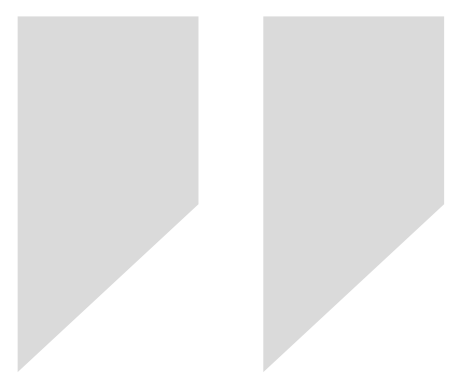


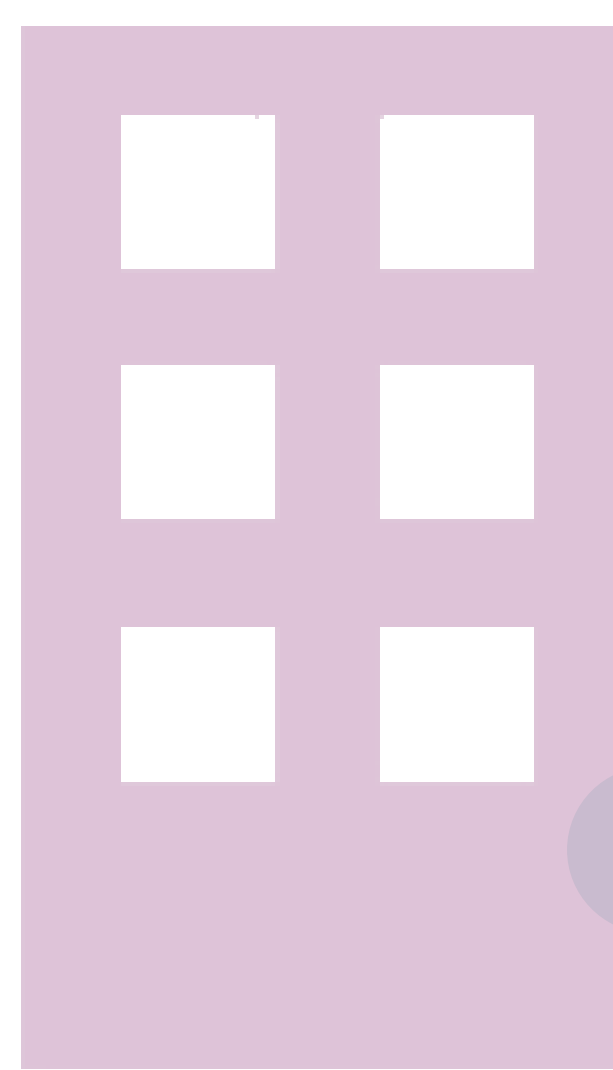
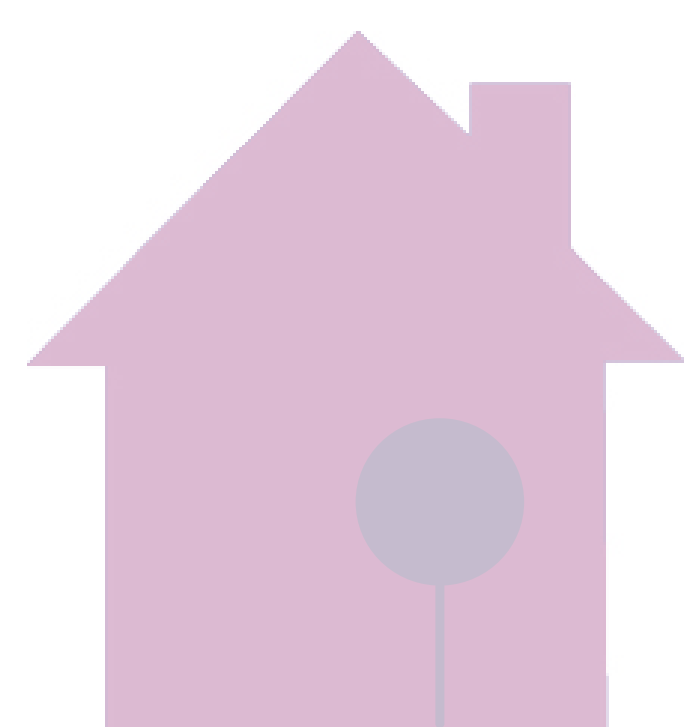
Today's event is about the first new homes on High Path



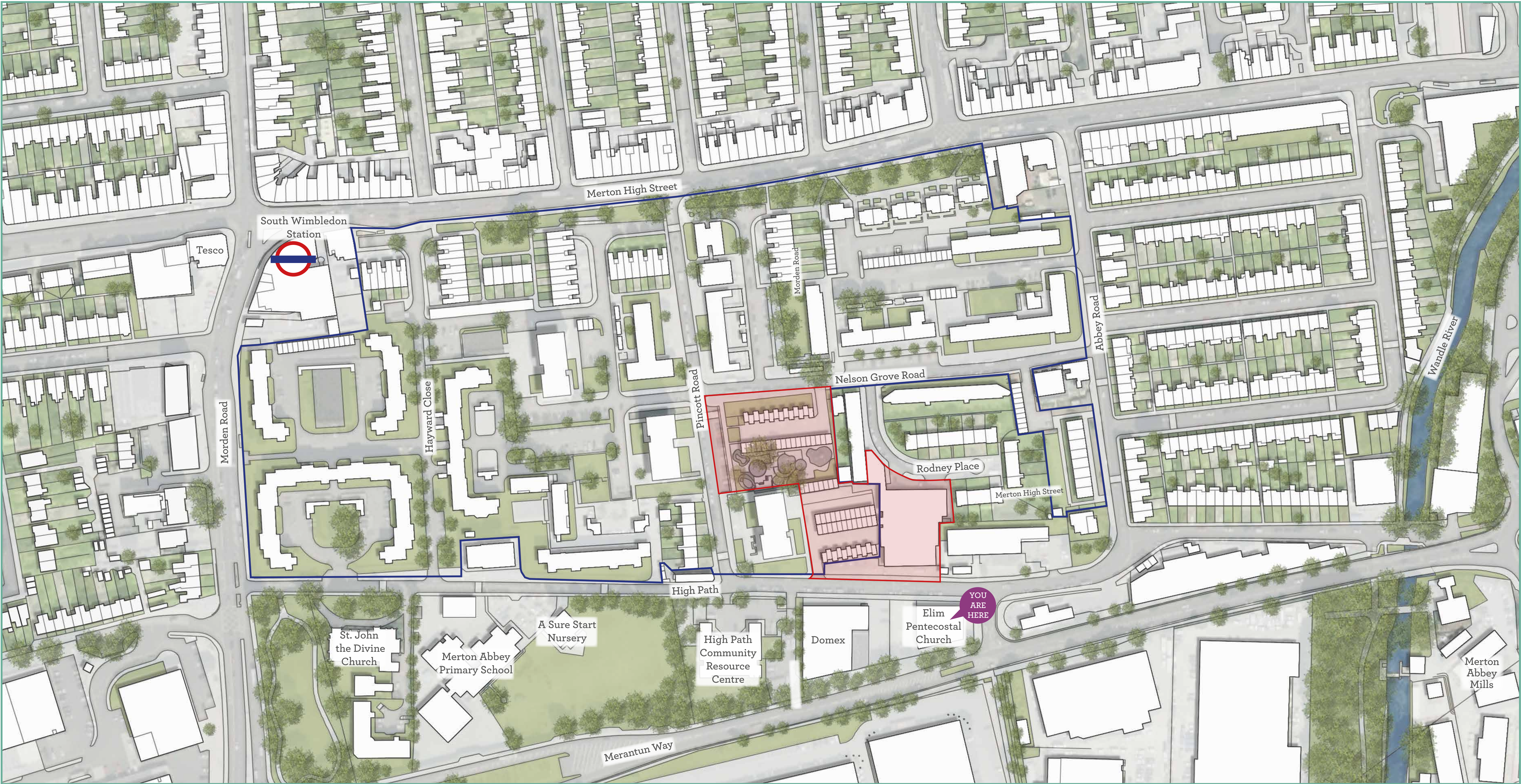
We held consultation events in May about the first new homes. These will be built on land that is not currently used for existing housing, which includes the Old Lamp Works site.

This means that we would be able to rehouse more existing residents earlier if we go ahead with the regeneration of the whole of High Path.

Today's event is about how our plans have moved on. Your feedback has been very valuable for the first new homes and today you will see our plans for the Old Lamp Works site, more detailed information about the design layout and revised models for the different types of homes. We'd also like to talk to you about a new play area."



Current neighbourhood and location of first new homes



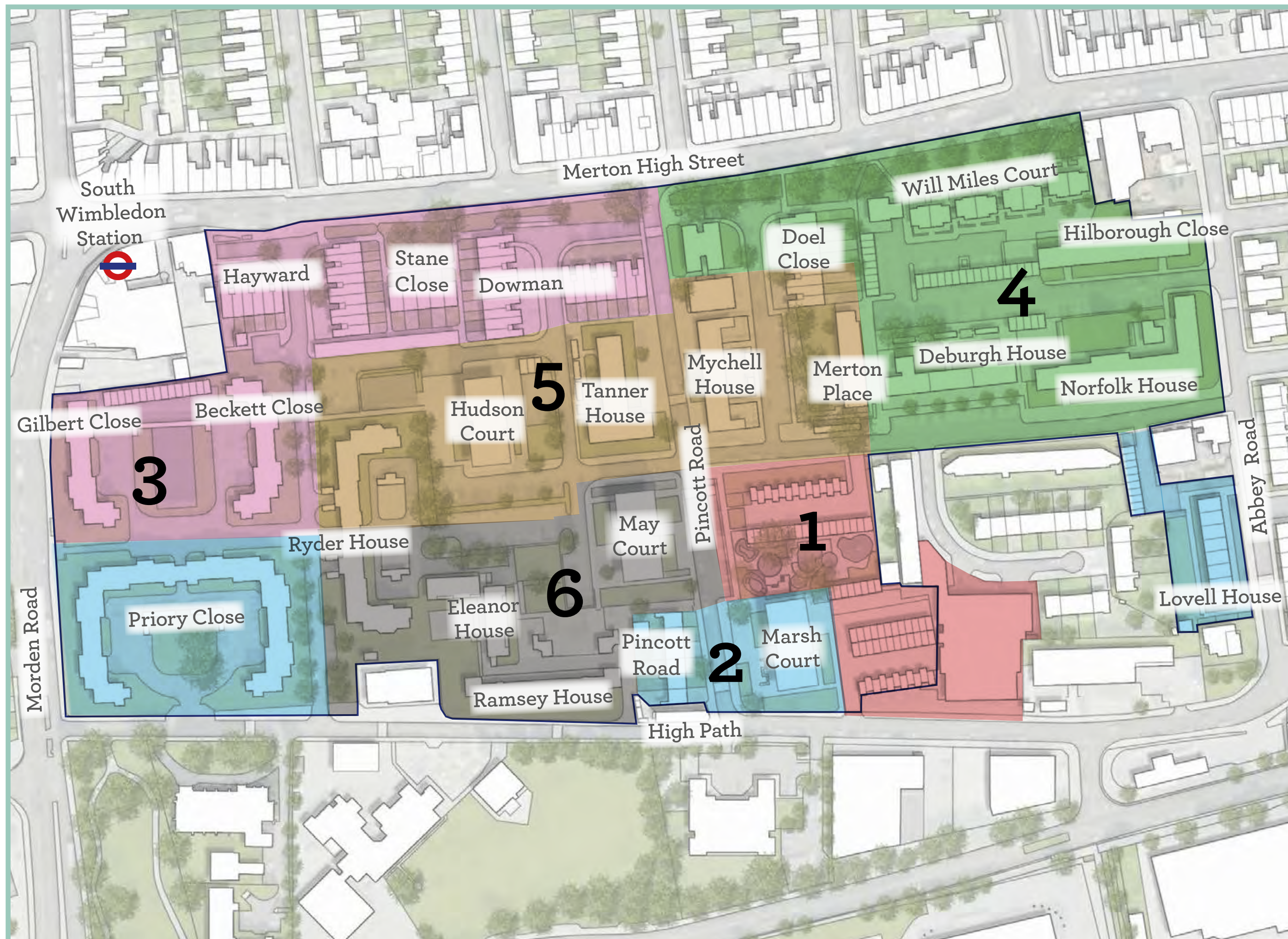
The new proposed master plan including old Lamp works site





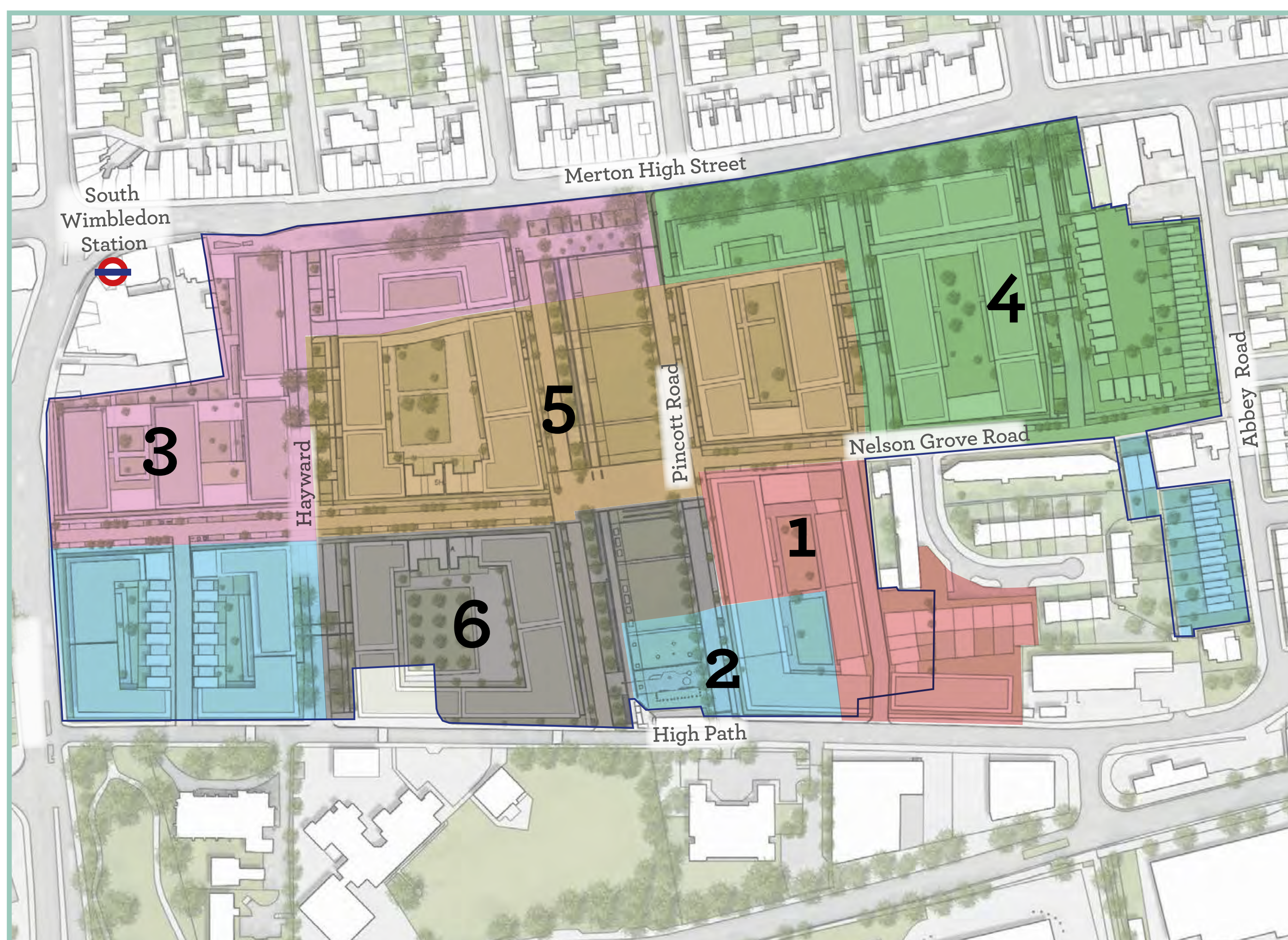
The phasing plan for the regeneration of High Path

EXISTING HOMES



The diagrams show the phasing plan if the overall master plan goes ahead. Planning permission would need to be granted for each shaded area.

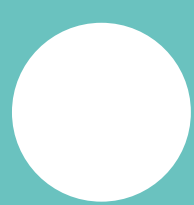
NEW HOMES



- This consultation - the location of the first new homes
- 2nd phase
- 3rd phase
- 4th phase
- 5th phase
- 6th phase

Layout and house types





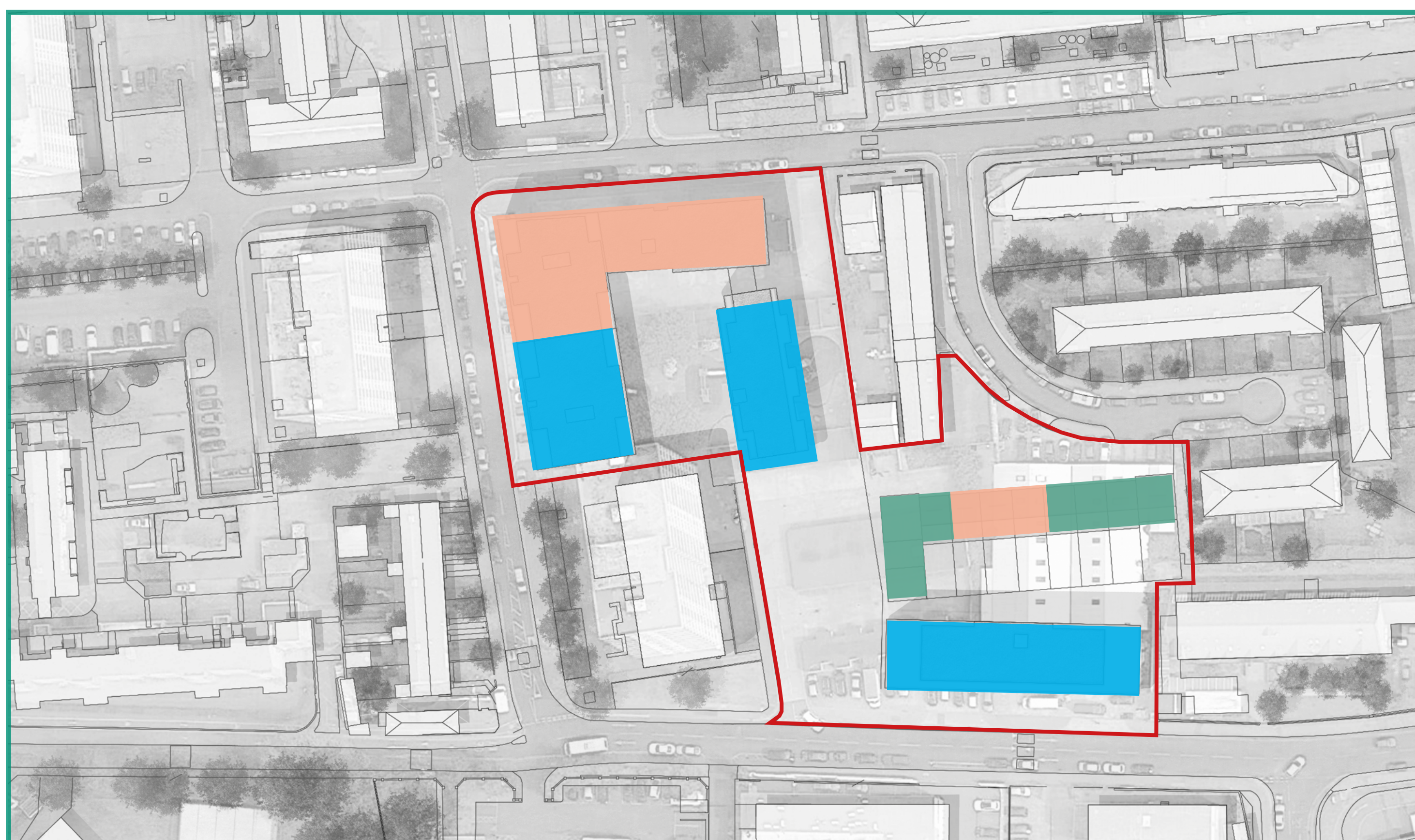
Heights



KEY

- 2-3 storeys
- 4-5 storeys
- 5 storeys
- 6-7 storeys
- 7-9 storeys

Tenure



KEY

- Private sale or rent
- Replacement homes for resident homeowners
- Replacement homes for Circle Housing Merton Priory tenants



House Types



STRATEGY:

- To provide a range of typologies in response to resident need, alongside a considered approach to the surrounding context.

TYPOLOGIES:

- 2, 3 and 4B Houses
- 1, 2, 3 and 4B Apartments

KEY

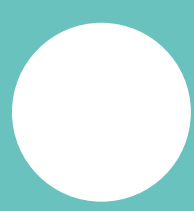
- Flats
- Houses
- Amenity space

Landscape and open spaces

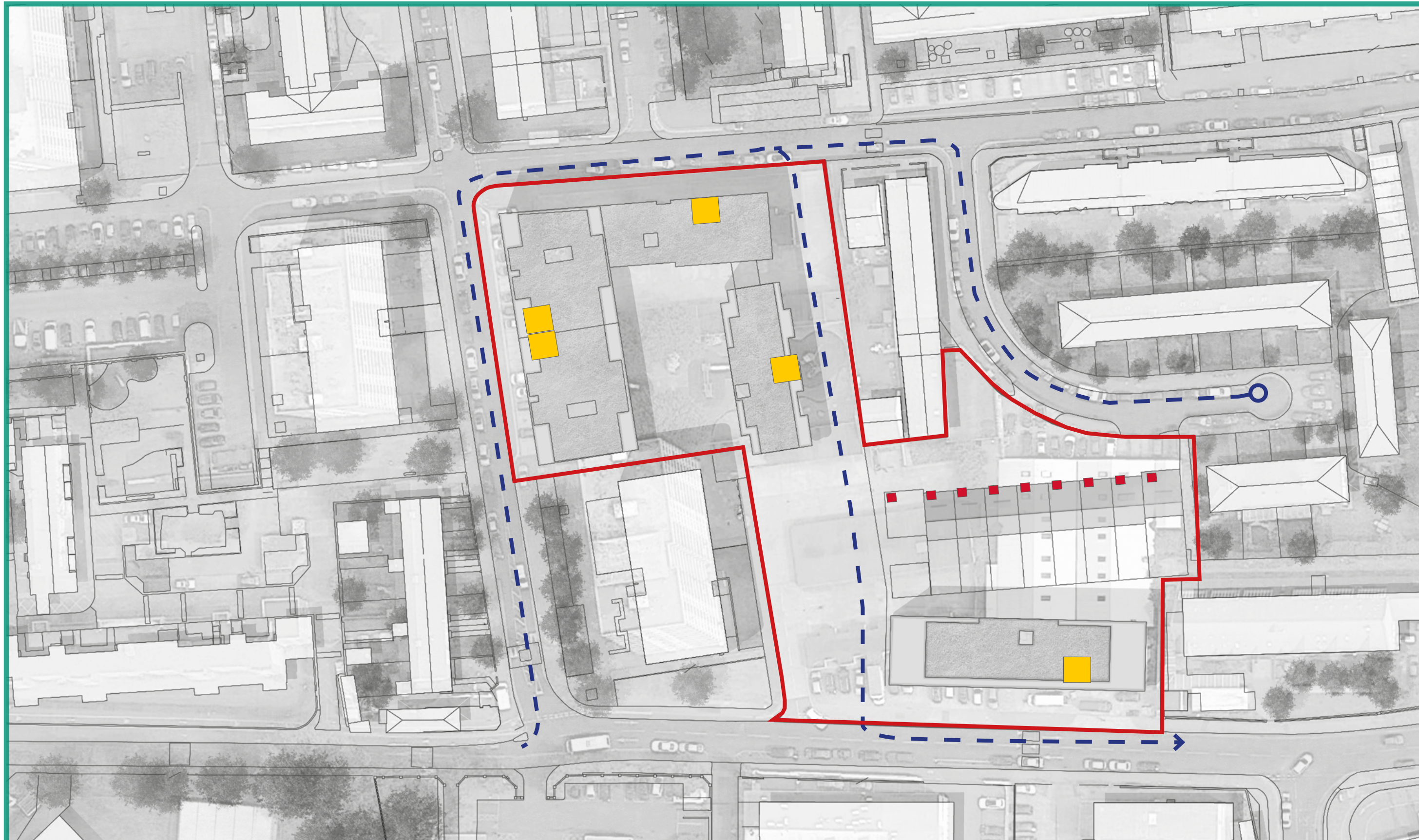


KEY

- Public realm
- Private amenity
- Defensible zone
- Private courtyard
- Play space
- Quiet street



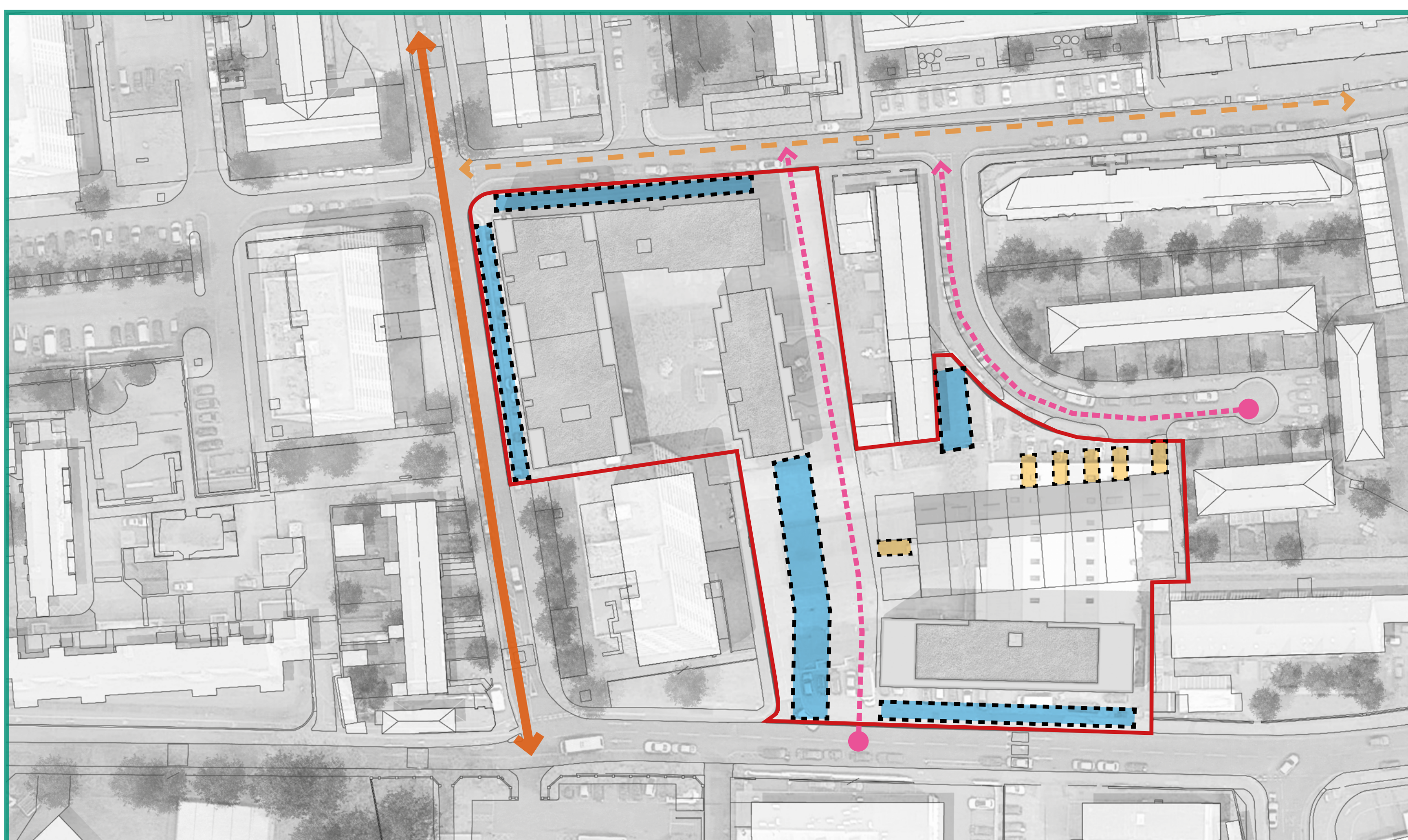
Refuse



KEY

- Refuse vehicle route
- Communal refuse stores - flats
- Individual refuse storage - houses

Movement/Parking

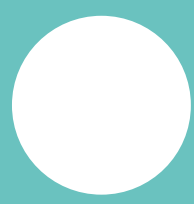


STRATEGY:

- Apartments will have on-street overlooked parking, located in front of the buildings
- Houses will be provided with on-plot parking spaces, within the their defensible space, or on street in front of their home

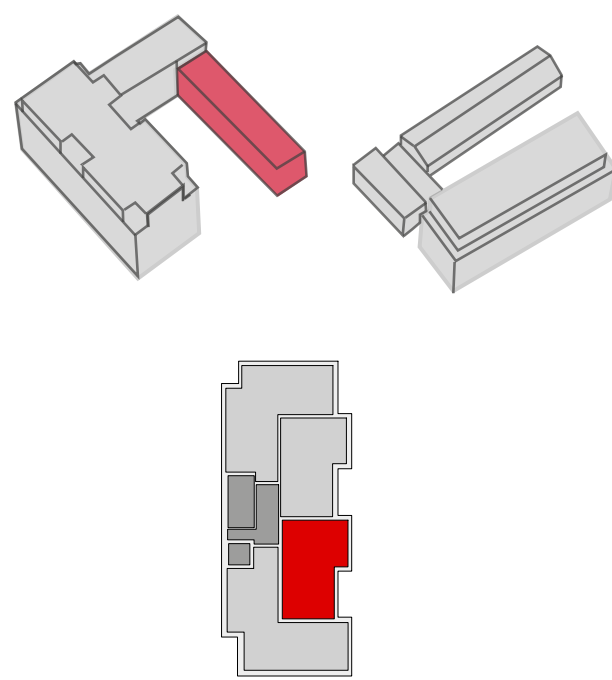
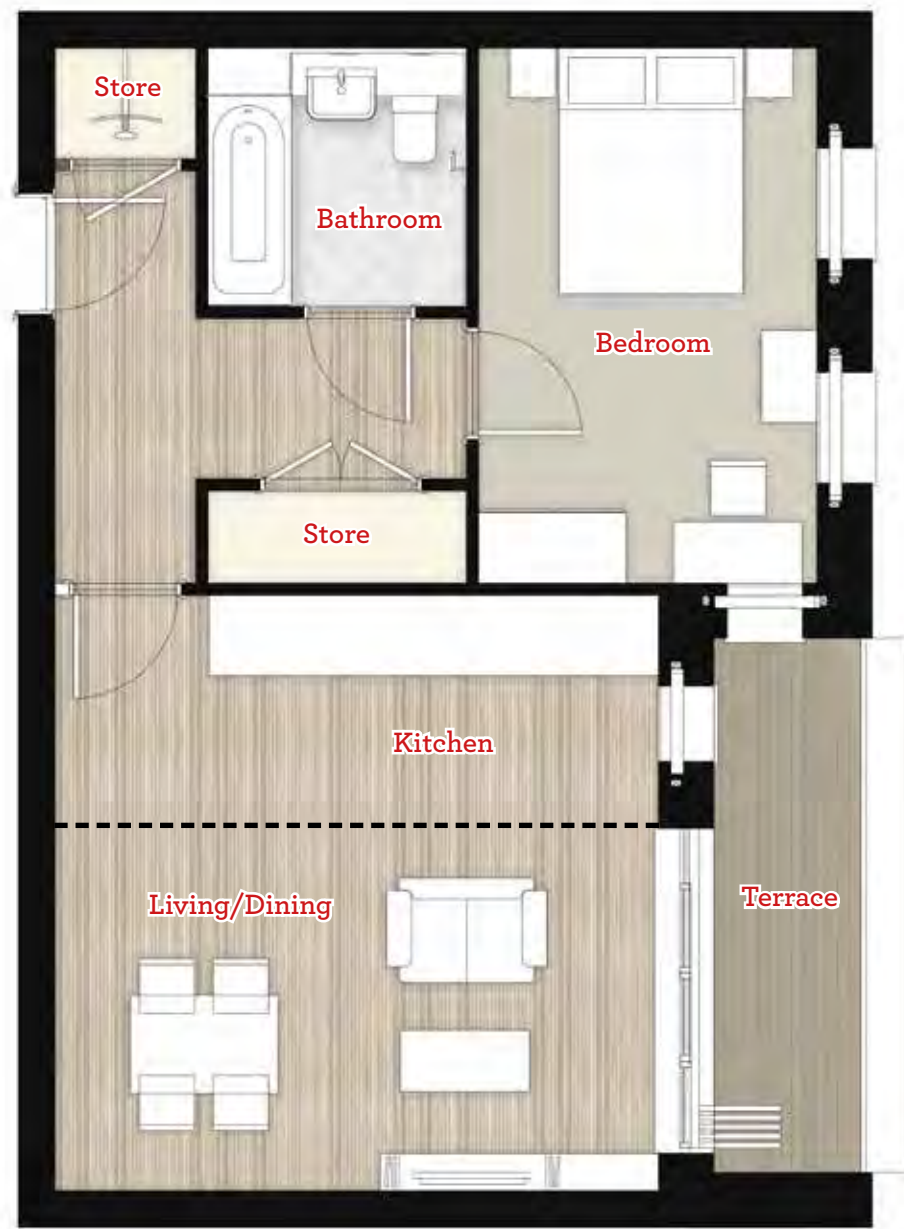
KEY

- N-S connection
- E-W connection
- Quiet street
- On street parking spaces
- On plot parking spaces



Proposed types of homes

1 bedroom 2 person flat (TYPE A)

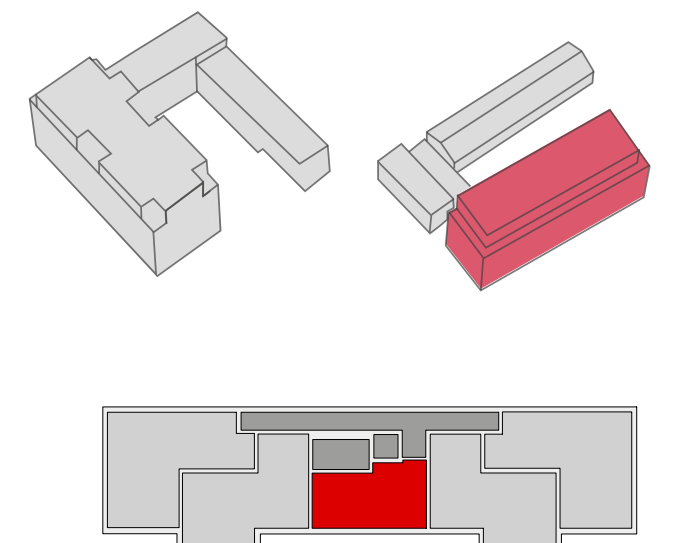
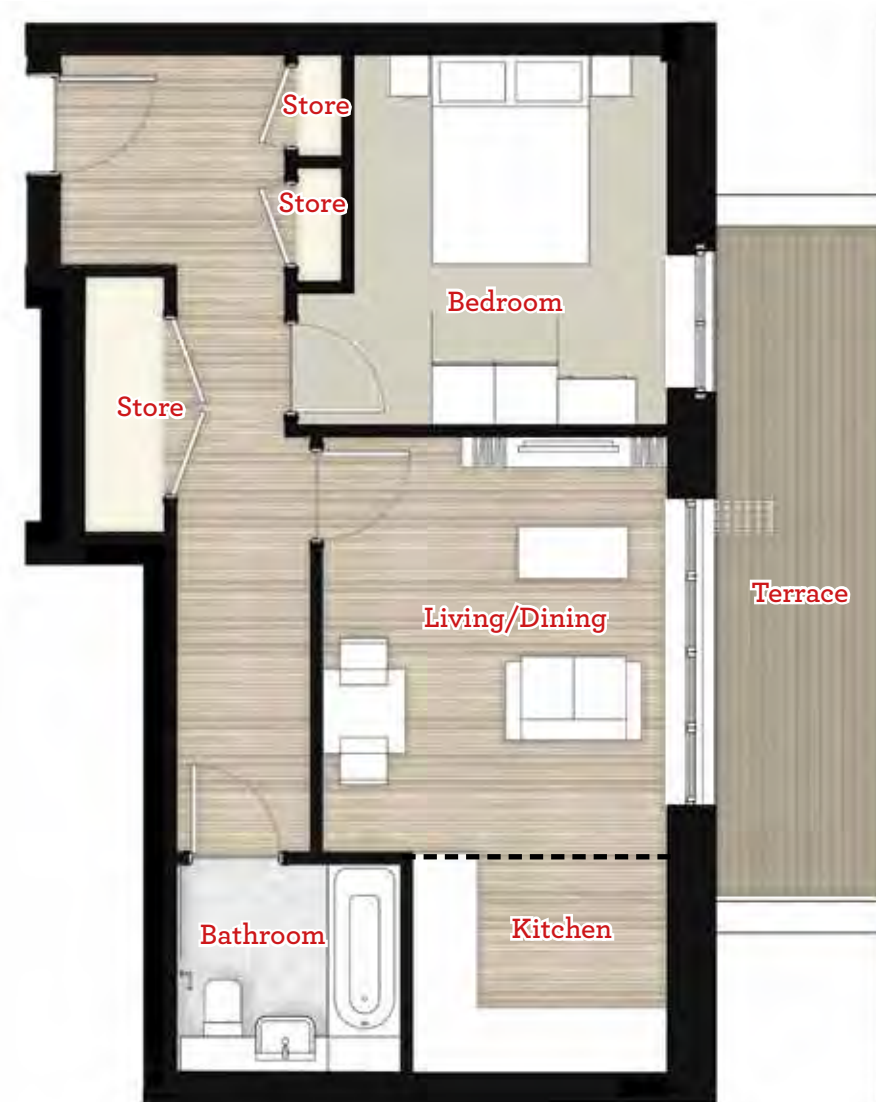


Block F - Key Plan

Includes:

- Overall area of 51.2 sqm
- Amenity area: 5.6 sq.m

1 bedroom 2 person flat (TYPE B)

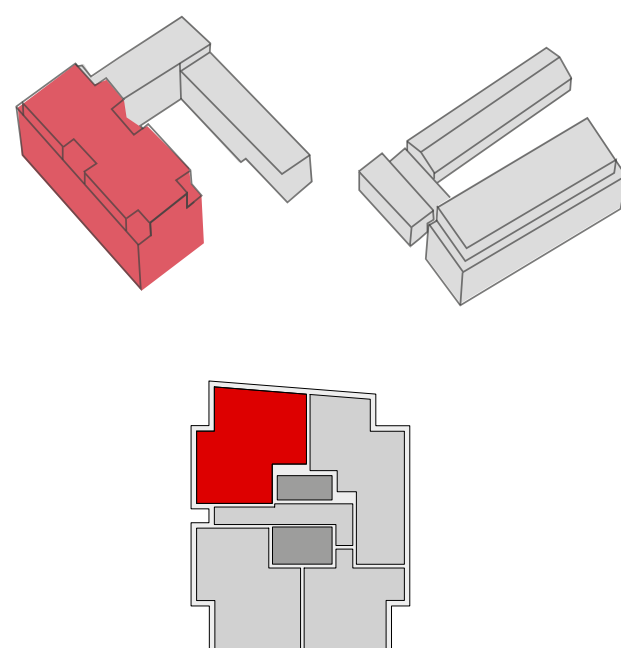


Block C - Key Plan

Includes:

- Overall area of 50 sqm
- Amenity area: 10.3 sq.m

2 bedroom 4 person flat (TYPE A)

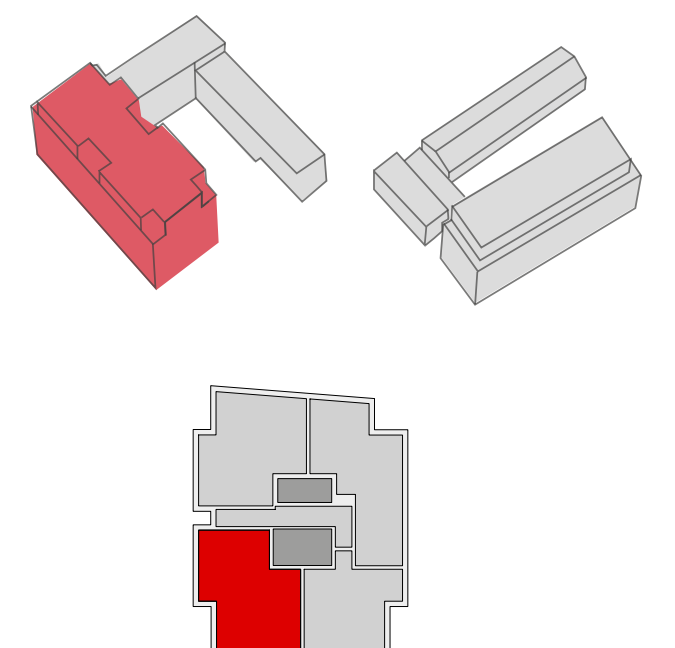


Block A - Key Plan

Includes:

- Overall area of 71.4 sqm
- Amenity area: 8.3 sq.m

2 bedroom 4 person flat (TYPE B)

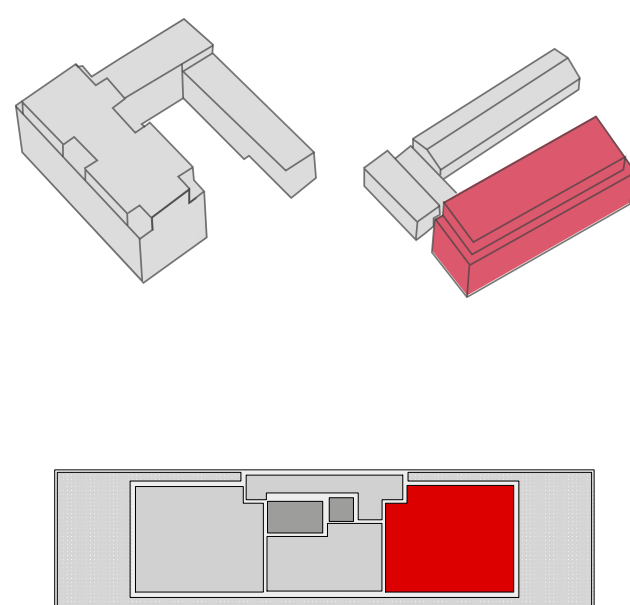


Block A - Key Plan

Includes:

- Overall area of 71.8 sqm
- Amenity area: 7.7 sq.m

3 bedroom 5 person flat (TYPE A)

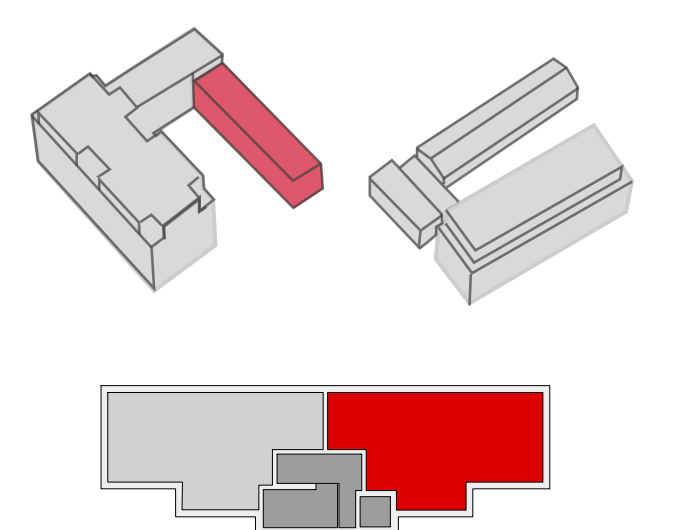
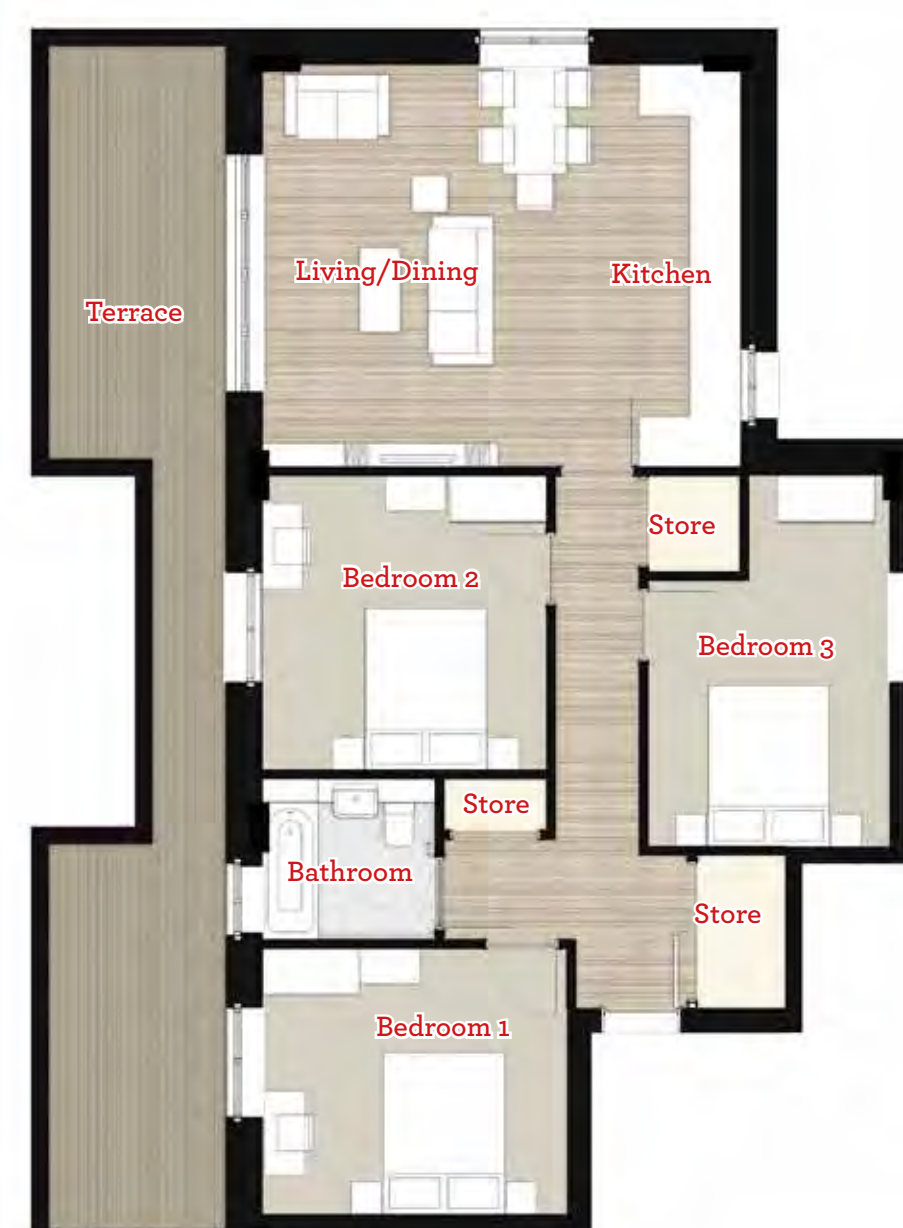


Block C - Key Plan

Includes:

- Overall area of 93.7 sqm
- Amenity area: 15 sq.m

3 bedroom 5 person flat (TYPE B)



Block F - Key Plan

Includes:

- Overall area of 88.5 sqm
- Amenity area: 25 sq.m

(Examples not to scale)

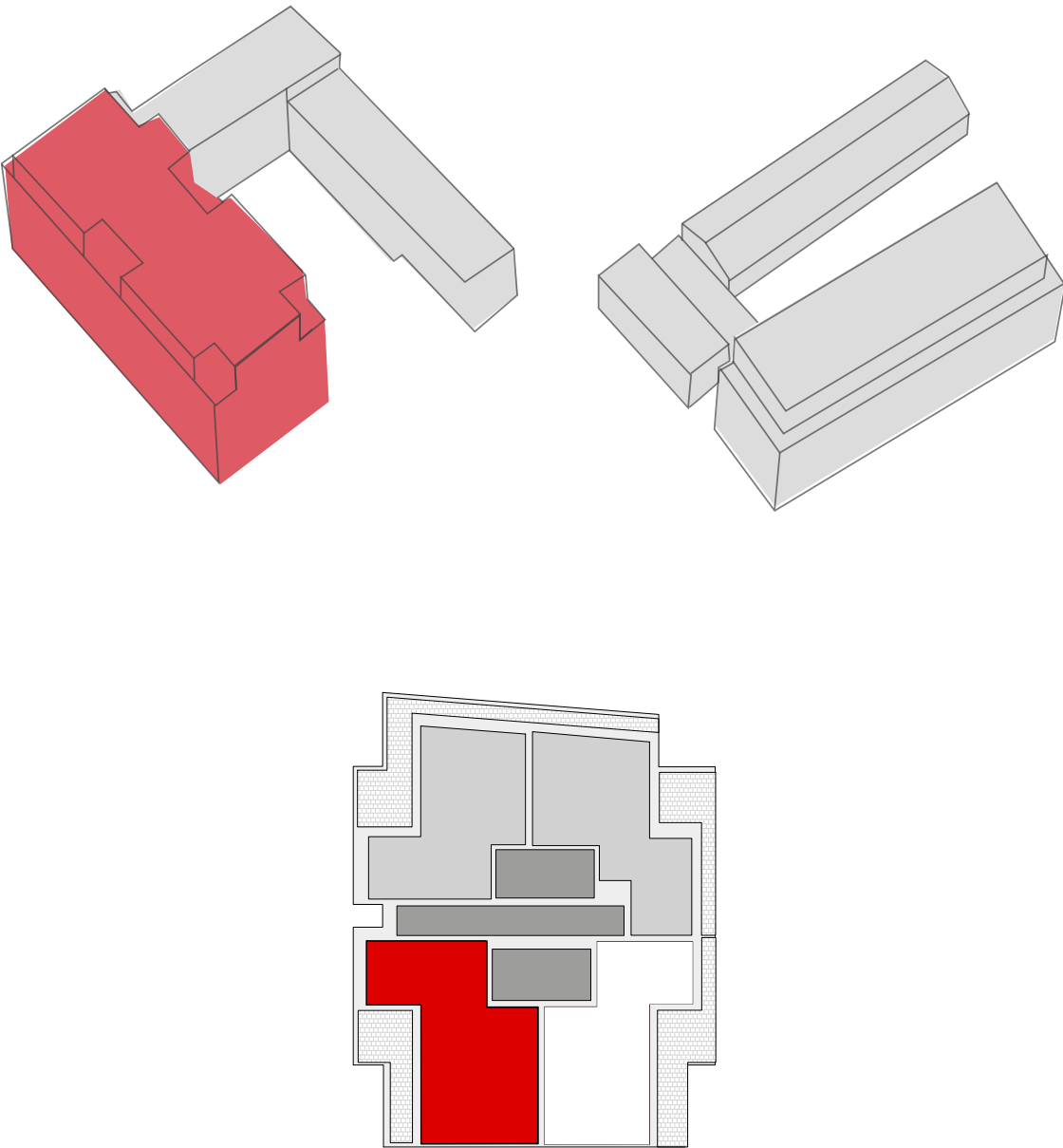


Proposed types of homes

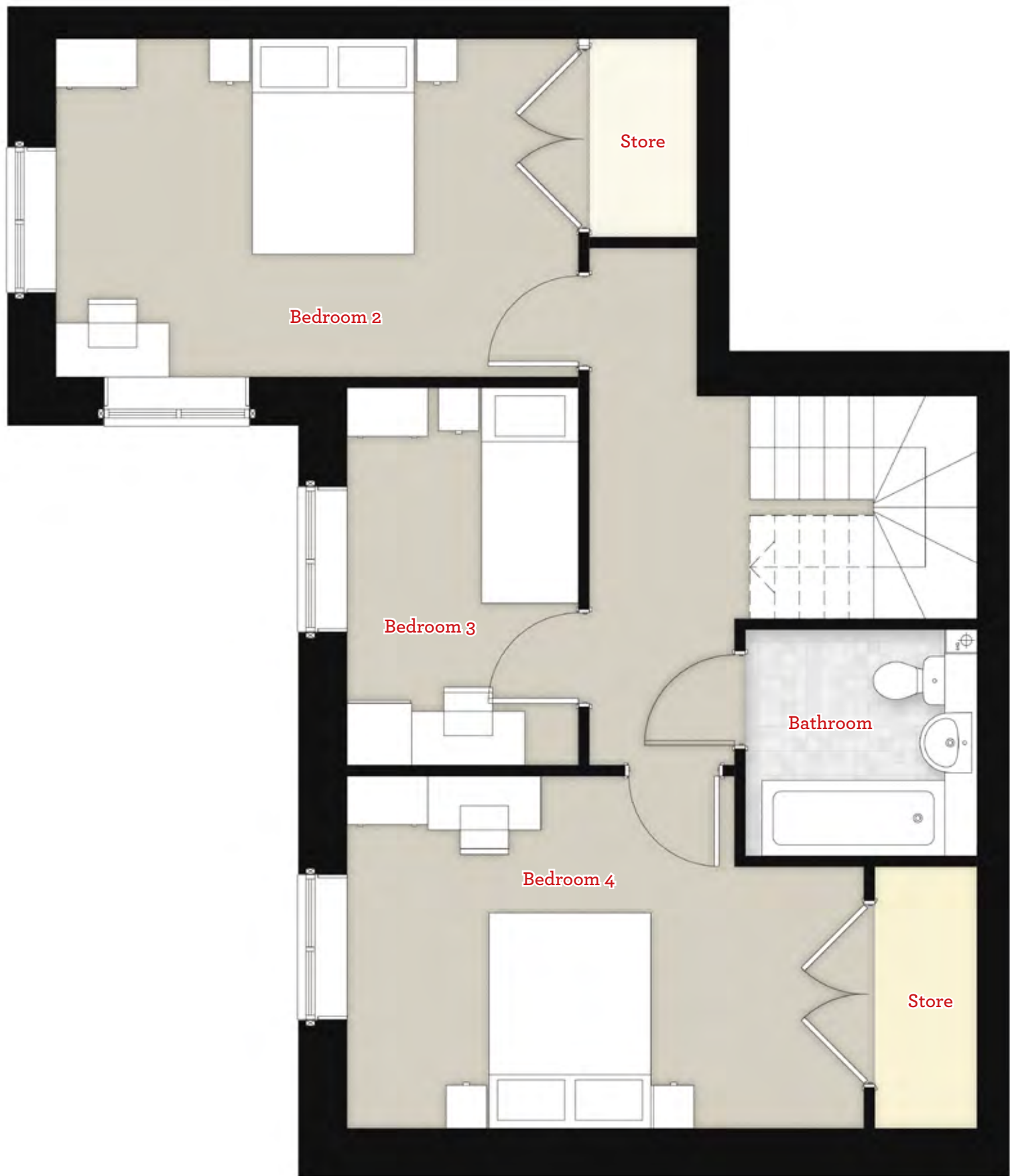
4 bedroom Duplex



Ground floor



Block A - Key Plan



Upper floor

Includes:

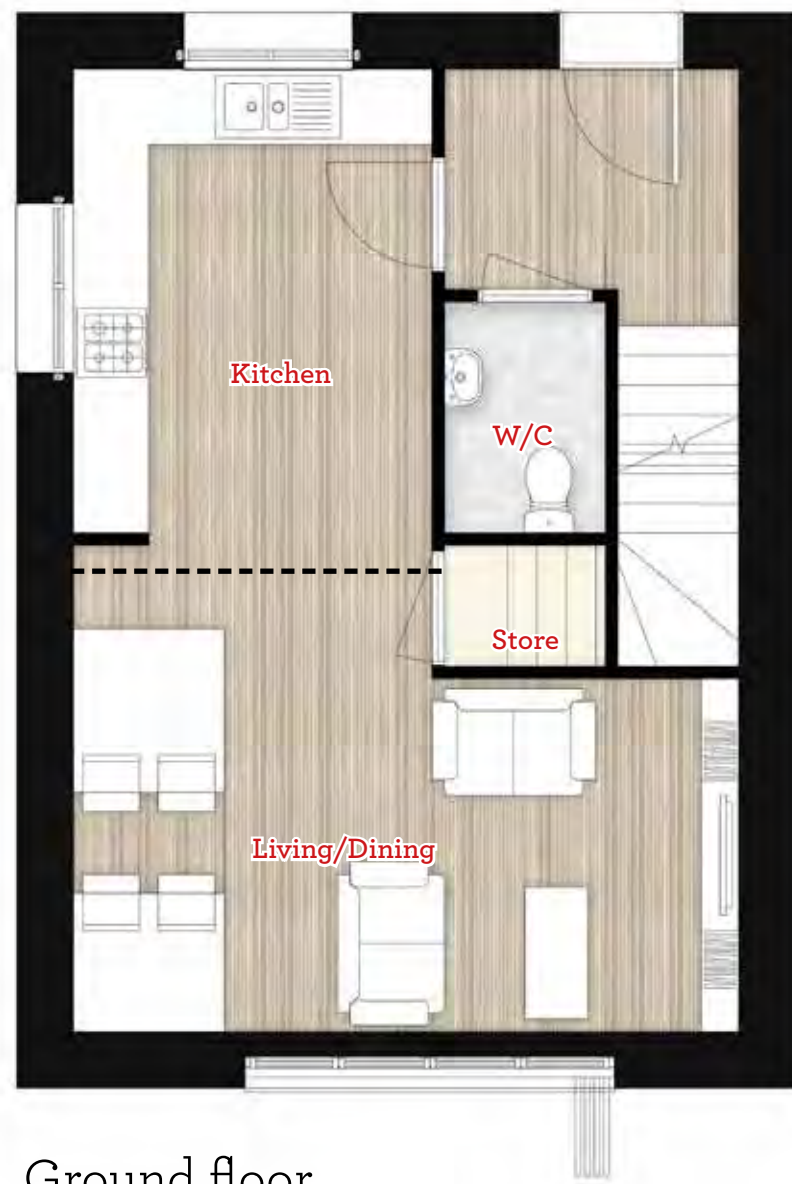
- Overall area of 115 sqm
.....
- Amenity area: 12.5 sq.m
.....

(Examples not to scale)

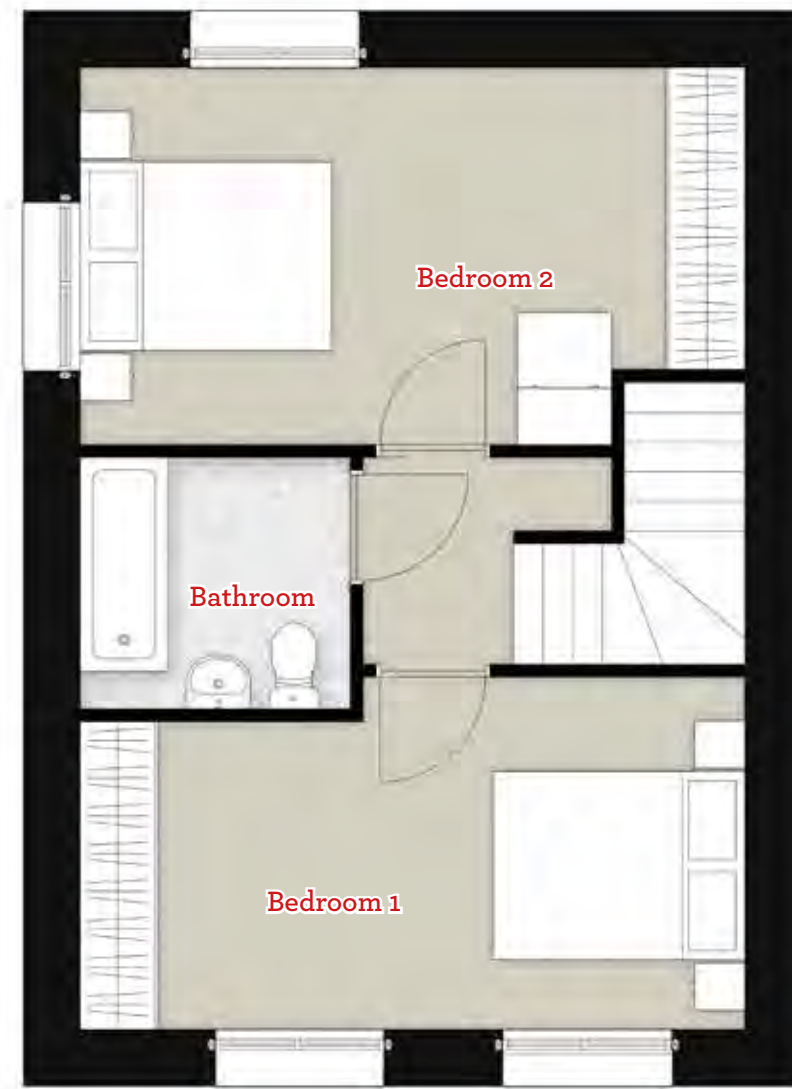


Proposed types of homes

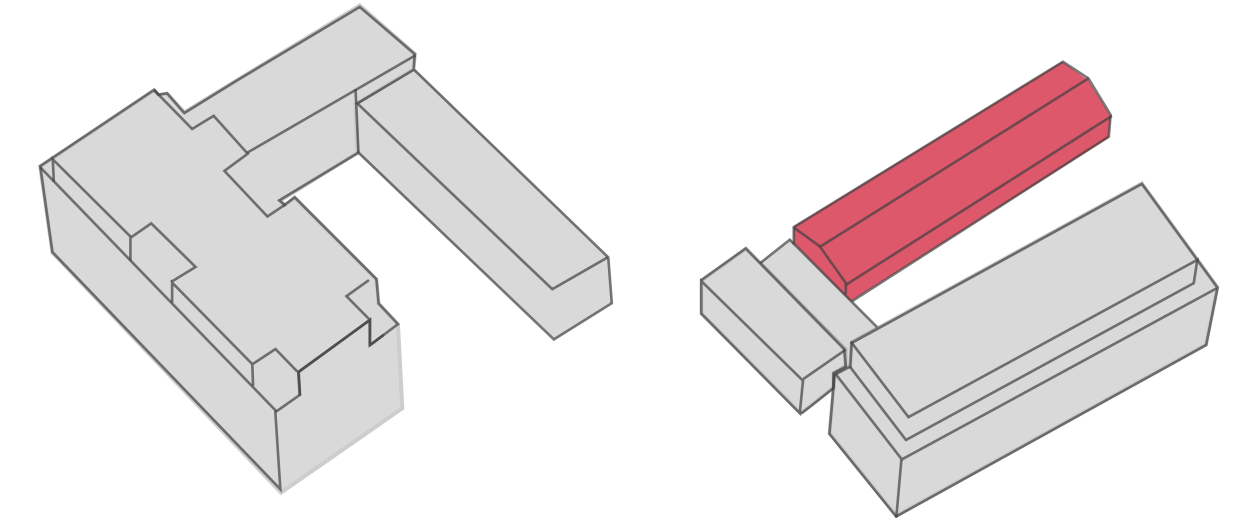
2 bedroom 4 person house



Ground floor



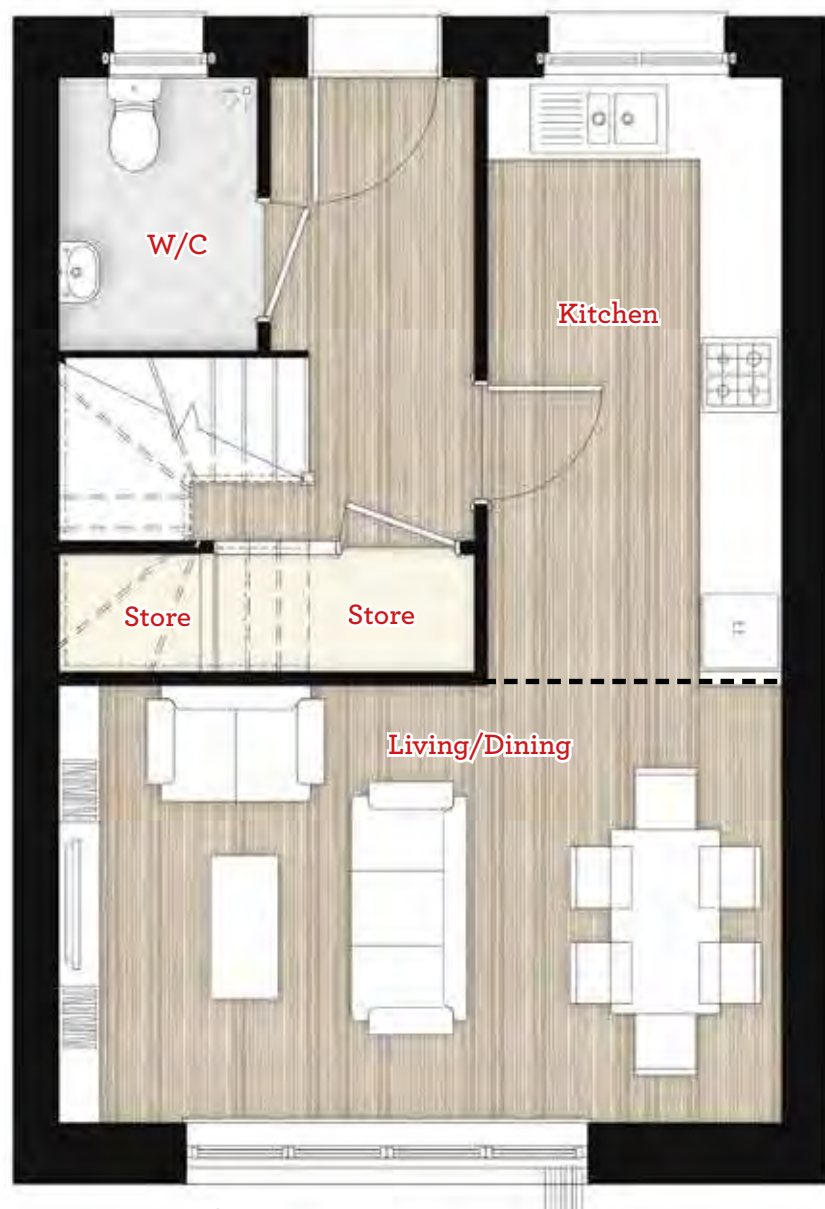
Upper floor



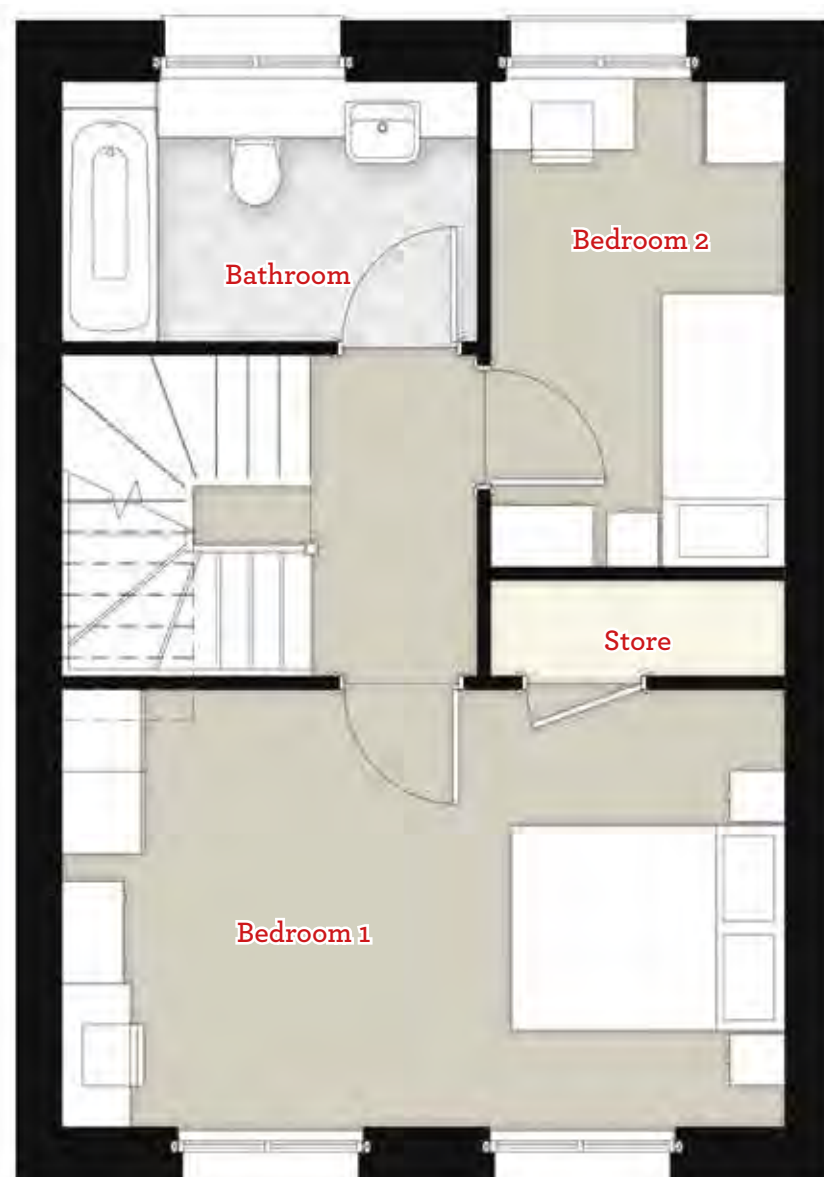
Includes:

- Overall area of 80 sqm
- Amenity area: 82 sq.m

3 bedroom 5 person house



Ground floor



Upper floor

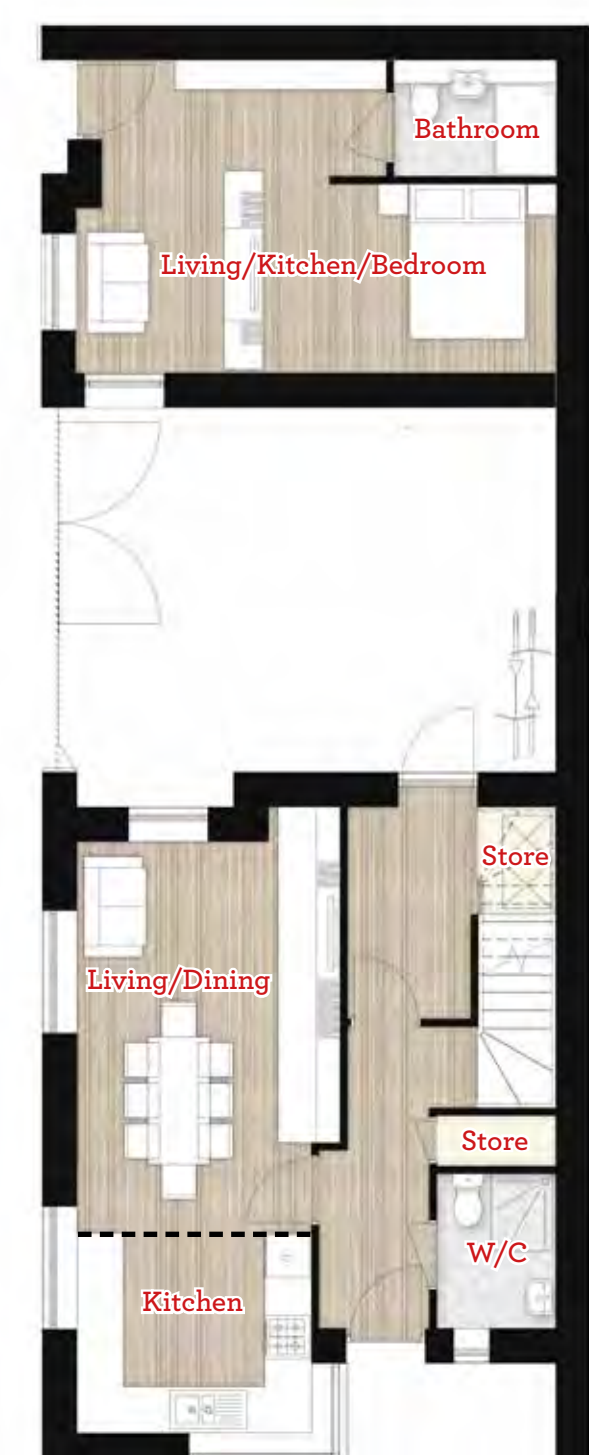


Top floor

Includes:

- Overall area of 99 sqm
- Amenity area: 88 sq.m

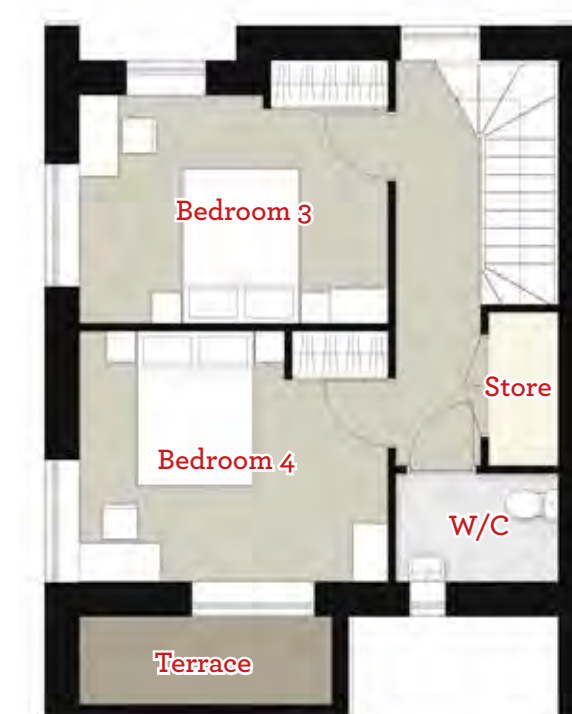
4 bedroom Multigeneration house



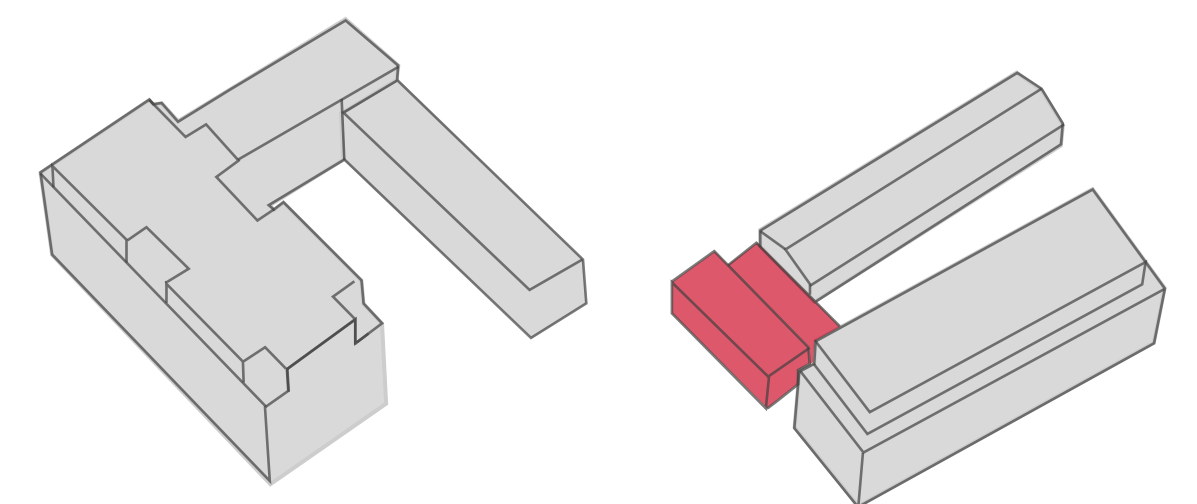
Ground floor



Upper floor



Top floor



Includes:

- Overall area of 120 sqm
- Amenity area: 57 sq.m

(Examples not to scale)

Elevations

MANSION BLOCK ELEVATION



MATERIALS



Brick 1



Brick 2



Metal cladding



Precast panels

PARK ELEVATION



View of the Mansion Block with the master plan



View A -Rodney Place Houses

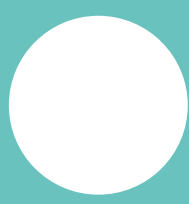


View B -Terrace Block



MANSION BLOCK 3D View





Self Build Play

“Self Build Play aims to bring together the local community and involve them in the High Path regeneration. This project can be run independently of the master plan as an opportunity for the community to take ownership of the provision of outdoor space.

We want as many people as possible to get involved in designing and building an inclusive, accessible outdoor space.

