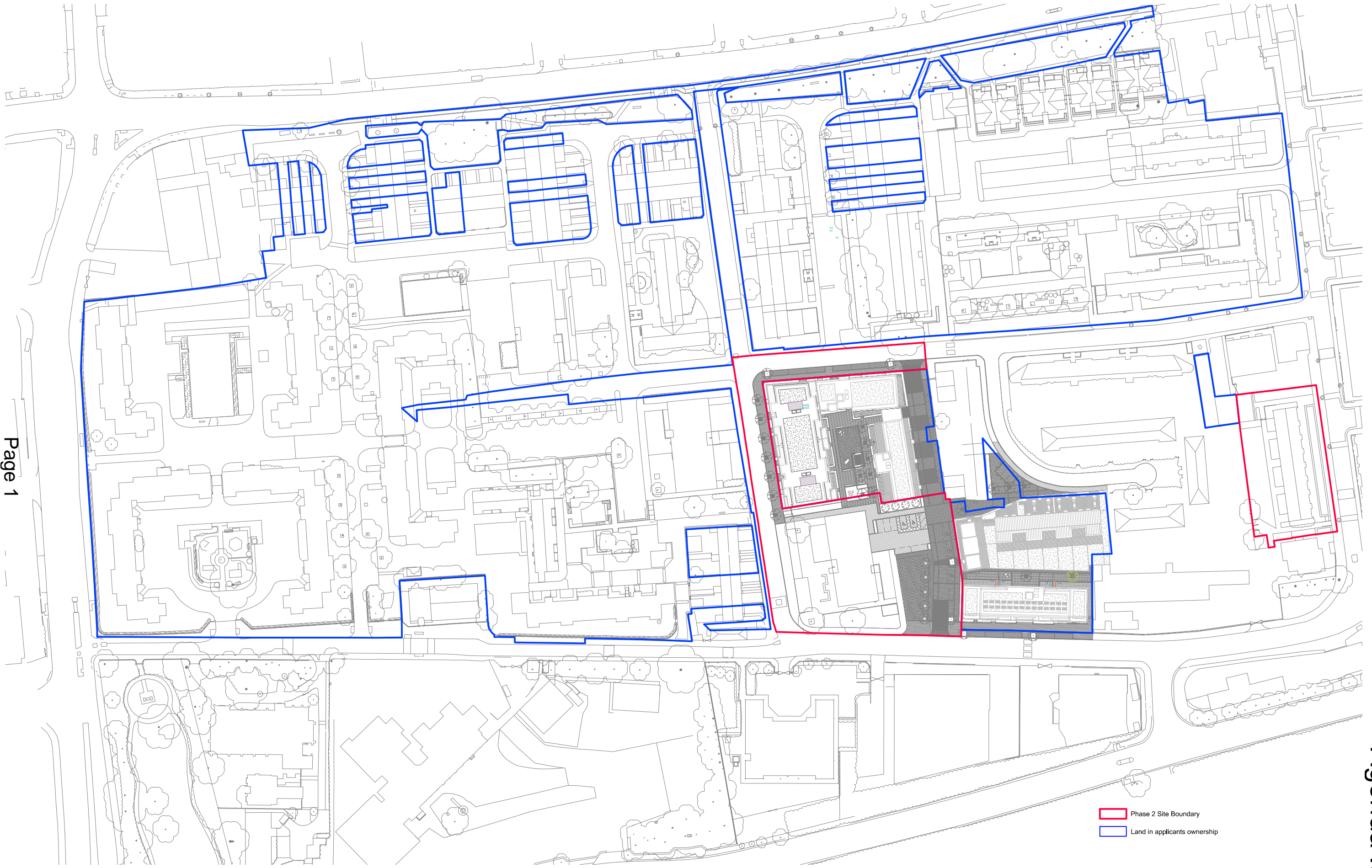


Merton Council
Planning Applications Committee
26 September 2019
Supplementary agenda

Plans for Item 8 - High Path Estate

1 - 20

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Phase 2 Site Boundary
 Land in applicants ownership

Site Location Plan
 1 : 1250

Rev	Date	Description
0	11.04.19	Issue for Planning Submission.

Dwn	Ckd	Drawn	AB/RC
AB/RC	AA/SC	Checked	AA/SC
		Date	11.04.2019
		Scale @ A3	1 : 1250

High Path Phase 2
 Site Location Plan

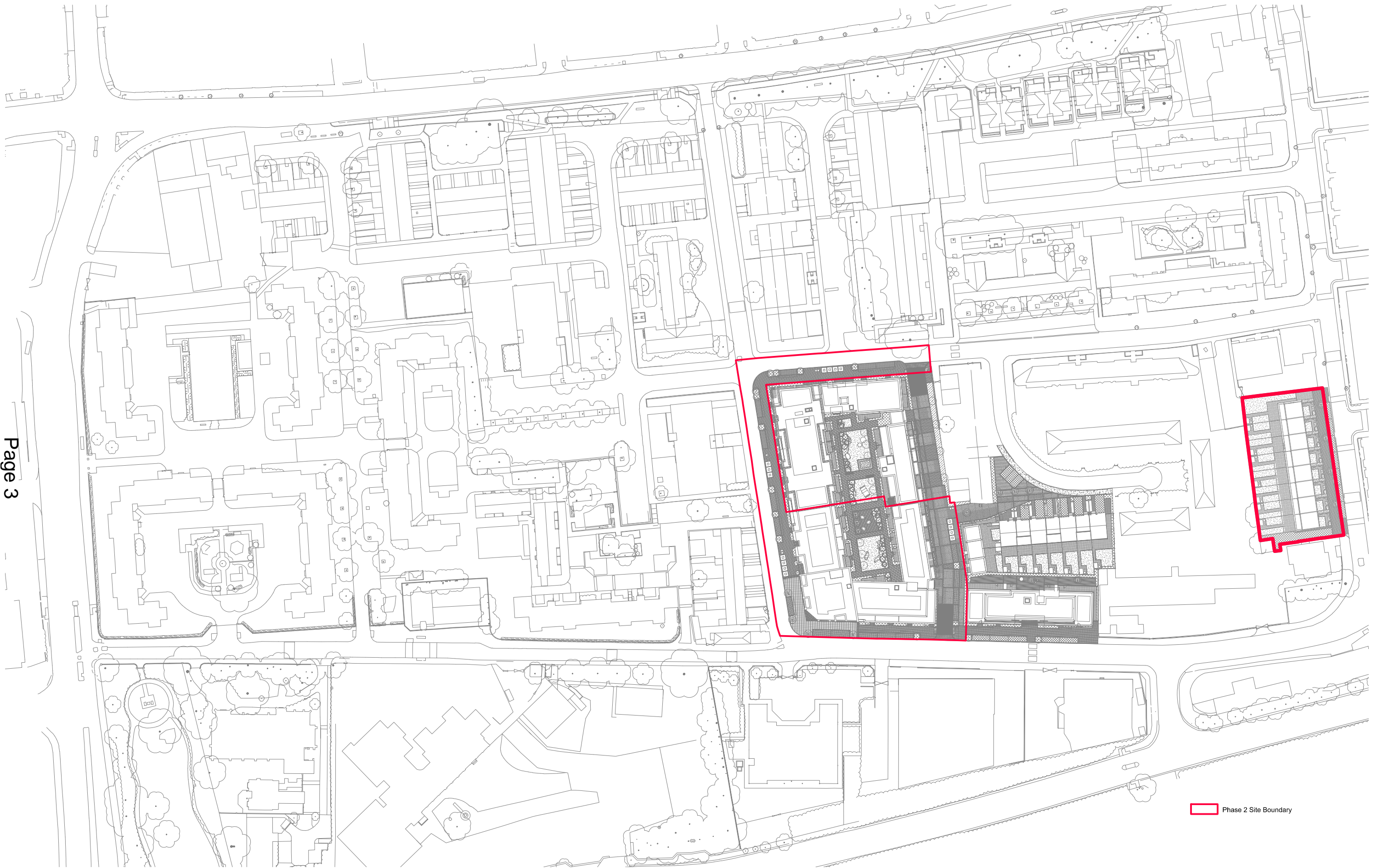
HP2-PRP-ZZZ-00-DR-A-02000
REV 0
 S02

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Designed with reference to the surveys, information and reports listed: Ordinum Survey Map, Topographical Survey 14804-S1A, Utilities Radar Scan PAS128 25451, Tree Survey 54154-02



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Phase 2 Site Boundary

Block Plan

1 : 1250

CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed:
 Ordnum Survey Map, Topographical Survey 14804-S1A, Utilities Radar Scan PAS128 25451, Tree Survey 54154-02

Rev	Date	Description
0	11.04.19	Issue for Planning Submission.
1	02.08.19	Layout Updates. Issue for Planning Submission.

Dwn	Ckd	Drawn	AB/RC
AB/RC	AA/SC	Checked	AA/SC
AB/RC	AA/SC	Date	11.04.2019
RC	SC	Scale @ A3	1 : 1250

High Path Phase 2

Block Plan

HP2-PRP-ZZZ-00-DR-A-01001

REV 1

S02



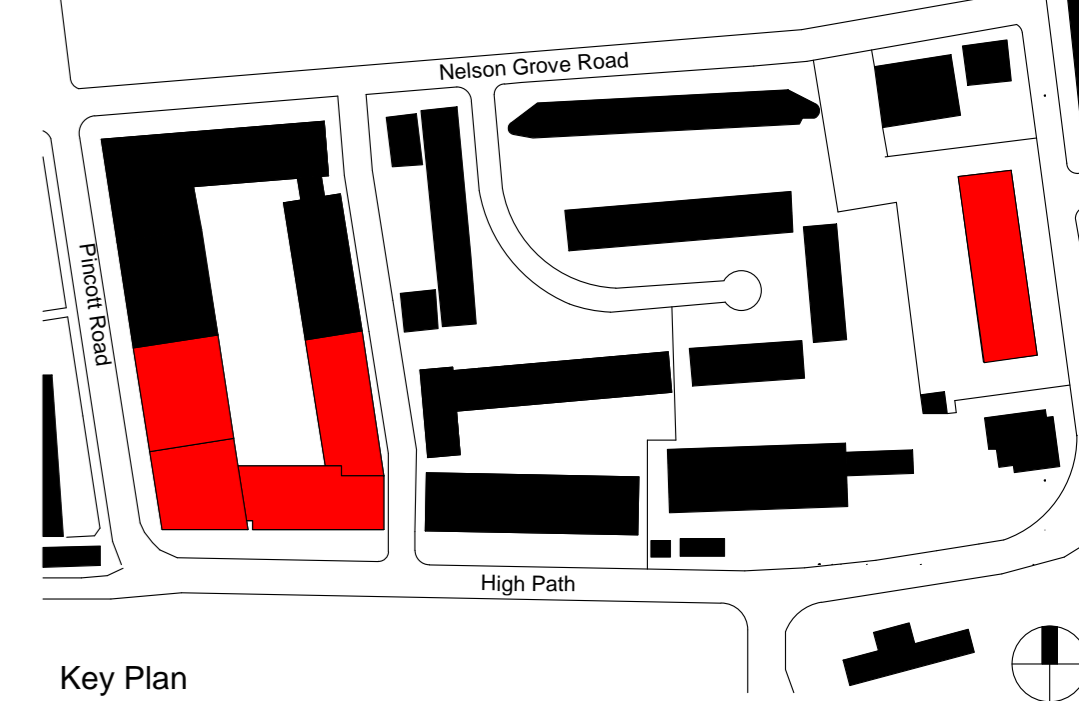
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Ground Floor Plan
1 : 200



- 181P FL
- 182P FL
- 182P WA FL
- 182P WCH FL
- 2B3P FL
- 2B3P WA FL
- 2B3P WCH FL
- 2B4P FL
- 2B4P Mais 2 floors
- 3B5P FL
- 3B6P Duplex
- 3B6P House 3 floors
- 4B6P FL
- 4B7P Mais 2 floors



Key Plan

COM REGULATIONS 2015. All current drawings and specifications for this project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Rev	Date	Description	Drawn Ctd	Checked	AB/RC
0	11.04.19	Issue for Planning Submission	AB/RC	AA/SC	AB/RC
1	02.08.19	Design updates following LHM design officer feedback	AB/RC	AA/SC	AB/RC

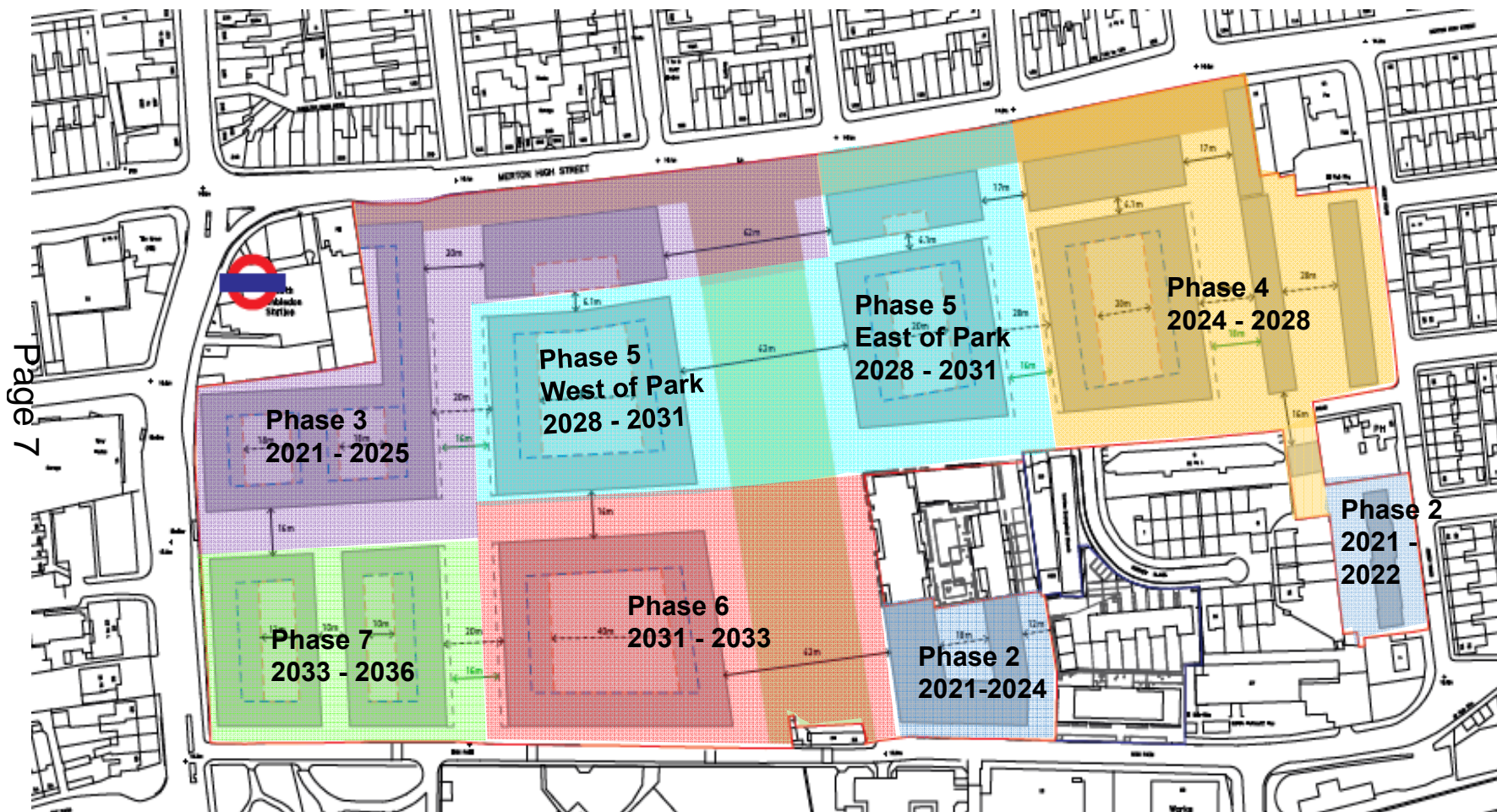
High Path Phase 2
General Layout Plan Level 00
Scale @ A0 1:200

HP2-PRP-ZZZ-00-DR-A-02011
REV 1
S02



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High Path Phase 2 - 7 Strategy – February 2019



Page 7

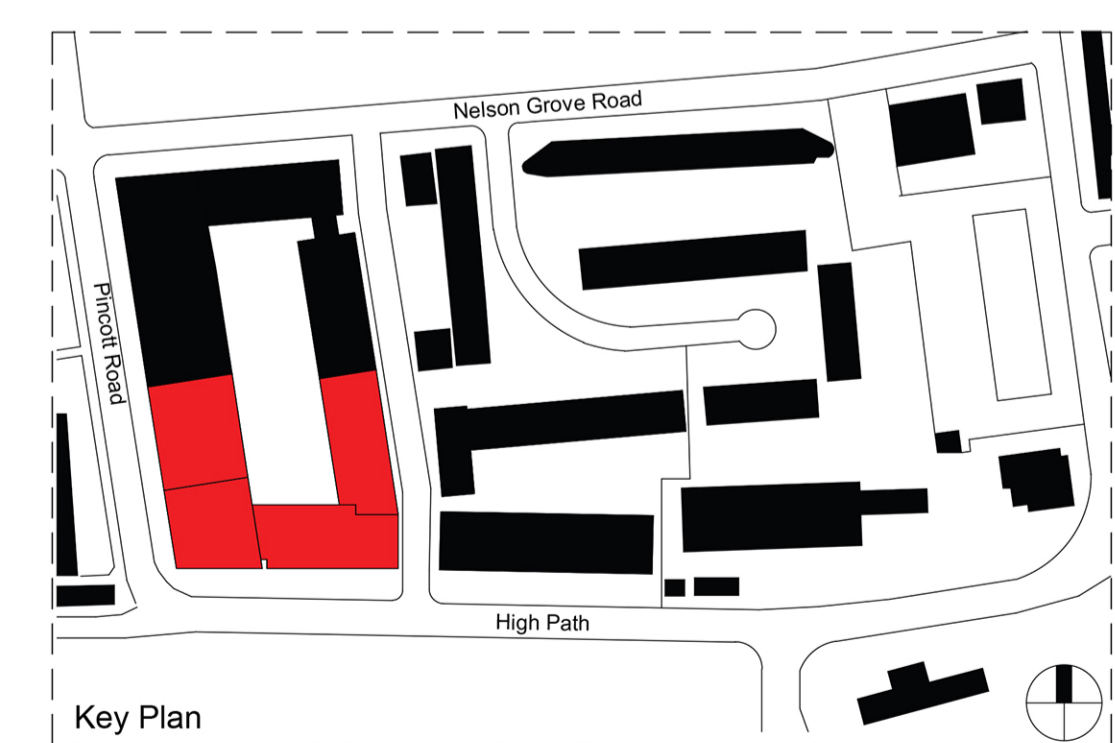
Note: The years indicate the Start and Completion dates for each phase.

Note: Phase 1 is subject to a separate, full planning permission (ref 16/P3738) granted on 5th October 2017. Work on Phase 1 has commenced and is due to be completed in 2021.

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- 1B1P FL
- 1B2P FL
- 1B2P WA FL
- 1B2P WCH FL
- 2B3P FL
- 2B3P WA FL
- 2B3P WCH FL
- 2B4P FL
- 2B4P Mais 2 floors
- 3B5P FL
- 3B6P Duplex
- 3B6P House 3 floors
- 4B6P FL
- 4B7P Mais 2 floors



Ground Floor Plan
1 : 100

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Designed with reference to the surveys, information and reports listed: Ordnance Survey Map, Topographical Survey 14804-S1A, Utilities Radar Scan PAS128 25451, Tree Survey 54154-02.

Rev	Date	Description
0	11.04.19	Issue for Planning Submission
1	02.08.19	Design updates following LHM design officer feedback.

Dwn	Ckd	Drawn	AB/RC
AB/RC	AA/SC	Checked	AA/SC
AB/RC	AA/SC	Date	11.04.2019
		Scale @ A1	1 : 100

High Path Phase 2
Ground Floor Plan

HP2- PRP- 02Z- 00- DR- A-02101

S02 -

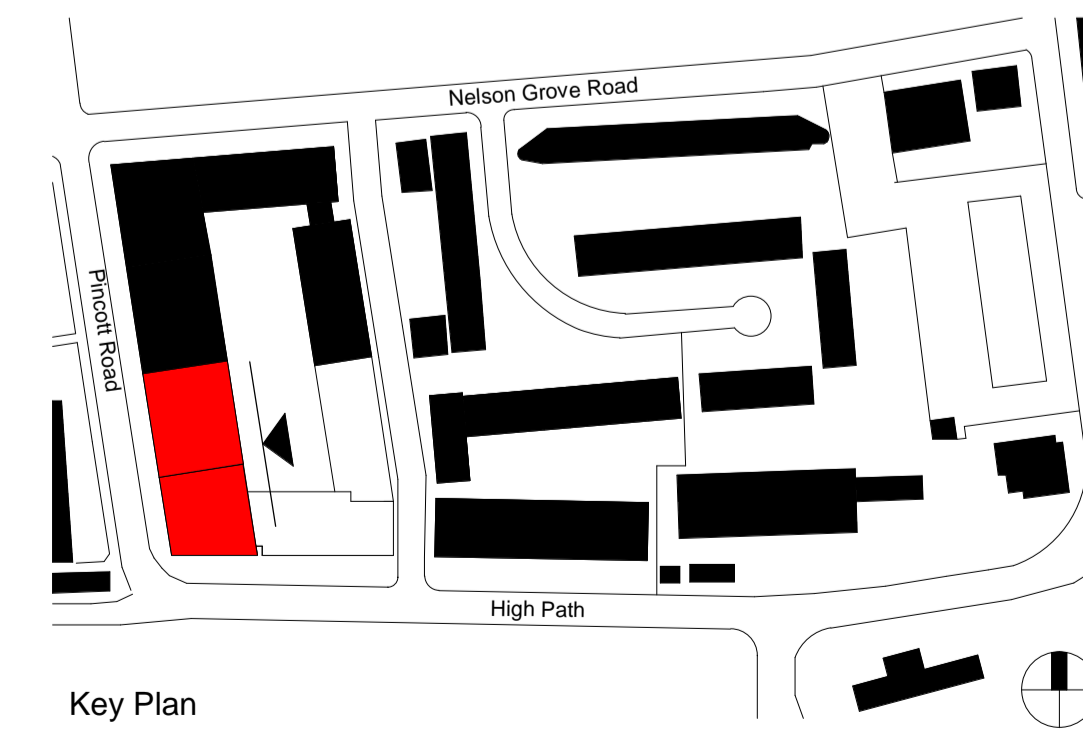


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Block A East Elevation
1 : 100

Material Schedule	
No.	Material
3	Facing brick to set-back elevation. Colour red multi.
8	Cladding system. Anodised metal. Colour grey to match Phase One proposals.
10	Facing brick to primary elevation. Colour red multi to match Phase One proposals.
16	Window. Metal frames. Colour dark grey colour to match Phase One proposals.
17	Communal entrance door. Metal frames. Colour dark grey to match Phase One proposals.
19	Balcony & patio doors. Metal frames. Colour dark grey to match Phase One proposals.
28	Balcony fascia. Metal. Colour dark grey to match Phase One proposals.
32	Projecting facade fins. Anodised metal. Colour grey to match Phase One proposals.
33	Facade banding. Pre-cast concrete. White finish.
38	Railed balustrade. Metal. Colour dark grey to match Phase One proposals.



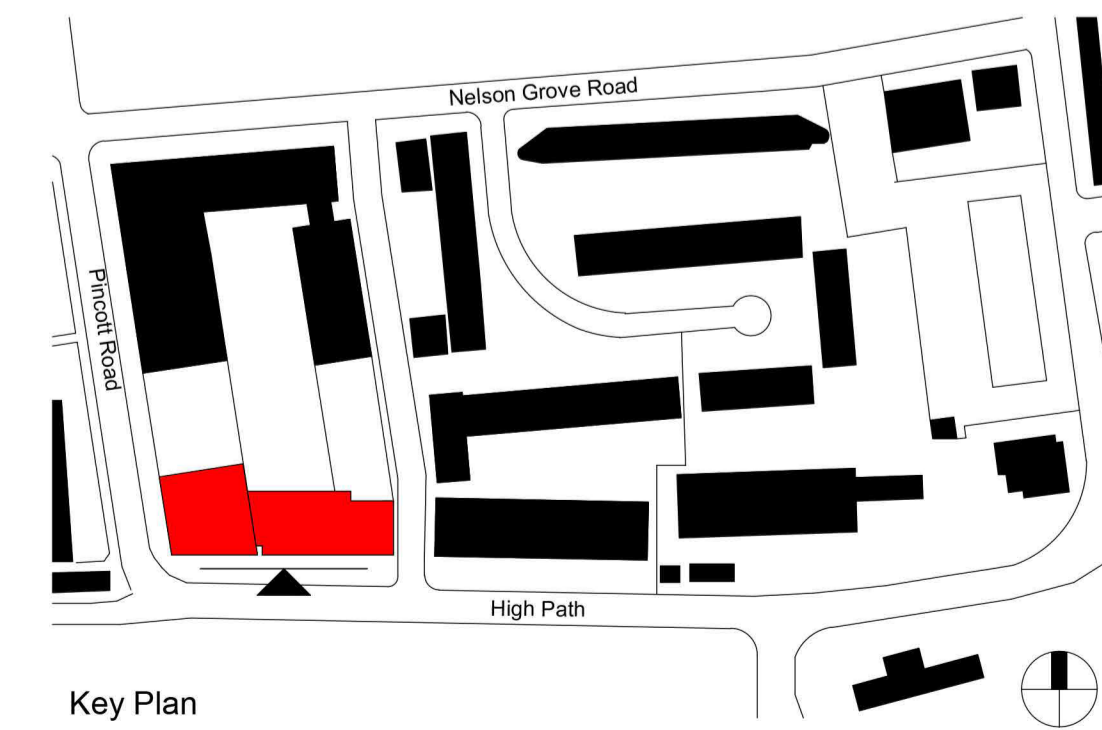
Key Plan

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Block A & B South Elevation
1 : 100

Material Schedule	
No.	Material
1	Facing brick to primary elevation. Colour red multi.
2	Spandrel panel recessed (225mm). Colour grey.
3	Facing brick to set-back elevation. Colour red multi.
4	Facing brick to set-back elevation. Colour light buff to match Phase One proposals.
5	Facing brick to secondary elevation, recessed 112.5mm. Colour light buff to match Phase One proposals.
6	Facing brick to secondary elevation. Colour grey to match Phase One proposals.
7	Facing brick to secondary elevation, recessed 112.5mm. Colour grey to match Phase One proposals.
13	Header course brick detail. Colour light buff to match Phase One proposals.
14	Header course brick detail. Colour grey to match Phase One proposals.
15	Curtain wall. Fixing system colour to match window frames.
16	Window. Metal frames. Colour dark grey colour to match Phase One proposals.
18	Private entrance door. Metal frames. Colour dark grey to match Phase One proposals.
28	Balcony fascia. Metal. Colour dark grey to match Phase One proposals.
31	Coping. Metal. Colour dark grey to match Phase One proposals.
34	Entrance canopy. Anodised metal. Colour dark grey to match Phase One proposals.
38	Railed balustrade. Metal. Colour dark grey to match Phase One proposals.



Key Plan

Rev	Date	Description
0	11.04.19	Issue for Planning Submission
1	02.08.19	Design updates following LHM design officer feedback.

Dwn	Ckd	Drawn	AB/RC
AB/RC	AA/SC	Checked	AA/SC
AB/RC	AA/SC	Date	11.04.2019
		Scale @ A1	1 : 100

High Path Phase 2
Block A & B South Elevation

HP2- PRP- 02Z- ZZ- DR- A-02121

S02 -

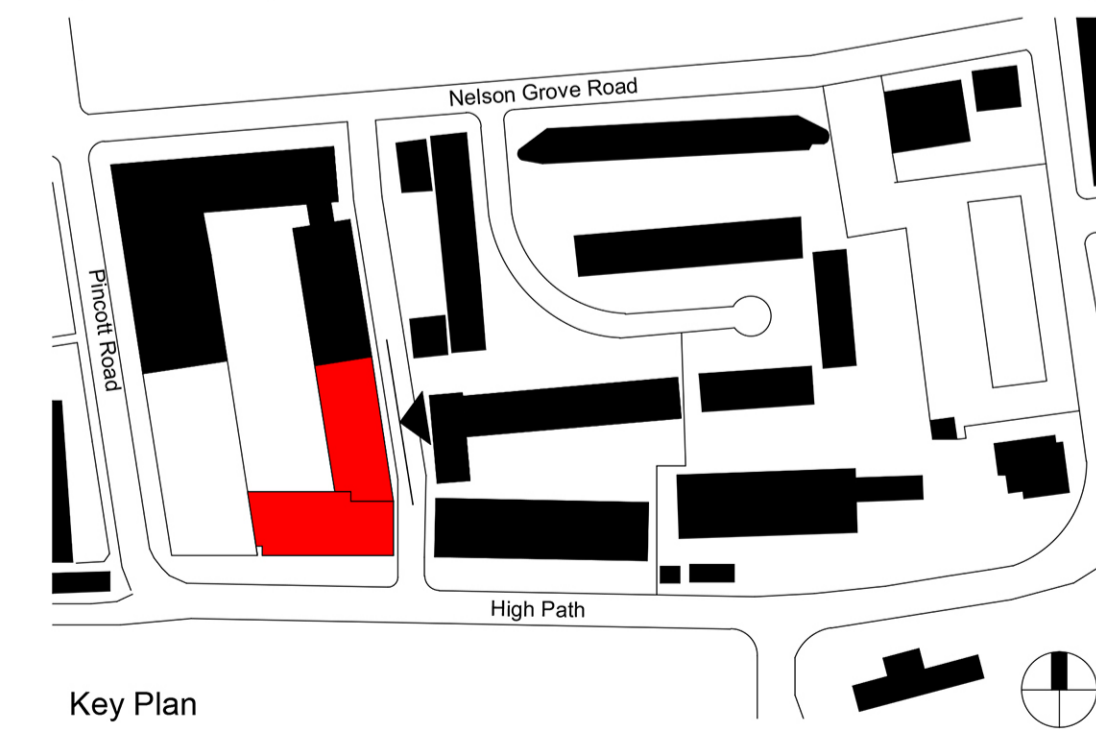


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Block B East Elevation
1 : 100

Material Schedule	
No.	Material
4	Facing brick to set-back elevation. Colour light buff to match Phase One proposals.
5	Facing brick to secondary elevation, recessed 112.5mm. Colour light buff to match Phase One proposals.
6	Facing brick to set-back elevation. Colour grey to match Phase One proposals.
7	Facing brick to secondary elevation, recessed 112.5mm. Colour grey to match Phase One proposals.
11	Soldier course brick detail. Colour light buff to match Phase One proposals.
12	Soldier course brick detail. Colour grey to match Phase One proposals.
13	Header course brick detail. Colour light buff to match Phase One proposals.
14	Header course brick detail. Colour grey to match Phase One proposals.
16	Window. Metal frames. Colour dark grey colour to match Phase One proposals.
21	Window. Metal frames. Colour bronze to match Phase One proposals.
22	Communal entrance door. Metal frames. Colour bronze to match Phase One proposals.
23	Private entrance door. Metal frames. Colour bronze to match Phase One proposals.
25	Louvered doors. Metal. Colour bronze to match Phase One proposals.
28	Balcony fascia. Metal. Colour dark grey to match Phase One proposals.
29	Coping. Metal. Colour bronze to match Phase One proposals.
31	Coping. Metal. Colour dark grey to match Phase One proposals.
35	Entrance canopy. Metal. Colour bronze to match Phase One proposals.
37	Balcony balustrade. Perforated metal. Colour bronze to match Phase One proposals.
38	Railed balustrade. Metal. Colour dark grey to match Phase One proposals.



Key Plan

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KEY

F2	TREE GRILLE	Galvanised steel Castle Tree Grille to include irrigation hole, Size: 1200mm x 1200mm. Product Code: CASTLE12A by GreenBlue Urban or similar approved.
F5	GARDEN SHED	7x5 Tiger Shipap Lean To Pent Shed with lock and key. High grade 12mm finish shipap tongue and groove cladding. By TigerSheds or similar approved.
F6	COMPOST BIN	Blackwall 330 litre Black Compost Converter. Size: 1000mm high x 800mm diameter. By Evergreen or similar approved.
F7	WATER BUTT	185L Madison Rain Barrel, with Corrosion proof screen guard, 120cm garden hose with shut-off valve, overflow and diverter spigots and hook. Colour: Milstone. Dimensions: 51cm Square Top, 36cm Square Bottom Height: 80cm. Product Code: 3-2303. By Waterbutts Direct or similar approved.
F8	RECYCLING BINS	180L wheelite bin for paper and card; 180L wheelite bin for rubbish; food waste container.
F11	BESPOKE CYCLE SHED	Bespoke Cycle Shed with hardwood timber doors and green roof. To accommodate two cycles.
G1	GATE	1100mm height gate. Square profile galvanized steel. Powder coated RAL colour TBC. Frame size: 40x40mm; Bars size: 25mm x 40mm.
G2	GATE	2000mm height gate. Square profile galvanized steel. Powder coated RAL colour TBC. Frame size: 40x40mm; Bars size: 25mm x 40mm.
K1	FLUSH CONCRETE KERB	Flush Eco countryside kerb. 145mm x 255mm x 915mm. Colour: Silver grey. By Charcon or similar approved.
K2	125 UPSTAND CONCRETE KERB	Lipstand Eco Countryside kerb. 145mm x 255mm x 915mm; colour: silver grey. By Charcon or similar approved.
K3	CONCRETE EDGE	Concrete Flat Top Edging, 50 x 914 x 150mm, colour: natural. By Marshalls or similar approved.
K4	CONCRETE DROP KERB	Eco Countryside kerb. Classic dropper 145mm x 150-255mm x 915mm; colour: silver grey. By Charcon or similar approved.
P1	BLOCK PAVING SLABS	Ecopave textured flag paving, 450mm x450mm x70mm, Colour: Grey fleck, laid: staggered bond. By Charcon or similar approved.
P7	BLOCK PAVING	Moorstone textured block paving. Size: 450mm x 450mm x 50mm. Colour - Grey, laid: staggered. By Charcon or similar approved.
P8	PERMEABLE BLOCK PAVING	Andover Inifra permeable block paving. Size: 200mm x 100mm x 60mm. Colour: Midnight Grey, Light Grey, Silver Grey, laid staggered bond. By Charcon or similar approved.
P15	PERMEABLE BLOCK PAVING	Andover Inifra permeable block paving. Size: 200mm x 100mm x 80mm. Colour: Midnight Grey, laid: herringbone pattern. By Charcon or similar approved.
R2	R3 TIMBER FENCE	1.8m height privacy panel extending 2.4m from rear of house. Beyond this a 1200mm high close boarded fencing (with concrete posts and 300mm concrete gravel boards) with additional 300mm high timber trellis or timber post extensions (sill at 1800mm high).
W1	BRICK WALL 1200mm high	To match with architecture works
W2	BRICK WALL 2000mm high	To match with architecture works
W3	BRICK WALL WITH RAILING ON TOP	Brick wall 600mm high, to match with architecture works. Metal railing 600mm high, square profile galvanized steel powder coated RAL colour TBC.

- Existing tree
- Proposed tree
- Proposed shrub
- Grass lawn
- Planting

Note:
 WCH - Wheelchair parking bay
 WCHA - Wheelchair adaptable bay – to be converted if required
 Please refer to transport strategy.
 Refer to Speirs+Major for lighting specifications.
 Refer to Arboricultural report regarding works to existing trees.

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Designed with reference to the surveys, information and reports listed:
 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Rev	Date	Description
0	11/04/2019	Planning Issue
1	02/08/2019	Update following comments from planners

Dwn	Ckd	Drawn	MF
MF	BS	Checked	BS
MF	BS	Date	11/04/19
		Scale @ A1	1 : 200

High Path Phase 2
 Abbey Road GA
 Planning

HP2- PRP- 14B- 00- DR- L-02001
 S04 -



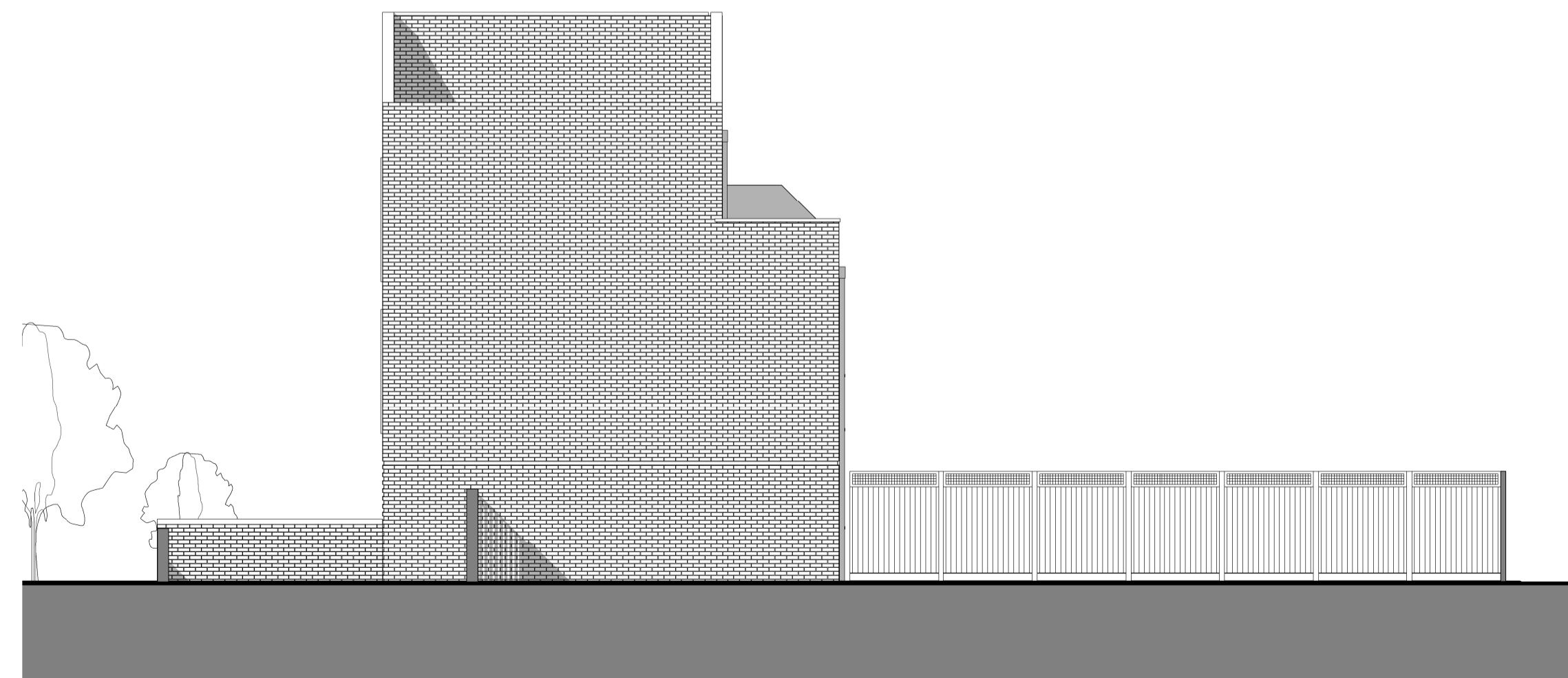
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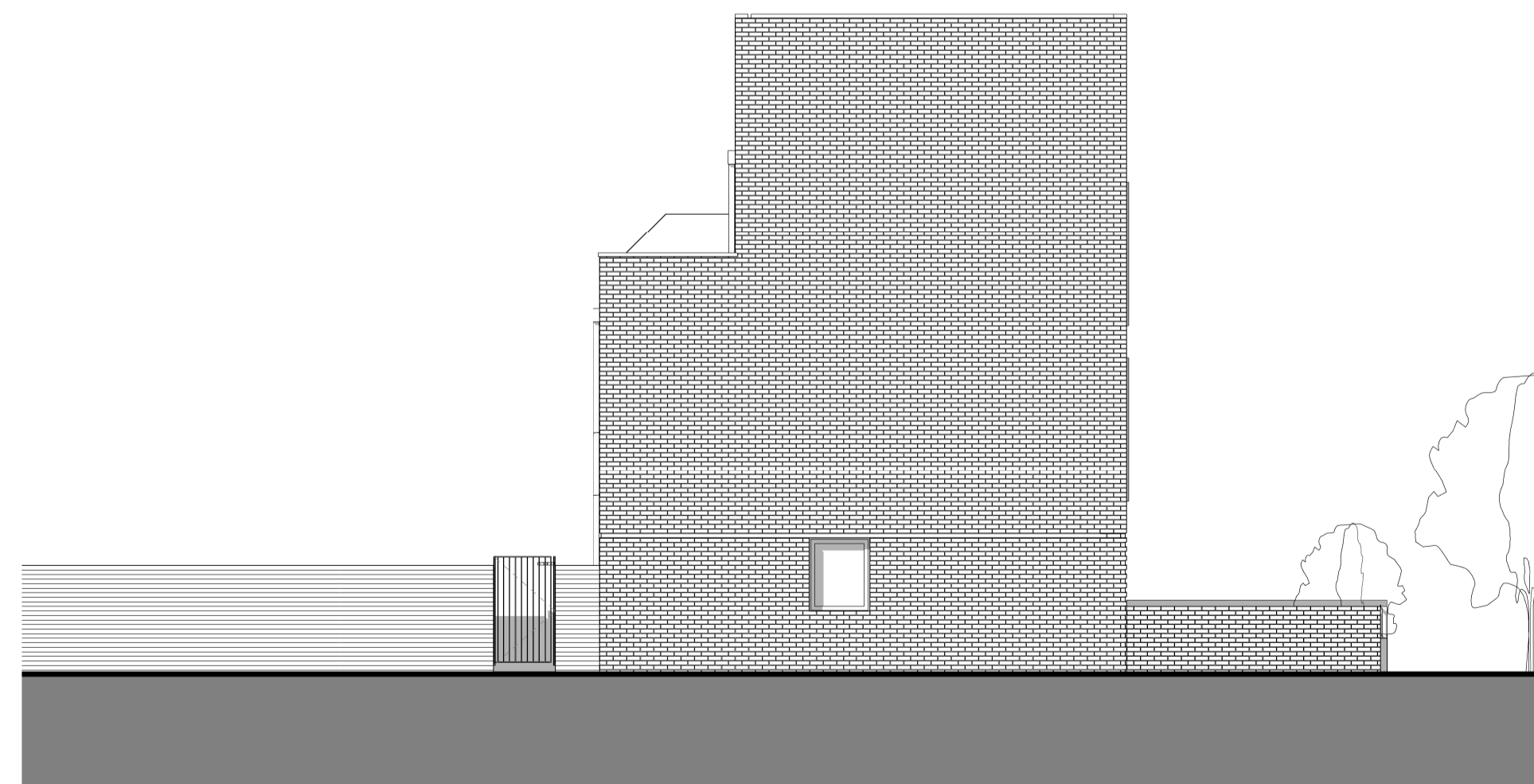
East Elevation
1 : 100



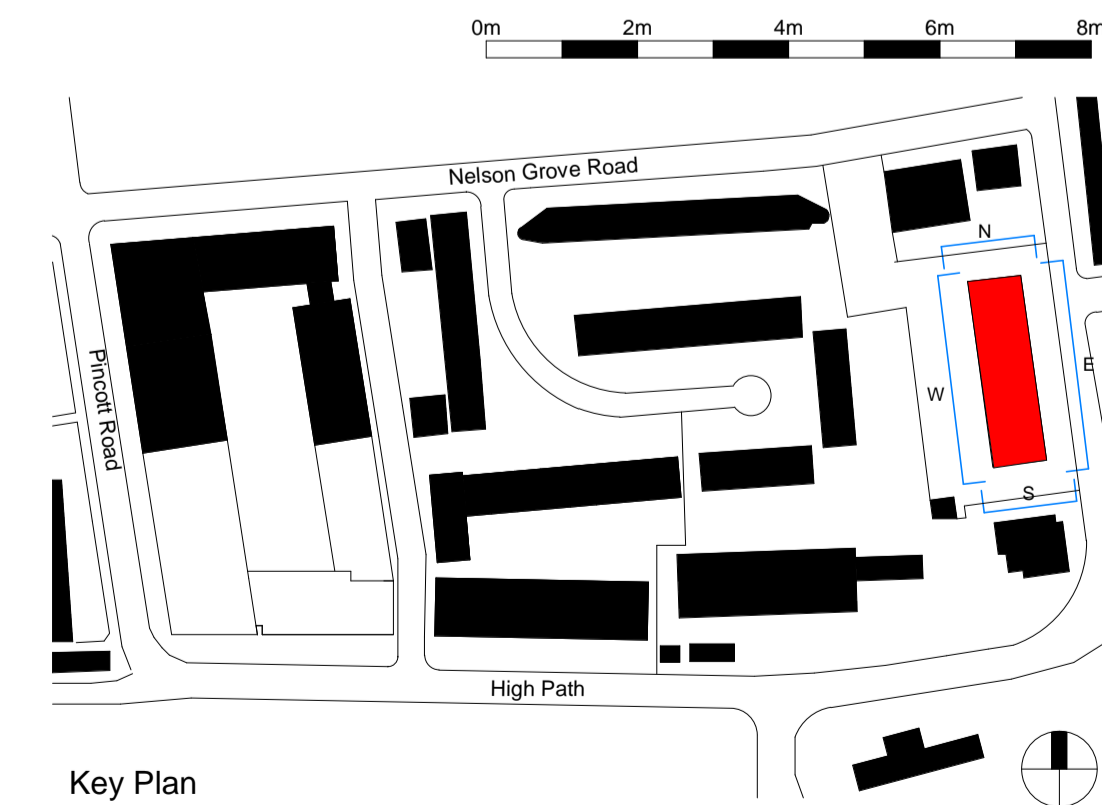
West Elevation
1 : 100



North Elevation
1 : 100



South Elevation
1 : 100



Key Plan

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