

Hello & Welcome



PRP

What's 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 and construction will begin soon



Submitted a detailed planning application for Phase 2 in May 2019



Are in the process of preparing the detailed planning application for Phase 3

What's the purpose of today's event?



Understanding the site and its opportunities and challenges for development



Creating a vision for High Path Phase 3



Collecting your feedback on how Phase 3 could benefit you

This event marks the start of consultation about design proposals for Phase 3 of the High Path Regeneration.

We want to work with you to create a vibrant place for residents and visitors to High Path.

In this phase we will be building:



378 new homes for private sale and private rent



Commercial spaces



A community centre



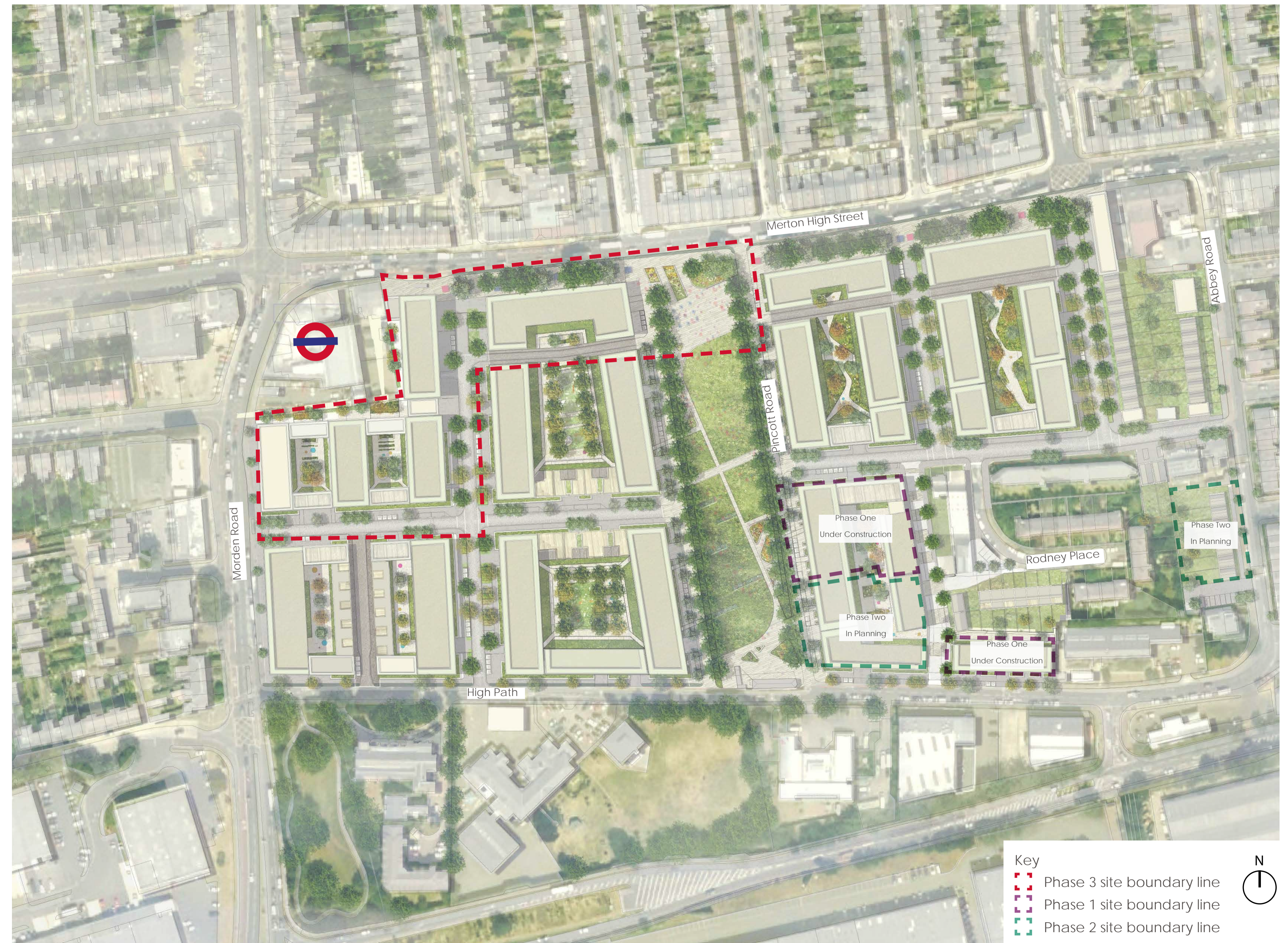
A replacement ball court

Existing Site



High Path Phase 3

Phase 3 forms part of the approved High Path masterplan. It includes new housing for private rent and sale. The aim is to introduce a range of commercial and community uses as well as vibrant open spaces for the benefit of the local community.

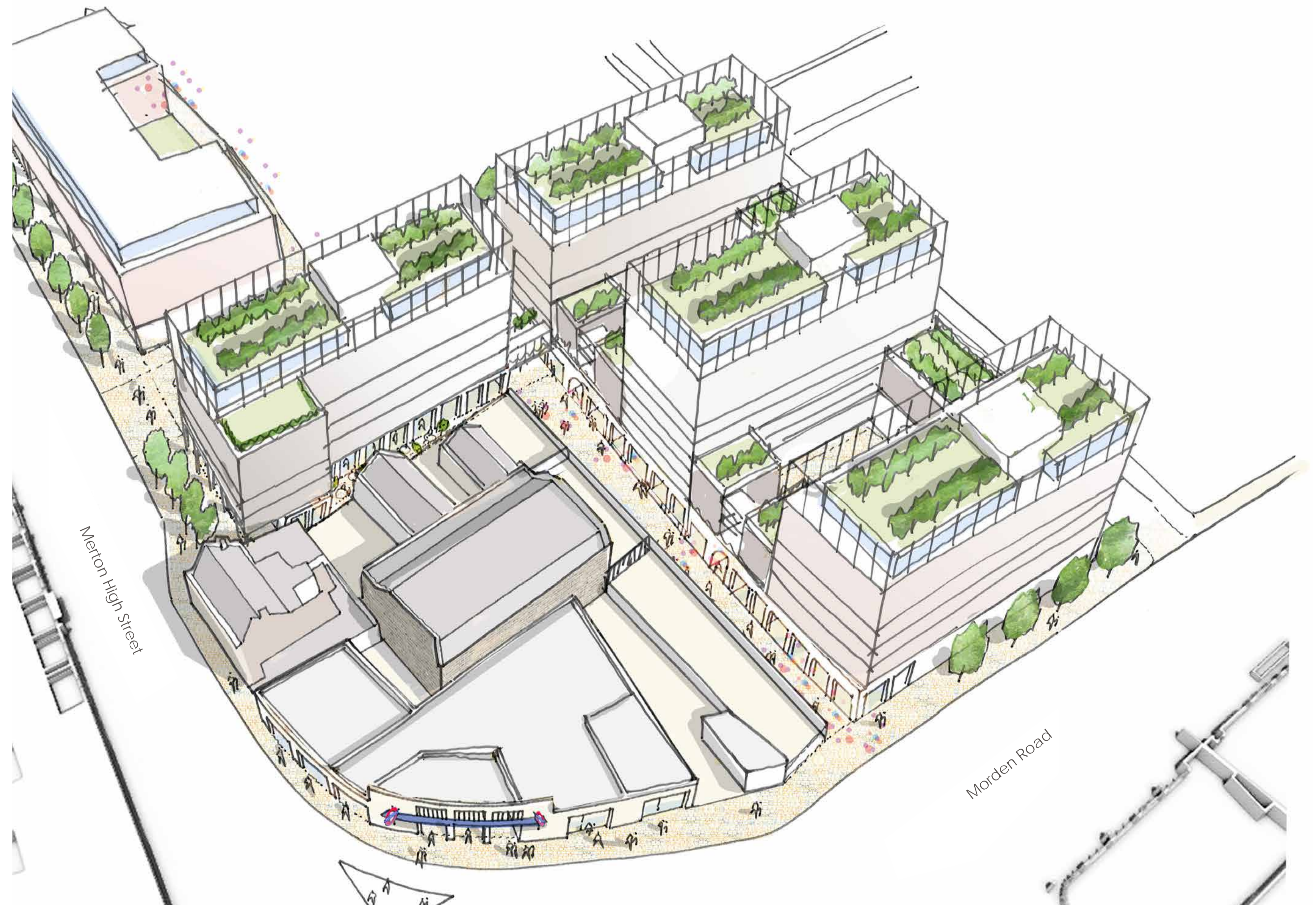


High Path Phase 3 within the regeneration masterplan

Vision for Phase 3

A vision for Phase 3 has been developed that offers:

- New homes for private sale and private rent
- Work spaces
- Ground floor commercial space along Merton High Street
- A community centre



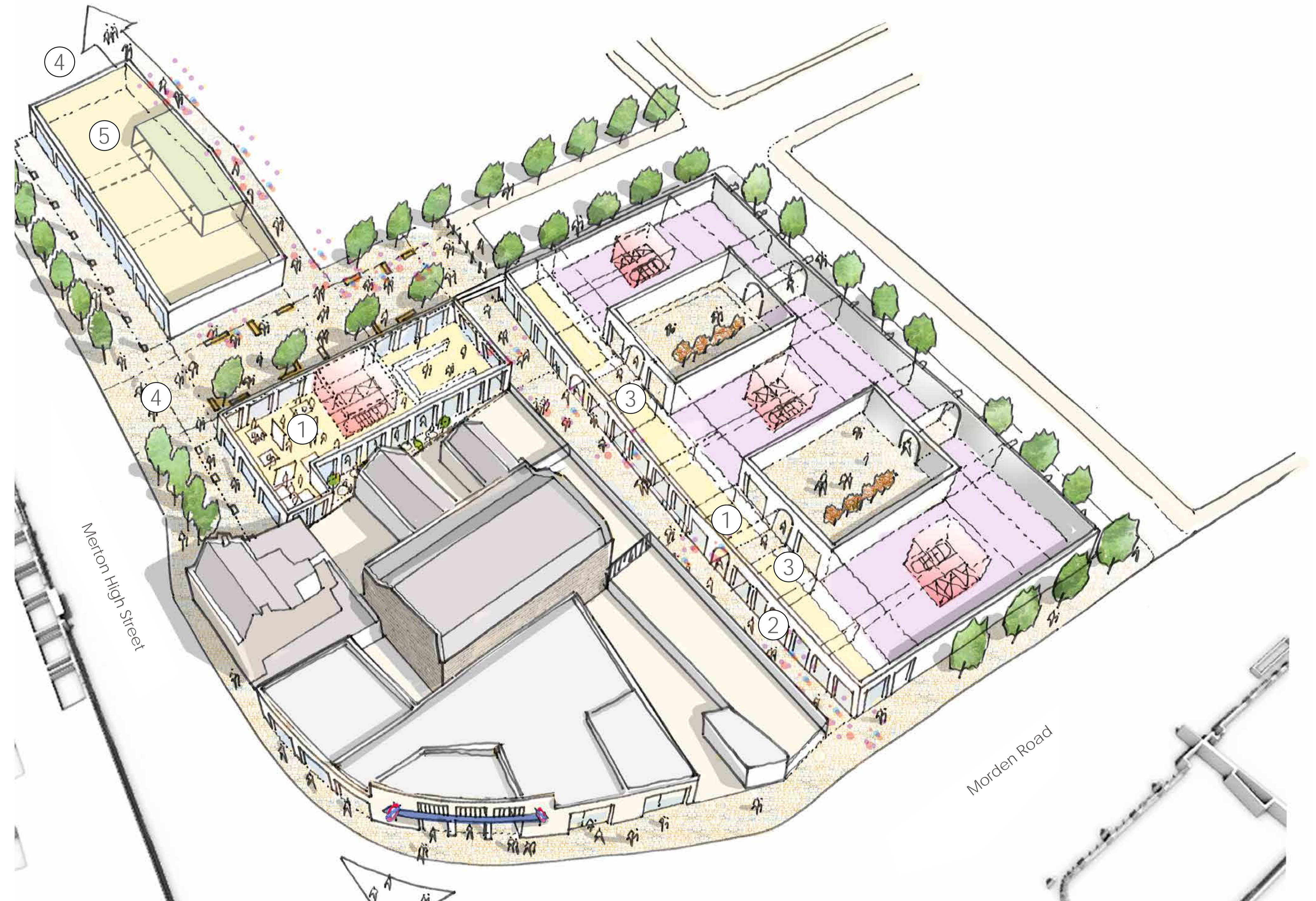
Please tell us your thoughts?



Vision for Phase 3

THE BENEFITS FOR HIGH PATH RESIDENTS & NEIGHBOURS

- ① **New Uses**
A community centre, opportunities for small businesses and start-ups, and improved facilities along Merton High Street
- ② **Celebrating Heritage**
Retain and take inspiration from the local heritage and history
- ③ **Connecting Neighbourhoods**
Improved routes integrating with the surrounding network
- ④ **Open Space & Play**
An accessible public park for all
- ⑤ **Community Centre**
A multi-use space for the local community



Please tell us your thoughts?



Phase 3 Development Opportunities

Roof Terrace



Indicative image of the view towards Morden Road



Lobbies



Please tell us your thoughts?



Phase 3 Development Opportunities

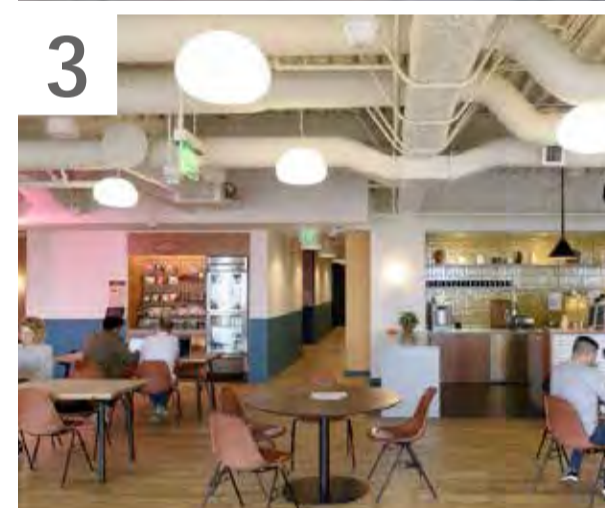
Phase 3 presents a number of exciting opportunities, bringing noticeable change to High Path. The site's main development opportunities are:



1 New homes for sale and rent



2 Improved streets connecting High Path to the underground station



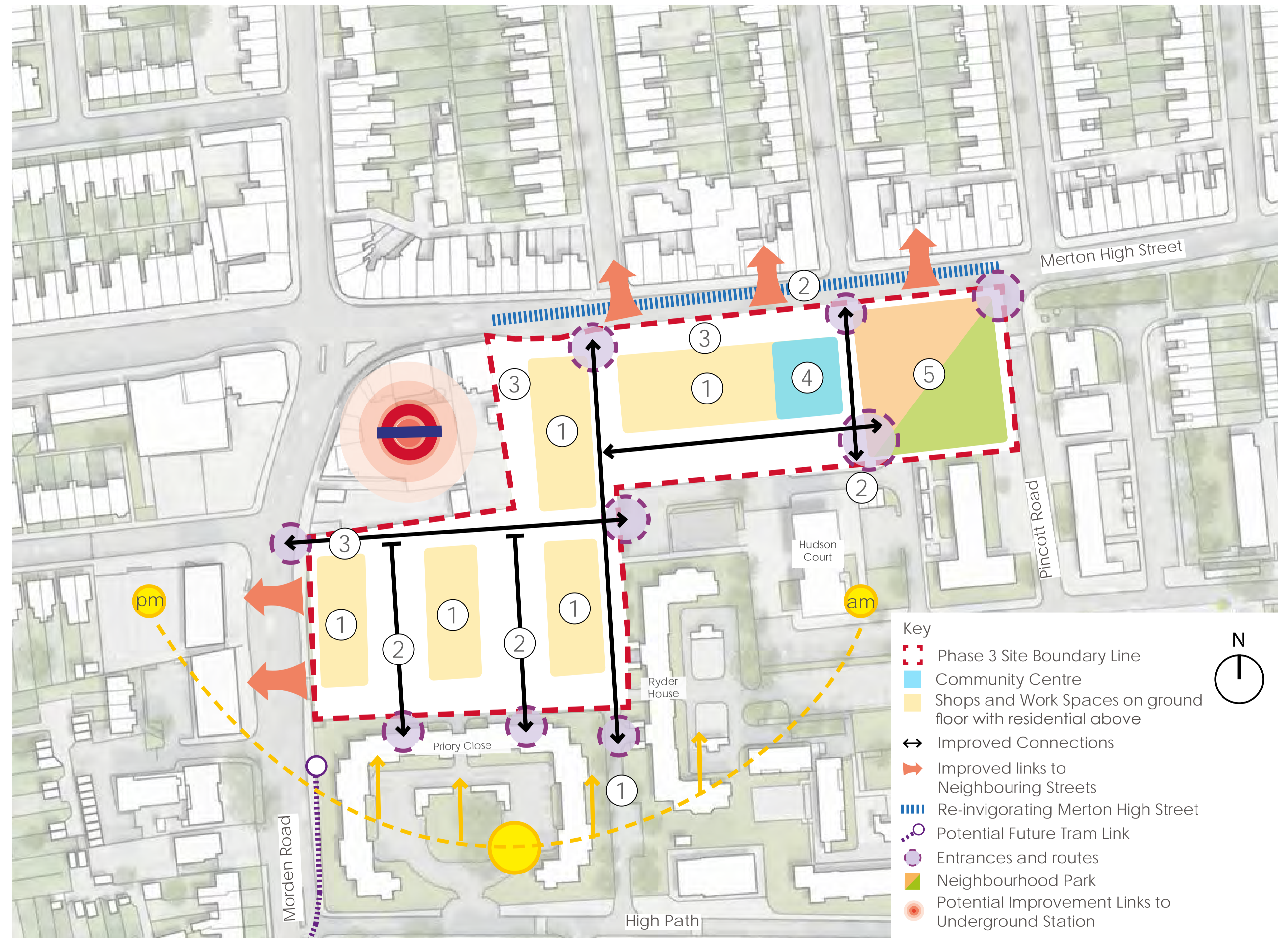
3 Shops and work spaces



4 A community centre to bring local residents together



5 Park and play area's for everyone



Please tell us your thoughts?



Phase 3 Development Challenges

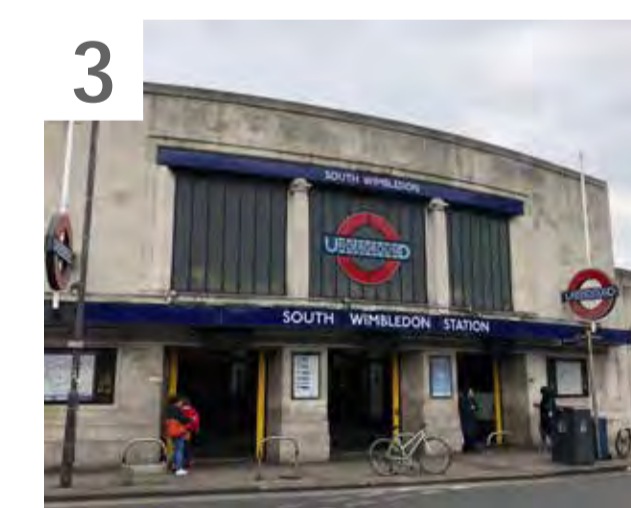
The Phase 3 site runs along Merton High Street and wraps around South Wimbledon underground station. The site presents a range of challenges to development.



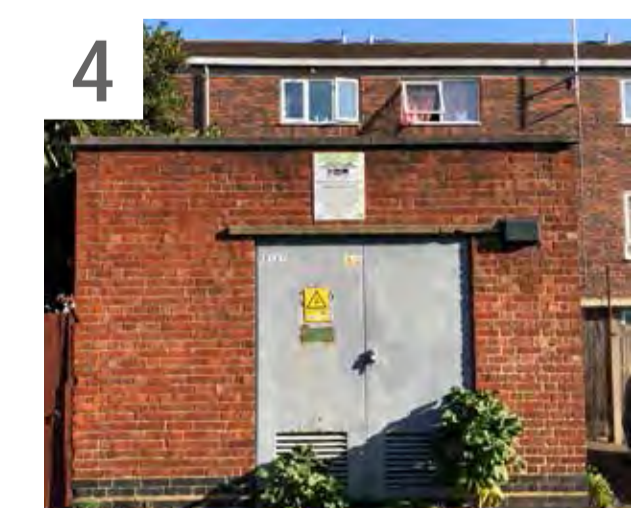
1 Relocating the existing ball court
The ball court between Gilbert Close and Becket Close will need to be relocated.



2 Building next to a main road



3 Building over the underground



4 Utilities
Underground cables and an existing sub-station impact where new buildings can be located.

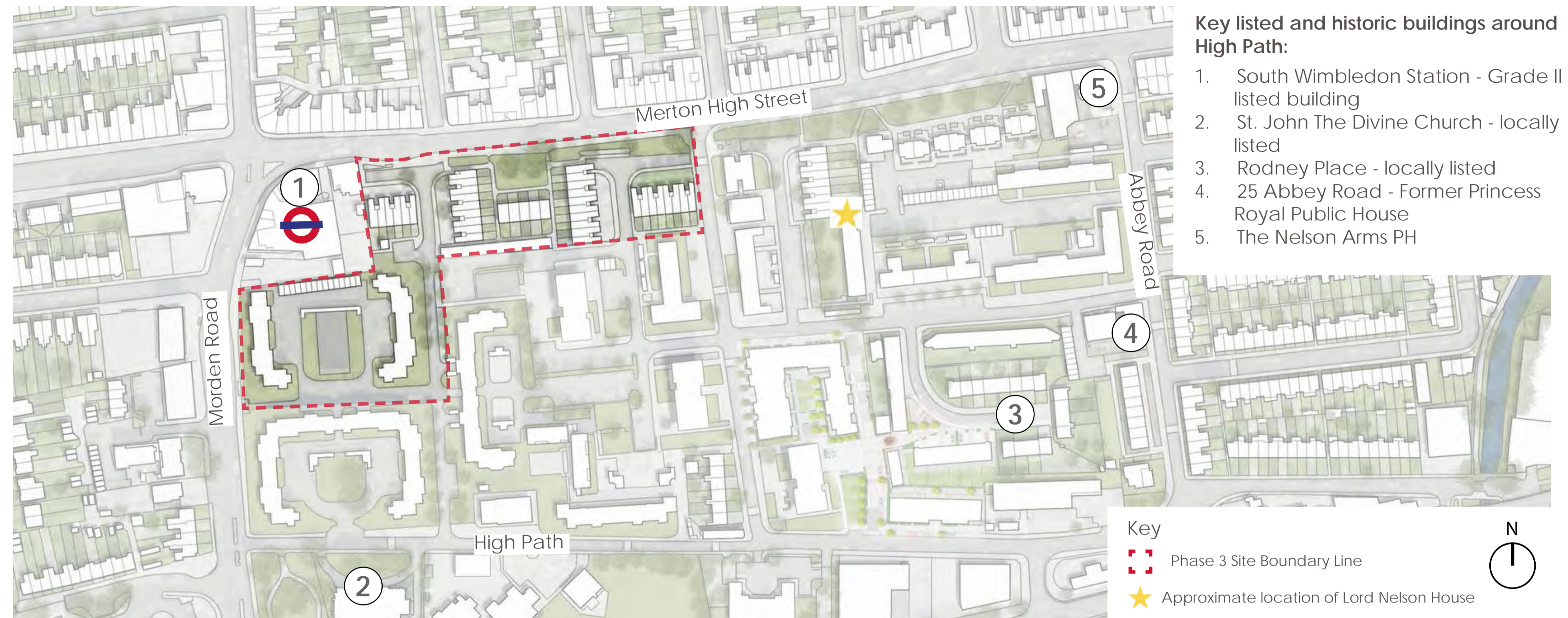


Celebrating Heritage

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.

Merton and South Wimbledon have a rich and diverse architectural heritage, with varied roofscapes and contrasting palette of materials.

An interesting fact is during World War Two, South Wimbledon Station was used as an air raid shelter, and several high explosive bombs were dropped on the area during The Blitz.



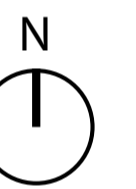
Key listed and historic buildings around High Path:

1. South Wimbledon Station - Grade II listed building
2. St. John The Divine Church - locally listed
3. Rodney Place - locally listed
4. 25 Abbey Road - Former Princess Royal Public House
5. The Nelson Arms PH

Key

Phase 3 Site Boundary Line

Approximate location of Lord Nelson House



Bomb map showing bombs dropped around South Wimbledon during the Blitz, 1940-1

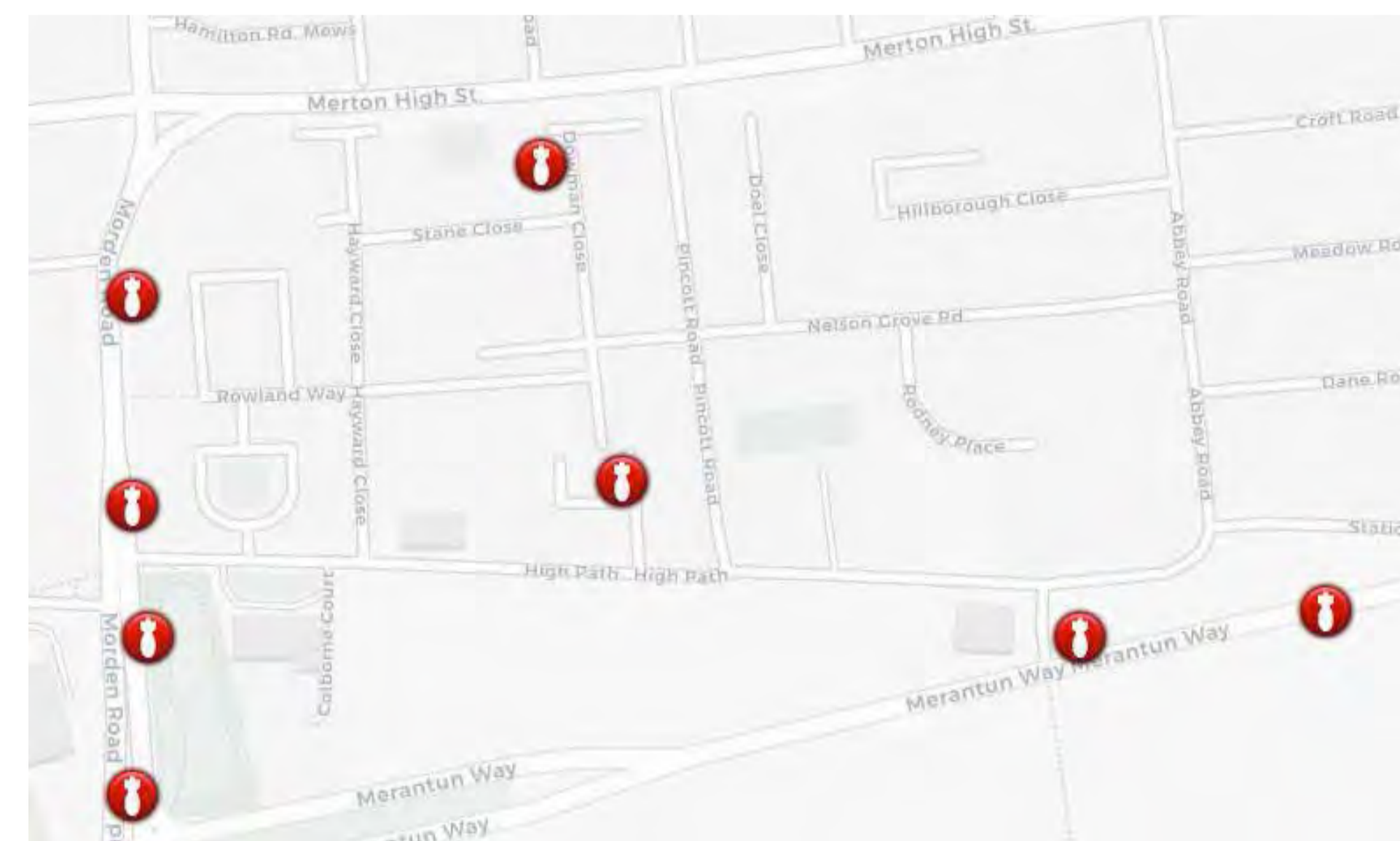


Illustration of Merton Place, 1803



Construction of South Wimbledon Station, 1924



Shelter beds dismantled following the air raids, 1940s



Please tell us your thoughts?



Celebrating Heritage

LOCAL ELEMENTS OF HISTORIC CHARACTER



Rodney Place

Built in 1924, this terrace of 16 houses arranged in a horseshoe offers a quiet, suburban environment with a strong rhythm to the door and window detailing.



South Wimbledon Station

Designed by Charles Holden and opened in 1926, the station forms part of a family of stations along the northern line and is a Grade II listed building.



Conservation Areas

Located to the north-west of High path and dating from the 1880s, this collection of houses boast an array of repetitive elements including arched windows and doors and projecting bay windows.

PROPOSED DESIGN FEATURES TO BE INFORMED BY LOCAL HERITAGE

Building Materials & Architecture

Certain elements of material and architectural detailing found in South Wimbledon will be used to influence the designs for Phase 3. Archways and glazed brick are popular features of the area and may be included in the emerging designs.



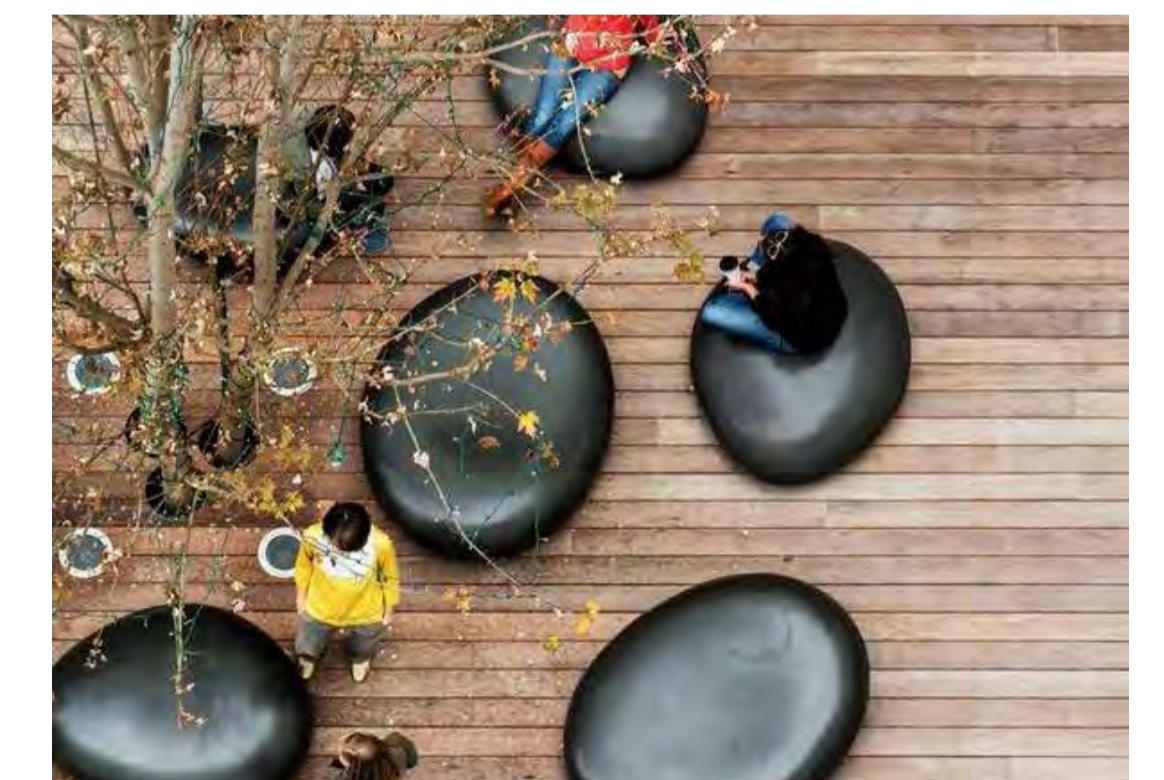
Public Spaces

Public open spaces will be designed to bring people together and encourage everyone to spend more time outside. The design for these spaces will take inspiration from classic London squares.



Public Art

Sculptures and interactive artwork can help animate public spaces and offer opportunities to celebrate local people and the community by capturing the legacy and identity of the places.



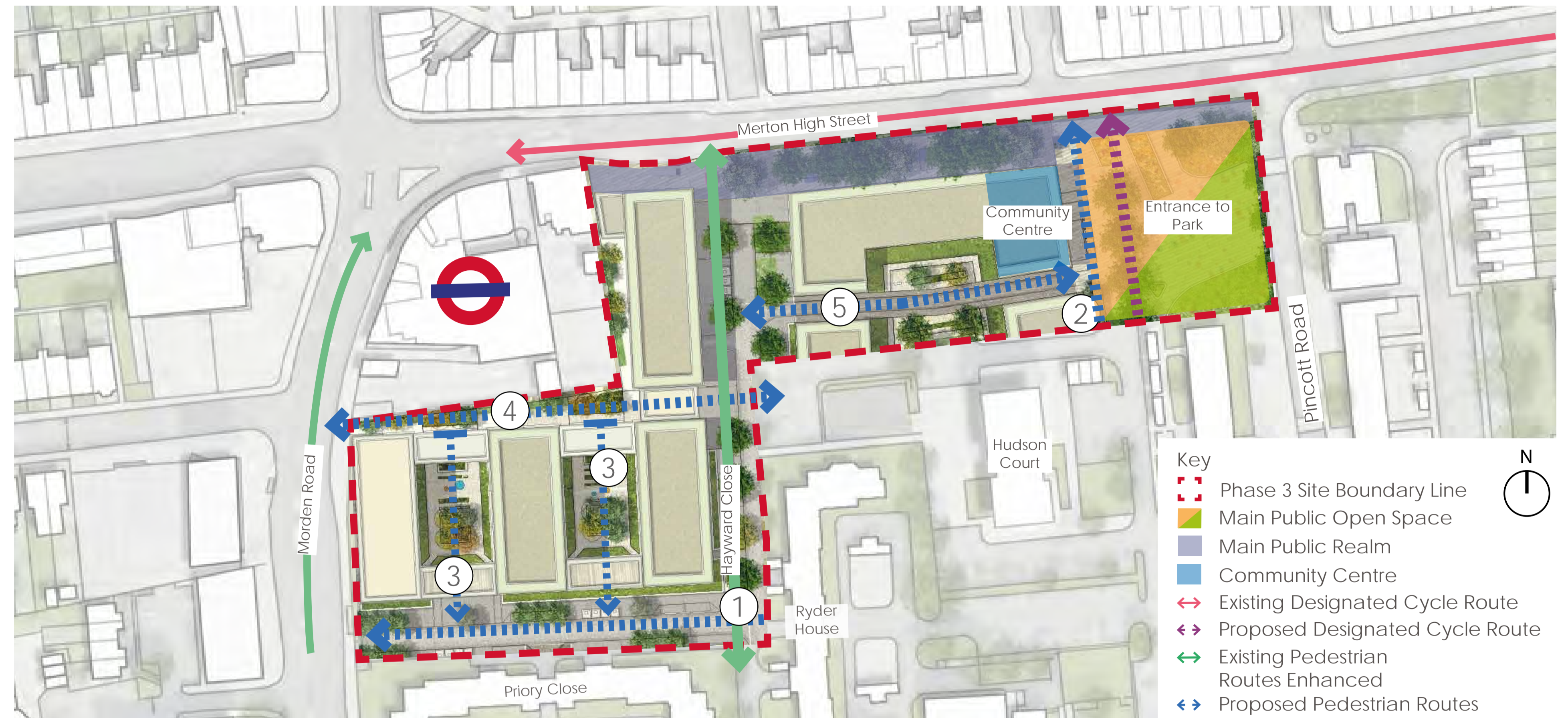
Please tell us your thoughts?



Connected Neighbourhood

We're focussing on connecting High Path to the surrounding neighbourhood to improve movement and accessibility for all. New tree-lined streets and activated shopping arcades will invite people to walk through the neighbourhood to easily reach key destinations.

Streets and footpaths will be designed to promote walking and cycling.



1. Connecting streets

2. Park access

3. Shopping arcades

4. Shared surface link to station

5. Mews with workshops



Please tell us your thoughts?



Open Space & Play

Phase 3 is an opportunity to build the first part of the neighbourhood park. This will include play equipment and space for outdoor activities.

Proposed entrance to park view



Please tell us your thoughts?



What happens next?



Please complete the feedback form to provide comments on the High Path Phase 3

TIMELINE OF FUTURE EVENTS:

