

Better places to live: high quality residential areas

NO - 2) JUST PARTIAL REDEVELOPMENT.  
THE HAZARDOUS DYES, CONSTANT DAMAGES  
CRACKS, ELECTRICAL FIRES & HEALTH PROBLEMS

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

**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?

94 3 BEDROOM FLATS AS IN BELLET,

FLIGHT & DOORS, WELFIT SELOORS

STAIRS - LIFTS AT SIDE OR BACK

FOR DISABLED & ELDERLY.

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 towards Merton High Street to the north of the estate.

Option 3: Mostly flats

Option 3: Variety across the estate  
Please select **one** of the following

Option 4: Other, please state

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

MAINLY FLATS TO HOUSE MANY

BULK, STADY, SPACIOUS, UNANIMOUSLY

PRESENTLY WILL SAVE FOR A

PROLONGED PERIOD

Taller buildings towards the centre of the site.

### 5 Are there any other issues or options we should consider regarding new homes?

### 4 How should building heights be distributed through the High Path estate?

Please feel free to continue on the sheet provided at the end of this questionnaire.

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.

I AM IN NO POSITION TO COMMENT

ON THIS ISSUE, AS THIS IS FOR

THE AUTHORITIES & EXPERTS.

DENSITY OF WALLS, SPACE IN THE

ROOMS

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**  
MUST FLATS WITH BALCONIES AS IN  
BOOKET CLOSE, OTHERWISE FLATS  
MIGHT BE CRAMPED UP. OPEN PLAY  
SPACES FOR ALL THE FLATS CLOSE BY

### 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.**



- 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**

CHILDREN'S PLAY EQUIPMENT WILL BE  
A WASTE OF FUNDS. VANDALISM, BARRAGE  
& MISUSE BY OLDER CHILDREN.  
WE DID NOT HAVE THIS SINCE 1995



# 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.

THEY SHOULD REMAIN THE SAME

TO PREVENT DISORIENTATION

NEW IDEAS NEED MORE FUNDING

AS WELL WILL THEY BE CARED FOR

\_\_\_\_\_  
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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

AS FOR ALL THESE FACILITIES  
THEY ARE PERFECT - BUSES, TRAINS  
CYCLING PATHS - SPACE WOULD FOR  
CARAVANS.

### 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.

THIS ISSUE IS FOR MERTON  
PRIMARY HOMES FOOD FOR THOUGHT  
WAS TAKEN OVER FROM MERTON  
COUNCIL MARCH 2010.

## 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

### 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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### 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

THE SCHEME WILL HELP THE UNEMPLOYED. THEY SHOULD ALSO BE GIVEN A COURSE TO OBTAIN A QUALIFICATION AS WELL TO BE EFFICIENT

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

I'VE LIVED [REDACTED] FROM 1995 & HAVE HAD HAPPY MEMORIES OFF AS A FAMILY - ALL FACILITIES G. HEATING, DOUBLE GLAZED WINDOWS, GAS ELECTRICITY & RUNNING WATER ALL TO MY SATISFACTION. RETIRED FROM INVASION AS AN S.M. DO NOT WISH TO BE UPROOTED AT THE AGE OF [REDACTED] 2) SALE OF PROPERTY I DO NOT WANT THIS, AFTER PAYING UP FULL MORTGAGE TILL [REDACTED] AS STATED ABOVE.

3) PLAY ENCLOSURE NEAR BECKET CLOSE, GILBERT & PRIORY CLOSE IS STILL BEING USED BY SCHOOL CHILDREN - THIS WASSPALE WAS USED BY MY THREE CHILDREN & THEIR PLAYMATES FOR HOCKEY, FOOTBALL, ROUNDERS AS WELL FOR LEARNING TO CYCLE. IT WAS ALSO USED BY MY [REDACTED] MOTORS USED TO TAKE THEIR CHILDREN TO PASS SOME TIME THERE, THE GRASSES ARE AN EYESORE. SOME BENCHES COULD BE INSTALLED IN THIS SPACE FOR THE ELDERLY COVID RELAX WHEN RETURNING FROM SHOPPING, TO TAKE THE WEIGHT OF THEIR FEET. A FEW FLOWER PLANTS ALONG SIDE.

[REDACTED] VISITED [REDACTED] COMMUNITY ASSOCIATION VISITED ME. ALL THE DETAILS GIVEN ABOVE WERE CHECKED BY HIM. A COPY OF MINIMAL OFFER OF PRESENT MARKET PRICES AND OTHER SUGGESTIONS SENT TO ME THROUGH MR [REDACTED] & A COPY OF THE SAME WAS TAKEN ON HIS MOBILE PHONE FOR VERIFICATION TO NOTE THE OUTCOME. AS FOR REGENERATION, A I FEEL IS UNNECESSARY. YES REDEVELOPMENT OF CERTAIN FLATS - UNBARRIERS, DARKNESS, ELECTRICAL FIXTURES, LEAKS & CONSTANTLY DRAINAGE FILLED - AN EYEBLE SHOULD BE TAKEN FROM PRIORY'S BRIDGE ASIDE A FEW YEARS AGO. THE WHITE ELEPHANTS WHICH ARE NOT UNIFORM AT LIKE BECKET, GILBERT & PRIORY

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

IF THE HEIGHT OF FLATS + AREA IS SIMILAR WITH STAIRS, BALCONY & A SIDE LIFT FOR THE ELDERLY. THAT IS FINE, WHILE HIGH RISE SOMETIMES THE LIFTS DO NOT WORK NOT KEPT CLEAN & DIFFICULTY IN CLIMBING STAIRS TO THE HIGHER FLOORS BEYOND FIVE.

I AM ALSO DOUBTFUL OF THE FINANCIAL SIDE OF THINGS & COMPARED PURCHASE ORDER AS WE WERE UNDER THE MERTON COUNCIL'S THINGS WORKED OUT FINE. MERTON PRIORY TOOK OVER IN MARCH 2010 & STATED THERE WOULD BE NO CHANGE OF CIRCUMSTANCES. THEY SHOULD HONOUR THEIR INTEGRITY, AS THEY SPEAK OF A SCOTS HONOUR. MERTON PRIORY HOMES WANT TO GIVE A SHARMA TO CATCH A PRAWN - IF THEY SAY IT NON PROFITABLE, I DOUBT VERY MUCH I UNDERSTAND PERMISSION FOR C.M.A SHOULD BE GIVEN BY MERTON COUNCIL TO MERTON PRIORY HOMES TO GO AHEAD, THUS THEY HAVE TO RE THINK THEIR DECISION. NEVER USED REPAIR SERVICES PROVIDED BY MERTON PRIORY HOMES EXCEPT FOR INSTALLATION OF INTERCOM DOORS & THAT WAS PROVED A FAILURE, AS THE BUZZER DOES NOT WORK & I HAVE TO USE MY KEY TO GET INTO THE BUILDING IN THE MORNINGS TILL 12 PM.

15/10/2014