Hello & welcome

We're here today to present the updated designs for homes and streets within phase two. The designs of the new homes have been influenced by comments received from residents and members of the community. We have also done further studies to understand your local area.

We will be submitting the plans shown today to Merton Council as part of a reserved matters planning application.

There is also information about the first new homes that will be under construction shortly.

Please have a read through the information on display and speak to a member of staff if you have any questions.







Existing buildings in phase two...

The phase two site is where Marsh Court and Lovell House are located. Residents living here will be moving to their new homes in phase one before the construction of phase two starts.

Many resident homeowners, assured and affordable Clarion Housing tenants living in Deburgh House, Hilborough Close, Norfolk House, Mychell House, Tanner House, Vanguard House, and Will Miles Court, will be moving into these proposed homes unless alternative arrangements are in place.



Marsh Court



Lovell House



Plan of existing High Path Estate





The masterplan...

High Path phase two

There will be 113 new homes in phase two (105 flats and 8 houses). These are all for residents currently living on High Path.

The masterplan parameters

All buildings will be below the maximum heights allowed in the masterplan. A minor amendment has been made to the building form as a result of detail design of phase two.

The images below show proposed building heights and layout compared to the approved masterplan.

Building layout



Approved masterplan layout



Proposed layout in phase two

Building heights



View 1 - buildings on Pincott Road, the mews and Abbey Road





High Path regeneration masterplan





You told us...

The exterior of homes

The feedback was generally very positive, with most feedback being more focused on the choice of materials.

Residents would like the use of bricks as the main material with colours that are similar to the ones in the local area.

The interior of homes

Some residents said that they would like the option to have enclosed kitchens that can be separated from the living rooms.

There were also a few suggestions to provide a second toilet in bigger family homes.

Streets and open spaces

Residents welcomed the approach to the courtyard design with soft, green landscaping and play areas.

Feedback included suggestions for paving materials and colours within streets that make it easy for everyone to get around.











How this feedback has influenced the design:

• The primary materials proposed across phase two are high quality bricks to ensure long lasting and durable homes.

 The two primary colours used are varying shades of red and a warm buff to reflect the existing materials around the site and celebrate South Wimbledon's rich history and heritage.

How this feedback has influenced the design:

• All homes with three bedrooms or more have been provided with a toilet and wash basin in addition to the main bathroom.

• The majority of kitchens have the option of being separated from the living area.

• All bedrooms facing Harris Academy have been located behind inset balconies to offer privacy and protection from the outside whilst still receiving natural sunlight and daylight.

How this feedback has influenced the design:

• All areas of the masterplan have been design to the latest accessibility standards making it easy for all to move around.

• Streets have been designed to maximise parking spaces and still provide tree planting with high quality paving.

• The design team is looking at integrating signs on footpaths and buildings to help tell the story of High Path.

Design proposals...

The landmark building

A light red brick is the main material, with arches that reflect the heritage of High Path and the local area.







High Path block

Has a warm buff brick, reflecting the London stock found in many of the buildings around High Path.

Maisonettes at ground and first floor, as well as all ground floor flats have their own front doors.





The park mansions

A brick combining lighter and darker shades of red, similar to the Victorian mansion blocks.

White panels and details are used around the windows and on the ground floor to give more richness to the design.















The mews

- The materials use warm colours, with buff brick and bronze colour decorative panels for the balconies.
- The decorative panels use motifs that are inspired by artwork created by artist William Morris.



Along High Path (road)...

High Path phase two will complete the first landscaped courtyard of the regeneration masterplan.

The new homes will use high quality, durable materials with warm colours inspired by the local area and its historical heritage.

The area around The Trafalgar (including the park) are still to be developed and we will be consulting you on those proposals in future phases.



Artist's impression of the view from High Path (road)



Artist's impression of the view from High Path (road)





Inside your home...

The inside of the buildings have been designed so that communal corridors have natural daylight and views to both the courtyard and the neighbourhood park. This will make it easier for residents to orientate when moving around the building.

The corridors provide larger spaces in front of entrances, creating a sense of arrival to each of the homes.

Large windows in the living areas of the home will create bright spaces with natural daylight and sunlight as well as views to the neighbourhood park and courtyard.



Artist's impression of the view of the communal corridor







Typical internal layouts...

The internal layouts have been designed to provide flexibility and variety, especially related to the kitchen/dining/living spaces.

The new homes will have a dedicated room for utilities including a washing machine. There is adequate storage alongside enclosed cycle stores.

Flats with three bedrooms or more will have a toilet and wash basin in additional to the main bathroom.













Typical 2 Bedroom Flat (b) Minimum area 70m²



Typical internal layouts...

Typical 2 Bedroom Maisonette Minimum area 79m²



Upper Floor



Ground Floor

Typical 3 Bedroom Flat Minimum area 86m²

Main Entrance



Typical 3 Bedroom Duplex Minimum area 102m²



Upper Floor



Lower Floor







Design proposals...

Access

All ground floor homes facing the street have front doors opening onto Pincott Road, High Path and the mews.

The communal entrances lead to generous and secure spaces.

Two potential access areas are provided for the commercial space.

KEY

- → Private street entrance for ground floor homes
- Entrance to future ground floor home
- Communal entrance
- Commercial entrance
- \rightarrow Access to temporary refuse stores



Parking is provided on street and can be adapted to be wheelchair accessible.

Electric vehicle charging points will also be provided.



KEY

Adaptable parking space Wheelchair parking space Standard parking space



Refuse

Refuse stores are provided at ground floor for both blocks. The design of the public space ensures that underground refuse bins can be accommodated later.

KEY

- Temporary bin stores
- Food waste bins
- Underground refuse bins
- * Future ground floor dwelling
- ****** Permanent bulky waste store



Cycle stores are provided within homes.

These can provide additional storage space for residents who don't own a bicycle.

Visitor cycle parking will be provided on street.







KEY

Cycle storage provided within homes





Landscape proposals...

Courtyard and street design

The main elements of the landscape proposals include:

- New connections The design of the streets will allow future connections to the surrounding areas, including the neighbourhood park and future phases.
- **Planting** The new streets will include trees and high quality paving.
- **Special paving** The commercial space on the corner will have a different paving material.
- Private street entrances Direct access to ground level properties from the street.
- Landscaped courtyard A new communal courtyard accessible to all residents is located at the heart of the development and includes seating areas, trees and informal play. Together with phase one, this will create the first masterplan courtyard.
- Courtyard patios Private outdoor space is proposed for ground level homes facing the courtyard

On street parking

Soft planting in front of ground floor flats

Different paving design in front of commercial space



Phase One and Phase Two landscape proposals





Trees in courtyard

Shared surface mews



Outside the homes

The design of Abbey Road houses uses similar elements to the existing terraces along the street, including the undulating roof, coupled entrances and the London stock brick.

Each house is entered through a front garden that has space for the bins and soft planting. Generous patios and private gardens are provided to the rear.

Inside of homes

The three bedroom houses have flexible kitchens on the ground floor that can be opened or separated from the living/dining areas. Generous storage spaces are provided on all floors as well as a ground floor toilet and wash basin in addition to the main family bathroom.



Site Plan





Bedroom Bedroom

Ground Floor Plan







Second Floor Plan

Phase two timeline...

HIGH PATH PHASE TWO - INDICATIVE PROJECT TIMELINE







Progress on phase one...

In October 2017 we received detailed planning permission for the first 134 new homes on High Path. Enabling works began in early 2018 and the site has now been cleared of the Old Lampworks Building, garages and the play area.

- Construction work is due to begin in the coming months.
- We will write to residents to introduce the new contractor and confirm site working hours.
- It is likely homes will be ready to move into in 2021.
- Many resident homeowners and Clarion Housing tenants from Marsh Court, Lovell House, Pincott Road, Beckett Close, Gilbert Close, Hayward Close and Stane Close will be moving into homes in phase one once they are built.



Illustrative view along the Mews



