Barter places to liver high quality residential areas

	ould all the homes on the High Path te be redeveloped?		<u> </u>
of Mer commi met the	t of the transfer of homes from the London Borough ton to Circle Housing Merton Priory in 2010, a tment was made to ensure all transferred homes a Merton Standard. This included new kitchens, oms, doors and windows where required.		
the Me investig these i neighb	Circle Housing Merton Priory began to plan for arton Standards upgrades for High Path, their gations and studies raised doubts on whether approvements alone could bring the homes and the ourhood up to an acceptable, modern standard.	to parti decide would within t	e note that the following questions relate ial or full estate redevelopment. Should you to select the third option at Question 1, we encourage you to respond to all the questions this questionnaire as receiving all your ck is important to us.
such a the hor ssues	erton Standard works would not address issues s poor insulation, dampness and condensation in mes, overcrowding, parking, community safety and concerning the open and green spaces. Only homes		at size of homes should be provided the High Path estate?
owned the imp	by Circle Housing Merton Priory will be eligible for provements and leaseholders would be expected to	Please	select one of the following.
pay for	at least some of the upgrades. Any external issues a Path would not be included.		Option 1: Mix of different sizes of homes
	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-		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 <u>do not agree</u> with this mix, how would you change it?
	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.		at type of homes should be provided
and the second s	Option 3: Invest in existing properties to bring them to minimum modern standards Refurbish all Circle Housing Merton Priory	At the mof home:	noment there is a wide range of different types son High Path including flats, maisonettes and lift the regeneration plans go ahead the existing
	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 orange.	What typ future?	would be replaced and additional new homes builtable of homes do you think High Path will need in the select one of the following.
	Option 4: Other, please state	194	Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

		n 2: A wide range of homes ing a mix of houses, flats and			towards Merton High Street to the north of the estate.		
		3: Mostly flats			on 3: Variety across the estate e select one of the following		
	Option	1 4: Other, please state			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?				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.			
two store	ey house	heights on High Path vary from s to 12 storey tower blocks. If the	-		and the same of th		
buildings take into the surro how mar	will be in account ounding a my homes	s ahead, agreeing the height of new mportant. That decision will need to the relationship between High Path and areas, local opinions, planning policies, are to be built and how to ensure there and green space for High Path to be a					
		active place to live.					
What do	you thin	k about building heights?					
Please s	elect on	e of the following.					
Option 1: Evenly across the estate Buildings should be broadly similar height across the estate.		\$					
	Option edges	2: Taller buildings around the					
		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	-				
					100 HE-h D-4h 12		

Boople and spaces

6 What type of outdoor space would you prefer to see within the estate?	Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.
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.	(ing Georgen new ball court - 10/05/06
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.	Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.
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.	gulinges: only devidopment (1005) (ceeps)
Option 3: Other, please state	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-abouts and picnicking.	Other, please state

People and spaces

deciding the layout of buildings, spaces and streets on the estate?		9 Are there any other issues or optio we should consider regarding the est open spaces and streets?			
Please	select a maximum of two from the following.	Please feel free to continue on the sheet provided			
	Making easy connections within the estate and to the surrounding area	end of this questionnaire.			
	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.				
HATTERNA MANALA	Other, please state				

Cetting around

10 How should greater use of public		12 How should parking be managed?			
transport be encouraged?		Please select one or more of the following.			
Please	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		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		
	such as well lit, safe, convenient and well maintained footways		No parking restrictions		
	Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals	Acceptance of the Control of the Con	Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs		
	Provide personal travel advice		re there any other issues or options nould consider regarding the		
	Other, please state	trans Please	port? feel free to continue on the sheet provided at the this questionnaire.		
11 W	alking and cycling are healthy life	-			
	choices. How can we support this?	-			
Please	select one or more of the following.				
Internation (control of	Provide well-connected, attractive and safe cycle routes and footpaths	-			
	Provide safe and convenient crossings of busy roads and junctions				
And season that a give	Provide secure and convenient cycle storage				
Control in America	Provide cycling training and support, to encourage people to switch to cycling	3			

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate? Community facilities cover a range of uses such us health care, schools, children's playing fields and services for older people and the disabled.		16 Are there any other issues or options we should consider regarding social and economic opportunities?			
		For example employing local people, supporting local busi nesses, providing training for local people, improving local			
Please select one of the following.		facilities and services.			
	Option 1: Yes, we need more community facilities such us: please state	Please feel free to continue on the sheet provided at the end of this questionnaire.			
	: 				
	-				
	Option 2: No, the existing local community facilities on the estate and nearby are				
	enough				
regen	ow could refurbishment or eration support existing and new byment?				
Please s	select one or more of the following.				
	Provision of space for businesses on or near the estate				
and the state of t	Employ local businesses and apprentices through the refurbishment or regeneration				
	process				
n all lines	Other, please state				
					

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			MYOCH POLLOTION	MUCH POLLUTION	MOCH POLLOTION