

High Path Estate

A public consultation was carried out between September and November 2014 in relation to potential works to the estate. A total of 622 letters were sent out to residents within the estate, as well as the wider area, and the total number of responses received was 123. A summary of the data is presented in this document.

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

Question 1 sought to understand the **appetite for regeneration** within the estate. The question read as follows: '**Should all the homes on the High Path Estate be redeveloped?**' The question was a multiple choice one with a choice of four answers as follows:

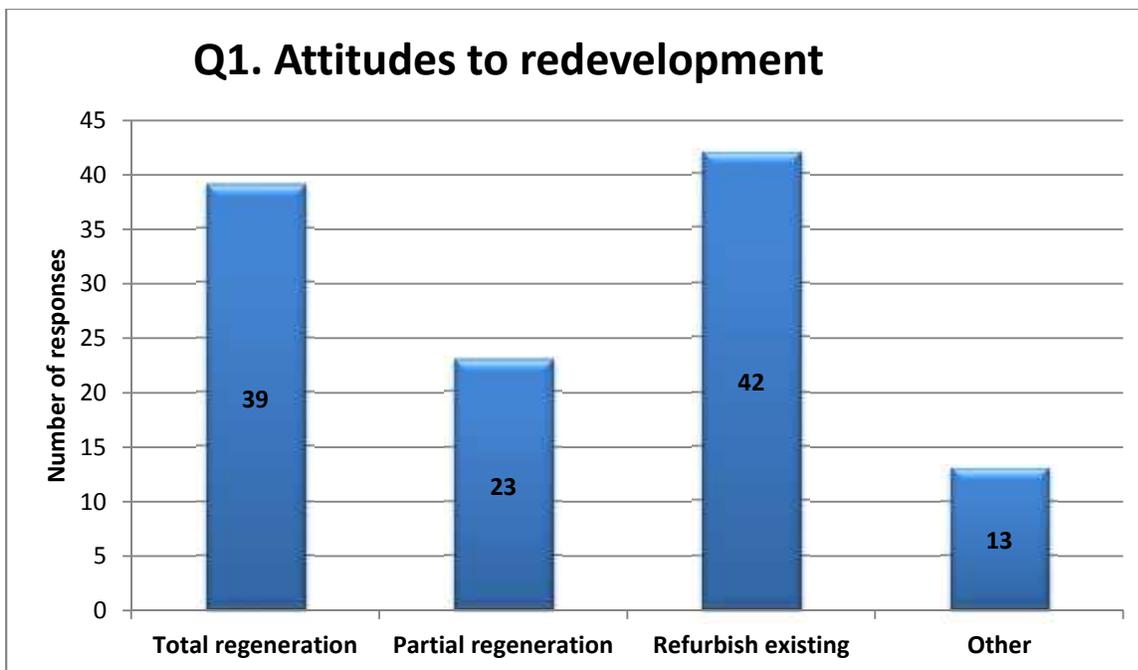
Option 1: Demolish and redevelop the entire High Path Estate

Option 2: Partial redevelopment

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

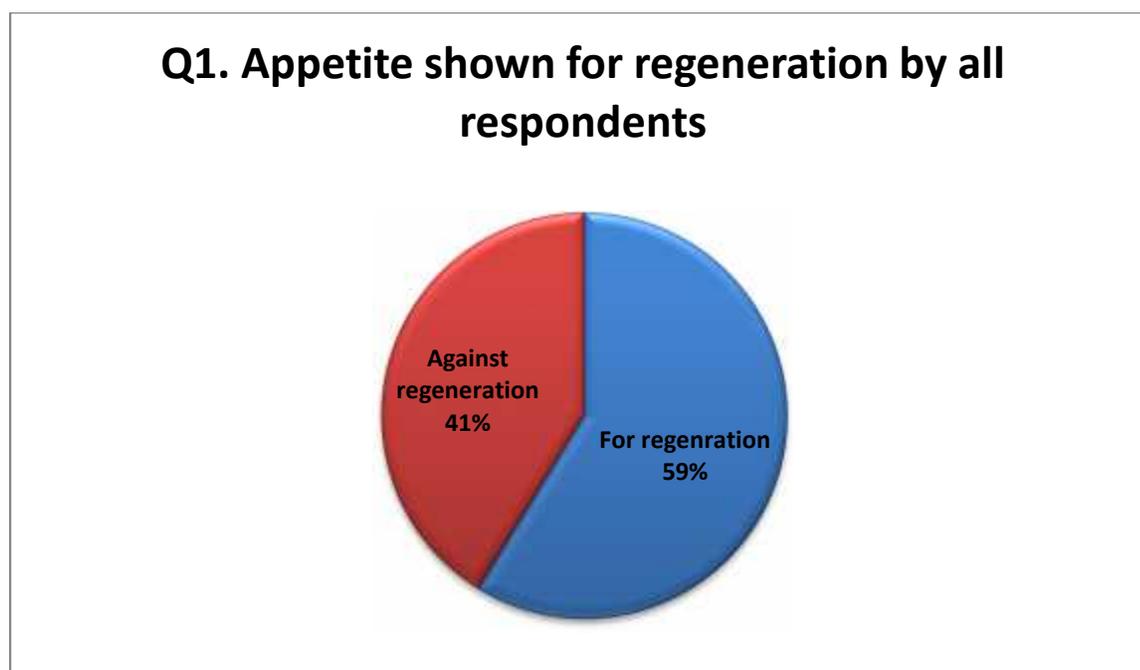
Option 4: Other

The responses to this question are shown in the bar chart below. It is noted that not all responses had the specific question answered, whilst some responses did not take the form of the questionnaire.



Option 4 gained over 10% of the responses, whilst 6 people did not explicitly answer the question. The respondents who selected option 4 generally fell into those people who want to

see where needed and those people who would like to see no changes to the estate. Some were undecided. In some instances, the respondents who did not explicitly answer question 1 have, upon further analysis, provided an idea of whether they would like to see refurbishment or not. The pie chart below shows whether people are in favour of regeneration (partial or complete) or not. The figures relating to 'for regeneration' have been reached by adding together those who selected options 1 and 2, as well as any responses which had selected 'other' but upon further analysis would indicate a desire for some regeneration. The 'against regeneration' data consists of those who selected the 'refurbish only' option, and those who selected the 'other' option but upon further analysis indicated a resistance to regeneration.



The chart above demonstrates a majority wanting to see regeneration of the estate.

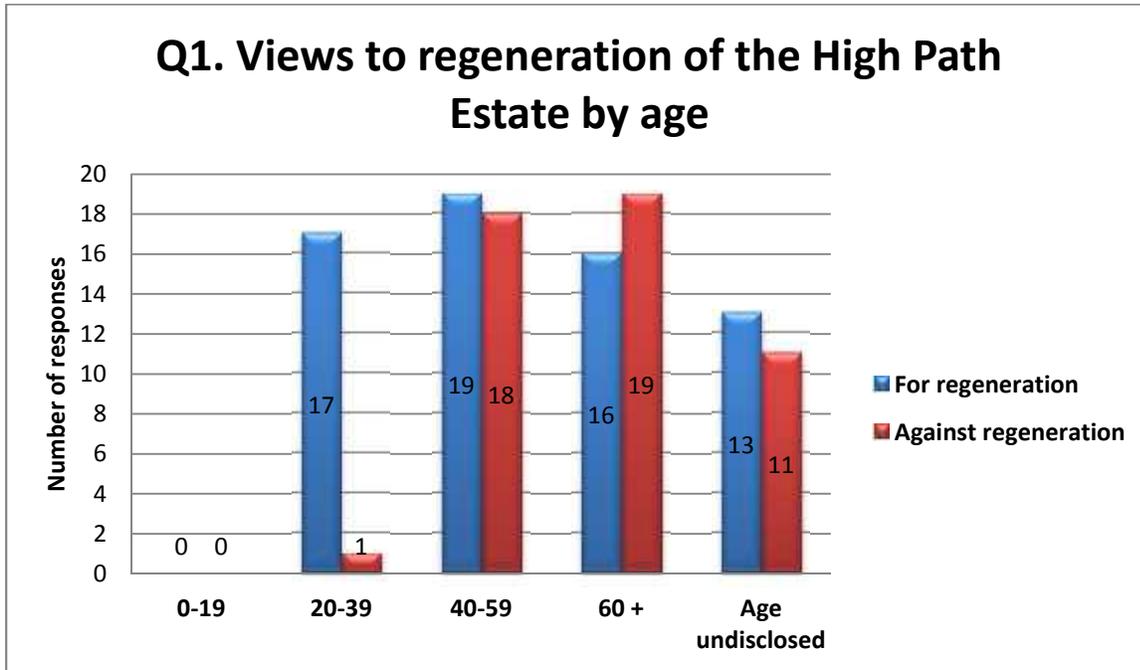
There are a number of factors which could influence the selection made by respondents. Among these are age and tenure. The following tables, charts and graphs explore these in more detail.

Age:

	Total regeneration	Partial regeneration	Refurbish existing	Other	Total
0-19	0	0	0	0	0
20-39	13	4	1	0	19
40-59	9	8	13	7	37
60 +	7	5	17	4	38
Age undisclosed	6	6	11	2	25

As with the overall data, the numbers of responses to question 1 result in less than the total number of responses.

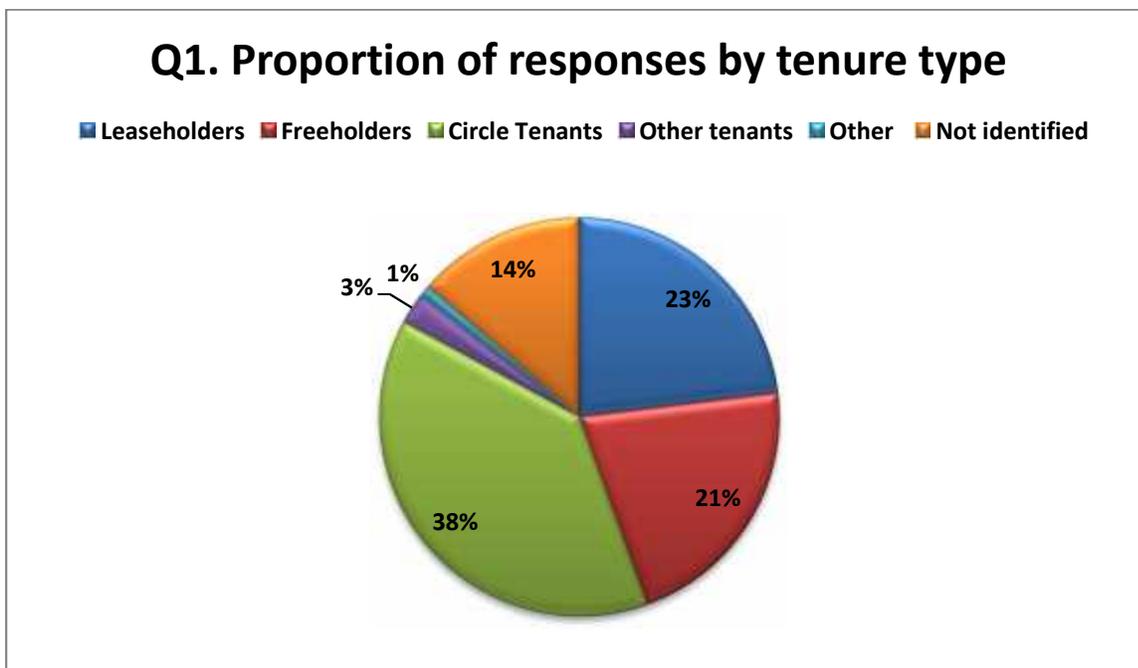
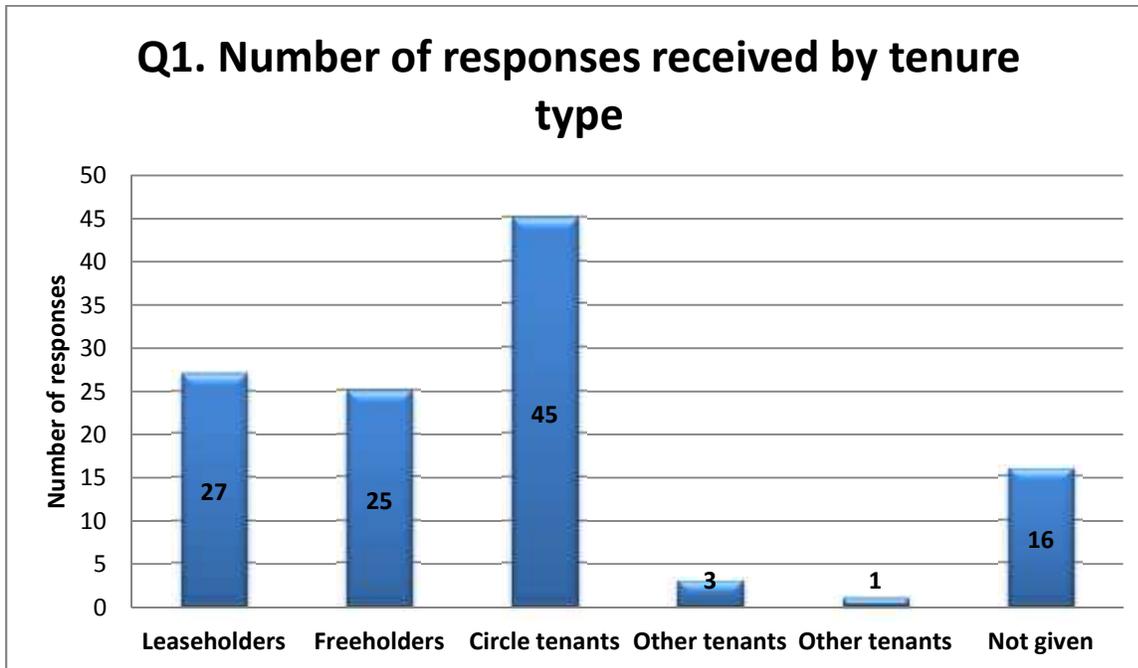
The chart below shows whether people support regeneration of the estate, having further analysed the responses of those who selected option 4 and those who did not select an option.



The above chart demonstrates a relatively even split between wanting regeneration or not across all age groups.

Tenure type:

The tables and charts below explore the Responses to question 1 by tenure type. The 'other' category relates to other interested parties/bodies.

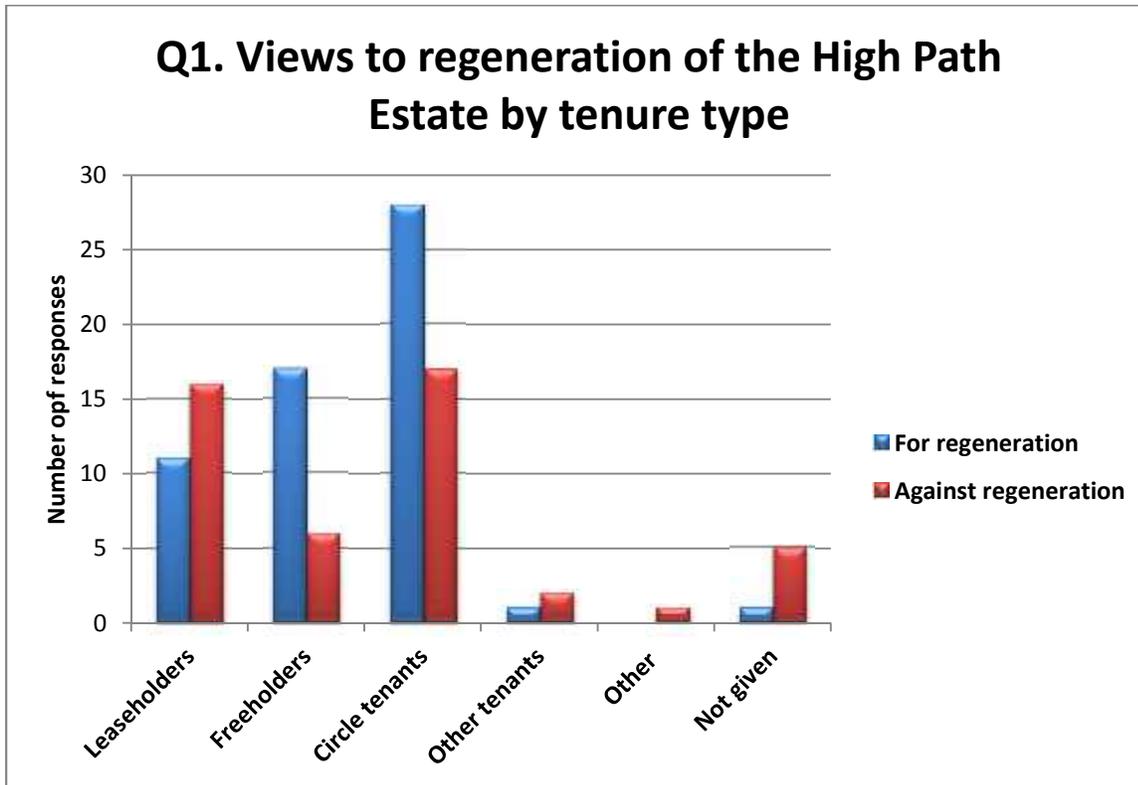


The data above shows that Circle tenants form the biggest respondents. Freeholders and leaseholders make up just over one fifth of the responses received each. Non-identified individuals form a considerable proportion – 14%.

The table below shows the breakdown of selections by tenure type.

	Total regeneration	Partial regeneration	Refurbish existing	Other
Leaseholder	6	2	13	6
Freeholder	8	8	5	4
Circle tenant	19	8	17	1
Other tenant	0	1	1	1
Other	0	0	1	0
Not given	6	4	5	1

The chart below shows whether people support regeneration of the estate, having further analysed the responses of those who selected option 4 and those who did not select a specific option.



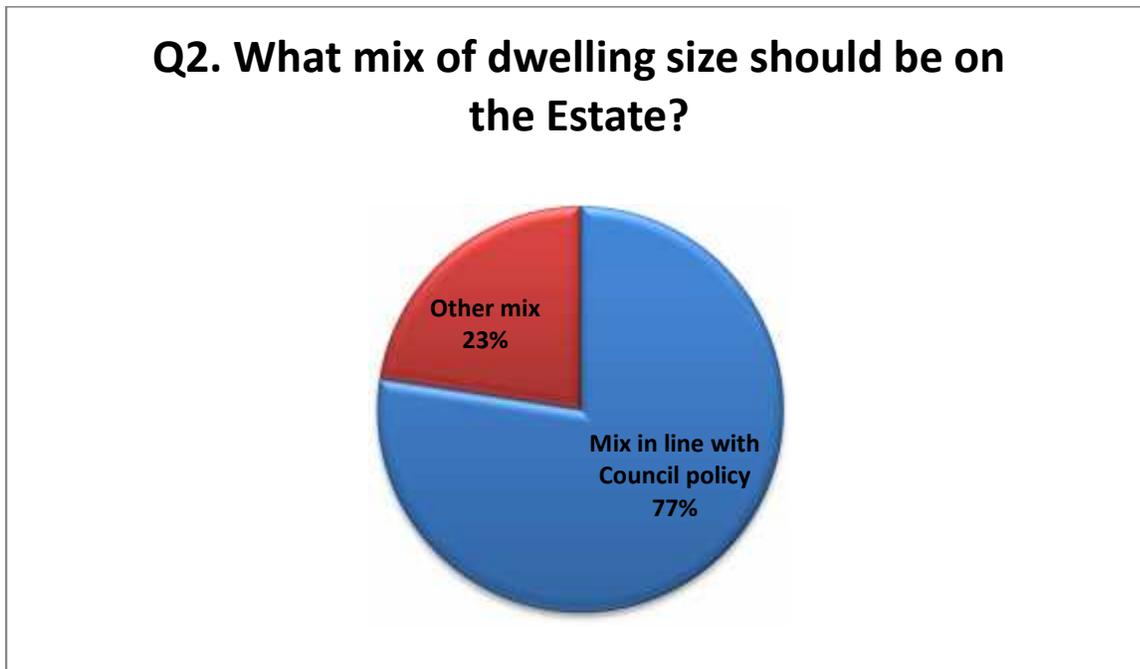
Question 2: What size of homes should be provided within the High Path estate?

Question 2 seeks to understand the **size** of homes that people would like to see on the High Path Estate. The question provides two options as follows:

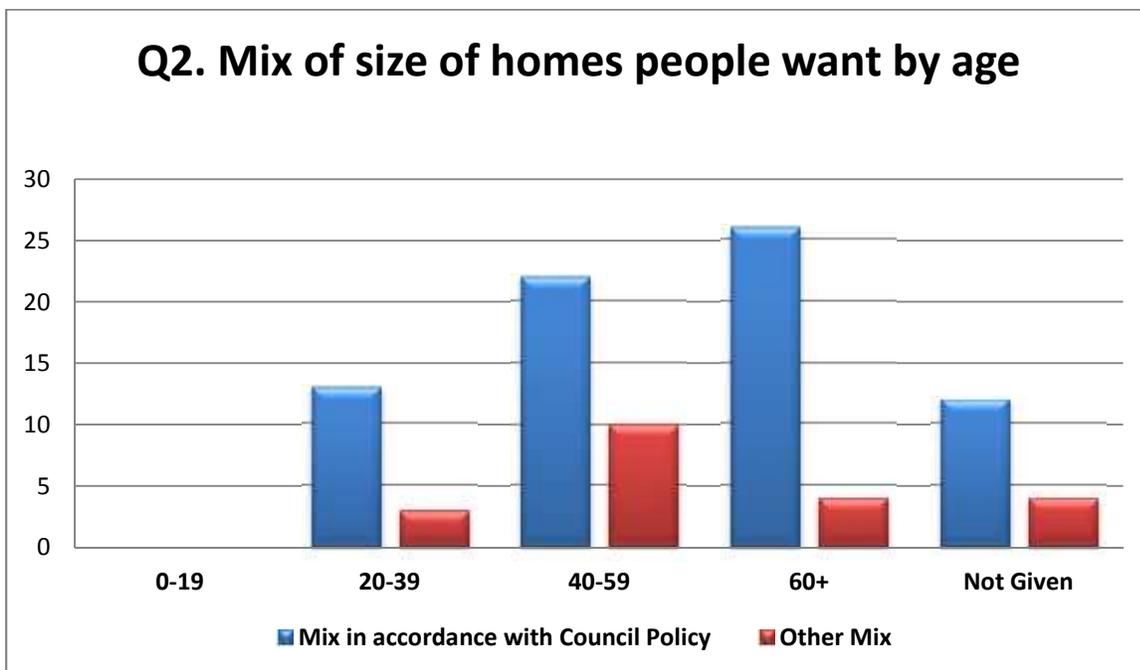
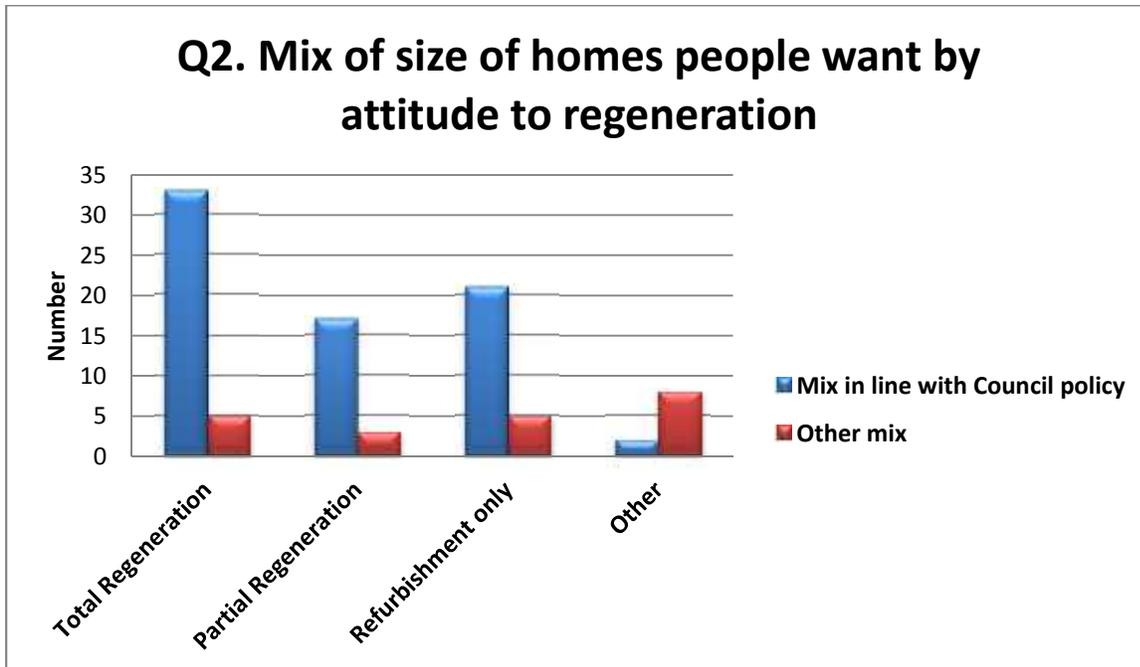
Option 1 - mix of different size of homes: provide a mix of different size of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

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

The Pie chart below shows which option respondents selected.



It is worth noting that respondents were encouraged to answer all questions, even if their answer to question 1 was not in favour of regeneration. The following bar charts show the size of property wanted by respondents based on how they feel regarding regeneration and also by age.



It is noted that more than three quarters of respondents chose a mix of housing size in line with the Council's policies, and this view was shared across those who sought regeneration of any sort and those who selected the refurbishment only option. Those who had selected 'other' for

type of redevelopment sought bucked this trend with most respondents wanting things to be left as they are. The desire for a mix of housing size in accordance with Council policy is shared across all age groups.

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

Question 3 seeks to understand the **types** of homes that people feel should be provided across the High Path Estate. This question had four possible options as follows:

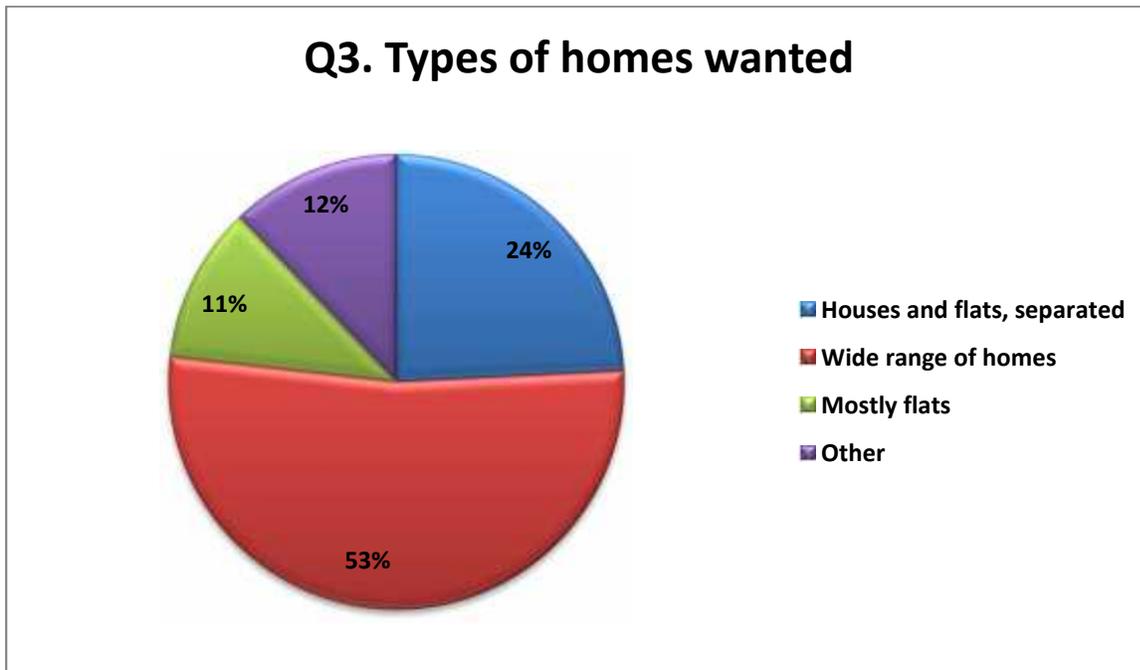
Option 1 - A mix of mainly houses and flats on different parts of the estate.

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

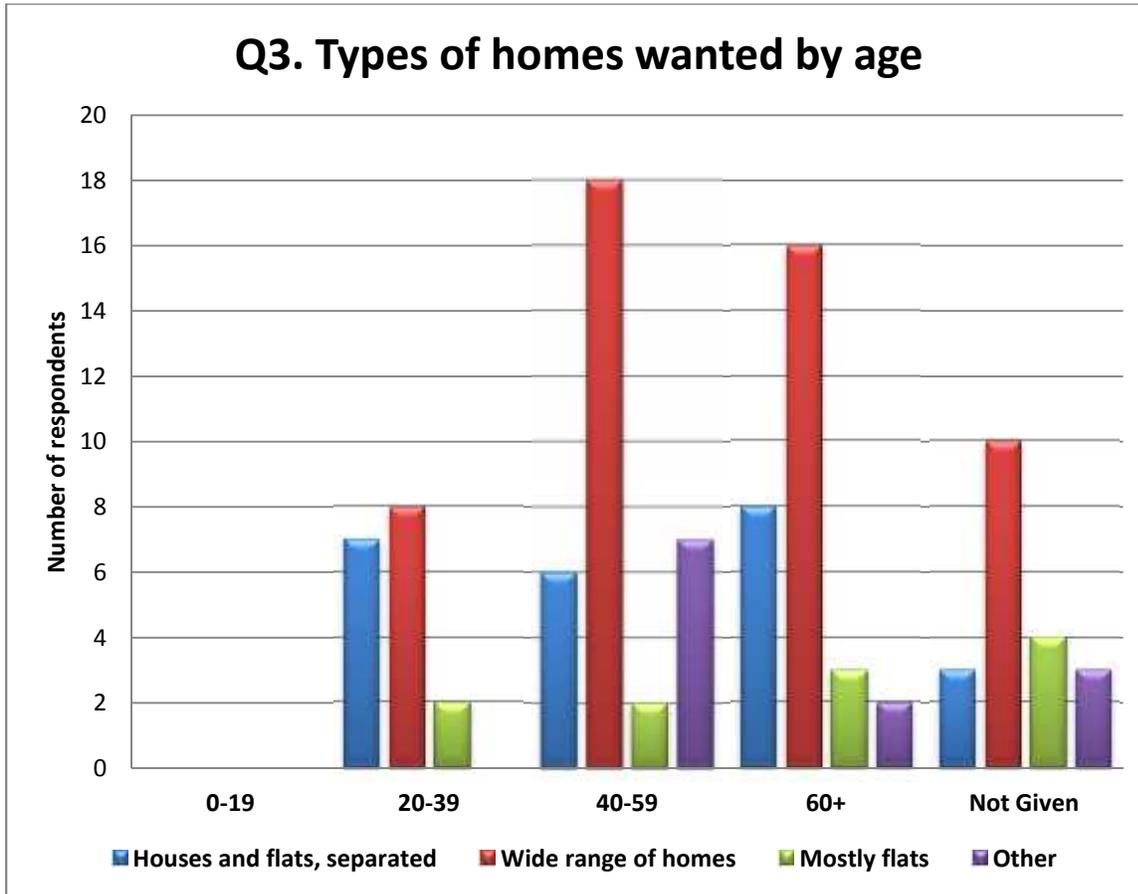
Option 3 - Mostly flats

Option 4 - Other, please state

The following pie chart shows how people responded to this question.



The following bar chart breaks the above information down by age of respondents.



More than half of respondents opted for the mix of dwelling types across the estate. This option was the most popular among all age groups. Of the respondents who chose the 'other' option, the most common opinions given were to leave the estate as is, provide houses only, and to provide low-rise development only.

Question 4: How should building heights is distributed through the High Path estate?

Question 4 tries to identify what **height** buildings people think should be on the High Path Estate. This question had a range of choices as follows:

Option 1 - Evenly across the estate

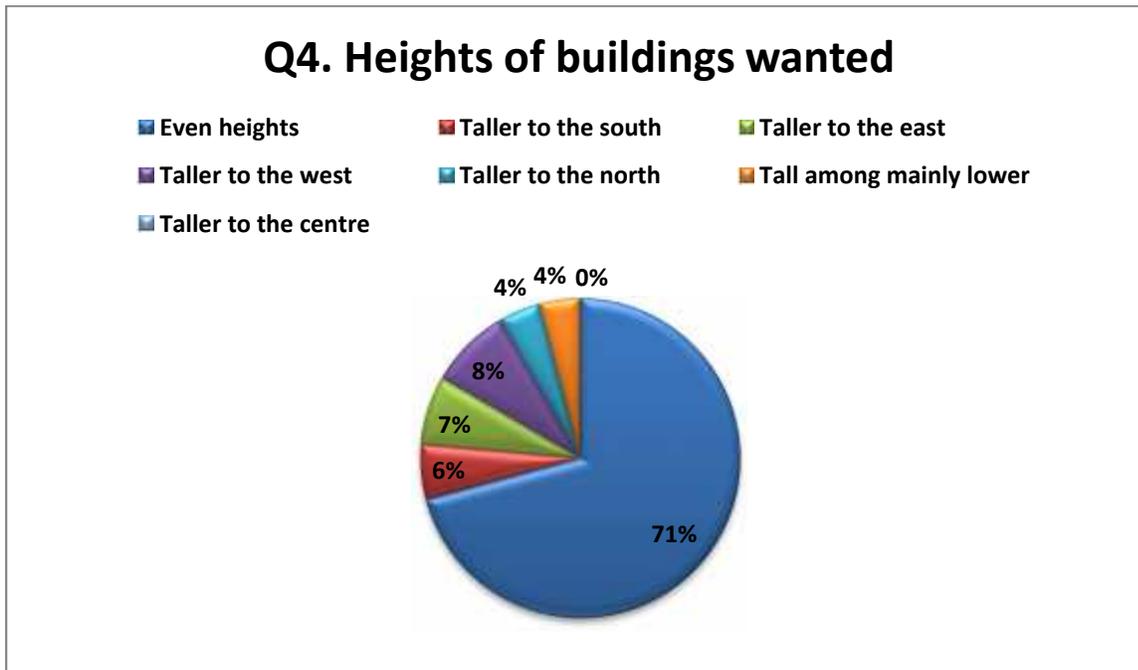
Option 2 - Taller buildings around the edges. This option had four sub options as follows:

- a) taller buildings should be located by the roads to the south (High Path/Merantun Way)
- b) taller buildings should be located towards Abbey Road to the east of the estate
- c) taller buildings should be located towards Morden Road to the west of the estate
- d) Taller buildings should be located towards Merton High Street to the north of the estate

Option 3 - Variety across the estate. This option had two sub options as follows:

- a) some taller buildings evenly spread across the estate in general, amongst mainly lower buildings
- b) taller buildings towards the centre of the site

The pie chart below shows how people responded to this question.



More than 70% of people have opted for building heights to be even across the estate. The next most popular choice was for taller buildings towards Morden Road to the west of the site, gaining 8% of the respondent's choice.

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

Question 5 provided space for free text regarding thoughts on **other considerations regarding new homes**. The most common issues raised are as follows; consider communal areas, concentrate on estates in need only, consider orientation of buildings and size of windows to ensure direct sunlight is received, heights of buildings, replace existing like for like, provision of bungalows, incorporate garages in design of buildings, prevent criminal opportunities, incorporate lifts in all blocks, provide private gardens for all houses, and consideration for disabled and elderly residents.

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

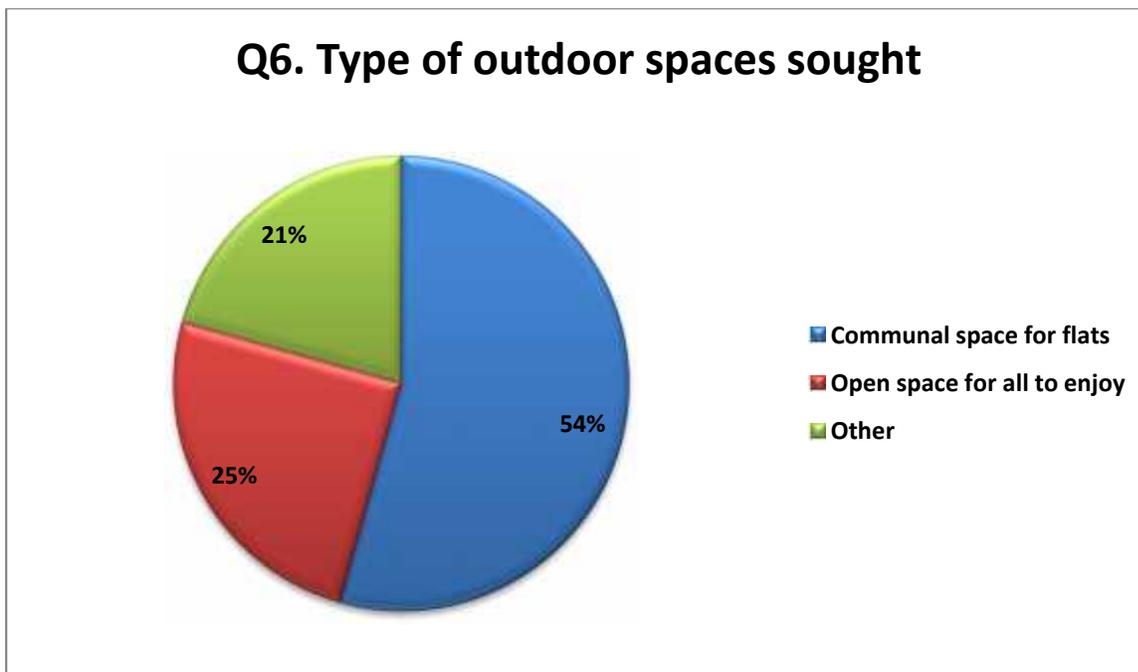
Question 6 looks at the **types of outdoor spaces** that respondents would prefer to see within the High Path Estate. Three options were provided, as follows:

Option 1 - Concentrate on providing communal space for flats

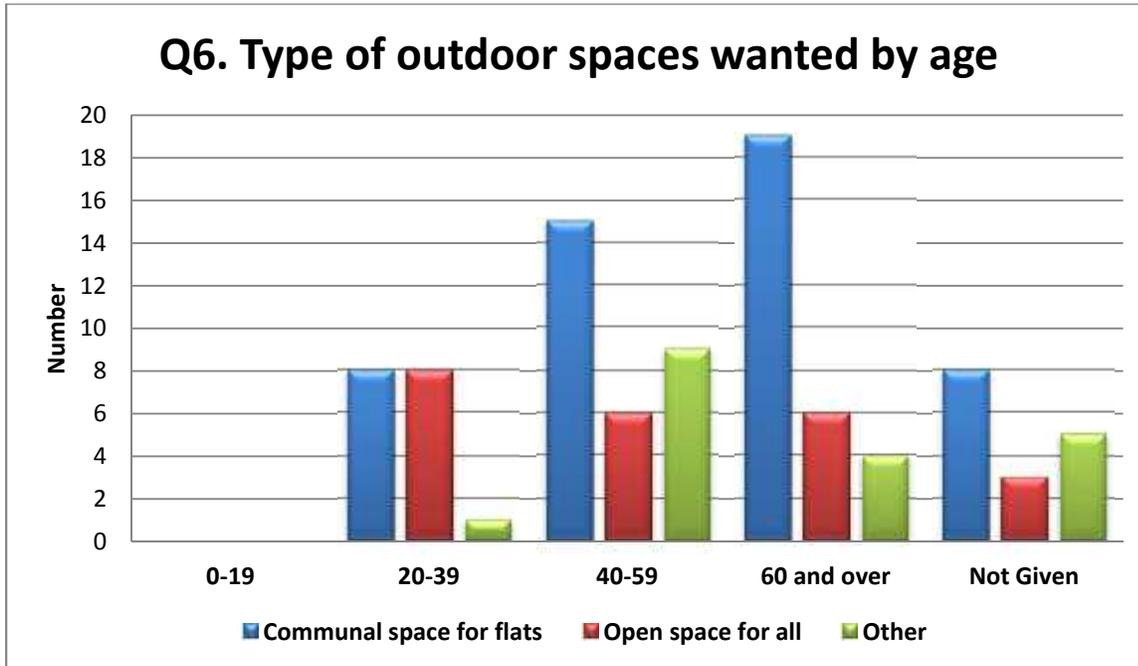
Option 2 - Provide a single public open space for everyone to enjoy

Option 3 - Other, please state

The bar chart below show how people responded to this question.



The following bar chart breaks the above information down by age of respondents.



More than half of respondents have chosen the option for communal areas for flats. In no age group was another option more popular, although the 20-39 year old respondents wanted to see open spaces for all in equal measure. 21% of respondents selected 'other' with the most common request being for things to be left as they are. Some respondents did not elaborate.

Question 7: What types of play areas and outdoor space would you prefer to see?

Question 7 asks what **types of play areas and open spaces** people would like to see within the High Path Estate. This question provides five options, and specifies a maximum of two choices per respondent. The choices given are as follows:

Option 1 - Sports pitches

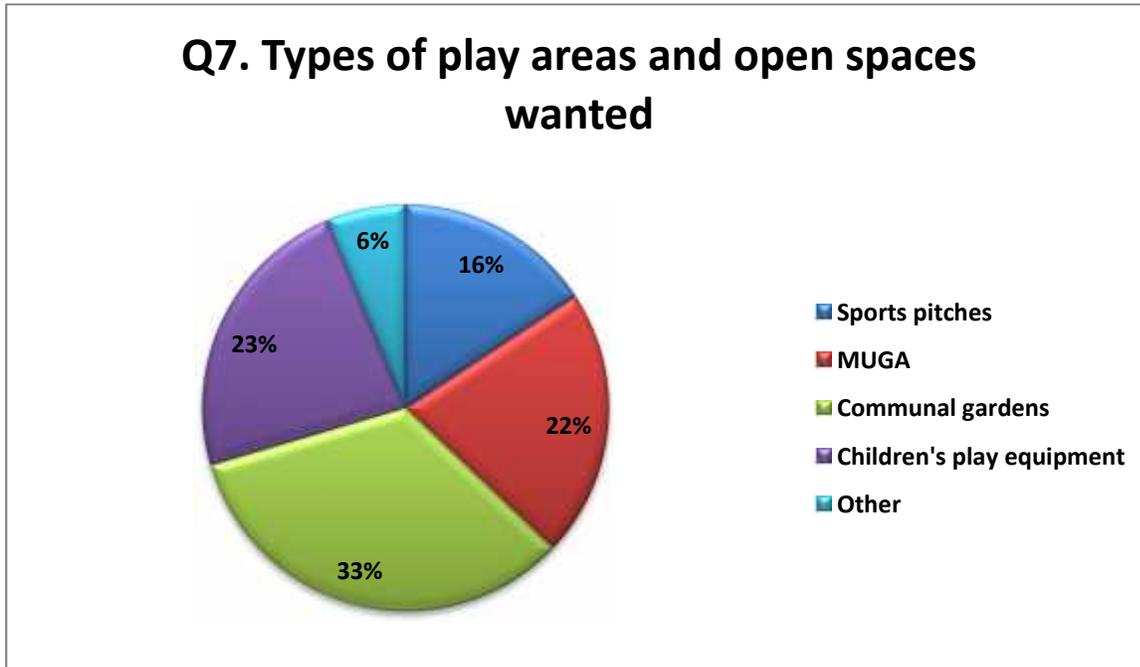
Option 2 - Multi-use games areas (MUGA)

Option 3 - Communal gardens

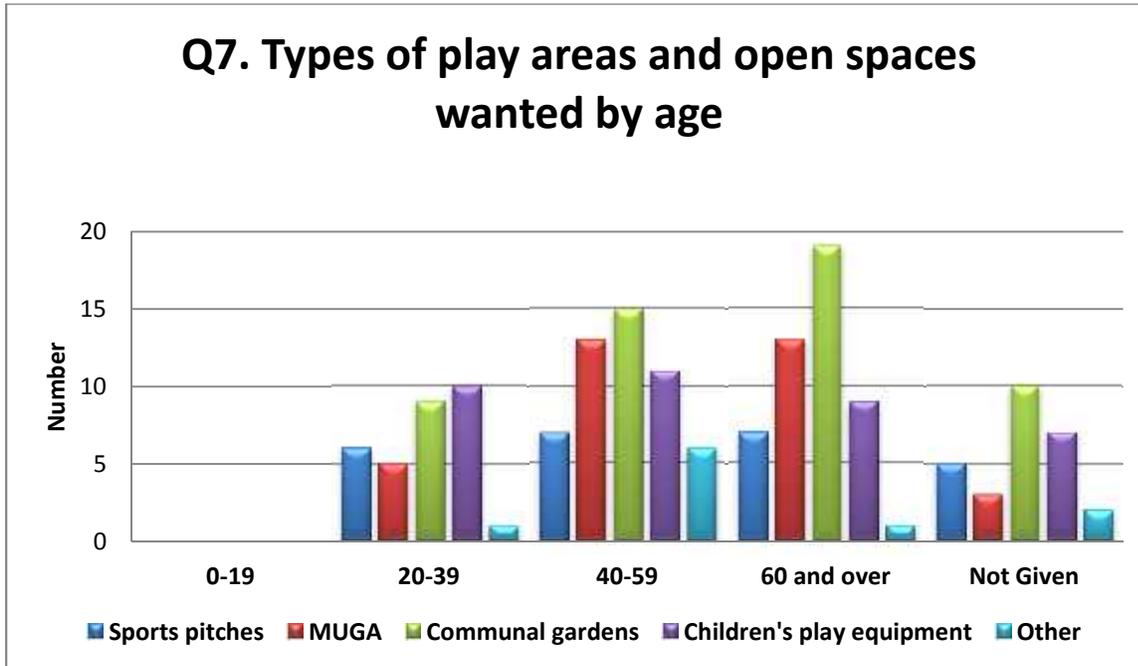
Option 4 - Children's play equipment

Option 5 - Other, please state

The pie chart below shows how people responded to this question



The bar chart below breaks this information down further by looking at responses by age group.



Communal gardens are the preferred option by 1 in 3 respondents. Multi-use games areas and children's play equipment were each selected by more than 20% of respondents. All age groups have a majority choice of communal gardens except for 20-39 year olds who mainly want children's play equipment. Of those people who selected 'other', the most common suggestions include tranquil gardens, a flexible open space for multiple uses, and to leave the existing arrangement.

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

Question 8 seeks to explore what respondents feel are important in deciding the **layout of buildings, spaces and streets** on the High Path Estate. This question provided four options, and specifies a maximum of two choices per respondent. The choices given are as follows:

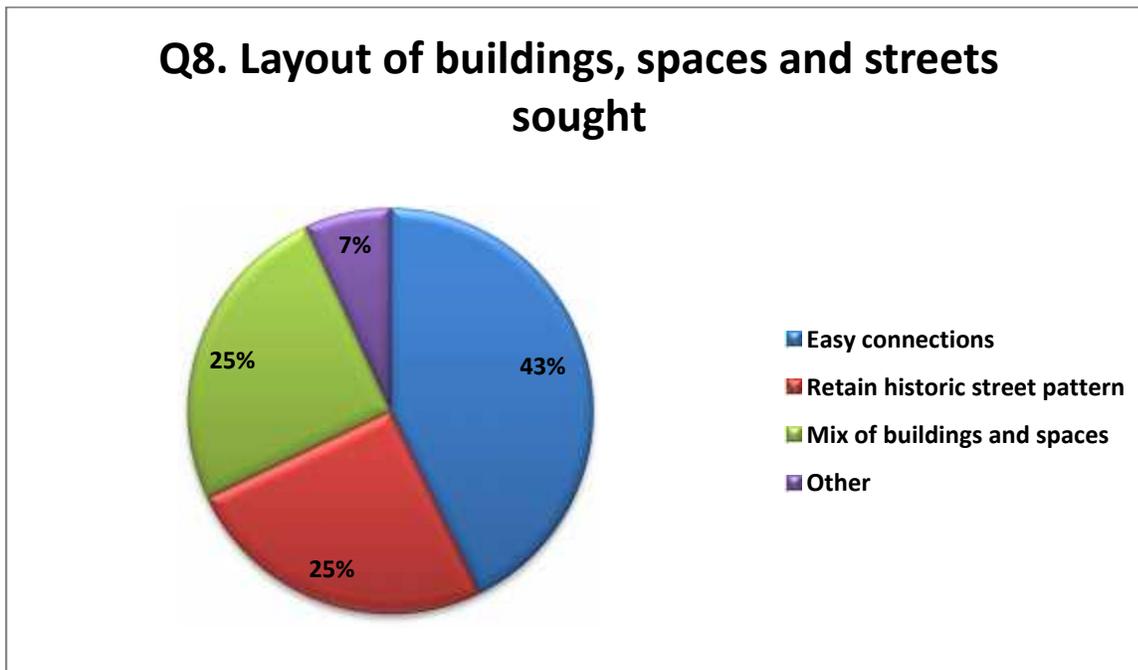
Option 1 - Making easy connections within the estate and to the surrounding area

Option 2 - Retain the historic street pattern and create traditional street forms

Option 3 - Creating a mixture of types of buildings and spaces

Option 4 - Other, please state

The pie chart below shows how people responded to this question.



Making easy connections with the surrounding area was the choice of 43% of respondents, more than any other option. 1 in 4 respondents opted for the retention of historic street patterns and a mixture of types of buildings and spaces. The majority of respondents who selected 'other' would like things left as they are, whilst suggestions for an enclosed estate was also mooted.

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

Question 9 provides an opportunity for respondents to provide their views on any other issues or options which should be given consideration regarding the estate's open spaces and streets. The most common issues raised are as follows; improved security, incorporate street trees/planting, street lighting, wider and disabled-friendly pavements, no alley ways to reduce criminal opportunity and maintenance of public areas.

Question 10: How should greater use of public transport be encouraged?

Question 10 asks how **greater use of public transport should be encouraged**. The question provides a choice of five options, with 'one or more' selections allowed. The options provided are as follows:

Option 1 - Provide better bus facilities

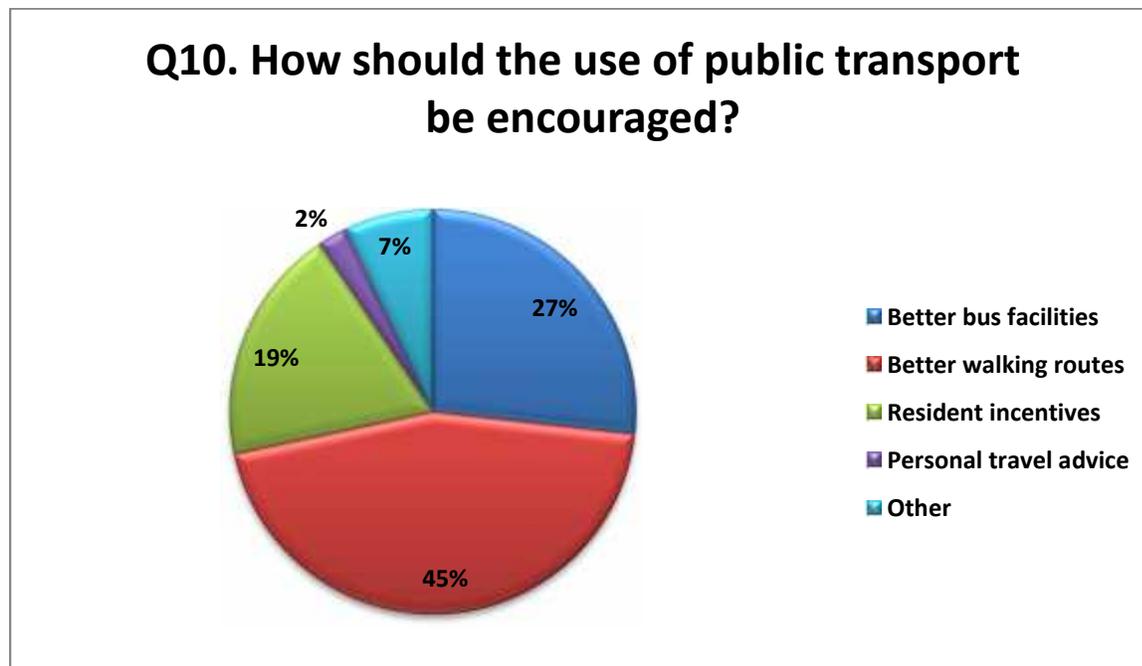
Option 2 - Provide better walking routes, bus and tram stops, shopping areas, parks and community facilities

Option 3 - Provide incentives to help residents use public transport more

Option 4 - Provide personal travel advice

Option 5 - Other, please state

The pie chart below shows how people responded.



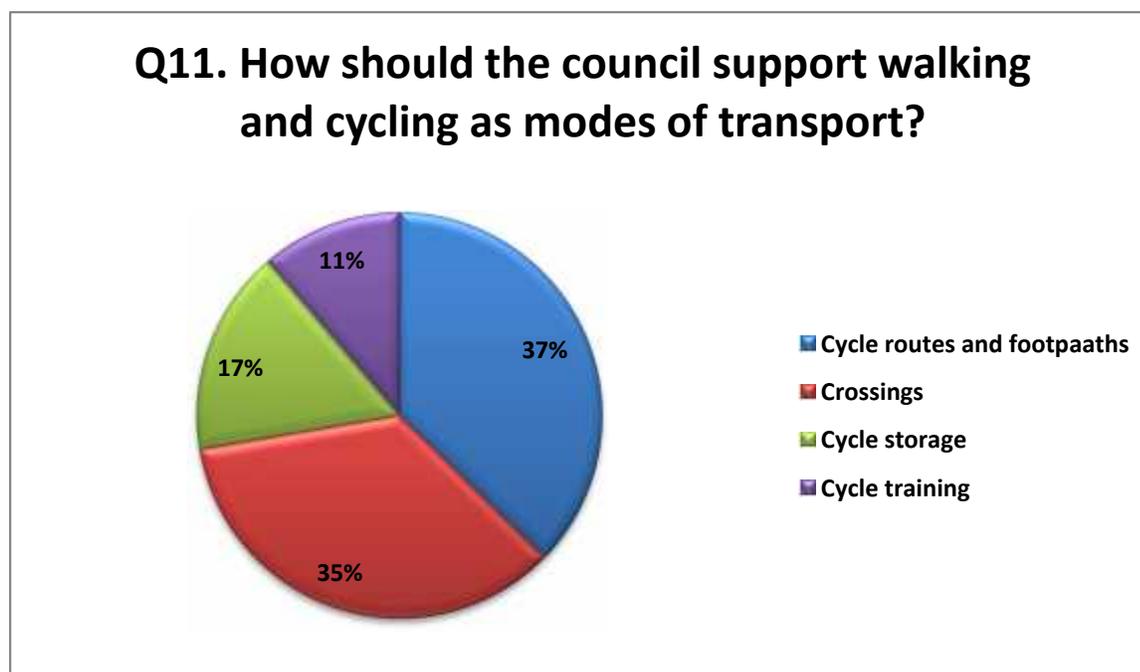
Nearly half of respondents chose option 2, the provision of better walking routes, bus and tram stops, shopping areas, parks and community facilities. 27% of respondents want better bus facilities whilst only 2% would like to see personal travel advice provided. Of the respondents who selected the 'other' option, the most common suggestions were to leave things as they are, consider disable users, and consider parking restrictions.

Question 11: Walking and cycling are healthy lifestyle choices. How can we support this?

Question 11 asks how the Council can **support the choice of walking and cycling as modes of transport**. The question provides a choice of four options with 'one or more' selections allowed. The options provided are as follows:

- Option 1** - Provide well-connected, attractive and safe cycle routes and footpaths
- Option 2** - Provide safe and convenient crossings of busy roads and junctions
- Option 3** - Provide secure and convenient cycle storage
- Option 4** - Provide cycle training and support, to encourage people to switch to cycling

The pie chart below shows how people responded.



This question has brought about one of the closest splits, with 37% of respondents wanting well-connected, attractive and safe cycle routes and footpaths and 35% selecting safe and convenient crossings of busy roads and junctions.

Question 12: How should parking be managed?

Question 12 asked how people think that **parking should be managed** on the High Path Estate. The question provides three options, with 'one or more' selections allowed. The options provided are as follows:

Option 1 - Introduce parking controls

Option 2 - No parking restrictions

Option 3 - Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed

The bar chart below shows how people responded to this question.



80 people want to see parking controls introduced and this was the overwhelming choice among respondents. The next most popular option was to reduce the need for car usage by promoting alternative methods of transport, and this received 18 selections.

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

Question 13 provided a space for respondents to identify any **other issues or options which should be considered regarding transport**. The most common themes identified are as follows; improving road layouts, improving pavements, incorporating garages into building design so less need for on-street parking, prevent rat-runs, prevent commuters parking on the estate, and improved bus stops and access to South Wimbledon Underground Station.

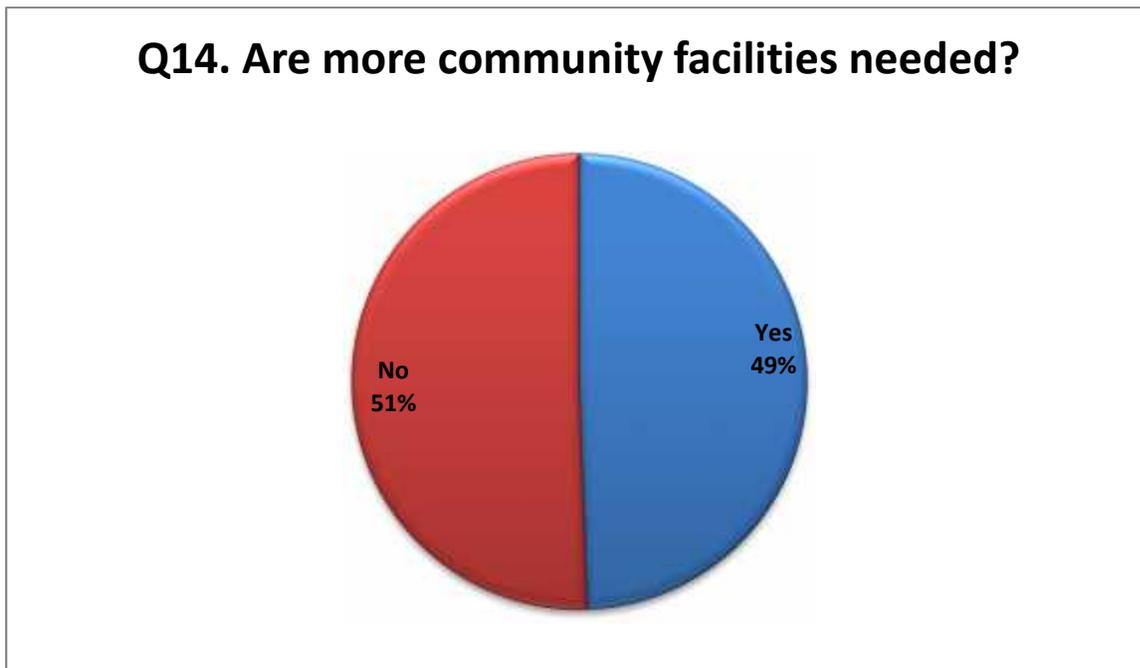
Question 14: Should new community facilities be provided within High Path estate?

Question 14 seeks to identify whether people think there are sufficient **community facilities** on the High Path Estate, and if not what should be provided. The question provided two options, as follows:

Option 1 - Yes, we need more community facilities such as:

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

The pie chart below shows how people responded.



This question left respondents divided, with 49% of respondents wanting to see more community facilities whilst 51% feel the existing situation is adequate.

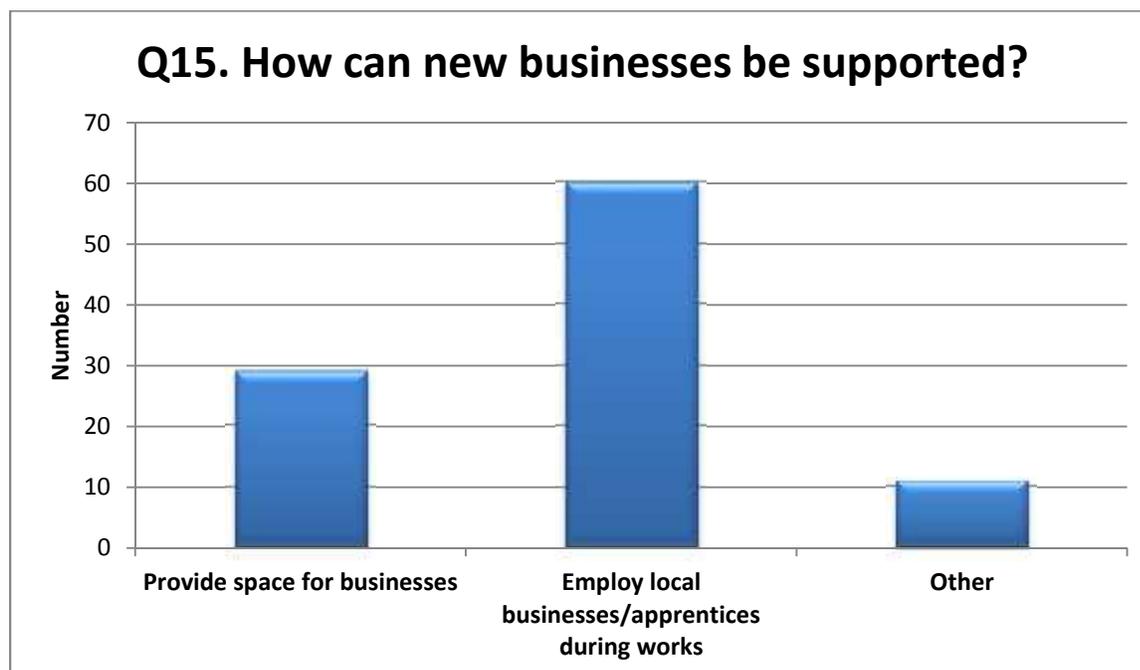
Question 15: How could refurbishment or regeneration support existing and new employment?

Question 15 provides three options with 'one or more' answer sought. The options are as follows:

Option 1 - Provision of space for businesses on or near the estate

Option 2 - Employ local businesses and apprentices through the refurbishment or regeneration process

Option 3 - Other, please state



60 respondents want to see local businesses and apprentices employed through the refurbishment/regeneration and this is, by some way, the most selected option. The next most popular option received 29 selections and this is for the provision of spaces on the estate for businesses.

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

Question 16 allowed respondents to provide their views on any **additional issues or options that should be considered regarding social and economic opportunities**. The most common themes raised are as follows; support local businesses, employ local people, prevent large chain supermarkets occupying local premises, provision of new community facilities including GP surgery and social clubs, and encouragement of hands-on community involvement within the estate.