

# 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**

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**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?**

AS LONG AS THE FUTURE ESTATE MAINTAINS THE CURRENT MIX

## 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  
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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.

*UP TO 9 FLOORS*

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 / Meranton 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.

*On the whole, I do like Circular Master Draft Plan.*

*\* I would like a letterbox on my front door, but if this is not to be then the boxes should be contained within the building, due to security.*

*Also, I would like a Refuse System like at the Clapham Park Estate as this stops insects flying about in the summer and it is a more hygienic system and underground.*

*\* Energy Centre - I like this idea, but would prefer to use gas as this is much cheaper than electricity.*

## 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

I WOULD LIKE AN INSET  
BALCONY & A PRIVATE GRASSED  
COURTYARD AS WELL AS A  
PUBLIC PARK FOR THE ENTIRE  
PARK COMMUNITY

### 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

NEEDS ALSO TO CATER FOR  
WHEELCHAIR USERS. NOT  
TOO MANY STEEPER STEPS AS  
AT MYRTLE FIELDS COURTYARD

## 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.

I like the ideas regarding the open spaces & streets as on Circle's Draft Master Plan, but am concerned about Pincott Rd.

Something needs to be done about Pincott Road as there is too much traffic causing this and the other roads to be a hot pan! And it isn't very safe with regard to the residents.

I like the idea of underground car-parking for the residents & on-street parking for visitors to the residents. I often have visitors to my flat & would like 2 visitors to arrive & not the usual 1 visitor as at present.

Improved lighting needs to be considered with regard to the safety of many residents. At present, it is unsafe to enter the lower blocks at night as there is not enough lighting.

would prefer a partially grassed area for a small courtyard, catering also for wheelchair users. Like the idea of parking underneath for the residents.

## 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. I WOULD LIKE TO BE ABLE TO STORE MY BICYCLE ON THE BALCONY
- 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.

I don't know as I need examples,  
 • We don't want parking available for commuters or for those who go shopping. We only want parking for those who are residents or visitors for those who take on the estate.

• They should continue to use residents or 2 visitors permits.  
 • There should still be a controlled parking zone but is not accessible to the public.

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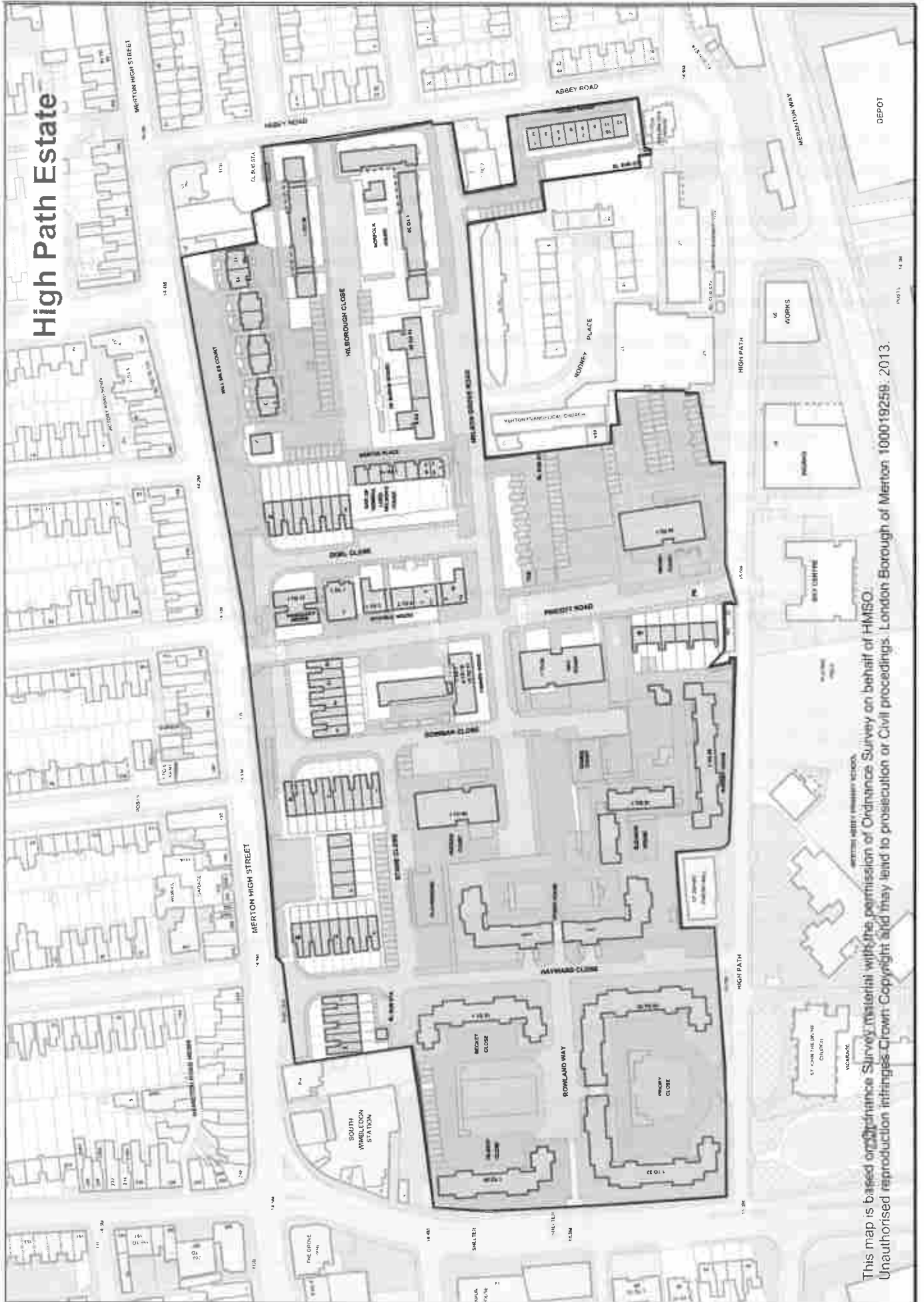
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# High Path Estate



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

### Option 5

- I am under a particular classification such as 'mental health' and do not want to live in a flat like the Clapham Park Estate where I would feel too claustrophobic, feeling to be boxed in. This would have an adverse effect on my health. The flats at Clapham Park were like rabbit hutches. Also, I do not want to live on the ground floor as I would feel too vulnerable eg. lots of people going past my front door & my windows being too near the ground. I live on the 4<sup>th</sup> floor in one of the Tower Blocks, but could not live on a higher level due to my fear of heights, and need a lift.
- I don't mind an open plan kitchen but as long as there is room in the lounge. At Hyatt's Field, the kitchen was in the lounge and it was far too small. The kitchen is usually a separate room, but at Hyatt's Field it did not take account of this.
- I like the idea of more internal storage ~~rooms~~ meaning that there will not be a need for a premises ie my room shed was broken into & someone put all these rubbish in it. I can no longer use it and I did store some items in it. I was very upset about the 'animal' who did this to my room shed.
- Having an inset balcony, to store my bicycle, to dry washing and ~~be~~ is able to sit outside.



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

- From my own personal point of view, I would like to live in a block of flats with people of a similar classification to my own where I would not feel vulnerable, feel safe and secure. I have had people knocking on my front door, late at night because they got out at the wrong floor or the left. They couldn't be bothered to look at the floor and the door number.

### Option 9

- I like the idea of a park where I can cycle and feel safe away from the heavy traffic and not living in fear of being knocked down.
- Am not sure about the ~~extra~~ extra 400 homes - Mayor of London as I don't want people too close to me in my face. Also will there be room for them?
- Also, if Regeneration is passed by LBM, people will <sup>lose</sup> ~~lose~~ their garages as rebuilding is proposed to start there.
- Also I need further info on the ~~planning~~ planning phase:
  - when will they take place?
  - what will happen?
  - how long will each particular phase take?