

High Path Outline Planning Application for Phases 4-7

Online Consultation



CLARION
HOUSING

WELCOME

Here we will tell you about:

- The enhanced masterplan for High Path regeneration Phases 4-7
 - Our programme and next steps for Phases 4-7
 - Progress on Phases 1, 2 and 3 to date
 - How you can tell us your opinions on our plans
-

WHY WE ARE HERE

Since the submission of our planning application for the High Path masterplan in 2017, there have been changes in planning policy, updates in energy and sustainability targets, and a shift in the economics of the Merton Estate Regeneration Project. As a result, Clarion are considering a series of design changes to Phases 4 to 7 of the High Path masterplan.



WHY WE ARE HERE

We are delighted that the proposed changes mean more homes for the local community including much more affordable homes. Affordable homes delivered at High Path and will help to support the delivery of the whole Merton Estate Regeneration Project (comprising High Path, Eastfields and Ravensbury estates). We intend to submit a new Outline Planning Application for Phases 4 to 7 in early 2022.

We will also be working on the detailed design for Phase 3 and we will be in communications with you as the plans emerge



WHAT IS THE PURPOSE OF THE CONSULTATION?



The existing design- and how we're looking to improve it



The most recent changes to the masterplan and the latest masterplan updates



Likely timescale and next steps



Community engagement strategy and future events



The existing design improved for Phases 4 to 7



Things we have considered in the design update:

London Plan 2021: Ensure dual aspect (a flat that has been designed with openable windows on two or more walls, allowing for views in more than just one direction) for the majority of new homes, providing communal amenity spaces that have sufficient sunlight, homes that do not over heat.

Covid Pandemic: Creating new environments for people to live, work and play.

WHAT IS THE PURPOSE OF THE CONSULTATION?

What is an Outline Planning Application and why are we revising it?

The reason for submitting a new planning application for Phases 4 to 7 is to capture your views on the future development for High Path, its residents and the local community.

An Outline Planning Application will define the key aspects of the masterplan including the:

- location and size of buildings
- height of buildings
- location and size of streets and open spaces
- overall number of homes

The benefits of preparing a new Outline Planning Application include:

The benefits of preparing a new Outline Planning Application include:

- supporting viability challenges to help unlock benefits of the original proposals
- rehousing of all existing residents in earlier phases
- additional affordable homes
- design improvements e.g. dual aspect and increase of daylight/ sunlight
- improved sustainability
- additional social value

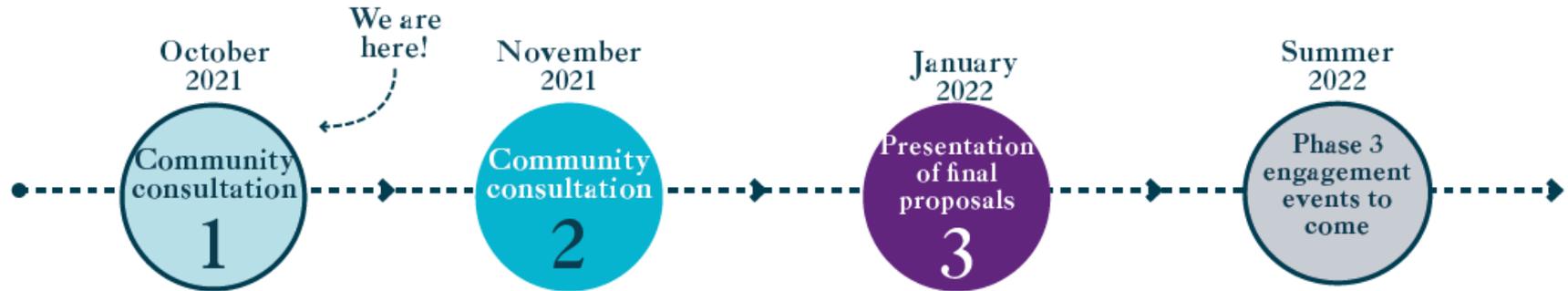


Tell us your
thoughts...

Have your say

Shape the
future of your
neighbourhood

SUMMARY TIMELINE



WHAT IS THE VISION FOR HIGH PATH?

We aim to provide a new sustainable neighbourhood that unites with its surroundings and provides a sense of identity for the current and future residents of High Path. New facilities, public and private spaces and high quality design will provide an improved standard of living for all.



The neighbourhood park



Proposed public realm at Nelson's Yard



Proposed green streets



THE VISION FOR HIGH PATH



A WELL
CONNECTED
PLACE



A PLACE THAT IS
ACCESSIBLE
TO ALL



A SAFE AND
SECURE
ENVIRONMENT



GOOD AMENITY
SPACES



AN INCLUSIVE
COMMUNITY



A PLACE WHERE
PEOPLE CHOOSE
TO LIVE



MIXED
BUILDING TYPES



A SUSTAINABLE
COMMUNITY



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PREVIOUS OUTLINE PLANNING APPLICATION – What was approved

What was approved:



Approximately
1,704 homes



Up to 9,900 sqm
non-residential
space



A new
neighbourhood
park



KEY

- First new homes
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7

PREVIOUS OUTLINE PLANNING APPLICATION – What was approved



HOMES AND NON-RESIDENTIAL USES

A balanced community:
a mix of types of accommodation providing a choice for different home types

A mix of uses:
a range of retail, commercial and community uses and the creation of a local centre in South Wimbledon.



STREET CHARACTERS AND LANDSCAPE/ PUBLIC REALM

A well connected place:
a network of streets and high quality public spaces that create attractive routes for pedestrians and cyclists

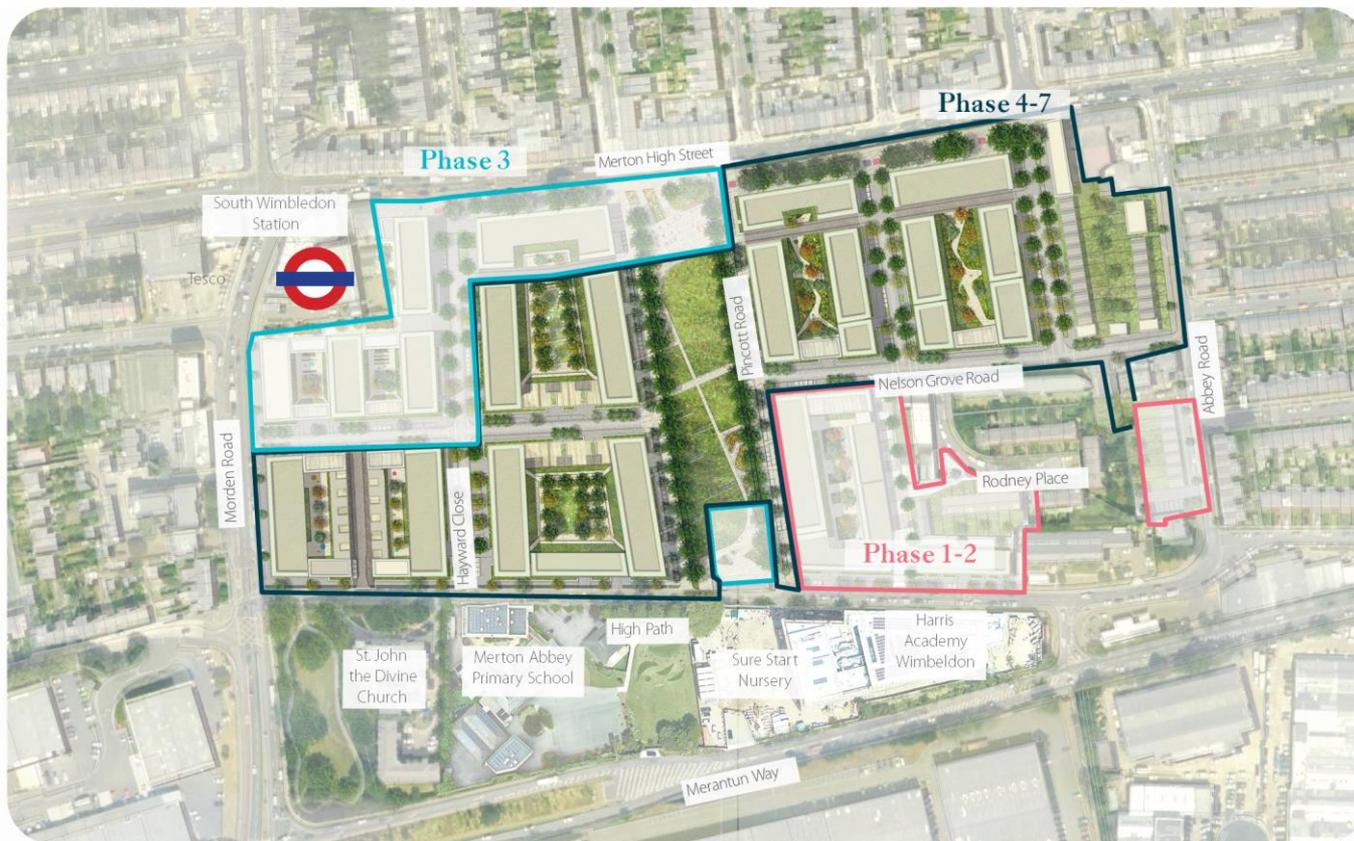
A safe and secure environment:
With eyes on the street and a mix of private, semi-private and public spaces



PROPOSED HEIGHTS

A compact centre with a transition of heights which integrate with the surrounding character of the neighbourhood

NEW OUTLINE PLANNING APPLICATION FOR PHASES 4 TO 7



NEW OUTLINE PLANNING APPLICATION FOR PHASES 4 TO 7



HOMES

Create good quality housing that encourages healthy lifestyles and facilitates a happy and inclusive community life



OPEN SPACES

Special designated and more public play and amenity space to accommodate the additional homes in Phases 4 - 7



MOVEMENT

Streets and high quality open spaces to create pedestrian friendly routes and high quality amenity spaces for all



USES

A range of retail, commercial and community uses to encourage a self-sufficient community development



SUSTAINABILITY

Targeting lower CO2 emissions, promoting sustainable transport, delivering biodiversity net gain enhancing greenery and addressing air quality issues



PARKING

Mixture of on street and enclosed secure residents only parking

PREVIOUS APPROVED OUTLINE PLANNING APPLICATION



Approximately
1,704 homes



Up to 9,900 sqm
non-residential
space



A new
neighbourhood
park



Parking



Illustrative masterplan approved Outline Planning Application

WHAT IS GOING TO BE DIFFERENT?



Approximately
2,280 homes



Up to 7,500 sqm
non-residential
space



New terraces,
open space and
public realm



Parking



Illustrative masterplan revised planning application

WHAT IS GOING TO BE DIFFERENT?



Parking

- Combination of enclosed secure residents parking and on-street parking
- Disabled parking bays, and car club bays.
- Electric Vehicle Charging Points
- Increased cycle parking provision
- Speed up delivery of new homes for existing residents
- Reduced office floorspace and conversion of that space into additional homes
- Maximise dual aspect accommodation
- Delivery of extra affordable homes



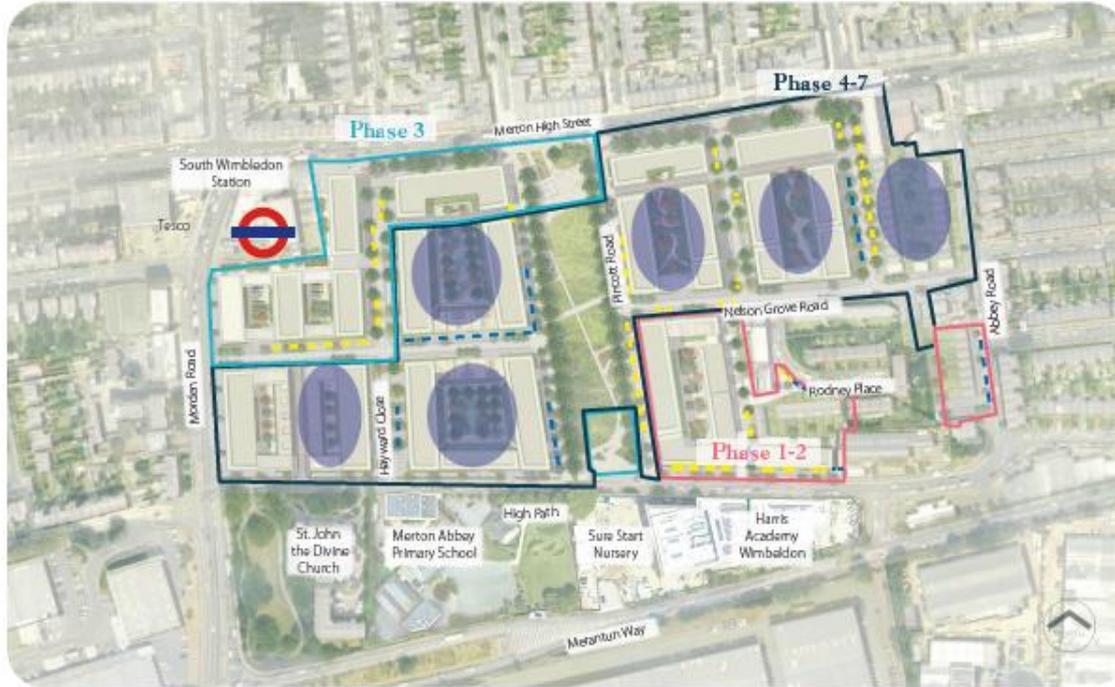
Homes



Open Space & Public Realm

- New neighbourhood park remains at the heart of the masterplan proposals
- Height strategy being carefully tested
- Courtyards achieve good levels of daylight and sunlight
- Additional amenity terraces for residents
- Courtyards to provide high quality landscaped communal amenity with informal play
- Refuse/servicing delivery bays to be added within street parking and landscaping
- Tree lined and landscaped streets and public realm with the good quality trees

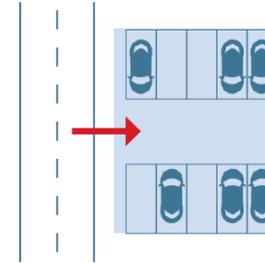
INDICATIVE PARKING STRATEGY



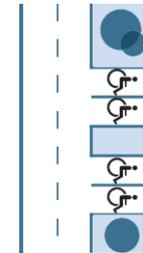
Key

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

Standard parking



Wheelchair parking



Enclosed secure residents parking/ car club parking



AREA OF CHANGE 1: MERTON HIGH STREET

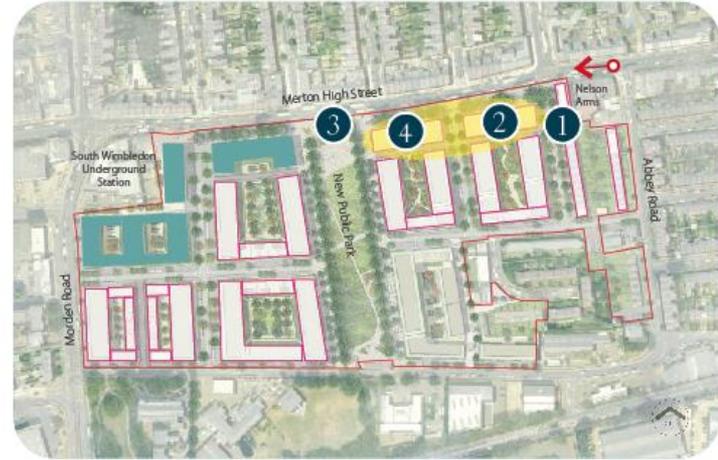
1 More space allowed between the new and the existing properties

2 Building heights mostly remain the same, some increase by one or two storeys

3 The public realm along Merton High Street will remain the same, creating a quality and safe pedestrian and cycling environment with non-residential uses at ground floor. A new public square will be delivered at the top of the neighbourhood park

4 No height increase to the two blocks along Merton High Street near the park

-  Phase 3
-  New Outline Phases 4-7
-  View points
-  Area of change 1



BEFORE



AFTER



MERTON HIGH STREET



HOMES

The blocks along Abbey Road will remain the same height, providing opportunities for more family homes.



MERTON HIGH STREET

Creating a safe, green and vibrant environment along Merton High Street.



LANDSCAPING

Retain and plant new trees and landscaping to improve Merton High Street.



NEW SHOPS & FACILITIES

The new blocks, at ground level, will offer opportunities for new shops and facilities along Merton High Street.



BUILDING HEIGHTS

The majority of the blocks along Merton High Street will have the same or a small increase of two storeys in building height.

AREA OF CHANGE 2: MERTON HIGH STREET

- ① No change to the majority of blocks along Merton High Street
- ② A quality, safe pedestrian and cycling environment for all, with non-residential uses at ground floor activating the street and providing services for residents. A new public square will be delivered at the top of the Neighbourhood Park.

-  Phase 3
-  New Outline Phases 4-7
-  View points
-  Area of change 2



BEFORE



AFTER



-  APPROVED MAXIMUM Outline Planning Application
-  Revised
-  Phase 3

Key
 APPROVED MAXIMUM Outline Planning Application
 Revised
 Phase 3

Key
 APPROVED MAXIMUM Outline Planning Application
 Revised
 Phase 3

MERTON HIGH STREET – looking towards the neighbourhood park



HOMES

A variety of quality homes will be provided overlooking Merton High Street and the public park. The new Outline Planning Application will deliver more affordable homes.



BUILDING HEIGHTS

A small increase of building height is being explored for the park buildings



LANDSCAPING

Retain and plant new trees and landscaping to improve Merton High Street. Delivery of a public square at the top of the neighbourhood park.



NEW SHOPS & FACILITIES

The new blocks, at ground level, will offer opportunities for new shops and facilities along Merton High Street.



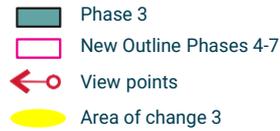
MERTON HIGH STREET

Creating a safe, green and vibrant environment along Merton High Street for all pedestrians and cyclists.



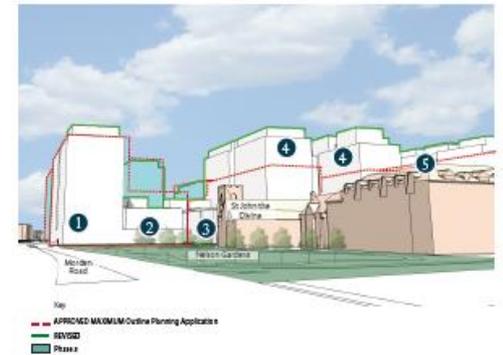
AREA OF CHANGE 3: MORDEN ROAD & ST JOHNS MEWS

- 1 Setback to reduce the bulk appearance and increase in height
- 2 Height reduced by two or three storeys
- 3 Blocks along the new St Johns Mews reduced in height
- 4 Increased heights by three storeys along High Path Road and new garden street
- 5 Reduced height from eight to five storeys



BEFORE

AFTER



ST JOHNS MEWS – looking towards St John The Divine Church



HOMES

A variety of quality family homes will be provided overlooking a pedestrian priority street



CELEBRATE HISTORY & HERITAGE

A new mews street is created and is aligned with the Historic Church Tower of the St John The Divine



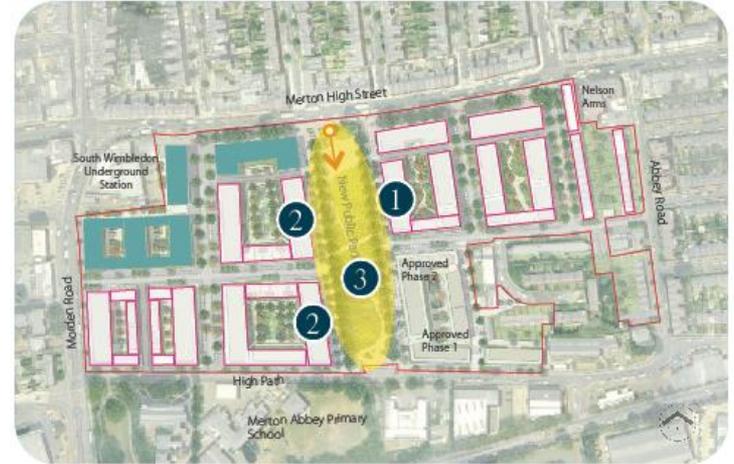
BUILDING HEIGHTS

Creating a safe, green environment for all pedestrians and cyclists.

AREA OF CHANGE 4: NEIGHBOURHOOD PARK

- ① Heights reduced by one storey to accommodate smoother transition between Phases 1 and 2
- ② Heights increased by two or three storeys
- ③ Park character remains the same as per approved Outline Planning Application

-  Phase 3
-  New Outline Phases 4-7
-  View points
-  Area of change 4



BEFORE

AFTER



-  APPROVED MAXIMUM Outline Planning Application
-  Revised
-  Phase 3

-  APPROVED MAXIMUM Outline Planning Application
-  Phase 3

-  APPROVED MAXIMUM Outline Planning Application
-  Revised
-  Phase 3

NEIGHBOURHOOD PARK



HOMES

A variety of quality homes will be provided overlooking the new public park



BUILDING HEIGHTS

Block heights along the Pincott Road Blocks are increased on one side to create a smoother transition between the future Phase 4 and the approved Phases 1 and 2.



LANDSCAPING

Quality street materials and new landscaping and tree planting will be introduced along and in the public park.



MORE HOMES

The new Outline Planning Application will deliver more affordable homes.



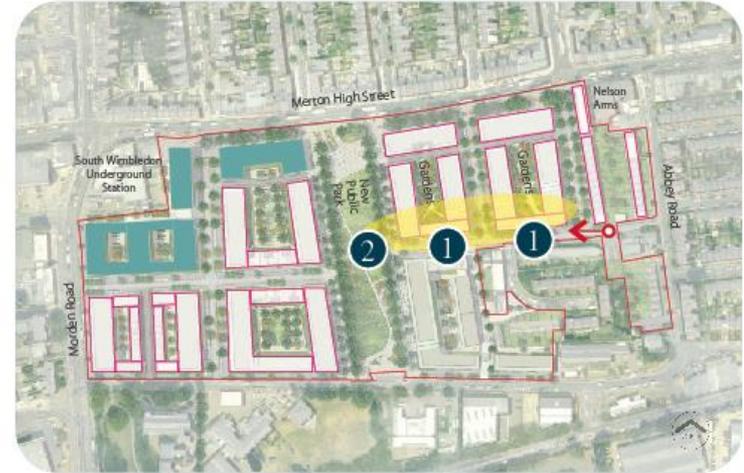
PLAY & AMENITY FOR ALL

New and more play facilities will be provided at the new public park for all to use and enjoy

AREA OF CHANGE 5: NELSON GROVE ROAD

- 1 Heights maintained or reduced in some areas to create a more residential street environment and allow more daylight into the secure communal gardens
- 2 Character of the neighbourhood park and streets remain the same

-  Phase 3
-  New Outline Phases 4-7
-  View points
-  Area of change 5



BEFORE

AFTER



-  APPROVED MAXIMUM Planning Application
-  Revised
-  Phase 3

- Key
-  APPROVED MAXIMUM Outline Planning Application
 -  Phase 1

-  REVISED
-  Phase 1

NELSON GROVE ROAD



PARKING

On street parking will be provided along the new streets and within the new residential blocks.



BUILDING HEIGHTS

Building heights along Nelson Grove Road blocks, have been maintained to create a more residential street environment and to allow more daylight within the residents secure communal gardens.



LANDSCAPING

Quality street materials and new landscaping and tree planting will be introduced along and in the public park.



MORE AFFORDABLE HOMES

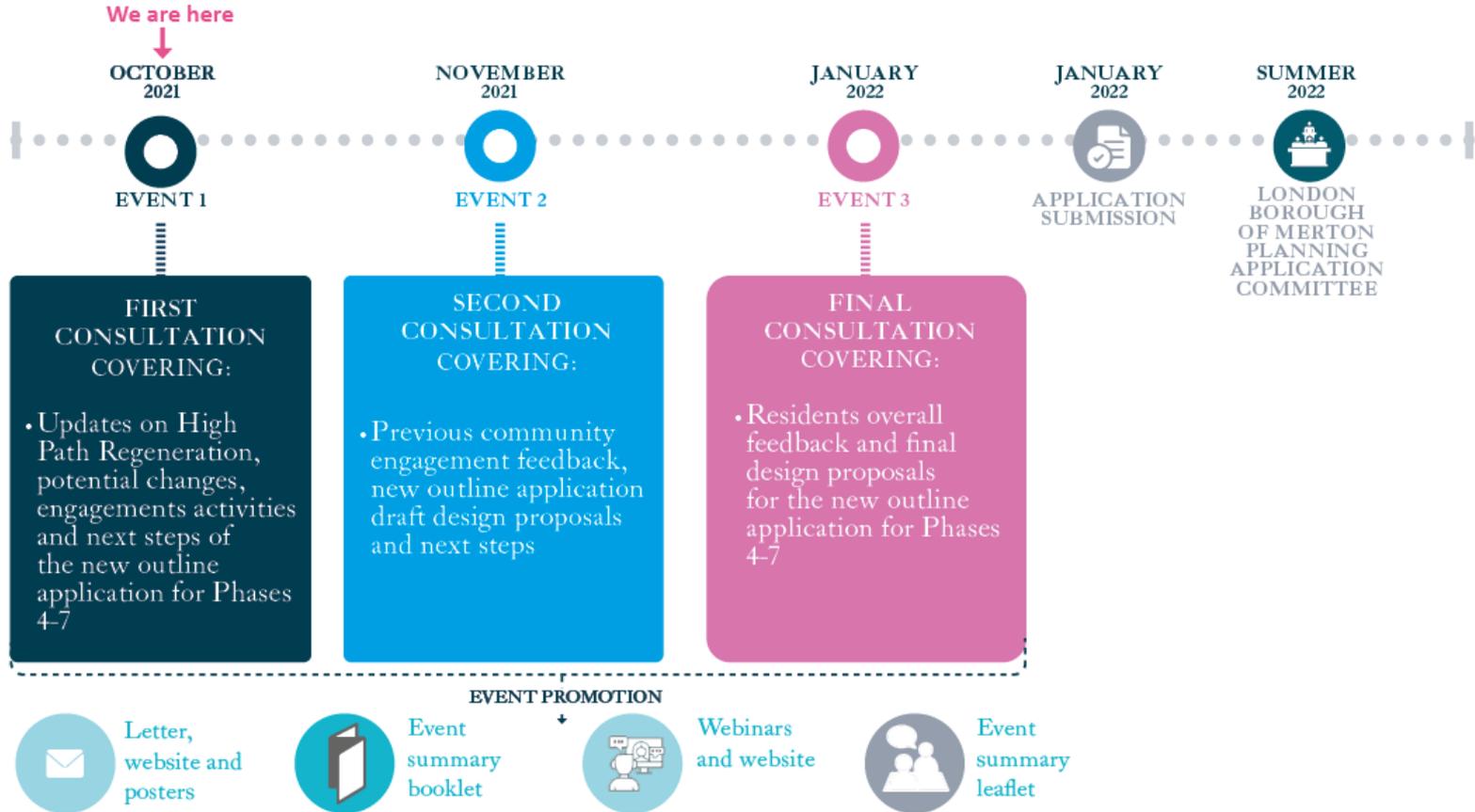
It is the aspiration that the new Outline Planning Application will deliver more affordable homes.



PLAY & AMENITY FOR ALL

Secure residents only communal gardens will be provided within each residential block.

NEW APPLICATION PHASES 4-7/ WHEN IS EVERYTHING HAPPENING?

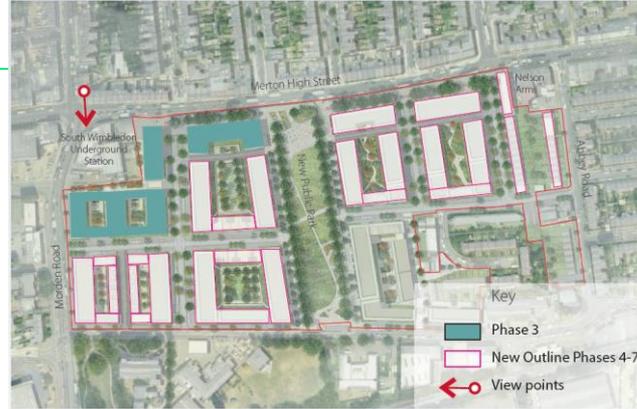


PHASE 3 UPDATE

Our plans

- Phase 3 is located in the north western part of the masterplan adjacent to South Wimbledon Underground Station. It is one of the most accessible areas due to proximity to the underground station, bus routes and amenities
- Create key views along Morden Road, Merton High Street, Kingston Road and Merton Road, celebrating the Northern and Western edge of the masterplan:
- ✓ Improve the approach and setting to the listed station
- ✓ Improve the most accessible part of the site, which is also closest to High Street local amenities
- ✓ Improve housing provision for families
- ✓ Create better public spaces and improve place-making.
- Following initial design work, an application has been made for minor adjustments made to the outline planning parameters.

We will be progressing design work on this phase shortly and we will engage with you to seek your views on early design ideas.



HOW YOU CAN GET INVOLVED

Our online consultation website is open until 1st November 2021. We welcome your feedback, tell us what you think in the way that suits you. You can:

- Register your interest in our project at www.clarionconsults.co.uk
- Take our quick survey to tell us what you think
- Contact us with your questions
- Show us on a map what is important to you near our site



We want to continue a conversation with our communities throughout our planning and construction phases and beyond!

So please register so we can stay in touch with you!

THANK YOU



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HOUSING**