

Winter 2017

High Path regeneration update

BRASSERIE

Circle
Housing™

www.mertonregen.org.uk

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Introduction

Throughout November and December 2016 we consulted with you about the vision for your neighbourhood. This included changes we made to the master plan to improve the design of your homes, outside spaces and the layout of your neighbourhood. I'd like to thank residents who attended events or took the time to call and meet with me to discuss the proposals for High Path. If you were unable to attend you can view the information that was on display by visiting www.mertonregen.org.uk.

A summary of the feedback received is included in this

newsletter along with details of the master plan.

I'd like to finish by thanking you for your patience during the ground investigation works that took place over the last few months. Your kindness and cooperation meant that this work was able to go ahead.

If you have any questions about regeneration please contact me on **020 3784 5951** or email mertonregen@circle.org.uk.

Best wishes,

Donna Brown
Regeneration Manager,
High Path

The vision for High Path



New, greener designs for the shared courtyards for residents



Changes to the park design with more activity areas



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



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



Proposed High Path master plan



Approximately 1,600 homes



Private outdoor space for every home



A variety of house types including flats, duplexes, maisonettes, news houses, townhouses and multi-generational houses



A central park with links to surrounding areas



Spaces for shops and local businesses



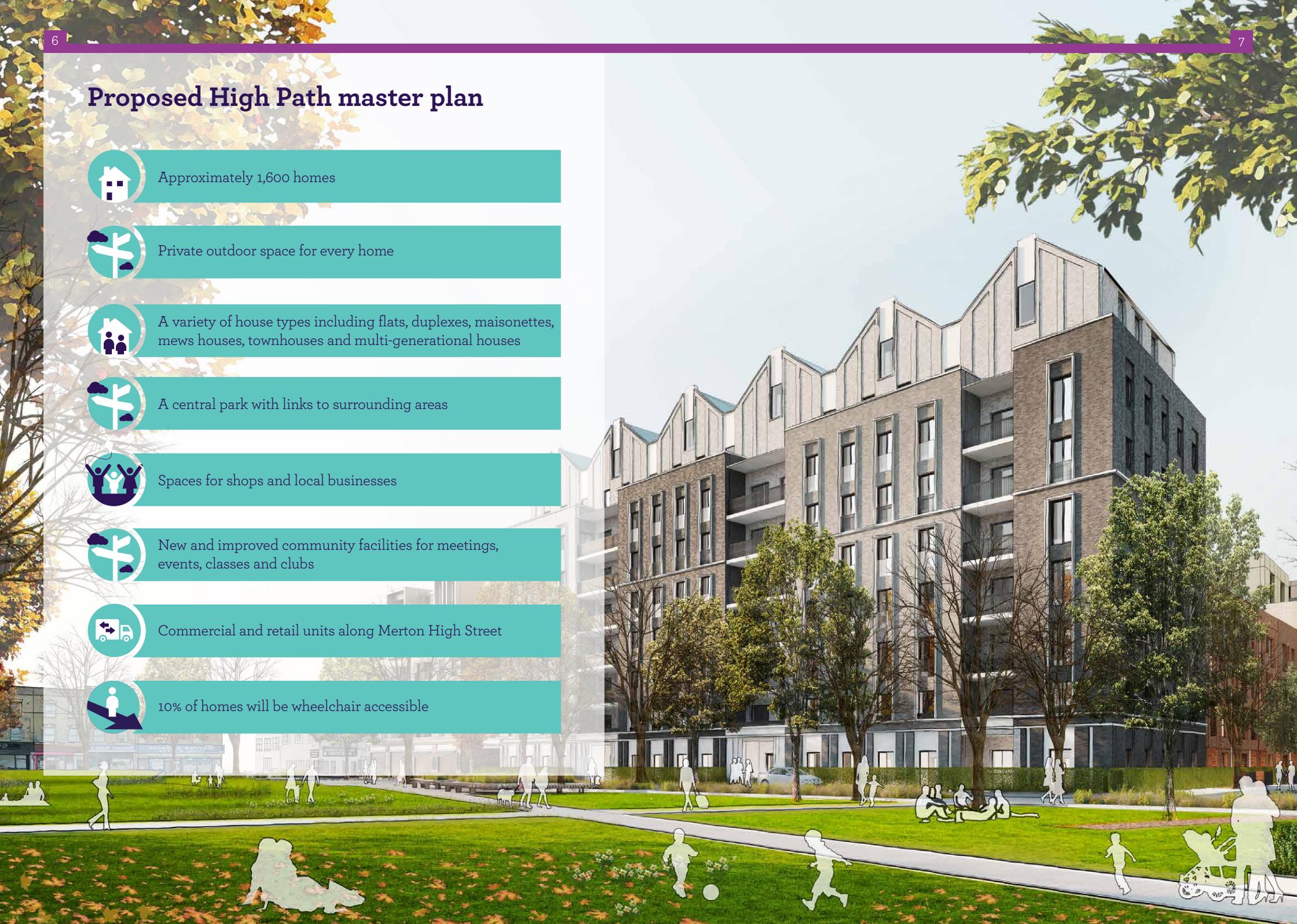
New and improved community facilities for meetings, events, classes and clubs



Commercial and retail units along Merton High Street

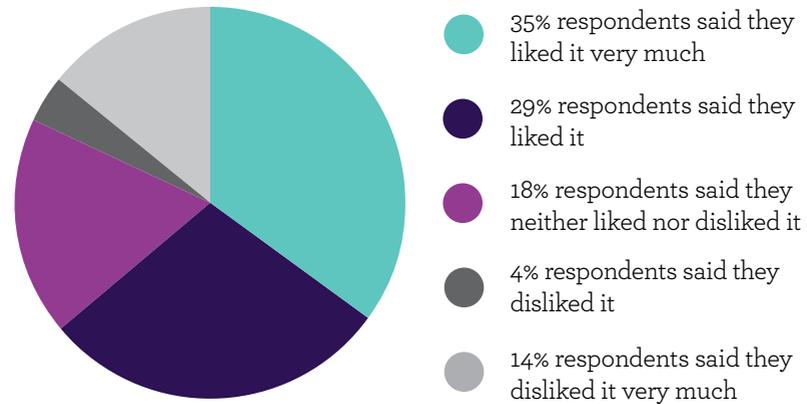


10% of homes will be wheelchair accessible



Your feedback and comments

When asked what you thought about the updated master plan for High Path:



Residents also provided comments on particular aspects of the master plan.



Comments on the proposals for the spaces and streets

"I like the look of the streets; they look smart. Would like to see the areas a little brighter for safety reasons. However, after talking to the landscape architect he assured me that they have to be Secured by Design"

"I am only concerned about the heights"

"Play areas are brilliant, so parents can look out the windows and see their children"

"I think all the garden and park spaces look good"

"I like very much new proposals about open spaces"

"Good project"

Comments on the proposals for house types

"I think the inside/ layout of house types are nice. I cannot yet comment on the outside until I have seen them"

"I find that the 1&2 bedroom flats don't have windows in the bathroom. I think bathrooms should have windows"

"Good structure"

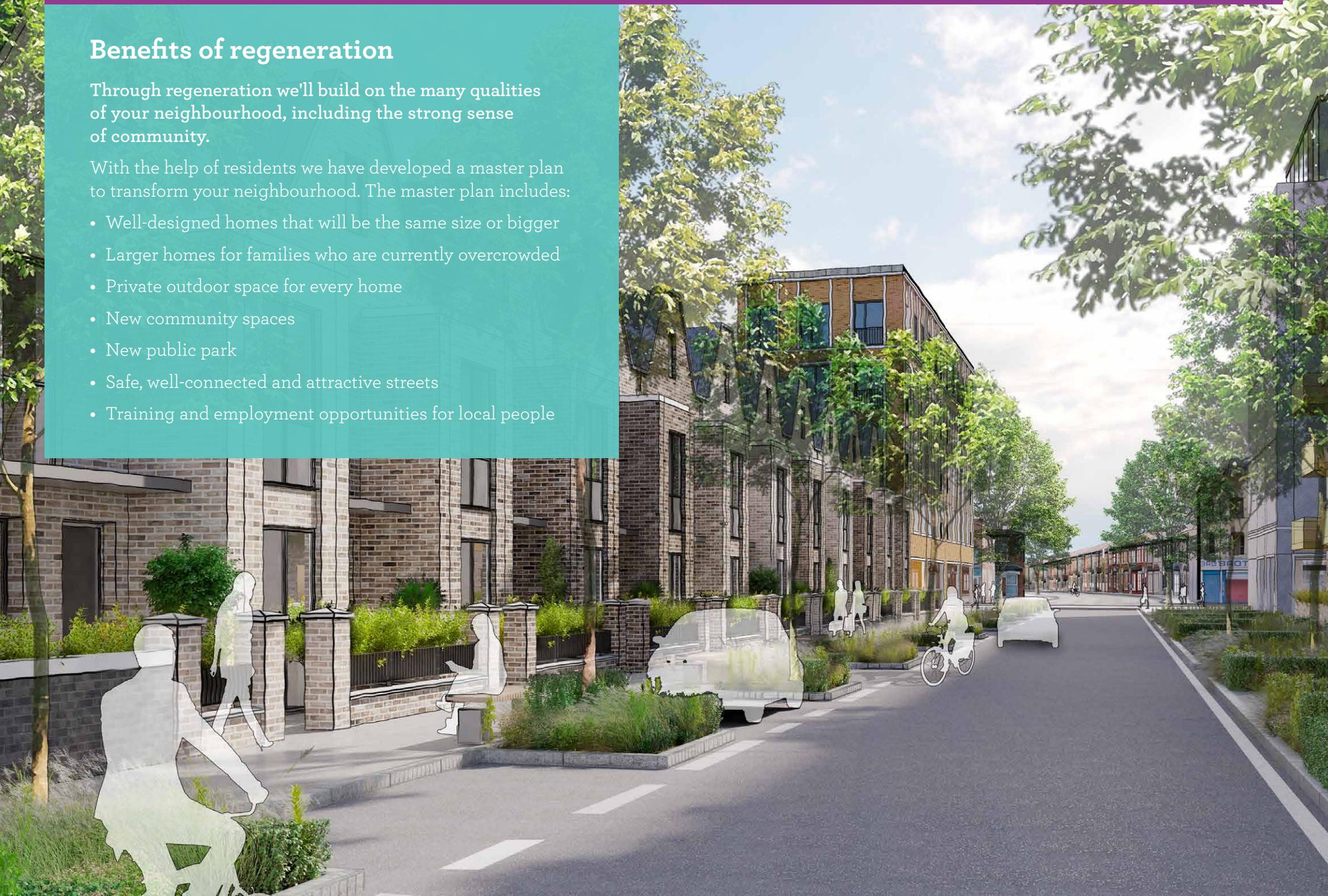
"Balcony would be better if they were private from the next door neighbour's flat"

Benefits of regeneration

Through regeneration we'll build on the many qualities of your neighbourhood, including the strong sense of community.

With the help of residents we have developed a master plan to transform your neighbourhood. The master plan includes:

- Well-designed homes that will be the same size or bigger
- Larger homes for families who are currently overcrowded
- Private outdoor space for every home
- New community spaces
- New public park
- Safe, well-connected and attractive streets
- Training and employment opportunities for local people



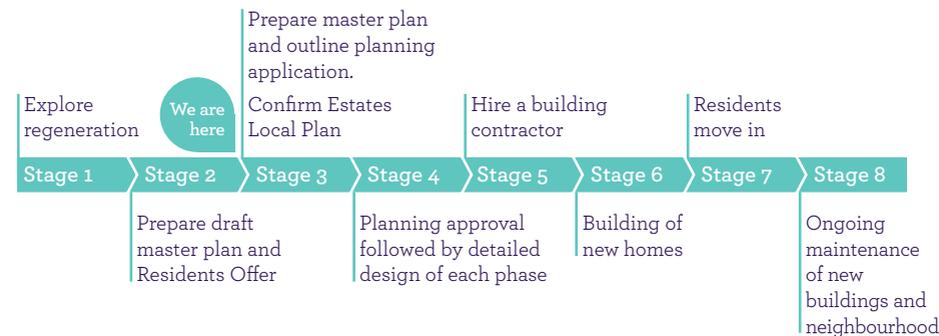
Frequently asked questions

Here are the answers to the questions you have been asking us.

Why is it taking so long for regeneration to start?

A regeneration project of this size takes time to complete. You can see from the diagram below that it involves a lot of stages. A number of things have to be in place before regeneration gets going. It's worth taking the time to get things right. We're currently getting the outline planning application together which needs to be submitted to Merton Council. If the planning application is approved we'll work on the detailed design of each phase and hire a building contractor.

Our diagram below explains the process.



What is the difference between a master plan and an outline planning application?

A master plan is the design of a neighbourhood. This includes the vision for how the streets, buildings and outside spaces might look. An outline planning application is made up of a number of technical documents. They go into detail about the number of houses, the layout of the buildings and how vehicles will move around. If Merton Council gives us permission for the outline planning application it means we can go ahead and rebuild the neighbourhood in the style of the master plan.

What is the Estates Local Plan and what has this got to do with regeneration?

The Estates Local Plan is a legal document being prepared by Merton Council. The council has been consulting with residents about it. Once it is finalised the High Path master plan will be compared against the Estates Local Plan to help Merton Council make a decision about whether regeneration can go ahead.

When will you talk to me about my housing options?

If we get the go ahead for regeneration the new homes will be built in phases. We will let you know what phase of regeneration your home is in. We'll also contact you about a year before you would need to move home to confirm your latest circumstances and housing options.

To help us plan for this we'll be collecting the latest household information about resident homeowners and our tenants. Your regeneration manager will be in touch soon, but please contact them to confirm your household needs or if you require any special adaptations.

Are you still doing repairs on High Path?

We're still carrying out urgent, emergency and routine repairs on your neighbourhood. We'll be making decisions about planned works based on each home and which phase of regeneration it's in. Planned works include internal upgrades to kitchen, bathrooms, windows and doors of our tenants.

If you have any more questions please call your regeneration manager on 020 3784 5951 or email mertonregen@circle.org.uk.



CLARION HOUSING GROUP

Changes to Circle Housing

In November 2016 Circle Housing merged with Affinity Sutton to form Clarion Housing Group. Circle Housing is still your landlord.

The same people continue to work on the Merton Regeneration Project. We remain committed to supporting residents and delivering a successful regeneration project tailored to your needs.

Next steps

First new homes

In September 2016 we submitted a planning application for the first 134 new homes on High Path. We'll find out if we get planning permission to build them early this year. In preparation for this we've started to clear the garages near Lovell House, Marsh Court and Nelson Grove Road. We'd like to thank residents who have emptied their possessions from these garages. They'll be demolished to make way for the new homes if we get planning permission.

High Path master plan

We had planned to submit an outline planning application to Merton Council at the end of 2016. We're still working on this as it's taking longer than anticipated to get it ready. We'll write to you directly once it is submitted.

The outline application includes details about the number of homes, layout and vehicle access for the High Path master plan. Merton Council will decide whether to approve the outline planning application once the Estates Local Plan is in place. This is the legal document prepared by the council to guide planning applications for an area. It sets out what can and cannot be built in the neighbourhood.

If the Estates Local Plan is put in place and our planning application is approved we will consult with you about specific details, including building materials, landscaping and layout for each phase of regeneration.

Contact us

If you have any questions or would like to arrange a meeting to discuss what regeneration could mean for you please contact your regeneration manager, **Donna Brown**, on **020 3784 5951** or email **mertonregen@circle.org.uk**.

If you need a copy of this newsletter in large print, Braille or any other format or language please call **020 3784 5951**.

We welcome calls from Text Relay.
If calling from a textphone, please dial **18001** and the number you wish to connect.

