

High Path Phase 2

Clarion Housing is working with residents to regenerate High Path. The masterplan secured outline planning permission for the regeneration in 2019. Work has already completed on Phase 1, providing 134 new homes. Around 90% of these homes have been occupied by existing residents.

Our work on High Path is continuing and will provide a more connected neighbourhood and homes that meet the needs of current and future residents.

The masterplan will support this transformation by providing:

- new high-quality homes with outdoor space
- a new neighbourhood park and accessible play space for children
- sustainable homes that are energy efficient to heat and run
- improved public spaces with better wayfinding and an improved sense of safety
- enhanced commercial and retail space on Merton High Street
- a new community centre with accessible facilities promoting a more inclusive neighbourhood.



Coming next in Phase 2

Planning consent has been granted for High Path Phase 2 and demolition of the previous buildings: Lovell House and Marsh Court completed in winter 2025. Procurement of the contractor to build the new homes is being completed.

Phase 2 provides a total of 147 new homes:

- 9 houses on Abbey Road
- 138 apartments in the buildings on the corner of High Path and Pincott Road.



The new homes will meet with the latest building regulations and have been designed to meet residents' needs and provide:

- **New door entry systems and lifts**
- **Sustainable and energy efficient technology introduced in the homes includes:**
 - Photovoltaic panels on roofs to generate electricity
 - Air source heat pumps will generate heat for the new homes
 - Mechanical ventilation and air filtration system.

- **Private outdoor amenity space for each home**
- **Improved shared spaces and landscaping:**
 - The Phase 1 courtyard will be refurbished and integrated with the Phase 2 green space
 - Cycle storage provided for all residents to access.



Phase 2 - Design changes

The government introduced a number of changes to building regulations since the last consultation event in 2024. This has required some changes to be made to the plans for homes in Phase 2 in order for construction to commence.

What changes have been required

The changes are required due to new building safety and fire regulations being introduced by the government. The revised designs mean the new homes are compliant with updated regulations which address overheating, energy efficiency and fire safety.



Key changes required

- Two staircases in each apartment block to improve fire safety
- Updated door entry system and lobby access arrangements
- Lift locations revised to improve access and circulation
- Revisions to layouts to accommodate new fire safety standards
- Changes to some materials proposed in the building
- Adjustment to window position and size to reduce overheating
- Balconies repositioned to improve privacy, and external balconies used to offer natural shading.



Improving build quality

We have also reviewed and standardised some design elements, which will help:

- Make repairs simpler in the future
- Make it easier to source replacement parts
- Improve long-term maintenance.



Benefits for residents

The case for regeneration is well-established. Clarion will replace homes coming to the end of their useful life, providing all permanent Clarion tenants and resident homeowners with an opportunity to have a new home as outlined in the Merton Residents Offer.

Other residents and non-resident homeowners may be eligible for support and compensation in accordance with the Merton Residents Offer.

For Clarion tenants and resident homeowners, the Residents Offer includes:

- Spacious homes at least as big as the ones they replace
- Private outdoor space for each home
- Accessible, adaptable homes in line with the Lifetime Homes Standard
- Where possible, existing residents will move straight from their current home to their new property and will be rehoused before new residents move in.



New homes and street layouts

The new homes include a mix of town houses and apartments designed to complement the buildings in the surrounding streets and improve safety and access.



The new houses on Abbey Road have an updated roof design to allow for the installation of photovoltaic panels, and include an additional house.

The new apartment blocks extending along High Path and around the corner of Pincott Road include updated external design details.



Number and type of homes

A mix of 9 houses and 138 apartments comprising:

- 137 for social rent for existing and new residents
- 10 for resident homeowners



Community facility

The community centre will be re-provided as part of Phase 2. The location of the original entrance has been reviewed.

Mews street and parking arrangements

A new mews street will run between High Path and Nelson Grove Road. Parking arrangements include spaces for Blue Badge holders and electric vehicle charging points.

Existing parking arrangements across the estate will be maintained.

Artist's impression of the mews street

Homes designed for everyday living

The new homes are designed to meet or exceed current space standards and layouts are designed for modern living.

House types

- 77 x 1-bedroom apartments
- 48 x 2-bedroom apartments
- 11 x 3-bedroom apartments
- 2 x 4-bedroom apartments
- 9 x 3-storey family houses (2 x 4-bedroom; 7 x 3-bedroom)



Indicative floor plan for three-bedroom, three-storey town house



Materials and finishes

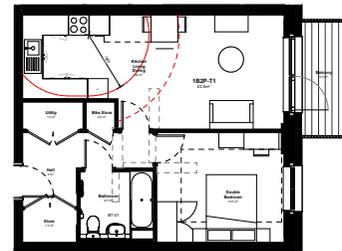
- Good quality and durable materials used throughout.
- Brick type, colours and finishes to complement street character.



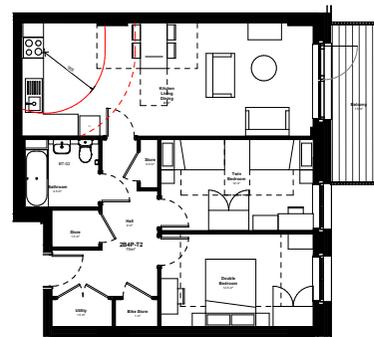
Floor plans

Features to improve comfort and energy efficiency

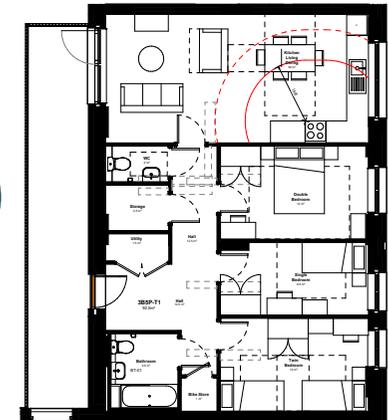
- Good insulation to reduce heat loss
- Energy-efficient windows
- Air source heat pumps
- Photovoltaic panels for the houses



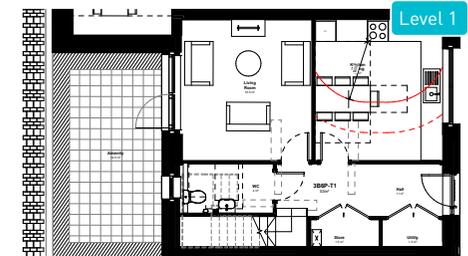
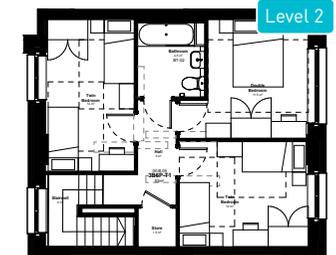
One-bedroom, two-person apartment



Two-bedroom, four-person apartment



Three-bedroom, five-person apartment



Three-bedroom maisonette

Sustainability and energy efficient technology

We are committed to a sustainable approach to heating and energy use for the new homes that is better for the environment. This includes:

- No gas in the new homes
- New homes will be powered by electricity
- Heating is provided by air source heat pumps – a low-carbon heating system
- Photovoltaic panels which convert sunlight into electricity
- A modern heating system with radiators or underfloor heating.



Visual of a similar heat pump

We are introducing a **Sustainable Drainage Systems (SuDS)** which will help to:

- Manage rainwater
- Reduce flood risk
- Support green spaces



Underground Refuse System (URS)

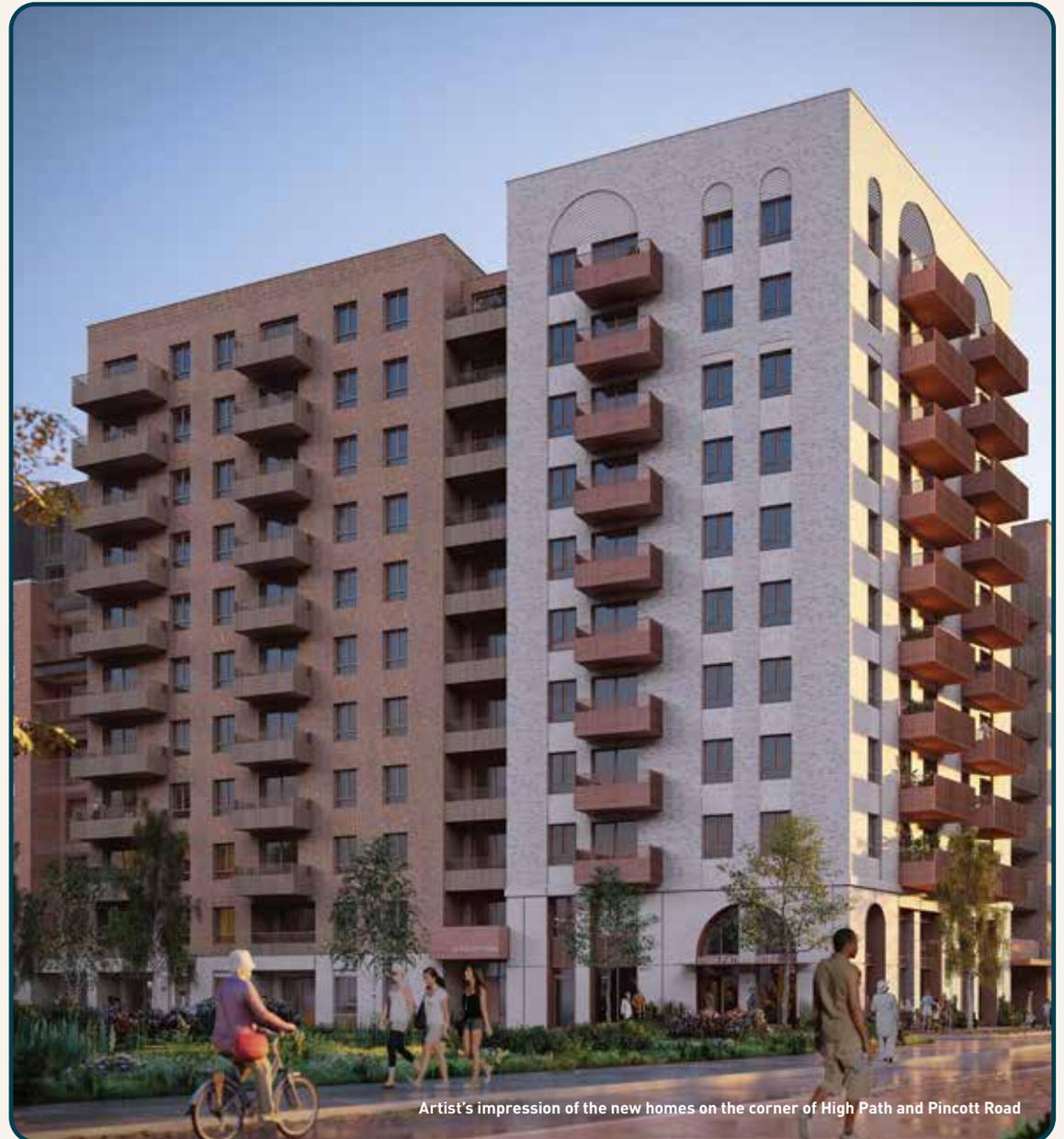
Phase 2 includes the installation of the first part of the underground refuse system (URS).

How it works

- Waste is deposited into sealed bins at street level
- Refuse is stored underground until collection

Benefits for residents

- Cleaner and tidier streets
- Fewer visible street level bins required
- Easier access for residents
- Reduced smells and pests



Artist's impression of the new homes on the corner of High Path and Pincott Road

Parks, play spaces and landscaping

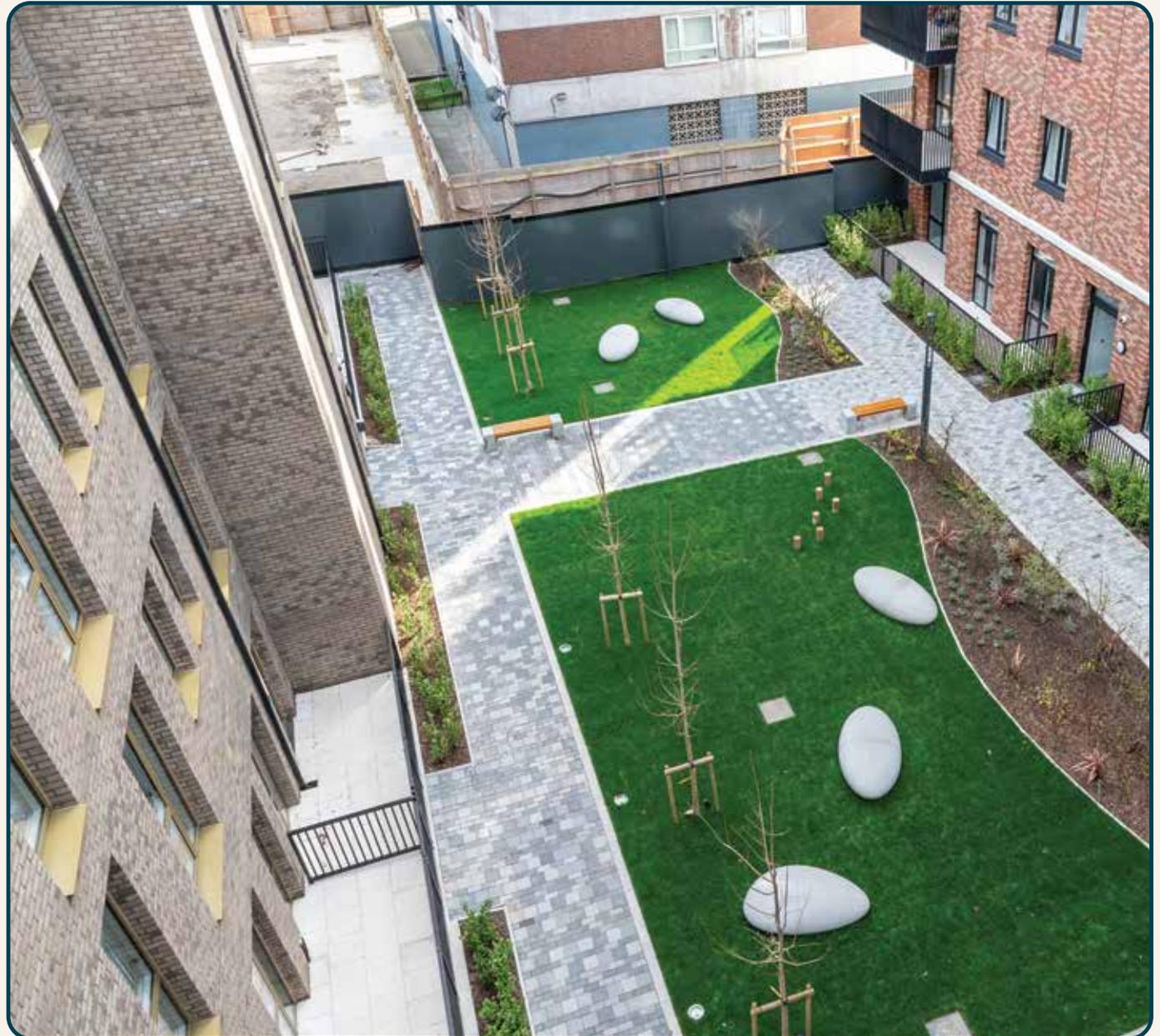
Improving public spaces

Regeneration plans include improvements to outdoor spaces across High Path which are designed to create safer and welcoming places for everyone. This includes more planting and landscaping and better-quality shared spaces.

- Railings and hedge planting to private terraces will clearly define the boundary between the terraces and communal courtyard
- Low-level shrub and herbaceous buffer planting will enhance privacy for ground floor homes
- New street planting
- Updates to the Phase 1 courtyard will improve the area and better integrate it with the Phase 2 section of the courtyard garden creating a more pleasant space.



Long term plans include improvements to play areas across High Path. A replacement ball court will be established as part of works in Phase 3.



Project timeline – what happens next?

This is the timeline for delivery of Phase 2.

(Dates can sometimes change and residents will be provided with updates as the regeneration progresses.)



Looking ahead - implementing the masterplan

The masterplan continues to be reviewed for High Path to identify options to allow the remaining tenants and resident homeowners to be rehoused sooner.

It is also necessary to review the masterplan to ensure:

- It delivers a suitable mix of new homes to meet residents' needs
- It responds to the changing regulatory environment
- It improves the layout and quality of accommodation by incorporating lessons learned and resident feedback

Any proposed changes will be reviewed with residents as they progress.



Housing need

We contacted tenants to collect updated housing need information. We encourage anyone who has not yet completed the housing needs survey to do so. This will ensure we are providing existing residents with the right size home.



Phase 3 - next steps

- We are moving residents out of the existing homes in this phase and relocating them in preparation for demolition
- We are reviewing the building designs to respond to building regulation changes
- We will be undertaking engagement with resident and stakeholders in summer 2026.



Social value

The regeneration will bring wider benefits for residents and the neighbourhood including:

Jobs and work placements during the construction phases



Training and skills opportunities, including apprenticeships



Community investment to support local projects and activities



Gardening activities such as balcony greening and bulb planting workshops



Tree planting sessions with the local primary school children

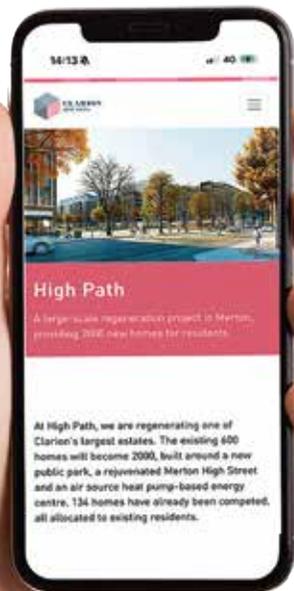


Boxing and wellbeing courses for young people



Community centre

A community facility will be re-provided for the local community as part of Phase 2. This will be a flexible space that can be used for activities. Operating arrangements will be confirmed as the build progresses and residents will have opportunities to help shape how the space is used.

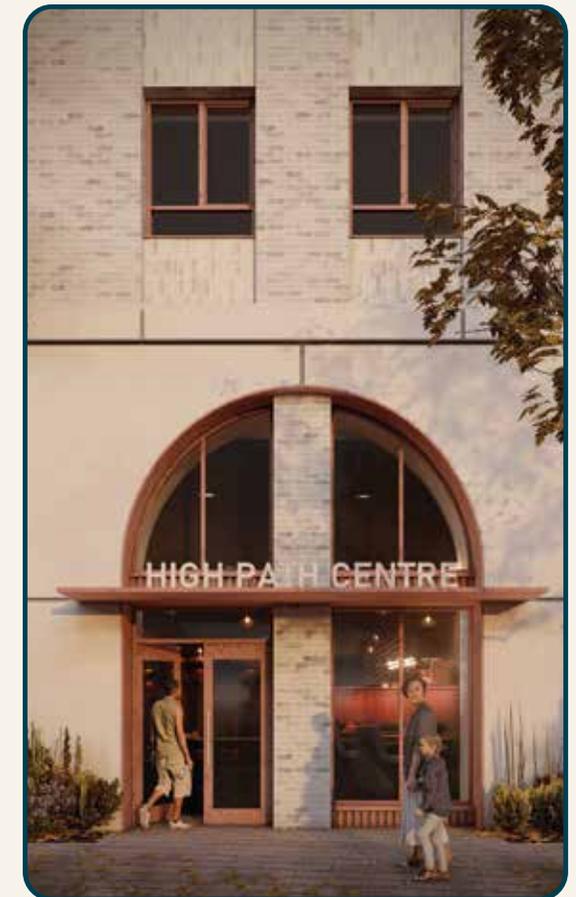


Stay in touch



If you are curious to see the new homes as they are being built you can view High Path Live. The digital platform allows residents to track the progress of their new homes from a smartphone, tablet or laptop.

Subscribe to the newsletter to receive regular updates at:
www.highpathlive.com



Please contact us if you have any further questions:

Mark Green – Merton Regeneration Lead

Donna Brown – Regeneration Manager

Fabio Schifano – Development Manager

James Clarke – Development Manager

E: mertonregen@clarionhg.com

W: myclarionhousing.com/highpath