Hello & Welcome

What is the purpose of today's event?

The masterplan and our understanding of your local area

We have done studies to understand your local area and how this could shape the design of Phase Two.

Your feedback on the designs for High Path Phase Two

We would like to know your views about the proposals presented today.

Your input will help us develop and improve the design. You will have a chance to see the changes before we submit an application to Merton Council in the New Year.

Programme and upcoming events for High Path Phase Two

Demolition and construction programme for High Path Phase One

We have included details of the upcoming construction programme for the first new homes on High Path.

There is an opportunity for you to contribute to the design of the hoarding around the construction site.

Existing Buildings in Phase Two

Phase Two site is where Marsh Court and Lovell House are located. The residents living here will be moving to their new homes in Phase One before the development for phase two starts.
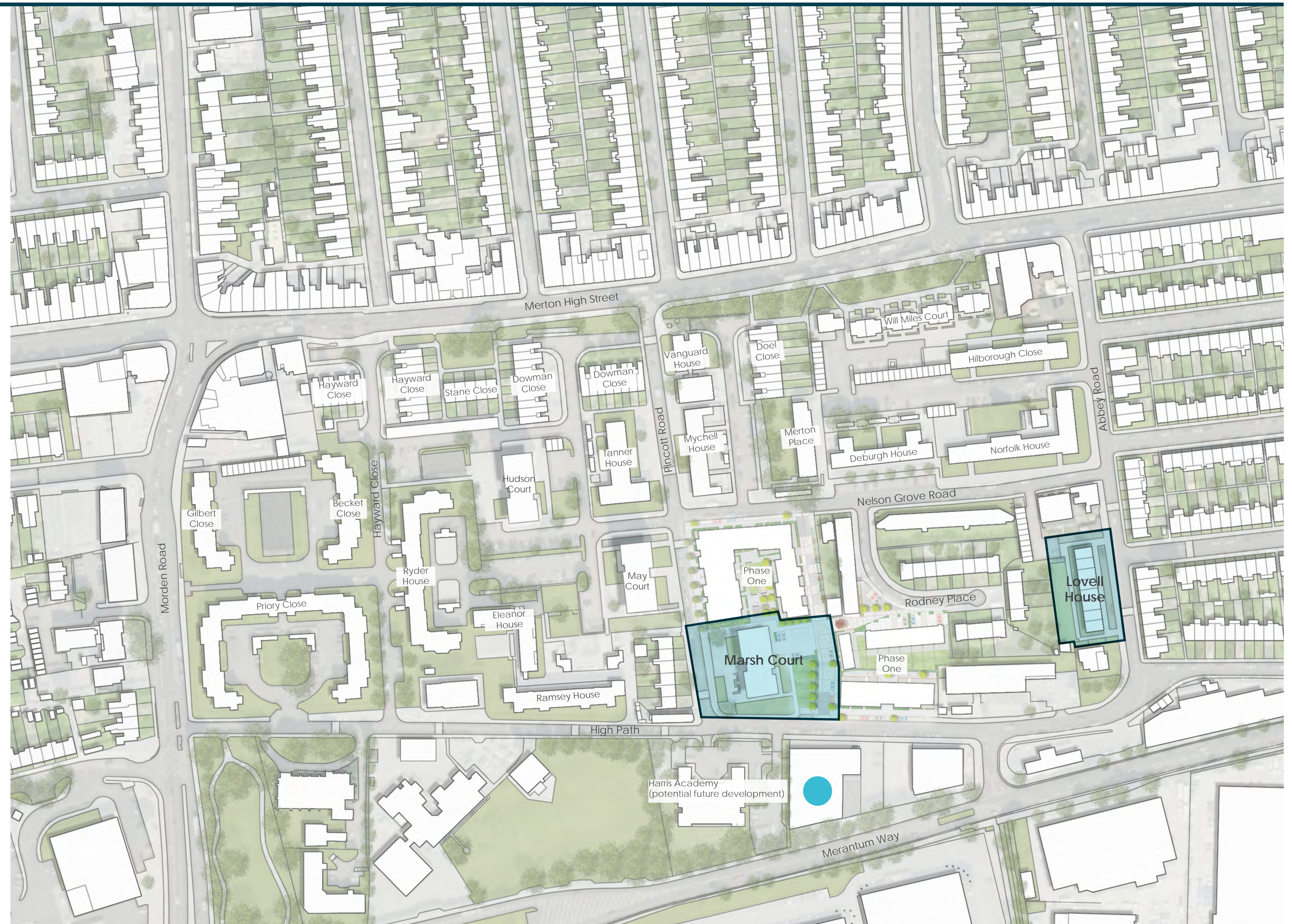
Resident homeowners, assured and affordable Clarion tenants who want to will be able to stay on High Path.

Marsh Court

Lovell House

Plan of existing High Path Estate
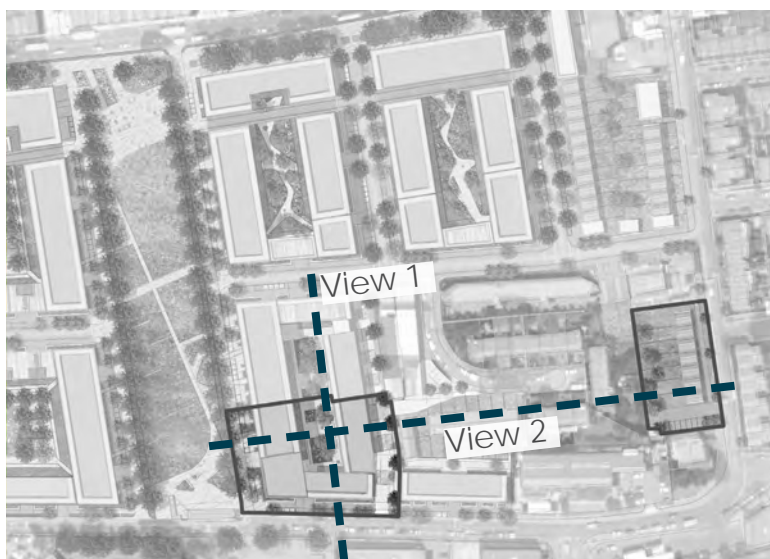
The Masterplan

High Path Phase Two

There will be 112 new homes in Phase Two (104 apartments and 8 houses). These are all for residents currently living on High Path Estate.

The design of the proposed houses on Abbey Road are not part of this consultation as they are currently being reviewed to reflect residents' comments.
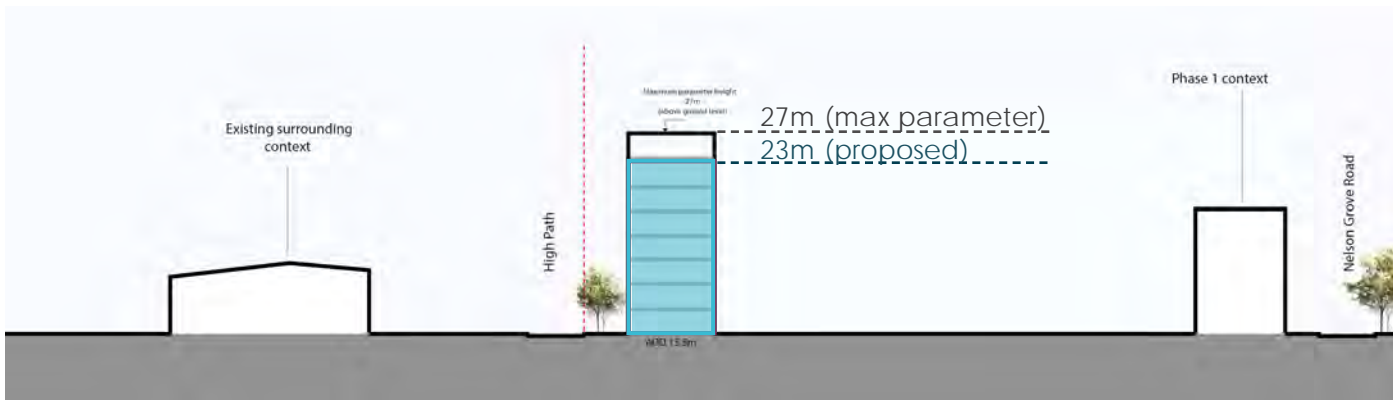
The masterplan parameters

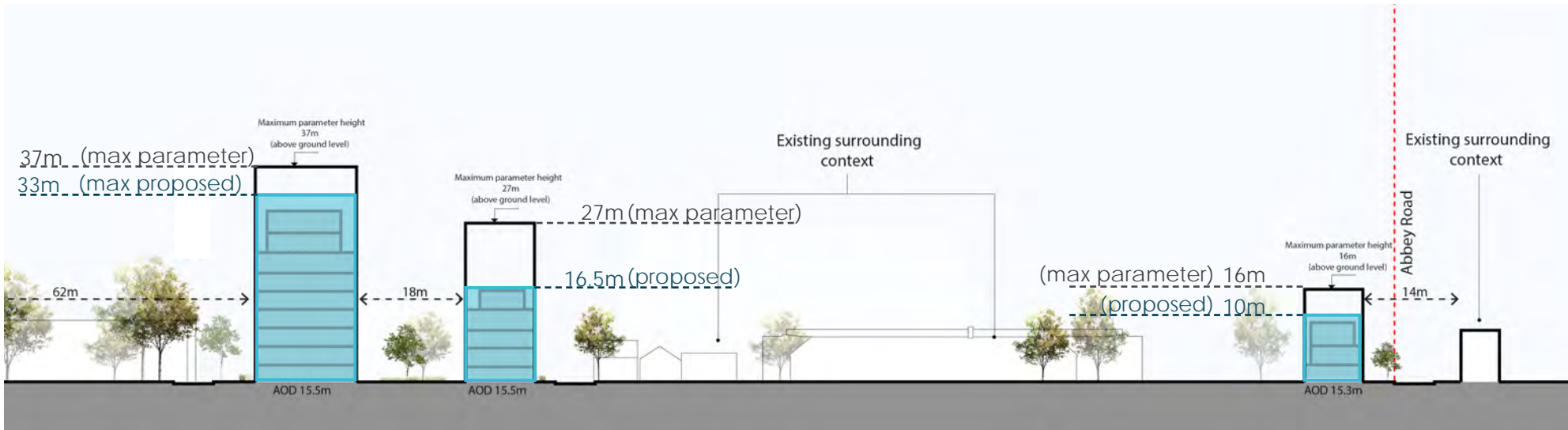All buildings will be below the maximum heights allowed in masterplan.

The images below show a comparison between proposed building heights and the approved masterplan heights.
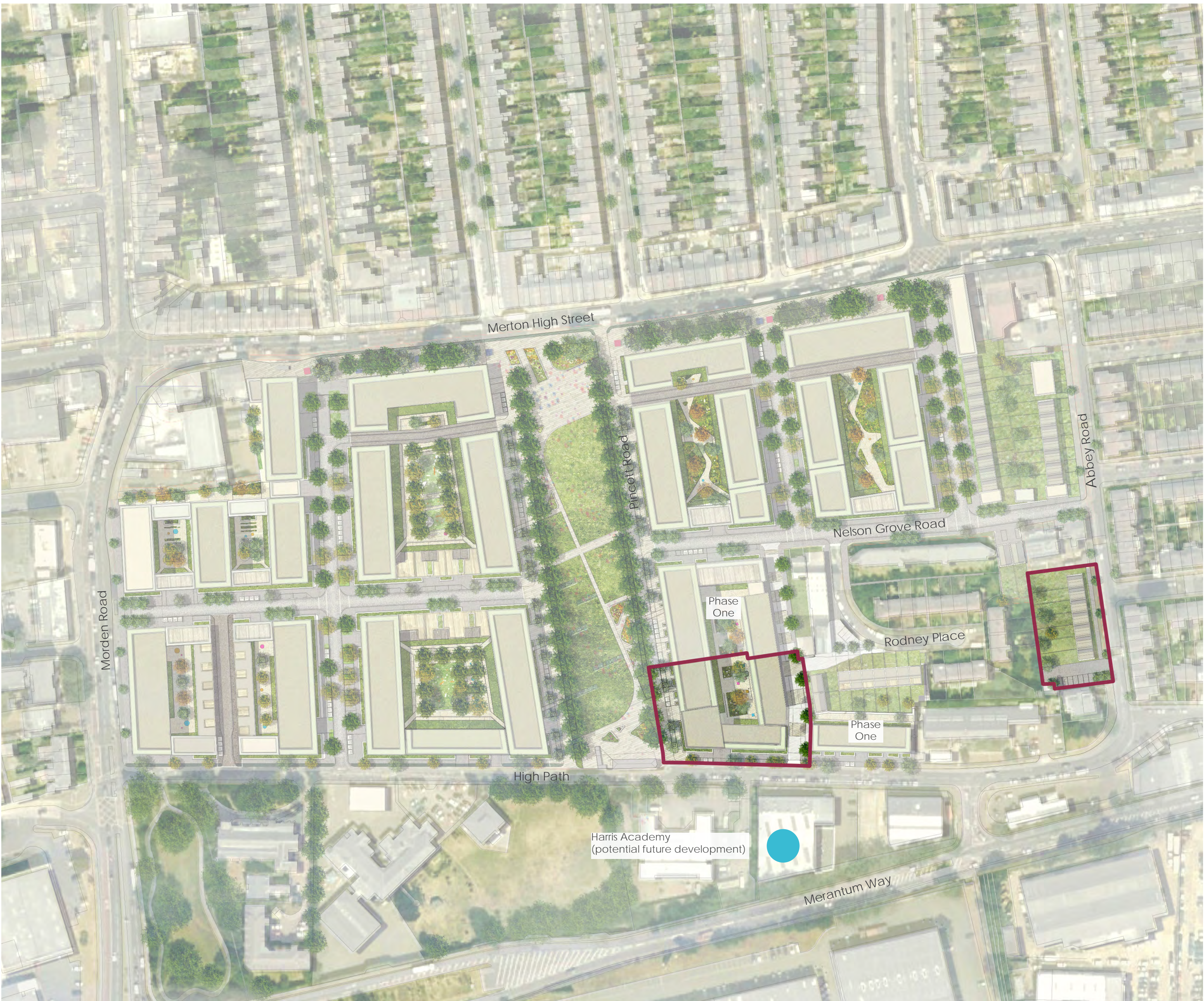

KEY

- Proposed heights in Phase Two
- Approved masterplan heights

View 1 - block on High Path

View 2 - blocks on Pincott Road, the mews and Abbey Road

High Path Phase Two and the regeneration masterplan

Design inspiration

Merton and South Wimbledon have a rich and diverse architectural heritage, with varied roofs and materials that put emphasis on entrances, windows and the top of buildings.

Arches, pitched roofs and Victorian patterns were identified as some of the most important elements adding to the local character and architectural richness in the area.

Pelham Road - Conservation Area
Array of arches

Rodney Place - Locally listed
Arched entrances

Merton High Street & Merton Road
Arches at first floor and pitched roofs

The Old Church - Locally listed
Larger arches

St John The Divine Church - Locally listed
Larger arches
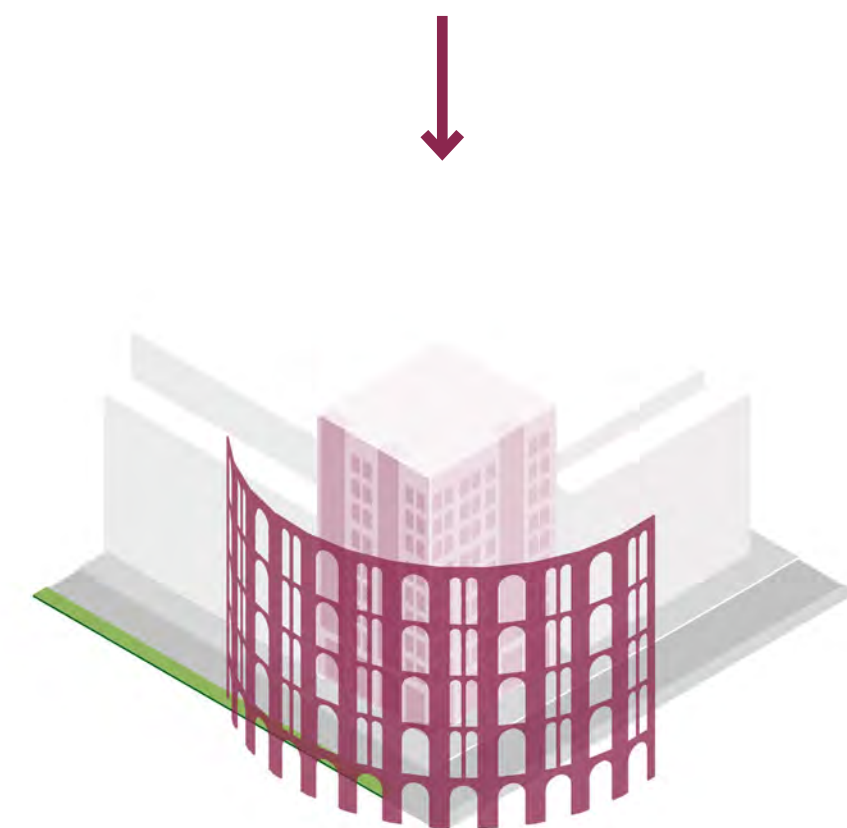
01 Arches
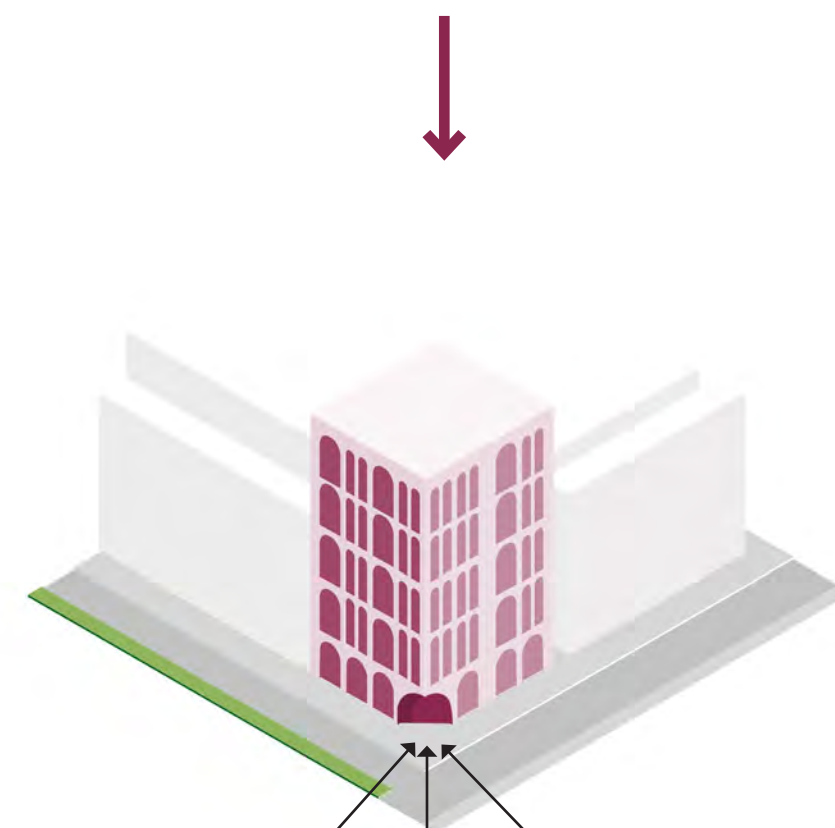
02 Corner entrance
Larger arch
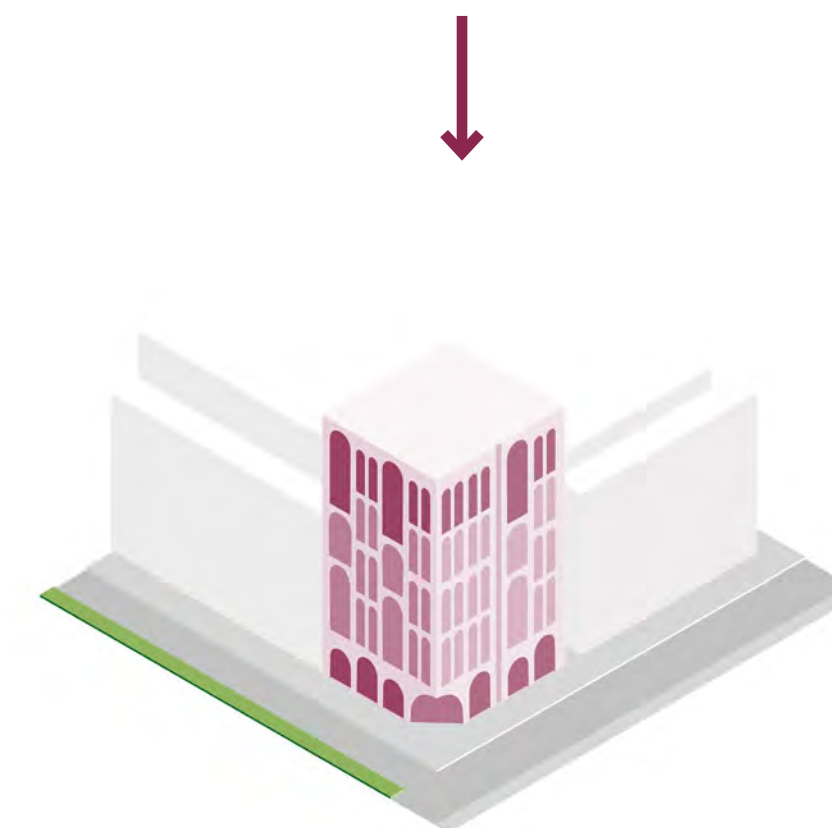
03 Dynamic roof line
Dynamic ground floor
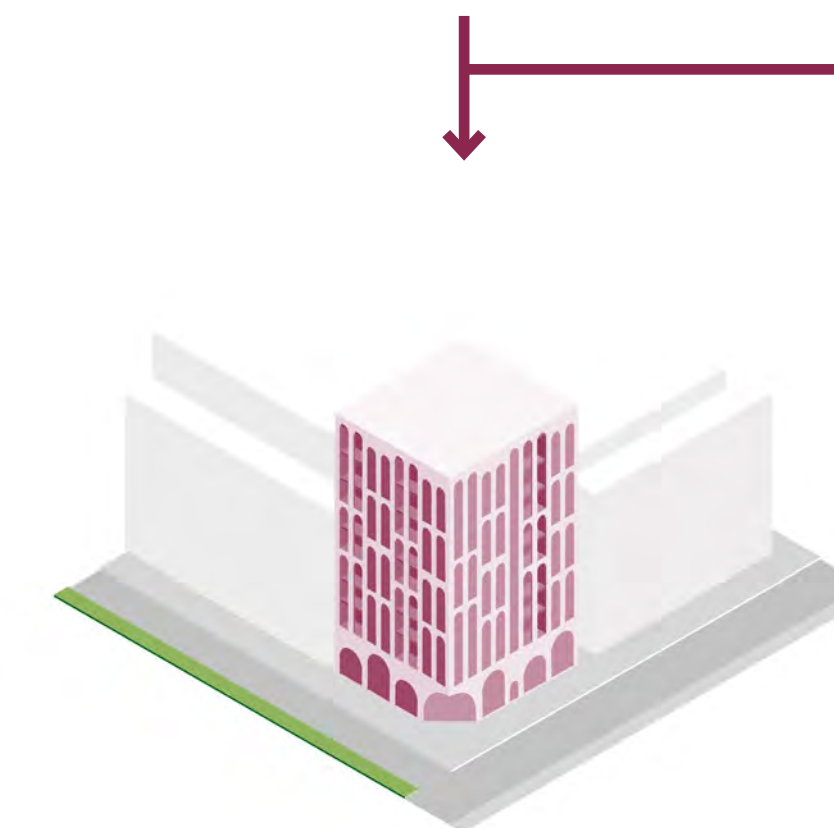
04 Double and triple height arches
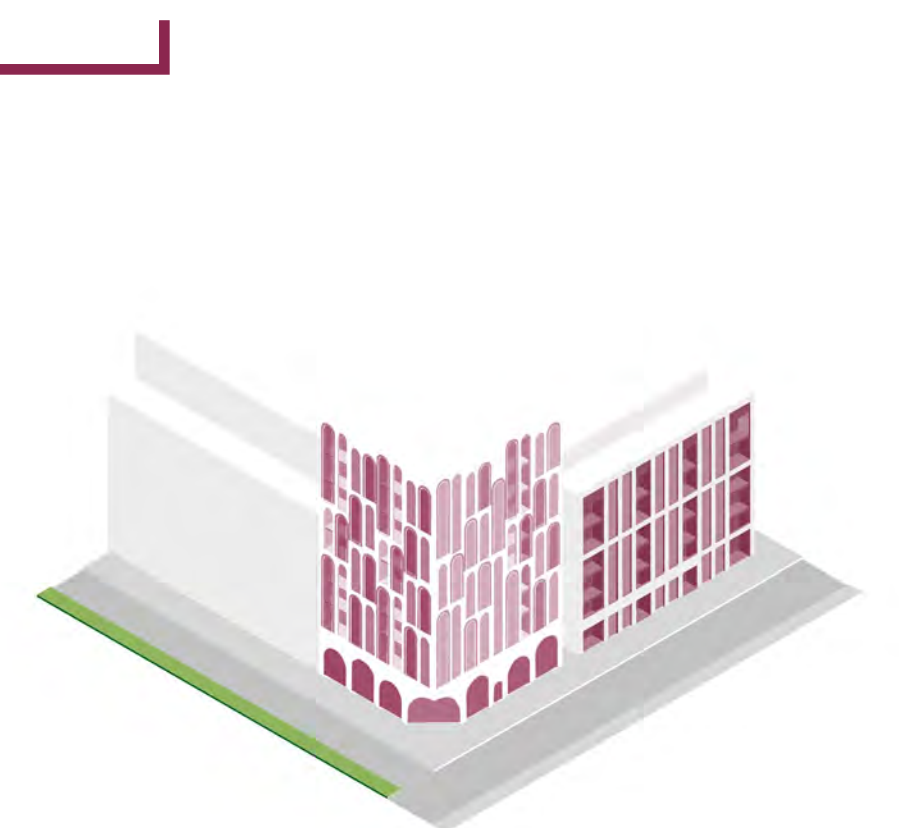
05 Simple facade on lower block

The corner building in Phase Two forms the entrance to the future neighbourhood park.
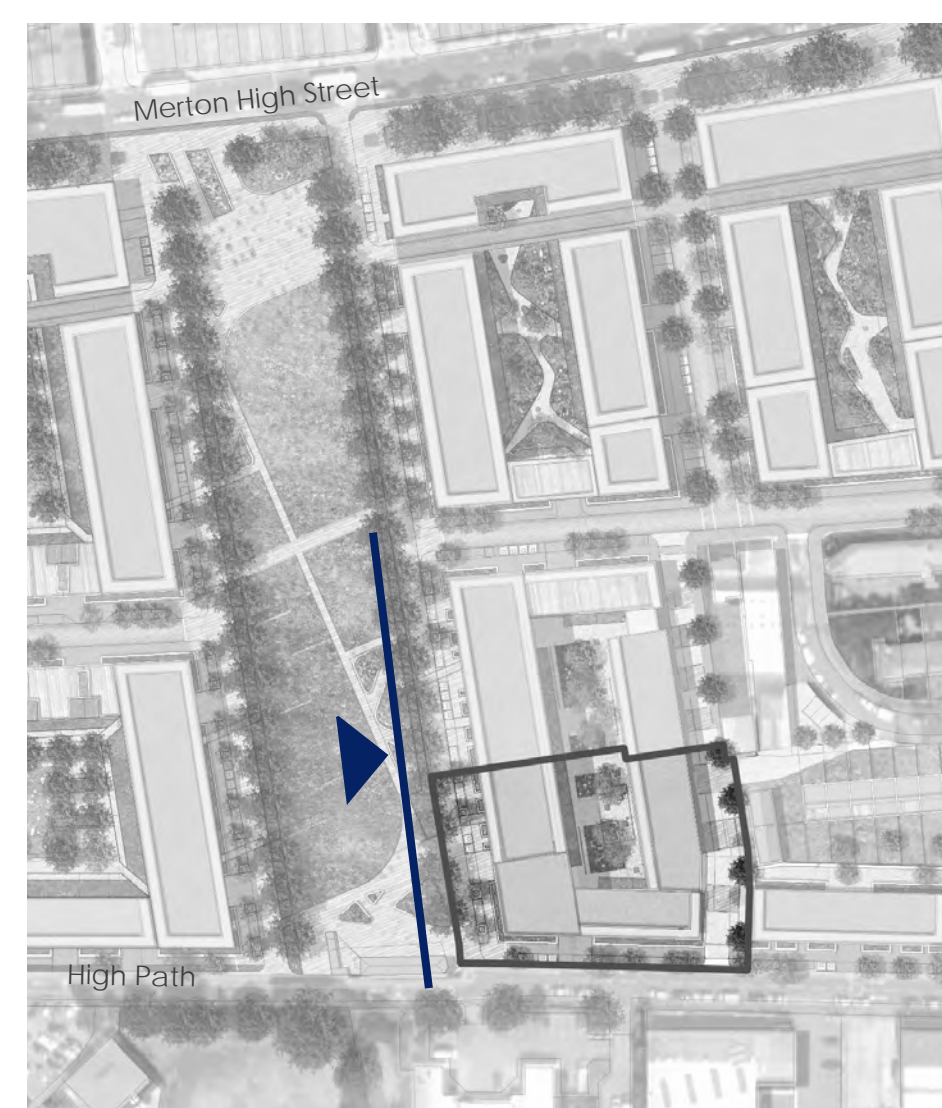
Location of building frontage illustrated to the right

APPROVED PHASE ONE   PHASE TWO

NELSON GROVE ROAD

HIGH PATH

View of Phase One and Phase Two along Pincott Road

Design proposals...

Tell us what you think...

Use the feedback form to tell us your views about the proposals for High Path Phase Two.

CLARION HOUSING

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Along High Path

The lower block on High Path will have south facing windows and balconies. The building is set-back from the street to allow enough distance to the proposed Harris Academy.

We are proposing to use brick because it is robust and easy to maintain.
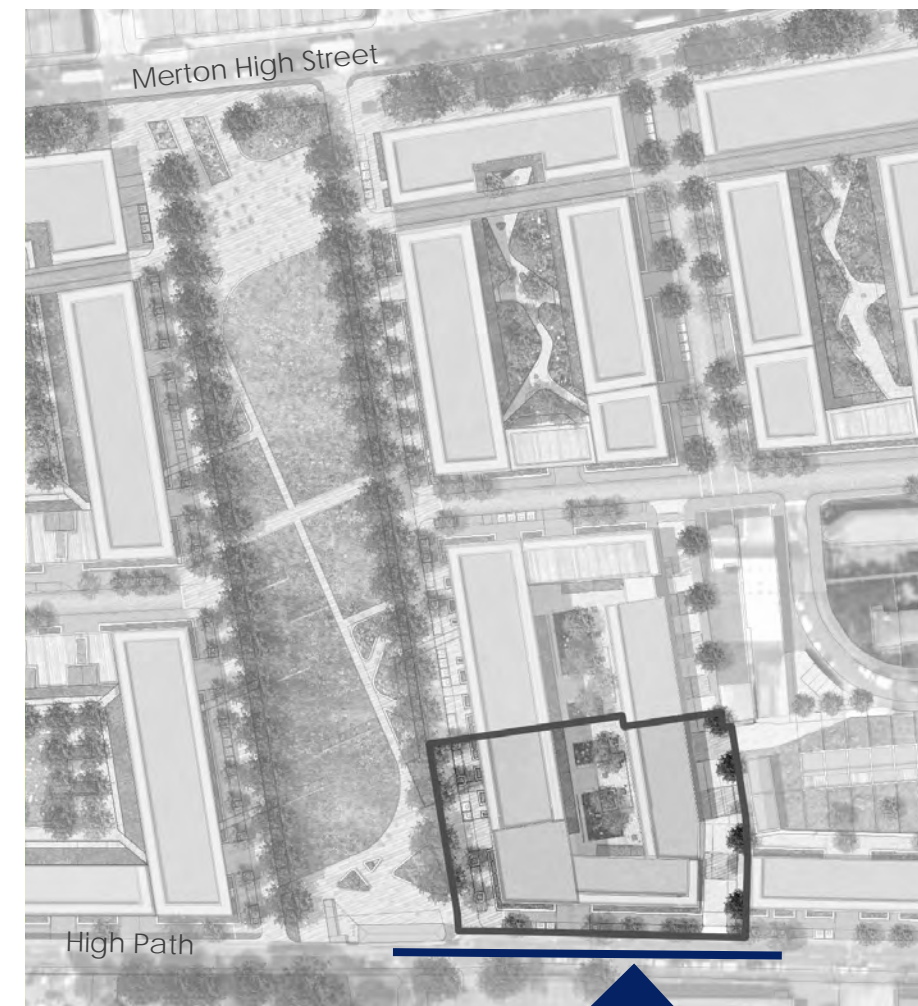
Location of building frontage illustrated below

Street view along High Path

PHASE TWO   APPROVED PHASE ONE

PINCOTT ROAD

MEWS

View of Phases One and Two from High Path

View along High Path

Design proposals...

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The mews

The mews continues from Phase One and has a similar architecture style.

The proposed heights along the mews street are between 4 storeys (with a fifth storey set-back) and 6 storeys (with a seventh storey set-back).

Merton High Street

High Path
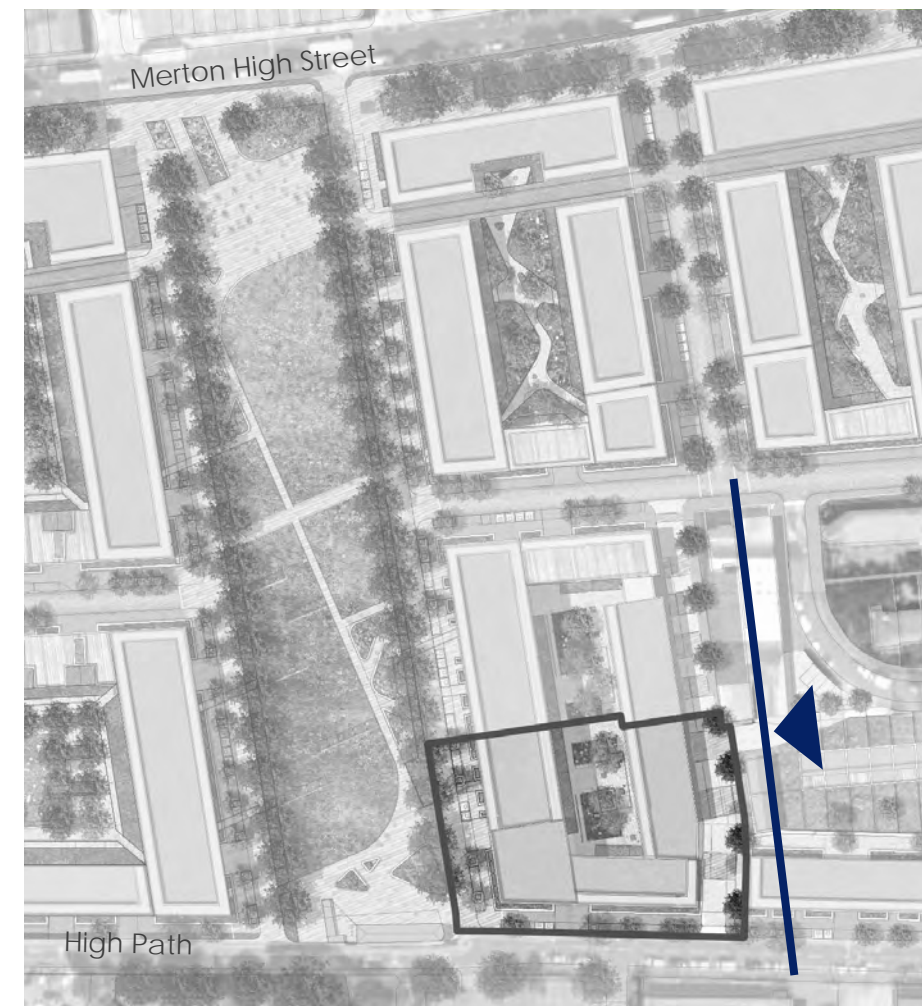
Key Plan

HARRIS ACADEMY

PHASE TWO

APPROVED PHASE ONE

HIGH PATH

NELSON GROVE ROAD

View of Phases One and Two along the mews

View of the proposed mews in Phase One

Design proposals...

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Proposed homes

- **The flats are located in two blocks**
- There will be spacious communal entrance lobbies
- Communal corridors will be wide and have natural daylight and ventilation
- There will be a commercial space close to the corner of Pincott Road and High Path.

View from proposed Harris Academy

Upper floor plan

Within upper floor plan:
- 1 Bedroom Flat
- 1 Bedroom Flat
- 2 Bedroom Flat
- 1 Bedroom Flat
- 2 Bedroom Flat
- 2 Bedroom Flat
- 2 Bedroom Flat
- 1 Bedroom Flat
- 1 Bedroom Flat
- 1 Bedroom Flat
- 2 Bedroom Flat
- 1 Bedroom Wheelchair Flat
- 3 Bedroom Flat
- 1 Bedroom Flat
- 1 Bedroom Flat
- 2 Bedroom Flat

Ground floor plan

Within ground floor plan:
- 1 Bedroom Wheelchair Flat
- 1 Bedroom Wheelchair Flat
- 1 Bedroom Flat
- 2 Bedroom Flat
- 2 Bedroom Flat
- Temporary use
- 1 Bedroom Wheelchair Flat
- Temporary refuse store
- Entrance Lobby
- Commercial space
- 3 Bedroom Flat
- 2 Bedroom Maisonette
- 2 Bedroom Maisonette
- Entrance lobby
- Refuse store

Design proposals...

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Typical internal layouts

The internal layouts have been designed to provide flexibility and variety across the development, particularly related to the kitchen/dining/living arrangements.

The new homes will have a dedicated room for utilities including a washing machine. There is adequate storage alongside enclosed cycle stores.

Typical 1 Bedroom Wheelchair Accessible Flat
Minimum area 55m²

Typical 1 Bedroom Flat
Minimum area 50m²

Typical 2 Bedroom Flat (a)
Minimum area 61m²
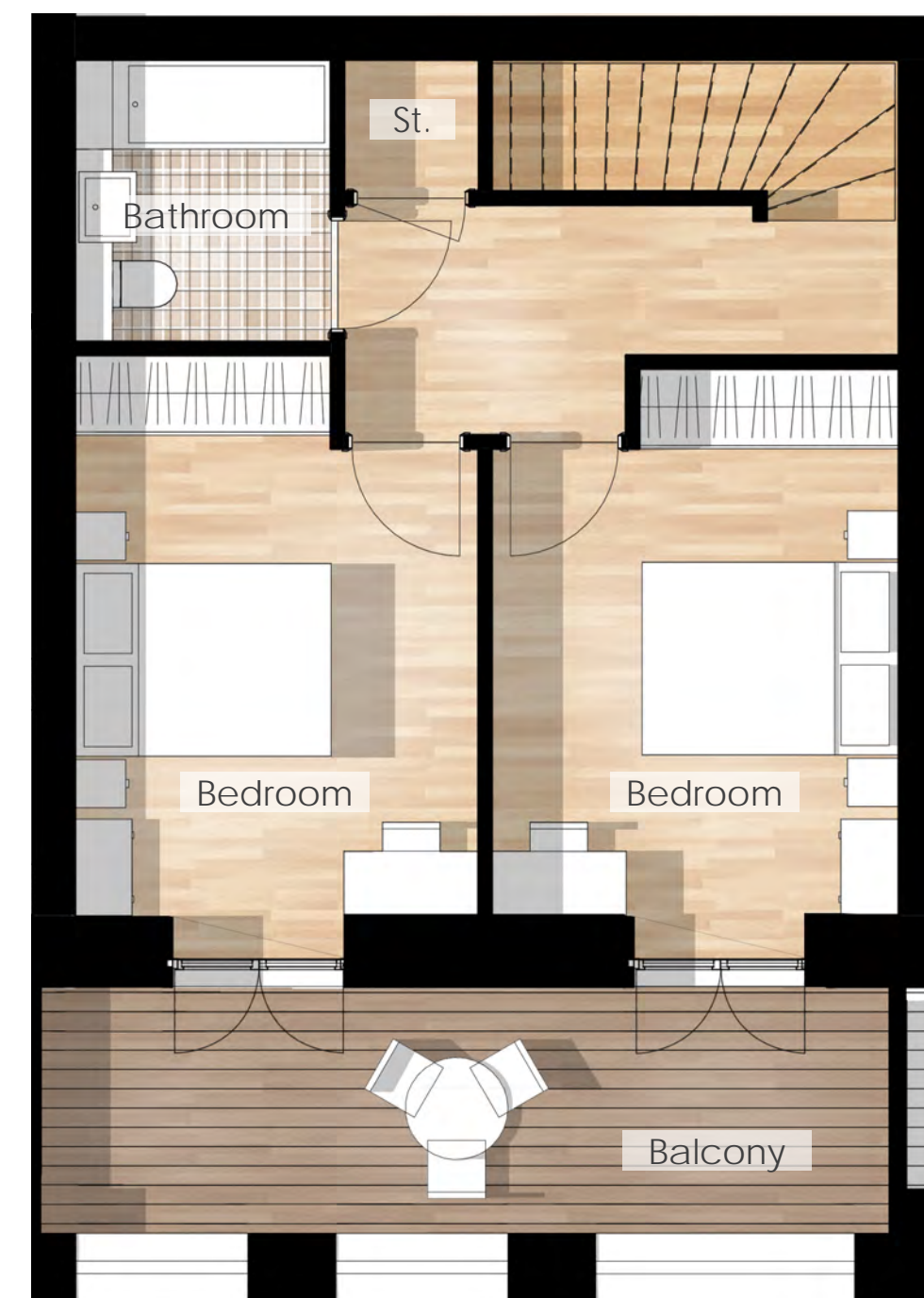

Typical 2 Bedroom Flat (b)
Minimum area 70m²

▶ Main Entrance

▬ ▬ Dashed line indicates potential seperated kitchen arrangment (where possible)

Design proposals...

CLARION HOUSING

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Typical 2 Bedroom Maisonette
Minimum area 79m²

St.
Bathroom
Bedroom
Bedroom
Balcony

Upper Floor

WC
St.
FF
St.
Utility
St.
Cycles
Living/
Dining/
Kitchen

Ground Floor

Typical 3 Bedroom Flat
Minimum area 86m²

Bedroom
Kitchen
Bedroom
St.
Utility
Bathroom
St.
Cycles
St.
Bedroom
Living/
Dining
Balcony

Typical 3 Bedroom Duplex
Minimum area 102m²

Bedroom
Bedroom
Bedroom
Bathroom
St.

Upper Floor

Kitchen
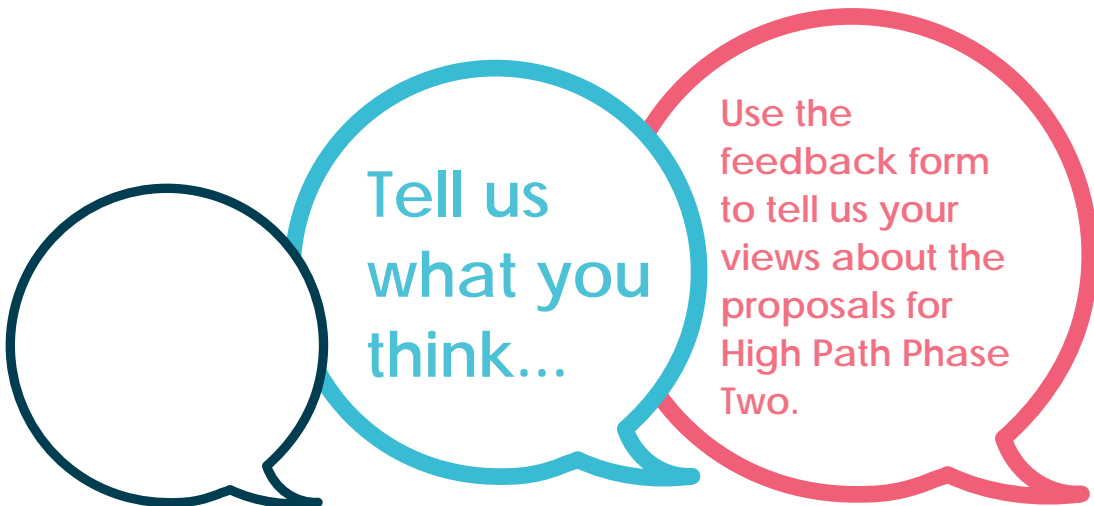St.
Terrace
Cycles
St.
Utility
WC
Living/
Dining
St.
St.
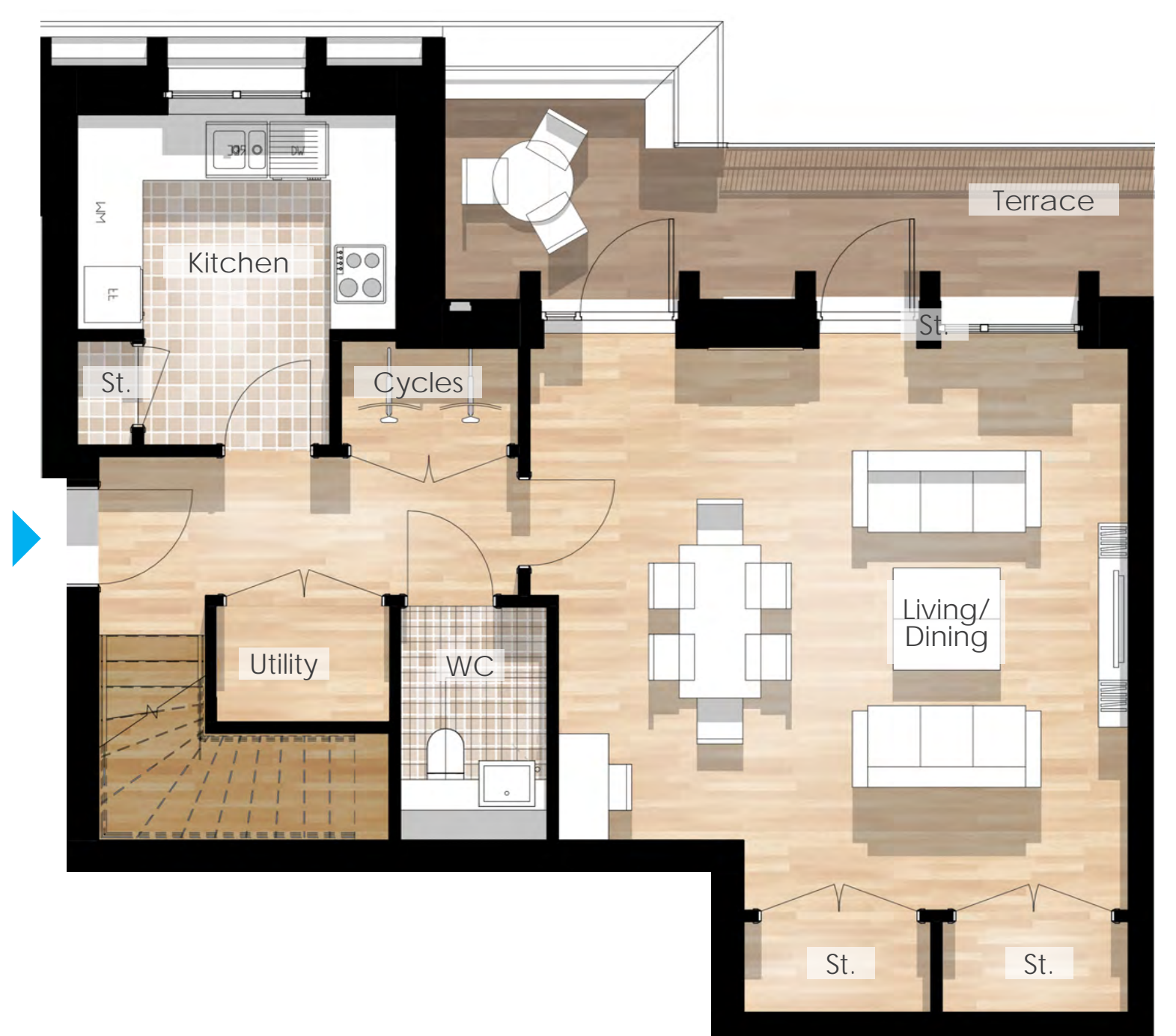
Ground Floor

▶ Main Entrance

▬ ▬ ▬ Dashed line indicates potential seperated kitchen arrangement (where possible)

Design proposals...

Tell us what you think...

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CLARION HOUSING

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Access

All ground floor homes facing the street have individual entrances on Pincott Road, High Path and the mews.

The communal entrances are generous, double height spaces.

Two potential access areas are provided for the commercial space.

KEY

➤ Private street entrance to ground floor homes

➤ Future entrance to ground floor home

➤ Communal entrance

➤ Commercial entrance

➤ Access to temporary refuse stores

Refuse

Refuse stores are provided at **ground floor for both blocks. The** design of the public space ensures that underground refuse bins can be accommodated later.

KEY

▨ Temporary (conventional) refuse stores

▢ Underground refuse bins

* Future ground floor dwelling

** Permanent bulky waste store

Parking

Parking is provided on street and can be adapted to be wheelchair accessible.

Electric vehicle charging points will be provided.

KEY

▮ Adaptable parking space

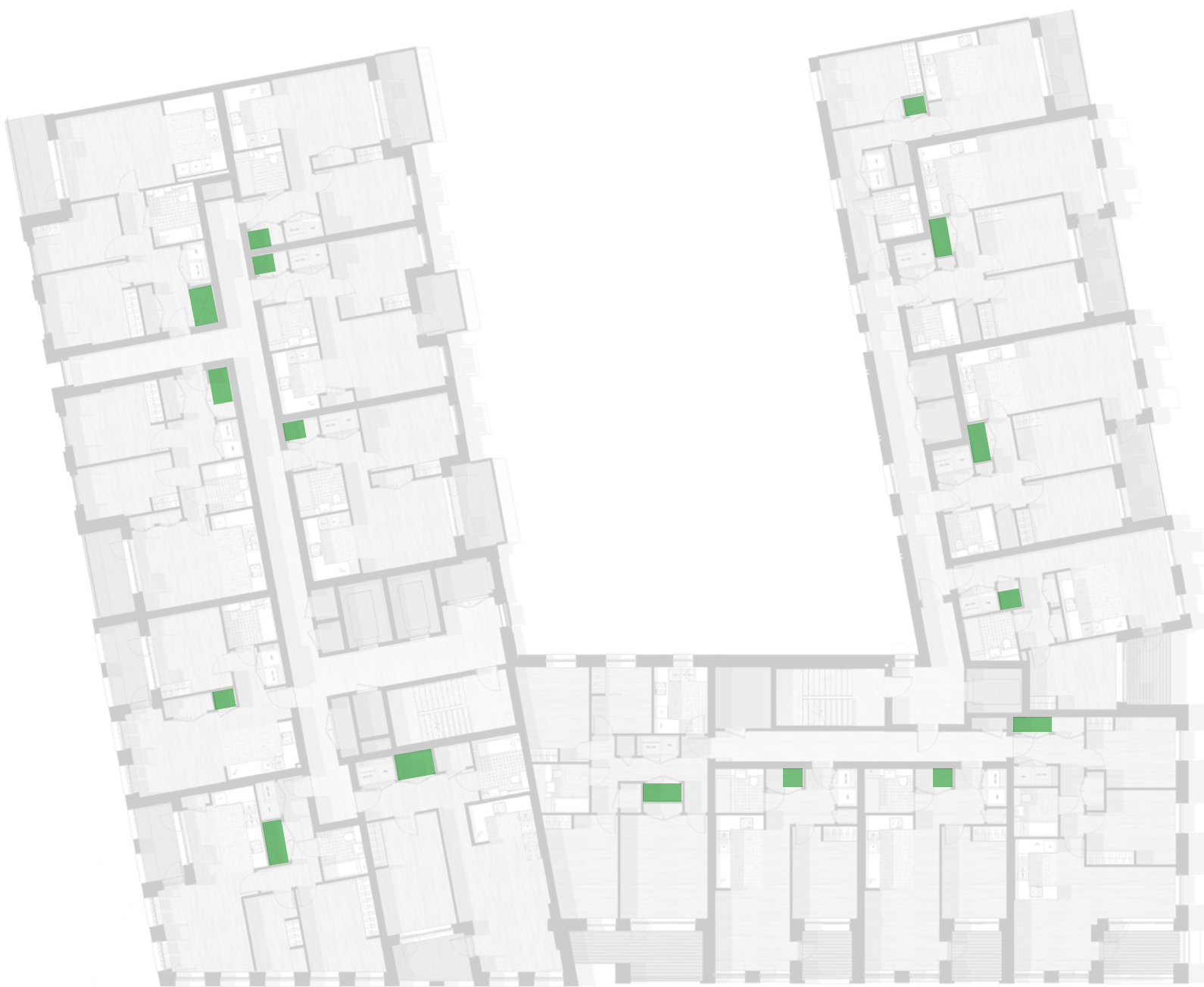▮ Wheelchair parking space

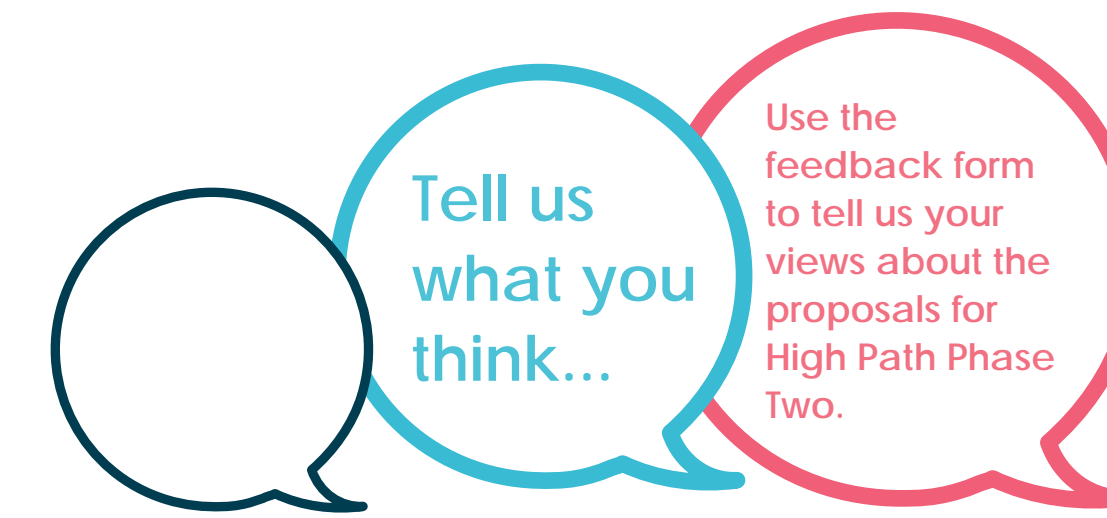▮ Standard parking space

Cycle store

The cycle stores are provided within the homes.

These can provide additional storage space for residents who don't own a bicycle.

KEY

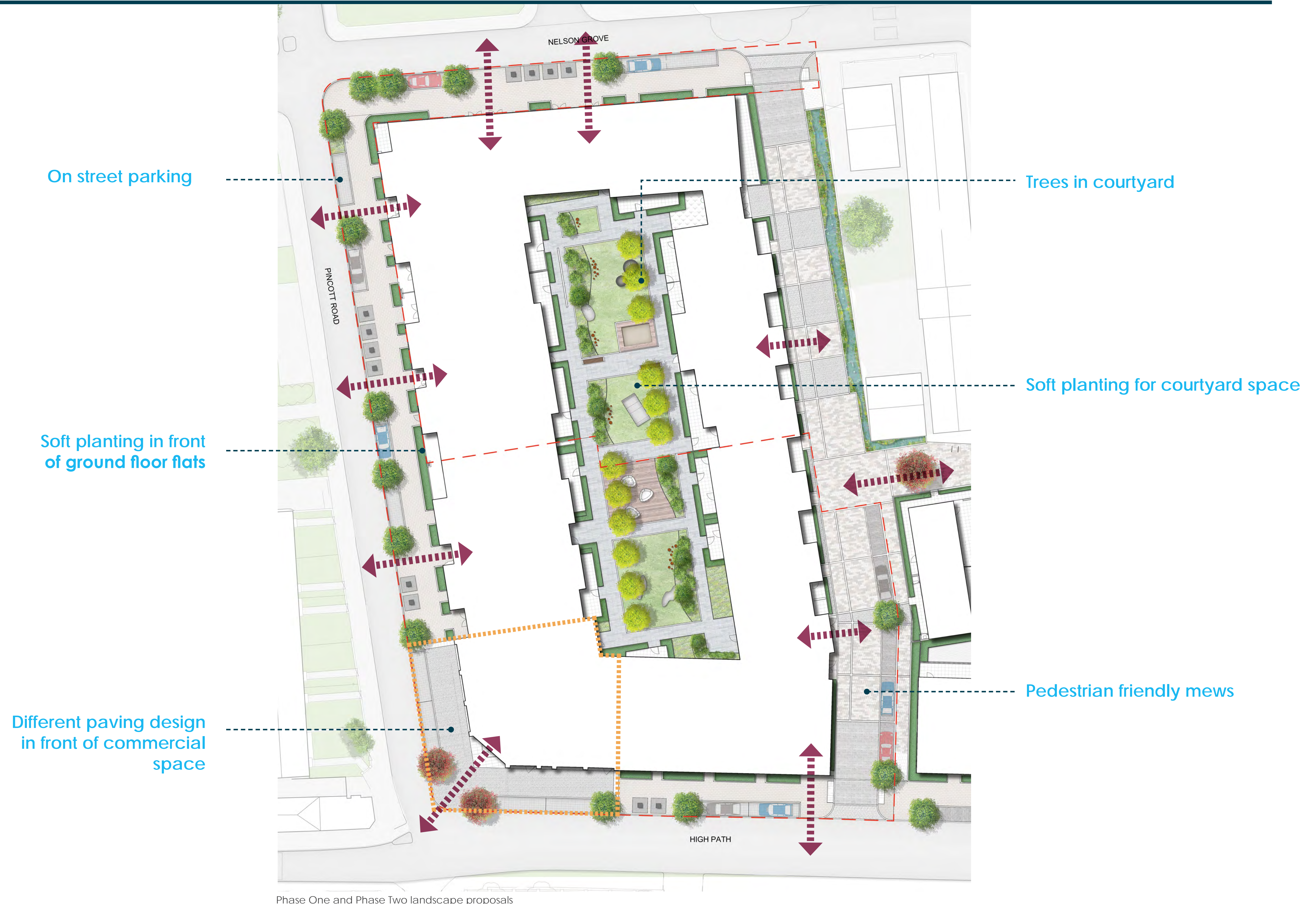▮ Cycle parking provided within homes

Landscape proposals...

Courtyard and street design

The main elements of the landscape proposals include:

- **New connections.** The design of the streets will allow future connections to the surrounding areas, including the neighbourhood park and future phases.

- **Planting** The new streets will include tree planting and high quality paving.

- **Special paving.** The commercial space on the corner will have a different paving material.

- **Private street entrances.** Direct access to ground level properties from the street.

- **Landscaped courtyard** A new communal courtyard accessible to all residents is located at the heart of the development and includes seating areas, tree planting and informal play.

- **Courtyard patios.** External private amenity is proposed to ground level homes facing the courtyard.

On street parking

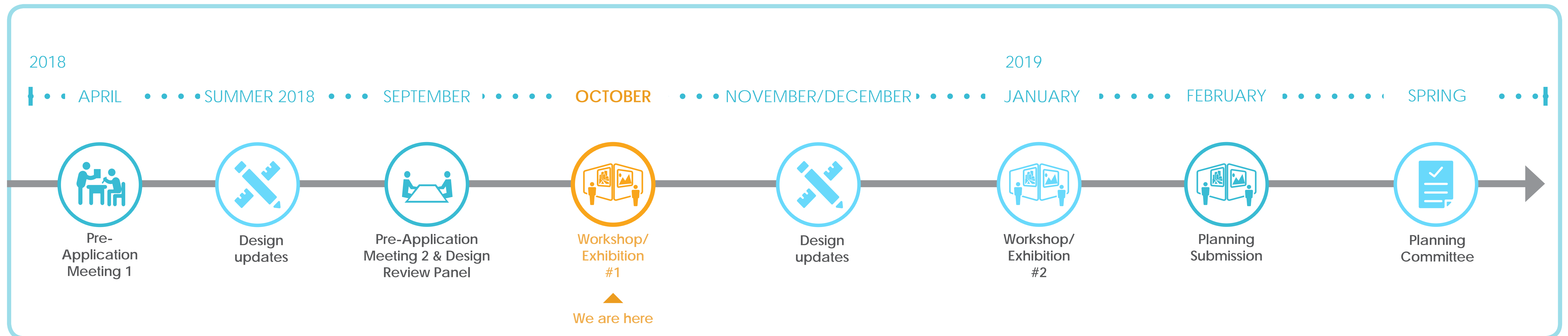Soft planting in front of ground floor flats

Different paving design in front of commercial space

Trees in courtyard

Soft planting for courtyard space

Pedestrian friendly mews

NELSON GROVE

PINCOTT ROAD

HIGH PATH

Phase One and Phase Two landscape proposals

Phase Two timeline...

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CLARION HOUSING

HIGH PATH PHASE TWO - INDICATIVE PROJECT TIMELINE

2018

APRIL • • • SUMMER 2018 • • • SEPTEMBER • • • • OCTOBER • • • NOVEMBER/DECEMBER • • • JANUARY • • • • FEBRUARY • • • • SPRING • • •

2019

- Pre-Application Meeting 1
- Design updates
- Pre-Application Meeting 2 & Design Review Panel
- Workshop/ Exhibition #1
  - ▲ We are here
- Design updates
- Workshop/ Exhibition #2
- Planning Submission
- Planning Committee

PHASE ONE WORKS

Over the next few months we will be demolishing the Old Lamp Works and garages sites to make way for the first new homes.

- Tower Demolition Ltd has been appointed to carry out this work.

- Construction of the new homes will begin early next year.

- You may have noticed the metal fencing around the first phase site. This will soon be replaced by wooden hoardings.

- The notice boards will be updated with information on the latest works taking place.

Phase One Hoarding

PRP

CLARION
HOUSING

We're designing some artwork to be displayed on the wooden hoarding **for the first phase.**

Please use the feedback form to let us know what stories of High Path you would most like the hoarding boards to tell.

Please place a sticker on the theme you would like to see on the hoarding.

The history of High Path	The community of High Path	The future of High Path	The best parts of High Path and key local features