

One is uncertain as to whom this response to the Merton Estates Plan is actually to be addressed to in respect of the person of influence to make change happen for the benefit of the existing residents of the areas considered therein. Therefore I take this opportunity to submit, via the channel created by Merton Council, my opinions, evidence and challenges to the Estates Plan, to the Planning Inspector so appointed by the Secretary of State and as such the wording will be such as to be to an independent, experienced, suitably qualified, third party, but is someone whom has no knowledge of the geographical areas considered other than the bundle of documents submitted to them by the proposing authorities and their respondents to the proposals.

I must, for the sake of brevity, make clear that as primarily a carer for a resident on High Path Estate, my thoughts are generally confined to that area, and it is for the residents of Ravensbury and Eastfields to make such representation as they see fit, however I (and my family) also have an interest in the specific dwelling of the person I undertake caring duties for [REDACTED] and as such I may need to reference other areas where pertinent and where I am aware of other individual thoughts on the process and present proposed outcome of the plan.

It is too easy to fix as planning considerations simply the proposed activities within a geographical area, assess their environmental / transport / health / educational impact and consider the external envelope and appearance. Indeed it is relatively easy if the site is either one of 'greenfield' development or of a 'brownfield' site of a, typically industrial nature or an area where little residential development has been in place hitherto. But for these estates this does not apply. These are our homes, and as such, the Council seeks to interfere, not for some greater public 'good' – such as a strategic rail, airport or road development, or to facilitate strategic development of mineral resources (eg fracking), but to argueably break the implied contract with residents when our estate was first built, and to unfairly deprive us of our amenity space, storage and living space and to design external development which is out of keeping of key buildings in the public realm, to create enclaves, rather than build communities, and build prison-plus style apartments that are no better than cheap hotels for commuters to travel to central London in, we deserve better.

For High Path, unlike the other two, more self contained areas, there are a multiplicity of problems and challenges which have not been properly acknowledged, and therefore not properly resolved, but way before we identify here exactly what they are, we need to travel back in time and look a little at the development of Central Merton and its immediately surrounding character study areas. I would have to assume that the inspector will have done some background reading and is aware of some of the individual characters whose circumstances have led to the developed area as is at present, but the inspector may not be aware of some points that have been chosen to be hidden. Now at this time we need to define a few key entities in the present process that the scheme appears to have been concocted under - Merton Council (MC) Planning Department (hereafter called the Scheme Promoter), Circle Housing Merton Priory (hereinafter called the Scheme Developer), Merton Council Housing Department (MCHD) and Merton Council Highways Department (Highways), Merton and Morden Urban District Council (MMUDC) and Wimbledon Urban District Council (WUDC). Furthermore I have to define South Wimbledon, as the area to the immediate east of Montague Road / South of Pelham Road / Quicks Road / North Road, and west of Bewely Street/Wandle Bank and North of Merton High Street (this broadly encompasses the 1963 South Wimbledon proposals of WUDC for development of 'South Wimbledon', which, after much opposition by residents, moved forward in the late 1970s resulting in the development in much modified form, of All Saints Estate. The area occupied by High Path Estate, immediately to the West of the MC Mill Road Character study area broadly encompasses some of the land once occupied by Richard Hotham under the land of Moat House Farm, which after acquisition by Charles Graves and renaming as Merton Place was purchased from Graves' widow in 1801 by Admiral Lord Nelson. The original lands with Merton Place were in the majority to the North of Merton High Street, but Nelson acquired other farmlands to the west and south broadly as far south as the present Wimbledon-Croydon tramline. Following Nelson's death and contrived circumstances those lands were sold off in various parcels, with the area between the tramline and Merton High Street by the time of the 1851 census was known as Nelson's Fields.

The farmland to the south of Meretune Way (formerly the line of the Wimbledon and Tooting Railway LBSC/LSWR joint, closed finally in 1975) became in stages predominantly light Industrial use, including post WW2 some firms from the High Path area relocating thereto.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Indeed many of the houses, in Wandle Road, and Nelson Grove Road , had they not been demolished in the 1960s and 1970s would , like those remaining in Grove Road and Meadow Road for example, have qualified for Housing Renovation Grants (administered by the local authority) and the private occupiers of those houses installed indoor bathrooms/wcs and renovated windows and rooves to give desirable accomodation. Meanwhile the Local Authority designed Flats began to lose the reason for construction – that of better standard of accommodation for the working family or individual as the criteria for access to a 'social house' was change. The right to buy gave the hope though that ones family could have the potential to guarantee a succession of passing on as required to decendents – local authority tenancies would generally only permit one succession and this potentially would mean a child or grandchild becoming homeless with no guarantee of accommodation suitable for their needs, this desire – to take control of our lives – was the primary reason for avaling of right to buy (the discount reflected in many ways some of the potential defects , asbestos containing materials in the flat, single glazing) – although many authorities had already sold council housing at market price with a local authority mortgage I dont recall this being offered by Merton , it was by the GLC for its (mostly ex LCC)housing stock. It should also be noted that many whom lived in High Path, Pincott Road, Reform Place worked at Omega Lampworks in Rodney Place, [REDACTED] .)

Now all this social history actually has an impact on the estate at the present time. If we had remained in our existing house – in all likelihood the private landlord who actually owned quite a few houses on the high path area would have either sold them to those of us in the accommodation, or would have found as required larger houses from their portfolio – the cottages ranged from 2up2down through to six/7 habital room terraced houses of substantial brick construction, but some MMUDC propaganda, which I have no record of residents being opposed to decided that the area needed improvement , and also a reduction in the number of housing units for a declining population (as London residents were encouraged to move to the New Towns – for merton this was the likes of Crawley and Haywards Heath) This encouragement in part from the central government fear from the 1950s of a nuclear strike taking out central and suburban London – and engineering and other manufacturing was being promoted with housing in (non-easily rail connected to discourage commuting back) the home counties at what were considered 'safe distances' to enable some surviving of the population. The original terraces of High Path – on the likes of the East West Orientation of High Path , Nelson Grove Road, and Reform Place, all with fairly substantial rear gardens , and the remaining terraces of Pincott Road and Abbey Road , had over the years had some back garden infill, for business or other purposes of increasing housing – 'Back Buildings' in Pincott Road for example,where demolishing one terraced house gave rise to three houses built in its former back garden. The most extreme example was the construction in 1927 by the City and South London Railway of Rodney Place, which must have taken some of the 68ft normal rear gardens on the south of Nelson Grove Road, and some of the farmland to the north of High Path (Bakers Farm and Brookfield Farm were around the North and East of High Path, with Deeds Farm and Bunce's Farm to the South of High Path) , and these continued to be worked in part through the 1940s until the building of the industrial units immediately to the south of High Path in the 1950s.

Terraced housing generally does not have off-street parking, and I would argue it was the implied offer of parking facilities in the 1960s which contributed to the acceptance of [REDACTED] moving into the new flats of the High Path Mansion Blocks), and for some whom had previously rented private garages on land in Nelson Grove Road and Reform Place, the assured continuation of secure vehicle parking in the newly built garages in the likes of Hillborough Close, that these garages could also be used for overspill of some domestic chattels is useful – [REDACTED] and the provision of ground floor sheds only went some way to accommodating domestic items like prams, bicycles and the previous television model-just in case it was needed when the new one broke down. It could be argued for the estate the amount of garages is excessive, [REDACTED] which strangely remained as the only original (actually I suspect there could have been earlier cottages built sometime 1830 to 1880 on that plot the census returns are confused as to orientation of enemerators walk) detached house, when all around had been demolished – [REDACTED]

[REDACTED]

And so, we have piecemeal development. Land immediately south of Merton High Street, acquired from business owners , taking away most of the commercial heart of Central Merton by the early 1970s. Initial acquisitions appear to have been for proposals of road widening including roundabout at Haydons Road (WUDC South Wimbledon Plan , 1963) leading to at best temporary leases and run down of the smaller shop units toward Pincott Road, then the deliberate acquisition of land and businesses from Pincott Road to the Dark House pub. This was to provide,with the now-aborted road scheme land , new housing (predominantly, - some flats) as replacement homes for persons displaced from Wandle Road and other parts of the now All Saints area – North Road, South Road terraced cottages and parts of Leyton Road predominantly. Effectively many folk have already been decanted once in their lifetime [REDACTED] But these new houses stopped short of Merton High Street, clearly there were still considerations of a form of road widening potentially along the south side of Merton High Street , green space was put in place and some plane trees planted (I note that London Plane trees are now under threat from a fungus disease – Plane trees are one of the best absorbers of traffic pollution). Quite how the junction at South Wimbledon (The Grove) was supposed to accommodate a wider road I am not certain, if it was desired to retain The Dark House, South Wimbledon (Merton) Tube station, The Grove Pub , Bank House as listed buildings and the Merton Road/Merton High Street corner buildings. But , at the same time as the houses facing toward Merton High Street were being completed in the early 1980s , new plans and changes were occurring nearby.

Merton still had industry, investment in New Merton Board Mills (Dickinson Robinson Group Packaging) had occurred and and the Tandem Works of Eyre Smelting/Fry Metals continued to process metal alloys. But DRG /Reed Papers decided to sell the site to Sainsburys/Bhs and a number of community proposals for Priory Park Retail and Leisure development, at the same time Merton Council and the GLC were looking for a relief road to Merton High Street /Kingston Road taking the alignment of the now closed and track lifted Wimbledon-Tooting Railway. For various reasons the segment of Road proposed from Morden Road to Kingston Road was never built – that area was turned into a managed nature reserve and (pre-tramlink) some of the area directly adjoining the trackbed was developed at the Merton Park for housing, the proposals for that part of the road were stopped by organisation of local people who formed their own community association funding and supporting independent people to stand for election to Merton Council. The section from Colliers Wood (Christchurch Road) to Morden Road was built and opened in 1989 and is today part of the A24 TfL Road Network. The Sainsburys (Savacentre) site was built as a retail hypermarket with some additional internal units and surface level parking for some 2000 cars. Delivery access was from a light controlled junction to an eastern service yard, and customer access by footbridge across the river Wandle from Merton High Street additional pedestrian access under Meratun Way and from the dead-end of Station Road,(this access is unsuitable for use by disabled persons) and by road from a new roundabout from the new Merantun Way. This roundabout also served the Merton Abbey Mills craft and leisure complex, which was later expanded to have additional restaurants, mid rise flat blocks a private leisure centre and a hotel complex, all of

which put pressure on the road, not as a relief road but becoming an access road, it is noted that the developments, other than the heritage items and some conservation of the Norman Merton Priory foundations, were not in the Priory Park proposals, but that the promised community enhancements in those proposals around the Brown and Root Tower at Colliers Wood did not take place. A little later the land to the east of Savacentre and West of Priory Road was developed as a Priory Park retail site, with access by road from Merton High Street.

Now since the Savacentre road access was from Merantun Way, this meant for residents surrounding High Path and adjoining for collecting heavy shopping etc an access road was created from High Path into Mertune Way with left turn only towards Colliers Wood. To minimise, but not eradicate, rat running from Merton High Street 7foot Width Limits were put in place at the southern end of Abbey Road and Pincott Road. Finally with respect to Meretun Way the Christchurch Road roundabout was converted to a light controlled junction and the Tandem Works demolished and replaced with retail developments with additional parking and service access from Prince Georges Road. This, along with the now ongoing London and Quadrant Development of flats on Christchurch Road has all put pressure on the road network, particularly into Abbey Road during school peaks, and weekend shopping hours.

What this has done is to place High Path estate into an island of dense traffic, along A24 Meretun Way , A219 Morden Road, Merton High Street and Abbey Road. This would be full either of people coming to visit the area around the estate, sometimes workers from the estate area travelling to their initial work location (not all of us by any means use the underground on a regular basis when our work is on sites around Surrey and the surrounding areas), but most traffic is passing through, from areas were they may well have larger houses than we have, they may have their own garages on site or in blocks and just because they are further out and away from less regular public transport than this estate may enjoy why should they be permitted to pollute our air and we be forbidden to park our vehicles or have the land enjoyment rights to our garages?

Having conceded [REDACTED], that there would have been a little less available parking, and that it would have been on-street, as desirable as that dwelling in terraced houses may have been , I would prefer to look at our existing flats , which specifically for us are much larger in room sizes than any comparable local authority constructed flats that I am aware of within Great Britain (and I am quite well travelled) , [REDACTED]

[REDACTED] Given this, and taking into account values of much smaller flats built nearby , without prejudice, I would estimate the need for a value to replace the property in its present , leafy , sunny, triple-aspect location would be not less than £572,000. But overall it is not about the money. Location wise – despite the traffic problems we are , by accident rather than design, in quite a Goldilocks location – we have potential good access when required from the Zone 3 Tube system – [REDACTED]

[REDACTED], and walking distance to a shop with the cheap bulk buy pricing and good range of products, better than in Wimbledon or Morden and closer than we would be if moved to Croydon or Sutton. The only downside [REDACTED] is that there is no level access to the front door, we did request CHMP to provide an access lift , or ramp access - the reply was that CHMP were a charity, had no funds, and that [REDACTED] was not suitable to fit a lift to (this clearly shows they never visited here as there is plenty of space – I have fitted access lifts to similar at split level churches and they are similar say to the car park lift at St Georges Hospital), for various reasons we did not pursue as yet, this , which would be beneficial to other residents and would have been to myself when I had serious health issues – [REDACTED]

[REDACTED] This access issue aside, our honey-coloured flats have airy open access to the outside and our trees are up to 55 years old now, with an annual display of blossom which is much appreciated by my mother.

This leads us to greenspace management, which is ill-defined and insufficiently specified to the benefit of wildlife. Planting should ideally be of British Native plants, that will encourage native wildlife , subject to such wildlife or plants / trees not being injurious to health affecting skin, breathing or toxins from accidental consumption of leaf , flower or berry. Ideally they should be managed to ensure growth is not excessive, and complementary for bloom

and foliage and providing nesting and food source for birds. It is known that good external air and landscape quality is beneficial to health

We also have the internal transport and access, and the existing cut off from Meretun Way is a problem. Ideally High Path should be converted to a quiet way for bicycles and pedestrians only, with access to Merton Abbey School, The Resource (disabled persons) centre, Elim Church and Domex Office and service yard being onto a speed-limited Meretun Way, however TfL and Mayor's Office have consistently insisted that this is a relief road, without realising the development I have outlined above has altered the character and actual use of the road from its original – literally half-baked- purpose. Abbey Road (and inter-alia Mill Road can be very congested if in any way Merton High Street / Haydons Road are blocked or not free flowing. If the junctions at South Wimbledon Tube or Plough Lane are blocked then it is very difficult for vehicles to proceed along Abbey Road, the air quality deteriorates and it is not really suitable to build houses closely abutting the pavements thereof.

It has probably been realised that the existing estate is quite complex, not necessarily in terms of navigability, but in the diversity of building styles. While diversity is good and preferable to the proposed 'me-too' monoculture, what it means that each set of flat blocks have particular access characteristics.

This may be a good time to divert to the initial issue of the acquisition of land from MCHD to CHMP.

Merton Council made a number of promised inducements over the years to force ownership of their remaining council housing out en-bloc to a 3rd Party. The inducements were mainly to tenants, where the likes of, where needed and where desired by the resident a programme of kitchen and bathroom renewals mostly would be undertaken with other works, predominantly to houses, to bring them to the Merton Standard, for flats this would include some common parts, door-entry systems, double glazing and where needed electrical and roofing renewals where existing was life expired or in dangerous condition. [REDACTED], prior to transfer work was due to take place for soffitt and fascia repair at eaves level and installation of double glazing. After being excluded from the vote on the transfer, the survey of leaseholders was against the transfer, and for tenants the majority In favour of transfer was 2% , and this after a number of attempts by merton to transfer its stock, we had a number of organisations involved in the earlier propaganda, such as TPAS , and previous transfer votes amongst all residents had been rejected. So the undemocratic final vote happened. [REDACTED] did not get its soffits, etc renewed, repaired or painted, but prior to transfer shed doors were replaced without consultation and were done to a standard that was less than the doors replaced (most doors actually just required scarfing in of some new timber sections and weather strip fitted to lip at top of door and to base of door – this was not provided on the new doors and consequently some have become shabby with poor paint preparation. To date CHMP have recently replaced tenants single-glazed windows with PVCu double glazed windows and composite front firecheck doors, bringing [REDACTED] in line with all other properties on High Path Estate. [REDACTED]

The biggest problem with the stock transfer, which is why we were not in favour of, was the de-coupling of Housing provision at the local authority strategic level, loss of democratic oversight at the ballot-box level, and the eventual five-way inefficient councillor- chmp officer – chmp distant management – local authority strategic on a regular basis across the portfolio of social sector housing in the borough. Merton Council retained some board level representation and have a financial interest in the development profit and land sales revenues of CHMP as part of the transfer agreement. However recently Merton Council agreed to reduce the number of resident participation at board level (reducing members to one leaseholder and one tenant). CHMP also withdrew all local estate offices to a central location in Morden, this meant it was very difficult to contact to get simple issues logged and resolved in a prompt manner. Finally for High Path, and possibly other estates it was either unclear exactly what land and responsibilities actually passed to CHMP (Merton Priory Homes), in terms of greenspace management along Merton High Street, Footpaths and paving generally along adopted highways and unnamed off roads of High Path. For example Merton Highways recently re-surfaced the east arm of Nelson Grove Road roadway and highway, but did not do the same for the highly defective and uneven defective tarmac on east side of Pincott Road Northern segment, despite both footpaths dog-legging around CHMP managed parking areas. Additionally there is confusion among residents over parking enforcement, and this would apply to visitors with random single yellow lines with no ministry standard enforcement hours signage on what are named MC adopted roads. Similar situations apply to

blocked surface water drains and gulleys, which years ago I remember Merton Highways Gulley sucker regularly flushing through.

Since transfer CHMP have generally failed to provide a reasonable schedule of maintenance for common internal parts of flats, and for external parts, particularly review of upstands on rooves, gutters, rainwater goods, pointing, fascias and soffit boards box gutter enclosures. They also fail to respond promptly to ingress of water and drips and overflows from water and header tanks with failed float operated valves in roof spaces. Likewise there is no greenspace management on appropriate cutting of types of shrubbery, clearance of broken tree branches and the like, which all conspire to make Merton as a whole look shabby. Tenants can inform you of the problems of actually getting competent persons to assess internal defects correctly and arrange timely remedial works, I have three items which CHMP failed to do inside our own flat (this was as a supposed quid pro quo for failure to adhere to an advised appointment [REDACTED]

This has been compounded with the plans of CHMP to demolish and re-build the area they supposedly have responsibility for. Residents have been treated by officers, agents, and staff as less than second-class citizens in a patronising manner, and vulnerable persons have had verbal promises made by persons whom have no authority so to do. The whole procedure has been handled in a stress-inducing manner and has (in my opinion) hastened to an early death at least 4 persons nearby on the estate.

Returning to an analysis of the existing blocks

The Mansion Blocks all share the generality of being predominantly four stories high, Built of double skin brick in an interesting bond pattern, brickwork is not the normal present day standard height brick and again gives the flats some echo of what Merton Priory may have had finishes of some tiling detail in an Italianate style with cartouches indicating block names and numbers in a scripted font that echoes cursive script as may have been written at the nearby Merton Priory. The entrance to stairwells have had later wood and glazed doors with entry system fitted but ground floors have doors opening to the external air-space, most upper level flats are accessed from tarmac paved concrete verandas but some external doors open onto the stairwell. There are no lifts and most staircases are concrete of up to 15 steps normally in return flights of 7 to 8 steps with metal railing handrails. Few properties have external balconies or Juliette balconies, to my knowledge few residents have ever complained about this, but it does mean washing is often hung out to dry on the verandas, rather than using the up to 60 steps to access the ground floor external clothes-lines. There are two main play areas which are well used, a tarmac ball court and a softer surfaced toddler play area. The external grounds to outside roads have dwarf walls with interesting rounded brick finishes matching the external of the flats. Windows originally were timber single-glazed in a Georgian bar style (the not dissimilar Parkleigh Court by Morden Road Tramstop has double glazing fitted in a style which is close to the original. Space heating originally was by single coal-fire to living room, I have no knowledge if back-boilers were fitted, and I presume electric immersion heaters were also provided. As originally built to my memory these flats were incredibly cold, and only with the fitting of double glazing could some heat retention start to be considered, I also assume Merton Council took advantage of cavity wall insulation retro fill a couple of decades ago, and roofspace mineral wool insulation likewise when government challenge funds were available. Central heating has been fitted by CHMP / Merton Council to all tenanted properties and an upgrade programme to gas combination boilers was done across the estate about three years ago. At the time of the 1970s clean air acts Merton Council replaced the coal fires with 4 burner two position gas fires, I presume they amended the flues and chimney cowlings appropriately.

Further external features are the access arches in two of the blocks, and the gated access to Morden Road with brick pillars and concrete decorative pediments thereon, The pillars to High Path exit had similar concrete on to but these appear to have been lost. Accompanying the dwarf walls were privet hedges to same height, these have not been maintained and have some ingress of trees as weeds and other shrubs. Normally such height hedging would be used for nesting birds, but with insufficient regular food source few hedge sparrows make their home there. The growth of hedges obscures views to Morden Road, but this appears to be not unwelcome by residents. Main

defects are paintwork to undersides of verandas where insufficient preparation has led to emulsions flaking, in part in combination of failure of the waterproof tarmac to the walkways. Modern mixes laid to correct falls should solve this. There are also problems of drains blockages, I suspect due to mis-use, tree-root ingress and possible ground movement. Re-lining is not excessively expensive, but most generally if cleared with mechanical cutting devices and clearance of main drains should solve most problems. Rodding eyes appear not to have been inspected or greased regularly and external gulleys likewise have not had benching or upstands properly maintained or repaired, leading to the potential of internal dampness due to insufficient rate of clearance of surface water. Where ends of blocks have lower height flats located with flat rooves upstands have not been correctly mortared into place and flat roof failure (common every 15 to 20 years due to design of flat rooves) again gives rising damp at upper level flats, and ingress of water to ceilings particularly where downpipes and rainwater hoppers to rooves are not cleared of vegetation on an annual basis resulting in standing water and potential for differing thermal movement properties. Most refuse disposal bin units are too small, having been designed in the years of less packaging, and a single normal galvanised waste bin per property for which there was original space. The introduction of palladin receptacles mean these did still fit in the bin stores, but the Euro 1100 bins do not, particularly with the addition of recycling bins. Some re-modelling of bin service areas would be possible, and was promised as part of the stock transfer agreement. Road surfaces were generally re-covered with tarmac sometime in the 1980s, the original pimpled concrete road surface had started to break up with heavier vehicles, and frost damage, and patch repairs not really done to a good standard. Most flats have access to a ground floor storage shed for prams, bicycles etc of approx 2MSq. Other defects include damaged drips and formation of lower window cills – reshuttering and forming with repair this, and some areas of pointing – which is a quite tight white mortar differing from present day standard mixes.

Priory Close

The first block to be built (c1953-57), mostly on the site of larger villas, including Mulberry Cottage, the home of Lord Nelson's gardener if I read the maps correctly. Its U shape gives a light and airy view across to St Johns Church, with all flats being at least dual aspect and maximising the south facing aspects where possible. There is scope to add mansard roof or similar cedar clad box dwelling units if the water storage tanks are replaced with modern mains-valve controlled supplies to water services in the mains flats. Similar style flats elsewhere in London (including where as part of consultation participation Stockwell Park) have had, albeit inelegantly, lift shafts built to the stairwells giving step free access to all flats. This could be done, finance by sale or market rental of the mansard units. Priory Close also overlooks the toddler play area, which is good. The roadway around the internal of Priory Close is unnamed but specified as unadopted as Priory Close – High Path. The road to the north of Priory Close I had always known as Nelson Grove Road, but was renamed Rowland Way at the same time as the roads of Hayward Close and Dowman Close were extended northwards in 1977 to form the housing areas and Rowland Way is confirmed as being adopted by Merton Council Highways Department. The double height archway within Priory Close presumably allows for two flats to be larger than others within the block. Arguably it is confusing in that 4 entrances to the flats are within the internal of the U, with two stairwells to the external facing Rowland Way. One could only ask the logic of this of the original architect and their brief – more logically the entrances on Rowland Way would have been better named and numbered as a separate block name.

Gilbert Close / Beckett Close

This pairing form complementary, but slightly different layouts, to the east and west of the courtyard that is the ball court for young people. Access to upper storeys for persons with disabilities or infirmities has same issues as the other mansion and low rise blocks across the existing high path estate. Again opportunities exist for providing dwelling accommodation to double or single mansard level (similar is on flats to similar style at Hatfield Mead on London Road, Morden). It is unclear if Highways department are responsible for maintenance of road surface as in their list of adopted roads they exclude a number of un-named roads across the borough but do not specifically exclude this roadway around the ball court. The garage block to the north takes advantage of the difficulties of building dwelling units adjacent to the large electricity transformer station of London Underground. The northern end of Beckett Close is determined by the access area to The Dark House (Kilkenny Tavern) on Merton High Street and other former land in private hands in Merton High Street prior to acquisition by Merton Council in the 1970s. Gilbert Close is part built on a Congregational Church former burial ground. Beckett Close broadly on an area owned by fairground and traveller families – mostly the Bonds – Caroline Bond was killed by aircraft machine gun fire in WW2 on this site, there were also farmlands serving shops in Merton High street prior to 1955 and possibly was the site of an Italian Prisoner of War Camp during WW2.

Ryder House

Broadly a block of flats facing east/west for dual aspect flats, with two stairwell cores on Hayward Close, and Two on area of named roads (arguably the East end of Rowland Way , or the , as I would say, the West extension of Nelson Grove Road, short arms to north and south form an effective [shape , with the far extensions thereof looking like elegance bay extensions, but again flat rooves suffer from the same lack of attentive maintenance. The main part of the block has an Italianate red tiled pitched roof, again the formation of mansard flats would not be impossible, along with extending the end flats over the flat rooves, to provide larger dwellings assisting with overcrowding. Much of Ryder House is built on the former repair works of Pilcher Motor Bodies (who moved to Andover in the 1950s)

Eleanor House

This provides a strange duplex of flats in an L shape. The external is not unattractive but access is difficult and appears impossible to improve for persons with disabilities, one solution would be to gut internally the unit, and re-configure as duplex maisonettes instead, forming a new block a little further north on part of the parking areas and/or extending into the 'bear pit' play area, which has never, since construction with the tower blocks , been a suitable place to play, in forming a better courtyard area to the east of existing Eleanor House a better working of accommodation and space could be made at minimal disruption for a good gain.

Ramsey House

The lounges of this have an elegant view over the playing fields of the primary school and although steam trains no longer puff along the railway there is external movement to be noticed. Access to the two stairwell cores is poor and the bin stores and washing areas need re-working. The roadway again is unspecified as to adoption by merton council. The verandas are the only ones on the estate to have elegant 1950s decorative metalwork on them. The four storeys only work here on high path itself because the building is set back from the road and behind a grass area, there is scope to break-out the ground floor flats as gardens, but gardens need time and maintenance which not every householder is able to devote effectively

Pincott Road

With only The Trafalgar Public house standing from the original terrace of houses, it is important that whatever is decided is desirable that such building remains as a viable business. The terrace of houses, again with Italianate Roofing, are solid, desirable and quite spacious, with space for offroad parking and rear gardens giving amenity. Quite how these were originally allocated is a mystery to me, I am sure a lot of people at the time would have liked much of high path estate to be built like these.

Tanner House Built quite late into the end of the 1970s what should be a good sized rooms was built unnecessarily small to my view, with a cramped form of the L Shape. But there is scope to extend at the east to build three larger flats, and with re-work of bin store, break the L and provide two separate blocks, otherwise overall I am personally unworried about the loss of this property IF a building or buildings of quality can be placed on its footprint.

Mychell House Has the two commercial units built into the estate, one was a convenience store , replacing Lee's Store on the site of May Court and a replacement for WW Lamperts from Merton High Street, at present there is an office and convenience store, which I use from time to time and it is important for a retail offering on the south side of merton high street accessible by all persons. All flats are 2 Bed but they are smaller than other two bed units, sensitive re-construction maybe extending toward nelson grove road may provide some better space and more dwellings.

Doel Close The former estate office – then police station, lies unused, it should be brought back into use ideally as estate hub for residents use and for caretakers /community support persons etc, or converted into residential use. Our independent representatives midway into earlier consultation were of the opinion that an estate and community centre was desirable where issues could be raised and solved promptly, our visit to Stockwell Park, an estate of similar size and density, had such, including strong local management by resident representatives, re-inforced this need, which is ignored by merton council and CHMP.

Vanguard House

Probably exemplifies some of the worse construction on the estate, small internal units, dark internal stairwell and

corridor, dual entrance yet only four units per landing core – two per doorway, no access for wheelchairs to upper floors. I am afraid that demolition is the only sensible thing, and allowing nibble of the green space and trees to Merton High Street there is scope for a quality, four to three storey building in a modern (but not the brick and metal window design proposed) - a white render with flying V balconies and some vertical timber cladding should look quite good on this corner, possibly rounded into the curve.

Dole Close Stane Close Hayward Close Dowman Close

The houses seem acceptable as they are. Stane Close on the site of the Dog and Partridge does have a present day meaningless hump of grass in front of it. Councillors have suggested an open-air market on new proposals, this area , if re-modelled with green draining hardstanding could be suitable as it is. Houses themselves too small for me, presumably residents are happy with them. The other closes have houses built that obliterated much of the commercial side of Merton High Street. Built as replacement for houses demolished for the All Saints Estate many owners have already moved once. Some problems with the sheer busyness of Merton High Street Traffic and pedestrian usage of the estate roadways, but the use of the high street wont go away with new development on the similar footprint. Houses themselves too narrow for my personal use, but fairly large, and most people I know are happy with what they have, or have bought (I can quote four persons from the roads with ease). It appears proposed replacements are planned for Abbey Road, but we on Abbey Road do not want to move from our existing area and its present landscaping. There is scope to extend north and south to similar style the houses in these roads by a couple of properties in each direction, if one does not mind loss of housefoot print greenspace.

Merton Place

Duplex Two Bed Maisionettes, a little small, but function well, the large steps up and building on higher ground presumable reflects the pile of Nelson's Merton Place allegedly on this site, and possibility of the former moat of the house running under the foundations thereof.

DeBurgh House

Raised on its plinth for no real reason that I can understand, slightly small one bed flats have little to commend them, as long as replacement can be no greater than 3 storeys on Nelson Grove Road and 4 storeys to a facing of Hillborough Close then if parking , amenity and a way around the plane trees to the north solved there is little that could be worse. Ideally where possible sound tiles , bricks, metalwork and timbers should all be set aside and re-used on the grounds of saving the earths scarce resources.

Will Miles Court

Its own little community of flats, in desparate need of proper painting to timberwork and front doors. No one wishes to move from there, the last units on the estate to be built , almost as an afterthought, but still leaving space for merton high street to be widened.

Hillborough Close – internals see Norfolk House.

Biggest problem is outlook is mostly to the north over not a lot, bedrooms and lounges face south , which is generally good. Solid construction, completed earlier just after merton place. Has Block and Brick construction throughout, cavity wall and roof insulation in loft space of tiled pitched roof. Possibly build mansard flats into roofspace if water tanks relocated.

Norfolk House

Good, some 2 beds have triple aspect flats, spacious internals, 2msq (7mcu) approx ground floor storage, 2msq (6mcu external storage on 2 beds, 3mcu on 1 beds). 1 Beds have internal builtin bedroom wardrobe and plenty of storage space. Separate kitchens mean easy to entertain with guests overnighting in lounge if required. Original space heating Coal fire with back boiler to immersion heater – quite efficient some have back radiator to a bedroom Design could have been better but overall 16foot by 12ft lounge beds 12ft by 12ft and good sized kitchen/diner with plenty of coat hanging etc space in hallways. Difficult to find larger flat in any purpose built block private or council house anywhere in South London or Surrey. Delays in completing original construction from 1959 to 1962 possibly led to some concrete failure by assured by Mr Harold Turner of Merton Housing Department in the 1980s this was not a problem. As long as day-to-day maintainance is completed a budget of £1800 a year on service charges would not be unreasonable to assure this, build lift to stairwells, not impossible. Extend West Flank to turn 2 beds into 4 bed properties for overcrowding and south wing toward nelson grove road to create 2/3 bed units and

reform doorways there to avoid the ground floor dark spot under overlooked for crime minimisation. Nice central gardens provide visual amenity for the North facing windows, wide spacing from Nelson Grove Road means good airy and sunny southern view. [REDACTED], 'I never knew these flats were so nice' (Comment from someone visiting to third floor from west end of High Path for the first time). The gardens are also, being a better distance from building than DeBurgh House gardens, attractive for wildlife, we have visiting Robins, Magpie, Crow, Pidgeon, Seagulls, Starlings, Sparrows and Wagtail. There are fewer birds than there used to be, this is due to loss of nearby tall trees at the 1 Nelson Grove Road development and tall dense trees that were where the east end of Will Miles Court was built, nesting habitat needs to be improved, we are prepared to work with professionals to enhance the garden areas. Although tenants doors have recently been renewed, it is noteworthy that some letterplates are already broken, leading to the conclusion that CHMP do not specify materials for longevity and fitness for purpose.

Lovell House

Tile Hung in 1960s style with black brickwork not unpleasant to view, 3 Bed maisonettes, 2 bed flats, seem spacious enough to be desired on a regular basis, definitely better than adjoining new build. Could build in same style town house 5 bed to the north of the block without loss of amenity.

Garage space- best turned over into a community land trust for novel affordable housing solution OR if no extension to Lovell House, create 4 multi-generational units using part of existing sheds space and shared pavement over some grass area. Reprovide Flat sheds in flat gardens.

Overall Hillborough, Norfolk and Lovell are rarely considered as part of High Path estate,

Tower Blocks

Cracking to concrete external faces appears no more than surface stress cracks are not important, give the external a wash down to improve. Some damage to roof from where cradles for double glazing installation works were hung

From a distance, including Wimbledon Hill Road and roads up Wimbledon hill and Alexander Road, these identify home, externally not displeasing having interesting mosaics to murals to fronts.

Improvements – build and sell two off penthouse glazed flats to roof level provide ground floor conseige space and convert side accesses to storage areas to community uses, storage for gardening materials, coffee room, table tennis room etc. Like all tower blocks the ground floor areas attract gale force winds from the generally prevailing westerlies. All replacement buildings should have wind flow modelled to ensure not to excess to detriment of persons or chattels.

Noted that original kitchen units not as well built as say Norfolk House, drawers have hardboard bottoms rather than plywood for example. Noted that as vacant units pass back to CHMP kitchens, bathrooms and flooring are replaced, wether needed or not it seems.

As built space heating by means of gas-fired warm air system (not communal) didnt work (my Grandmother and Cousin have lived in these blocks in the 70s and 80s), so darned cold in winter, less so now conventional central heating and double glazed. Kitchens smaller and dont work as diners but replacement properties seem little gain for the pain involved, unless good justification on estimated physical life left less than 40 years seems to be no point replacing with anything that does not look as nice. 6 Flats on a core level works well, if you like that few internals, one would not like to live in any of these, nor there replacement (but then I don't like the listed Barbican development of similar age nor new build at Chelsea Harbour – private or social flats)

The staggering across the centre of the estate is interesting view and works well from visual point of view. Larger blocks work better towards the centre.

Hudson Court

Last of Tower Blocks to be built, in 1971, interesting mosaic mural to front. Some detail differences to flat door architrave spaces appear wider but have developed cracks compared to other blocks

May Court

Marsh Court

Bascially if it ain't broke, dont fix it, ills as much the class of some people who live there as much as the design of

the flats.

General

It is important that the Scheme developer provide dimension details of all of the flat & house types including areas of usable loftspace, gardens correctly measured, sheds where not in gardens, and all internal space including integrated storage space of the foregoing to the inspector for independent review of the assertion that replacement properties will in fact be larger than each flat they seek to replace and that the same amount of storage and dwelling space be provided.

It is also contended that new properties will be easier to heat. As all of the existing have insulation in roof spaces where there are pitched rooves, most have infilled cavity, and all tenanted properties have double glazing. The only improvement would be if all rooves were pitched and insulated (admittedly today one would build with purldeck insulation to flat rooves which existing do not have- they could be retrofitted), triple glazed and solar panels contributing to space heating.

Roads and Surrounding Area

Hillborough Close

Formerly Reform Place /Queens Terrace. Alignment dates back to 1832 when cottages and terraces first built. Works OK as access road but difficulty at peak hours for vehicles to access Abbey Road and Thence Merton High Street. Garages could be built over using YMCA Y Cube design, would enhance area – see Eastfields development already completed we could have housed 12 families by now over all the talking we have had. Extremely confusing having block of flats and a road having same name. Someone needs to rename one of them. Brexit Close would be topical as Reform Place was. Road requires resurfacing – is listed as adopted road – as patchwork repairs have failed and do not direct rainwater to existing drains correctly.

Abbey Road

Existing maisonettes and terrace of houses on east side noted. (former Abbey Gate House and Gardens thereof Site) One time known (along with station road) as Abbey Lane.

New Build at Number 1 Abbey Road, built on former car parking area for Hillborough Close, land sold by Merton Council and new build does not comply with regulations and conditions, particularly on disabled access. Better to acquire and demolish if a comprehensive build to the area is imperative.

Kelmescott House

Relatively newly built 1 Bed Flats very small and cramped, built on purpose-built for disabled person house sold under right to buy. Better to acquire and put into plan area if a truly comprehensive plan is desired, otherwise little justification for demolish and rebuild of Lovell or Norfolk House.

High Path

Other Buildings at time of writing

South Side

Brookfield House, ARC Car Wash, Meretune Way Access Road -somewhere under here is a stream to/from the Wandle, formerly known as The Dipping Hole. Elim Church (Industrial Building) Domex Domestic Repairs and other offices. Community Resource Centre (which is not managed by the community but merton council for mostly for disabled persons and parking of community transport mini-buses), Merton Abbey Primary School- was a nice 1930s Surrey County Council design ruined by Merton Council short term dash for places building on outside, inside functions well as school building, Surestart early years centre (nursery to the rest of the worlds understanding, useful, almost certainly over-subscribed), **Colborne Court and Vicarage**. Private flats, difficult access to high path exit for refuse vehicles, typical 80s smaller flats with less storage than High Path estate ones, OK if you like that kind of thing. St Johns Church, CofE Parish Church. Built 1912. OK if you are a conformist and like your services by the book and going through the motions rather than the emotive will. Nelson Gardens, difficult to work on without a future plan and numbers of people, treading difficult area between overgrown and managed for wildlife, not really been the same since overbridge across railway was removed, losing embankment and natural southern end for the site.

North Side (in Reverse)

St Johns Church Hall, Possibly too small for good community use, insufficient parking for visitors, borrows part footprint for external storage from CHMP land. The Trafalgar PH – already mentioned, nice ham salad rolls. Wisepress – extended from former Omega Lampworks has 4 independent offices on site too, mostly printed media distribution, provides existing employment activity. Martin Harkness House – probation service formerly Parcelforce distribution depot, probably site of Bretts Packaging, previously farmlands – site has potential for any use, including school, which would be better sited on south side of High Path than the proposal to use area immediately north of Meretune Way.

Rodney Place

The 1920s built cottages have their own distinct character and have been excluded from the acquisition of freehold houses, if they can be excluded why not the houses in Pincott Road? The loss of the curved road isolating the cottages is to be missed and people here use the garages as the small cul-de-sac has little safe parking access. If one is solely talking about building, then the presence of the houses to the east end precludes efficient re-development of Lovell House site, however under the present plans – which could be enhanced existing if Lovell House is retained as is, a large area of potential private greenspace which could be good for wildlife.

Nelson Grove Road

In truth the planning permission should never have been granted for 1 Nelson Grove Road, built on greenspace on the last undeveloped land of highpath – the pub garden had been part of an orchard from and onwards from Nelson's Merton Place lands. Its amenity and waste space depended on access over roadway to Lovell House Garages, which was not in the public road network, therefore there are unsightly recycling boxes and large Eurobin to the front concrete area, the eurobin is frequently overflowing with bin bags and polystyrene as tenants move in and out. Merton Evangelical (Baptist) Church is postally Rodney Place, it is in need of a little external improvement, but most faith groups are excluded from applying for public and private funds that other community organisations could use, and by faith would not seek lottery funding, however it should be retained and protected its corrugated cladding and asbestos tiled roof is one of the few buildings in the borough to still have these features, although the extended baptistry area is build of conventional brick and tile work. The Hope Mission has been associated with Merton since the 1880s as a temperance coffee house in High Street, Merton and opened its additional church facilities in the 1920s when Rodney Place would have been created, for many years when I attended there the church was affiliated with the Shaftsbury Society, my mother ran the primary classes in the mid 1970s and it was only dispute with a new church leader on expression of christian faith that caused me and my mother to leave. 68 Nelson Grove Road (with its garden annex 68a) remain as the sole representative of assorted detached houses that were around Nelson Grove Road from the 1920s onward. Quite why it remains is a mystery, but I suspect part of the reason the adjacent garage block was not built as houses was part of an agreement with the house owner as relating to building heights and over-looking, the council must provide full detail of land covenants from its 1950s/60s acquisition of 66 Nelson Grove Road downwards to the inspector, along with all correspondence relating to 68 Nelson Grove Road in the 50s/60s should be forwarded to the inspector for a proper legal decision to be made. The remainder of Nelson Grove Road has been resurfaced recently, but on the western segment the falls to drains have not been made correctly leading to large puddles at junction of Pincott Road and again drains opposite Hudson Court have not been cleared with large areas of standing water. The garages are generally well built compared to others in the borough, with substantial timbers joists and decking and brickwork, minor maintenance when not done promptly to rooves can cause problems with flat roof water ingress, but to say they are under used is incorrect, I contacted on behalf of others – with view to rent two garages in early 2016, CHMP did not respond in any way to that request and this lack of response and poor marketing is typical of CHMP in general.

Hubert Close

The 3 storey block really is too high for the gardens and homes of Rodney Place to the south to be comfortable with. This replaced an earlier 2 storey 13 unit plus day room elder persons bedsits, [REDACTED] and they functioned reasonably but they had the indignity of shared bathrooms, which probably was not missed when it was demolished. The existing Hubert Close does not have good design standards, and the rooms and layout are far too small to be considered for example suitable accommodation for a resident of Norfolk

House. The original houses on this site were a terrace somewhat identical to parts of the south side of Croft Road or Meadow Road, [REDACTED] and the loss of what could have been renovatable and nowadays desirable properties has to be regretted as one of the poor decisions of the 1950s. More practically though including this building in the estate plan area gives scope to better integrate it, possibly by extending in similar style across the Lovell House garages site, and if the revised access to Rodney Place into new road adjacent 68 Nelson Grove Road, frees the north end of Rodney Place for a westwards extension of Hubert Close. (though of course the turning space in Rodney Place is possibly too small for service vehicles and access into Nelson Grove Road is still needed as existing. In some ways we are leading to a conclusion that to maximise potential housing space a new east-west road from Abbey Road to Pincott Road parallel to Nelson Grove Road could be a better, from a planning point of view, for build and access.

Navigation and Signage

A criticism of the existing is difficulties in finding ones way around, and walkways that are designed inducing fear of crime. These problems can be overcome without wholesale demolition of the site. I have already stated that duplication of Hillborough Close is confusing, but many signs, and noticeboards provided by CHMP are in the wrong places and not viewed by residents, nor are easy to read at a distance by vehicle drivers, or pedestrians. The choice of white lettering on an orange background is unreadable, most signs are too small and located on flanks which do not face where the need to see them is. The dog leg in Nelson Grove Road is confusing, but could be signed better, and the unnamed accessways off high path for Ramsey House would benefit from naming. Roadways and walkways are not significantly different from other areas of the borough, and public footpaths are ill maintained by Merton Council, the footpath to Lombard Trading Estate for example from Meretune Way is oft overgrown with nettles and brambles. There are funds from parking charges penalties and levies to enhance pavements etc. One confusion has been CHMP replacing flagstones with Tarmac (because it is longer life wearing according to their publicity), which has been difficult to keep clean and free from algae making it slippery in wet weather, I believe again the grade of macadam specified is incorrect as the flatter finish Merton Council created in Nelson Grove Road east segment does not suffer from this. Meanwhile in Merton High Street Merton Council was replacing tarmac with small concrete tiling pavors. Some footpaths have suffered from heave mostly from tree roots, and it is a requirement of any planting that incidents of this are considered properly at the outset

Setting and Buildings In The Area

Mill Road Character Study area to the East, The Battles Roads to the North and the Australians to The West of Morden Road define much of the feel of South Wimbledon and Central Merton. The use of brick is not exclusive, the key contrast of stonework natural and cast concrete is a feature of window lintels and cills along with some dash rendering and painted surfaces. The natural development would be one of terraced housing (with the problems of on-street parking), and provision of differing sizes would be welcome for families, but it is only the 1 Bed flat that is really suitable for smaller households and single persons – sharing in multiple home situations is not dignified when there are plenty of options in the area for those that form living. Overall the honey yellow stock brickwork with the odd banding contrast works well, Lovell House is different, but on its own is not displeasing to the eye, but increasing the mass too much and fitting 'sad eyes' window shapes does not work at all well, the mix of brick and concrete in the existing towers work well as external finishes, and indeed are similar to chequerboard finish of some mansion blocks in the Victoria area of London. The red brick mansions work well – because of the bond, white narrow pointing and depth of bricks used they trick the eye into reducing the height and mass of the blocks, it is good visual design and should be followed through, with improvement, in any new build.

Key Buildings are South Wimbledon Tube station, which appears to be abandoned by TfL. A choice has to be made, either clean, enhance and provide additional pedestrian entrance to the rear of existing, decide if substation is needed or can services be provided from an area where land is less valuable, and bring it the whole up to a building that will enhance The Grove Double Gate Junction, or we conclude that despite the elegance of Holden's design it is holding back development for the 21st Century, and bold incorporation of a new station into a modern, clean, functional but elegant retail, commercial and residential offering be considered. The proposals of the Scheme Developer do not enhance the station as is, nor provide an elegant build for the area that will last the test of time. Indeed high towers at this junction should be avoided, there is a need to ensure no shadowcasting to the north east corner of the junction, the maximisation of natural sunlight is required across the whole of the north side of merton high street, we cannot risk vitamin D deficiency and the build heights and designs assessed against health policies.

The Dark House – same considerations as to Tube Station Apply.

The Nelson Arms and adjoining shops and flats over. There could be some merit in repeating this style facing Merton High Street, but the problem is access to rear. Again one starts to conclude that an East-West Road from Abbey Road to Pincott Road would give the best form of access, and would allow Will Miles Court to remain - but of course planning permission to 1 Abbey Road was granted, which has painted into a corner the development of the estate, the proposed north south road adjacent Haydons Road will not work, access at the junction in is asking for problems (once again I note today roadworks are in place there), and cuts across the historic alignments. Details aside, no development along the south side of Merton High Street should be of greater overall height than this existing 3 storey terraced block, which compliments the lower heights of Abbey Parade.

Overall the estate as existing is too large for a uniformity of external design, and some visual break up is needed, the Nelson Arms gives rise to an opportunity to do something different – maybe the Mock Tudor of Malden Manor or Acton area would be an inspiration to copy for buildings facing Merton High Street.

Highways and Present Lack of Maintenance by Merton Highways Department

I have no time to detail this, suffice to say that a separate set of demands for action on dealing with drainage and uneven and unclean pavements will follow and should be dealt with irrespective of, and without delay because of any future plan, we have already had 36 months of much inaction from Merton Council, other than to make matters worse with pathways to nowhere and new road crossings created which do not have pathways directly to them. We have also lost our nearby Bus Stop, increasing walk and journey times.

Overdevelopment

As proposed the scale and mass in brutalist shape (if not style) appears to be excessive for the area. We are suburban Zone 3, not a central location, and our roots remain in Surrey as much as London. The key has to be that buildings are properly 'set back' from most of the main roads, to maintain airspace, and to ensure a feeling of claustrophobia does not occur. Enclaves of enclosed doorways around courtyards should be avoided. Ideally garden squares similar to Belgravia could be created with a variety of dwelling types behind the facings. Blockwork built can be quick to construct, and provided disabled access can be maintained there is a possibility of up to four storeys plus mansard being the ideal type across the main part of the estate.

Not a done deal

The biggest problem is that there have not been a limited range of options brought forward and assessed in public or presented to the residents, this should be done rather than ram-roading through one single option. Housing Associations must take as their priority the affordability of housing those in greatest need, while respecting those whom have bought under right to buy having respect in their property, but providing assistance when the likes of maintaining ones garden or externals to ensure a good and pleasing environment.

Affordability Of New Build

Although some of my ideas may be an uncosted expensive wish list, it is still imperative that any build for rent must be at an affordable level. We cannot lift the drawbridges of quality affordable homes for the working man that we and our parents enjoyed in the properties that did replace some old, tired and substandard properties let at insecure tenancies with rents that could rise without control, and we must ensure new generations have that embedded into the new build that 100% must be affordable, there should be no aim in the High Path development to seek to cross-subsidise other parts of the Scheme Promotors portfolio. Rents should be set at affordable levels for new numbers of flats, but at no greater levels than existing for replacement units. For Freeholders, many have affordable properties, they own, outright, as they stand, their domains or have already in place finance for the limit of what they could afford to pay. In no way should they be undervalued or the theft of their landscape be compromised.

Where commercial development is proposed, business rents should also be set at affordable levels for retail and office and manufacturing functions (we still make stuff in Merton – nearby – ovens, staircases, ductwork for restaurants and hotels to name just three). This was promised as an aim in Wimbledon Forum by Councillor Andrew Judge in 2016 that Merton would seek to promote, and this must be included in any new build for commercial classes.

Lack of Alternative Proposals with regard to Externals

I have already mentioned this in respect to consultation events. My personal dislike of the kind of building happening in the likes of Colindale/Hendon airport knows no bounds. The completed style at Wimbledon Chase is OK in small doses, but not in the main. Key points must be Kitchens to have external windows with natural daylight – this is important for herbs on the window sill and use of sunlight to dry dishes.

Rationale

Is indeed the dash for supposed more build in London needed. [REDACTED] there are already too many properties that are unoccupied being only held for investment while interest rates are low, giving inflated capital prices. Across the country properties are being demolished because of no demand. It is not insufficient housing in London, but a lack of good job opportunities elsewhere in the North of England particularly where better public transport is desperately needed. We need only sufficient build to accommodate our existing estate overcrowding, and I believe I have brought forward ideas which can provide a moderate expansion of existing buildings (an idea mentioned by the leader of Westminster Council, which has some merit to it), horizontally and vertically and some infill development with moderate replacement of some flat blocks that really are dank and ill-designed to live in in a socially enhancing way.

Consultation and Requirement for Publication of All Documents and Transcripts of Meetings

I did not feedback to penultimate exhibition of the Scheme Developer, this was because I guessed the final proposals would significantly alter – as indeed they did, with the excess of height around South Wimbledon Tube station in particular, in ill-located blocks being the significant change one is now opposed to. The consultations to 'Have your say' were meaningless, there were no shorthand experts on site to record any of the conversations, the qualifications of CHMP agents were not made clear at any of the events, the models were difficult to comprehend (I have photos of other proposals for other places in the past that were much clearer), diagrams of proposed styles were un-dimensioned and proper comparison with all existing flat and house types were not, despite requests, brought forward to following presentations. Information provided was biased, misleading and did not show at first meetings how the proposals had been determined from the likes/dislikes of event in a tent early presentations.

I would request that all materials produced by the Scheme Promoter and The Scheme Developer for public display be forwarded to the inspector for them to draw their conclusions as to fitness for purpose and ask if the reasonably educated man could comprehend what was being put in front of them. Additionally all briefing notes internally (excluding costings) between CHMP, Merton Council, All Councillor and opposition missives to residents, Minutes of meetings with residents representatives and scope of terms of engagement of independent representative and all correspondence subsequent by email or otherwise between Newman Francis and CHMP and/or Merton Council be provided to the planning inspector.

Additionally all briefings to appointed public relations advisors to the schemes be provided to the inspector, for reasons of understanding choice of wording.

Many residents have decided not to attend meetings or otherwise participate, the general feel I get from my neighbours is that the Council/ Circle are going to do it anyway, despite any misgivings that residents may voice. Some did attend the visits to new builds done by the Scheme Developer elsewhere and were distinctly unimpressed with the build quality and design compared to our existing arrangements of the estate.

The Triumvirate – relation between Scheme Promoter, Scheme Developer, and Local Councillors, and to some extent Residents Representatives and residents in general has been confusing, as landlord for the area the Scheme

Developer has not sought to meaningfully engage, anyone whom disagrees with elements of the schemes has been called a trouble-maker, and the small changes which could have been made to the existing estate so put on hold and we have been unable to progress and move forward quick wins to enhance what we have at present due to lack of able, knowledgeable staff with authority on site to make enhancements (without prejudicing areas that may be considered worth while for future re-development). We have had meetings involving each of the main three, but they have not had a long and meaningful platform of questioning in order to explain how the initial plan was hatched being closed doors and sprung, in batches of deeply unintelligible verbiage, upon residents, most of whom do not have the capacity, time or inclination to understand the implications of the proposals. We also have evidence of staff of the Scheme Promoter and Staff of the Scheme Developer socialising after working hours in a manner which for any other development could be construed as undue influence.

Relationship to Other Estate Plan Areas

Key to this is that High Path estate should not be the cash cow for funding other areas. Our profits arising from capital development in part belong pro-rata to existing freeholders, and no corners cut to overdevelop or build undersize removing space from existing residents to feed funds to elsewhere should be permitted. Development should be to quality, with no compromise to the space or structure many of our residences have at the present time;

Problems of Dealing with CHMP in general, maintenance, procedures. We (residents association) could write a book on this. The quality and qualifications of many of the sub-contractors and agents used is not good, surveyors whom can not write correct specifications, determine correctly the actual cause of problems and therefore cannot specify the correct remedy. Work done, late, dangerously (Electrical, gas appliances), incorrectly or not at all. Appointments made that even when adhered to on time arrivals have been without correct tools, or parts, plumbers sent to build fences (one man when that is at least a two man job), etc. I can still show to any independent third party common parts works not done, and areas of danger. Street properties are not assessed or visited as part of regular estate inspections, thereby missing issues of fly-tipping, littering and defective and damaged frontages and trees. Lack of ability to contact easily CHMP with long-winded telephone system – when it works and operatives who do not know where their estate properties are. In all highly unprofessional. There appears no proper cyclical maintenance scheme written down or adhered to, work which could be dual specified is instead duplicated (eg Flashing repair, works to soffits not done at same time with multiple erections and strike of scaffolding). In all is the Scheme Developer a fit and proper entity to carry out the proposed development to the long term benefit of residents.

Offer and Comparison to Compulsory Purchase Procedures

████████████████████ so this is my main area of concern, although similar applies to outright freeholders and service charge paying freeholders and tenants too would have some concerns.

Alternative accommodation on the estate. Ideally we would wish to remain in ██████████, despite the traffic issues, and although we understand a lift can be costly ██████████ with means tested contribution, aside from this we have demonstrated above that the existing flat just about meets our needs, but only to the extent that the external storage is retained, the opportunity to rent a garage – indeed it is unfairly prejudicial to tenancy types that a for historic reasons a family may have had a house with integral on plot garage, when the original offer of accommodation to ourselves was one of a flat with the possibility of garage to rent – ██████████ and the completion of DeBurgh House, and the provision of charge-free parking space on first come first served basis, this provides the initial package of minimum like for like. As I have previously made clear in terms of a replacement home any reduction in the existing floor space including all integral and external storage areas within the demised lease will not be accepted, nor any reduction in the running length of any wall or reduction in door aperture width or height including any wall or window space above doors. We will also not accept any enclosed common parts entrance lobby, and although ground floor might be nice, ██████████ which gives a good compromise for looking over external areas and roads and generally being nosy neighbours participating in community activities. Additionally no window to be smaller than existing (and, for reasons of privacy) no larger than 10% of existing and none other than lounge window to be to floor level, this is to maintain the wallspace which we use for shelving and storage, finally no reduction in the running length of window cills ██████████ nor reduction

in the size of kitchen cupboards – ideally we would like to move the existing to any new accommodation. Naturally as the move is at the behest of the Scheme Developer all fittings in existing property to be in prompt and workmanlike manner to be uplifted moved with all care and attention throughout and re-provided in the new property.

Funding , although we see no reason to pay more for replacement accommodation given the block , brick , filled cavity , double glazed, pitched tiled roof construction of our existing we struggle to see any enhancement over this although prepared to agree to additional value in the provision of solar panels for heating and electric feed in direct to the flat or the common parts as a revenue stream credit to service charges, and for the provision of triple glazing.

Funding Offer – having noted the foregoing, if it is considered that a replacement property has an additional value beyond the £££ value agreed for the property being relinquished one accepts that the lien or charge on the property at the staircasing years proposed by the scheme developer are not unacceptable as long as it is clear that the scheme developer bears the % risk in the event of net sale proceeds of a replacement property being less than the agreed value at the time of grant of new lease or freehold, and that a transfer of lease or freehold title by way of operation of law following the decease of any lessee or freeholder to any other family member by probate under a will or letters of administration under intestacy shall not be deemed to trigger a disposal for consideration requiring any payback of any equity shared claimed by the scheme developer.

Now the offer is confusing in respect of if the Scheme Developers offer of Market Value + 10% for occupiers (limited to 26th May 2015 residence qualification) . This has both halted potential moves within the estates to properties more suitable to a householders requirements, and given rise to a monopsony situation – the decision of the Southwark planning inspector in recognising this is welcome and to some extent we have similar (but smaller) flats to compare prices with – Falcon House from 1971 in Morden Road where a £per Sq Ft can be used as guidance for flats, Victory Road post war re-build for houses in Pincott Road are good examples. Values of flats already sold are not necessarily good guidance as this may have been sold under stressful duress following specific family needs. I note deceased occupier ground floor maisonette is currently being offered at £325,000. which seems a little low as one is under certain what rear garden is included, the size and layout is also smaller by about 6msq of useable space to compared to my mothers. To some extent that price is calculated on a 4.5% gross rental yield at £1200 per month rental and obviously is discounted as should for example my other family members buy that property they are excluded from the Scheme Developers' offer, this is of course unfair on the family members of that seller, they are getting less than the market value, even if they sell at MV+10% because we cannot calculate a fair market value with no development planned, one could expect, given that smaller new builds being offered at 1 bed nearby at £499,000 that a two bed , adjusted for age (little work actually needs doing – I would propose a true market value of £475,000 assuming the new 1 beds actually sell for £450,000), and that anyone buying at less than £370,000 is getting a bargain deal for SW19.

Now one can consider the valuation under a compulsory purchase, and it is unclear if a suitable price or deal cannot be concluded with the scheme developer, then the scheme promoter, if permitted by the Inspector may issue demolition order and subject to the land tribunal agreeing compensation value. This value would normally be the same market value, plus the 7% compensation and 3% for disturbance to the occupier, value based on the building as it stands (not 'As Originally Built per Scheme Developer Offer), However where there is a reasonable prospect of development the land occupier may be entitled to the higher amount of the development value of the land – while this normally relates to schemes of public importance and undeveloped land but we have two types of occupier here. Freehold house occupiers where the scheme developer seeks to acquire the land for the purpose of building flats for resale or let at a profit. If we take the gross value of completed building, divided over the sq ft of land acquired less the build cost we can calculate the profit, a reasonable amount of this profit should then be provided to the land owner of the acquired land. A similar rationale can be applied in equitable fairness to a leaseholder of a flat. However we have some houses that the scheme provider wishes to acquire for a park – should the calculation here to be on a development basis on the grounds that the scheme provider could reasonably develop the land for profit (such scenerio being permitted under compulsory purchase order guidelines). Now, can we extend the profit amount to other leaseholders. At present, under the service charge agreement , there is an agreed fraction paid for 'estate services' where a fraction per flat or dwelling is charged on annual invoice for the expenditure incurred. Although there appears to be no specific mechanism for refund charge payers where a profit is made (example is

rents received for Mobile Phone Antennas on tower block roof spaces), there appears to be no set-off to repairs to rooves, when equitably there should be, and following the logic of this any profit (less reasonable 'normal profit' for the scheme promoters time and trouble) should be divided to the service charge payers in addition to the amount paid for market value plus disturbance. If the compulsory purchase route is the only means by which the Scheme Developer can complete acquisitions, then it is noted that the local authority is responsible for providing accommodation suitable for the resident's needs. Equitably this would be a property again no less in size or utility of accommodation (adjusted for any 'over accommodation of bedroom issues) including location comparable to that being acquired. Again there is the problem of physically finding a Zone 3 property of suitable size and layout close to frequent public transport, with charge free parking and good shopping amenities. Given what would appear to be an impass, unless the inspector can determine a reasonable alternative area of affordable accommodation the proposals for at least some of the flats and houses on High Path Estate should not move forward at the extent and type of accommodation and setting currently proposed in the Estates Plan and therefore on the grounds of equity and natural justice rulings should be made to protect the resident home occupiers in this situation.

One must question if within the offer to tenants of white new goods in kitchens can be construed as a bribe or inducement thereby invalidating tenants responses to like or dislike the plan in accepting short term gain at the expense of pain of others of different tenure.

Proof Of Applicability of Human Rights Act.

To be protected from being unfairly denied of ones interest in land is a basic part of this and one should ensure that all forms of tenancy and land holding are treated equally. This is the implication of the Southward decision. We have problems with residents whom are tenants of affected non-resident owners not having an entitlement to re-homing on the estate, which is grossly unfair, and also of the May 26th cut-off date as we consider all whom join in our community for any reason have the offer applied to them. The Scheme Developer seeks to reduce the quantum of houses in the proposals by not providing replacement houses for those that it is acquiring prior to development on the open market not to be included in the number of houses presently available for social rent or replacement ownership. As stated it is not preferable that we are currently discriminated against the potential of acquiring a house, if it meets our needs, either pre or post development simply because when first moved here we were allocated a flat, there should be opportunity to acquire, on same shared ownership terms excluding down staircasing on the difference in price, a house , if we so desire and it is determined, against our wishes, that our existing flat be demolished, and sufficient houses for this purpose should be provided within the proposed development.

Walkways, Pavements and Fear of Crime

Note I have not considered things like street lighting, as this can be changed and modified without any demolition of the estate and therefore is irrelevant for our purposes.

General Notes

Note I would like all comments and representations I have made in respect of Ravensbury Kick-Starter Planning Application and Phase 1A High Path Planning representation to be appended by Merton Council Future Merton Department hereto and forwarded to Planning Inspector for the Estate Plan as my comments are pertinent to this response.

Locked In Carbon Calculation

Following From Central Hill Estate Development Calculations.

<https://architectsfor-social-housing.wordpress.com/2017/02/02/embodied-carbon-estimation-for-central-hill-estate-report-by-model-environments/>

Central Hill is an estate of about 400 properties, mostly of concrete, resulting in 7300tonnes of embodied CO₂, with an estimate of 154tonnes of CO₂ involved in demolition. High Path has more properties, mostly of brick, so one could assess something in the region of 14,000 tonnes of embedded CO₂ and 280tonnes of CO₂ = 14,280. Adding in CO₂ required for new build is going to be similar, slightly more if window frames are proposed as extruded aluminium, so magnitude total 26,000tn for 600 replacement dwelling. Now the average household is estimated to

use for space heating about 1.7885 tonnes pa, allowing for 25% reduction in new build this would be 1.35tn per annum . Assuming 600 households this amount of CO2 is equivalent of 22 years of household use a, actually the saving of 25% is .44tn, which for 600 housing units is a payback period of 96 years.

Summary and Conclusions

Given the lack of resident desire for the proposals as first mooted by the scheme provider, the appalling lack of respect to the adjoining character areas and listed buildings immediately adjacent to the plan area and lack of integration of some private developments into the plan area, the plan should be rejected as unfairly prejudicial to existing residential occupiers. I have given some areas where moderate development could be considered, and no-doubt over time there will be a need to replace some properties where there is a demonstrable increase in utility to the resident by so doing. However I believe that the concept of partial regeneration is best considered with the retention of our flats which are airy and spacious internally and in setting, although the lack of maintenance promised has diminished value and would be unfairly costly to existing leaseholders.

I would consider that the majority of house proposed sizes are smaller than the existing, I can provide later proof when this is needed, and likewise that the proposed replacement flats are smaller than our existing one, likewise proof can be provided under later examination.

I would propose a small area of the site be transferred to a community land trust for innovative and importantly affordable homes.

I would consider external envelope of the proposed properties is less desirable than our existing flats.

I would request that our existing home be retained, there is no immediate pressure to replace it for structural purposes and that the proposed replacements are insufficient, have less usable internal space and less external amenity and utility space.

There is also , when taken into consideration proposals for additional housing in Morden insufficient peak-hour space on the Northern Line and other public transport to support the overall additional housing units proposed by the Scheme Promoter.



High Path - Circle Housing Merton Priory research

Circle Housing Merton Priory have provided background research on each of the three estates to inform the case for regeneration. Circle Housing Merton Priory's research for High Path is published below.

Condition Survey & lifecycle cost analysis (added 14 Sep 2016)

This is an 88 page document. This should have been presented to residents at the displays at Elim Church, rather than hidden away on website were the majority of older people have no means of access, nor do many of use have the fast and stable technology to review many of these documents. Indeed such has been the extent of information presented it is in formats which are difficult to put into programmes for analysis without giving the computer I use significant intigestion. Please note the previous notes of my own, which I created without reference to these documents.

So Prepared by Baily Garner let us see how this differs from my own visual work preceding. I must declare [REDACTED] [REDACTED] have found them to be impartial, fair, and methodicaly in their corporate ethos. One problem with the report is that it draws on other prior commissioned work which is mentioned, but not set out or published here as part of the Estate Plan Submission by Circle. Items in[] or {}are generally my responses/

Executive Summary

The surveys (2014) generally found the buildings and properties on the estate to be in a fair condition. Specific condition issues were identified to various elements including flat roofs, defective rainwater goods, concrete repairs and (window replacements completed approximately 15 years ago.) [This is unclear WHAT window replacements in which blocks this refers to]

[For rainwater goods and cill work I identified this as part of circle lack of maintenance ability above]

Internally approximately 60% of kitchens and 80% of bathrooms were found to be in either a good or serviceable condition [I would agree, some defects are the result of tenant misuse or abuse I have removed doors and drawers to demonstrate this] {I assume internals only apply to tenanted properties} 2015 Internal survey of 10% found over 90% of kichens /bathrooms in good condition [In my opinion the average replacement Kitchen is worse than that which it replaces – as a rule of thumb there is nothing which ages faster than something new – this applies to housing as a whole – I can demonstrate on other estates – and am prepared to show our own original kitchen which is over 50 years old] 23% of surveyed had old and in poor condition on electrical installations (I would like to see detail on this, some can be old, but working safely, a number of units have been re-wired, again in a poor manner by Circle , broadly blocks built 60s to 80s have PVC insulated copper cable which does not perish, and arguably fused circuits are as safe as MCB panels [I have website links that can demonstrate this where false negatives and non tripping occur in MCBs systems which can be quite dangerous to occupants].

Presence of Damp and Mould – [again I would like to see specific units, some is from lifestyle , some is from external failures most others can be solved with passive venting brick ducts, which authorities are reluctant to install, I dont know why in most circumstances this works, new build has constant on forced ventilation, this can be retrofitted in most circumstances it is not a per se justification on its own for demolition]

There are a number of excessive costs and incorrect specifications. In the main, for tenanted properties, unless tenancy agreements have changed since mother was a tenant internal, decorating, other than for older persons, is the responsibility of the tenant, likewise internal doors and architraves and floor coverings (other than kitchen/bathrooms/WCs). The maintenance of kitchens and bathrooms were also tenant responsibilities and it was only the introduction of the 'Merton Standard' and the transfer promise that this was included in that these were included to existing tenancies, the repairs at tenancy relinquishment might be necessary.

It could be that it has been estimated to be desirious to replace internal doors with half-hour fire doors with intumescent strips in door or frame. This may be an upgrade, we have had three fires in our block, and provided doors to hallways are closed, so far there has been time for escape without significant injury. This work can be carried out as properties are updated at end of tenancy, obviously most existing doors are imperial sizes, and to date to my knowledge such replacement of internal doors has not appeared to have been done so one wonders what the imminent necessity is.

Even so if one is to take 608 properties at a total cost of £100m over 50 years this is £2m per year or £3289 per property per annum, £65 per week which is well within the lowest rental of a 1 Bed Unit. This is hardly a large sum as this includes window

renewal , kitchen bathroom renewal. I have proposed means of funding the tower block rooves, these were part neglected in the past by Circle, and the wording appears that this was due to the window works (referenced above) presumably there is some claim on the product liability of the installers insurance ? Additionally if the Tower Blocks are in such poor condition, why on the estate plan of the Scheme Developer have the worse one been shunted to the back of the demolition schedules. The report is now 7 months old , draws on older and recommendations as works, some of which have been carried out between report dates, and others in progress into 2016. Other works have been noted as a high priority but these have not been carried out, one wonders what further deterioration CHMP is going to allow to run down the estate.

The 50year time frame is going to be much the same for new build, rainwater goods, internal bathrooms and kitchens will still need maintenance over this time frame irrespective of new or old building age. I would concede that service pipe failure may be more likely in items already 50 years old, and that the embedded nature of much of the services is a problem. New build however still does not install on a modular basis key routings of electrical and water and sewerage pipes with release joints and locks, this should be done in any new build to correctly isolate and enable swap-outs with ease and reduce disruption but could possibly be done in old blocks with imagination.

[2014] structural survey generally identified that the buildings were in a good structural condition, with no significant foundation issues due to the presence of a sand/gravel soil build-up [Hmm, they didn't check the pavements which do have heavy, these have a bulk finger in the air cost estimate on desired external groundwork. I would note some ground areas have been made more defective by incorrect repairs of adjoining parts.

{Why were these documents not placed to Merton Councillors or presented to tenants representatives at the consultation events promoted by Circle}

Detail

152 There are no buildings on the estate dating to the 1930s in CHMP ownership or control

Tower Blocks were built 1964 to 1974. Items 4 were built 1970s not 1960s) Items 5 only Hillborough Close was built in the tail end of 1950, the others completed in early 1960 (see MMUDC yearbooks in Morden Library. Items 6 effectively built 1970 It rather depends if I was less than 7 when I used to jump over the wooden external fences on Pincott road., Item 8 built by 1961 – need to confirm from voters lists. Item 9 Probably more 1960 I have access to Jimmy Hemmings tenancy grant from when he moved back to Pincott Road from Reform Place

211 Positive Vote – This is subjective and misleading, omits to state leaseholders against stock transfer.

212 Is a fair summary

421 Items seem a little illogical Tower Blocks, if dates of construction wrong how can servicable life be assessed as being near, assumption on thermal characteristics original drawing specifications required and I understand concrete has good thermal characteristics, it is not impossible to add deck roofing sheets, ideally this should have been done when the windows were renewed. Flat rooves to mansion blocks dont look like felt to me, they are a particular galvanised finish and some (Ramsey, Priory and Gilbert to lower sections have been renewed since and during date of this report, but one is pleased if the main roof elements to the upper storeys are indeed in good , renewed condition. Pitched roof renewals one is uncertain what the tiled failure limit is, generally it would be nails in the wood that would fail, there would appear to be a reasonable programme of renewal, but I have conceded that Eleanor House is better demolished for other reasons. Remaining mansion blocks can be done in stages as most actually appear to be interlocking tiles, laid over battens so should last for significant length of time, you may wish to take independent advice and verification of failure of roof tiles and the appropriate maintenance of replacement regime required. Rainwater issues, they dont see what I see (trees growing in rainwater hoppers and puddling. Other rainwater goods , agreed, but these are not checked and reviewed at the times roof repair scaffolds are put in place. Most work can be done with a cherry picker and does not need a fixed scaffolding for safe access. There is no render finish to tower blocks, I believe it is the type of float used on the final concrete set and that re-inforced concrete is designed to withstand such cracks although they may not look good. Most other concrete cracking is to corners of balconies and sides of staircases, epoxy fixed rendering system can be employed at around £200 per sq foot treated plus access, and is part of normal maintenance. Pointing – I found work required in Gilbert and Priory Closes. Double Glazing omits the wooden windows in Stane Close, this may be a private house now. The assumption of Crittal windows on the estate would be Norfolk House only and at the 2014 writing would be incorrect , however two remain and indeed these were private units where one owner declined to accept renewal and one was in an institution and unable to give consent or consideration to renewal. There are non-working Crittal windows in common parts but these are hardly a problem when the opposite side is open to the elements.

Fire strategy has never been shared and door detail for fire resistance not calculated. Balcony elements already noted by me. Internal Communal Facilities in Fair Condition is a more generous than I would have given to a number of

areas, there is a handy person service used by CHMP, this can be done over the years to give a 7 year painting program, again cost wise going forward it is neutral whether in existing stock or to new build.

Poor and Failed Kitchens, probably abuse or sheer hard working use, the transfer promise was indeed that these would be renewed as required and agreed. Thermal Performance calculations, does not tally with the declared methods of construction, were any surveys by a CTRDS or similar qualified person undertaken to assess causes of damp, mould and condensation within domestic dwellings carried out?

522 Any answers?

531 Concrete Access Decks sounds a bit negative, Verandas is the nicer word, defects and repairs noted above anyway, caused by years of neglect and denial by Merton Council HD that anything was wrong.

532 Any results?

541 Agreed, epoxy resin repair solutions if not structural in imminent danger of collapse.

551 1970s defined blocks does not make clear which are the defectively pointed walls. If they are what I think they are I mentioned this at time of construction and was ignored.

561 Rather wonders what was being done in the 1980s, it is worth checking the pointing on more recent CHMP build as there are reports of defects on other newly built estates,

611 Do you understand? does X mean good or bad? Is a tick an affirmative answer to the questions. 8 Norfolk House I know the gentleman had refused to have the kitchen replaced. I have spare doors that I could probably upgrade for him, the underlying carcasses are of solid timber, blockboard and plywood and unless damaged by water spillages are fairly indistrucable as long as one bees-waxes the drawer runners regularly.

Interesting that 51 Priory Close has a less old kitchen still in disrepair – see my earlier comments. Tenants that are old could use the handyman service to refurbish existing kitchens if carcasses still sound.

Noteworthy that hardly any Kitchens or Bathrooms appear to have failed the assessments.

There appears to be no correlation between age of electrical systems and the quality of the installation and as such the report summary percentages are misleading and better reported in a Venn Diagram. Inadequate appears to be the number of outlet sockets, which indeed was based on a low initial installation when the flats were first built. This could have been because some appliances typically would tee off the lighting circuits in the days when power for lighting was billed at a lower rate than power for ring main circuits. Naturally hammer chisel and recessed double sockets and small runs to the ring main can provide extra if one does not mind the disruption. CHMP are adding extra surface mount double socket outlets as units fall empty as tenants die off or move to nursing homes.

651 inherent 'cold bridging' issues related to the fabric of the buildings, [This would need specific determination, some bathrooms of tower blocks are on the internal core, so would like to see detail if there is difference to ground floor, mid floor or upper floor issues] along with potential occupier issues [agreed but solvable]

652 Overcrowded with Chattels [rather my point, but the increase in floor space in proposed properties does not necessarily increase USEABLE SPACE designs of new need significant thought particularly for how children live and study, and the sheer space needed for clothing – eg an external shed allows for change of workboots and clothing, storage of tools and equipment. Kitchens need plenty of space for appliances and means for preparation of food (home prepared food is more nutritious and cheaper than ready meals and takeaways).

712 Difficult to be 50 years old if Hudson Court completed 1972 (), that is only 45 years) One would need proof of how this serviceable life, costing and means of refurbishment is calculated.

713 Seems excessive to budget for repairs to rooves in year 1 if they have been renewed, 10 year renewal is reasonable, new homes being built seem to depend on flat rooves so no additional marginal maintenance costs either way.

714 Costs appear to exclude scaffolding to 3 and 4 storey rooves, presumably 2 two storey flat rooves access tower or cherry picker usable in safe manner.

715 As essential repairs have not been quantified year 1 is a bit steep on cost, better to fully assess cost need over a 15 year time frame then at 40 years thereafter? New build still has identical cost as roof needed on the new items, I have suggested defray costs with creation of mansard habitable spaces

716 ??Windows probably OK, Renewals possibly ok, better to assume 1/10 need repair each year, with replacement in 12 year intervals. Again windows in new build presumably need renewal or servicing periodically. Our own windows we replaced about 20 years ago and appear useable. Replacements should be triple glazed?

717 Some 18 Front doors have already been replaced to Norfolk House and have been ongoing to other ones (Hillborough Close for example), cost has been around £800 per door. Therefore estimates are already over costed. There appears to be no requirement to replace external doors at Lovell House as these as a fire assessment open onto

the street.

718 accepted.

719 Seems overspecifying on floor finished to be done in one lump. One would expect most floors where not heavy trafficked to have plenty of life in them, tower blocks have had piecemeal replacement to floors as required and likewise doors. Most doors look to have, if lubricated and adjusted annually, a good 20 years life if not abused by residents.

7110 seems way over specified and most blocks recently have landlord electrical and lighting upgrades already completed (see galvanised trunking – which does need snagging), some blocks are behind schedule and work not fully done as yet, and uncertain if wholly needed in blocks without resistance testing. Costs therefore excessive and over too short a time frame

7111 please check dates of lift renewals already completed. New blocks will need lifts anyway and therefore zero marginal cost difference. You cannot make an assessment on something you have confirmed you have not seen !

721-3 Seems totally illogical based on the survey results. A better cost basis would be on the normal basis of tenancy churn which is normally around 5% so 30 properties per year, and allow additional void period time of average of 10 weeks, plus 2% for general wear and tear for long term resident so say 20 properties = 50 per annum which is reasonable, teams can then move in sequence around spending 1 to 2 weeks on clear and fix and repair in a methodical. After 8 years the tenanted properties would be complete, although one might be expected to kickstart with additional units in first year, a number of void and acquired properties have already been completed – 3 in May Court and 2 in Marsh since report written for example. I am uncertain why one would replace internal doors, I have never had to do this – cleaning painting and washing of internal doors and finishes and painting of walls are the tenants responsibility anyway, with handyman assistance for older or vulnerable tenants. Otherwise no difference in provision as all needed (arguably more so) in new build.

822 The cost assesment to strip and rebuild one off pincott road house (2 bed) 58/56 Pincott Road at £114, 977 or about £90K is somewhere in cuckoo land, do they not check for reasonableness ? We can do quick calc -Roof and chimney pointing £20K, repoint front rear £3K New Bathroom £2K Kitchen £3k Electrics £3k Gas£2K Floor coverings and 2nd Fix £3K , Redec 6 rooms £5K Drains RWP gutters soffits £3K Max £38K which is about Homes Under the Hammer typical prices. Most unlikley to need new windows or external doors , add £6K if so, either way well under Bailey Garner estimate. Mostly likely other works and prices on other blocks and houses way over priced, Lovell House, particulary as different to 2 bed and 3 bed units not understood. Cost information should come from the agreed schedule of rates contract CHMP has , not from Baily Garner internal cost files. Cost of prelims percentage seems high, inflation uplift irrelevant if at SoR agreement, and contingencies unlikely on those costs as everything included (except Asbestos Removal – most vinyl tiles still have this and the Asbestos register and survey should be on record to check), However it may be that this lifecycle cost I have mis-read so a repeat over three periods in the 50 years is of £30K x 3= £90K plus inflation, if so cost is reasonable, and would not vary significantly if new build as presumably maintenance in that too.? Communal estimate for Norfolk House is £45K over 50 years per dwelling which seems at £1000 pa or £20 per week a reasonable amount to place into a sinking fund, there is scope to perhaps reduce this if proper preparation done as little painted areas, nil work done on walkways in last 55 years other than painting and cleaning. Indeed one might expect a little more than this cost, based on £15,000 per flat initial expenditure and £600 per flat thereafter pa with additional £10,000 at Y25 and £15,000 at Y£50. This would be broadly comparably with new build maintenance as the main cost would be roofing and soffit work. Across estate works at £500 per annum per dwelling seem excessive, one would expect a chargeable amount at present day rates of more like £300 per annum or £6 per week, and much of this is already billed in service charges.

9111 Sound Attenuation, Residents of new blocks designed by PRP report sound transmission from adjoining and adjacent flats is occurring. Therefore newbuild is not necessarily solution to this problem. Accoustic mass and mats can be retrofitted where accoucistics are transmitted via service voids.

9112 Means What?

Cost Spreadsheet appendixes. Need adjustment to reality where first year works have already been completed as of 1st March 2017 -eg Bolier Renewals already recently , with much errors of incorrect service conections, parts not brought to site , pump and circuit board failure on installation, incorrect analysis of faults, temperature contrils defective leading to scalds or no hot water, in general this re-inforces my contention that new is not necessarily better (off site test required and certificated for each new boiler and installation procedure may solve this), completed to Norfolk House, Hillborough Close and Others. It is not demonstrated where cost per flat may be cheaper in years in future for second renewals and repairs in the case of new build. If blocks are larger in newbuild then there will be some reduction of common parts costs per flat, but this may be offset as more blocks will have lifts and so it cannot be said that new build of itself will be cheaper and easier to maintain than existing blocks?

Norfolk House and other costs for renew cold water incoming service Cost Consultant has never seen how and where these run as existing !! Asbestos Surveys have already been done (and show CHMP incompetence as these were on file with MCHD at time of stock transfer. Internal Doors rarely need replacement, is the reduction of doors in new build indicative of a desperate cost saving by CHMP ? Note for replacement flat we cannot accept integrated lounge and diner / kitchen , they must be separated out for smells (extractor fan notwithstanding) and to retain wall space and storage space. Returning to costings little need for most replastering and re-decoration is tenant responsibility. Loft insulation already exists , Cavity Wall Insulation already exists, I have no idea where communal entrance doors could be hung in addition to those existing without blocking electrical installations. Not costed is a Lift, there is space and looks like budget provision for this is possible. (I am lost as to where 6 communal doors are – bin stores?)

There are not 30 Cold Water Tanks not a full 30 RWP/ SVP (Actually for SVP good luck they run internally) this should be re-costed at LM plus Bends. I note 'Norfolk House' is repeated I presume this is Hillborough Close. Same costing notes apply in general. I am not certain why cavity wall insulation needs re-doing every 40 years, does it crumble to dust and get eaten by insects ? Costs for external signage seem excessive !?

Costs for remainder of estate, particularly refuse systems to houses seem illogical, other first year costs incorrect on specification, a request should be made for proper costs, although accepted this is a good starting point and one can build and assess needs for Y1 to Y15 and then thereafter. Drainage repairs need doing, and some surveys have been completed, so work values from hereon in can be adjusted.

Overall the report is good even if costs are over robust in some areas and lacking in others, The danger is that the report will be mis-interpreted and misused by CHMP and twisted in the same way as it does statistical analysis. Ideally there should be a comparison of costs over the expected lifetime of new build and existing units, and assess if there is a significant difference per unit, one suspects not.

Therefore we are back to the political decision of should householders lose their dwelling simply for the replacement with dense flatted developments of poor quality and visual appeal where houses take up the predominant landscape, when those houses are mostly freehold held and of good build quality.

Additional Analysis of Lifetime Cost Report/s By PPS Ltd High Path Estate Condition Assessment

This introduces the incorrect schedule of dates of construction but defines the 9 Types of Flats .

Type 1 Tower Blocks

113 1960s and 70s. There are minor differences in Hudson Court.

Overall one agrees with the report here, key elements are is the rendering defects significant , and the thermal (again what is Mu Value for different external walls). The dangers of the balconies are noted, why has PRP shown tables and chairs on balconies on new building drawings presented to residents if climb and fall hazards are a significant potential problem? In all honesty I wondered in 1966, aged 4, of the building of these blocks, as magnificent is the view from, and view of, the coldness of my relatives and friends properties was noted, but the central heating systems and double glazing have assisted to reduce this in later years, input from solar and renewable sources may reduce costs. Other than external finishes there would be little to chose between new build and these , except the existing probably are situated on the best footprint, and development of similar heights to full length of pincott road east , north leg, would be an excess of scale and mass, the 4+2 arrangement of flats on the core is probably optimal for external sizes and internal stairwell management. Would an external clad in better performing thermal materials be a better solution for the next 50 years, with revenue-earning improvements at ground level – eg building a shop unit to frontage of Marsh Court and offices with green rooves to High Path elevation ? If demolished hardwood items should be set aside for re-use or reclamation yard collection.

Type 2 / Type 3

Mansion Blocks

Generally in agreement re work not done and required. Consideration of thermal walls, have heard that these are cavity and two half brick thick walls but one and a half makes sense. Replacement properties should not take up significantly larger footprints or heights – five plus set back 6th maximum but walkway external access should be maintained rather than the dank enclosed access of other block types. If demolished hardwood fittings and internal doors should be set-aside for re-use. I am not sure of why Type 3 has cavity walls at first floor and above and Type 2 which appear similar does not. The entrance archways mimic an interpretation of the Norman historic gateways to Merton Abbey (one lost by Merton Council, one exant relocated to Merton Church, St Marys, and the doorways to the stone build St Johns Church in High Path.

This type of block has had recent window and roof works completed elsewhere in the borough, Parkleigh Court, Hatfield Mead in London Road Morden being similar examples, others being in Grand Drive, Lower Morden as well as similar styles in Mitcham – Glebe Court, Pitt Crescent in Wimbledon and Ravensbury Court in Mitcham would all have the same thermal characteristics.

Type 4

P178/8.1 Blocks – 213 More specifically general replacement of part of All Saints Area demolition and re-build. Completed c1978 Vanguard has 12 no 1 bed flats of which one is used as office/base/tea-room for caretakers and cleaners and hot-desk for technical officer. Roof tiles more like 38 years old, Boxing to roof gutters is generally cosmetic, but does prevent thermal warping of upvc goods. Agreed cleaning would be beneficial at £15 per LM. Apparently painting tiles with natural yoghurt prevents moss. Downpipes are to every other property on the houses, and the pictures are misleading, there is no gutter outlet above the garage forward recess. I am not aware of spill from raingutters. Repairs to lintels are common need – resin bonded is a useful fix, 333 / 334 noted, all seems normal maintenance 3510, but probably are. 362/ 363 Timber fences will need replacements normally, paving slabs are in need of replacement, this is part of normal requirements. 4.0 May is not a good professional word in the context. 714, may is not one would expect from professionals, one would like to see ideal variances of Building Regs, which in 1978 were quite strong, and have varied little to the present day, some retro fit if not already done on thermal insulation should meet present W/M value requirements. 717 I am not certain where this is, seems a small works(photo shows what I think is freeholder house) Map is incorrectly shaded, photos show the whole place needs a good brush up and highlights the daily lack of cleanliness that the service charge paying freeholders would expect for their monies.

Type 5 Blocks.

114 Late 1950s/Early 1960s/ Mid 1960s is more truthful. More true that DeBurgh house constructed for residents of part of All Saints area re-development, remainder for former house dwellers from Pincott Road and High Path predominantly. General misspellings not acceptable in a professional report. 219 They have missed Nos 10 and 11 Norfolk House which have level access bar small entrance thresholds. 311 Blocks are 59 years old maximum. As generally, apart from wind-blow rain mostly around flashings to chimneys, one fails to see what the deterioration in interlocking concrete tiles is as long as fascias to gable ends are kept in good repair and assessment, but I note build up of moss which I do not recall in previous years, perhaps they were cleaned by brush when the fascia boards were overhauled in the late 1970s?(I recall scaffolding erected by cannot remember date) 323 Does this apply when cavity insulation is in situ?, 'Low' is unspecified and proper Mu value provided for comparison, 333 replaced since report written. 337/338 note hardwood a tropical endangerment of species, these frames should be re-used rather than chipped for landfill or biomass if demolished. 341 Informed by Merton Council housing department this was not a problem. 343 access verandas I see not evidence of corrosion 346 redecoration works last carried out just prior to stock transfer, specification of paintwork appeared not to contain rub down make good and properly prime and paint as underlayers of original paintwork appears exposed. 347 painting has been carried out, but not to external sides of steps, another typical CHMP job half done. 364 the original kitchen has been ruined on removal, the gas dryer worked only on town gas and service pipe was capped off in 1973, most other units had further removal work of metalwork a few years back shortly after transfer, no 28 missed out as owner was in hospital. Asbestos report needs confirming, my understanding is that drying cabinets have a refractory material and concrete finish with a crysotile removabable panel. 366 this paragraph seems illogical to the three kitchens reviewed as the detail on them is different in fact and opinion. 413 I can confirm since fitting double glazing that there is a low incidence of mould growth adjacent to windows. 414 see surveys, 413 possibly but most have had at least one repaint to wood architraves and doors. 416 yes please. 716 agreed and programme should be phased over three years. Photo 1 is of rear. Photo 7/8 front rears reversed as front doors access from walkway, not roadway. Photo 12, sheds not mentioned in report, agreed problems with shed roof coverings, some of which have been renewed since the report.

Overall Hillborough and Norfolk Houses larger internally than most other flats, any replacement must be absolutely no smaller than existing including storage sheds and wall/door spaces.

Type 6

213 Try 1970s. 219 agreed, 2110, this applies to all blocks as in no dedicated parking area, but the main parking area for Mychell House is adjacent in Doel Close, the area for Tanner House is shared with Hudson Court rear and

onstreet parking on Nelson Grove Road. West Arm. 312 probably no fire separation as single loft hatches on stairwells, insulation should have been replaced under central govt grants, timbers were pretreated. 313 I think they mean the external boxing which is for aesthetic purposes (and to reduce thermal stress on black upvc) 323 again Mu values wanted, cavity insulation exists. 335 is against the stock transfer promise, but this may be tolerated by residents, if after 30 years can the open walkways be treated as public footpaths? 341 I am not certain if not having private balconies is a good thing or not, retro fit is optional, but does mean accessways in living rooms are needed to get to the outside, this is cold, wet, England, getting outside is normally not that desirable. There are no drying courtyards to Mychell House. External sheds are in poor condition and need attention. 412 trickle vents in windows can help with condensation abatement. Want of Repair and Potential for Improvement is an interesting way of assessing cost priorities and makes sense and should be used for all CHMP managed properties, one suspects that a good use of 50% of rental income and service charges to maintain and enhance housing stock is reasonable leaving the remainder for interest payments, day to day cleaning and management, rather than a Housing Association is supposed to do, with a little amount for community co-hesion and tenant improvement budgets.

Type 7

216 Parking is to rear of Hillborough/Deburgh Garages, and in accordance with Mayor's office guidelines is unallocated other than estate parking permit scheme, and along the north pathway, independent living bungalow has dedicated parking area. There is scope to narrow the road and still have on street parking and provide Y-Cube type accommodation over the garages and parking area. 311 Type 7 are build 1986 (per date year in the gabling!) so rooves are ~ 30 years old. Probable fire separation, for flats blockwork was built up on construction from memory. Timber trusses are of the pre-stressed type with impregnated preservative. 323 (and the thermal changes are, given the embedded CO2 in the buildings?) 334 yes, a painting regime has been neglected by CHMP, so the costs that should have been spent in years from transfer to date are underspent, making year 1 costs seem excessive as this is catch-up on 5 years delay in repairs and painting, which can lead to additional work when timbers start to rot for want of a lick of paint. 716 Damp in flat 6, try checking the external ground and airflows.

Type 8

219 Parking to rear accessed off Nelson Grove Road, and use of garage block for additional rent. On street parking permitted for Abbey Road / Mill Road CPZ permit holders. Concrete is blockwork with battening for the tiles.

312 Insulation should have been done a few years back. General insulation problems normally solve by most having book-cases against the walls. More noteworthy of this type is the high proportion of window to wall particularly to main maisonette lounges. The lower flats had insulated sandwich under window panels, replaced when upvc double glazing done. Photo 5, the flat appears to be appropriating communal garden space, not very well, we would like to work with 'Sustainable Merton' & use community grants / landfill tax credits and similar to improve areas like this.

Type 9

213 There has been some messing about with front walls and gates, which has detracted from the original pleasing street frontage. 215 The rear access is strictly by an estate access roadway off High Path (Historically this was the site of Sunny Villas [REDACTED], the car parking areas are further north than the end of the terraces gardens. 311 no expert by they don't look like imminent failure, pictures fairly show the timberwork repairs required, which freeholders may be unwilling to commit to with the uncertainty to demolition proposals by the Scheme Developer. 315 should have been grant aided and is still available to householders under say British Gas schemes. Ideally felt batten and jablite sandwich to loft space, which is capable of conversion to habitable space for households experiencing overcrowding, but this could affect the nice 1950s styling of the terrace.

General

Joinery paintwork, specification seems to be wrong, should be burn off or rub down, prime, undercoat and final

finish , the re-priming has not been done in past, leading to premature flaking of painted finishes.

Slipped and missing tiles again always better to have prompt attention, that is what service charges are levied and paid for. 345 possible funds for a common style if request for conservation area status on 50s blocks would be desirable. 414 absolutely, some has been done ad-hoc by CHMP handyman team. 514 difficult to do, smaller kitchens tend to be in 1 beds, do function adequately but no room for a dishwasher or washing machine, the presence of separate utility room in any new build would be desirable away from eating /food preparation areas. 551 Lasted well hasn't it. 633 due to roof material failure, once sorted not a significant problem. 651 waste management some £35,000 spent on tower blocks waste storage recently. There are insufficient recycling bins still properly provided even after this expenditure, this is typical of poor CHMP planning and assessment. 661 Design review, this is a tool for designing new build areas, not for adversarily criticising existing buildings and layouts which are marginal as to their function, particularly 1980s built houses in this area compared to other estates built of this age. 691 most I understand have the necessary consents. 6101 Energy costs much have a DCF analysis if Leaseholders/ Freeholders expected to financially contribute to replacement properties from the normal Compulsory Purchase 10% disturbance allowance.

Urban design review analysis and thoughts

A) From a planning point of view merely including the footprint on page 1 is illogical the entire area hangs as an area, working with the adjoining Future Merton Character Study Areas and the buildings which my submission had earlier noted. The area map is also incorrect as the latest CHMP elim church display includes thoughts and changes for the area of St Johns Parish Hall as such the inclusion of misleading information on the merton website as submission from CHMP wastes our time in looking at the detail therein.

Background – successful ballot is misleading, tenants is correct, for residents as a whole leaseholders and freeholders of houses were excluded from stock transfer ballot and the survey of them indicated opposition to the transfer, and would have given an overall rejection of the proposal. There were no alternatives such as transfer of part of the estates to the likes of community land trusts, and the goalposts of things like residents involvement at board level have been reduced since and therefore what was supported by tenants at stock transfer time is not presented in local democracy and control at time of writing now.

The concept of homes in poor standards, it is difficult to distinguish between housing stock in High Path and similar blocks elsewhere , eg Moffat and Poplar Courts in Wimbledon, Pelham House in South Wimbledon, indeed only the ex LCC St Helier Estate Houses built 1930s are a difference in external style at least. Of course it is easy to see that now the templates and justifications for demolition are with CHMP it is easy to cut and paste and bring forward documentation that all of the estates and many of the street properties under CHMP control have a general direction toward demolition and re-build. It should be noted that CHMP are not the only provider in Merton , including nearby the estate London and Quadrant and Wandle Housing Associations, and elsewhere substantial and minor provision by Moat Housing and Anchor/Hanover Housing Associations as examples. (Other minor charities have mansion blocks in the borough – Queen Alexandra's Homes and Haig Homes for example).

As we consider doubling the density of the estate at High Path, we must consider, given present day pressures on NHS services particularly the likes of closure of walk-in treatment centre in Mitcham at Wilson Hospital centre and the threatened closure of St Helier Hospital Services that can this additional number of residents be accommodated properly for health choices. As being near busy roads which are polluted and sometimes in toxic airstream from Beddington Waste incinerator plumes one must ask if , combined with loss of light at ground level if the increase in proposed height and mass is actually going to worsen expected health outcomes.

Celebration of Admiral Lord Nelson, there are some intellectual reasons why this should not be the case, depends on how much of a democrat one is, and Nelson spent little time at Merton, and his loved ones were arguably robbed by their advisors , despite Nelson's brother's family getting a perpetual pension at an annual value of some £4m at present day terms.

Much of the design study is intellectual tosh, and could be used elsewhere on the likes of blank return walls at road junctions throughout the borough. Our flats do properly overlook most areas, but it is admitted some improvement of the alleyway access by alleygating as elsewhere in say Mill Road character area was not desired by residents when asked at resident association meetings. One indeed could question the sanity of the original estate architects, there appear say little improvement in building flats of solid construction when the original terraces shared that method of build in on the more substantial houses. For the 1980s houses, unless the garages were built integral with the house, and the kitchens effectively pushed to the rear in extensions into gardens, there is little way doors could be brought to street frontage without needing more artificial illumination. The 1980s houses are probably a fair representation of other , exclusive, gated estates around the borough – larger types say off Lake Close in Wimbledon.

Part of the incremental build problem of the estate has resulted from the change in proposals of what Merton High Street should actually be as determined for by the Local Authority, should residents be subject to the vagaries of alledged learned persons changing their minds with latest architectural whim, if this takes away space, utility and amenity from those residents ?

The example of connectivity is more applicable to All Saints Estate rather than High Path, which generally has a good connected grid, there are some further areas that could be opened up, and better ways of providing links east-west if the design constrain of the spacing from Merton High Street to Nelson Grove Road and onto High Path is maintained, given the need to retain 68 and Hubert Close Nelson Grove Road, Rodney Place, and 1,25 and Kelmscott House Abbey Road within the area, The main difficulty of transport out of the area is Abbey Road,

congested, left (east) turn only at Meretune Way and left (south) turn only at Morden Road. I would contend that separation of cycling from motoring routes is an imperative, as such High Path could be a far better alternative though east-west route than Merton High Street, with alternatives to north and south at Quicks Road and Windsor Avenue.

Note where any traffic count submissions are made by the Scheme Promoter or The Scheme Developer it should be noted that these were last carried out at school holiday times and during periods of road closures to merton high street and haydons road and are not typical of weekend shopping hour flows and peak school day vehicle movements and normal scale factors do not apply, you should also ask to see results of previous traffic counts.

Page 11 Merton Diagram, arguably incorrect as 'Red Line' of Montague Road/Trinity Road fails to note the low traffic light priority to this route at Wimbledon Broadway, and its general deterrence for use by buses and large goods vehicles.

Parking provision, I have already noted that much of the parking spaces are used by business light goods vehicles, where the use of public transport is impracticable. I have also noted that bus services are less frequent early mornings, sundays and no longer go to some key destinations, particularly Wandsworth and Sutton.

Provision of a rail station at Colliers Wood High Street would be useful as Haydons Road Station is not wheelchair accessible, nor are the north side platforms served by bus services as such. Conversion of 'Thameslink' loop to tram operation may be useful, as would the provision of tram stop at east end of trading estate for deen city farm and industrial area and closer more direct route to high path east end than the difficult to access Morden Road tram stop (road underpass dank and surface crossings do not have clear pedestrian phases at Jubilee Way, Meretun Way across Morden Road and Nursery Road Junctions. Page 13 Bus Stop splodges are in wrong locations compared to actual.

Page 15/16 One would like to see the justifications for development brought forward and ongoing to South East of of High Path estate in Christchurch Road and Western Road as these would appear to be contrary analysis. Page 16 is utter nonsense in respect of footpaths as the determination of use of Meretun Way with prohibited pedestrian access is the largest determinate of non-footpath use, but there is a steady, if unspectacular walk mode via Station Road to Sainsburys/Merton Abbey Mills and across Meretun Way for access to Lombard Industrial Estate- note access to Jubilee Trading Estate is difficult due to fence barriers along footpath. Off estate plan but of recommendation is to re-align public footpath away from dipping hole ditch and into the Jubilee Estate, better integrating a single wildlife corridor for about 75metres. Page 16 it is agreed that the footpaths around St Johns Parish Hall are non-existent, one should request of the original design brief the reason for that, it would be better to add these in at little cost as these have been informal footway routes, opposed by Merton Housing department, since the estate was built.

Page 17 map sage green footway crossing over Merton High Street at Haydons Road is now prohibited, despite estate footways pointing in that direction, this is as a result of a TfL grant to a Merton Council for street repairs and cycleway to Merton High Street and typical non-joined up thinking of MC working with (not) CHMP. The second purple line to west in Will Miles Court is not possible due to doorway being padlocked out of use. The coloured logic of the access road to Meretun Way bears no relation to its actual heavy use.

Connectivity analysis is likewise flawed in the maps and therefore not fit for purpose at the detail level. Much of the explaining of where one is on the estate was defined by the Pubs – similar to the days of bus destinations for example. The loss of the Princess Royal is particularly missed, one now directs to certain places by reference to Domex, or St Johns Church. The continuation of road names has confused everyone since 1861 censuses where the Split of Nelson Grove (Road) and Pincott Road (part known as Double Row) is confusing as to east/west and north/south segments. Eleanor House remains impossible to give directions to, and Ramsey House has no clear public parking and difficult access for delivery vehicles, the logical is to park in 'Rowland Way' and walk, but there are no road signs for this, two parking slots should be re-allocated to timed loading only for general public, this would help in the immediate time going forward. Indeed many recommendations for any interim period across the estate prior to demolition, if that is agreed on, should be made to ensure the best use of landspace as things change and to maximise the best use now, before any consideration of demolition is made, it is the refusal to engage with residents on this issues that have the biggest frustration when attempting to deal with circle, and the excuse for not doing anything (of significance) is that the buildings/roads are all going to be demolished, without acknowledgement that we still have to live, and walk, drive and cycle, here and now.

Line length short views, in part this has changed when merton high street south side was demolished, some routes now for pedestrians were not possible before, and the original cruciform had the terraces, the block around Beckett Close was always one single farm/light industrial area with no need for external access ! Routes do not show the ground heave from tree roots or poor finish of tarmac, etc areas that make journeys by foot NOW a chore, not an enjoyment. I suppose in my preamble I somewhat omitted to mention that [REDACTED]

[REDACTED], so I am

experienced, if not expert, in the pavings of the area, additionally it should be noted that many footpaths are often (?illegally) used by cyclists, including south side of High Path and the routes from Will Miles Court to Merton High Street.

Page 22 Dead end routes seems to imply a negative, this may not be so as the roads to north of merton high street are also dead end roads, although have fire path access, some routes circle round (stane close) so are not dead end. Routes that claim to be connected omit banned movements for pedestrians or vehicles. Photo2 Vehicles on pavements, MC has new policy allowing this where 1m of pavement remains, however this is narrower than a double buggy – or my trolley when loaded with a large TV or other materials, my trolley wheels are also sensitive to ill repairs and uneven surfaces. Rodney Place residents value their dead end road (see reponses to Phase 1A planning application), and Station Road desparately needs proper pedestrian crossing over the unnamed access road into Sainsburys.

Page 24, Bungalow would have been better built facing footpath, but designed for privacy. Photo 2, two routes needed when roadworks (such as recent gas works) have closed off pavements to pedestrians. Wall at this location should be removed, serves not purpose. Dead end footpath route of Rowland Way not so, gate is open for pedestrians and leads to bus stop. Photo 3 this architectural trick are not being proposed in new build, which seems waste of space of say new proposed route adjacent 68 Nelson Grove Road. Photo 4, agreed by residents value their rear access to gardens and do not want alley gateing – a footpath from Hillborough Close to Doel Close was long requested by denied by MCHD. Page 26, item 5, fairly difficult with the presence of Meretune Way, only one effective route by Morden Road or through Nelson Memorial Garden, the alternative via Lyon Road footpath is blocked by Martin Harkness House for a direct route. Page 30, methinks the originator of this babble worrieth too much, this is a small estate, coverable in few paces. (I am reminded of larger, darker estate in Wapping in the 1970s where this may have been a problem). Page 32, 5, depends on priorities. I would consider one review the Barbican Estate in London as a contrast where these attributes have been welcome. It should be noted that there was early 1960s deliberate reduction in housing stock across MMUDC, although it was replaced in areas by new and so department of the obvious needs to temper with historical document declarations. Page 34, etc. OK for analysis of a new build, but the statement regarding fronts and backs can depend on the working of the property functions, particulary kitchens where the most overview of front areas happens and it depends what happens to backs. Are terraced houses where there is no rear access worse, as everything has to be accessed through the building to the rear – eg garden materials? The alternative is rear quadrangles or similar and a tight landscaped or utility space, but this can result in building enclaves, and the working of doors to front otherwise is inefficient and gives dark internal cores to buildings (existing tower blocks, or Vanguard House), access via external walkways is preferable, it does not matter quite where the street is as long as access points are logical. Photo 2 probably not, and for that sunny view one should have been aware of the previous funeral directors premises in that area!! The active frontage marked to Falcon House on Morden Road is clearly incorrect, from the analysis, likewise area 3 does not make sense in ground reality. One would put frontages to Lovell, Norfolk and Hillborough as active where front doors are, so the analysis is flawed. Page 36, Photo 2, 'offering nothing' is an exaggeration. Photo 3 this is the rear gate entrance and untypical as used mostly for egress of waste or access from parking areas into storage areas. The bedrooms at ground floor level have to face one way or the other, and the set back behind private space can be created from existing, but that private space needs maintenance and access to tools and materials, which is lost if we lose garages and store sheds.

Conclusions : 2 does not really matter, 3 this in part depends on footprint determination at time of build, and desire to orientate upper stories as views to London or the Surrey Hills. 5 But enlarging or re-configuring could do this. 6. The flats in Abbey Road do not unattractively have views from the road, and the view of maisonettes opposite is quite nice from our lounges. Page 39 rental structures are not a grand determination of why demolition should occur, it is better to provide the most amount of affordable properties in these financially tightened times. Community Land Trust rules may be better for the prospective occupants. Page 40, this analysis of heights does not mean that the procedure is best for occupants, residents or pedestrians, one cannot complain that airy corners make one feel 'insecure' then build high, dominating, sunlight blocking buildings at the next turn. One might consider, just, the tube station at Clapham South, where high flats and low commercial units do work in a 1930s context. However opposite the high buildings is an open common parkland, the flats are oriented to the north, and wide roads can accommodate shadows missing buildings on the far side thereto. This is not practical on the area around South Wimbledon Tube Station. New context's may not be a bad thing? Page 42 Height and Massing Conclusions, agreed, and there will need to have special relevance to High Path area where a 5? Storey Secondary School is being mooted, to the south, which will cast shadow, and have serious consequences socially, for any residential buildings on the opposite side of High Path thereto.

Page 44 1, streetscape, trees were planted at a mix of times, but along Merton High Street around 1980 when the last of the terrace houses to Merton High Street complete, one can scarcely believe their growth, but having good sunlight must be a contribution to this. 2, the Abbey Road chicane causes much frustration and speed humps noise when scaffolding lorries etc pass over them. 3, High Path, agreed a quietway would be better, at least from Meretune Way, and narrowing at that point if areas agreed for development, but the proposals for a School and indications from FutureMerton is that this is NOT desired by them, I beg to disagree. I would like light controlled junction at Meretune way, with right turn permitted, but that will encourage rat-running from Merton High Street via Abbey and Pincott Roads, which are required as entrance, and exist, to the high path area from the north.

4 Misnamed, means Morden Road, see older pictures and note diminution of quality from previous planning errors ? By Merton Council. 5 Pincott Road, seems to work OK in its present state and has for the last 55 plus years. 6 Many garages used as storage, even from persons at all saints estate where houses there built too small. Otherwise needed for our area to have the safe storage of vehicles and excess of necessities of oils, additives, bicycles, ideally garages should be integrated into houses, and they were part of the promise of moving from our original houses around the area to the new built estate for us, one supposes they are a better need than the pigeon-lofts in the pictured space that were taken away from us in 1963. Page 46 better base activity around the Tower Blocks we have asked for, but CHMP unwilling to progress forward ideas for social interaction and community purposes. Page 48 , Photo and para 3, it is nice for someone to agree with me after 51 years, although there is step-free access from High Path side walkway, the steps are a pain, and dangerous and should have been replaced, or preferably not built in the first place. Para 5/Pic 5 The wonderful bear pit, of course its in the wrong place, alternatives would have been nice to see before wasting money building in this way. 6- one can walk out the front door with a small trowel, it can be done but generally was discouraged by MCHD. Landscape, Hayward Close trees probably planted around 1980, not from 1950s, disliked by some as branches shed over leaves and grass. 2 not mentioned, but one would have built full length long block east-west , although how to locate bin stores and sheds is beyond my architectural expertise. 3 the estate was rather proud of this little LEAF funded area, but maintenance needed as with any landscaping to deal with weeds around the decorative ironmongery, which has seating opposite, not pictured.

Conclusions, 3 – I would not worry about cohesive character – good randomness is a lovely British Trait. 7 Trees in Norfolk House, at ends of the 1980s driveways and to Deburgh House have been omitted, but Birches are a real invasive species, seeding too greatly and easily, Plane trees are now suffering in Eastern UK from fungal die-back, which is worrying.

Review Conclusions – Misleading picture, this is Rodney Place, not in the Estate Plan Area – this is a problem with the estate plan cover sheet pictures, they are not of the estate, but of areas outside the plan area (which I have argued should have been included).

BIL 12. The ? To housing requirements must surely change and affordable housing be prioritised subject to good sized rooms and sufficient bedrooms for families. 5 Character, trying to make the east of Pincott Road look like West of is not desirable, monoculture should be avoided, the 50s, 60s, 70s and 80s style do meld well without feeling sufficiently wrong. 8 See preceeding notes for means to sign and route better. 9, oddly Nelson Grove Road has less trouble with fast moving traffic under normal circumstances than Abbey Road does. 10, requests for garages have been unresponded to, possible lack of marketing, people may think they are not spare. Street parking persons tend to be 50/50 Commuter / business employees. 11 this is over-egged, have people reasonably made these comments, I have seen worse in London, and elsewhere. 12. Cycles tend to be in the resident store sheds (I can give proof of this, or garages). One disagrees overall with the final conclusion.

Socio-economic analysis considerations

Report is probably out of date.

Sustainable development may be good in developing redundant brownfield sites, but for where people are living in good homes the presumption in favour of development has to be questioned, mostly with embedded CO2, other pollutants in demolition and new build and lack of re-use of materials the question of what is truly sustainable has to be interrogated. Costs of refurbishment can be compared to the likes of expenditure calculated for the likes of Buckingham Palace, or the Houses of Westminster, both of which have age related problems, and the occupation of useful space for low level purposes may be compared with the attitude to social housing. If opportunities for home ownership were to be widened then the cut off of dates on CHMP offer would not apply, more private owners would have added to the overall percentage of those desiring to take control of their own lives, and being able to afford to do so. 234 it is not the number of new homes that is important, but that they are of the right type and size for families, and without leaving behind persons with disabilities, including mental illness, and older persons – and their families. The logic of this for the plan areas as a whole is that all properties must be fully accessible, see my note and comment to the Ravensbury Planning Application. It terms of High Path Estate Plan, the predominance for housing is agreed with, with Community Facilities, retail, office and health and fitness provision along Morden Road and Merton High Street is agreed with, one would support light industry and warehousing along High Path, although the Nelson Grove Road Garages site could be good for educational purposes if this is desired for the SW19 area. 321 – no one as such lives on Wimbledon park/common or Mitcham common, St Helier estate has wide roads giving a low dwellings and population density. 328 persons in work possibly slewed by social housing provision for single mothers not working,. 3210 low income needs clearer reasoning, mostly persons with needs have been allocated into social housing, and the amount of retired & disabled persons is probably under reported 3216 depends on reasons for unemployment, 3220 pension credit could actually make people better off with triggers to other benefits and services. 3222 rather depends on type and size of houses selling, unrepresentative as Zone 3 cheaper normally to travel from than Zone 4/5 of Morden and Mitcham areas. 3225 agreed. 3228 clearly reducing garages will increase parking stress, some has come from the new developments in Nelson Grove Road. 3229, planning permission sought for phase 1A contradicts this. 3312, is this calculation taking account of new build ongoing in Christchurch Road and Western Road, there is real danger of overloading Primary Schools local at the level of units planned to increase by, No clear assessment of actual secondary school places needed. 3319 Plans to reduce two of the youth services, one has already been served notice to quit. Community Hall at Merton Hall Kingston Road is being converted to church, the small replacement on high path Pincott road is too small and only temporary. 414 If there is overcrowding the correct size of housing unit must be brought forward clearly in the plan. 4110 Employment in construction will not be long term and almost certain to be a skills mis-match. Has not new homes bonus been abolished? 521 Good, spacious homes where children can learn and study to apprenticeship level are welcome, but the designs provided by Scheme Developer appear not to meet this criteria. Although new commercial areas are welcome, at the same time former shop and office units in the vicinity are being turned into residential units. Will the commercial provision be affordable, and of the correct type to enable a full range of economic activity?

http://www.merton.gov.uk/high_path_chmp_housing_needs.pdf

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Housing needs

11 Circle as housing provider. We are worried on reduction in local democracy and over-sight, and the effective

privatisation indicated in Housing Bill and enactments. There is little teeth in the bodies charged with ensuring good compliance of registered housing providers. I would agree there is need to manage housing stock and ensure it remains good and fit for purpose, but we have need to ensure that residents are treated with the upmost respect as clients, who often have difficulties, and sometimes are frustrated at the lack of good communication from their housing provider. 21 Demographics appear to indicate older persons dying off or moving away, and possibly older middle-aged selling up and moving to retirement areas, many of mothers friends have been in this situation.

Although there remain 8 households, maybe a few more, that I know of, that are on the estate now that were here in at the time the relevant blocks were first constructed in the 1960s, there are more persons moved from all saints in the late 1970s that remain in their homes at the time of writing. Ethnic spread has increased particularly from older, disabled asian persons, this may represent lack of alternative public sector accommodation elsewhere in the borough.


213 If one houses lower income groups in social housing then one should not be surprised when statistics show this/ 217 Although a high proportion of 1 and 2 bed properties the 2 bed in particular can function as, and can have room sizes larger than many 3 bed houses, including in nearby places like Streatham Vale or North Cheam. It is good to note that we have affordable accommodation at present, this should be built on and expanded. Single Persons under age 35 are currently being discriminated against, these are the largest cohort of people with problems of homelessness that we see at Faith In Action project in Kingston Road. For housing sizes it is important that three and four bedroom properties are of full size bedrooms and lounge sizes not compromised by intrusion of kitchens or utility areas. Overall the method of housing needs survey is robust, but to exclude persons whom can afford market purchase to that tenure is a dangerous thing if future circumstances, including interest rate robustness tests, change. I will be participating in the actual needs of current household to the Scheme Developer in due course.

Case for regeneration Analysis and Comments

CHMP muddling of housing provision and social manipulation is a problem when intrusion into household life and data protection issues arise. There is also mis-communication on health, financial inclusion and job sourcing initiatives, which are not as effective as they could be, in part this is as a result of the lack of an estate office where all key officers are contactable face to face. 19 the areas of consideration are of interest and the presence of this work in public domain would be welcome. The suspicion is High Path has been chosen as a cash-cow rather than to coherently providing the true housing need at the affordable level in High Path area. For Ravensbury the justification seems to be that 'defective properties' cannot be borrowed against, rather than seeking to abate the mostly insulation issues with the type of sizeable buildings that there are there. External Doors and windows. Nil social housing units now have single-glazed crittal or similar windows. I am not certain of a true UPVC window lifespan. 227 Sizes exclude garages .227 I calculate for Norfolk House the two bedroom has 74msq of usable floorspace excluding balcony. There is no consideration of extenal clothes drying areas. 237 CHMP appear to have lost the MCHD asbestos register. 34 Does not square with demolition of Marsh Court while new build adjacent is being inhabited. Main blocks that could be retained are the houses in Pincott Road and Hillborough Close and Norfolk House (the need for good floorcoverings and underlay is noted where there is some external exposed concrete edge beams.

1980 houses appear in good condition and appear privately owned, these are unlikely to be relinquished at anything less than a good private sale value. 416 Mayor indicated that at least 50% of uplift of floorspace be also affordable housing, as well as maintaining present affordable floospace. I would contend that housing bought under right to be counted as affordable, as we either own outright, or have affordable mortgages on our existing properties. 417 agreed, but that the context of within borough or on estate area has not been challenged and I have already considered the question of human rights act and property valuation, compensation, and ideally suitable replacement property. 418 agreed, but does not seem to be happening in Scheme Developer proposals. 427 but policy is potentially changing in face of meaningful resistance to the ram-roading through of inappropriate that fails to meaningfully considers residents views. 526 This was not made wholly clear at on-site meetings and proposals being a vague maybe, and it appears not be desired by residents of the wider area. 63 This is a reversal of planning thought of the 1960s, as I have stated my great-grandmother in 1925 had retail premises on the south side of merton high street and this opportunity has been much missed for the last 30 years. 64 unlikely many visitors from wider for retail offerings. 639 please give incremental savings for each stage, claims elsewhere on CHP systems savings have been proven to be illusory and residents tied into single heating system and supplier. PV can be retro-fitted. PV systems were not shown at meetings with residents. Section 7 the costs are somewhat not split out into what would be needed for future maintainence of new build compared with existing. 8.10 One cannot recall this meeting at all, the numbers appear slewed compared to Merton Council Feedback, please check the questions asked by CHMP and where these people residents? 815 Re separate kitchens, This appears to have been consistently ignored by the Scheme Developer, no wonder we are frustrated. 817 We now have tower blocks proposed around South Wimbledon Tube Station. 827 attendees actually mean about 40persons, some from off the estate from 600 properties supported

the general proposals, hardly ringing endorsements. Problem is I know of persons whom have not attended these events whom are not in favour of the proposals overall, at least without significant caveats. Full attendee detail responses at all events should be provided, not just the selection that serves CHMP's desires. Detailed questions appear not to have been referenced, nor my feedback on Newman Francis' organised trip to Stockwell Park Estate.



Visual impact study (added November 2016)

This would help as a document if the wording were actually readable, it is very small. Context para 5 is biased, detrimental and a leading comment. Para 11 Some referenced documents said over-permeable, not lack of permeability. [It should be noted at the time High Path initially developed, Meretune Way did not exist), The trading estate to the west at The Path was a mix of terrace housing along Morden Road similar to that remaining south of The Path, and a large single use industrial site – Foster Transformers. There was the railway line and on the East of Morden Road the largest toy-factory in the world – Lines Bros Tri-Ang , Pedigree Prams and Frog Model Aircraft Works with associated staff facilities including running track and sports ground to the east. At Merton Abbey Mills Merton Fabric Printers – Littlers – were still in production, there was light industry in Station Road under present Meretune Way Alignment, and New Merton Board Mills were still in production, and Merton High Street had south side commercial units all in occupation and trade. It has only been the gradual economic changes from oil crises onwards that has changed the characteristics around High Path estate making it look outdated. 31 So what, beauty indeed in beholders eyes. 32 biased they have a charm in the striping visually, compared to what is proposed for around South Wimbledon Station 33 negative bias to the current built form. 34 Disagree, I rather like the walk back down Victory Road from exercise class or down Nelson Road if walking back from Wimbledon Town Centre or Trinity Church. The view was quite happy from MMUDC when constructed of towers, but of course much of merton high street had 2 storey frontages directly on thereto which would have broken view up.

Basically , for the Estate Plan Purpose, this study has little value, as it fails to generate the proposed views as would appear from the Scheme Developer's proposals.

Case for regeneration (updated – October 2016).

This overall shows the mental muddle that the documents for planning that come to us. Are we planning for the external realm, the type of economic activity type specified in the planning system, for the external facings of buildings, or perhaps what is more key to residents, the internal layout and method of construction of the proposed alternate dwellings to the existing? So a short review of what the scheme developer, CHMP state therein.

Before I review, let me return to some of my key themes of protection. While the planning policies themselves appear noble, the slavish use of them can act against the best interests of some residents, and this solely relates to the lottery of allocation they may have had in the past, or now, to reside one or other of the different dwelling types identified. The preparers and summarisers of the raw information have selected items and failed to consider alternatives, and additionally have where some conclusions been drawn not evidence the steps to make those conclusions. This is most apparent in the thermal performance of the building types, where no specific Mu values have been declared, no external wall length specified, including build outs from main structures to accommodate additional bedrooms, W.C.s etc where wall length in new properties appears shortened, leading to the cost reduction estimate for space heating to have no audit trail shown between proposed accommodation method of build and that of the present accommodation, indeed the costs may be for an upper floor under a flat, uninsulated, roof, and that of a middle storey property where part of the flat's external wall is within the buildings external wall by means of corridor or similar. This implies choices being made for us without full presentation of the facts and alternatives, that our external window views as a consequence are being removed, or no external access from upper floors from doorways. The other problem is rooms in that the usable circulating, habitable, utility and storage space being less than existing, this is exemplified for example by a Bathroom that may, for example be currently 3.5m x 2.4m = 8.4msq. The alternative may be 2.9m x 2.9m to increase circulation space for a wheelchair for example = 8.41msq, but the loss of 600mm on two walls loses some of the store space for linen baskets, towels, baby baths hanging on wall for example, a loss of usable space. This is why I have requested that the protection of minimum wall running lengths, due allowance for loss of wall space lost to door returns, other designs can be the wall to door hinge distance, where the use behind door openings can be used for wall art, or small furniture eg fold up tables when not in use, too much space makes the rest of room less usable, too little loses this fractional store space, in our own flat, which other types do not have, is a thicker, loadbearing wall, which has part lintel in it, giving a block thick 2ft wide opening, this acts like a small cupboard space, and present day metal stud dryline walls lose this space if not planned into from existing. By not providing detailed comparative dimensions of all existing flat types these small adjustments may not be noted and sub-optimal internal arrangements missed by supposed professionals. I have submitted written questions to Merton Council and remain unhappy that they are unwilling, despite local councillors indicating otherwise, to commit, via the planning process, that there will be condition by schedule of no loss of space in new replacement properties compared to existing.

This also applies to the end to have properly separated Kitchens.

Detail Analysis / Comments where I diverge from the Savills 44 page report Oct 2016

13 As does on street parking with CPZ in Abbey Road for Lovell House Residents. There is also on street parking within the estate on MC adopted roads

15 Community Centre not over-used by Local Community, is used by various groups from around the borough. There are significant plans to build on the South Side of High Path a secondary school of up to 1100 pupils with loss of community facility as it now is causing user groups in alternative locations to be given notice to quit. This also applies to the re-location of the Church congregation and facilities to other community use area in the borough, This lack of joined up planning and poor site for the secondary school could suggest the High Path Garages and Lamp Works site could be better used for the secondary school on an alternative orientation.

16 Some at other levels of CHMP would prefer to be just a housing supplier and the potential privatisation in Housing Bill causes concern that social engineering functions may be lost or changed. If 'life-chances' are to be enhanced then bedrooms must be spacious for study and away from family distractions.

110 = we can make more money

111 = poor quality, without some numbers as desired is a little subjective, although the lack of step free access in existing is a concern it is noteworthy that CHMP in Ravensbury Phase 1 Kickstarter have excluded providing lift-

access to new 4 storey blocks on grounds of cost and service charges being excessive. CHMP talk two ways to suit themselves

117 Mu values and comparative flat /house floorplans for all existing layouts are required.

21- In part decline from denials in past by MC that things were defective, in others cost-effective timely repairs not done. Example is the renewal of windows to Norfolk House where access scaffolding was put up, as has been (by different company) inspection access towers for roof, tile and flashing repair and renewal (including mis-diagnosing and mis-specifying some work and duplicating work), and meanwhile barge, fascia and soffit boards need repair and proper paintwork, this could easily be done at same time, but was not, this is inefficiency and lack of communication, evidence by meetings with Merton Council reported on council communities website where there is a long list of promises and that 'things' will improve, then there is changes of management, of personnel, and the whole cycle starts again with basic work not done in timely manner.

29 Housing targets, depend on the contentious issue of inward migration and population growth within London, there are possibilities to encourage under-populated parts of England which would benefit from enterprise to grow in those areas of NE England for example.

212 But not the main alternatives of different external designs, which would be nice rather than the bland brick monotypes proposed.

225 'Low' needs specifying in technical values. Crittal = 3 all leasehold/freehold +2 unimportant common parts. Our UPVC windows have lasted 25 years so far, maintenance would generally be handles and lock mechanisms, and would last as long if in new buildings. This paragraph shows that CHMP do not have much clue in one part of what is happening / has happened elsewhere, eg the kitchen renewals where recent void premises have been done over the last 13 months.

226 Problem is that an 4x2 m space = 8msq may be more useful than a 3x3m space =9msq depending on circumstances. 2 bed house, shows the current good size the existing 2 beds have – something we have been arguing about since day 1 (uncertain of Stane Close sizes these are probably smaller). Our 2 bed flat is probably in excess of 70msq.

228 not really worried about balcony- falls and h&s risk must be in place. Gardens nice by have a maintenance premium whether public or private gardens. Current Merton Council iVerde contractor agreement would need to be confirmed for any new public space as this cost should not fall on estate service charge payers.

230 this looks as a worse-case scenario , we have seen that old, and in poor condition do not correlate in the way the sentence implies. Tenant abuse and mis-use I have seen in 3 and 4 year old properties in London and Sutton this past year. Mould related much to the crittal installation, which have been changed out and improved. Sound problems have been noted in Circle New Build elsewhere in London. 231 'low' needs specifying in numeric assessment. 237 there should be full asbestos register from pre-transfer date.

34 We have shown that houses in Pincott Road (which have only a park proposed for their footprint, leaving the Trafalgar Public House Marooned in a sea of green) the majority of which are Freeholder occupied, and Flats at Norfolk House are considerably better condition, and that houses in Hayward , Dowman and Doel closes in their modern size and design and location are desired by their freeholder owners and that the community at Will Miles Court do not wish to be up-rooted , their being no area dedicated to their needs seemingly on the new plans.

43 argueably written to enforce in rural areas where marginal landspace has been undeveloped in past years.

45 We have a mix of housing already !

410 there is the problem of Zone 4/5 dwellers having access to garages on their land (including Circle Employees and Agents) imposing their pollution on us Zone 3 dwellers, who are being denied the use of our long established land and lifestyle for secure parking with minor storage space (we have the likes of bicycles, bulk buy kitchen dry goods for example in our garages living with our classic and daily use cars).

411 equivalent floorspace must be defined as including no less running wall length or door aperture width including

store space, and garages where part of residence, and for natural justice garages where rented by occupant of estate and considered as part of their land occupation.

413 So not too high along high street and morden road, reflecting local character.

415 OK you can work that one out, we are relatively balanced as things stand with mix of rents , private tenants and leaseholders and freeholders.

416 The plan area should incorporate under-size new build ,particularly that which has wrongly accessed and built amenity and waste disposal areas for bringing forth good design within the former Nelson's Fields Area. Due retention of older parts of the area cul-de-sac form into Rodney Place should be encouraged.

417 But makes no mention of other grant funding that may be available. High Path should not be used to finance developments in other parts of Merton where this deprives utility , space and views from residents of High Path and immediately adjoining areas.

418 Agreed, particularly around South Wimbledon Tube Station. Taller buildings are best on the footprints of the existing tower blocks if it is desired to replace them at this present moment.

421 Side of Morden Road looks pretty good as is, and has been since the 1950s.

422 The area of say Morden , there is general acceptance of this policy, less so and under question for South Wimbledon particularly where older buildings, including Rose Cottage, are under threat, and difficult to resolve if sub station and Kilkenny Tavern are to be retained in their present format. Inappropriate non matching development has already been passed at Milner Road which dis-respects listed adjoining building and 1920s terraces, we have little trust in the Masterplanning of Merton Council to define good classic external fabric finishes that match existing good architecture.

424 statement really of the (thankfully) obvious

429 Some responses unreadable

516 Because many have illnesses or home care responsibilities and cannot participate, in part the social nature of housing puts such persons into the type of accommodation so designed to house them surely?

522 Please come and see the prices of the cafes in the area, they are not cheap as they used to be at one time, designer delis are us is the motto of the north side of merton high street (Though the tube station bacon rolls sell out quickly each day)

524 COULD ,we have had these promises in the past with little of benefit actually occurring.

525 Or maybe not, as some commute and spend in inner London.

526 To put commercial back along Merton High Street seems to need to lose either existing houses, or the existing London Plane Trees.

527 Less disruption if works done to voids on ongoing process generally.

528 Problem is this conclusion could be pasted into most areas of Merton, including say, the east of Merton Park, where there is some vacant space and 80s built housing, area around tramstop could be intensified if desired.

63 We are integrated well, building frontages to Merton High Street would reverse the 1970s changes designed to accommodate residents from All Saints area. As long as the worse excess of similar designs to Tooting High Street at Blackshaw Road Area, the proposals are not unwelcome if commercial units are truly affordable and ready for occupation before businesses that use garages in High Path are requested to relinquish garage space they rent.

613 etc,already discussed

619 Generally I would not worry, but I would have liked in the past Houses built behind garages in High Path and Nelson Grove Road and frustrated with Merton Council HD who said it was not possible.

624 Our garages were so much nicer when we had double opening wooden doors, becoming small man-caves with boat builders and general wood and metal work being done by the light and warmth of hurricane lamps we had our own community , the loss of internal space when new doors fitted has always been missed.

626 Can we have the duck pond back on the grass area?

629 Disagree, unless one wants to dismiss the likes of the GPO tower in London on similar argument. We have our own elongated east-west grid and the tower blocks are not displeasing in the contrasting bands from visual view,

the ground level hurricane winds are another matter and indeed apparent pointless mini-steps are unliked.

630 Subjective it seems not too bad to some places.

631 Disagree with conclusions, but hope for some positive changes for the future.

640 well get on and do it I have only requested this for three years.

641 unproven

643 marginal steps analysis should be shown

It is considered given the heating issues of the Northern Line some geo-thermal and heat sink from the tube line could provide additional inputs to heating plant particularly for commercial units.

656 Could be incorporated without demolition of whole existing estate.

73 Already shown costs have been incorrectly calculated. Already commented that high path should not be from residential changes be a subsidy to other places in the borough as such, particularly where those residents are not in favour of build change at the present moment.

73 Table presumably assumes that the unwanted high flatted mansions around South Wimbledon Tube are built. This should not be included or be a given and that partial new build options should be investigated.

834 I will forward my photos of the 1 bed flat later

835 We believe that the event responses have been manipulated by CHMP, you should ask for all paperwork handed in since ideas first mooted and from all events and Merton Council Plan responses to satisfy that the consultation in two-way means is robust. Most persons I have spoken or overheard to have been unhappy with the CHMP proposals for High Path, with some understandable exceptions as they have flats that have not been modernised as promised and live in accommodation that is less good than our part of the estate. CHMP also publicised an event which then was cancelled without informing us (I have dates somewhere)