

## Better places to live: high quality residential areas

### 1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state  
SOME REDEVELOPMENT AND RETAIN

SOME BUILDINGS FOR REFURBISHMENT ONLY

ASSESS EACH BLOCK OF FLATS SEPARATELY TO ASCERTAIN WHICH BUILDINGS HAVE SEVERE DAMP/CONDENSATION PROBLEMS. ONLY DEMOLISH AND REBUILD THOSE BUILDINGS WITH THE SEVERE CASES OF DAMP. - AND REBUILD THEM WITH MODERN MATERIALS AND CAVITY WALLS TO ADDRESS DAMP PROBLEM BUT KEEP THE SAME DESIGN + BUILDING PLAN AS THE ORIGINAL BUILDING WAS.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

### 2 What size of homes should be provided within the High Path estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?

I THINK THERE SHOULD BE A SMALLER PERCENTAGE OF ONE BEDROOM FLATS AND A LARGER PERCENTAGE OF THREE BEDROOM FLATS FOR FAMILIES

### 3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate

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Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

The same mix of houses, maisonettes and flats as there are now.

towards Merton High Street to the north of the estate.

Option 3: Variety across the estate  
Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

Taller buildings towards the centre of the site.

### 4 How should building heights be distributed through the High Path estate?

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate  
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges  
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

### 5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

I feel strongly that properties should be built 'LIKE FOR LIKE', square metre for square metre, following the same pattern + design as the originals EXCEPT for the building material and also to make them with cavity walls to address the problems of dampness and condensation.

ONLY THE BUILDINGS WITH SEVERE DAMP PROBLEMS NEED REBUILDING

The layout and plan and building designs of the estate don't need changing, because it is a good street plan already.

This means I will be living in a ground floor flat, with a street front door, with the same front room, kitchen, toilet, bath, & O High Path | 7 floor plan as I currently live in now - which is the flat I have bought. (continued...)

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

QUESTION 5 - Continued...

Having a street door is important to me. This is something I took into account when I bought this flat. I get a lot of deliveries. Having a separate toilet is important for a family. Large <sup>size rooms which I have now,</sup> a big kitchen which I have now. Moving boundaries is a very serious matter.

If a block of flats needs to be rebuilt because of damp problems, it should be designed in the same way with regard to floor plan, square metres, room sizes etc.

Leaseholders who have bought their properties should receive "Like for Like". The only difference would be the building material and cavity walls to address the damp problems.  
I do not consider 'hotel style' apartment blocks a suitable housing alternative.

## People and spaces

### 6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state

THE SAME PARKS SPACES  
AS THERE ARE ALREADY

Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

Org Georges new ball court - 10/05/06




Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.




Children's play equipment



### 7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.




Other, please state

THE SAME AS ARE ALREADY  
PROVIDED NOW



## Getting around

### 10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

THE TRANSPORT FACILITIES  
ARE EXCELLENT - NO NEED  
TO CHANGE THEM.

### 11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

### 12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

### 13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

The current parking  
arrangements are  
working fine.

## Local facilities and economic opportunities

### 14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as; please state

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Option 2: No, the existing local community facilities on the estate and nearby are enough

### 15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

→ BY SENSIBLE BUILDING WORKS THAT ENABLES RESIDENTS TO CONTINUE WORKING & CONTINUE THEIR NORMAL LIVES.

→ BY GIVING LEASEHOLDERS THE PROPER VALUE OF THEIR PROPERTY + NOT CAUSING THEM TO GO INTO THOUSANDS OF POUNDS OF DEBT, OR NOT BE ABLE TO AFFORD TO LIVE IN THE LOCAL AREA.

### 16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

people who live on the estate are business owners - I'm one of them!

If I'm going to lose a hundred thousand pounds because of the redevelopment project, that's not going to help my local business or other local business owners who own property on this estate.