

Welcome to our third public consultation event on the proposed changes to Phases 4 to 7 of the High Path regeneration.

The regeneration is already well underway and, with the help and support of residents and the wider community, will transform the neighbourhood into a better place to live that is more connected to its surroundings, with homes that meet the needs of residents now and in the future.



Our vision for High Path was originally given outline planning permission by Merton Council in 2018.



Our new planning application, if approved by Merton Council, gives us the opportunity to make further improvements:

- ✓ Additional new homes, including more affordable homes available for Merton residents.
- ✓ New and improved design standards.
- ✓ Better respond to climate change.
- ✓ Apply the lessons learned during the pandemic.



What is an outline planning application?

An outline planning application will define the key aspects of the masterplan including the location, size and height of the buildings, position of streets and open spaces and the overall number of homes.

Detailed design such as façades and internal layouts will be covered in future applications.



The information presented at this event explains:

- What is happening and when.
- How we have responded to your feedback.
- The layout of the new estate.
- The height of the new buildings.
- Ideas for the look and feel of the new public park and streets.

Please take a feedback form or scan the QR code here to leave your feedback.



Aerial view of the existing High Path estate.

What we have achieved

The need for the regeneration is well-established - to replace poor quality homes nearing the end of their useful life, provide new community facilities and green space and resolve the overcrowding that some families experience.

So far we have:

- ✓ Received outline planning permission in 2018 to regenerate High Path.
- ✓ Completed the first phase of the regeneration and helped many existing residents to move into their new homes.
- ✓ Secured planning approval for the second phase of the regeneration.
- ✓ Hosted public consultation events on Phase 3 and Phases 4 to 7.

Phase 1

- Phase 1 provided 134 new homes.
- The first residents have moved or are in the process of moving into their new homes.
- Adjoining streets, footpaths and public realm have been completed.



Phase 2

- Planning has been secured for Phase 2.
- This phase will deliver 113 homes, new non-residential spaces and a new ball court.



Typical floor plan of a 2-bed apartment



Phase 3

- Reserved matters application for up to 369 new private tenure homes, commercial spaces and energy centre to be submitted Autumn 2022.
- The phase includes the arrival square of the new neighbourhood park, the gateway from Merton High Street.



When will I move?

Our commitments to existing residents



Phasing

The drawing below shows where each phase is and when it is likely to start and end construction. We anticipate that the next new homes for existing residents in Phase 2 will be available in 2025, and that once Phase 4 is complete in 2029, all existing residents will have their new home.



Construction phases

Residents move from:	Residents move into construction phase	Project completion date
Mare Court Hayward Close Lowell House Becker Close Deborah House Downman Close Hillborough Close Norfolk House	Gilbert Close Star Close Pinnock Road Phase 1	2022
Merton Place Deaf Close Hubson Court Mar Court	Ramsey House Elinor House Phase 2	2025
NA Private tenants	Phase 3	2027
NA Private tenants	Phase 4	2029
NA Private tenants	Phase 5	2031
NA Private tenants	Phase 6	2033
NA Private tenants	Phase 7	2036



Completed High Path Phase 1



Photos of completed Phase 1 and community engagement

When regenerating High Path, Clarion made a commitment to keep the existing community intact and in situ. We will work with residents to keep what is good about High Path and improve what needs to change. Together we will create a neighbourhood that offers a great place to live and enjoy for generations to come.

We made ten commitments to our residents on High Path when we first took responsibility for the estate.

These are to:

1. Consult with residents, consider their interests at all times, and address concerns fairly.
 2. Offer a fair deal to homeowners.
 3. Rehouse tenants in a new home that meets their housing need.
 4. Maintain existing tenancy rights and agreements.
 5. Build homes that are more energy efficient.
 6. Ensure, where possible, that residents only have to move once, directly into a new home we build for them.
 7. Provide extra help and support for older and/or disabled residents.
 8. Continue to maintain the existing homes of residents.
 9. Work in line with the Council's Local Plan.
 10. Reinvest any surplus to provide more homes or improve existing neighbourhoods.
- ✓ New high-quality, energy-efficient homes.
 - ✓ Larger homes for families who are overcrowded.
 - ✓ New community spaces, play areas and better access to local transport links.
 - ✓ Well-connected, safe and attractive streets.
 - ✓ New jobs, training and employment opportunities for local people.

* A few individuals may move out of sequence due to accessibility needs.
** Project completion dates are indicative and are subject to change.

The neighbourhood vision

Our vision is to create a new sustainable neighbourhood that better connects with its surroundings and provides a sense of identity for the current and future residents of High Path. New facilities, public and private spaces and high-quality design will provide an improved standard of living for all.



Artist illustration, not a plan

The New Neighbourhood



The new neighbourhood will reinstate a more traditional pattern of streets that will be safer, better aligned to neighbouring streets, and prioritise pedestrians.



A new public park for residents and the wider community will be at the centre of the neighbourhood and include play for all ages.



High Path will be an accessible, inclusive, sustainable and thriving community. A place where people choose to live.



A WELL CONNECTED PLACE



A PLACE THAT IS ACCESSIBLE TO ALL



A SAFE AND SECURE ENVIRONMENT



GOOD AMENITY SPACES



AN INCLUSIVE COMMUNITY



A PLACE WHERE PEOPLE CHOOSE TO LIVE



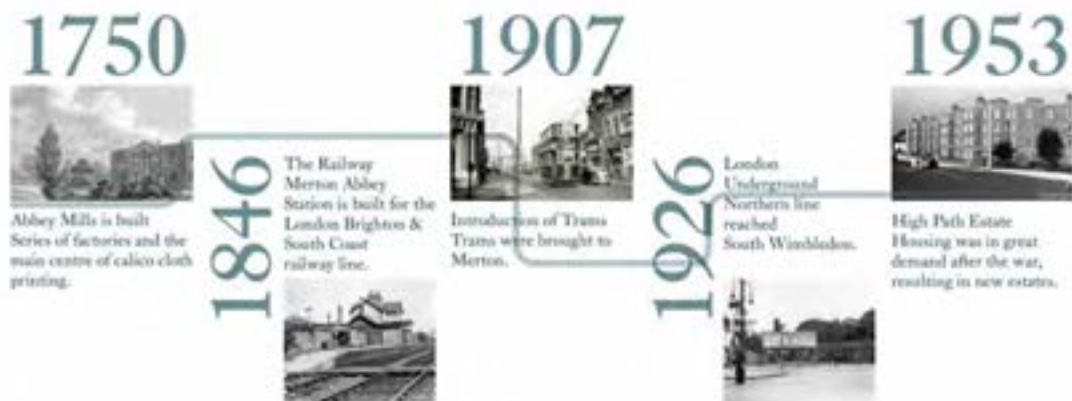
MIXED BUILDING TYPES



A SUSTAINABLE COMMUNITY

Creating new neighbourhoods

The new neighbourhoods will seek inspiration and aim to tell the history of Merton through the new buildings, places and open spaces.



Character areas of the new neighbourhoods



History that shaped High Path

1117 The Priory

Merton Priory was established in AD1117 on its current site by Gilbert, Sheriff of Surrey, and received the Manor of Merton from Henry I in 1121.

Today, you can visit the excavated foundations of the Chapter House of Merton Priory.

1780 Abbey Mills

In 1881, William Morris and Arthur Liberty open factories in Abbey Mills. Liberty purchased Merton Abbey Mills in 1904.

Today, you can visit Merton Abbey Mills to enjoy food, drink, shops and theatre.

1788-1805 Lord Nelson

Lord Nelson, British naval commander resided at Merton Place in the early 1800's.

1834-1896 William Morris

William Morris was an artist, writer and social activist associated with the arts and crafts movement.

<p>Nelson's Yard</p> <p>1</p>	<p>Merton High Street</p> <p>2</p>	<p>Abbey Road</p> <p>3</p>
<p>St. John's Mews</p> <p>4</p>	<p>Inner Street</p> <p>5</p>	<p>Morden Road</p> <p>6</p>
<p>Garden Streets</p> <p>7</p>	<p>High Path</p> <p>8</p>	<p>Park Street</p> <p>9</p>

A closer look at the new neighbourhoods

Merton High Street and the neighbourhood park



Illustrative sketch



A destination

Creating a new destination that serves multiple functions for people who live, work and visit.



New shops and facilities

Mixed use buildings with retail and community uses on the ground floors and new homes on the upper floors.



Merton High Street

Integration with the surrounding old Victorian streets through the choice of materials and architectural style.



Safe and secure

Overlooking from upper floor balconies and good street lighting to ensure a safe and secure street environment.



Landscaping

A pedestrian friendly public realm that retains the existing mature trees and provides more places to sit, meet and relax.

A number of character areas are proposed which, together with distinct neighbourhoods, will help High Path become a unique and memorable place. At the heart is a new neighbourhood park.



Nelson Grove Road (Inner Street)



Illustrative sketch



Parking

On street parking will be provided along the new streets and within the new residential blocks.



Play and amenity for all

For use residents-only communal gardens will be provided within each residential block.



Landscaping

Quality street materials and new landscaping and tree planting will be introduced along and to the public park.

St. John's Mews



Illustrative sketch



Connect

Creating a link between Nelson Grove Road and High Path.



Celebrate history and heritage

A new square space is created and is aligned with the historic church tower of the St John the Divine Church.



Landscaping

Quality street materials and new landscaping.

The proposed High Path masterplan



HOMES

Create good quality housing - that encourages healthy lifestyles and facilitates happy and inclusive community life.



OPEN SPACES

Special designated and increased public play and amenity space built into the design to accommodate the additional homes in Phases 4 - 7.



MOVEMENT

The focus will be on streets and high quality open spaces that will create pedestrian friendly routes and high quality amenity spaces for all.



Example images



Example images



PARKING

Mixture of on-street and enclosed secure parking for existing residents and for new residents who hold blue badges.



SUSTAINABILITY

Targeting lower CO₂ emissions, promoting sustainable transport, delivering biodiversity net gain enhancing greenery and addressing air quality issues.



USES

A mixed development: access to a range of retail, commercial and community uses to encourage a self-sufficient community development.

Responding to your feedback

How the proposals have changed

We asked for feedback on our design proposals at all stages of the project.

This board summarises some of the key requests and questions from the previous consultation and how our latest proposals for Phases 4-7 have responded.

Heights



How many blocks will increase in height?

- 1-3 storey additions to some blocks in strategic locations.
- Height reductions or introduction of setbacks to some blocks.
- Merton Council's Estates Local Plan and their emerging Local Plan identify that High Path estate could be suitable for tall buildings.



Are the heights of buildings being tested for wind effect?

- ✓ Yes. Positive preliminary assessments have been undertaken for the proposed masterplan.

Parking and traffic



What will be done to address and/or improve the traffic flow?

- Roads redesigned to align with current highway design standards, giving priority to pedestrians and cyclists.
- Keeping existing restrictions to prevent larger vehicles from accessing the estate.



Will residents with a private vehicle still have a parking space that's safe and secured?

- ✓ Parking will be provided for existing households moving into a new home on High Path. Parking will be provided through secured podium car parks and on-street parking that is well-overlooked. New residents will not be eligible unless they hold a blue badge permit (disabled parking).

Homes



Will the size of the homes change?

- The target is for all homes to comply with the London Plan size and standards.
- Two thirds of new homes will be dual aspect.



There should be more affordable homes and it needs to be high quality.

- ✓ The new application for Phases 4-7 will increase the number of affordable homes which will be designed to the latest standards.

Sustainability and open space



How will you create a healthier environment?

- Where possible, trees will be retained and additional trees will be planted.
- New pedestrian and cycle routes.



What is meant by visiting High Path with the surrounding area and how will this be achieved?

- ✓ We will reconnect the existing neighbourhoods within High Path that have been separated by the existing street layout. This will create traditional streets and link pedestrian-friendly routes north to south and east to west, connecting to the new neighbourhood park at the centre of the masterplan.

Please see the printed out feedback report below for all the answered questions from the previous event.



Revised illustrative masterplan with changes to heights from the last consultation.

Why are we revisiting Phases 4-7?

The reason for submitting a new planning application for Phases 4 to 7 is to capture the current and future influences on the development for High Path, its residents and the local community.

This will include considerations and design updates to be compliant with improved standards set out in the London Plan 2021.



The benefits of updating Phases 4 to 7

The revised masterplan for Phases 4 to 7 will allow us to build up to 580 additional new homes plus:

- Existing residents will get their new homes on the estate sooner.
- The new homes will be better quality with a greater number of dual aspect.
- There will be more affordable homes available for Merton residents.
- The new homes and buildings will be more energy efficient.
- There will be more external space for residents.
- Additional play and landscape features considered for the open spaces in light of post-pandemic living.
- Additional secure cycle parking and electric vehicle charging points.
- A thoroughly tested and well-considered approach to building heights.
- Better management of refuse and delivery vehicles.
- Existing and new streets will have more trees and better landscaping.



Photos from previous consultation events.

The new neighbourhood park

Community benefits

The regeneration of High Path offers a new public park for the whole community to enjoy. This could include:

- An outdoor gym, seating and play areas for children.
- Seasonal flowers, shrubs and border lined with trees.
- Retention of as many existing trees as possible.
- Good lighting to ensure people feel safe in and around the new park.
- Inclusive and convenient routes through the park.
- A civic square capable of hosting community events.



Illustrative perspective of the arrival square



Illustrative neighbourhood park plan

Design concept of the park

An important north to south connection



Adding important routes through the park



Adding large green areas for play and activities



Adding other landscaped zones for activity



Adding trees and planting



Have your say

Shape the future of your neighbourhood

The park areas explained

Play and activities

There will be plenty of opportunities for play in different areas of the new neighbourhood, including:

- Designated play areas and trails in the new park.
- Play equipment in the resident courtyards.
- Safe, public play features integrated into the streets.



We will be working with local young people in September 2022 to better understand the play facilities they would like to see.

A place for arrival



Illustrative plan of the arrival square

Example images

A place to sit and relax



Illustrative plan of the passive zone

Example images

A place to play



Illustrative plan of the active zone

Example images

A place for activity



Illustrative plan of the activity zone

Example images

A place to enjoy for all

Artist's impression of the new park



Illustrative sketch of the neighbourhood park



Illustrative neighbourhood park plan

A family of furniture products is used to create a consistent approach across the site. Street furniture chosen is kept visually contrasting to the surroundings and of a robust nature which can be easily maintained and, where possible, may include integrated lighting.



Example images

Inclusive design for homes and open space

Homes will comply or exceed the latest regulations which much improve the designs. Exceeding standards with wide doors/corridors and other best practice measures will further enhance the look, feel and accessibility of homes and communal spaces.



Inclusive design is central to all aspects of the High Path regeneration, including the public realm and homes.

The overarching aim is to provide for the needs of everyone, giving choices and providing opportunities for full participation in healthy and active lifestyles.

The regeneration aspires to achieve the highest standards in order to be used by everyone, including:

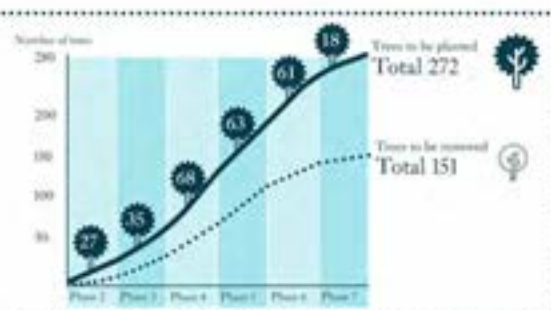
- Residents of the development;
- Visitors to the development;
- People working in and visiting the commercial spaces; and
- The wider public.



Tree strategy

You previously asked us during the webinars in November 2021 what would happen to the mature existing trees along Merton High Street.

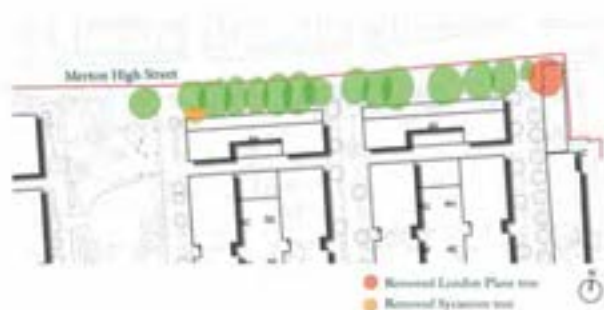
The mature trees along Merton High Street will be retained except for one London Plane tree and one Sycamore tree. However, it is proposed more new trees are planted than those that would be lost to facilitate the regeneration.



New additional trees on Merton High Street

Phase 4 and 5

Two mature and semi-mature trees along Merton High Street are proposed for removal as part of Phase 4 and 5.



The loss of the trees, in particular the London Plane and Sycamore trees, along Merton High Street will be compensated for through the replacement of 2 new London Plane trees. These new London Plane Trees will be semi mature and have a height of 5.5-6.5 meters.

Tree planting across all phases of the development will be significantly greater in number than the trees to be lost.

A selection of trees were planted in the community in 2018 and are thriving in Morden Recreation Ground.

It is our ambition to use some of these trees along Merton High Street as a meanwhile landscape and also part of our plan to green our streets.



How to get involved and next steps



Have your say

Shape the future of your neighbourhood

Your feedback

We welcome your feedback. If you could complete a feedback form, it would be greatly appreciated. If you have any questions, a member of the team will be available to help you.

Please take a feedback form or scan the QR code here to leave your feedback.



Next steps

We will be analysing all of the feedback on our design proposals for Phases 4 to 7 over the coming months as we prepare to submit a planning application.

We will host further public events before we submit the planning application.

We look forward to seeing you again.

Get further involved


Arts, Culture and Heritage Strategy

High Path has a significant history of arts and culture, and as part of the regeneration we want to understand what residents and the wider community think is important to celebrate.

If you would like to get involved in helping us develop an Arts, Culture, and Heritage Strategy over the coming months, please do let us know.




Please contact us if you have any questions or feedback:

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