1&O High Path | 6 + Block

Better places to live: high quality residential areas

De	iter places to live, mgm qu	danty residential areas
	ould all the homes on the High Path te be redeveloped?	No.
of Mer comm met th	t of the transfer of homes from the London Borough ton to Circle Housing Merton Priory in 2010, a itment was made to ensure all transferred homes e Merton Standard. This included new kitchens, oms, doors and windows where required.	
When the Me investi these	Circle Housing Merton Priory began to plan for erton Standards upgrades for High Path, their gations and studies raised doubts on whether improvements alone could bring the homes and the bourhood up to an acceptable, modern standard.	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.
such a the ho issues owned	erton Standard works would not address issues as poor insulation, dampness and condensation in mes, overcrowding, parking, community safety and concerning the open and green spaces. Only homes by Circle Housing Merton Priory will be eligible for	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.
pay fo	provements and leaseholders would be expected to r at least some of the upgrades. Any external issues the Path would not be included.	Option 1: Mix of different sizes of homes Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two
Please	Option 1: Demolish and redevelop the entire High Path Estate	bedrooms and 35% three or more bedroom homes. This option reflects Merton's current
	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: If you <u>do not agree</u> with this mix, how would you change it?
	Option 2: Partial redevelopment	duelling with as required 5
	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.	3 What type of homes should be provided
	Option 3: Invest in existing properties to bring them to minimum modern standards	At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and
	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	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?
	and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.	Please select one of the following.
X	Option 4: Other, please state	Option 1: A mix of mainly houses and flats on different parts of the estate

Bet	ter p	places to live: high q	uality	/ res	idential areas
	includ	n 2: A wide range of homes ding a mix of houses, flats and onettes			towards Merton High Street to the north of the estate.
		n 3: Mostly flats			n 3: Variety across the estate estect one of the following
X		n 4: Other, please state			Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
	for	grown Moor Hisable			Taller buildings towards the centre of the site.
	<u>O</u> Cl	clation are alcers.	5 A	. (1	
	-		we sh	nould c	any other issues or options consider regarding new
Current two stor regener building take into the surn how ma is enoug pleasan	y building ey house ation goes will be account ounding any home. It and attri	Id building heights be through the High Path estate? If heights on High Path vary from es to 12 storey tower blocks. If the estahead, agreeing the height of new important. 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 factive place to live.		-	to continue on the sheet provided at the tionnaire. Y CULLOS & LE +0 Pesas for alless ence (no - no-go ascer
		k about building heights?	1		. Да
Please	Option	e of the following. 1: Evenly across the estate gs should be broadly similar height across ate.	Inte But	tral show.	Storage no less than
X	edges	1 2: Taller buildings around the select one or more of the following	Ret	ma (external Storage at
		Taller buildings should be located by the roads to the south (High Path / Merantun Way).	that	Curr	serty use that,
		Taller buildings should be located towards Abbey Road to the east of the estate.			
	X	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 touses.

every with open access.

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.





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 can prent for My
Necressary of the
Whers and posent



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

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.

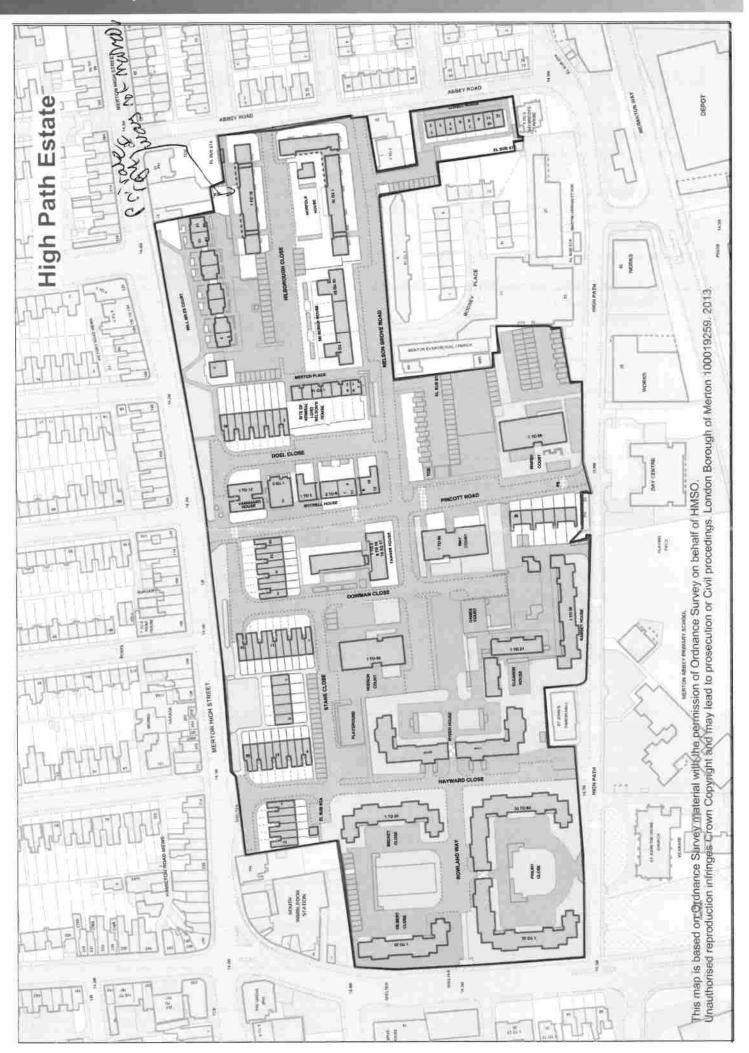
Remove High both as a
Remove thigh both as a highway row (Correl alies
Link from meeter way
to bildnys west of Merotin way 2 Link from Mether way 2 wider Merotin way by activity Some lad of 5. bilee 100. 800.
Provide Cycle/ Walk ways
Provide Cycle/ walk ways to High way CROSSing Points over Neton High Street,
**
-

Getting 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 s	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	\bowtie	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	
X	Provide personal travel advice		e there any other issues or options ould consider regarding the	
	Other, please state	transp		
	Note local Bus Otol		eel free to continue on the sheet provided at the is questionnaire.	
	was removed, alcess	Cor	sider Tran Link Contension	
Foc	to refluerent less costes.	V /	a Mesetin way to	
bil	ensure lawings properties	ter	minate at Collies wood	
11 Wa	llking and cycling are healthy life	ters	ien centre, re-routing	
style (choices. How can we support this?	Local	Bus via industrial Bolide	
Please s	select one or more of the following.	_ 10	squest in or	
×	Provide well-connected, attractive and safe cycle routes and footpaths	Mes	to Alber School on Veretien way.	
\boxtimes	Provide safe and convenient crossings of busy roads and junctions	Poor	ride Sufficient Parliner	
X	Provide secure and convenient cycle storage	for	St. John's Hall	
	Provide cycling training and support, to encourage people to switch to cycling	<u>060</u>	otte Chardes on High fath.	

Local facilities and economic opportunities

provi	hould new community facilities be ded within High Path estate?	16 Are there any other issues or options we should consider regarding social and economic opportunities?		
Community facilities cover a range of uses such us health care, schools, children's playing fields and services for older people and the disabled.		For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.		
Please	select one of the following.			
	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. Meanure Orabing Commity Centres to resident Assist		
		WOOK With Baith groups for		
		Commusty events.		
X	Option 2: No, the existing local community facilities on the estate and nearby are	Ensure access from all		
O.	enough BA need better	hopertres by disabled		
regen	ow could refurbishment or neration support existing and new pyment?	persons covered from house front door to even		
Please	select one or more of the following.	os work-glace.		
X	Provision of space for businesses on or near the estate			
X	Employ local businesses and apprentices through the refurbishment or regeneration process			
X	Mary Favoyers ore were by the solution of the solutions of Small			
k	ou non- residens (in)	\$		
TO C	Javes, Window Jump or or builders			
fe	odes. Petion examing	tts facturs.) I&O High Path 11		



Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about. occupiers of Garages affect not to have been Con Sulter. Adjoining Projecty owners appear not to have been consulted. Show Management of Hubert close be foursfered to MPH from wardle Housing to give better integration? Metertion of Trees are gross' area along Meton High Greek allers to be MPH Refered option. is this reconsuity good or best for meton Planning Owneship Considerations of constray Properties is Still not resolved. -> Show mp4 acuite obotional adsoining prosences / Brown frew Sites" and integrale into Migh Path estage (eg Darr Horse Mo and law behind Som imberion Station, law to Mar Coly Of March of garages;

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
08 & Similar.
Now Pottern Consider Replicatory Housing Similarties (Subject to Site Considerations) of Mill how (crost Road (Meadow Road in area to well at Abbey how).
Mill how (croft hoad (Mendon Road in area
to well at Abbey howd.