

## Better places to live: high quality residential areas

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

**Option 3: Mostly flats**

**Option 4: Other, please state**

NO REGENERATION

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.

NO REGENERATION

## 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**

NO NEED FOR ANOTHER PARK.

### 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.



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

King 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**



**Other, please state**

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## People and spaces

### 8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

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

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

- Retaining the historic street pattern and create traditional street forms**

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

- Creating a mixture of types of buildings and spaces**

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

- Other, please state**

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### 9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

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~~PLEASE SEE~~

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PLEASE SEE ANNEXED

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SHEET.

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## 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

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### 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.

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## 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

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- 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**

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### 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.

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## Annexe to Questionnaire

### HIGH PATH ESTATE

I do not believe there is any need to regenerate High Path and am totally against the regeneration.

Circle made promises to the tenants that they would give them new bathrooms and kitchens, which no doubt swayed some of the tenants' decision for the transfer of the properties, knowing full well they intended to regenerate. Mychell House was built in 1967 and there are other properties on the estate which were built later. One of the reasons Circle gave for regeneration is that there are structural problems with the properties. Yet in their latest brochure they state they are carrying out surveys. We need to see the results of those surveys as I believe the existing properties are of much better quality than anything they intend to provide (which was confirmed by the visits they arranged).

There is simply no justification to get rid of well-built properties and have rows and rows of 6 storey flats. This, I believe, is going backwards.

There is a lot of scope to improve the estate and add some more properties as Circle obviously want to have more properties on the estate. Both the Council and Circle have allowed the estate to fall below standard but the properties are well made. I have lived on the Estate for [REDACTED] and do not believe my property to be substandard.

Other reasons Circle have given are a better transport system and a park. We have an excellent transportation system and access to Morden Park, Colliers Wood Park, Haydons Road Recreation and also a recreational area on Merton Road – which are all in very close proximity.

The reason some of the tenants/leaseholders/freeholders have stayed on the estate is because they are happy with their accommodation – they are not substandard. The beauty of High Path is that we are not all on top of each other and closed in by rows and rows of flats.

In my opinion improvements should be made to the High Path in preference to destroying extremely good and sound buildings.

No consideration has been given to the freeholders and leaseholders who bought their properties in good faith. Many have lived on the estate for 25+ years. If this regeneration is allowed to go ahead, there will be a difference in the value paid for our properties and the new properties which we will have to meet. Should the regenerations proceed, Circle should be made to offer a discount on the new properties to those who have been on the estate for a long time. Circle are forcing us into debt or out of the area which is very unjust. We all have lives built in and around the area.

I am coming to the end of my working life, have already paid for my property and have a long lease still remaining, why would I now want to be in debt, have a share ownership or live in a property part-owned by Circle?

The rooms in the properties are good sizes and the owners have invested in a lot of money in their properties and have also furnished them appropriately. Feedback from the properties visited have been very negative and, in fact, the word horrible comes up quite a lot. They also expect us to pay for parking spaces which is really disgusting. I am not prepared to leave a home I am happy with to start all over again or move into a property with small rooms where I will not be happy.

Since Circle took over, the estate is always filthy, for days there are bottles, cans papers, etc. littered around the estate. Dog owners are allowed to foul the area behind the car park in Doel Close. Neighbours are allowed to leave rubbish on the stairway, etc. The doors to the downstairs sheds are left with the paint falling off. When complaints are made a letter is sent and nothing is followed up. The trees are never pruned and we are forever having the clean our cars.

People are not against improving their areas but it is time the Government stepped in to stop Landlords from treating lessees and freeholders unfairly. They should be heavily compensated for plans they took no part in, at present no one seems to care.