

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**

RETAIN DOEL CLOSE, HAYWARD CLOSE
 STANE CLOSE, DOWNMAN CLOSE TOWNHOUSE
 AND VANGUARD HOUSE FLATS, WILL MILLS COURT
 FLATS & TANNER HOUSE FLATS &
 MYLCHUR HOUSE FLATS
 AND ALL AS WELL AS ALL THE STREETS THEY
 ARE ON AND REDEVELOP THE REST
 ONLY IF 90% OF THE HOUSEHOLDS SAY THEY
 WANT TO BE REGENERATED, IF 90% OF A
 TOWER BLOCK SAY THEY WANT TO BE REDEVELOPED THEN
 THAT BLOCK CAN BE

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?**

35% ONE BEDROOM

35% 3 BEDROOM

30% 2 BEDROOM

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

MOSTLY TOWNHOUSES, Mews HOUSES
& 3-STORY BLOCK OF FLATS
ie MORE OF THE LOW-RISE BLOCK
OF FLATS BUT NOT MORE SO THAN
TOWNHOUSES OR Mews HOUSES

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.

(A) RESIDENTS LIVING AT THE "FIRST SET" OF
PREVIOUS CIRCLE HOUSING REGENERATION
BUILDS, THAT HIGH PATH RESIDENTS WERE
TAKEN TO VISIT, COMPLAINED OF POOR
AIR CIRCULATION & THEIR FRESH AIR
"BEING-BLOCKED" & THEIR BUILDINGS
HAVING A HAMMED-IN & CAUSTIC/PHOBIC
FEEL TO THEM AS A RESULT OF THE
LAYOUT OF THE BLOCK OF FLATS "

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

A FENG-SHUI EXPERT SHOULD BE
PAID & CONSULTED (& PUT ON THE
PLANNING COMMITTEE/BOARD) ON THE
AIR FLOW, LAYOUT & "ENERGETIC"
DYNAMICS & LOGISTICS OF ALL
PLANS & ARCHITECTURE FOR ANY
& ALL REDEVELOPMENT OF THE ESTATE
SO THAT GEO-PATHIC STRESS AREAS
ARE NOT BUILT ON, ie ALL DWELLING
PLACES ARE NOT LOCATED ON GEO-
PATHIC HOT-SPOTS NOR ON OR AROUND
THE PROPOSED ENERGY-EFFICIENT CENTRE
WHICH I DISAGREE WITH

(B) RESIDENTS AT PREVIOUS CIRCLE HOUSING-
REGENERATION BUILDS ALSO DISLIKED TO
HATED THEIR UNDERGROUND PARKING SYSTEM
& RESIDENTS FROM HIGH PATHS ESTATE TAKEN
TO VIEW THEM DID NOT LIKE THEM EITHER
RESIDENTS DON'T WANT UNDERGROUND PARKING
THEY WANT PLenty OF 'OVERGROUND' STREET-LEVEL
DRIVE-IN SPACES UNDERGROUND

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
PLENTY OF OPEN STREET-LEVEL PARKING SPACES - AT LEAST ONE SPACE / DRIVEWAY FOR EACH HOUSEHOLD & VERY MUCH SMALLER SINGLE PUBLIC OPEN SPACE OR NONE AT ALL
IMPROVE NELSON GARDENS AND THE RECREATIONAL AREA ACROSS THE MAIN ROAD FROM IT - SAVE VALUABLE PARKING SPACES & MAKE THEM FREE.

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.



I&O High Path | 8

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
SEPARATELY ENCLOSED GRASS AREAS (FOR COMMUNITY EVENTS & GAMES)
AND HARD SURFACE AREAS / COURTS FOR BALL GAMES (ONE SUITE FOR FOOTBALL / NETBALL & ONE FOR NETBALL / VOLLEY BALL / TENNIS)
MAKE NELSONS GARDEN INTO A COMMUNAL GARDEN FOR QUIET ACTIVITIES BY BANNING DOGS, & HAVING SEATING SUITABLE FOR PICNICKING / GRADING

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. PREP

(a) STREET TREES IF WELL PLANTED & LOCATED
GIVE AN "UP-MARKET" FEEL TO AN AREA PROVIDED IT IS DONE WELL SO THAT THEIR ROOTS DO NOT BECOME A PROBLEM LATER ON

(b) MAKING SURE EVERY HOUSEHOLD HAS ITS OWN ON-STREET PARKING SPACE PLUS THAT THERE IS THE AVAILABILITY OF EXTRA PARKING SPACES FOR UTILITIES VANS & VISITORS CARS.
THERE ARE LOTS OF PERIODS IN ONE'S LIFE WHEN THE CONVENIENCE OF HAVING NEARBY ON-STREET PARKING IS ESSENTIAL FOR SAFETY, SECURITY & WELL-BEING.
BY MOTHERS WITH YOUNG CHILDREN, THE ELDERLY, PEOPLE WITH DISABILITIES ASSURED FREE PARKING IS ESSENTIAL FOR THE LOCAL COMMUNITY & CHAMP SHOULD BE MADE TO GO BACK TO THE DRAWING ROOM & FACTOR IT IN PROMINENTLY. THE COMMUNITY SHOULD NOT HAVE TO OR BE MADE TO RELY ON UNINVESTED, PRIVATISED TRANSPORT FOR LONDON NOR PENALISED FOR NOT DOING SO. CHAMP SHOULD MAKE SURE EVERY FRONT DOOR ON THE ESTATE HAS AN ALLOCATED DRIVEWAY OR PARKING SPACE THAT IS FREE & LARGE ENOUGH FOR A LARGE CAR.

(c) THERE SHOULD BE SEPARATE & ENCLOSED HARD SURFACE AREAS/COURTS & GRASSED AREAS/COURTS TO ACCOMMODATE VARIOUS ACTIVITIES. THESE AREAS DO NOT HAVE TO BE ON THE ESTATE ITSELF BUT CAN BE ON THE OUTSKIRTS OF IT, SO THAT THE ACTIVITIES DONOT BECOME A NUISANCE TO RESIDENTS NEARBY.
OLDER CHILDREN & ADULTS CAN TRAVEL TO THESE RECREATIONAL COURTS LIKE THEY DO TO SCHOOL & SPORTS/LEISURE CENTRES.
PLAY AREAS SHOULD BE PLAY AREAS FOR THE UNDER-FIVES.
SHOULD BE SITED ON THE ESTATE HAVING HARD & SOFT GAMES COURTS OR AREAS ON THE OUTSKIRTS OF THE ESTATE OR NEARBY IT WILL FREE UP SPACES FOR PARKING.

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

NONE OF THE ABOVE
OPTIONS SHOULD BE PROVIDED
AT THE EXPENSE OF REDUCTION
OF A PLentiful SUPPLY OF
PARKING SPACES FOR RESIDENTS
& THEIR VISITORS

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
- 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.

HAVING TRADITIONAL STREET
FORMS (QUEUES), WILL MAKE
INCORPORATING A PLentiful SUPPLY
OF PARKING SPACES EASIER
WITHOUT CREATING TENSION IN THE
COMMUNITY WITH CONTROLLED
PARKING ZONES OR A LACK OF
PARKING SPACES -
IT WILL ALSO BE EASIER &
SAFER TO PROTECT ACCESS
ROUND CORNERS & T-JUNCTIONS

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

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

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.

(a) PROVISION OF SPACES / STUDIOS / UNITS FOR BUSINESSES NEAR THE ESTATE BUT NOT ON THE ESTATE IS A GOOD IDEA AS SPACE FOR PARKING SHOULD BE A PRIORITY.

(b) PROVISION OF HEALTH CENTRES COMMUNITY CENTRES, RECREATIONAL COURTS, SHOULD ALSO BE ON THE OUTSIGHTS OR NEARBY THE ESTATE FOR THE SAME REASON.

(c) USING INEXPERIENCED APPRENTICES WILL JUST PRODUCE SUBSTANDARD BUILDS / WORK, WHICH WON'T BE DETECTED UNTIL IT IS TOO LATE FOR THE UNFORTUNATE RESIDENT(S).

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

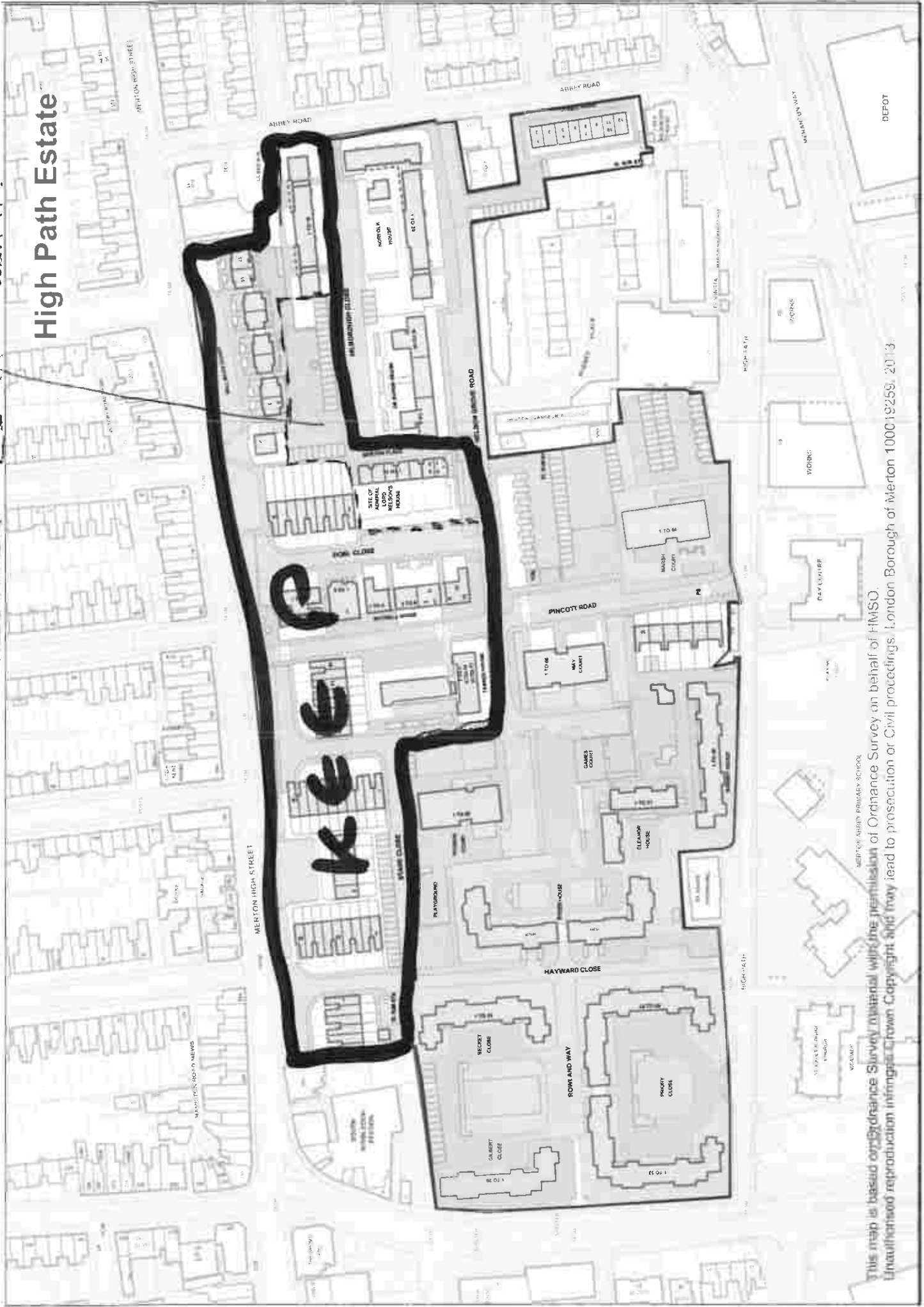
Other, please state

REGENERATION WILL NOT SUPPORT JOBS IN THE LOCAL COMMUNITY, IT WILL DISRUPT LIVES & ADVERSELY AFFECT JOBS. TO REBUILD THE ESTATE AS COST-EFFECTIVELY AS POSSIBLE CHMP WILL USE CHEAP MATERIALS AS THEY HAVE DONE ON THEIR OTHER SITES, THEY WILL NEED CHEAP LABOUR SO THEY WILL HAVE TO USE SKILLED IMMIGRANTS OR INEXPERIENCED APPRENTICES (2 PRODUCE COVERED-UP SUB-STANDARD BUILDS). CONTRACTORS SUCH AS NOW ARE REFUSING TO WORK FOR CHMP BECAUSE THEY DON'T PAY WELL OR ON TIME. APPRENTICES HAVE COMPLAINED

NB: - ~~NOTES~~ INTO THIS PLAN TO SHOW HOW MANY OUTLINED WANT REGISTRATION & TENANTS & LEASEHOLDERS & RESIDENTS IF 90% OF RESIDENTS IN MERTON PLACE WANT IT

High Path Estate

KEEPC



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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.

When CHMP/MPH first held their ~~so~~ ALLEGED CONSULTATIONS ON REGENERATION LAST YEAR, THEY ASKED ALL RESIDENTS IF THEY WOULD LIKE A NEW KITCHEN & PR BATHROOM & SIMILAR QUESTIONS ALONG THOSE LINES. THEY LED TENANTS & RESIDENTS TO BELIEVE THEY WERE TURNING A NEW LEAF. THEY DID NOT REVEAL THEY WERE PLAYING A DEEPER GAME. THEY DID NOT ASK, "WOULD YOU MIND YOUR LIVES BEING DISRUPTED, YOUR HOUSE & PROPERTY GRABBED & YOUR RETIREMENT PLANS, SECURITY & FINANCES THROWN IN JEOPARDY ALL FOR THE SAKE OF A NEW KITCHEN & BATHROOM, CHMP HAVE NOT ACTED WITH INTEGRITY FROM THE START OVER THEIR REGENERATION PLANS, THEIR CORPORATE COMPANY JUST WANT TO REDEVELOPE THROUGH LEGALISE LAND-GRABS FOR THEIR OWN BENEFIT, AND IF THE COMMENTS FROM RESIDENTS ON THEIR OTHER/PREVIOUS REGENERATION SCHEMES ARE TO BE TAKEN INTO ACCOUNT (OF THE ONES HIGH PATH RESIDENTS WERE TAKEN TO VIEW) - THE HAVE NOT BENEFITED REALLY EITHER. PREVIOUS REGENERATION TENANTS SAY THE HAVE GOT NEW HOMES (WITH THE EMPHASIS ON NEW) THAT MIGHT MEET ALL THE CURRENT REGULATIONS BUT ARE DEFICIENT IN LOTS OF WAYS THAT COUNT & MEAN MORE PRACTICALLY IN THEIR LIVES.

I LIVE IN ONE OF THE TOWNHOUSES IN DOGL CLOSE, APART FROM THE 9-CHILDREN FAMILY OF 4 DOGL CLOSE, NO-ONE IN OUR TERRACE WANTS TO MOVE OR BE FORCED TO, NOT THE 4 LANDLORDS, NOT 3 OUT OF THE 4 TENANT HOUSEHOLDS & NOT US. EIGHT OUT OF THE NINE HOUSEHOLDS DO NOT WANT REDEVELOPMENT FOR OUR TERRACE / BLOCK OF HOUSES & IT IS A SIMILAR VIEWPOINT/STANCE HELD BY THOSE IN HAYWARD, STAVE & DOLMAN CLOSE, AND THE NEWER BLOCKS OF FLAT LIKE MY CHEW, WILL MILES COURT, TANNER & VANGUARD HOUSES. 90% & MORE WANT TO STAY PUT & SINCE WE ARE NOT IN THE WAY OF THE TOWER BLOCKS OR VICTORIAN BLOCKS WE SHOULD HAVE OUR RIGHTS TO REMAIN RESPECTED, MARKET GIVEN TENANTS IN THESE ROADS & BLOCKS OF FLATS WANT TO STAY, MARKET VALUE FOR LEASE & FREE HOLDER HOMES IS A FALLACY IT DOES NOT EQUATE, COMPENSATE, REIMBURSE US IN ANY SHAPE WAY OR FORM FOR WHAT IS BEING PROPOSED TO TAKE / GRAB OFF US, NOT THE LAND, HOME/HOUSE / PROPERTY & ITS VERY LOCATION, NOT TO MENTION COMMUNITY. PLEASE DON'T ALLOW FULL REGENERATION NORFOLK, DEBURN & MERTON PLACE HOUSES MAY HAVE SOME ISSUES BUT OBTAIN A DOOR TO DOOR IN POLLISON VOTE, BEFORE THEY ARE ADDED BLOCK BY BLOCK TO REGENERATION

IN THIS DECADE (LAST DECADE) OF CORPORATISM, ONLY THE CORPORATIONS BENEFIT, AT ALL LEVELS. HIGH PACKED DENSITY OF HOUSING IS A BREEDING GROUND FOR ALL ILLS NOT YET FULLY WORKED OUT. PLEASE PUT PEOPLE BEFORE PROFITS HIGH PATH DOES NOT NEED THIS LEVEL OF DENSIFICATION. LEAVE THE TOWNHOUSES &

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

CHMP said AT THE LAST MEETING ON 18/11/14 AT HIGH PATH, THAT THEY WOULD BE MAKING A LOSS & MORE SO FOR THE FIRST 40 YEARS OF THIS REGENERATION. I AM REQUESTING MERTON COUNCIL NOT TO ALLOW CHMP TO SHARE OR PASS ON THIS LOSS ON & OF ^{THE} REGENERATION OF HIGH PATH TO US LEASEHOLDERS AND FREEHOLDERS, AS WE DID NOT ASK FOR REGENERATION AND WE DO NOT WANT IT BY THE TIME CHMP STARTS RECOVERING ITS LOSSES WE WILL STILL HAVE LOST ^{OUT} INDEFINITELY.

I AM REQUESTING MERTON COUNCIL NOT TO ALLOW CHMP FULL REGENERATION - AT ALL AND TO ONLY ALLOW ^{CHMP} ~~CHMP~~ PARTIAL REGENERATION IN SO FAR AS THE ~~THE~~ TOWER BLOCKS AND VICTORIAN/GEORGIAN HIGH RISE BLOCKS ARE CONCERNED. THERE ARE OTHER INDUSTRIAL OR BROWN-FIELD SITES BOTH CHMP & THE MAYOR OF LONDON CAN UTILISE IN MERTON WITHOUT ~~THESE~~ APPROPRIATING OTHER PEOPLE'S LAND & PROPERTY ON THE ~~THESE~~ FINEST OF EXCUSES.

IF CHMP WILL NOT MAKE DO WITH A PARTIAL REGENERATION, THEN LET REGENERATION NOT GO THROUGH AT ALL, BUT RATHER FORCE CHMP TO ~~THESE~~ HONOUR THE STANDARDS THEY AGREED WITH MERTON COUNCIL WHEN THEY BOUGHT THE STOCK.