



## 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**

mostly houses but suitable for ground floor / disabled occupation and access.

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.

### 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.

All fully accessible to disabled persons for access and residence (no "no-go" areas)

Internal Storage no less than existing, made of materials no less than  
Return external storage at ground floor level for those that currently use that.

### 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

## 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**  
front Gardens for Houses.  
communally managed external  
areas with open access.



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



**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**  
Play equipment firmly  
Necessary & the  
fitness equipment  
recently installed

### 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.



## 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.

Remove High Path as a highway road (provide access to buildings west of Merton way link from Merton way) →  
 widen Merton way by acquiring some land off Jubilee Ln. etc.

Provide cycle/walk ways to High way crossing points over Merton High Street.

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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

Note local bus stop  
~~was~~ was removed, access to replacement less easy.

Ensure removal of "alleyways" but ensure pavings properly maintained.

### 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 *(other than existing MPH Streets System)*
- 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.

Consider Tram Link Extension  
Via Mereton way to  
terminate at Colliers Wood /  
tenden centre, re-routng  
local bus via industrial estate  
consequently, or  
provide local bus stop near  
Merton Abbey School on  
Mereton way.

Provide sufficient parking  
for St. John's Hall  
and other churches on Highpath.

## 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. *But need better access and more funded use.*

### 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

*many garages are used by residents as small businesses for storage and by non-residents like tarmac drivers, window companies and builders/traders. Retain existing mix and price of units further.*

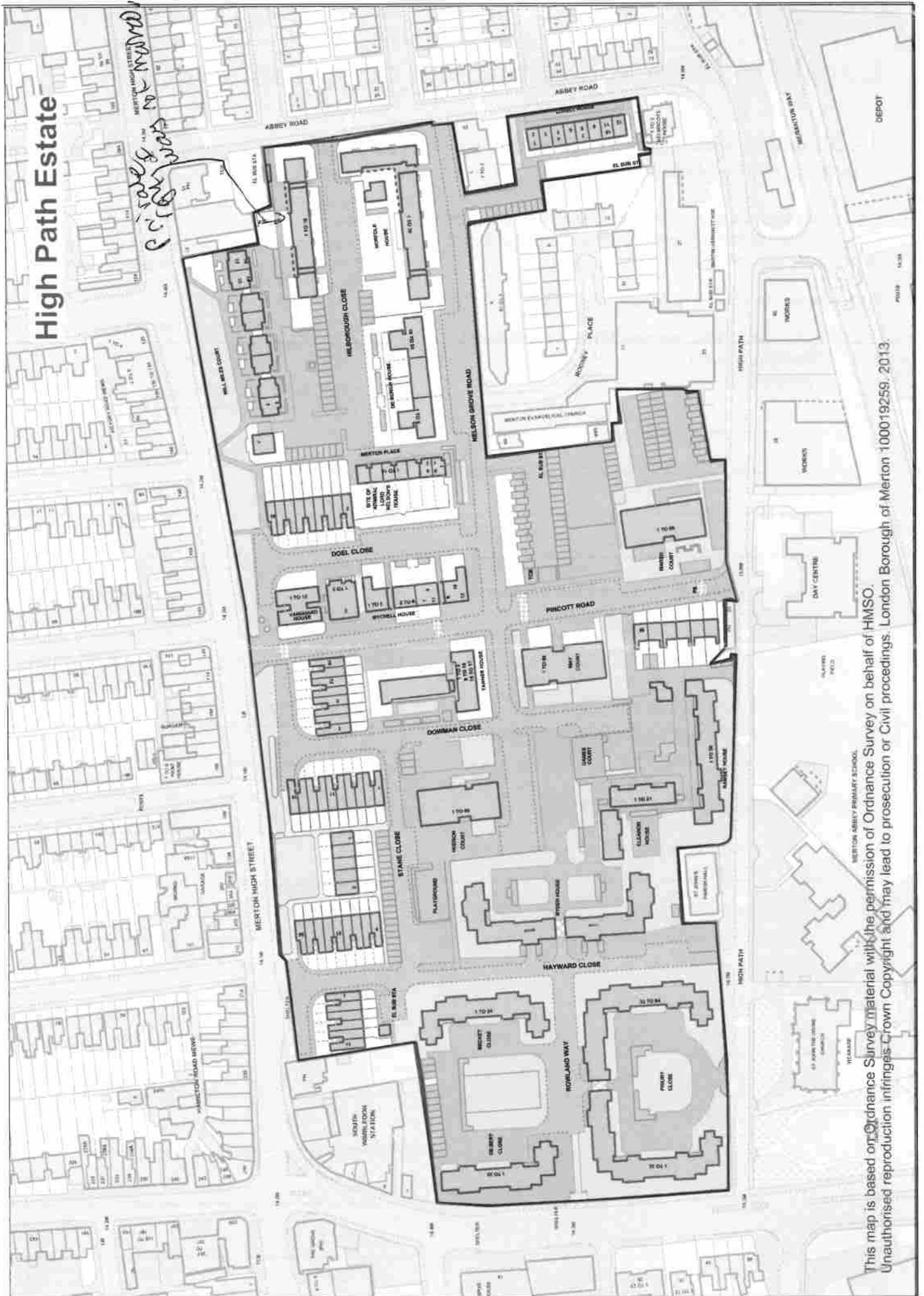
### 16 Are there any other issues or options we should consider regarding social and economic opportunities?

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.

*Integrate existing community centres to residents <sup>needs</sup> ~~needs~~ and work with faith groups for community events.*

*Ensure access from all properties by disabled persons covered from house front door to event or work-place.*



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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.

Occupiers of Garages appear not to have been consulted.

Adjoining Property owners appear not to have been consulted. Should Management of Hubert close be transferred to MPH from Wandle Housing to give better integration?

Retention of Trees and "grass" area along Merton High Street appears to be MPH preferred option. Is this necessarily good or best for Merton Planning as whole?

Ownership considerations of existing Properties is still not resolved. → Should MPH acquire additional adjoining Properties / "Brownfield Sites" and integrate into High Path estate (eg Duck Horse Pub and land behind Swimbendon Station, land to rear (SH) of Marsh of Garages)?



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

Q 8 & Similar.

Road Pattern - Consider Replicating Housing  
Similarities (Subject to Size considerations) of  
Mill Road / Croft Road / Meadow Road in area  
to west of Abbey Road.