

Welcome

Today's event is about the indicative phasing plan for the regeneration of High Path. This is the order in which we plan to build new homes and knock down existing homes over the next 12 years.

We have revised the phasing plan that was submitted to Merton Council in April 2017. We intend to submit an amended phasing plan later in the year.

Take the time to look at the changes explained here today. Members of staff from Clarion Housing Group and PRP are available to answer any questions that you have.

There is also information about the timeline for the first new homes and where the play area on Pincott Road will be re-provided.

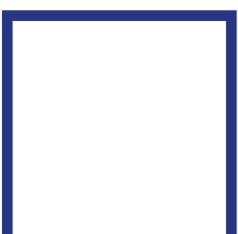
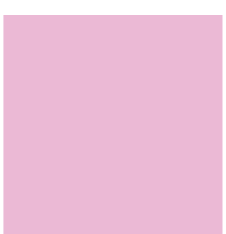

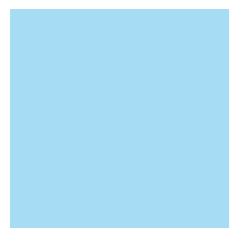
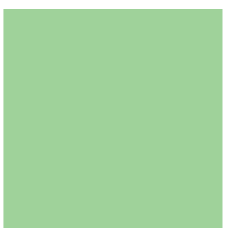



If you have any questions please speak to a member of staff today. Alternatively you can contact on **020 3784 5951** or email mertonregen@clarionhg.com

Existing Demolition Phasing Plan



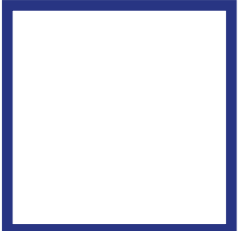
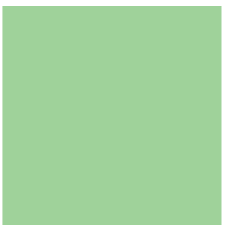

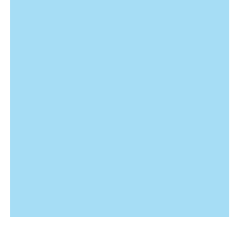

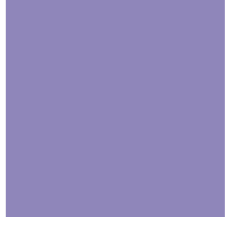

KEY

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

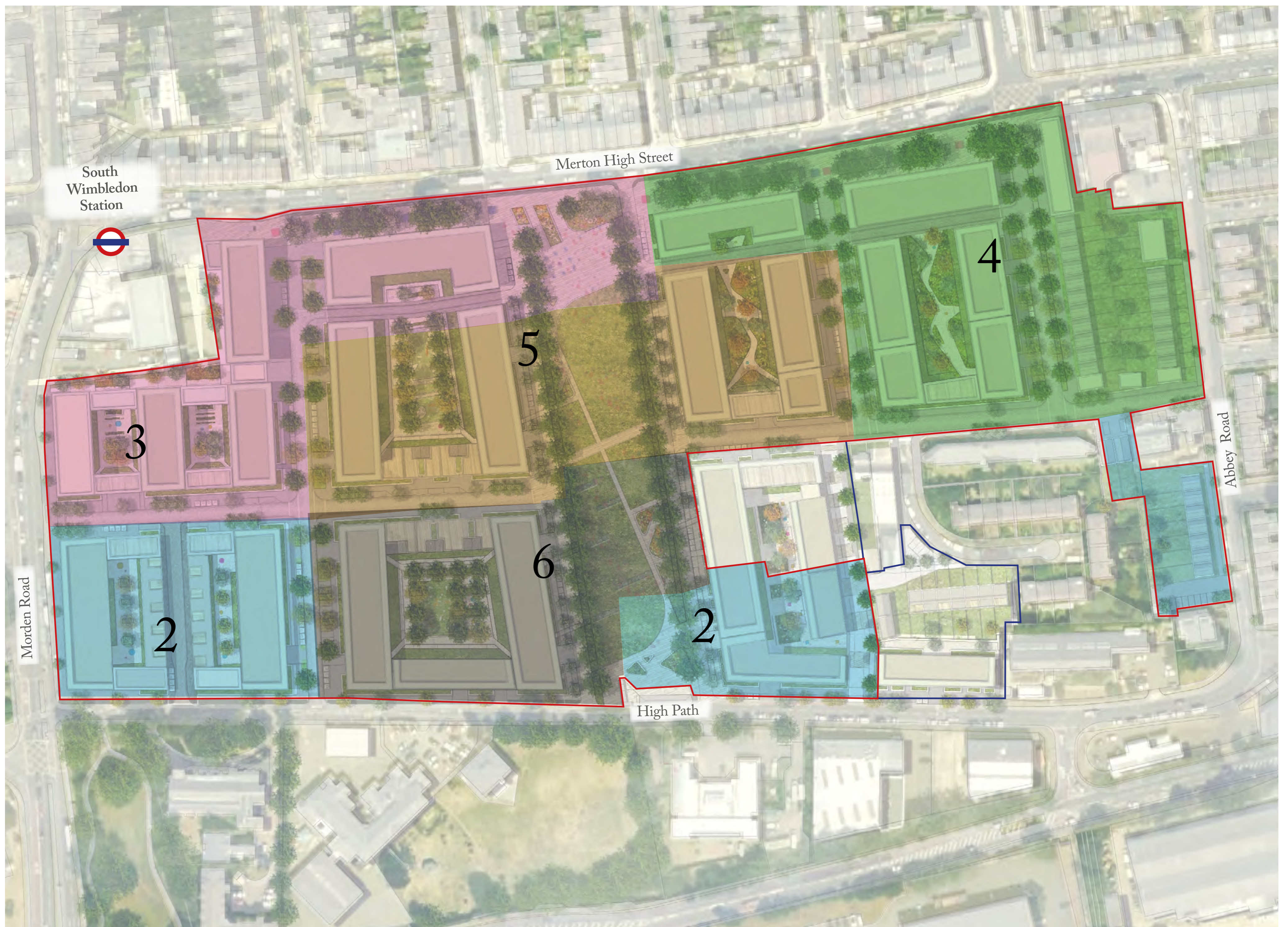
New Demolition Phasing Plan






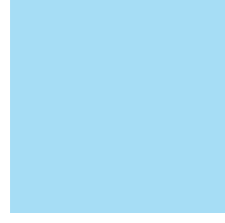


KEY

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

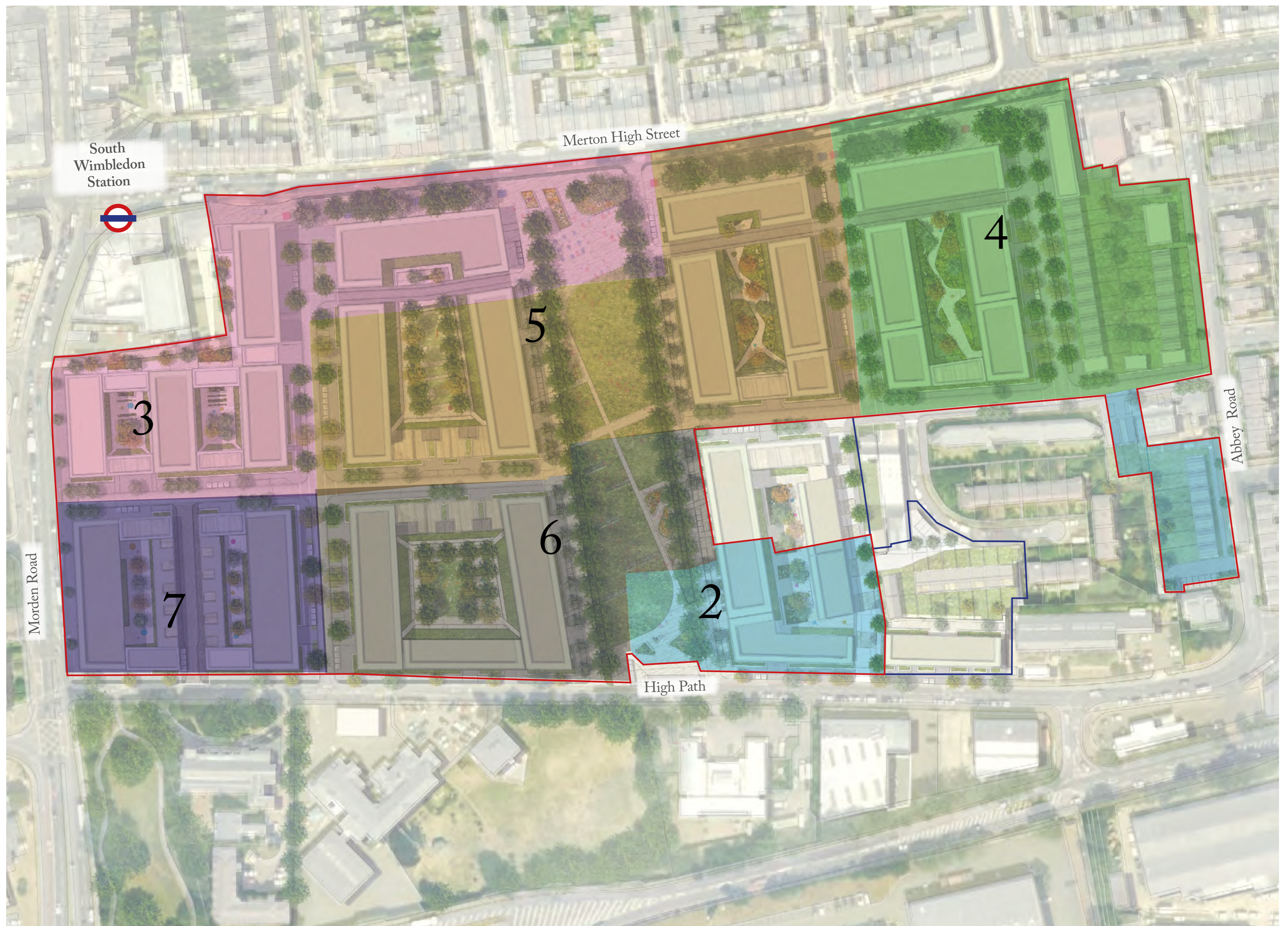
Existing Phasing Plan






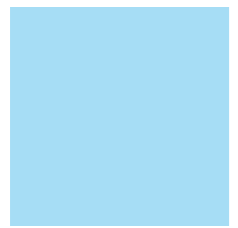

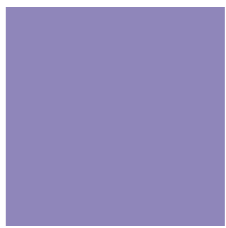

KEY

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

New Phasing Plan



KEY

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

Why has the indicative Phasing changed?

Since the initial community consultation events there has been some changes to the proposed phasing for High Path.

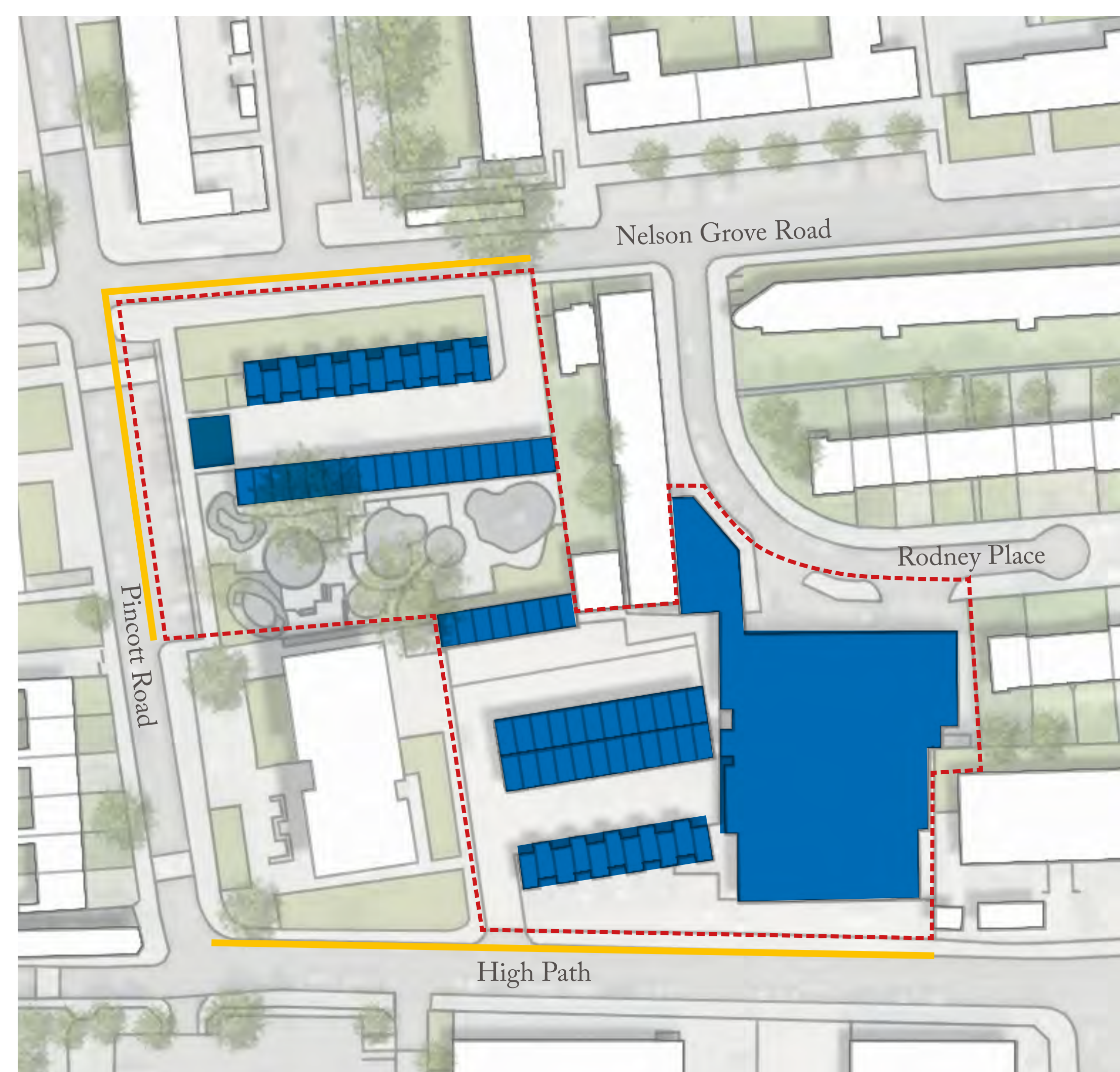
These changes follow a review of how we plan to build the estate and aim to:

- Improved efficiency in delivering utilities such as water and electricity, plus new roads
- Separate homes from construction activity as far as possible
- Reduce disruption to residents in the completed phases of the development



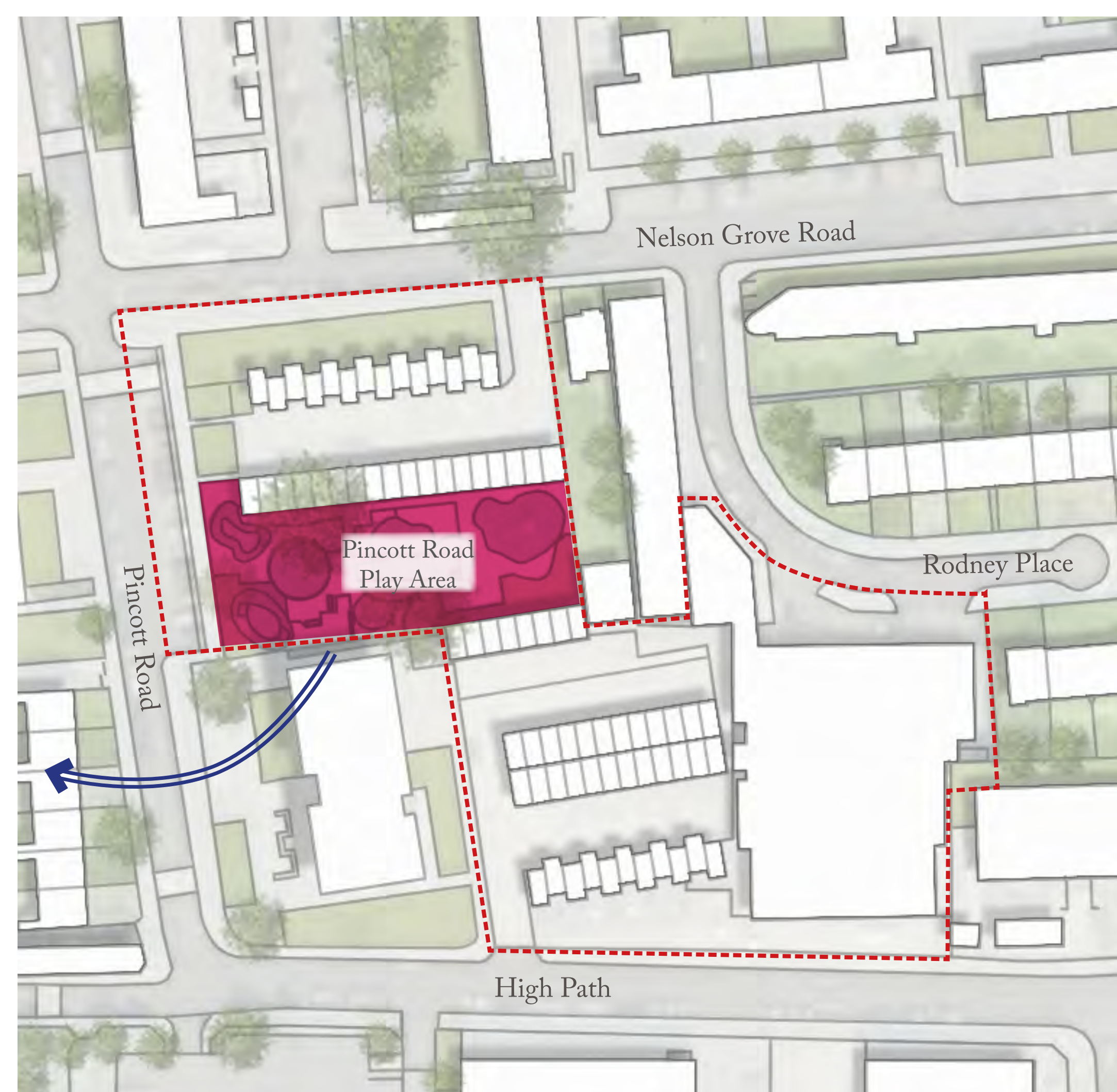
Timeline for the first New Homes

Winter 2018 – Utilities Diversion



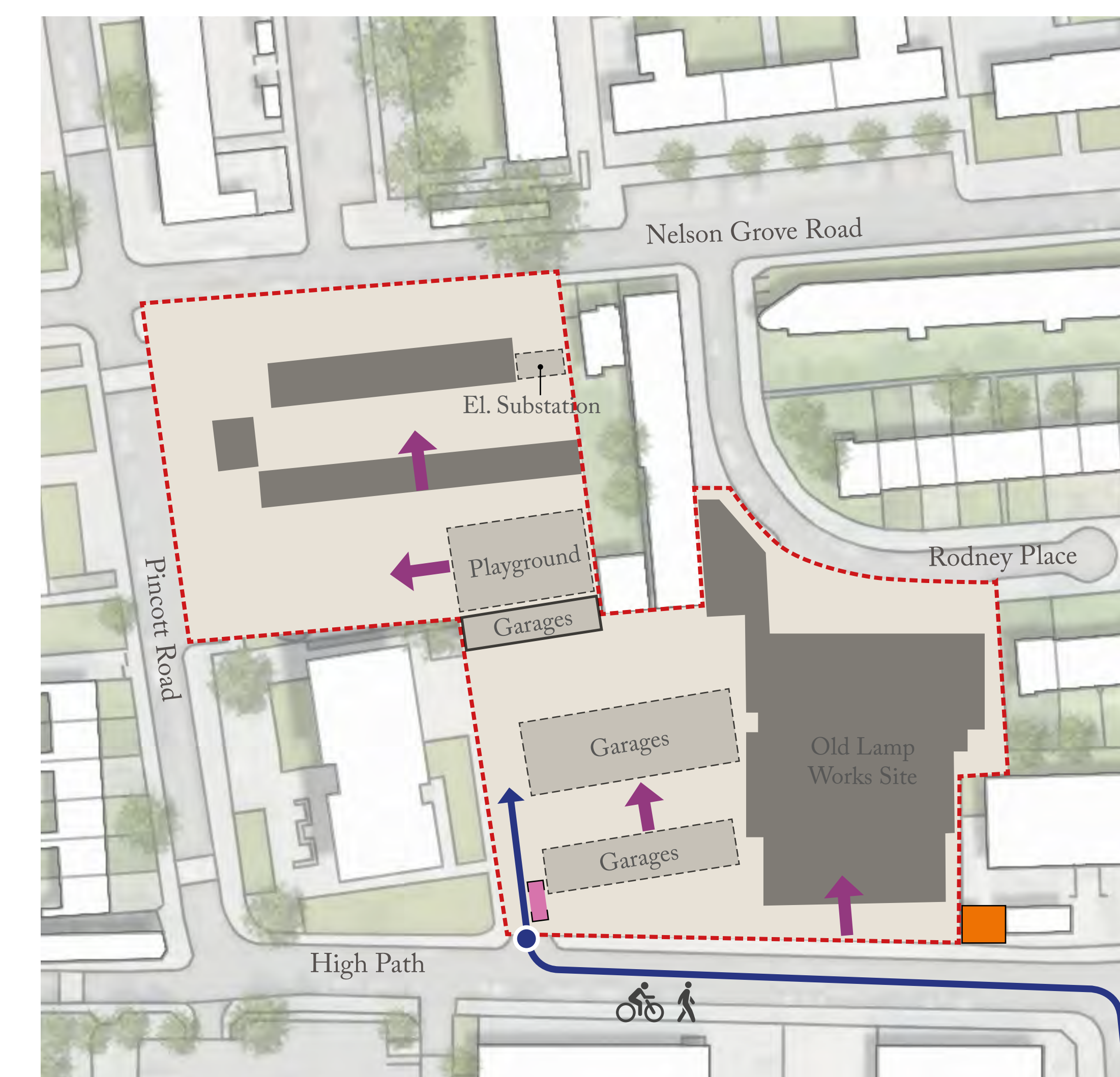
KEY
 --- Site boundary ■ Existing Phase 1 Buildings — Utilities Diversions & Installation along High Path, Grove Road & Pincott Road

Spring 2018 – Pincott Road Play Area Relocated



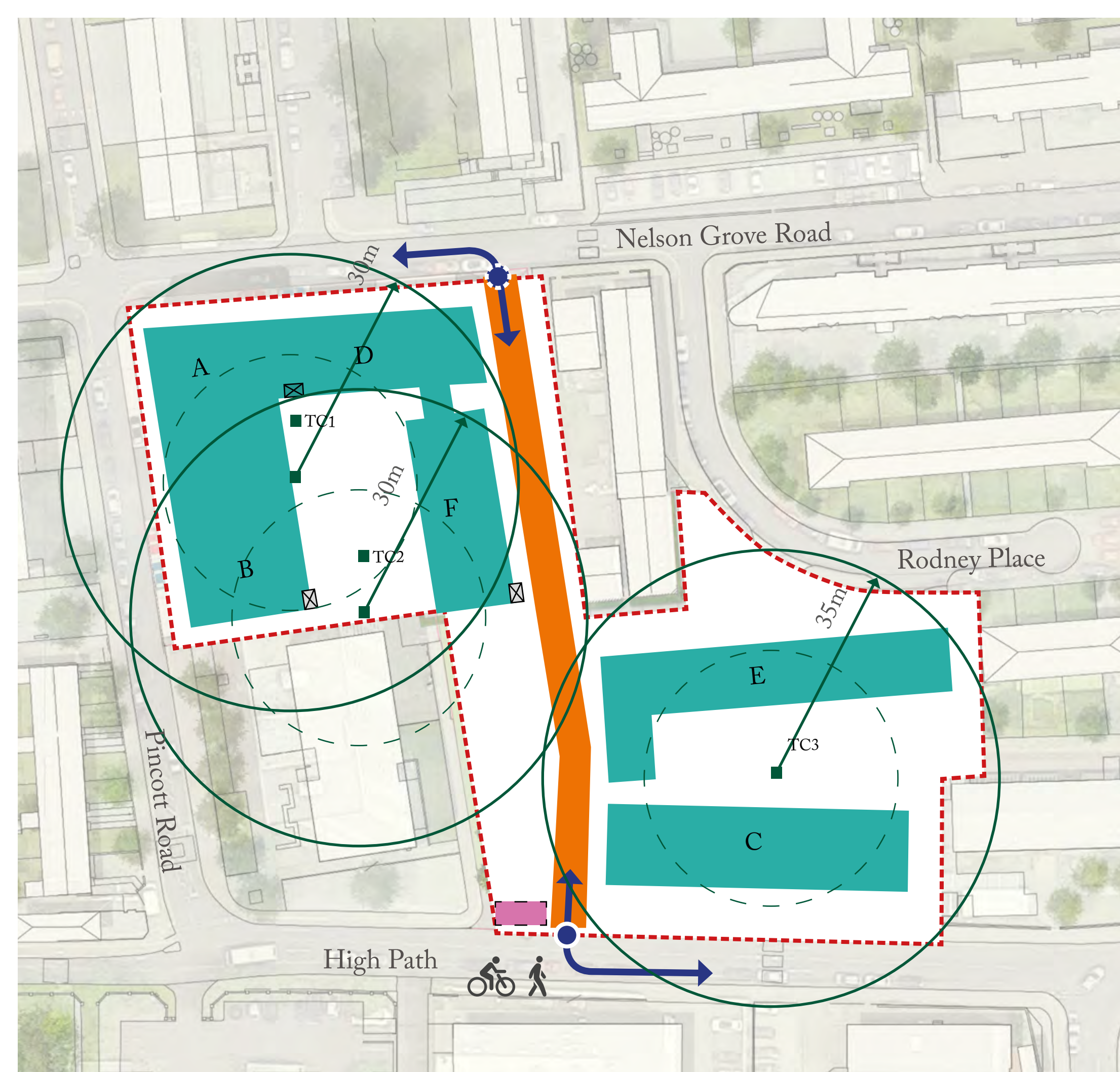
KEY
 --- Site boundary ■ Pincott Road Play Area ➡ Relocation of Play Area

Spring/Summer 2018 Phase 1 Demolition



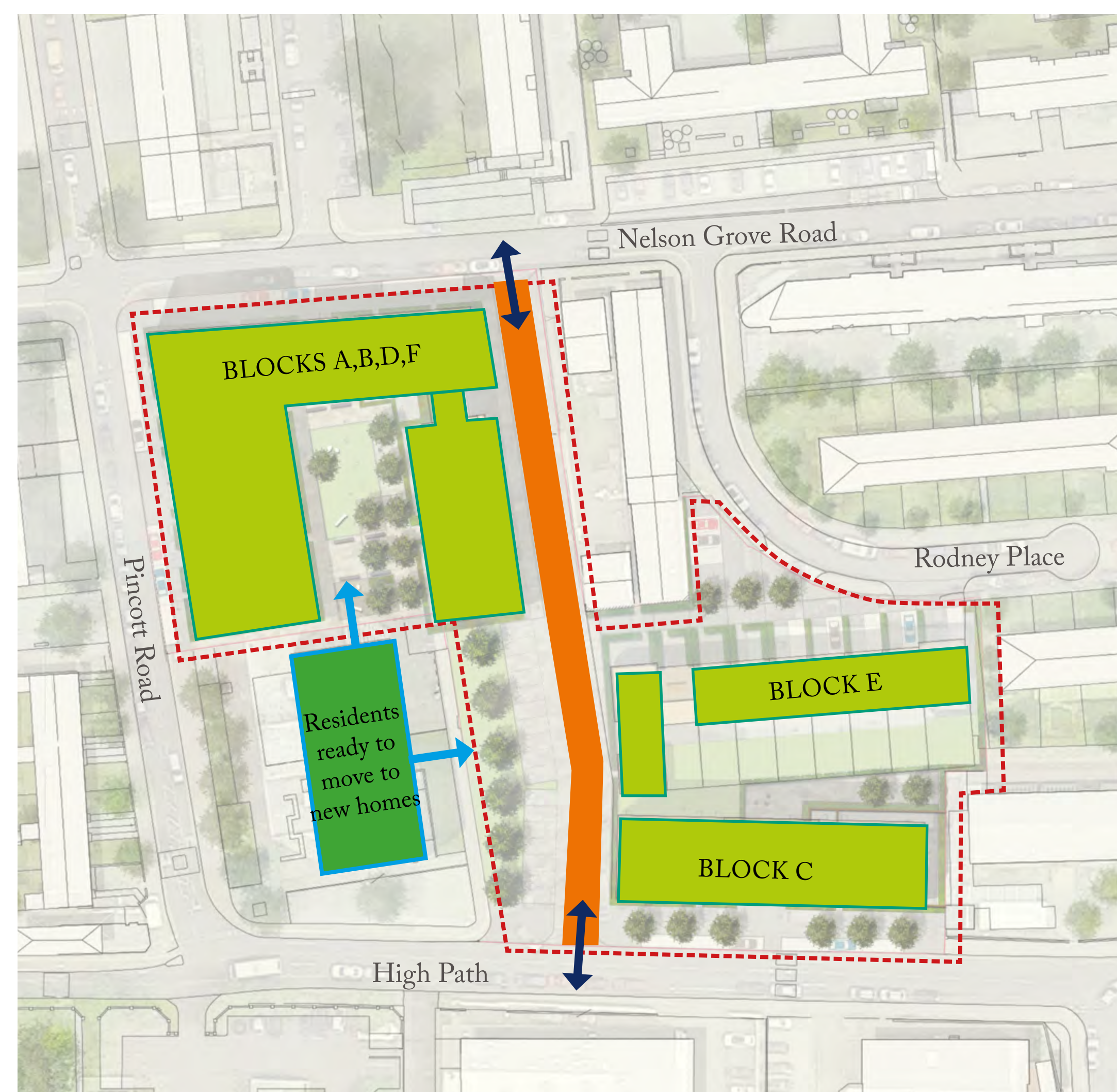
KEY
 --- Phase 1 Site Hoarding ■ Existing building To be demolished ■ Access to substation Maintained ➡ Construction Access Route
 ➡ Direction of demolition ■ Security Gate Hut ● Site Gate 🚶 Pedestrian/Cycling Routes

Spring/Summer 2018 Phase 1 Construction



KEY
 --- Site Hoarding ■ Building Footprint ■ Hoist ■ New Road ➡ Construction Access Route
 🚶 30/35m Crane ■ Security Gate Hut ● Primary Site Gate ● Secondary Site Gate 🚶 Pedestrian/Cycling Routes

Winter 2021 – Residents ready to move to new homes



KEY
 --- Site boundary ■ New homes ■ New road

“ We'll keep you up to date about the construction process.

We'll consult residents and local groups to identify the best times for lorries to move around and to receive any deliveries from lorries.

There will be traffic marshals to manage lorries and vehicles and to keep people safe.

Residents will be notified before any noisy works via a letter or email.

Play Provision

The first new homes on High Path will be built along Pincott Road/Nelson Grove Road where there is currently a play area. We are proposing to re-provide an alternative play area for use during the regeneration period.

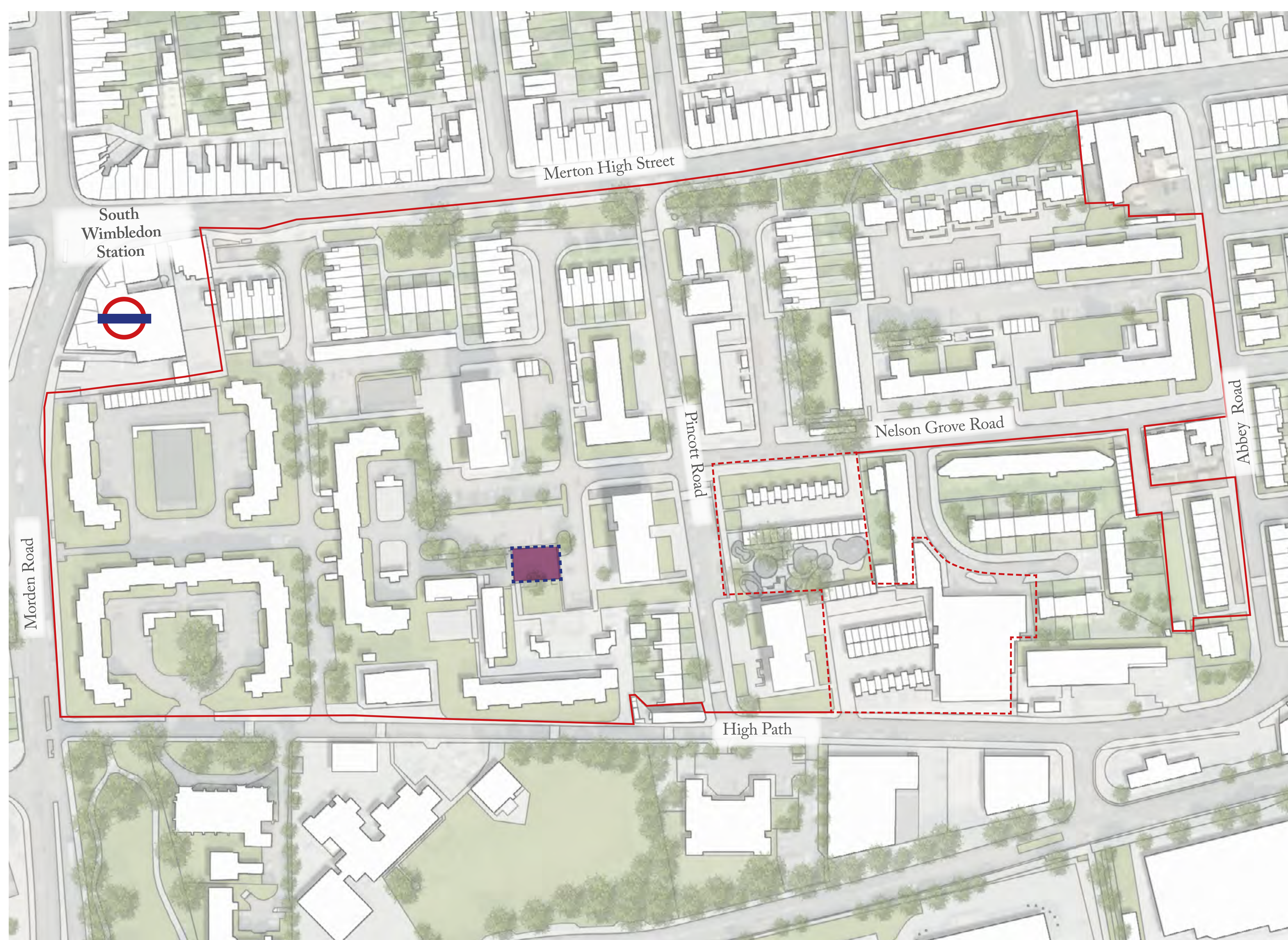
Area between Ramsey House, Eleanor House and May Court identified for play re-provision



Pincott Road Play Area



Area Identified for play re-provision



Relocation of play provision



Next Steps

Please fill in a feedback form so we can make a note of your views and get back to you with responses to your questions.

We plan to submit an amended phasing plan to Merton Council later in the year. Merton Council will then decide whether to grant outline permission for the High Path master plan.

Clarion is still buying properties from homeowners on High Path as part of the buy back scheme. If you are thinking about selling your property, Clarion staff are available to speak to you today.

If you have any further questions please speak to a member of staff here today. Alternatively you can contact Donna Brown, your regeneration manager, on 020 3784 5951 or email mertonregen@clarionhg.com

