

Welcome

Today's event is about the High Path master plan

Over the past few months we held consultation events about the first new homes that we plan to build on High Path. These would be on the Old Lamp Works and garages sites. A planning application for the first 134 homes has been submitted to Merton Council and we expect a decision to be made in early 2017.

If we receive planning permission for the first new homes and regeneration goes ahead, we would be able to rehouse more existing residents earlier.

Today we're showing you how the High Path master plan designs have moved on since we last showed it to you in 2015. You will see our latest proposals for the phasing plan, house types and the neighbourhood park.

Please provide us with your feedback on the master plan. Your comments will help the designs as we prepare a planning application.





The current master plan and changes from previous master plan

BEFORE



NOW



1.

New designs for the shared courtyards for residents

BEFORE



NOW



2.

Changes to the park design with more activity areas

BEFORE



NOW



3.

Houses instead of flats to reduce overlooking and create a 'houses quarter'

BEFORE



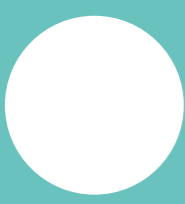
NOW



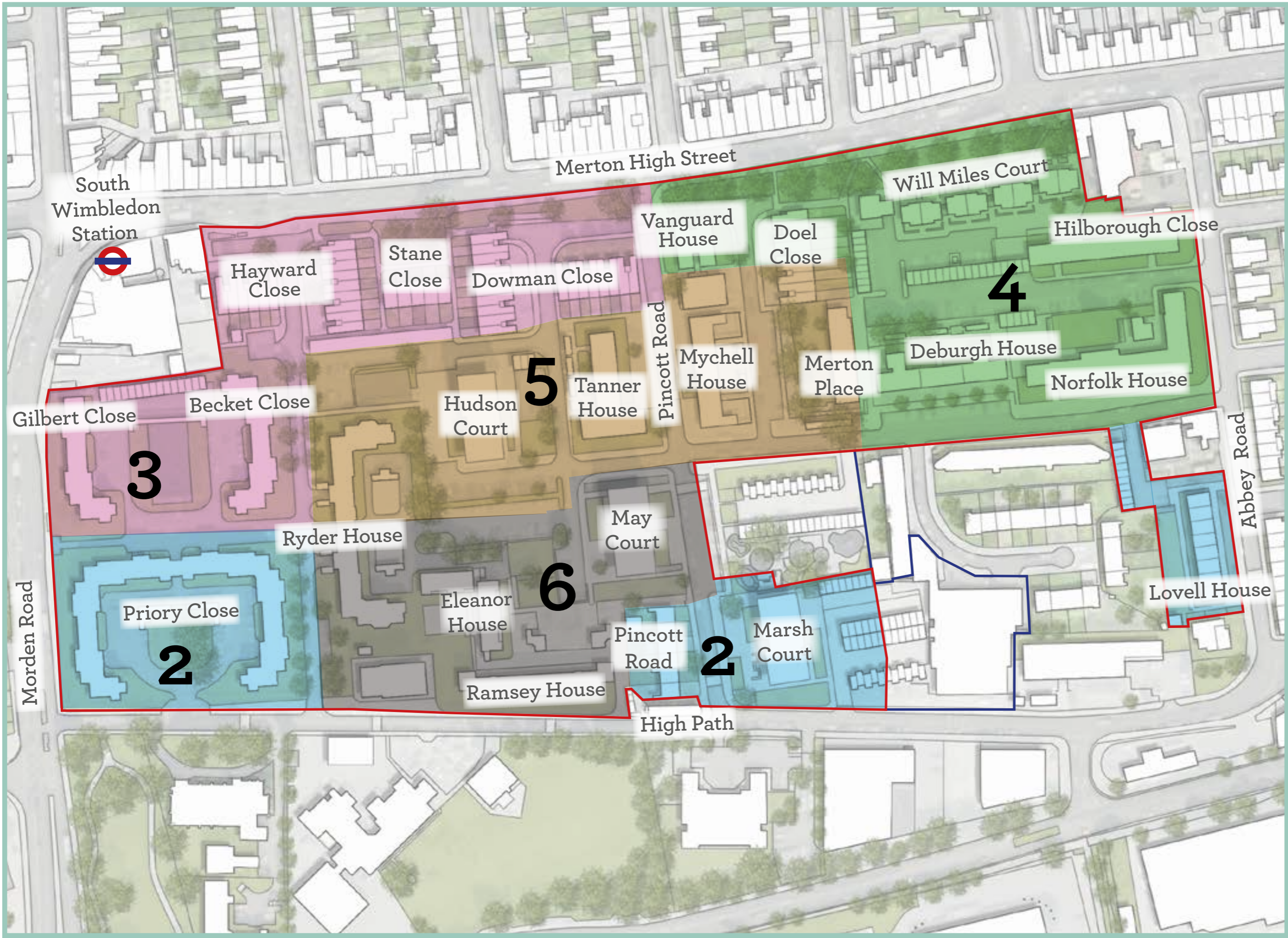
4.

Greater density around the tube station and less density across the rest of the master plan



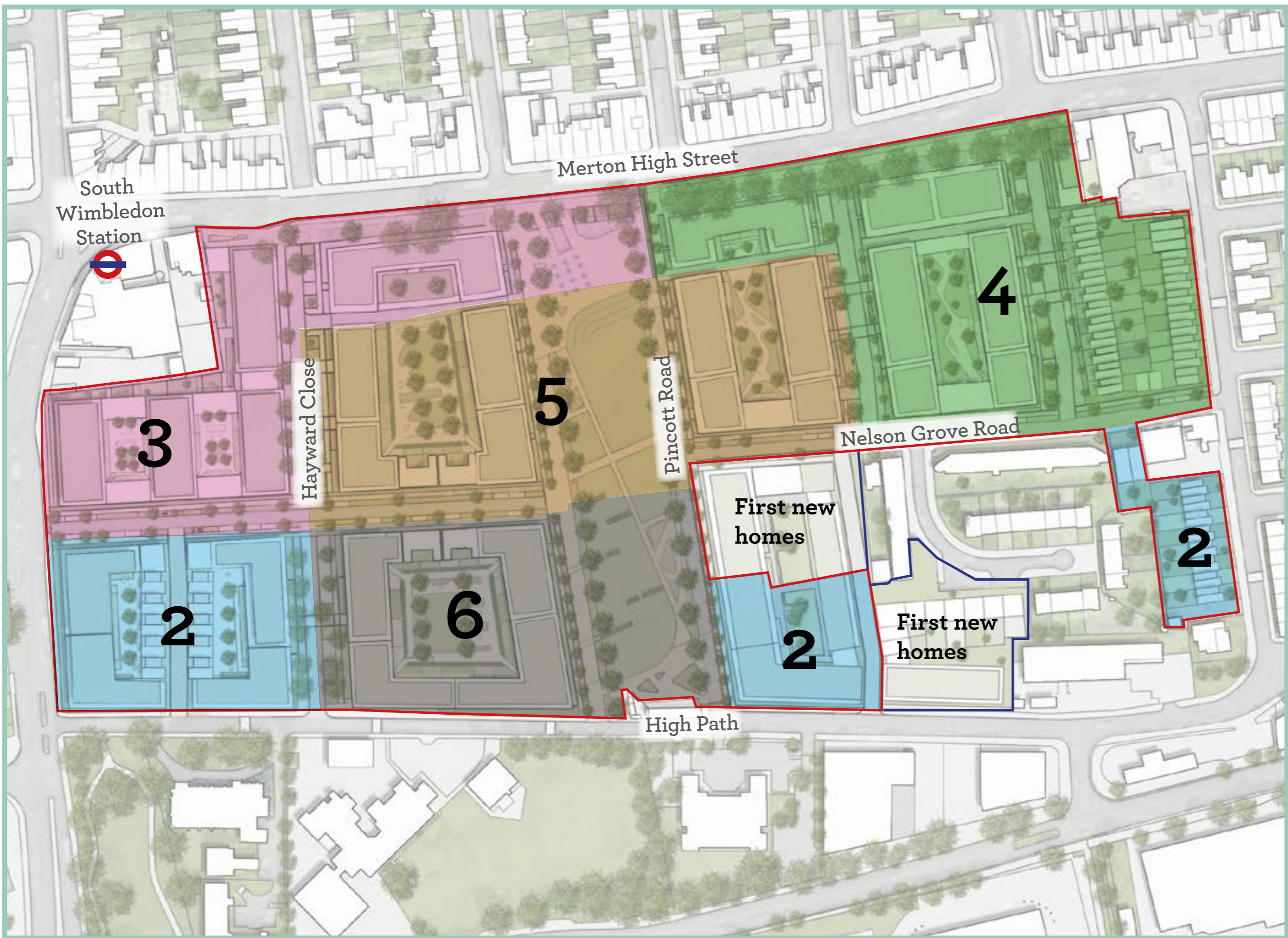


Phasing plan of existing homes



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

Phasing plan of new homes



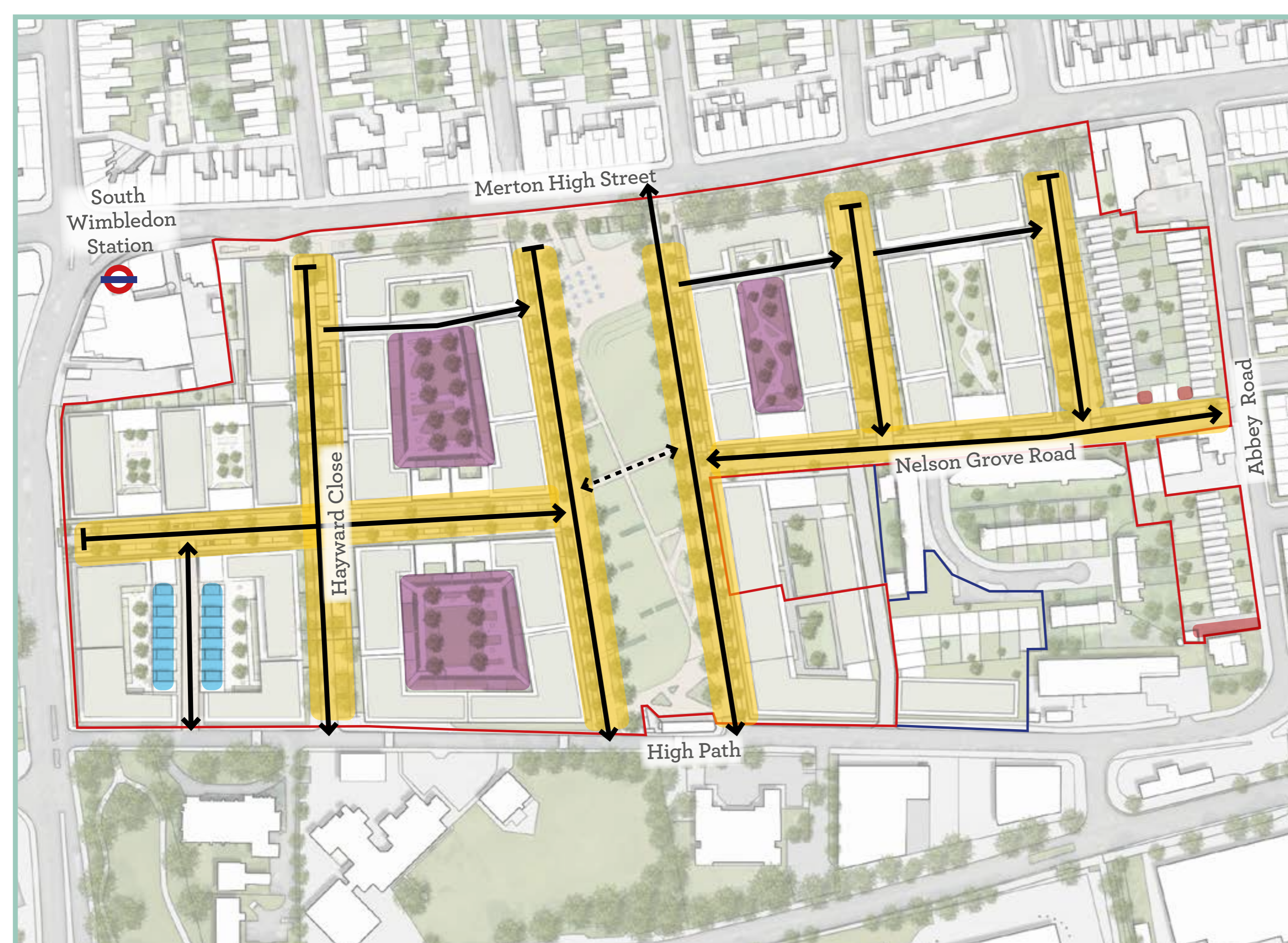
- First new homes
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6

Landscaping and play provision



- Shared landscape courtyard
- Private rear gardens
- New public park
- Mature trees maintained
- Public play space in the park
- Informal play in the shared courtyards for up to 5 year olds
- Some new play facilities potentially provided off site in Nelson Memorial Gardens or Abbey Recreation Grounds with safer routes from High Path

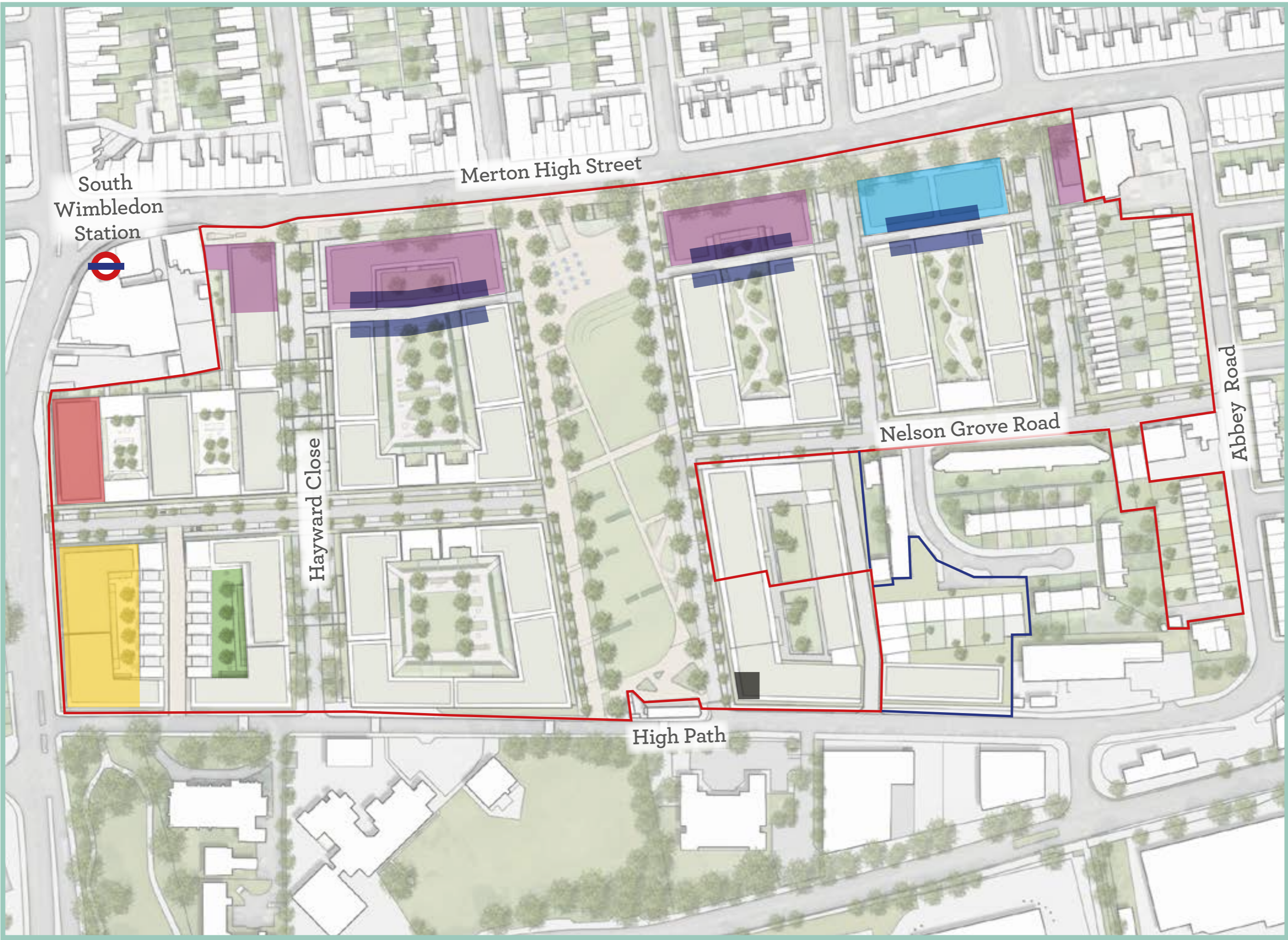
Movement and parking



- On-street parking
- Podium parking
- Garages
- Off-street parking
- Roads with dead end
- Two-way roads
- Emergency road through park

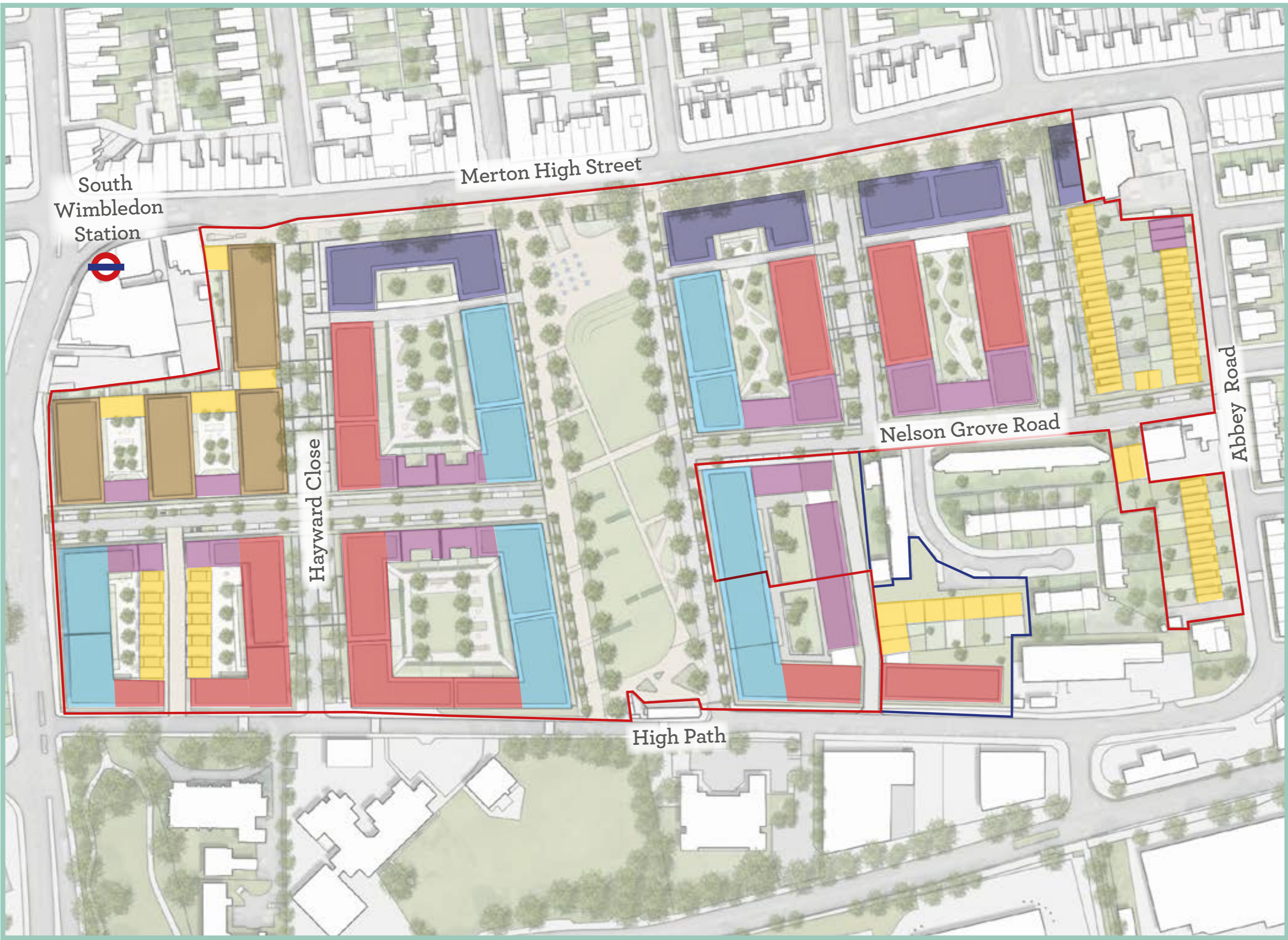


New facilities



- New offices
- New shops/café
- Work units
- Gym above shops
- New community centre and management office
- Pincott Road shop relocated to here
- New energy centre underneath the courtyard

Building heights



- 1 - 3 storeys
- 4 - 5 storeys
- 5 - 6 storeys
- 5 - 7 storeys
- 7 - 9 storeys
- 8 - 10 storeys



Street types

Merton High Street



Location of the street



Spill out areas for cafés and restaurants



A section through Merton High Street

Existing trees retained



A plan of the street showing the proposed materials and layout

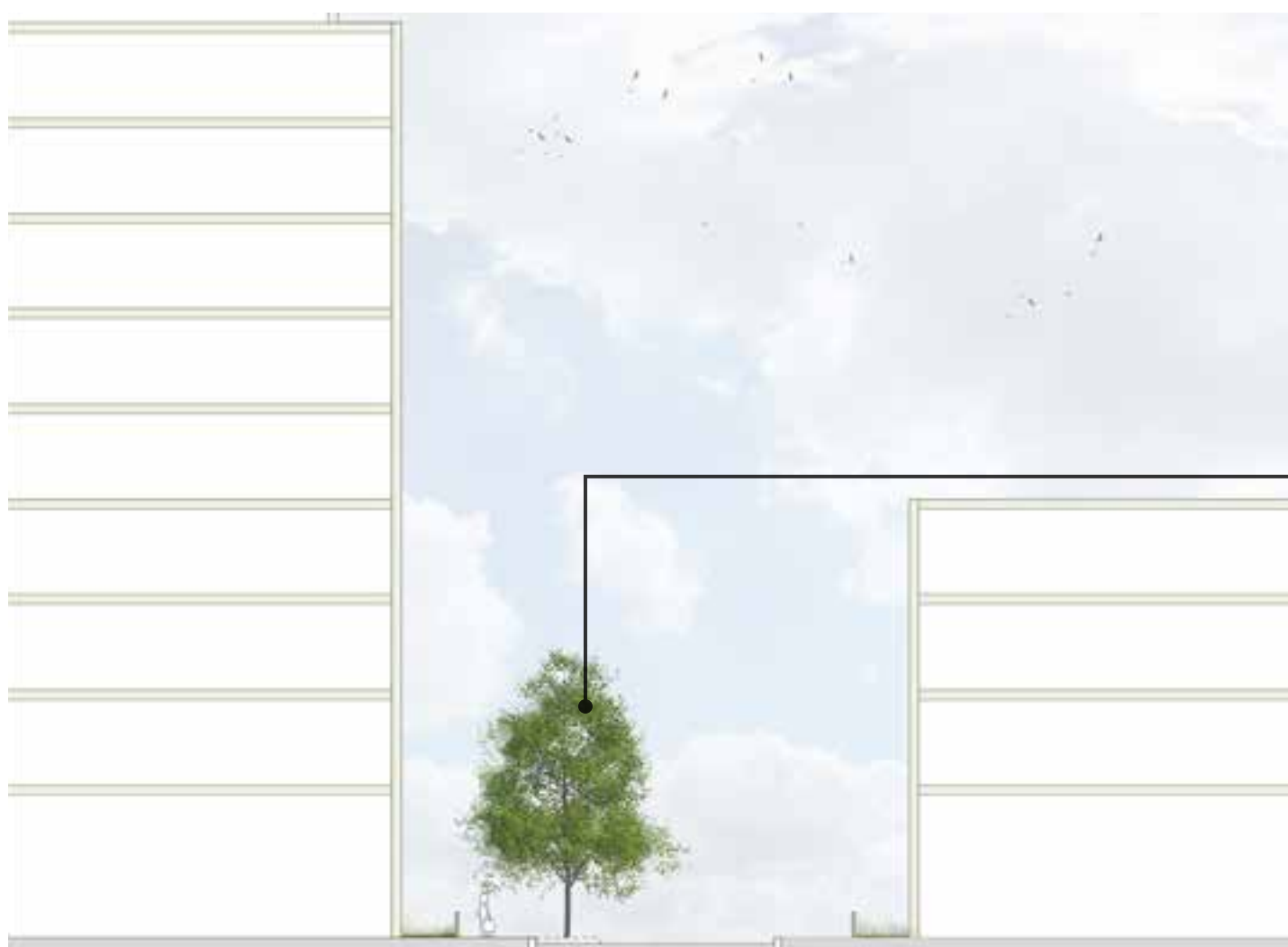
Nelson Grove Road



Location of the street



A quiet, traditional street with changing architecture along it



A section through Nelson Grove Road

Mature trees



A plan of the street showing the proposed materials and layout

St. John's Mews



Location of the street

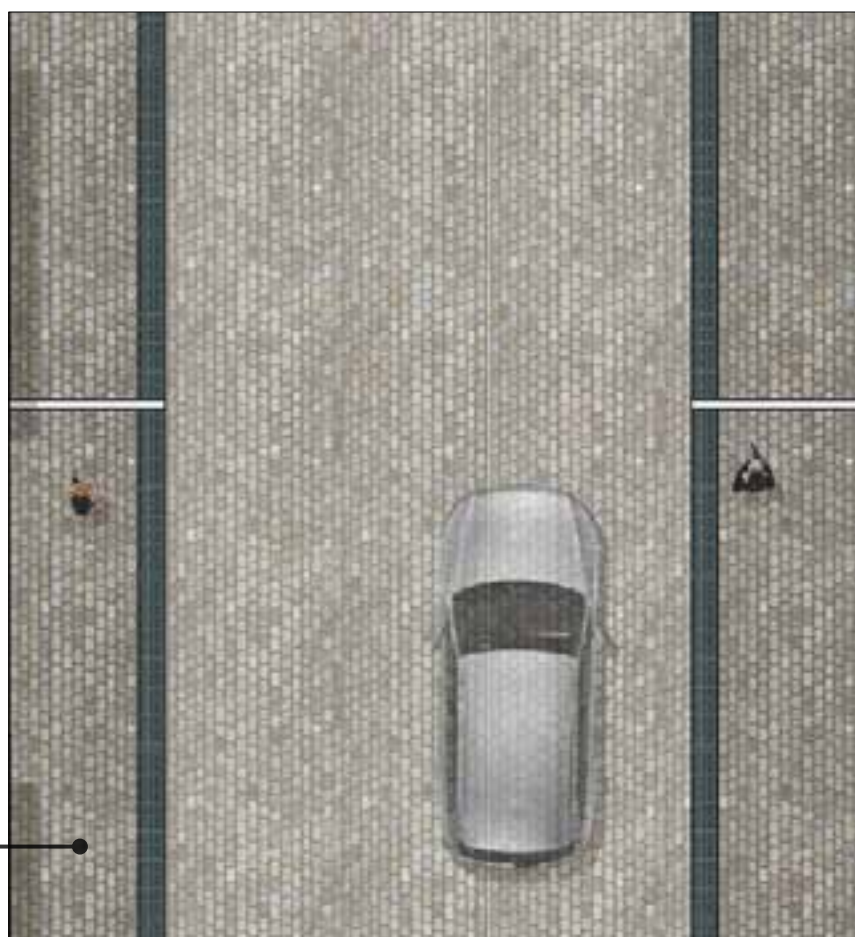


A traditional mews street with block paving



A section through St. John's mews street

Block paving



A plan of the street showing the proposed materials

Garden Streets



Location of the street

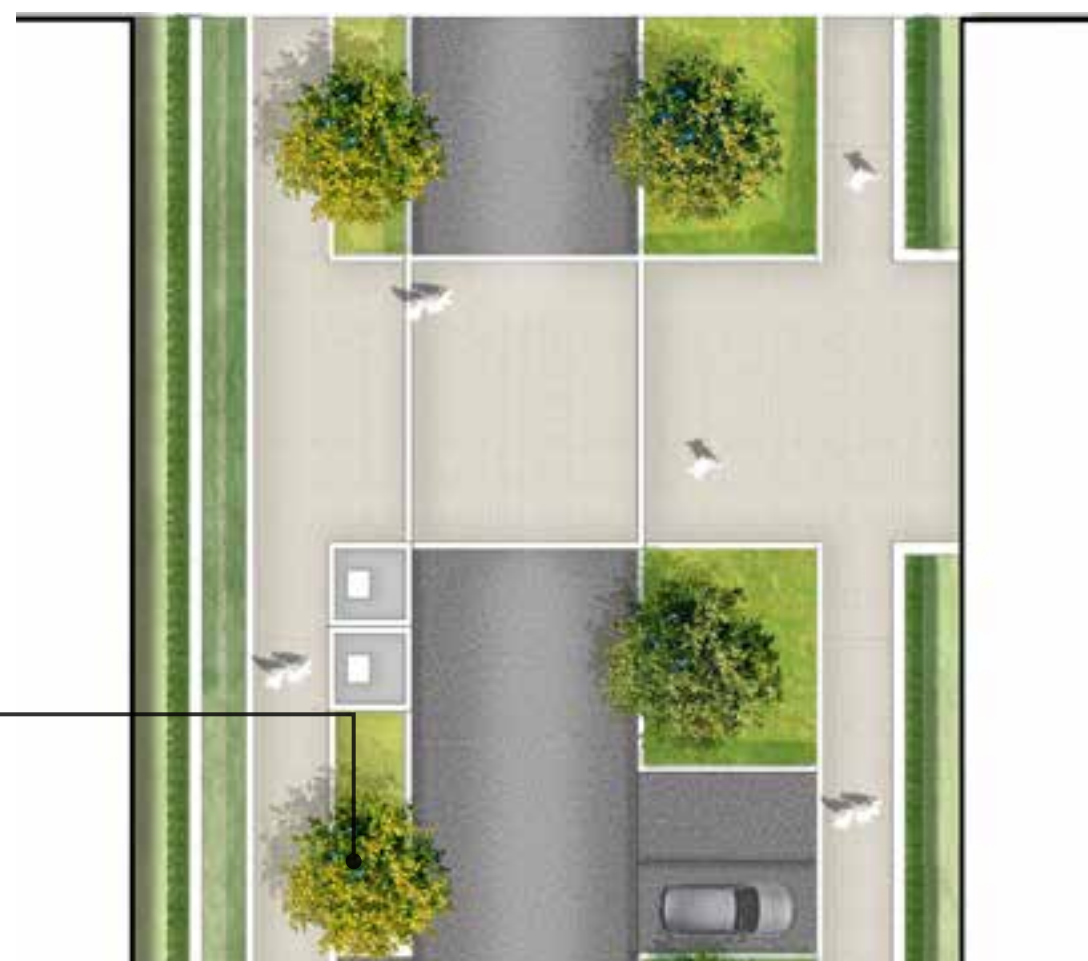


Green garden streets with planting and trees between parking



A section through the Garden Street

Mature trees



A plan of the street showing the proposed materials and layout



The neighbourhood park



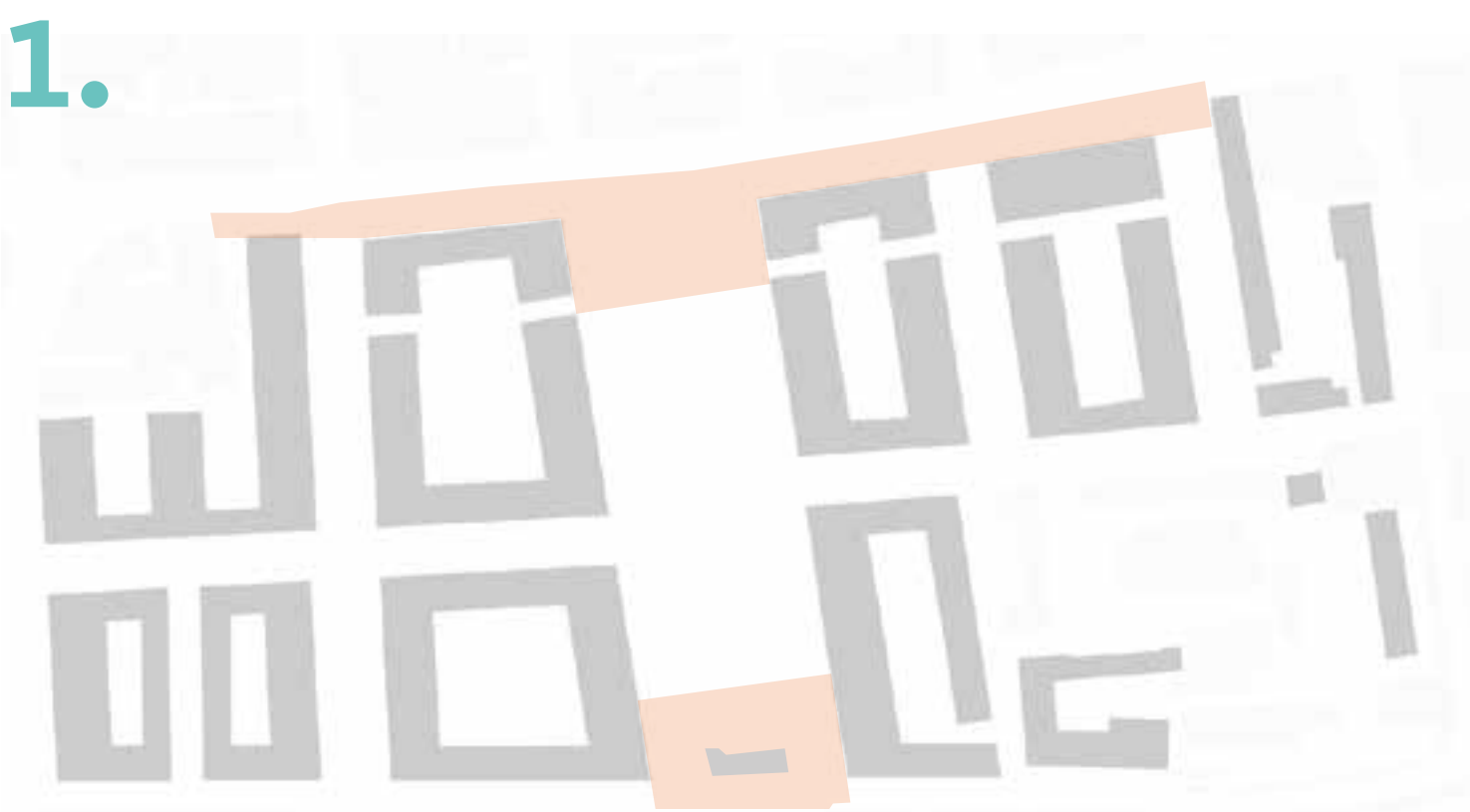
Potential for a water feature at the entrance to the park



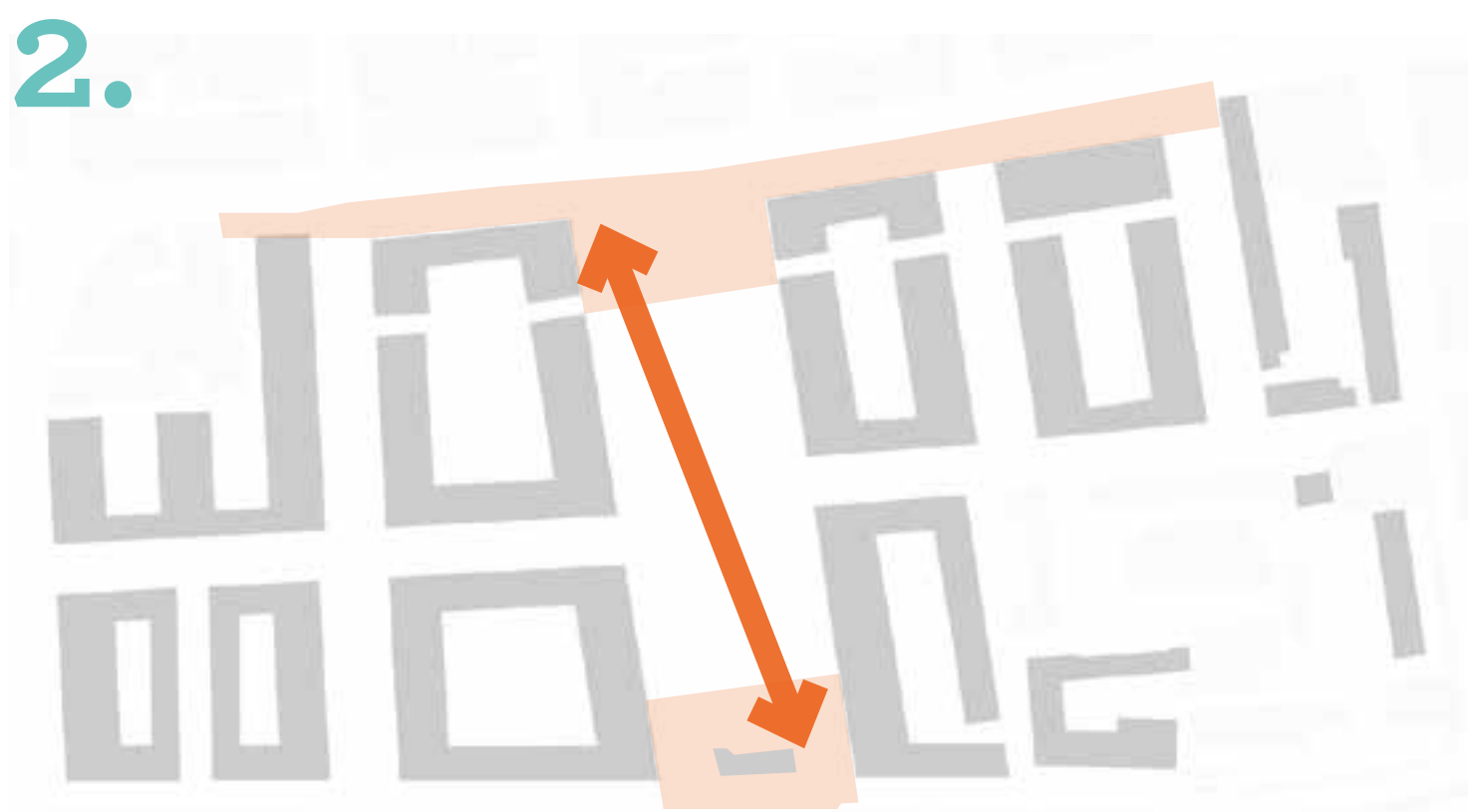
Play for children in the southern area of the park



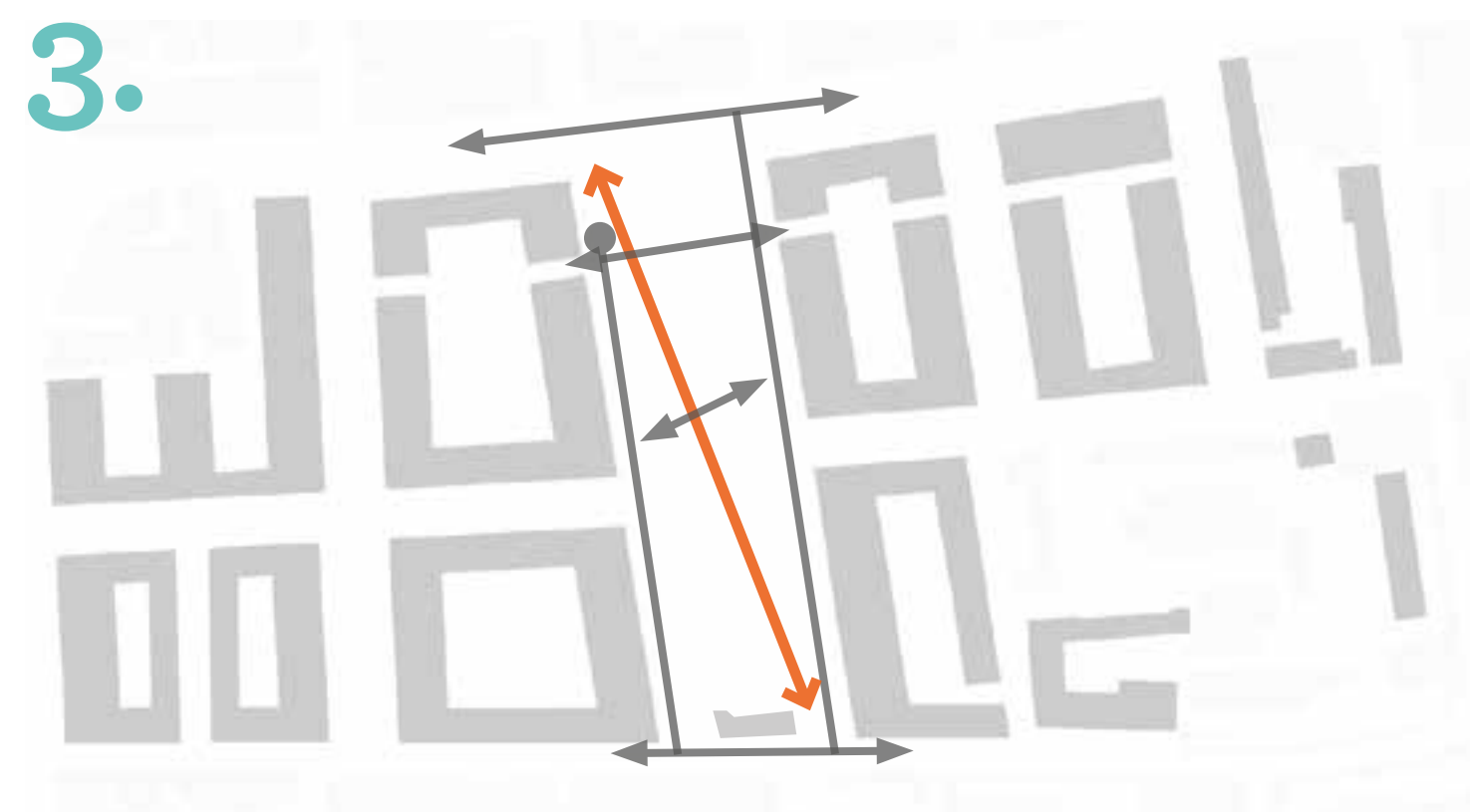
Seating and mature landscaped areas



Making two hardscaped squares



An important north to south connection



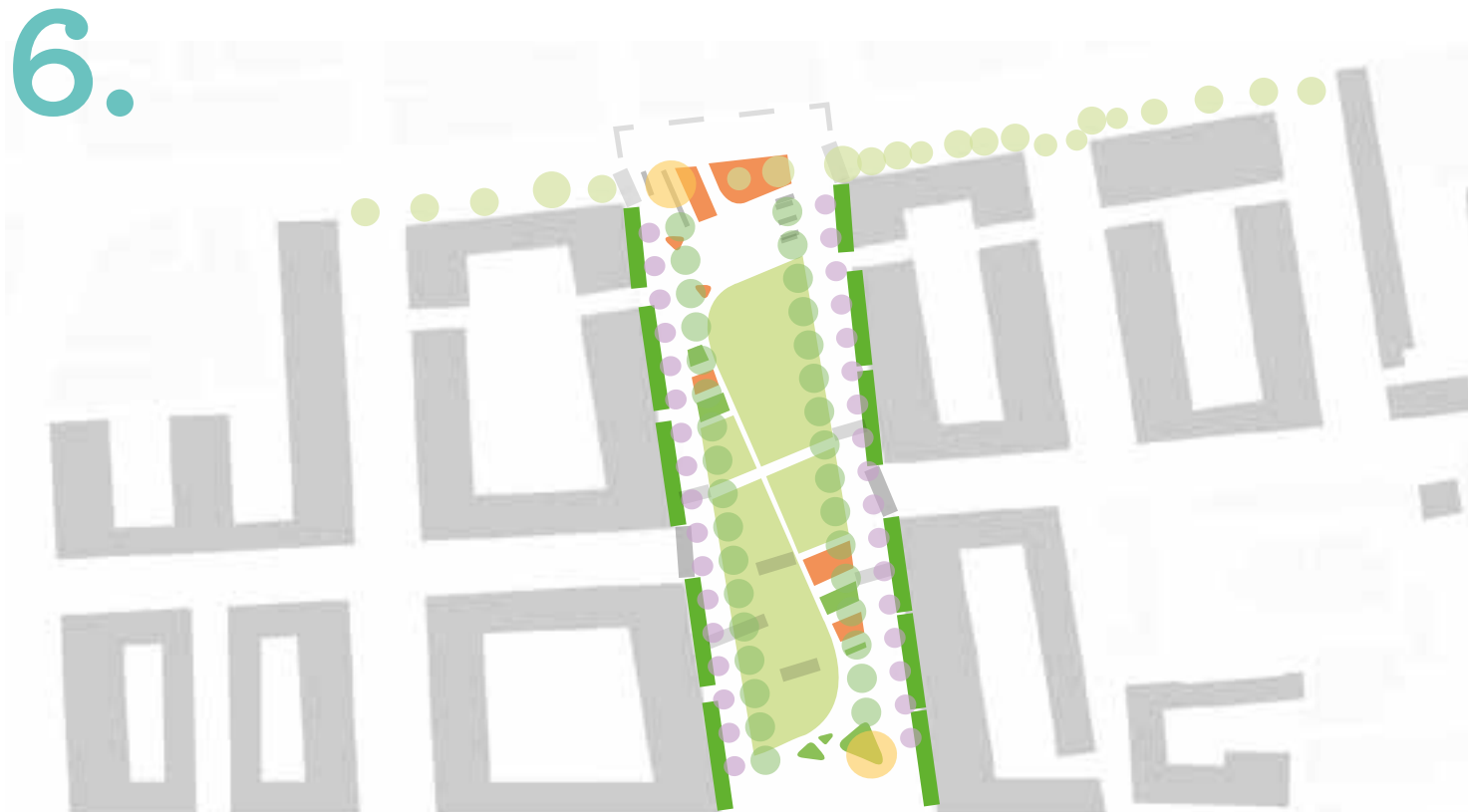
Adding important routes through the park



Adding large green areas for play and activities



Adding other zones for activity



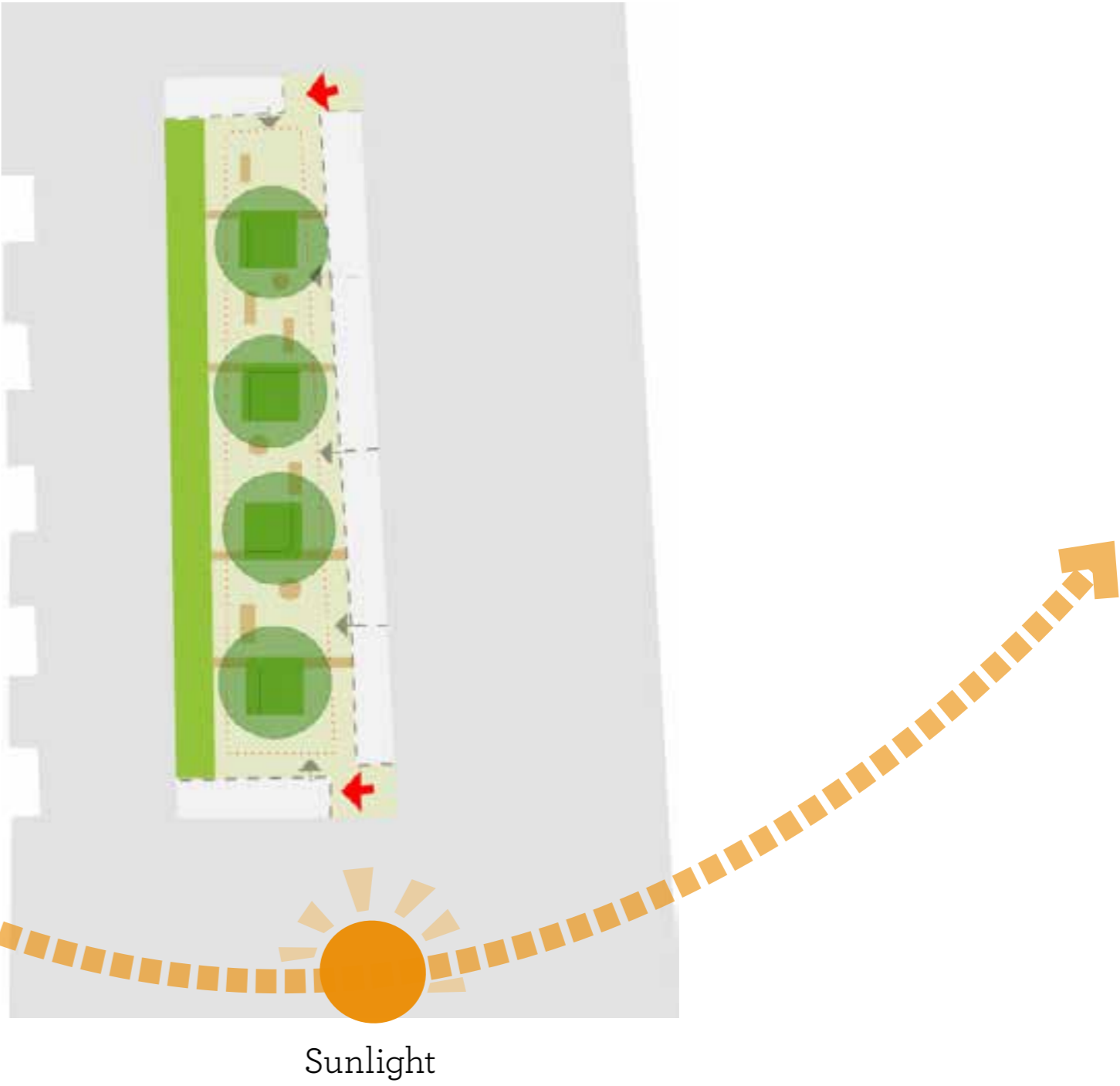
Adding trees and planting



Communal open spaces



- KEY
- Private patio
 - Access to flats
 - Private patio access
 - Footpath
 - Play for children
 - Trees
 - Planting / green wall



Green wall



Seating between planted areas

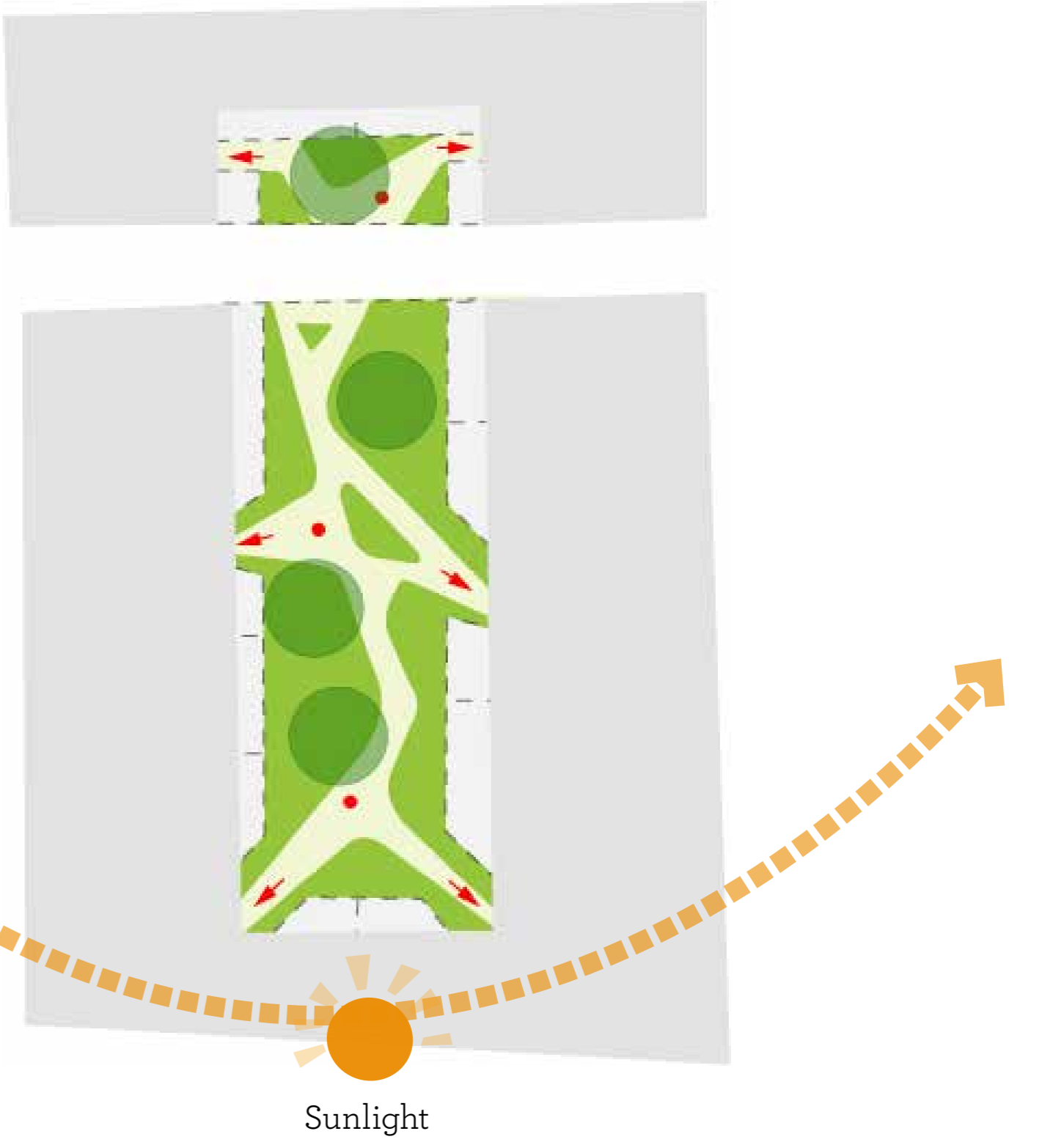


Planters to provide greenery

Communal open spaces



- KEY
- Private patio
 - Access to flats
 - Play for children
 - Trees
 - Shared garden with seating, lighting and planting



Grass sloped areas with play equipment



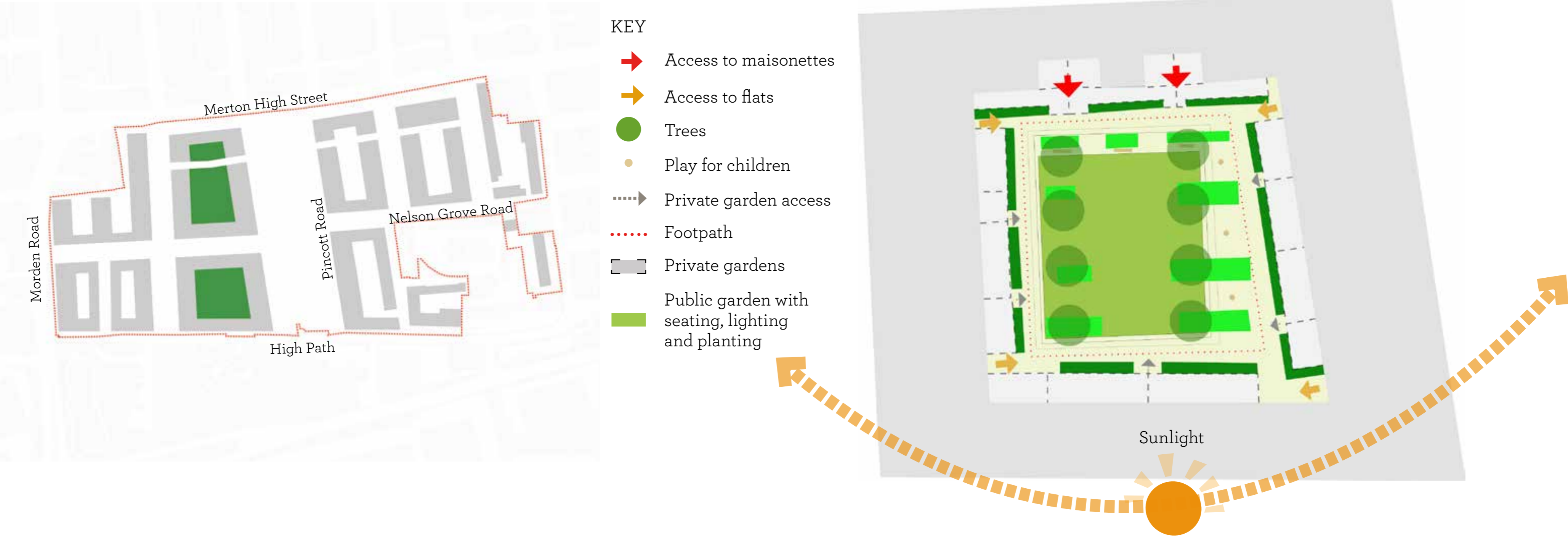
Private spaces separated from shared garden areas



Play for children is well over-looked, safe and secure



Communal open spaces



Green areas with seating



Tree, planting and grass lawns



Places to sit

Private open spaces



Private balconies



Private terraces



Private rear gardens

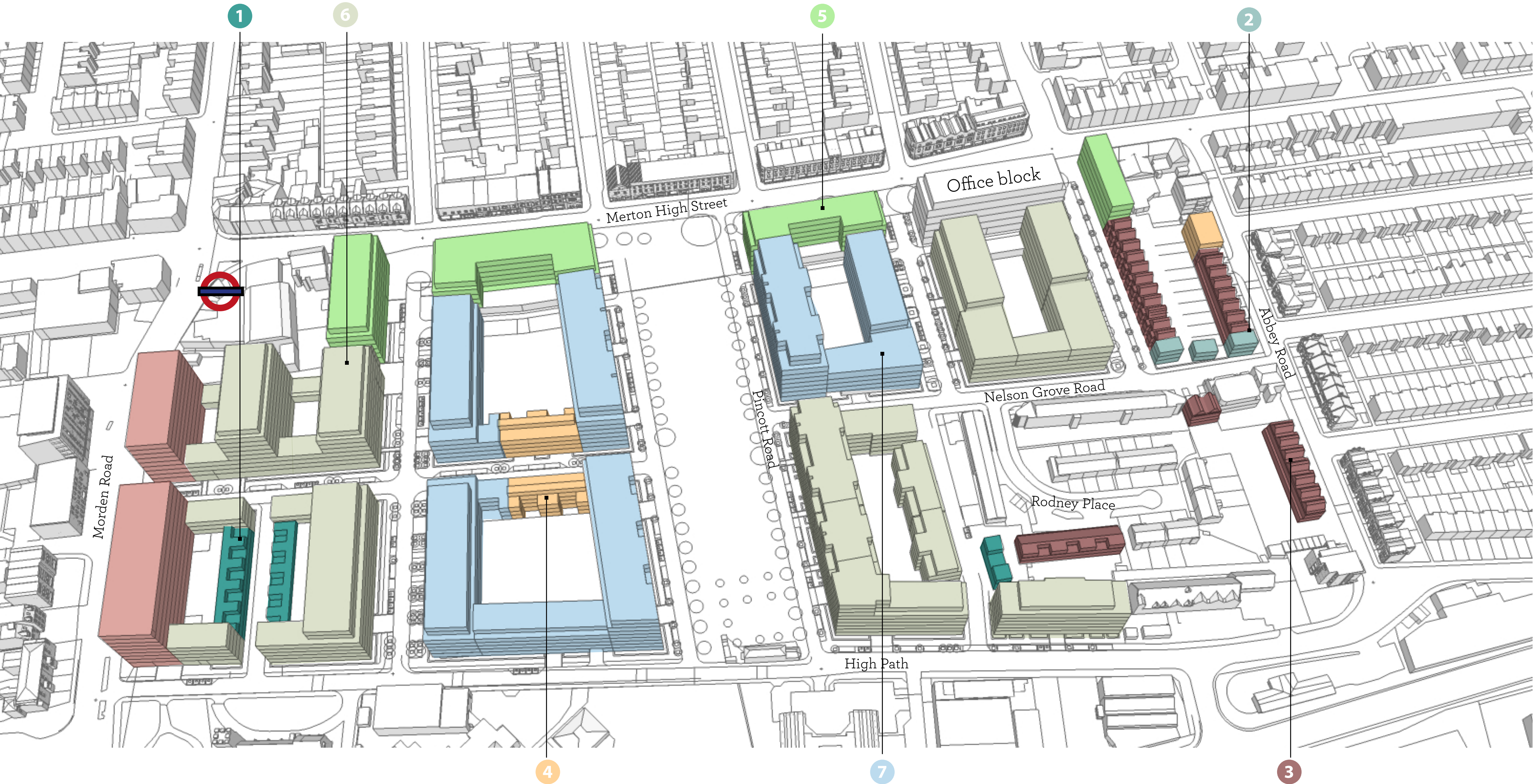


Private front space to separate the home from the street



Example of house types across the master plan

We have developed a mix of housing types for High Path.



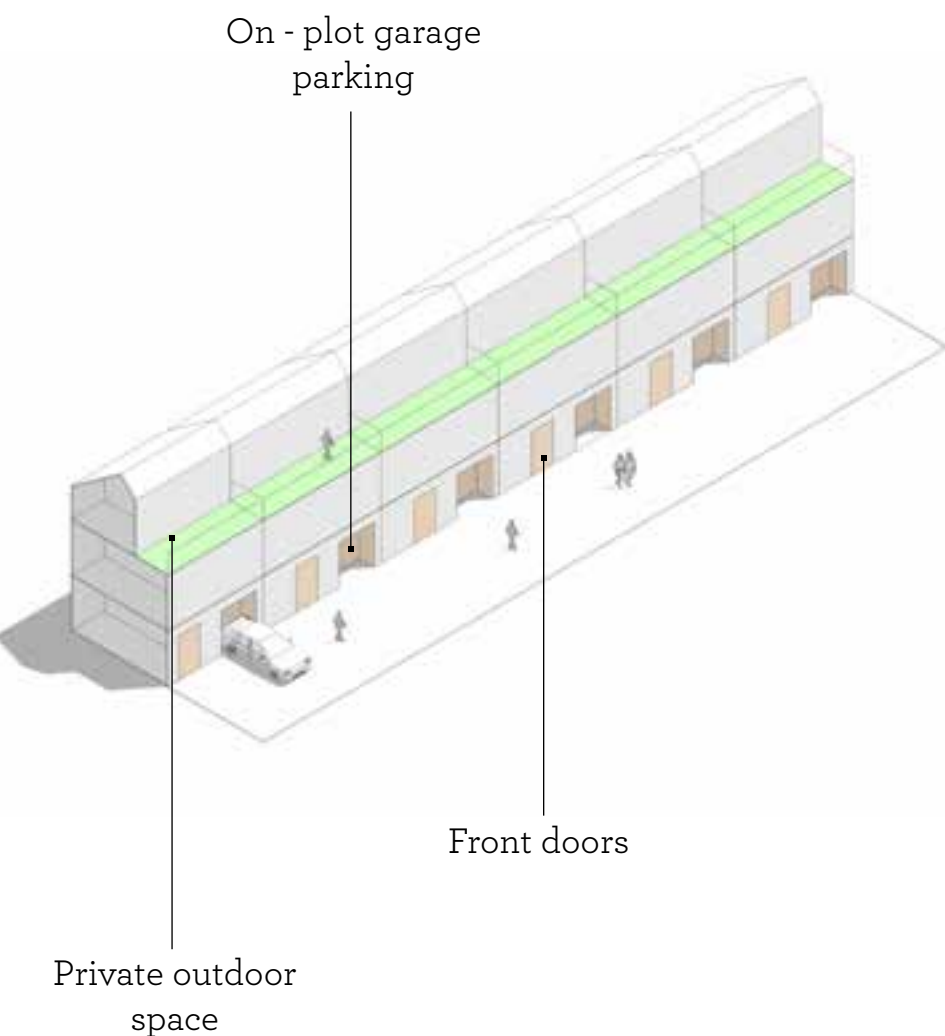
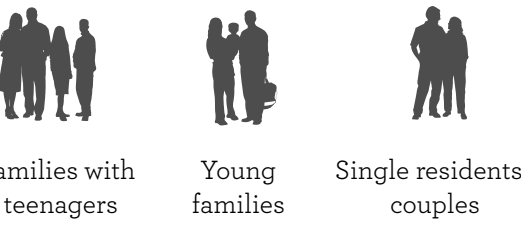
“Over 10 different types of new homes”

“10% of homes will be suitable for wheelchair users”

“Every new home will have private outdoor space; either a garden or a balcony”

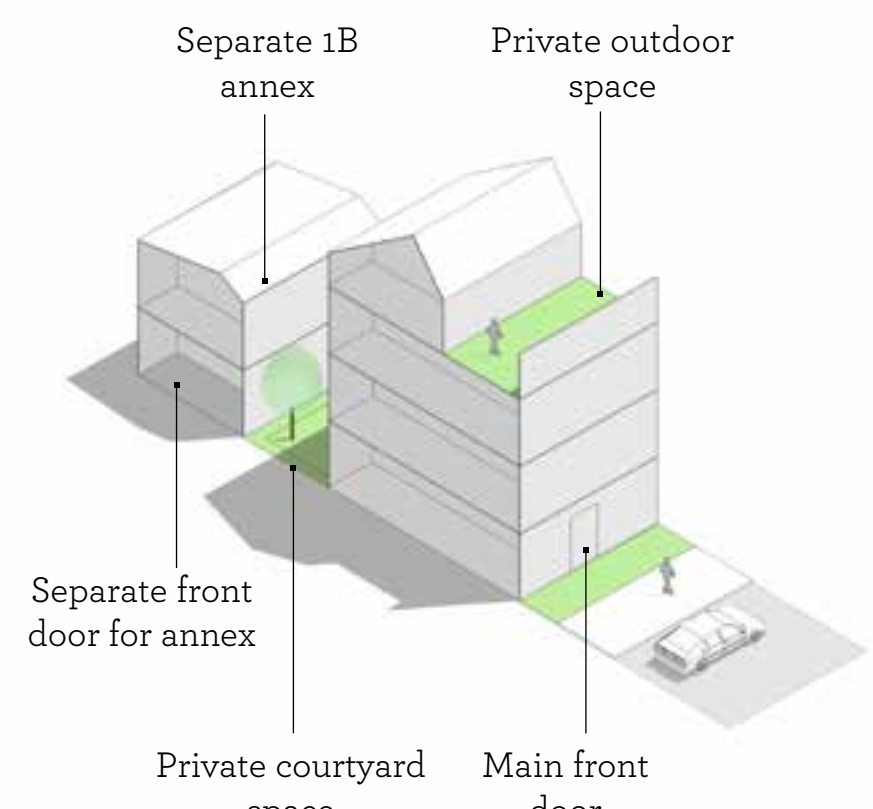
1 Mews houses

2 or 3 bed mews houses with private terraces, set out on small mews streets.



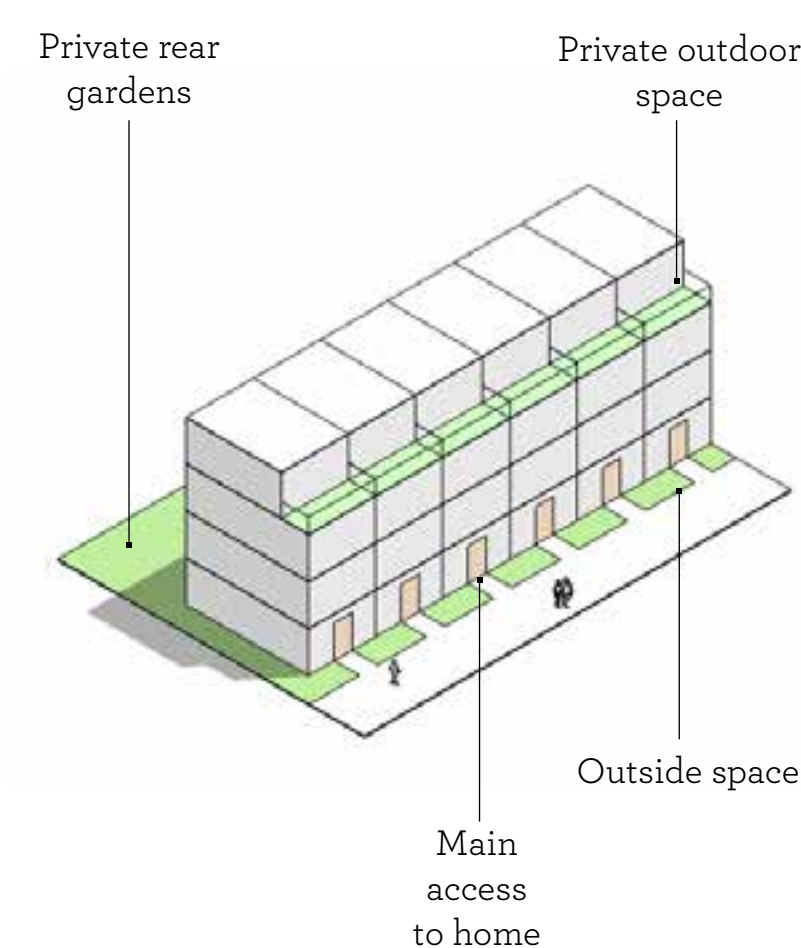
2 Multi-generation house

The house is designed around a ground level courtyard. Accommodation is flexible with easy adaptation of double rooms to single rooms as families grow and change.



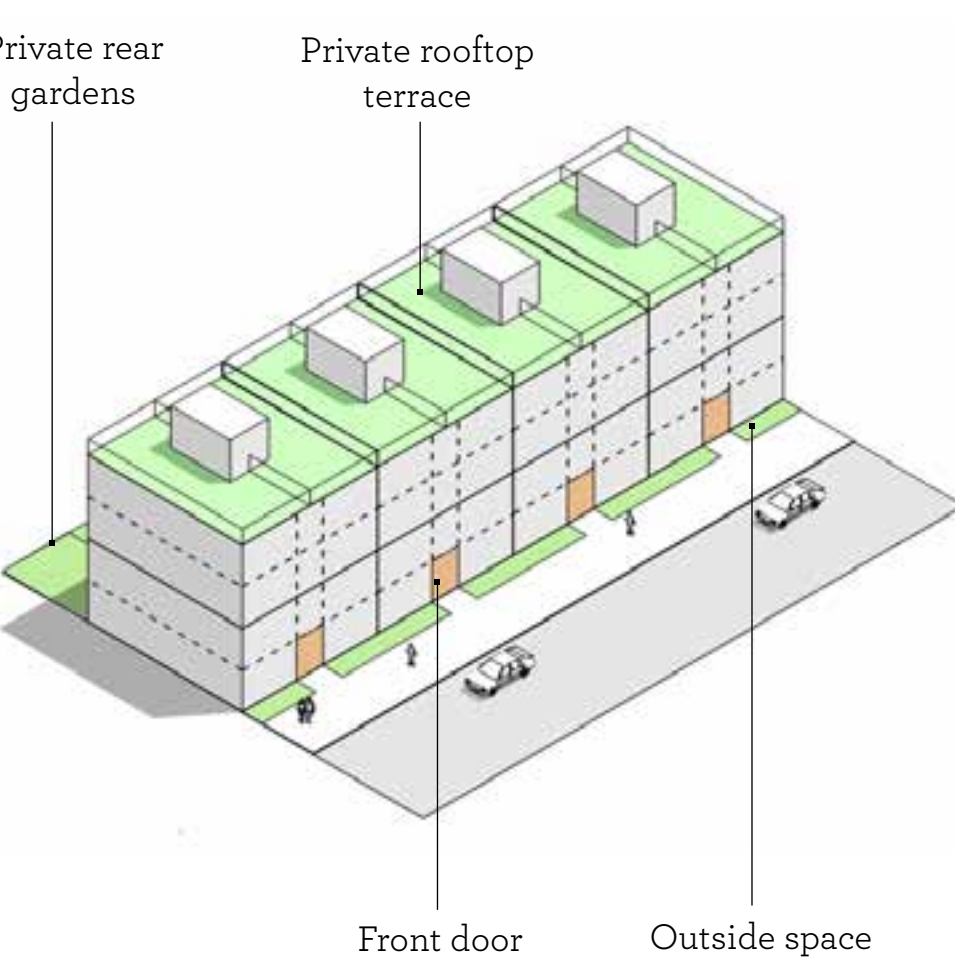
3 Townhouses

Townhouses are designed to offer flexibility of orientation whilst adapting to future needs of residents including private outdoor space in the form of gardens and upper terraces.



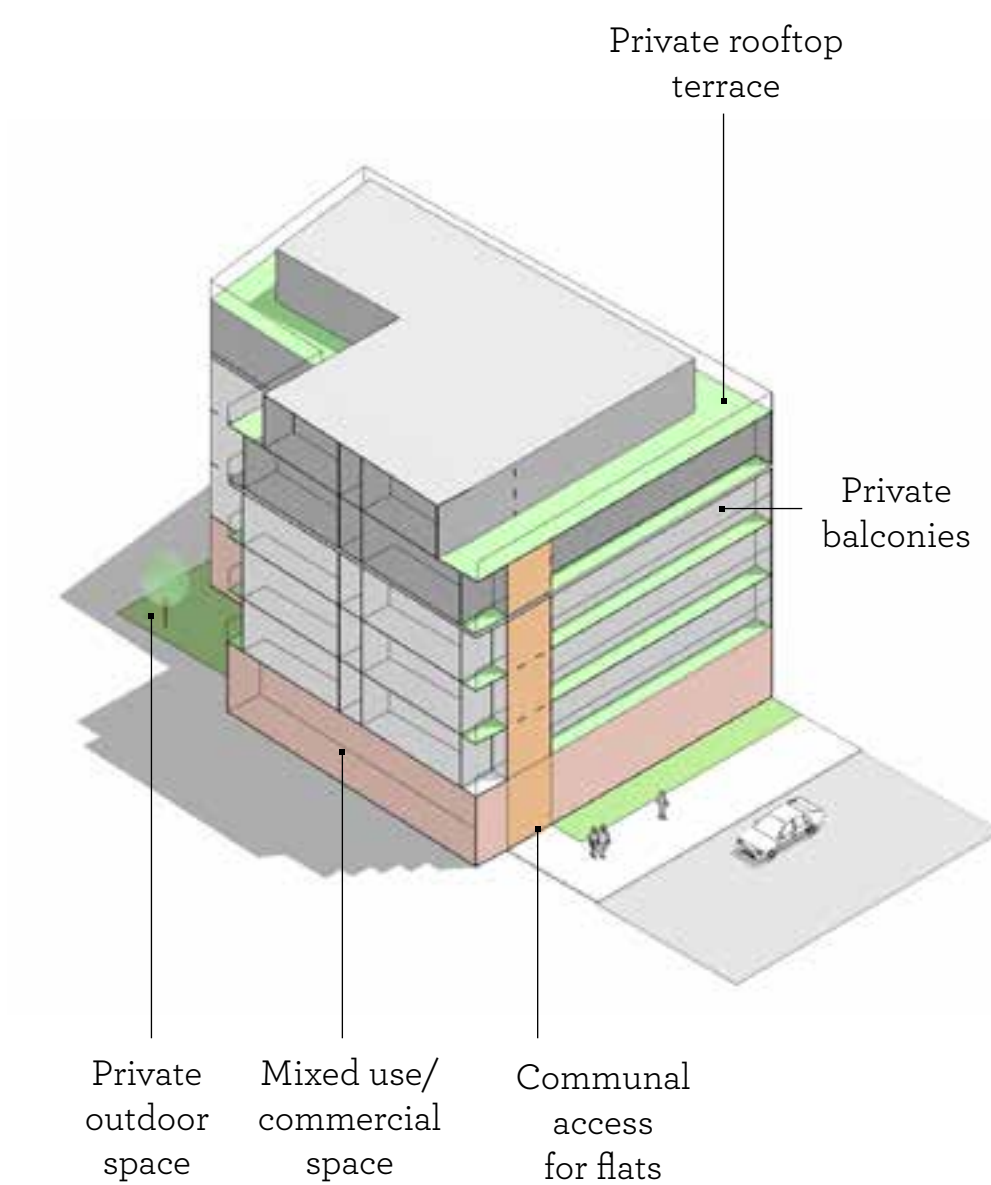
4 Stacked maisonettes - a maisonette above a maisonette

The lower maisonettes have gardens with front doors on the street and upper maisonettes have full-size roof terraces.



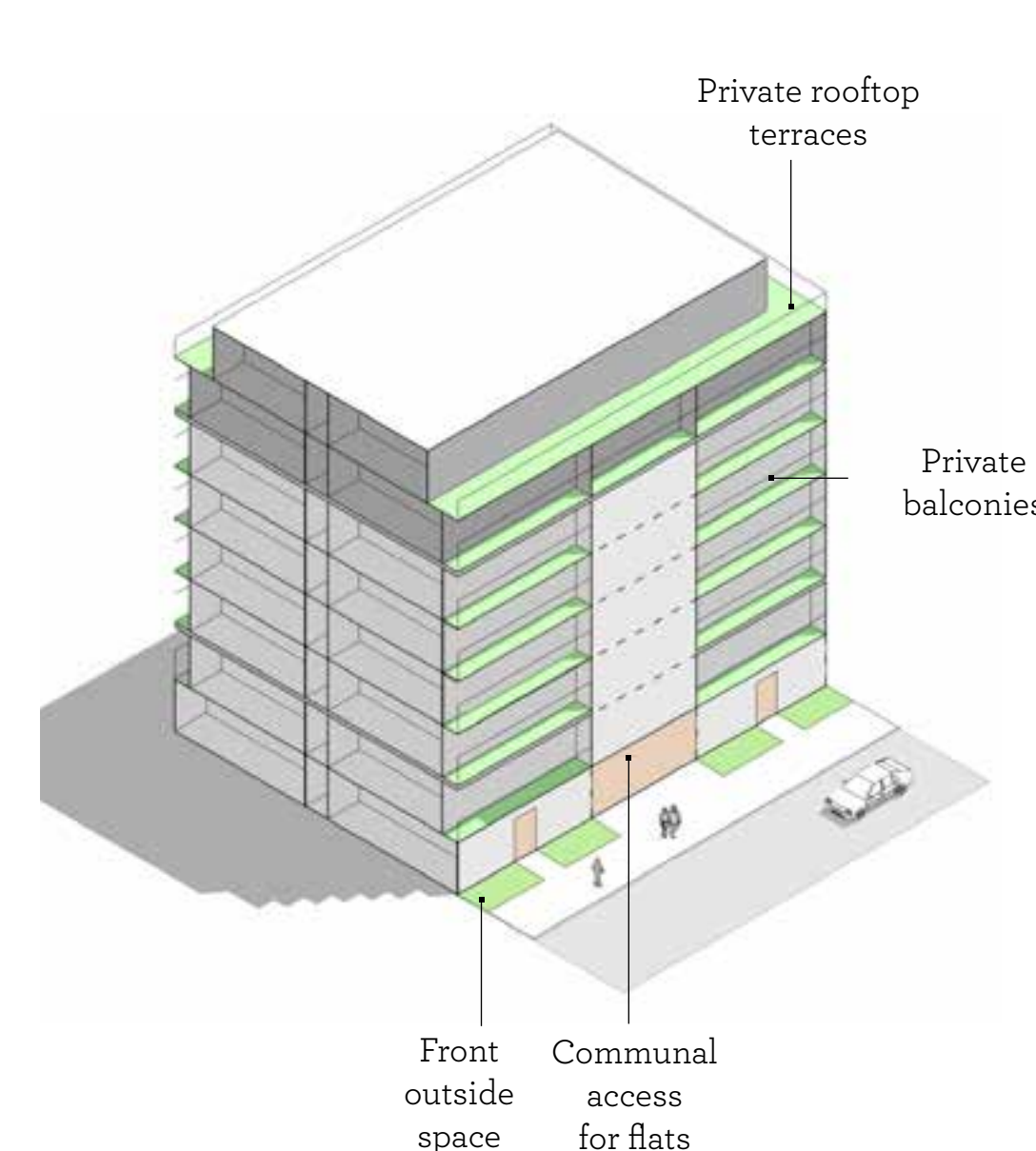
5 Mixed use blocks

The mixed use blocks have non-residential use on the ground floor and a mix of flats on the upper floors.



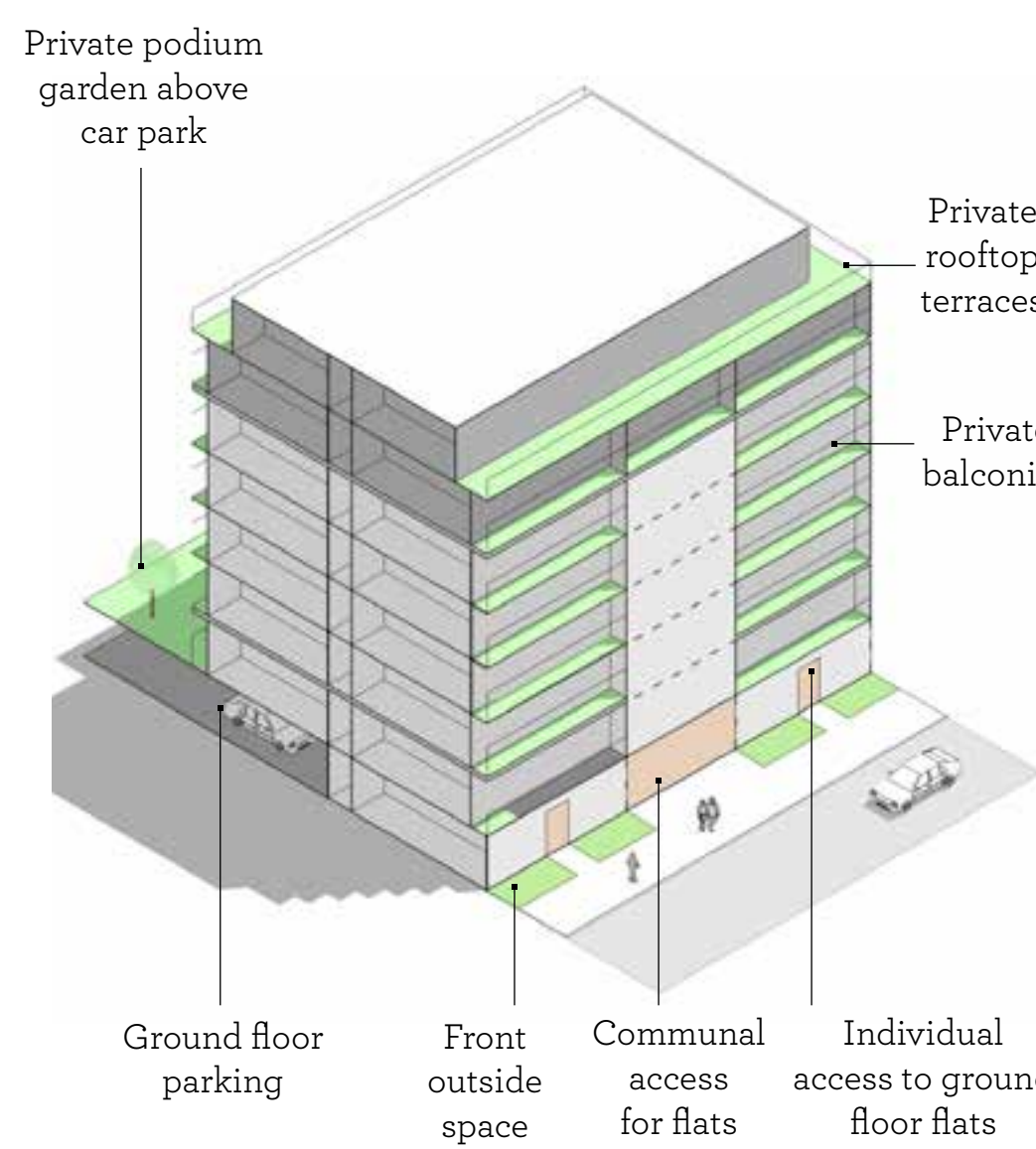
6 Flats

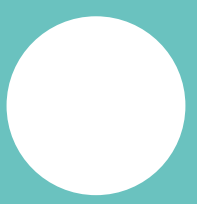
Ground floor flats have private gardens and the flats on the upper levels have large balconies and roof terraces.



7 Podium blocks

Flats and parking at ground level. The podium garden is above the car park.





Example house types

Flats

One bedroom two person flat

Includes:

- Minimum area of 50.9 sqm
- Minimum balcony/terrace space of 5 sqm



Two bedroom four person flat

Includes:

- Minimum area of 71.4 sqm
- Minimum balcony/terrace space of 7 sqm



Three bedroom five person flat

Includes:

- Minimum area of 87.4 sqm
- Minimum balcony/terrace space of 8 sqm



Two bedroom three person wheel chair flat

Includes:

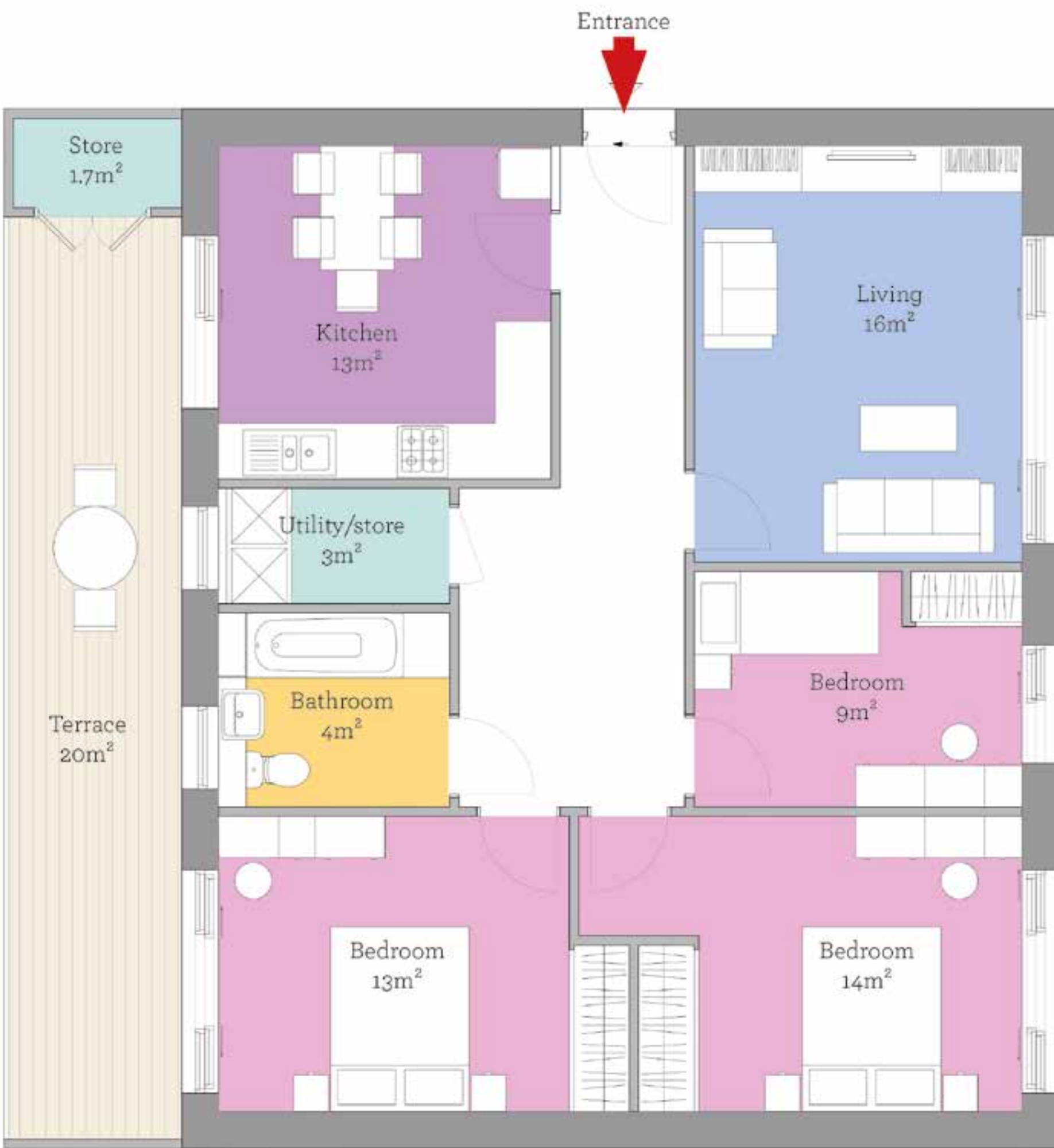
- Minimum area of 74 sqm
- Minimum balcony/terrace space of 10 sqm



Three bedroom five person flat

Includes:

- Minimum area of 90 sqm
- Minimum balcony/terrace space of 8 sqm

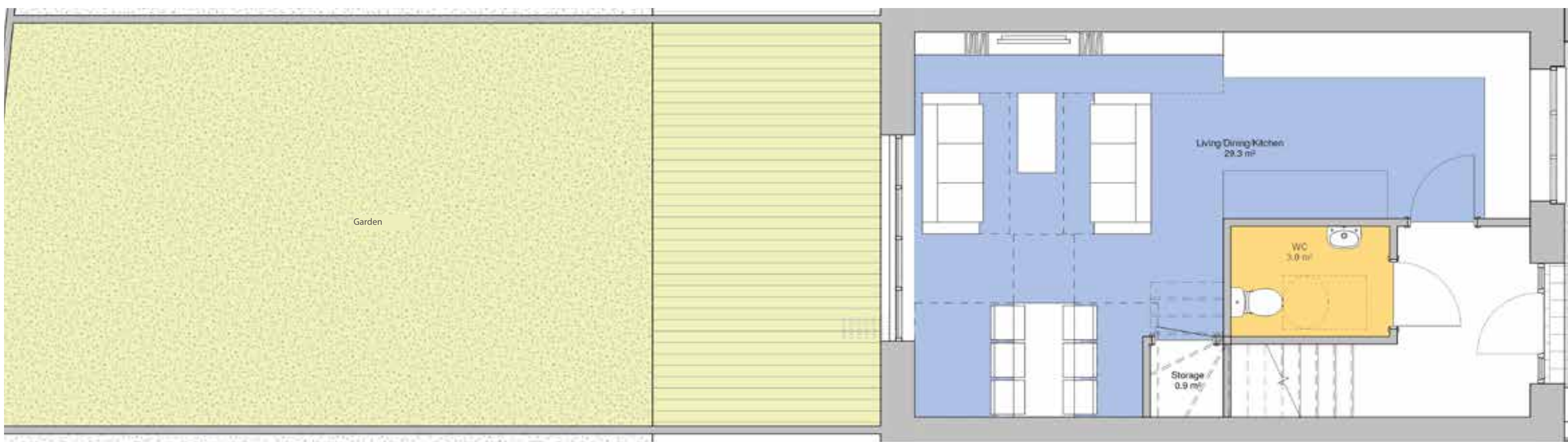




Example house types

Houses and maisonettes

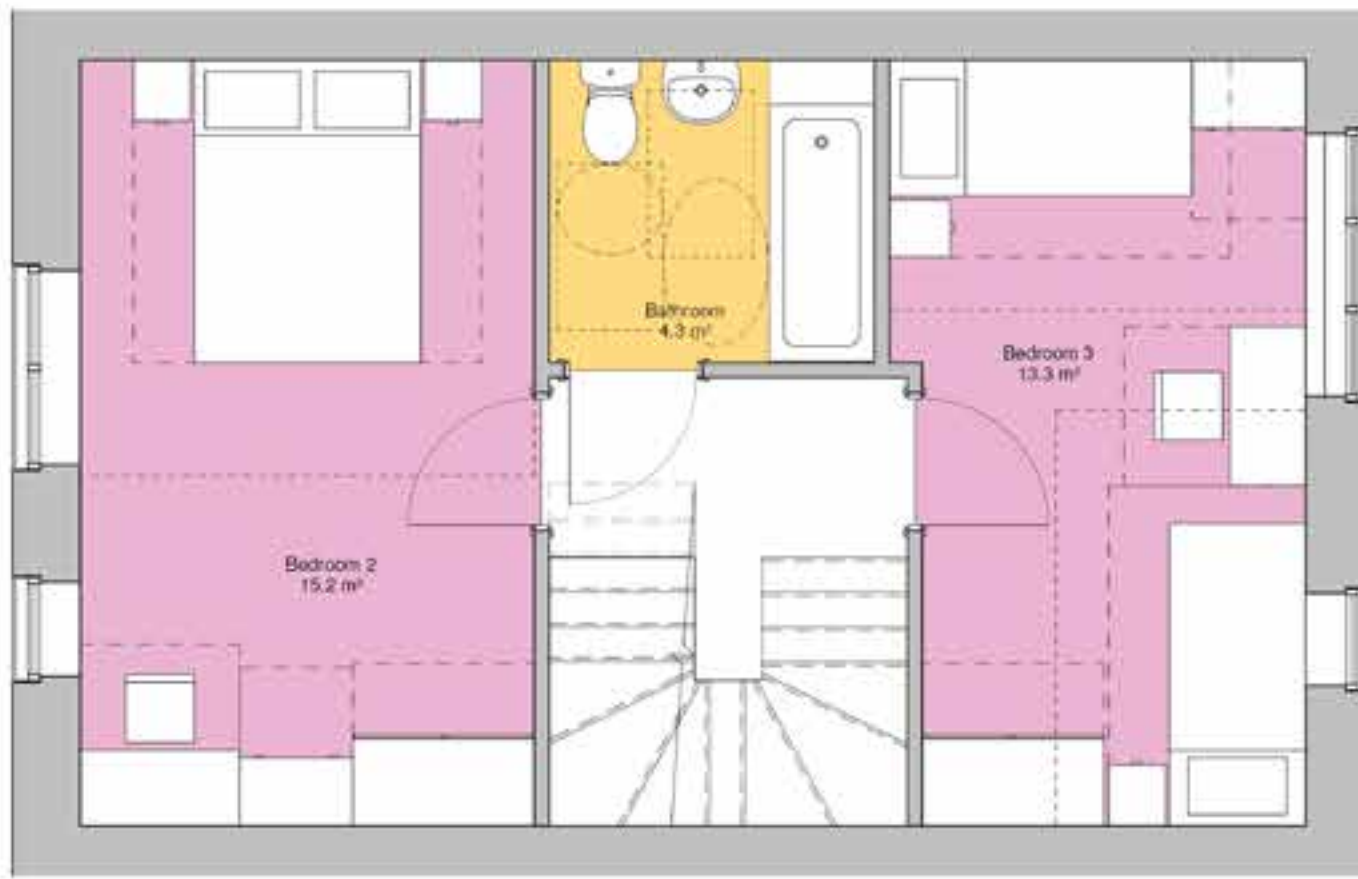
Three bedroom six person house



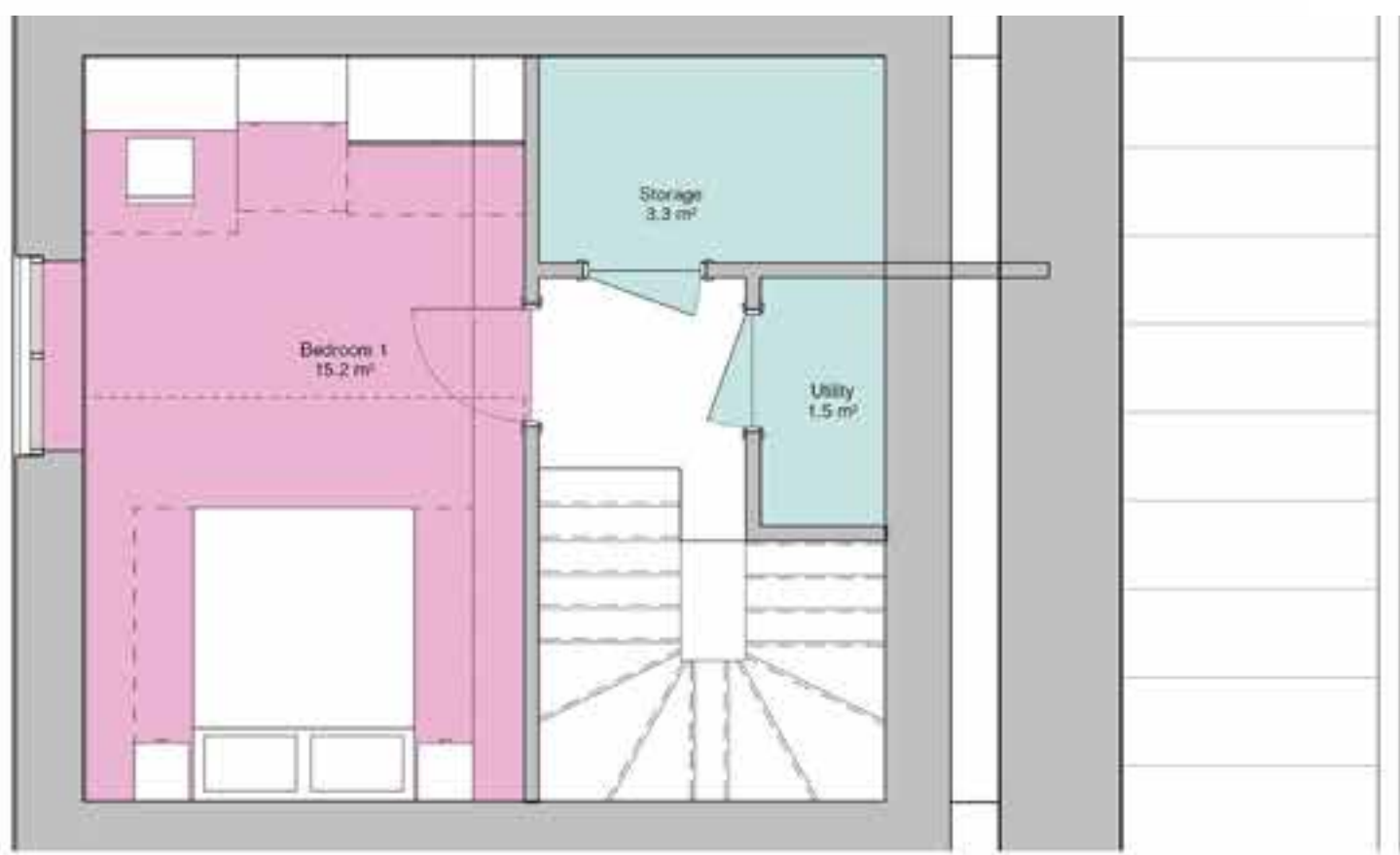
Level 00

Includes:

- Minimum area of 109.6 sqm
- Minimum garden/terrace space of 50 sqm



Level 01



Level 02

Four bed eight multi-generation house

Includes:

- Minimum area of 107 sqm
- Minimum balcony/terrace space of 20 sqm



Three bed five/six stacked maisonettes

Includes:

- Minimum area of 96.2 sqm
- Minimum balcony/terrace space of 15 sqm





What happens next:

Your feedback is important, please fill in a form

