

---

# High Path Phase 3 Reserved Matters Application

## Presentation

---



CLARION  
HOUSING

PRP



# Welcome

This presentation will help us understand your views and to share with you the opportunities we are exploring for High Path Phase 3 which is located on the north-western side of the masterplan.

We want to hear and record your thoughts



## What is the purpose of this presentation?



We want to work with you to create a vibrant place for residents and visitors to High Path. In this presentation we would like to focus on explaining the north-western part of the masterplan in more detail.

In Phase 3 we will be building:



Up to 369 new private tenure homes



Site wide energy centre located on the ground floor



Commercial spaces

# What is the purpose this presentation?

## What has happened so far:

Since we started consultation on the regeneration of High Path we have received outline planning permission from the London Borough of Merton. In addition we:



Have detailed planning approval for Phase 1 with construction completing early 2022.



Submitted a detailed planning application for Phase 2 in May 2019, with infrastructure works starting this year.



Are in the process of preparing the detailed planning application for Phase 3 (Reserved Matters Application).

## In this presentation we are looking at:



A summary of the outline application changes for High Path Phase 3.



The feedback from the previous consultation in 2019 and how it influenced the design.



Explaining the vision and design strategies.

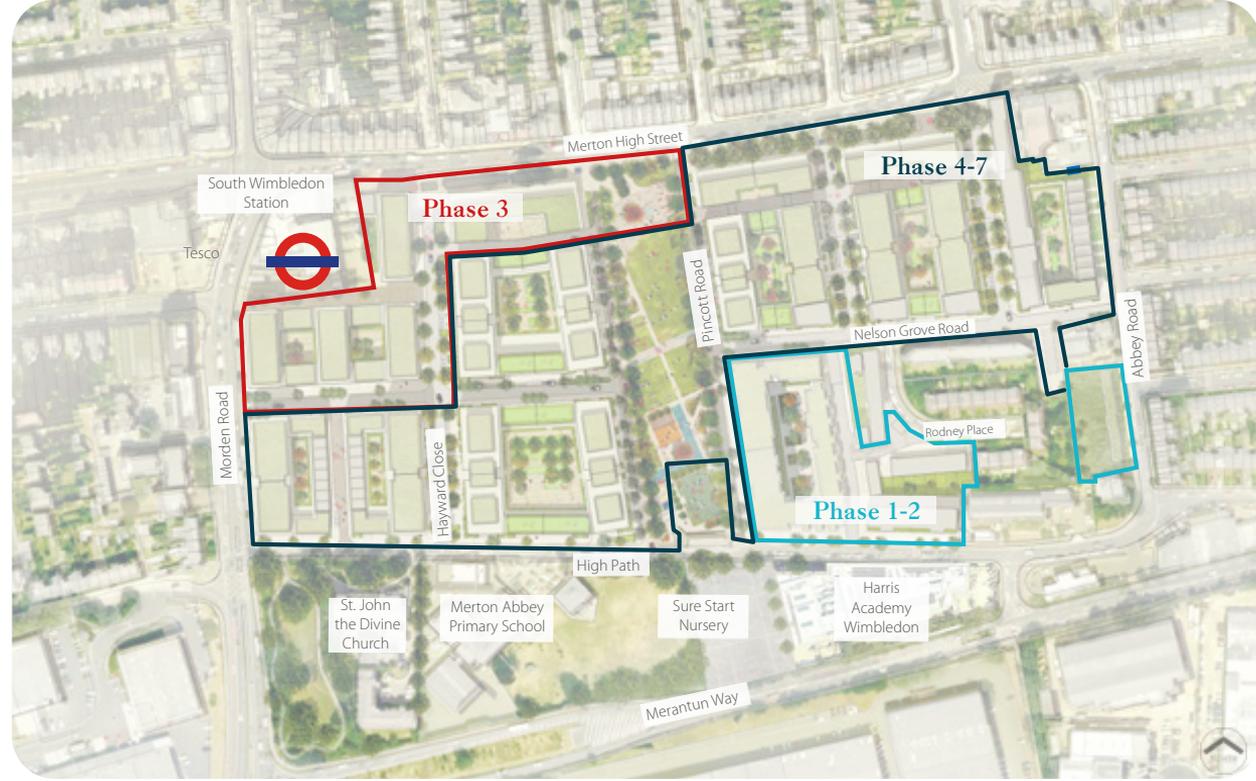


Programme and next steps.



How to get involved and leave feedback.

# Summary of the High Path masterplan



- The High Path regeneration offers an opportunity for a new sustainable neighbourhood which links to the wider area.
- It will provide mixed and diverse uses.
- Phase 1 has partly been delivered and currently completing construction
- Phase 2 to start infrastructure works this year.
- An outline planning application for phases 4-7 will be submitted in 2022.

# Previous residents' consultation

## Face to face event



88 attendees



16 feedback forms



Detailed recordings collated

### Resident in person consultation

15th and 19th June 2019

Number of attendees: 88

## Key points for design consideration:



- Sensitivity towards the existing heritage of the local area.



- Ensure that the street frontages are active and are able to provide a range of uses.



- Improved pedestrian links and routes to the existing tube station.



- Attractive open space that the community can use.

# Feedback received

## What you said during the previous event



“Focus on pedestrian links...”

“Leisure...”

“Lighter brick colours rather than the dark ones used...”

“Reflect Merton High Streets material/colour palette...”

“Safe...”

“Spaces for small businesses...”

“Architecture relating to heritage...”

“More greenery with trees and comfortable seating...”

“Shopping...”

“Cafes...”

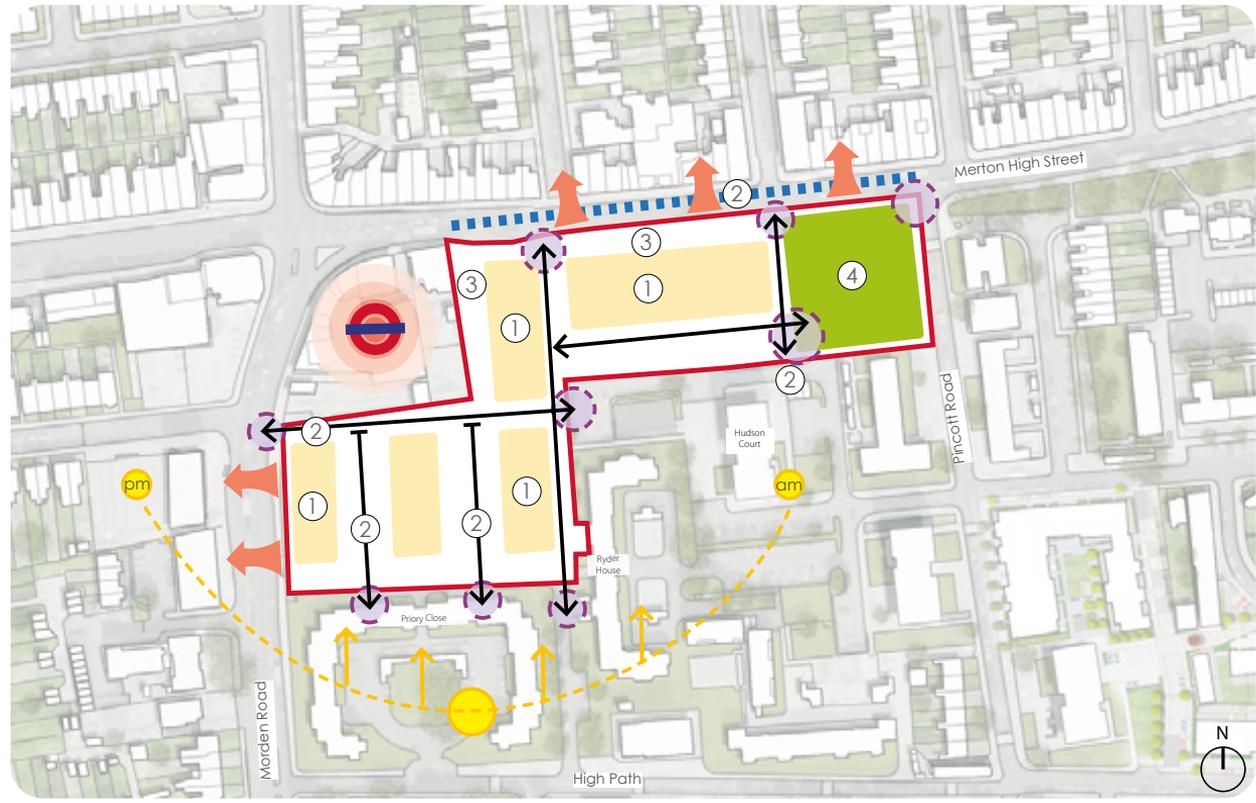
“Accessible parking...”

“Better cycle links...”

# Existing site conditions:



# Development opportunities:



1. Opportunity for private tenure homes.

2. Improved pedestrian routes connecting to the underground station.

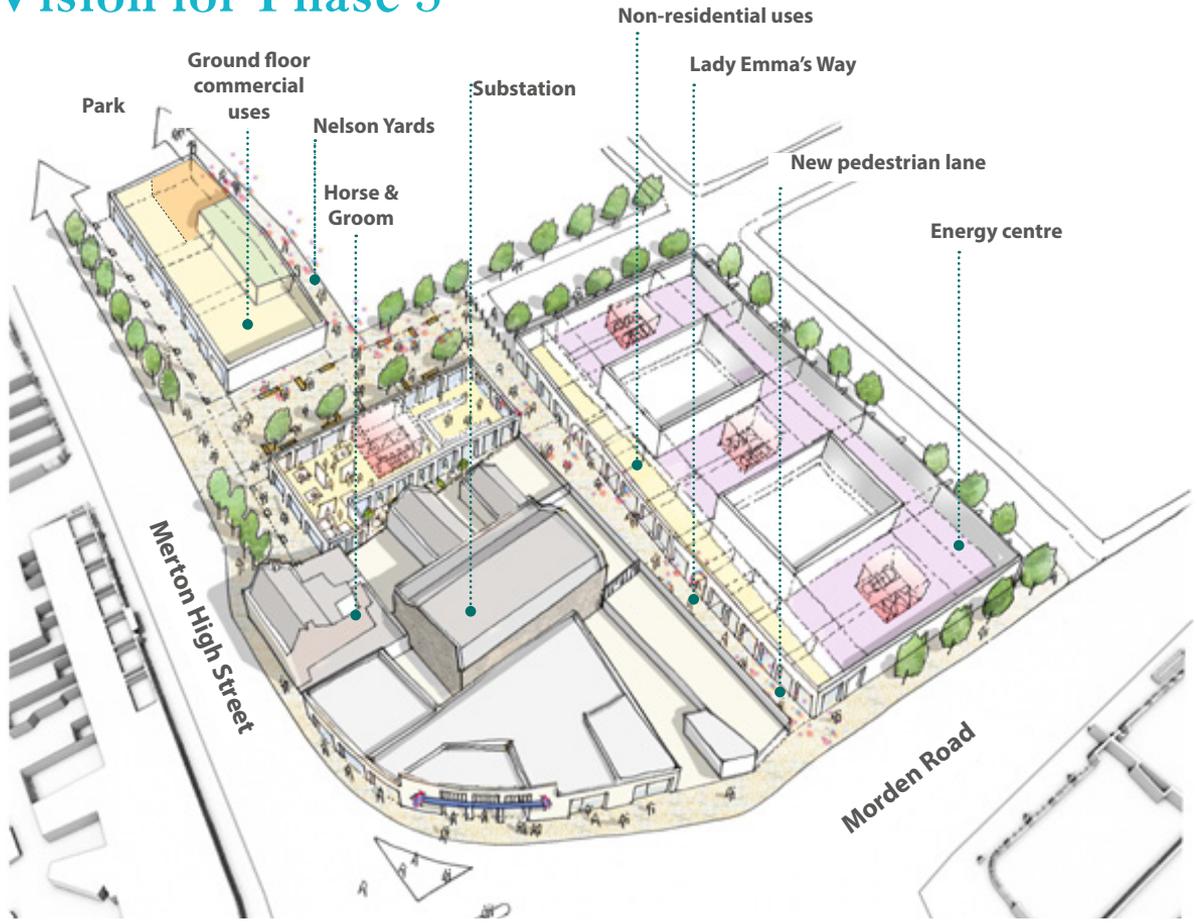
3. Opportunity for shops and work spaces to compliment the businesses across Merton High Street.

4. Park and play areas for everyone.

- Key
- Shops and flexible work spaces
  - Neighbourhood park
  - Improve connections
  - Entrances and routes
  - Improve links
  - Improved links to underground station
  - Improve Merton High Street



# Vision for Phase 3



- New uses: Opportunity for small businesses, and improved facilities along Merton High Street.
- Take inspiration from local heritage and history through character and architecture.
- Improved pedestrian routes and wayfinding.
- Open space and play: an accessible public park for all.
- Energy centre facing Morden Road.
- New homes in a strategic location next to the underground station.

# Phases 3 masterplan explained: Introduction to strategies

We will look more closely at:



Routes and streets



Open space, play and courtyards



Non residential uses and the energy centre



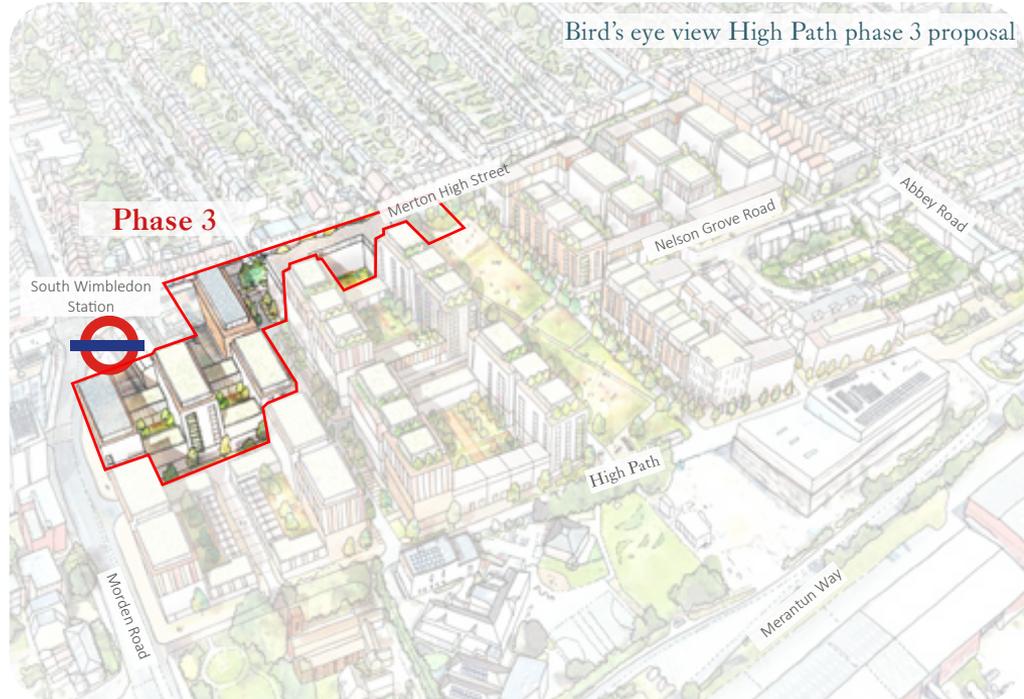
Heights and townscape



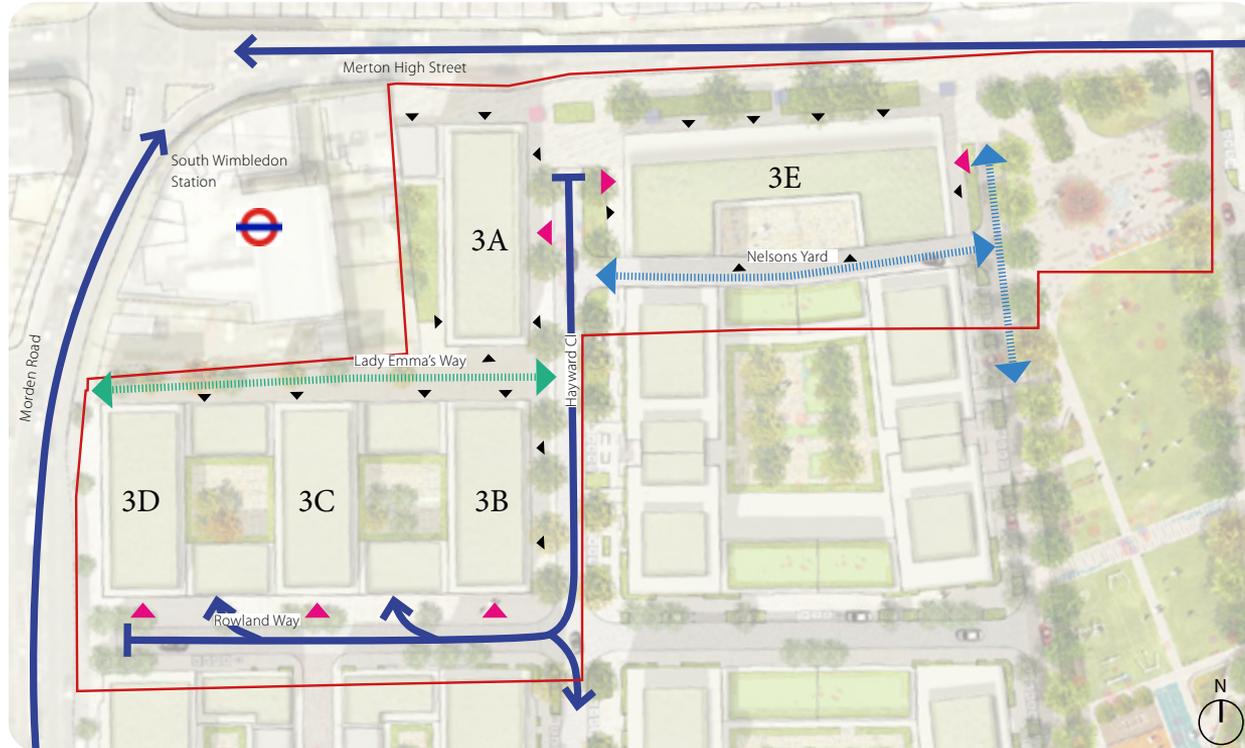
Parking



Architectural values and proposals



# Phases 3 masterplan explained: Routes and streets



East- west pedestrian link provided along Lady Emma's Way.

Shared surface and access routes along Nelsons Yard.

Access for refuse collection, fire and emergency vehicles.

- Key
- Proposed pedestrian routes
  - Shared access
  - Vehicular access
  - Indicative access into flexible uses
  - Residential access

## Example images: Routes and streets

Shared surface and pedestrian priority along Nelsons Yard



Vibrant street scene and pedestrian links



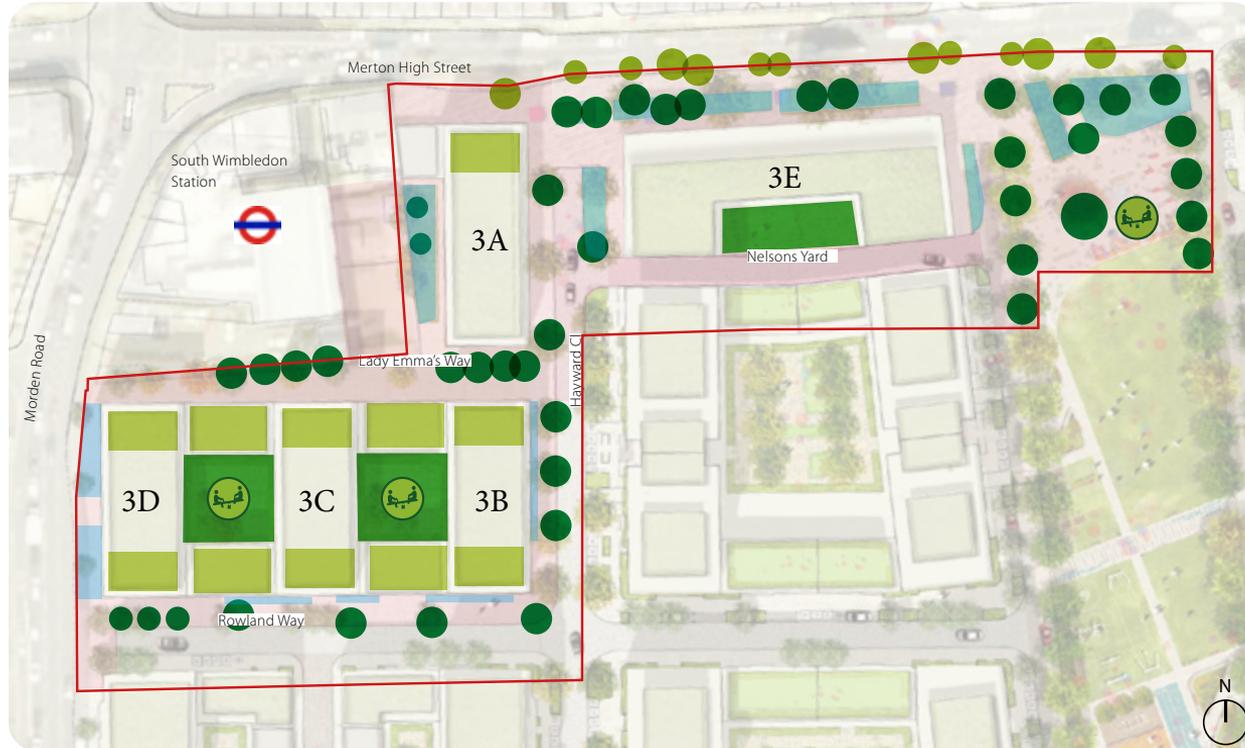
Illustrative sketch of Lady  
Emma's Way



Easy access into ground floor flexible uses

Pedestrian routes create a vibrant street scene

# Phases 3 masterplan explained: Open space, play and communal courtyards



Public realm extending to a new plaza.

Communal courtyard amenity for residents.

New tree planting along the public realm.

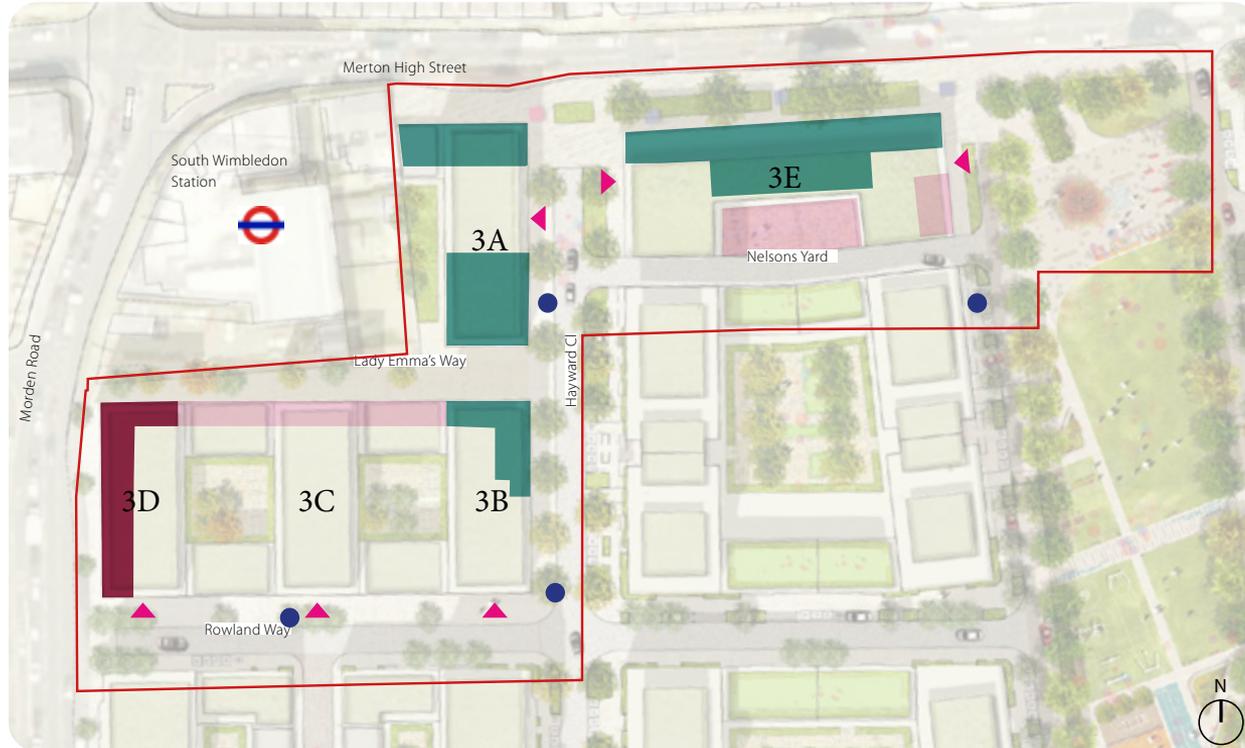
Planting and vegetation to promote a greener space.

- Key
- Public realm
  - Courtyards
  - Opportunity for rooftop gardens
  - Indicative play
  - Indicative planting
  - Potential new trees
  - Existing trees

## Example images: Open space



# Phases 3 masterplan explained: Uses



Flexible working spaces available at ground level.

Energy centre facing Morden Road.

Retail and workshops to provide spill out spaces.

- Key
- Energy centre
  - Residential access
  - Commercial uses
  - Flexible uses
  - URS location



## Example images: Uses

Retail frontages along Lady Emma's Way and Nelsons Yard



Co-working flexi facilities for workplaces and retail

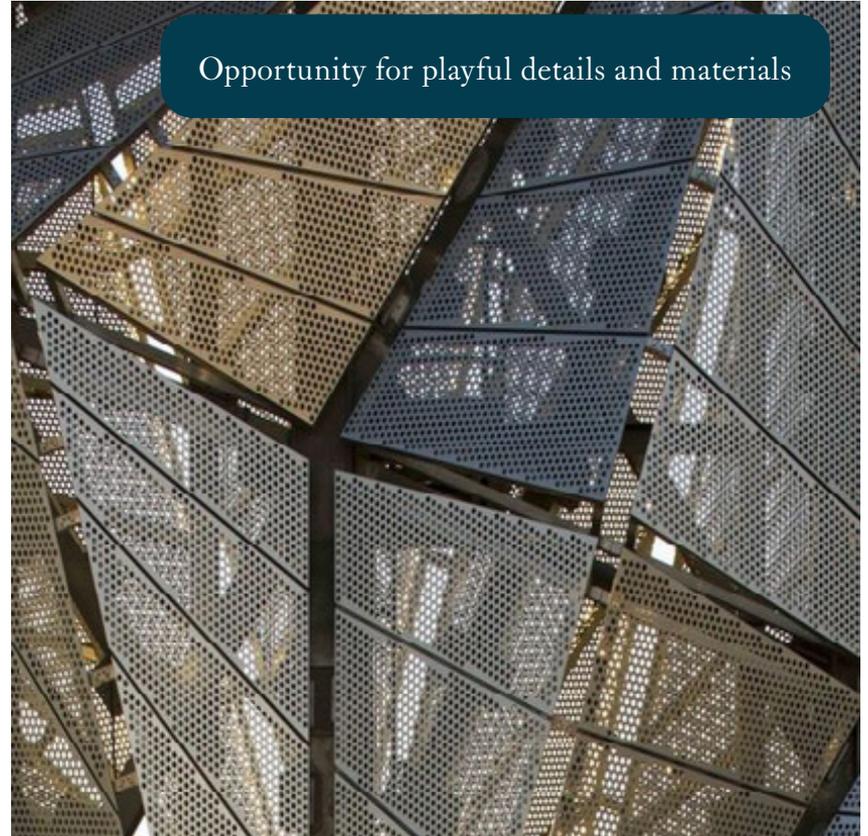


## Example images: Energy centre

Energy centre as part of an active frontage



Opportunity for playful details and materials



# Phases 3 masterplan explained: Heights and townscape



Create key views along the masterplan.

Variation in heights of the buildings.

Taller buildings along Morden Road.

Sensitive response to heights along Merton High Street to respond to existing context.

- Key
- 1 storey
  - 5 storeys
  - 6 storeys
  - 7 storeys
  - 9 storeys
  - 11 storeys
  - 12 storeys
  - Key views

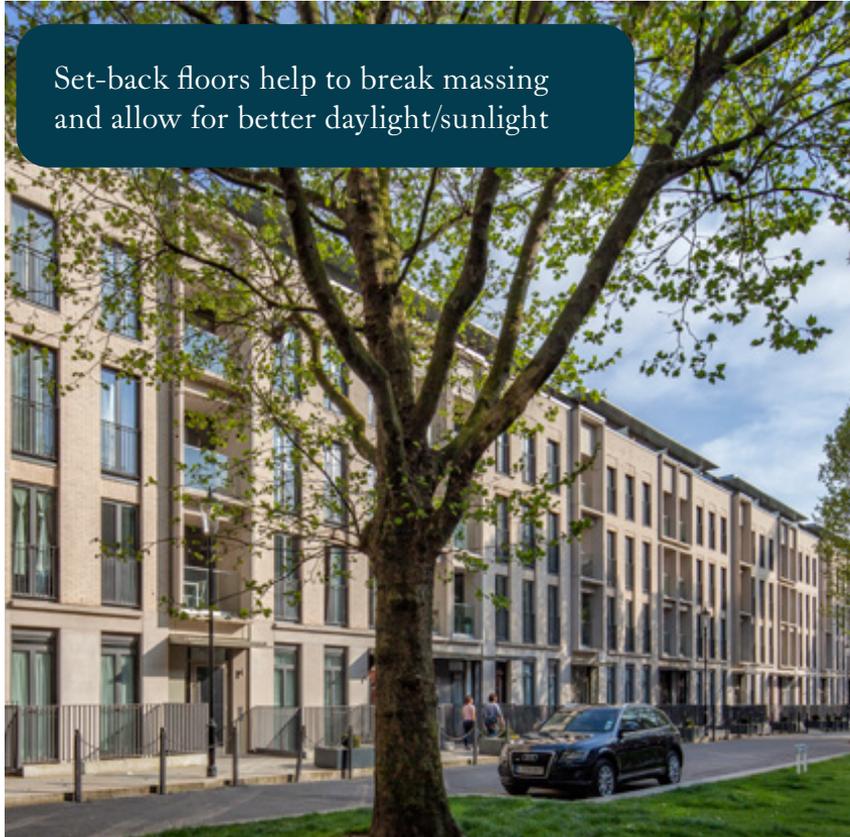
Illustrative sketch of Merton High Street

Careful approach to heights along Merton High Street

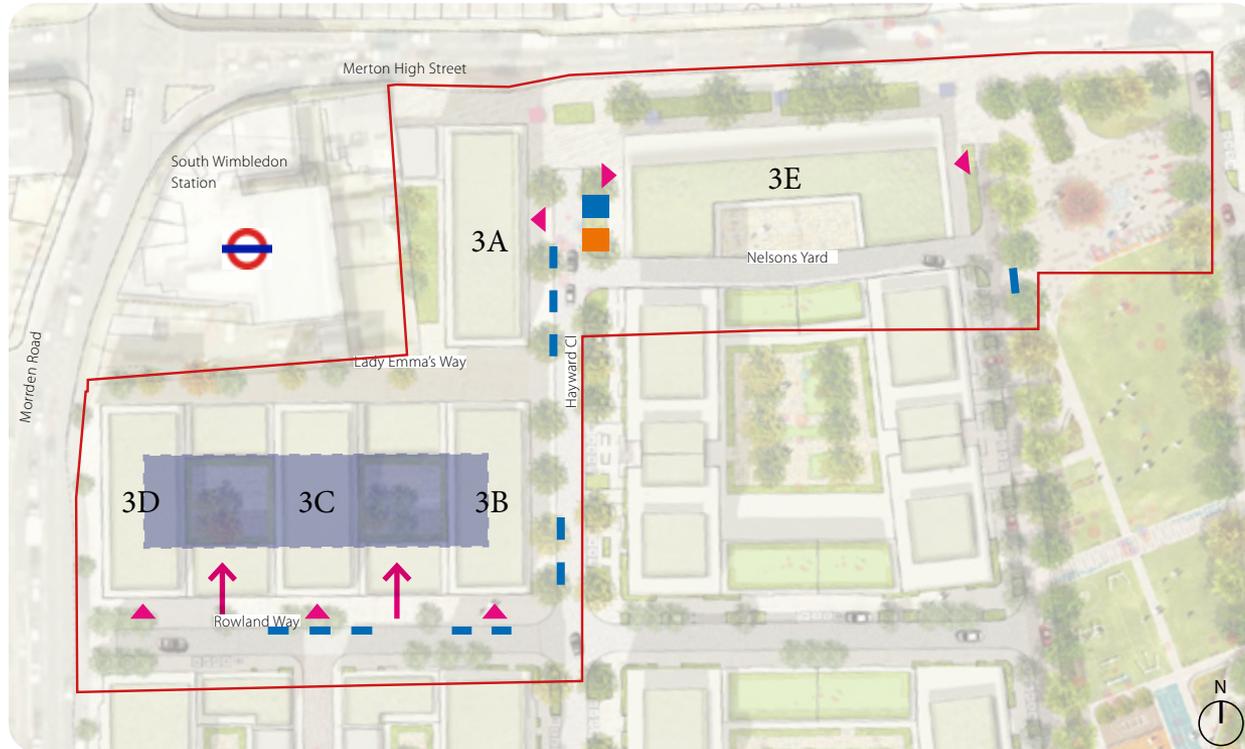
Create key views along the masterplan



## Example images: Heights and townscape



# Phases 3 masterplan explained: Parking



Up to 37 wheelchair parking spaces.

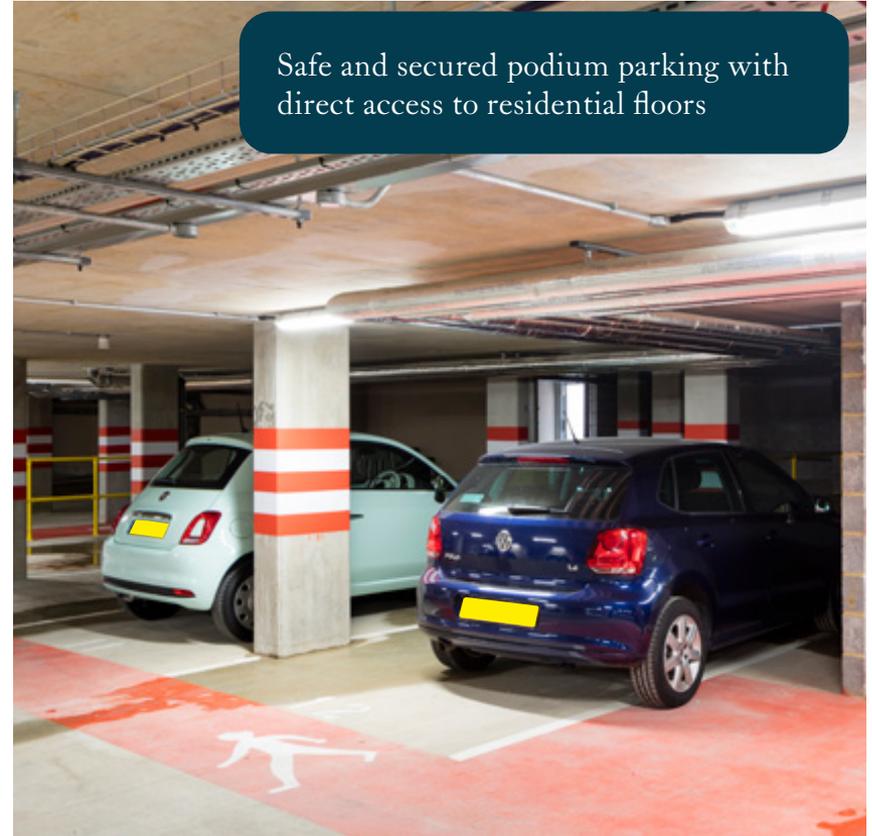
2 Car club parking spaces provided.

Up to 20 undercroft parking provided.

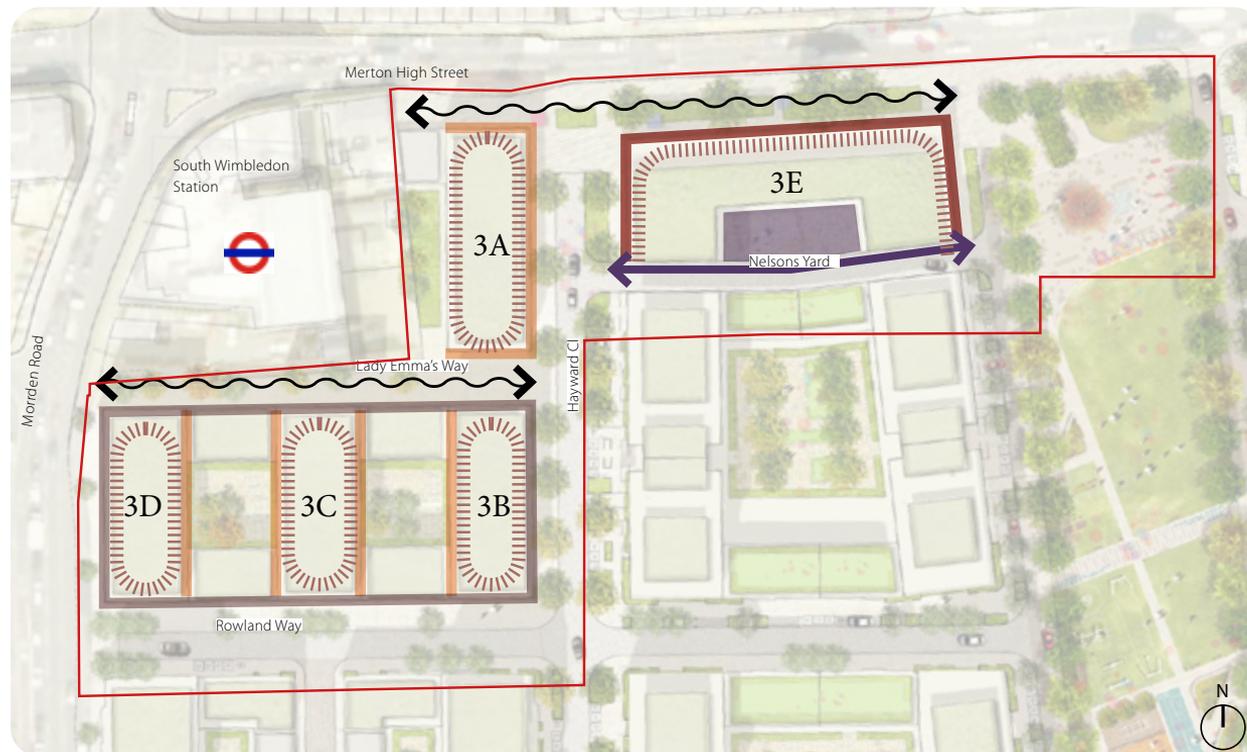
- Key
- Indicative podium parking with disabled parking bays (17)
  - Indicative car club parking bays
  - Indicative on-street disabled parking bays
  - Residential access
  - Podium parking entrance



## Example images: Parking



# Phases 3 masterplan explained: Architectural values



Express the ground floor with lighter material and brick (3D, 3C, 3B).

Opportunity for additional detailing around windows.

Brick materiality to respond to the local character.

- Key
- Non residential active ground floor
  - Top floors to be setback
  - A drop in massing to create an intimate street scene for Nelson Yards
  - Opportunity for light buff brick materiality
  - Opportunity for red brick materiality
  - Opportunity for contrasting lighter ground floor material

## Architectural values: Heritage examples



Merton High Street:  
London stock brick with white  
stone details framing openings

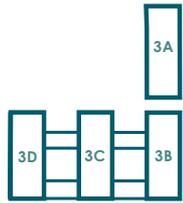


Local example

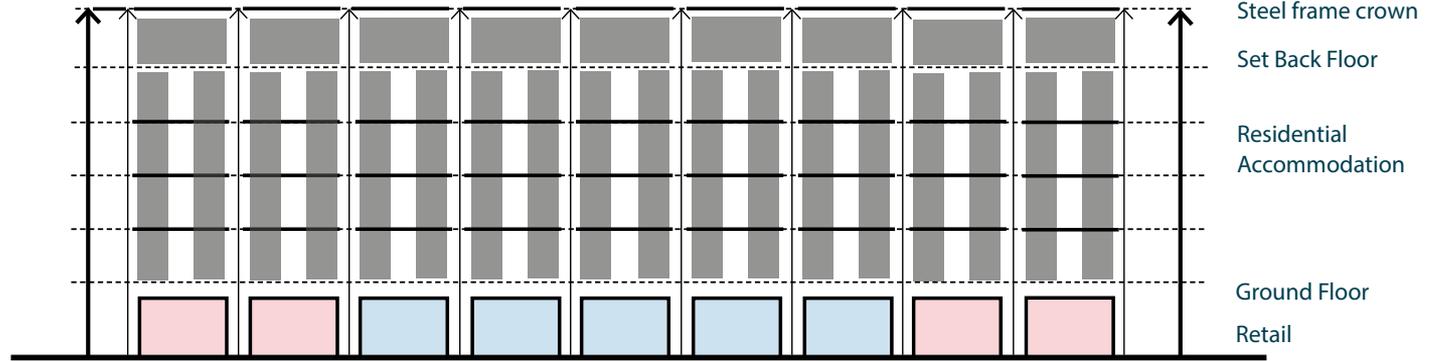
## Architectural values: Local vernacular



# Architectural proposals: Merton High Street



De-coding  
Merton High Street



North elevation articulation along Merton High Street



Entrance lobby



Retail



Co-working facilities

## Example images: Block 3A

Active street scene with commercial uses



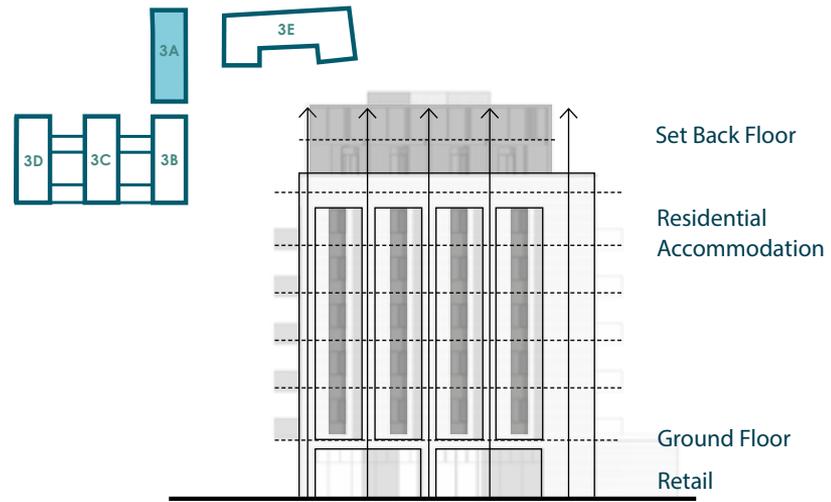
Balconies overlooking the street



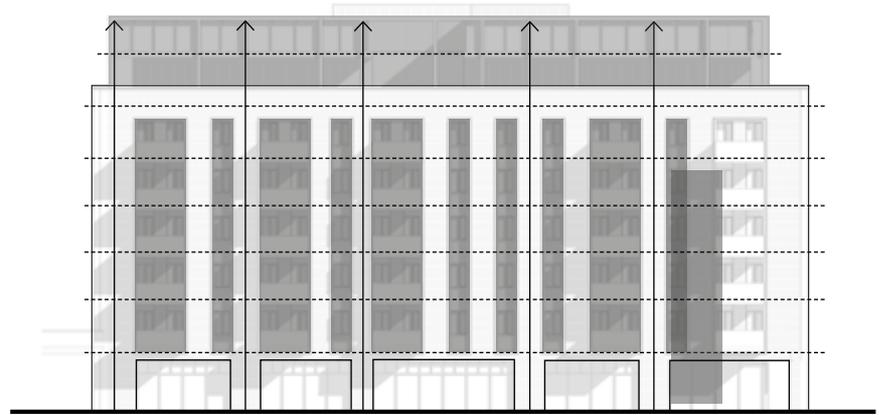
Illustrative sketch of Merton  
High Street



# Architectural proposals: Merton High Street/Hayward Close



North elevation articulation Merton High Street



East elevation articulation, Hayward Close



Opportunity for brick details



Outdoor spill out space along Merton High Street



Non-residential uses at ground floor



Active frontages

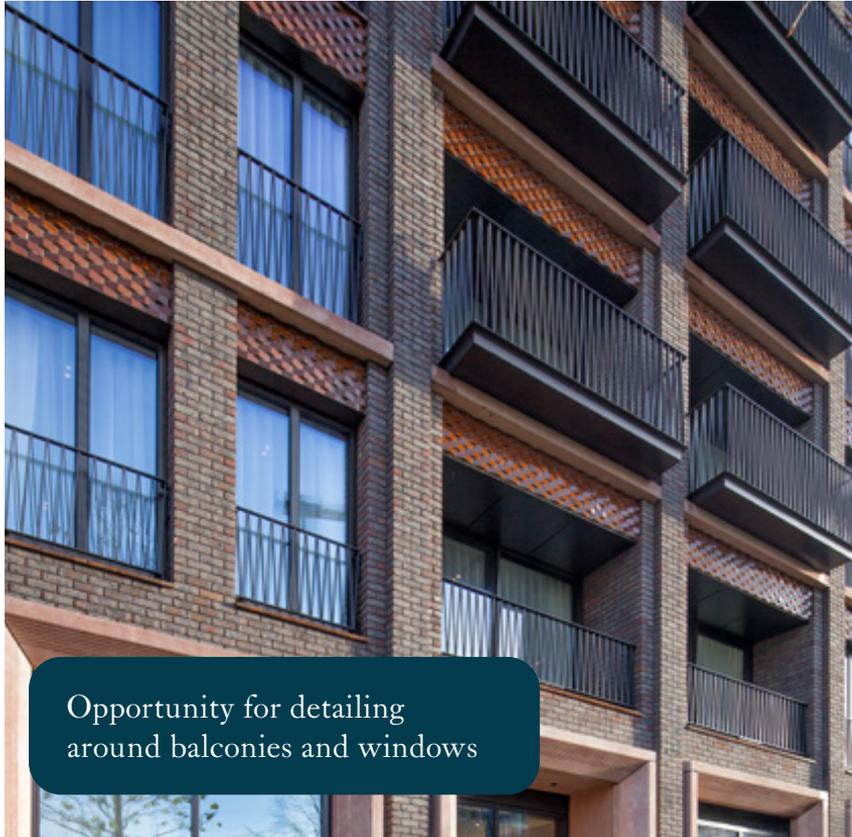


Brick frame surrounds



Vertical order

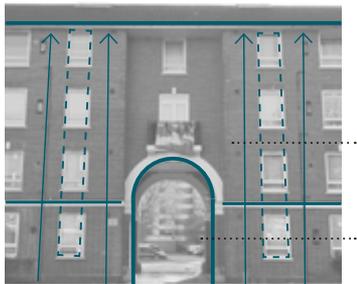
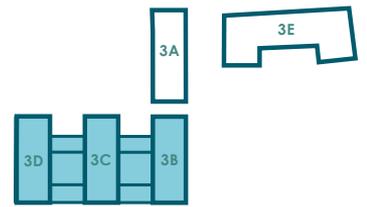
## Example images: Block 3A



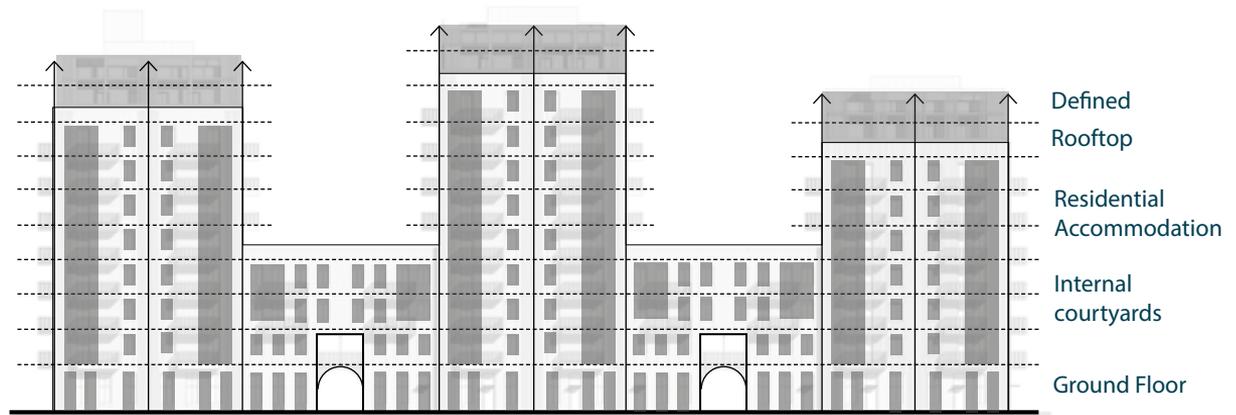
Illustrative sketch of Merton  
High Street/Hayward Close



# Architectural proposals: Morden Road/Rowland Way



De-coding  
Becket Close



South elevation articulation, Rowland way



Brick buildings and windows metal surround



Large windows at street level

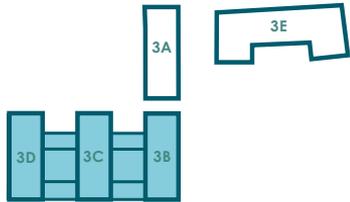


Opportunity for residents rooftop gardens

## Example images: Block 3B, 3C and 3D

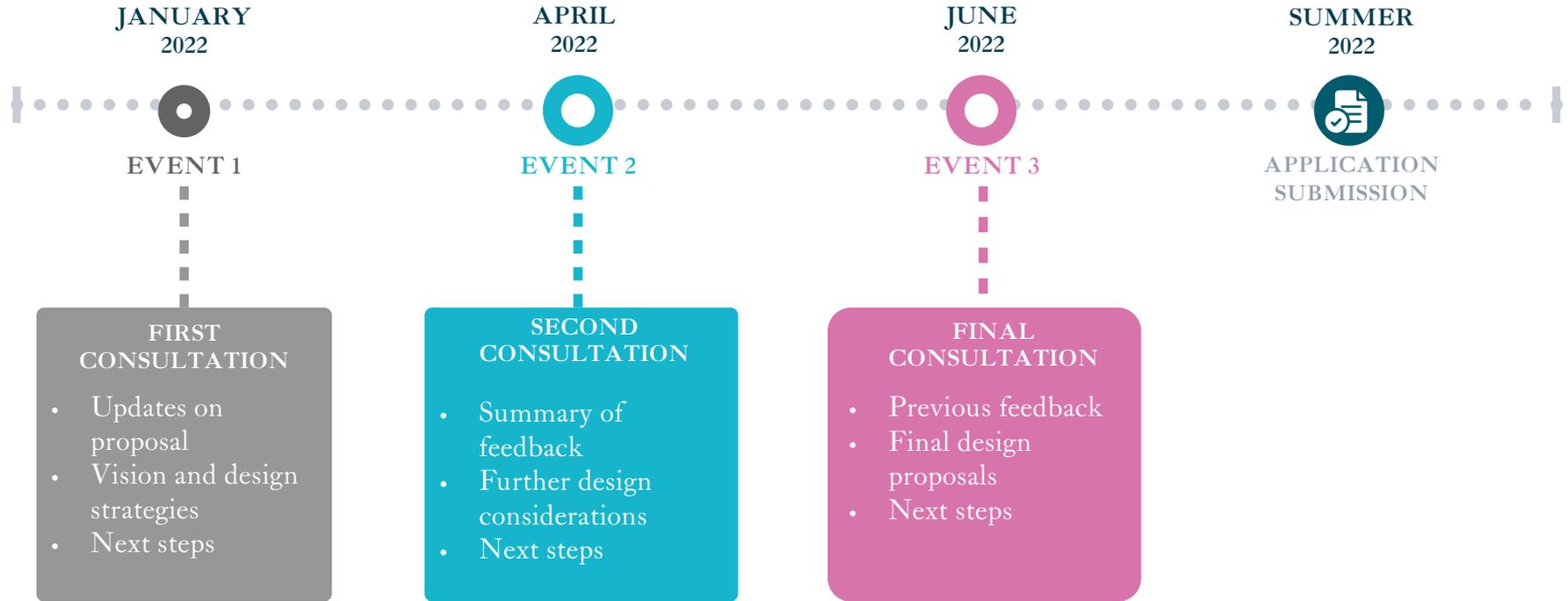


Illustrative sketch of facade treatment for  
block 3BCD, east elevation



Zoom in of facade treatment

# Programme



**We are here**

# How you can get involved

Go to Clarion Consults to provide your feedback:

- Here you can 'have your say'.
- You can take our survey or drop a pin on the map to tell us what you know about the area around the site.
- You can view 'common questions' or contact us with any further questions.

[https://clarionconsults.co.uk/highpath\\_phase3](https://clarionconsults.co.uk/highpath_phase3)



Online Feedback  
Forms



You can use the  
online form to  
give us feedback  
on this webinar



Please contact us if you have any questions or feedback:



Donna Brown  
Regeneration Manager



0300 500 8000



Donna.Brown@clarionhg.com



James Clarke  
Development Manager



0300 500 8000

WWW

[https://clarionconsults.co.uk/  
highpath\\_phase3](https://clarionconsults.co.uk/highpath_phase3)



Thank you!



**CLARION**  
HOUSING

PRP