

## 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**

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**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?**

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### 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**

## 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

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### 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

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.

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## 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**

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**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**

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### 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.

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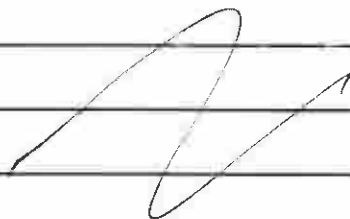
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## Getting around

### 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

  
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### 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?

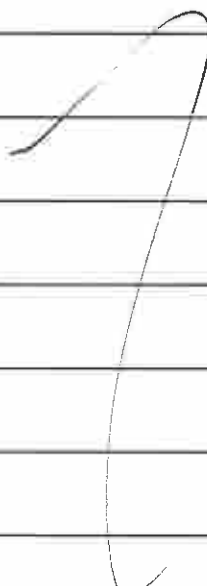
Please select **one or more** of the following.

- 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.

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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.

FOR ME REGENERATION IS A  
ABSOLUTE 'NO'... I DO NOT SEE WHY IN REGARD TO  
MY HOME YOU WOULD DEEM IT FIT TO KNOCK DOWN  
A PROPERTY THAT HAS NOTHING WRONG WITH IT. HIGH  
PATH IS ALREADY A FANTASTIC PLACE TO LIVE AND IF  
HOMES ARE NOT UP TO STANDARDS THEN THAT IS DUE TO  
THE LACK OF MAINTENANCE THAT CIRCLE HOMES HAVE DONE.  
WE AS A COMMUNITY CLEAN OUR OWN STREETS DUE TO  
THE FACT CIRCLE HOMES DON'T AND TO TAKE AWAY  
THIS COMMUNITY SPIRIT WILL BE DISASTROUS AND THIS  
I FEEL IS SOMETHING YOU ARE IGNORING. WE HAVE  
ALL THE FACILITIES WE NEED LOCALLY (CHURCH, DE'S  
CHEMIST, SHOPS ETC) WE HAVE LIVED HERE A LONG TIME  
AND RAISED OUR FAMILY HERE AND WISH TO STAY WHERE  
WE ARE. YOU ARE TELLING US THAT WE CANNOT  
PRODUCE A THIRD GENERATION OF OUR FAMILY ON THIS  
ESTATE. YOU SHOULD NOT HAVE THAT RIGHT. AS  
FREEMARKETS WE WILL NOT BE ABLE TO AFFORD A  
NEW PROPERTY ON HIGH PATH AND WHY WOULD WE  
OPT FOR SHARPO COUNTY WE OWN OUR HOME AND WANT  
TO CONTINUE TO OWN OUR HOME. AFTER DOING SOME  
RESEARCH I HAVE ASSESSED THAT IT WOULD COST  
CIRCLE HOME AROUND £200,000 TO BUILD A NEW  
HOUSE SO IF YOU BUY OUR HOUSE FROM US FOR SAY  
£400,000 YOU ALREADY HAVE MADE A PROFIT AND  
THEN IF WE CHOOSE TO BUY A NEW HOUSE ON HIGH  
PATH — PLEASE FIND A SECOND PEICE OF PAPER ATTACHED

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



(2)

AND YOU CHARGE US £500,000 THING THATS ANOTHER PROFIT YOU HAVE MADE, NOT BAD FOR A NON PROFIT MAKING CHARITY... IT WOULD SEEM TO ME YOU ARE CONCERNED MORE ABOUT CURLE HOME RESIDENTS THAN FREE OR LEASE HOLDERS. THIS ESTATE HAS BEEN NEGLECTED FOR AT LEAST THE LAST FIVE YEARS AND I WONDER HOW MANY ESTATES HAVE THE COMMUNITY SPIRIT WE HAVE ON HIGH PATH, I MOST ALSO RAISE CONCERN ABOUT HOW MY YOUNG SON FEELS, HE HAS KNOWN NO OTHER HOME AND IT IS OUR WISH TO LEAVE OUR HOUSE TO OUR SON TO ENSURE HIS FUTURE IS SECURE IN TERMS OF HAVING A HOME. AGAIN I FEEL ANGER THAT YOU WANT TO TAKE THIS RIGHT AWAY FROM US SOMETHING WE HAVE WORKED HARD TO ACHIEVE. THE ENTIRE PROCESS SO FAR HAS BEEN UNCLEAR, EVASIVE AND FULL OF UNANSWERED QUESTIONS. HAVING LOOKED CAREFULLY AT THE PROPOSED NEW PLANS I SEE ISSUES OF CONCERN... PARKING? ROADS? PATHS? GREEN AREAS? HOW BUILDINGS ARE SET OUT, NEW SHOPS WILL ADD GREATER HEIGHT TO BLOCKS. LOOKING AT THE BLOCKS ON THE FRONT OF THE ESTATE (MELTON HIGH RD) IT SAYS THESE WILL BE MADE SHOPS ON GROUND LEVEL, YOU STATE THAT THESE WILL BE 6 FLOORS HIGH YET ALL SHOPS HAVE A HIGHER FLOOR TO CEILING HEIGHT THAN THE HOUSES SO THEREFORE THE BLOCKS WILL BE A LOT HIGHER THAN 6 FLOORS THIS IS THE SORT OF INFORMATION WE HAVE NOT BEEN GIVEN AND EFFECTS HOWS THE ESTATE LOOKS EVERYONE NEED TO KNOW FULLY THE ENTIRE PLANS FOR OUR ESTATE AND WE HAVE NOT HAD THIS SO FOR ME I DO NOT WANT TO SEE MY HOME LOST TO A REGENERATION THAT DOES NOT HAVE ANY LONG TERM MEANING TO IT.