

## 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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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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### 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?

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

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.

King Georges new ball court - 10/05/06



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.

Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

**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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Children's play equipment



### 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.




Other, please state

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## 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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## 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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## 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**

### 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**

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### 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.

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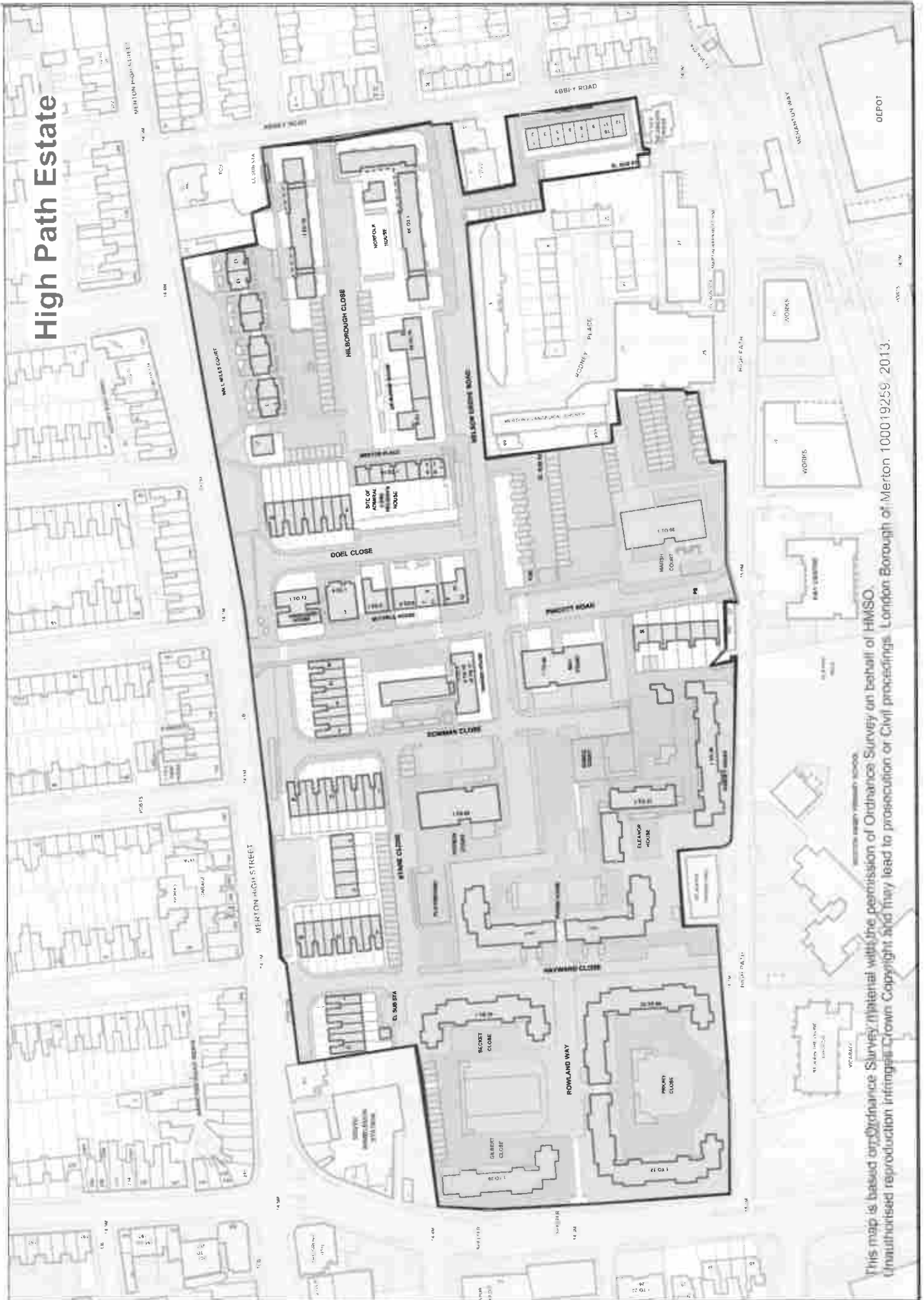


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# High Path Estate



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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.

As you can see I've selected option 3 of Q1 as I'm vehemently against the proposed regeneration of the estate solely on the basis of being an outright freeholder. ~~Should the regeneration go ahead I and the other 30 or so freehold residents will be the ones with the most to lose through this project.~~ My particular property includes substantial room sizes and a garden to the front and rear of the property and also a garage that houses our car. I have lived in this property for the past 24yrs but have lived on the estate for a total of 42, my parents still living as leaseholders in one of the 3 tower blocks. I feel this proposed regen project to be very unfair to homeowners of either the lease or freehold tenure as I feel like others, that our needs/nights don't seem to be being considered as much as those of the social housing tenure, they appear to me to be CHMP's main priority in this and that is grossly unfair. Let me put it to you, how many social tenants are not going to be interested in / swapped towards a NEW HOUSE OF A BIGGER SIZE, not many I suspect. CHMP are undoubtedly aware of this and obviously the amount of social tenants outweighs the amount of lease and freeholders combined which is a very big positive for CHMP for their feedback as to whether people "want it or not". They are relying on the social tenant sector to push this ahead for them which is democratically wrong and unfair. If this were a race of any description we would not all be starting at the start line, others would have an unfair advantage so to speak. The biggest drawback for myself as an outright freeholder since July 14 would be that as a very long term resident who does not wish to sell for any reason I would be taking a step backwards as far as home ownership is concerned, I've strived to pay off my mortgage 3yrs earlier than



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required due to a slight decline in my physical health. The clearance of my mortgage has meant that I now have the freedom to work part time after 29 yrs of full time employment. All this, now to be informed that my house may be forced from my ownership, outright as stated, to live in a new home with possibly less space, the sacrifice of my garage and ~~hopefully~~ at best 1 garden not of similar size. Then there's the financials of it, what I would receive in a remuneration package of current market value at time of my property being required, and any compensation payout would not go anywhere near me being able to purchase a similar property in size/dimensions if they are even being built, this would as you know leave me having a property that I now do not own outright as CHMP would have equity in it due to the vastly enhanced prices that they are going to be on sale for. I now could probably at best own somewhere between 40+60% of my home. This particular aspect of the scheme should not morally be allowed, ~~to~~ to own a property and then be put in a position, should you choose to stay, which they keep touting as a need/want of theirs - keeping communities together - your freedom of outright ownership in the new builds is being denied and you are being sacrificed by CHMP for "the greater good" as it's been put of the estate as it's been sold to us. This is not a fair scheme addressing all the tenure type of residents, I feel the social tenants won't have much if anything to lose by being moved to a newly built property where by lease + freeholders will be forced to give up their hard earned homes at their expense. I feel the real objective here is for Circle to pull down the estate ~~as~~ as a way of building on a new blank canvas and to ~~build~~ <sup>build</sup> their 600 odd new <sup>extra</sup> builds for private rental and sale. Please don't allow this to happen. M. Lewis...