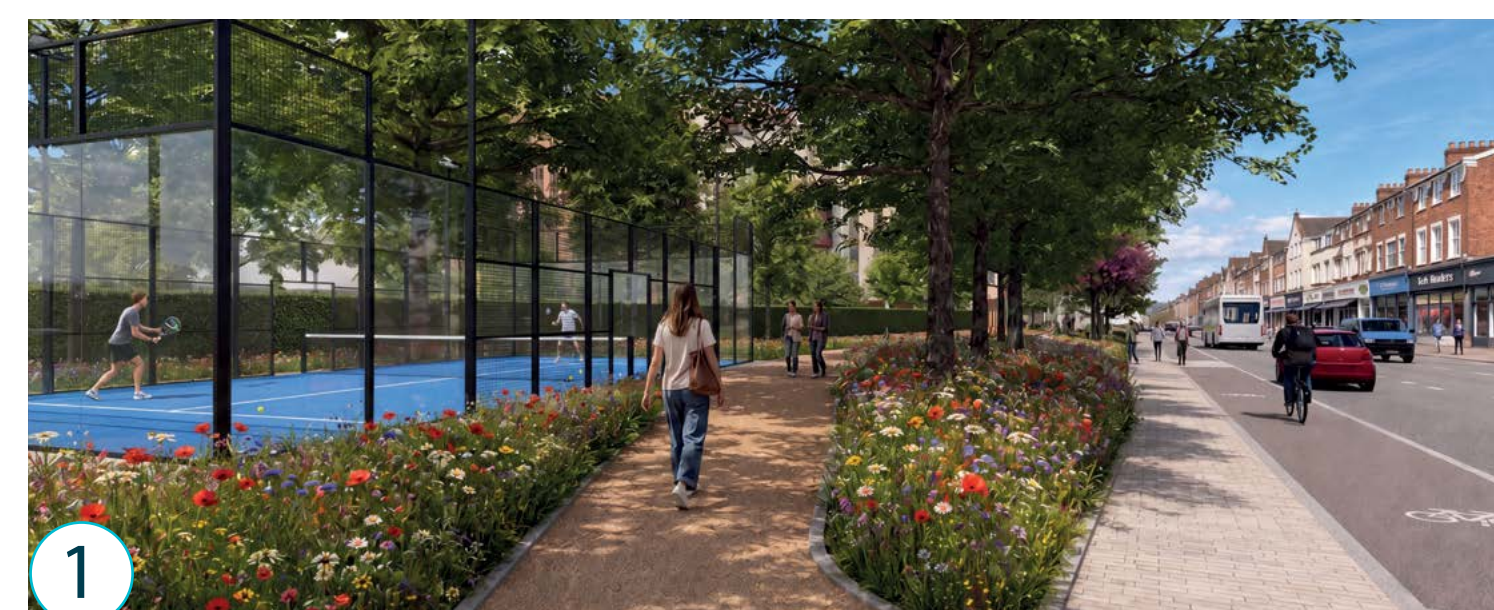
Parking arrangements

Car parking requirements for new homes are governed by established regional planning policies. High Path has excellent public transport connections given the estate's proximity to South Wimbledon Underground Station and various bus routes.

- ✓ We are working to maintain parking provision for existing residents.
- ✓ We are introducing temporary parking spaces while new homes in later phases are constructed.
- ✓ Provision of Blue Badge spaces.

Meanwhile use

Temporary landscape space with meanwhile uses along Merton High Street, subject to feasibility and further design. Potential for temporary planting, seating, play, pop up commercial functions and sports facilities to benefit residents and Merton High Street.



Architectural Features

Understanding the local history and character plays a key role in creating a well rounded approach to the design of the new buildings and spaces.

Local Context Analysis

Merton High Street



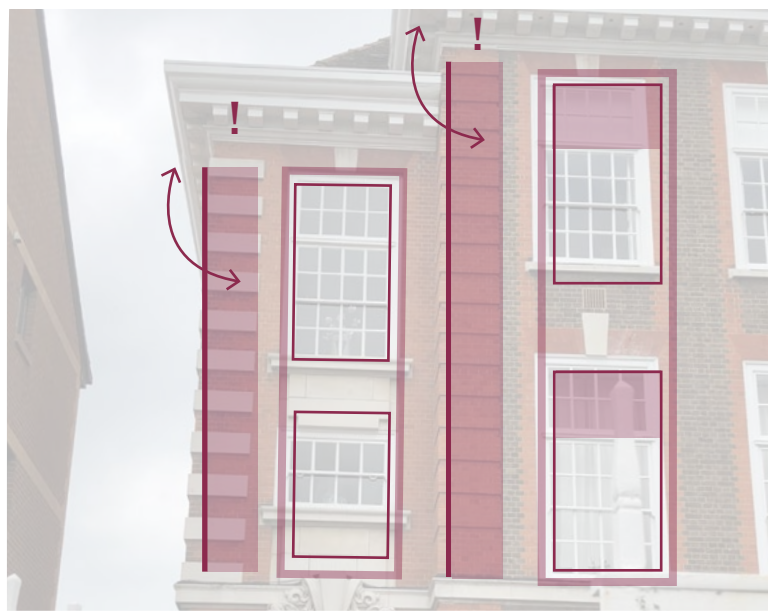
✓ London stock brick
✓ White stone detail

✓ Datum line

✓ Dynamic parapet

✓ Red brick / white stone elements

Southey Road



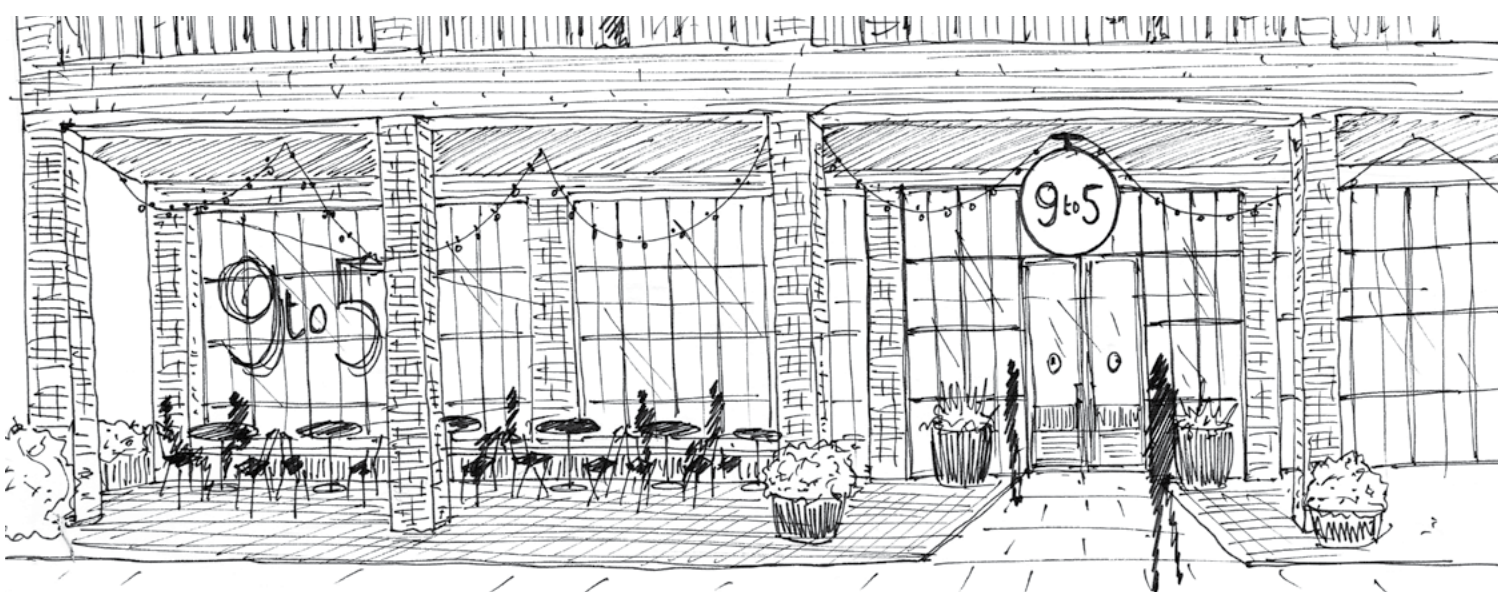
✓ Red brick and stone
✓ Strong vertical

✓ Layered materials

✓ Vertical emphasis

✓ Corner focus

Block A



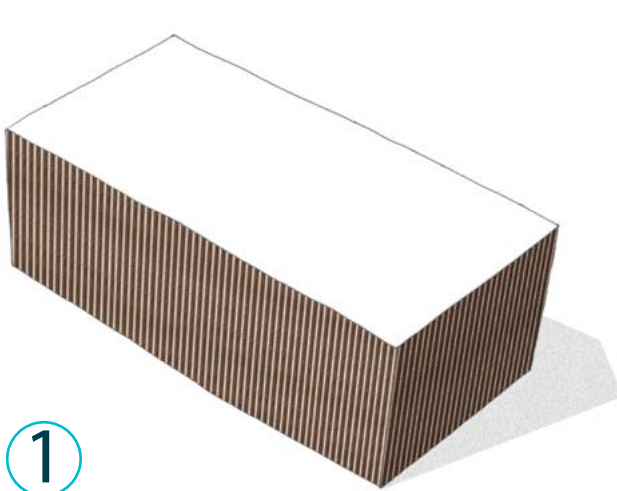
- Formal, pure forms
- Set-back top floor for larger terrace and reduced scale

- Non-residential ground floor activates frontage

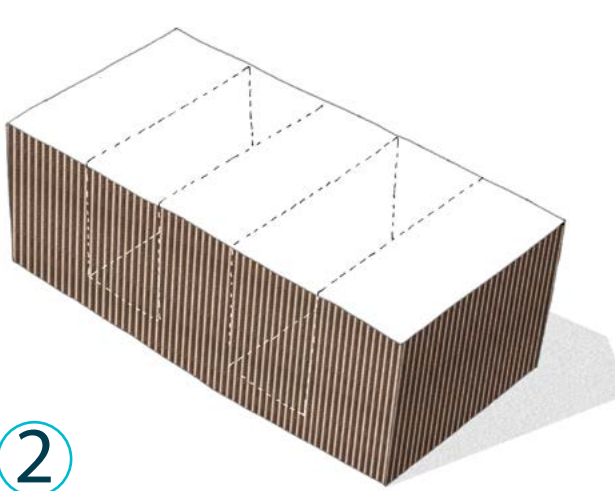
- Gateway building
- Vertical articulation

Artist impression. Merton High Street

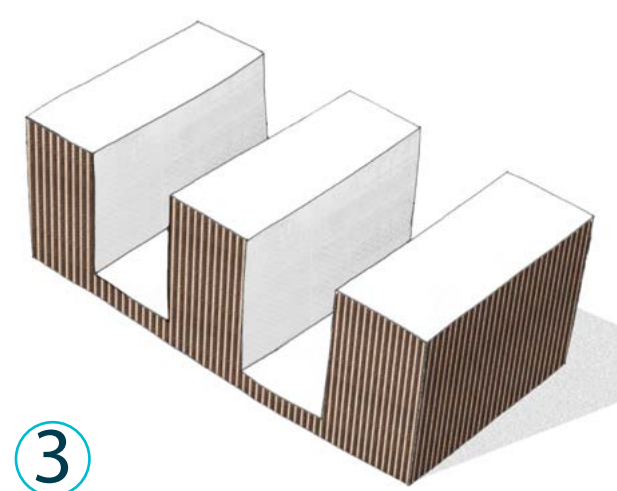
Blocks B, C, D



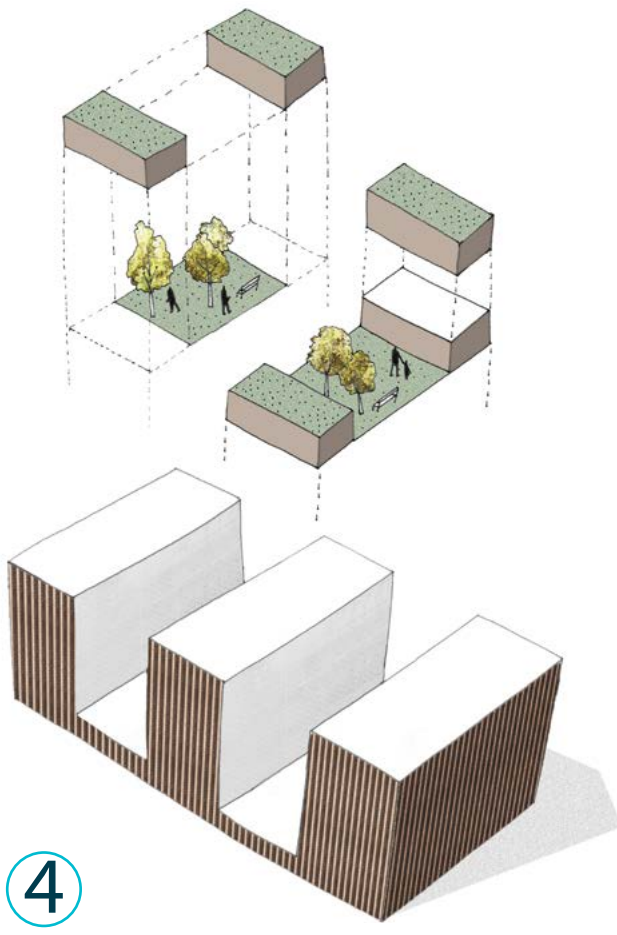
①
Pure form



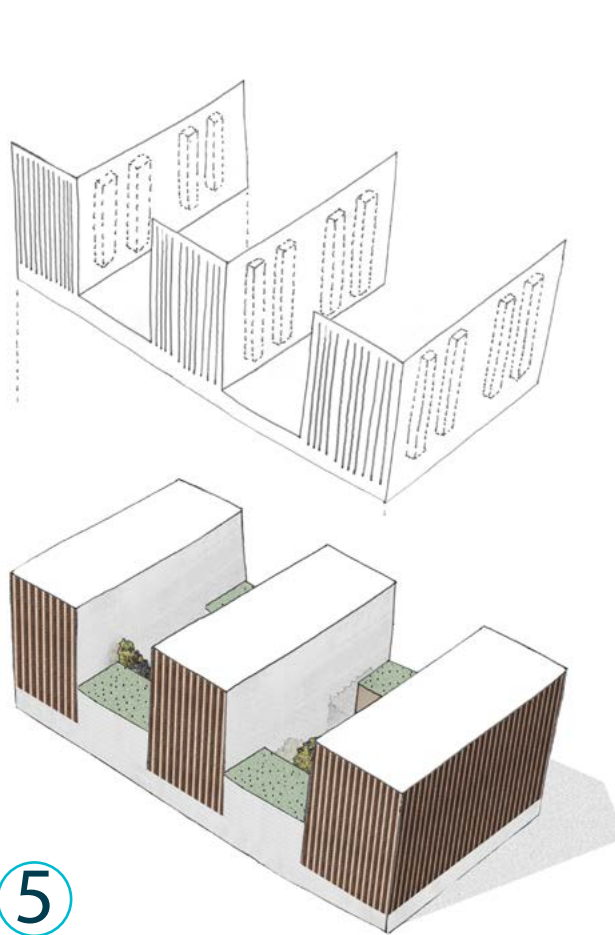
②
- Brick pattern on facades
- Break mass for more light



③
Light, smooth courtyard facades for contrast



④
Courtyards on different levels for residents



⑤
- Full-height openings for living room and balconies



⑥
- Bedroom openings smaller, framed in white brick



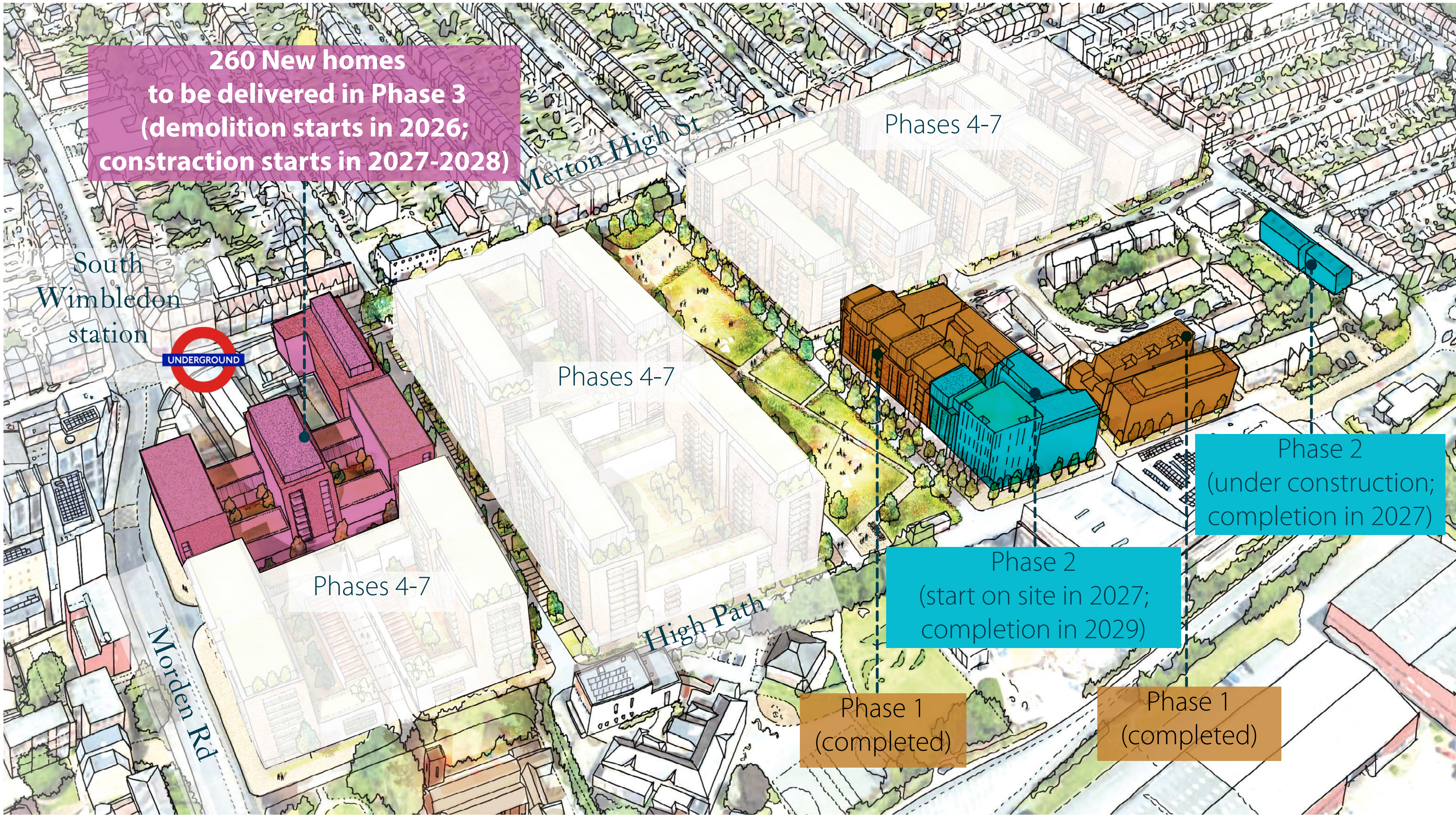
Artist impression. Rowland Way

JULY 2026

Timeline & Next Steps



The public exhibition in July 2026 showcased the final proposals ahead of submission for planning approval. Clarion remains committed to building homes for existing residents so they can move in 2030.



The illustration indicates the location of High Path Phase 3.

Next steps



Stay In Touch



We encourage residents to stay in touch and learn more about the proposals - get the latest news on the website. Visit: myclarionregeneration.com

- ✓ Check out the website
- ✓ Create an account and register for regular digital construction updates
- ✓ Track the construction progress

If you are curious to see the new homes as they are being built you can view [High Path Live](https://www.highpathlive.com). The digital platform allows residents to track the progress of the new homes from a smartphone, tablet, or laptop.

High Path ^{LIVE}

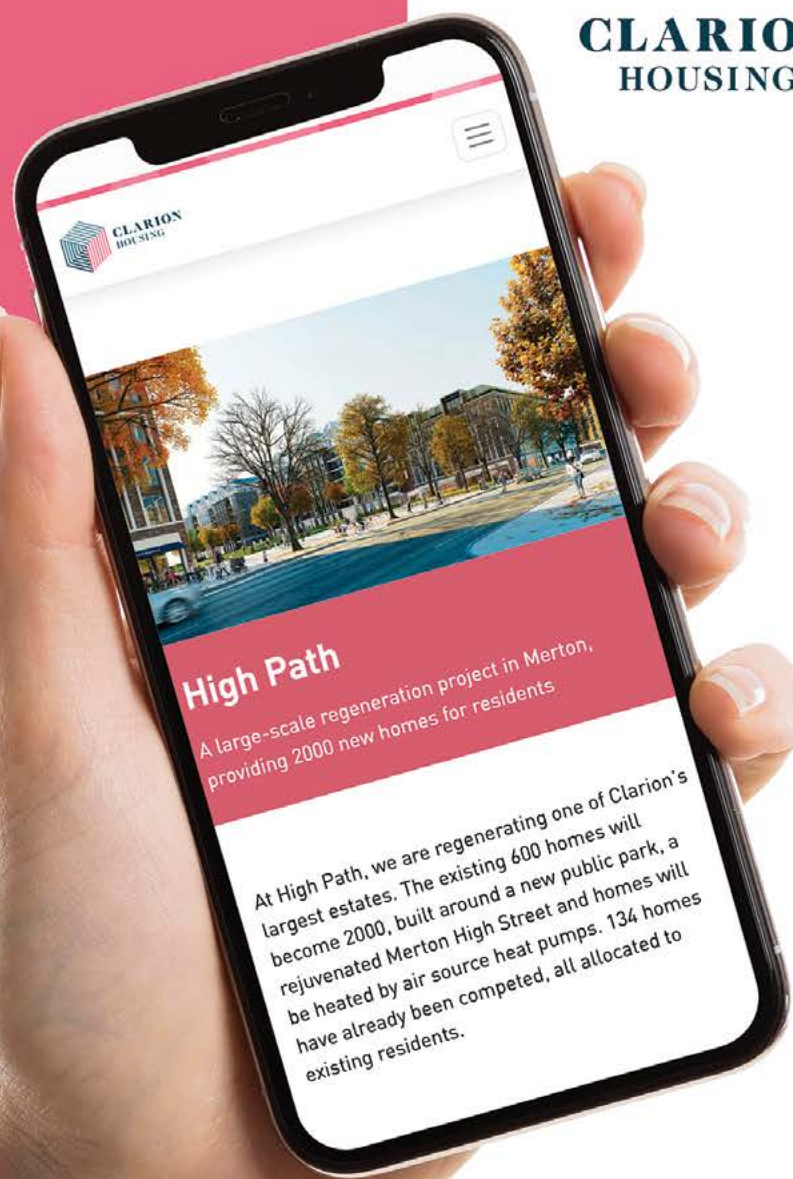


Follow the progress
of the new homes
on **High Path**

To find out more visit:
[HighPathLive.com](https://www.HighPathLive.com)



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www.myclarionregeneration.com

Powered by:

Have your say

Your feedback is important to help shape the future of High Path. Please contact us if you have any comments or questions.

Contact the team



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Scan me to view
the High Path website