

The first new homes at High Path

Over the last few months we have consulted with residents about proposals for new homes at High Path. We are proposing to build on land that is not currently being used for housing. This includes garages on Nelson Grove Road, behind Marsh Court, the play area on Pincott Road and the Old Lamp Works site.

Today's event is a final opportunity to view proposals before a planning application is submitted to Merton Council.

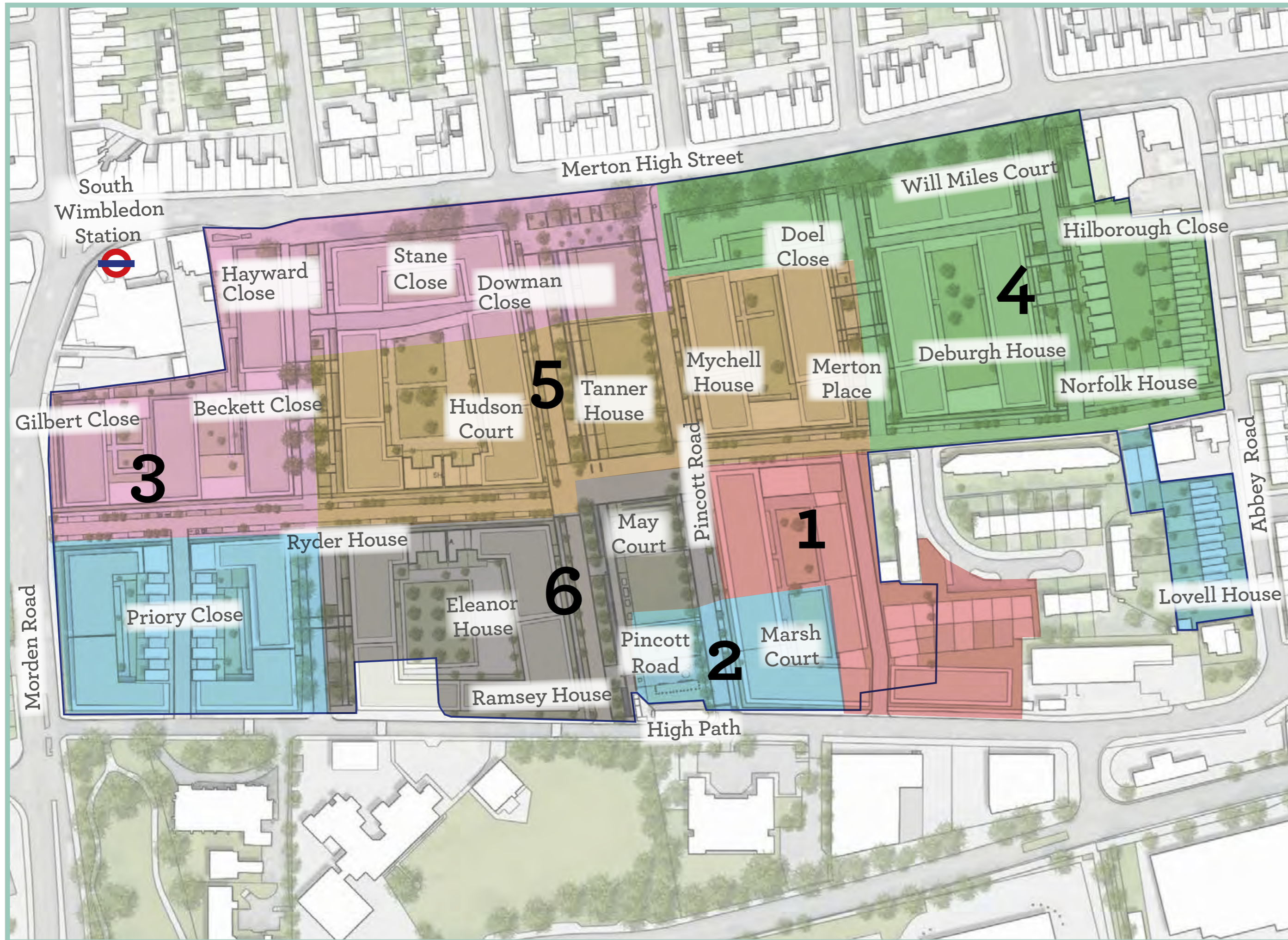


Site plan of first new homes



High Path phasing plan

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



- 1st phase
- 2nd phase
- 3rd phase
- 4th phase
- 5th phase
- 6th phase

Movement



- Car route
- - Access road
- Cycle routes
- - Pedestrian paths

Movement strategy keeps Pincott Road, High Path, Nelson Grove Road as the main car routes, while New street would serve as more pedestrian friendly access route.

Parking



- On-Street Parallel Parking Spaces (2x6.6m)
- Off-Street Perpendicular Parking Spaces
- Wheelchair Accessible parking bays
- On-Street parking spaces of New Street
- On-plot Parking

There will be 29 parking spaces in a mixture of on and off street parking.

Tenure



- Affordable homes
- Private replacement homes

Rubbish collection

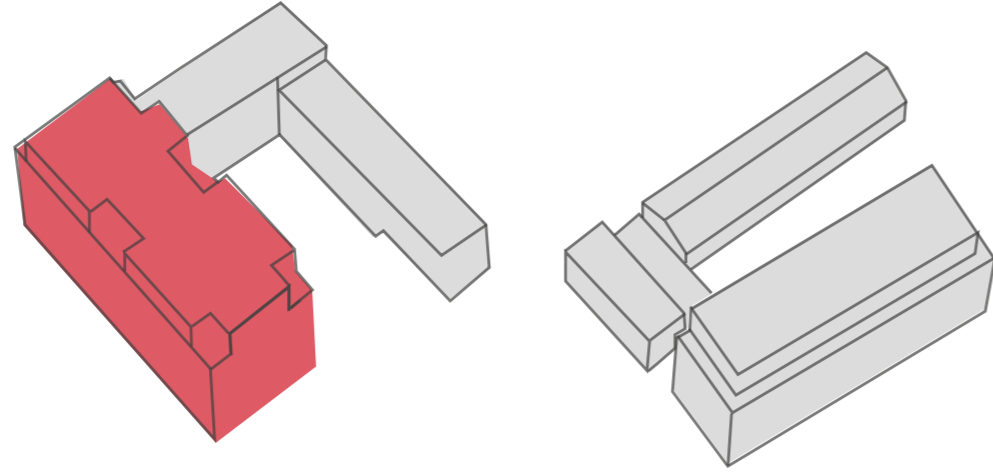


- Refuse Vehicle Servicing Route
- Rubbish storage for flats
- Potential/Future Location for Underground Refuse System (URS)
- Bin storage for individual houses
- ➔ Access to bin stores



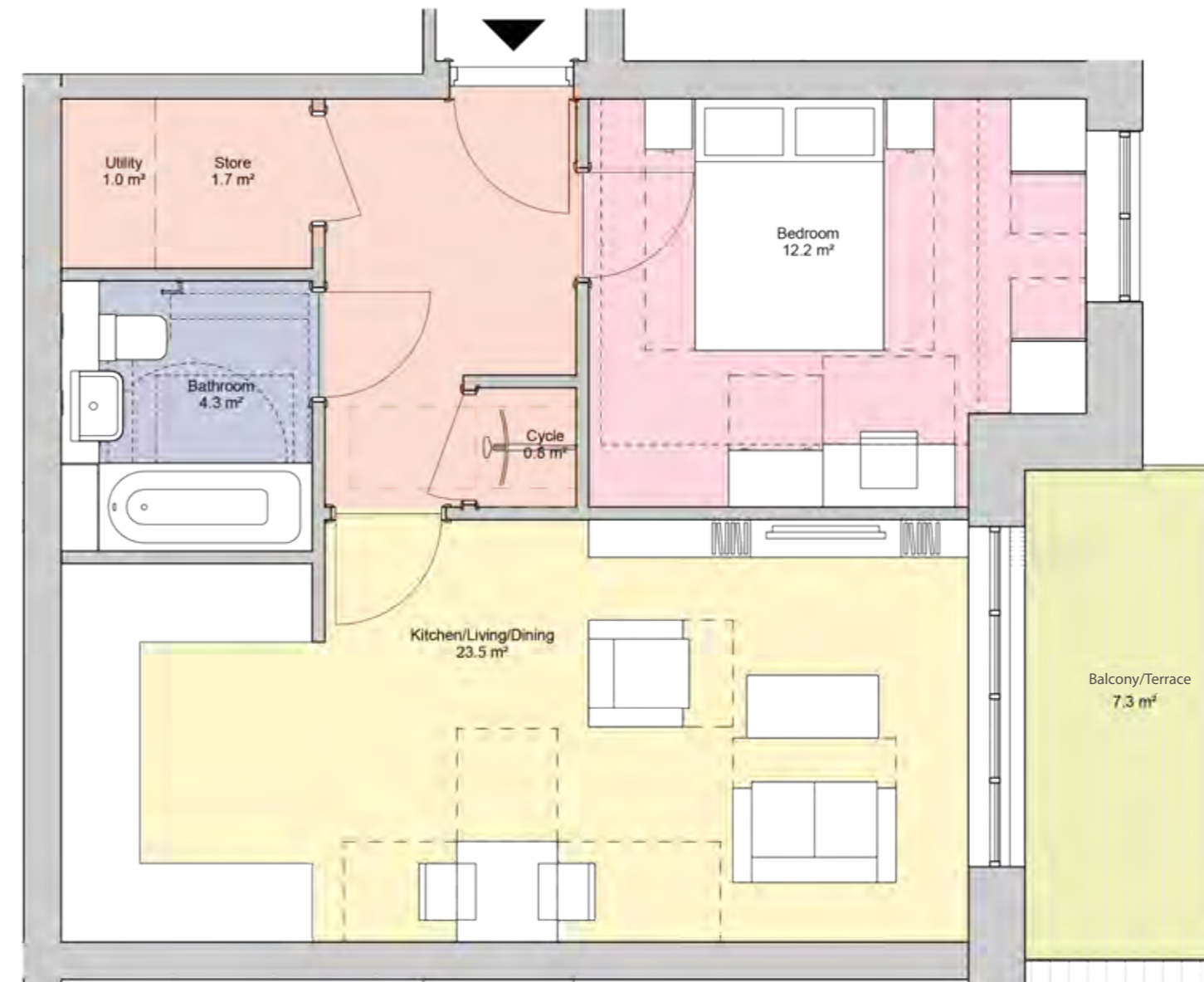
Flats

One bedroom two person flat

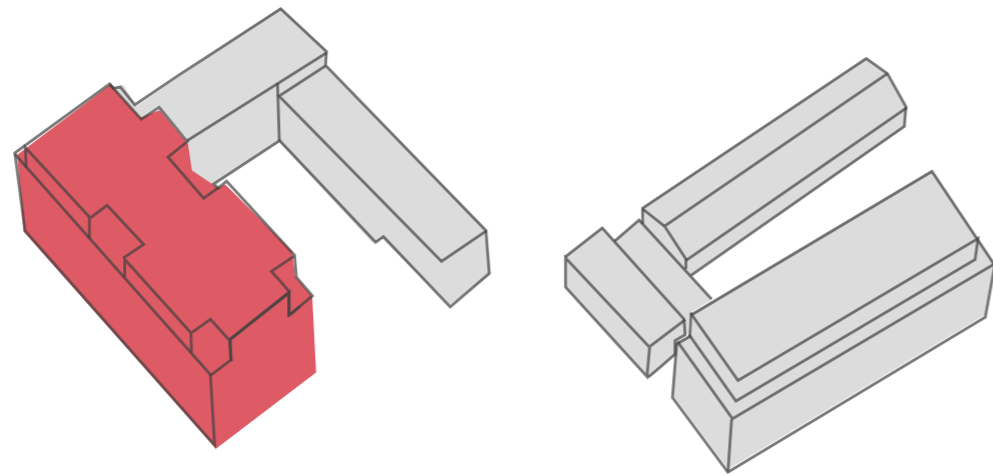


Includes:

- Minimum area of 50.9 sqm
- Minimum balcony/terrace space of 7.0 sq.m



Two bedroom four person flat

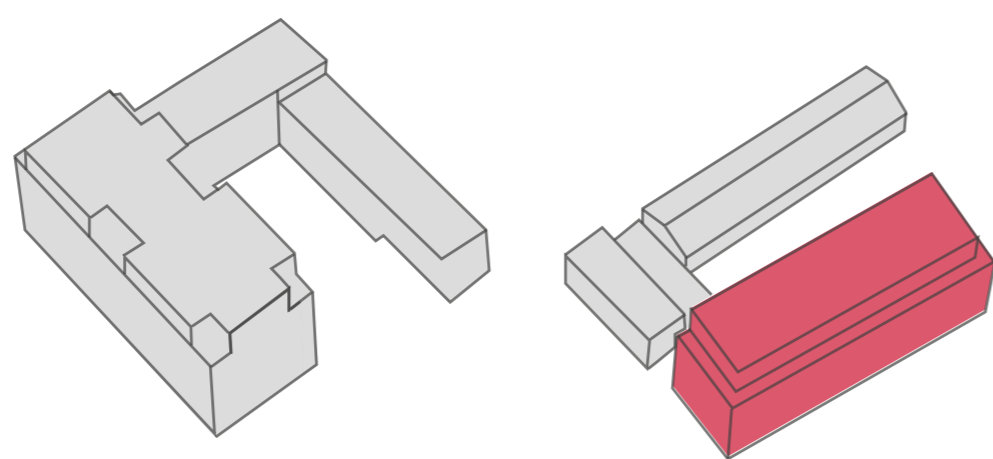


Includes:

- Minimum area of 71.4 sqm
- Minimum balcony/terrace space of 7.0 sq.m



Three bedroom five person flat



Includes:

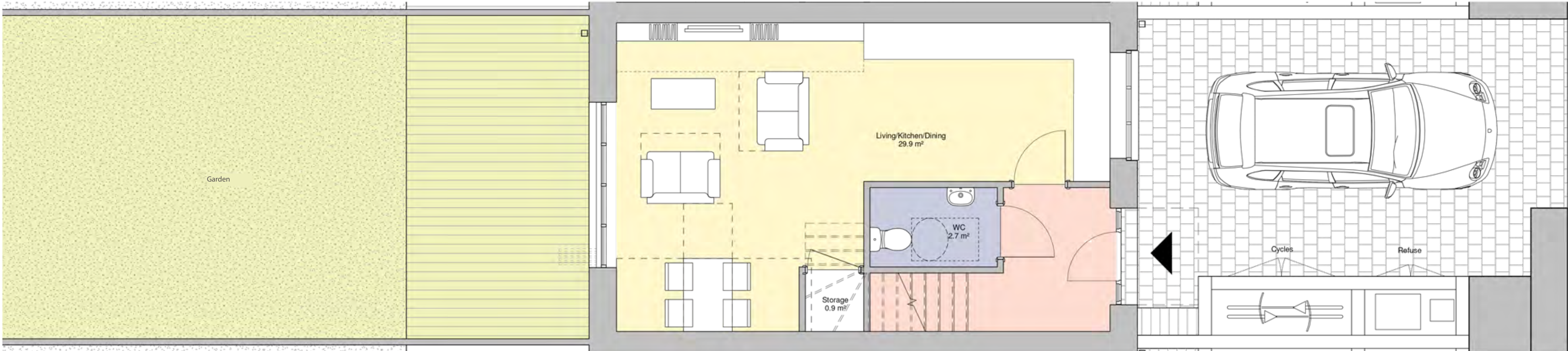
- Minimum area of 87.4 sqm
- Minimum balcony/terrace space of 8.0 sq.m



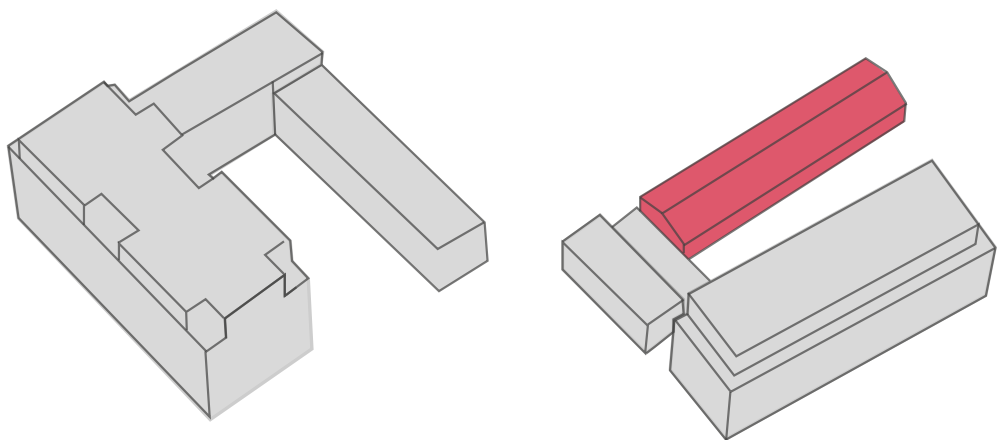


Houses

Two bedroom four person house

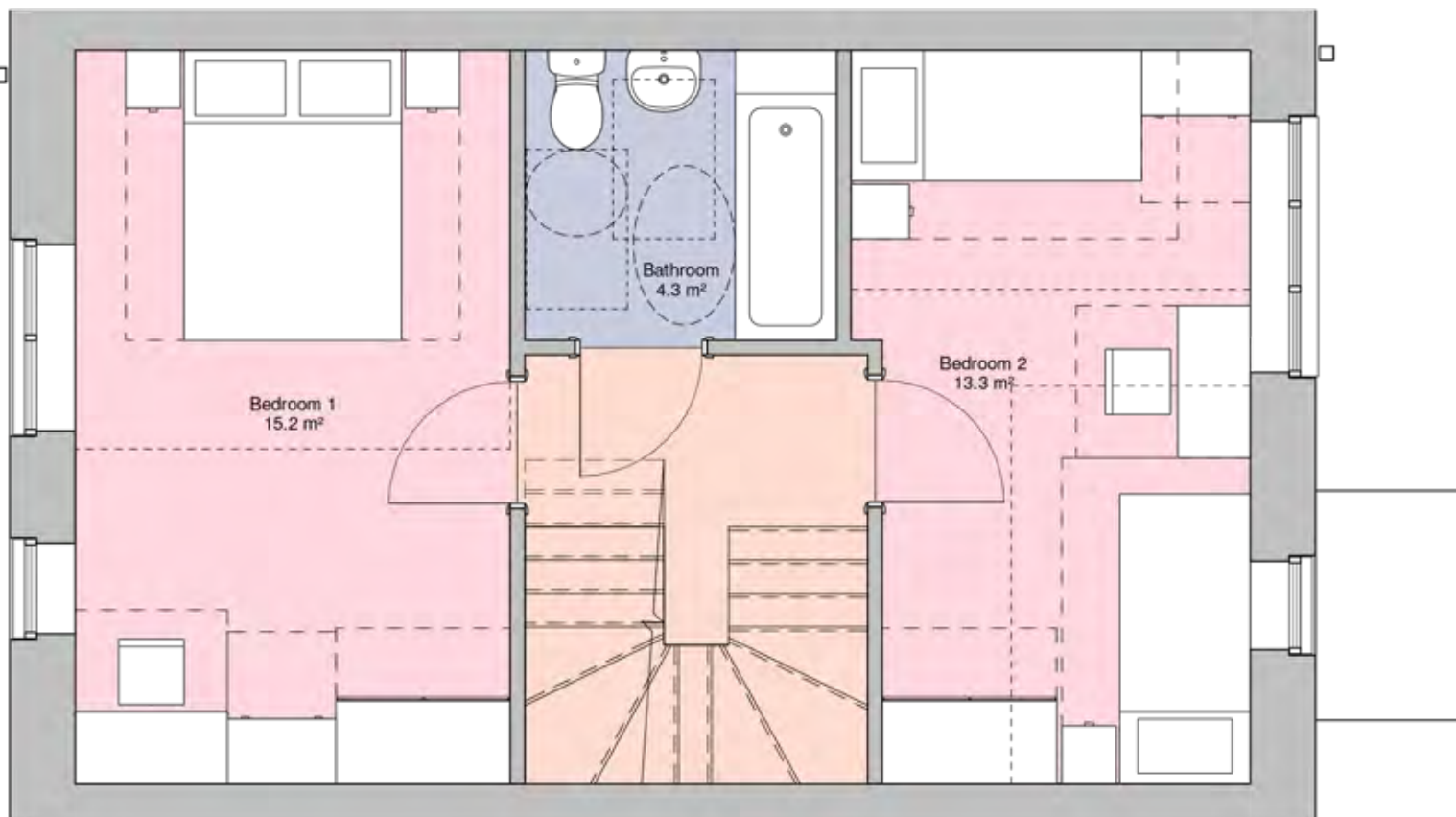


Level 00

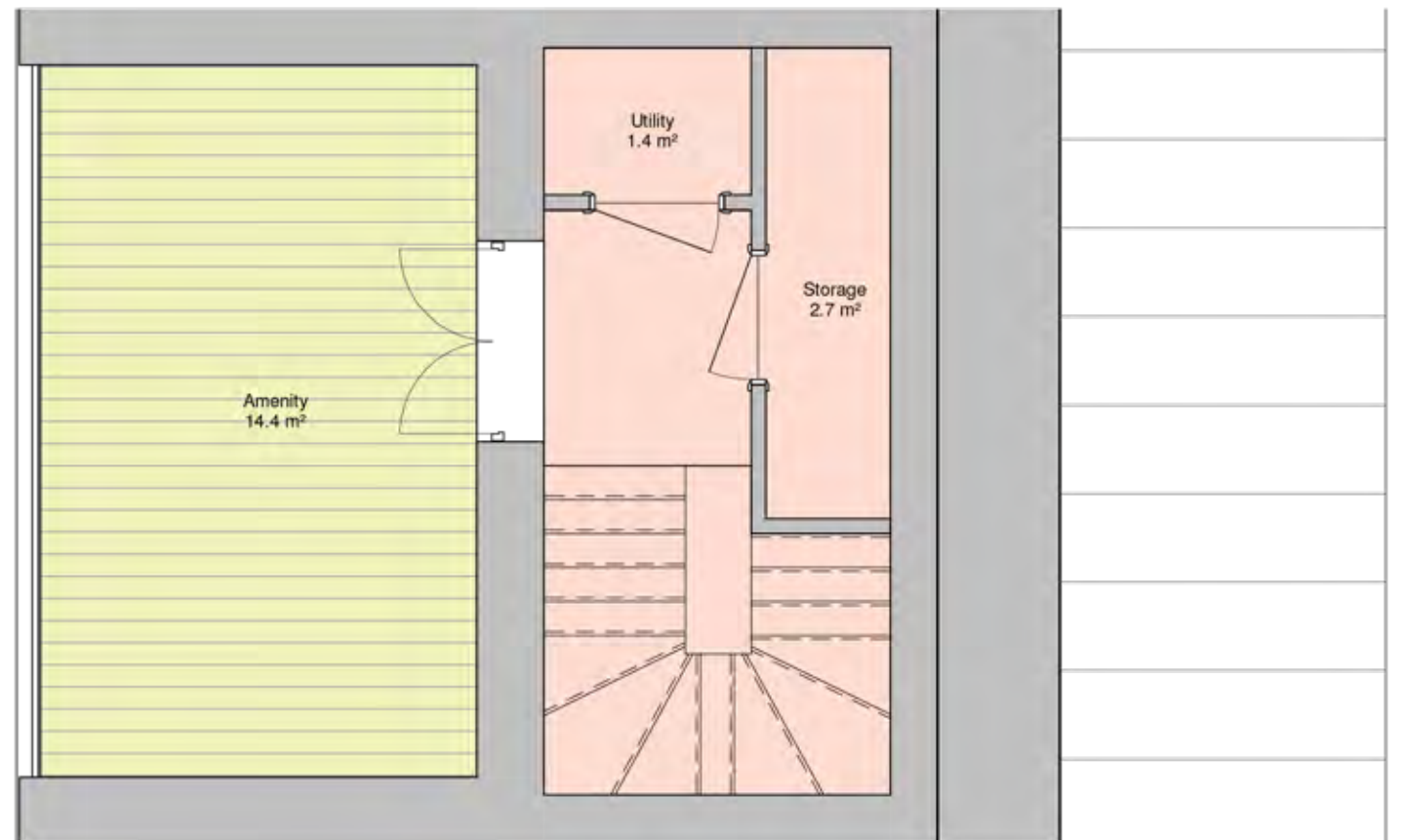


Includes:

- Minimum area of 94.0 sqm
- Minimum garden/terrace space of 93.1 sq.m

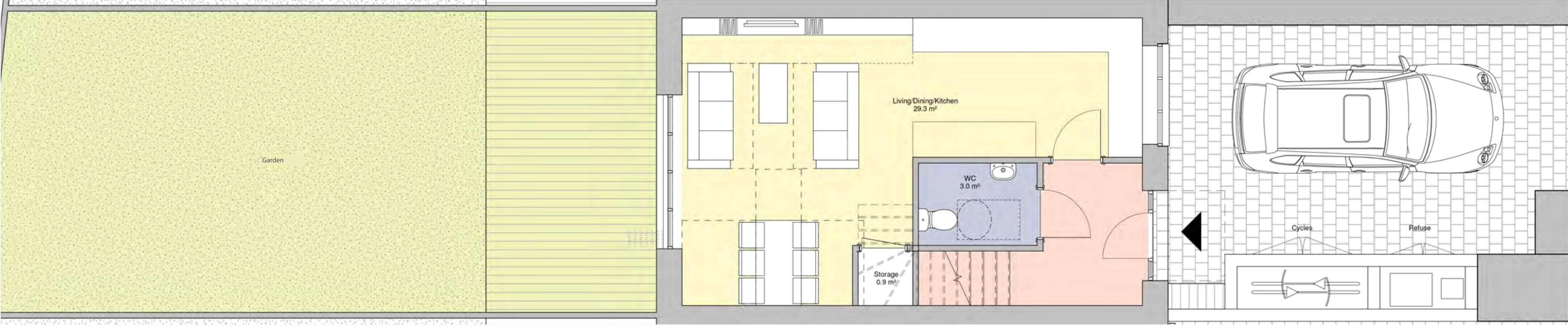


Level 01

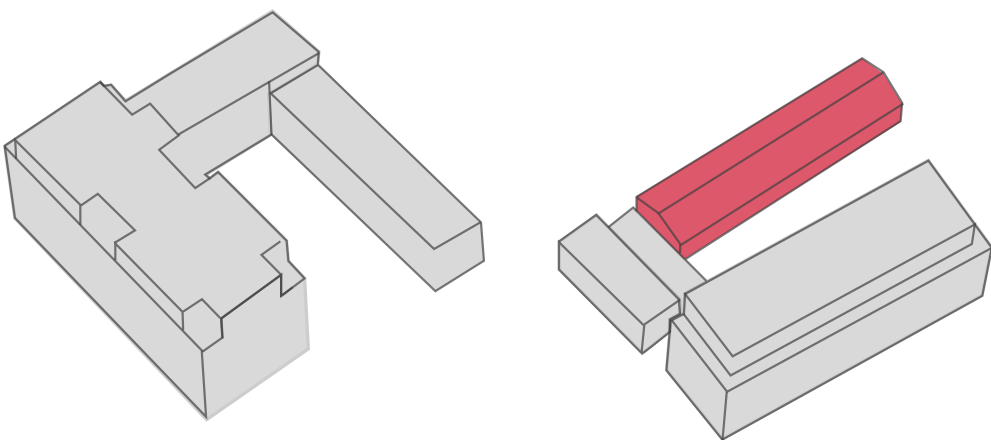


Level 02

Three bedroom six person house

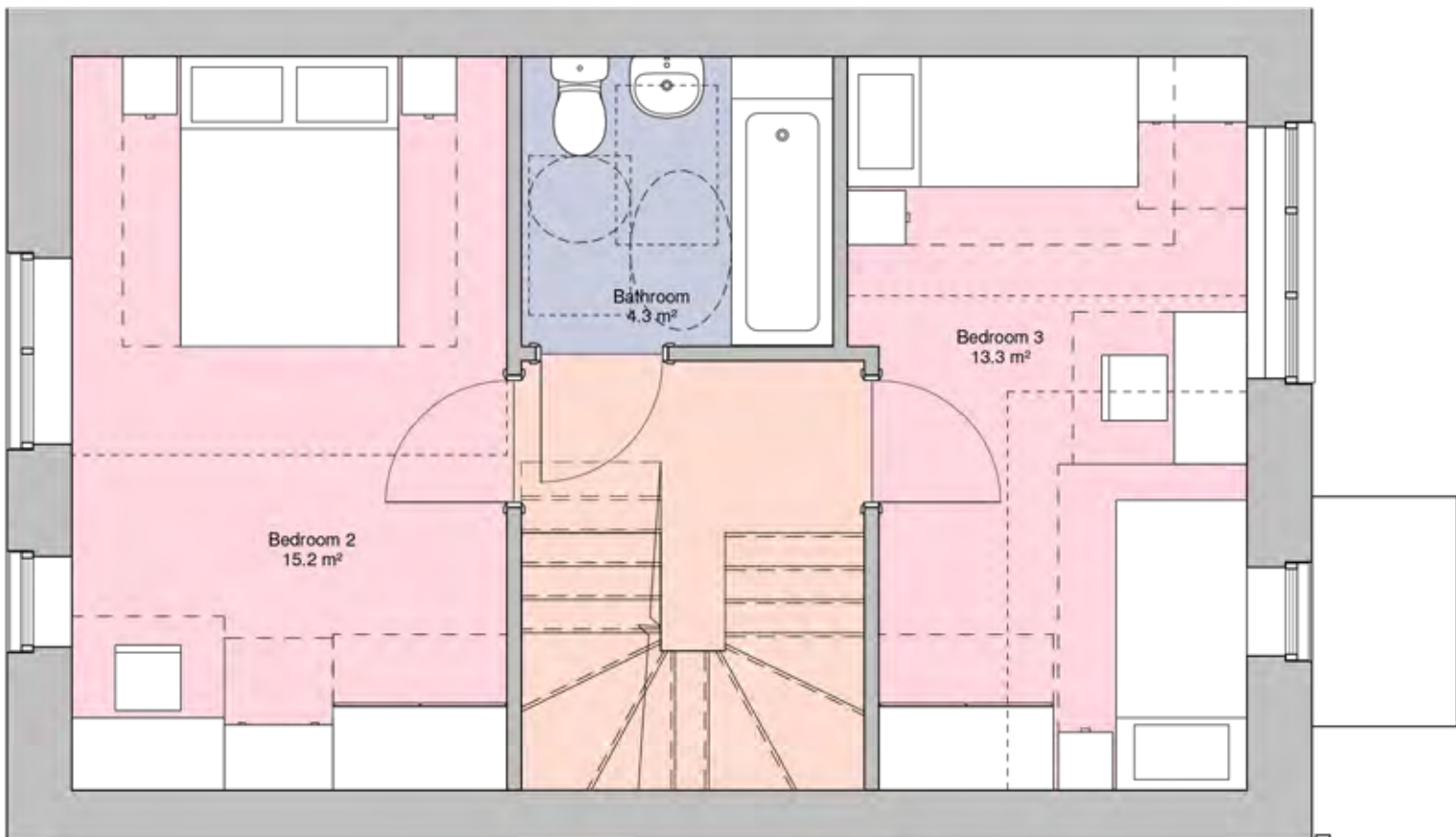


Level 00

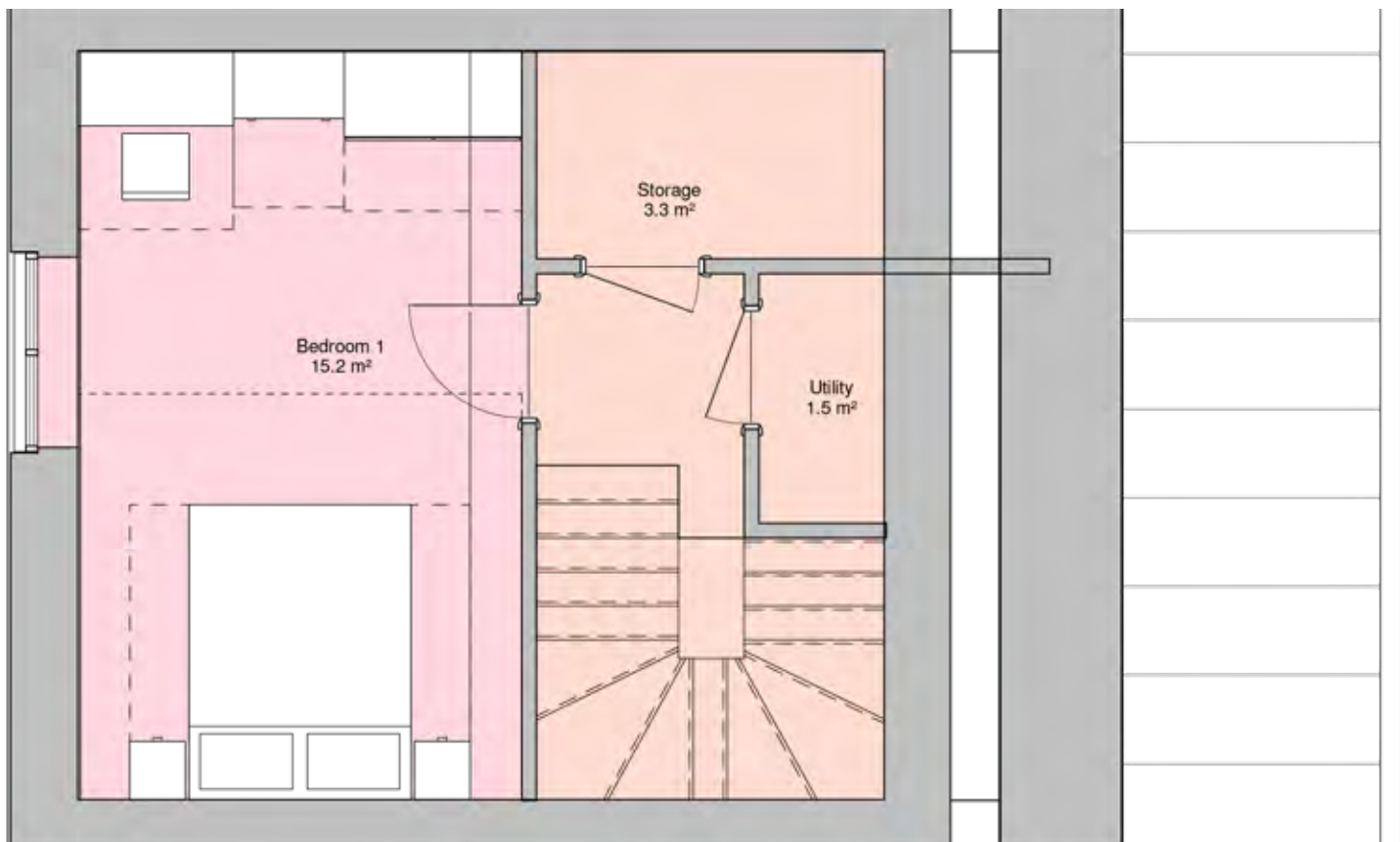


Includes:

- Minimum area of 109.6 sqm
- Minimum garden/terrace space of 50 sq.m



Level 01



Level 02

Elevation along Rodney Place



Existing homes on Rodney Place

New homes on Rodney Place

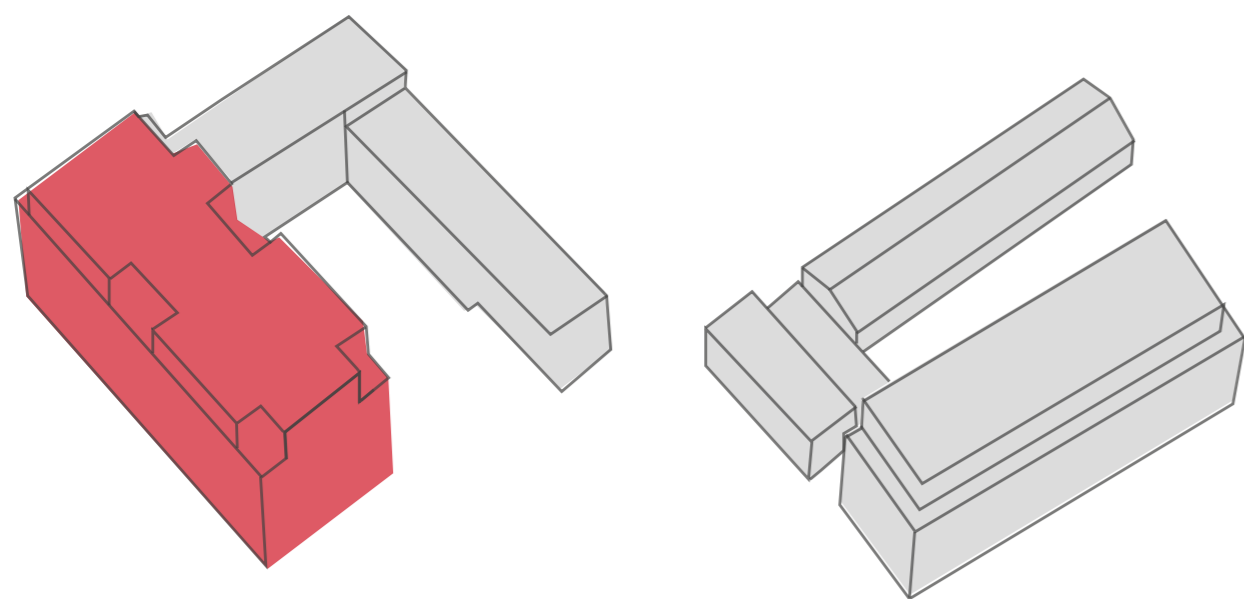
New Street

Marsh Court

Pincott Road

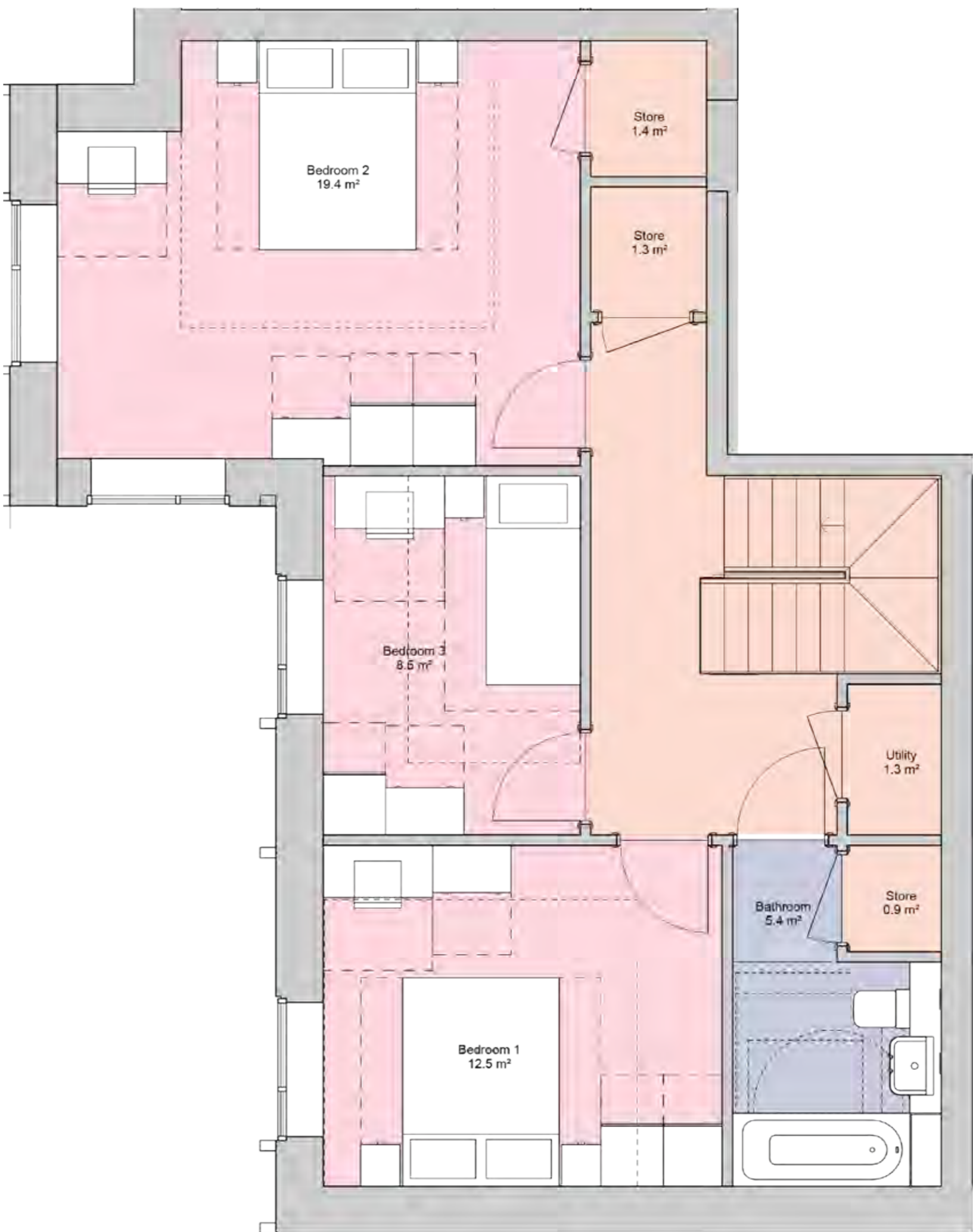
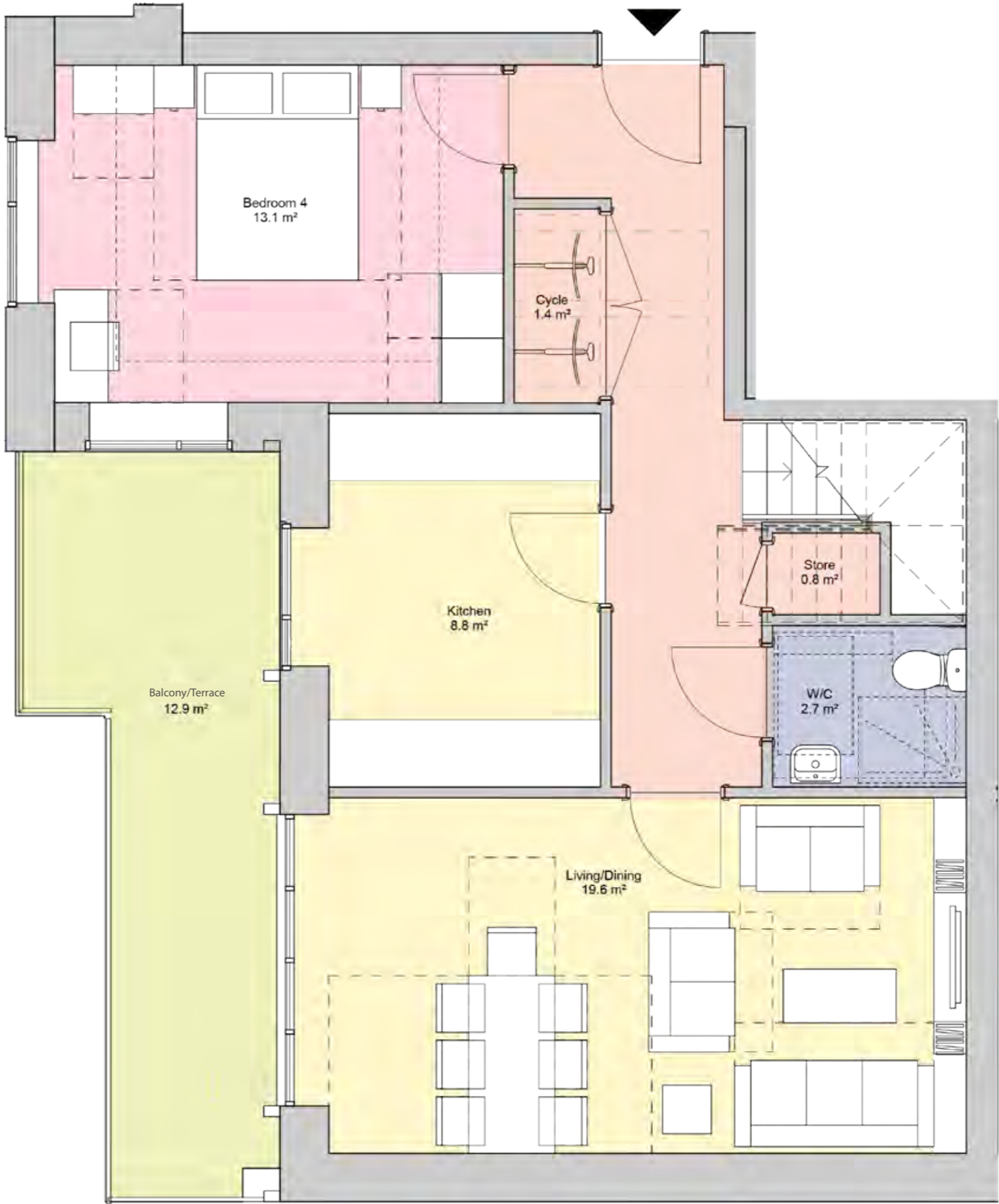


4Bed Duplex



Includes:

- Minimum area of 115.0 sqm
- Minimum balcony/terrace space of 10.0 sq.m





Heights



New flats on Pincott Road



Elevation along Nelson Grove Road



Sketch of new flats



Landscape character



- Communal Entrance
- Private Entrance to Flat at Ground Floor
- Private Entrance to House
- Private Amenity for Ground Floor Units
- Communal Semi-Private Courtyard
- Entrance to Communal Courtyard

Section 1



Section 2





What happens next:



- We will be submitting a planning application in the next few days
- If we receive planning permission we'll keep you up to date about the construction process
- Noise, vibrations and dust levels will be set and monitored as agreed with Merton Council to make sure these do not reach disruptive levels
- Construction of the first new homes will last approximately two years