

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

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

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**
- Other, please state**

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

PARTIAL REDEVELOPMENT OR INVEST IN EXISTING PROPERTIES.

My choice is PARTIAL REDEVELOPMENT AS HIGH PATH TOWNHOUSES AND THE BLOCKS OF FLATS DO NOT NEED ANY WORK TO CURRENT STANDARDS SO THEY SHOULD BE EXCLUDED FROM THE PLAN, AS THEY ARE GOOD STRUCTURAL CONDITION.

SOME POINTS FOR MERTON COUNCIL TO CONSIDER. HOMEOWNERS HAVE BEEN MAINTAINING THEIR OWN PROPERTIES SINCE THEY OWNED THEM; i.e. SPENT MONEY ON CENTRAL HEATING, DOUBLE GLAZING; CAVITY WALL & ROOF INSULATION WITH OTHER IMPROVING; MONEY SPENT TO IMPROVE THEIR PROPERTIES.

I MYSELF HAVE WORKED FOR 55 YEARS i.e. NINE YEARS PAST RETIREMENT AGE SO AS TO PAY OFF MY MORTGAGE.

NOW ALONG COMES CHMP WITH THE HELP FROM MERTON COUNCIL TO CAUSE DISRUPTION AND ADDITIONAL FINANCIAL BURDEN IN THINGS LIKE LEGAL FEES, STAMP DUTY & MOVING COSTS PLUS OTHER EXPENCES; I AM SURPRISED THAT MERTON COUNCIL HAVE A HAND IN ALLOWING HOMEOWNERS TO BE ROBBED OF THEIR RIGHTFUL OWNERSHIP OF THEIR HOMES i.e. CHMP HAVE TOLD HOMEOWNERS THAT WE WOULD HAVE LESS EQUITY IN A NEW HOME AND BY REFUSING TO ACKNOWLEDGE ANY RIGHTS OF HOMEOWNERS.

I HOPE MERTON COUNCIL WILL REPRESENT THE RIGHTS OF HOMEOWNERS FAIRLY ON THE HIGH PATH ESTATE.

THANK YOU

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire High Path Estate**

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment**

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards**

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state**
-

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes**

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?**

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

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Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

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Children's play equipment



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People and spaces

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High Path Estate



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

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

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

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

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Option 2: Partial redevelopment

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Option 3: Invest in existing properties to bring them to minimum modern standards

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Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

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Option 2: If you do not agree with this mix, how would you change it?

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Better places to live: high quality residential areas

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Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

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

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What do you think about building heights?

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People and spaces

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King Georges new ball court - 10/05/06



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- Children's play equipment**



- Other, please state**

People and spaces

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Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

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Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
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- Other, please state

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

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Local facilities and economic opportunities

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Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

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

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For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**
- Other, please state**

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

I have selected option 3 of Q1 as I'm totally opposed to the idea of the regeneration of the high path estate on the basis that my long term partner is an outright homeowner of a freehold property. If this scheme goes ahead she will have to relinquish ~~her~~ her very hard earned rights as a sole owner of a freehold and will be forced to have CHMP as a joint owner of the new property that she would have to buy on the newly built estate. My partner has lived on the estate since 1972 and for the last 22 yrs she has had her own freehold property on pincott road. Having just ~~finished~~^{finished} paying off her mortgage earlier this year she could choose without any financial ties to sell her home and move off somewhere else, but this not the case as she has no plans whatsoever to sell up and move. She is very happy in the home she currently lives in and enjoys substantial living space with a front and rear garden and an on site garage for our car. If CHMP's plans are approved by yourselves she and the other freeholders who undoubtedly have the most to lose through this regeneration will have to sacrifice their homes that they currently enjoy - and they are their homes in the proper sense of the word, not just somewhere to live, be forced to buy elsewhere on the new estate and most importantly be grossly out of pocket. My partner will lose her status ~~as~~ as an outright homeowner to that of someone who has shared ownership with a partner that is CHMP - a housing association. This scenario is a huge step backwards for freeholders who own outright and should not even be considered as it is grossly unfair to people who like my partner have quite likely sacrificed luxuries like holidays for example to be able to purchase and keep up repayments on a property that they bought in good faith for their own ownership.

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I like others feel the only ~~pe~~ residents that are going to gain through this regeneration project are the social tenants, what do they have to lose, what sacrifices will they have to make in all of this. Hardly anything I suspect. With CHMP promising them a new property of a bigger, better build and totally new in the bargain how many of them are going to voice their concerns / fill out this questionnaire selecting the option of CHMP investing in bringing their properties up to a MINIMUM modern standard when they could have a brand new home to live in. What I truly believe is CHMP's "vision" is for them to demolish this estate and to build the 600 or more new properties as they've said they are looking to and put them up for private sale and private rental. To do this they need the might of the social tenant sector to vote for the regeneration and as I've said they're not going to turn the idea of a home to live in down are they? Point to ponder, of the 600 odd new ^{extra} properties that would be built ~~are~~ none are for social tenants they are all for private rental / sale. Paul Quinn was quoted as saying "There's no money to be made in social housing", how right he is, but there's PLenty to be made by increasing your property portfolio for the private ~~tenant~~ sector isn't there?

This whole regeneration scheme is solely for CHMP's benefit with a considerable amount for social tenants and absolutely NOTHING for the freeholder.

I ask that you put an end to this unfair proposal as it's not even for the "greater good" of all residents, it is only for the benefit of Cirche Housing / Merion Priory.

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 4 (other): Redevelopment of only the blocks or buildings with severe cases of damp problems

Q2. What size of homes should be provided?

Option 2: if you do not agree with this mix, please state how you would change it?

Less one bedroom flats and more three bedroom homes for families

Q3. What type of homes should be provided?

Other: The same mix as we have now

Q4. How should building heights be distributed across the estate?

Taller buildings towards the centre of the site

Q5. Are there any other issues or options we should consider regarding new homes?

The layout of the estate, the streets and the buildings should be kept in the same style and positions as they are already. The new buildings can replace the old one's as they are.

Q6. What type of outdoor spaces would you prefer to see within the estate?

Other - The same park and spaces as we have already.

Q7. What types of play areas and open spaces would you prefer to see?

Other - The same as we already have. These are relatively new and have been updated during recent years already.

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Other - keep the streets, parks, spaces the same as they are now.

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

Keeping them the same as they are already.

Q10. How should greater use of public transport be encouraged?

Other - Public transport facilities are excellent already and don't need to be changed. Everyone uses them all the time.

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide safe and convenient crossings of busy roads and junctions AND

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

The parking bays in Hayward Close (High Path end) outside the back of Priory Close next to the outside Gym - people park along the road and you can't use the parking bays at times because the parked cars block you from getting in or out of the marked parking bays.

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Other - Minimum disruption so people who live on the estate can carry on going to work as normal.

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

To be considerate of the employment and businesses of people who live on the estate, that they will not have to deal with huge losses off the value of their properties, have to re-mortgage, have to move out of the area etc

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.



Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.



Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.



Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

- Taller buildings should be located by the roads to the south (High Path / Merantun Way).
- Taller buildings should be located towards Abbey Road to the east of the estate.
- Taller buildings should be located towards Morden Road to the west of the estate.
- Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?



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

King Georges new ball court - 10/05/06



All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.



Option 1: Concentrate on providing communal space for individual groups of flats



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

This would be communal gardens available for groups of flats and not open to the general public.



Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.



Option 3: Other, please state

Children's play equipment



7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.



Sports pitches such as grassed areas suitable for kick-about and picnicking.



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Better places to live: high quality residential areas

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

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.



Option 2: If you **do not agree** with this mix, how would you change it?

9 x 3 BEDROOM FLATS AS IN BELLET,

FLIGHT & DOWN WELFIT STAIRS

STAIRS - LIFTS AT SIDE OR BACK

FOR DISABLED & ELDERLY.

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.



Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes towards Merton High Street to the north of the estate.

Option 3: Mostly flats

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

Option 4: Other, please state

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

MAINLY FLATS TO HOUSE MANY

BULK, STurdy, SPACIOUS, UNBOMBINGLY

PARENTS WILL SAVE FOR A

PROLONGED PERIOD

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

I AM IN NO POSITION TO COMMENT

ON THIS ISSUE, AS THIS IS FOR

THE AUTHORITIES & EXPERTS.

DENSITY OF WALLS, SPACE IN THE

ROOMS

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**
MIXT FLATS WITH BALCONIES AS IN
BECKET CLOSE, OTHERWISE FLATS
MIGHT BE CRAMPED UP. OPEN PLAY
SPACES FOR ALL THE FLATS CLOSE BY

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.**



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

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

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

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

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

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

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

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

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

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

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

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

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

[REDACTED] 15/10/2014

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

Safety for elderly and children

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Should be convenient for Tube, Bus, Rail travel

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

Health Care for
children & Elderly
& disabled people

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process

- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Warden's should be
available for after hours
and also in emergencies

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 3: invest in existing properties to bring them to minimum modern standards

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

Spacious, with good storage facilities.

Q6. What type of outdoor spaces would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?

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

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Retaining the historic street pattern and create traditional street forms

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

Accessible and safe.

Q10. How should greater use of public transport be encouraged?

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

Move the Abbey Road bus stop back to its former site, (more accessible to the residents of the sheltered housing unit) and shoppers will not need to juggle their shopping, buggies and children to cross Abbey Road once they get off the bus!

Q14. Should new community facilities be provided within the estate?

Yes - Both the young and not so young could do with somewhere safe (and comfortable with good facilities) to meet and socialise.

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

There already are far too many shops, with the same merchandise. There should be variety, e.g. bar clubs, (even a dance venue), which could be of some help in the employment sector as the potential workers could be trained by local businesses to provide the services and help revive the area. We can then be in line with nearby places like Balham, etc. Please don't break up our community. What we have now works extremely well, with a very good blend of all backgrounds, rich and poor, etc., so there is no "us and them". I have heard of a proposed "ghettoization" (which I sincerely hope is not true) to shift social housing tenants away from local facilities like the Underground station, shops, etc. to the back of the compound. Why should we be "hidden away"?

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Option 4: Other, please state

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Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

towards Merton High Street to the north of the estate.

Option 3: Mostly flats

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

Option 4: Other, please state

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

Taller buildings towards the centre of the site.

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

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

*No All Flats should contain
at least 1 lift.*

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

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Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

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

King Georges new ball court - 10/05/06



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



gimages.co.uk/development/100517-pemb...

Children's play equipment



irehills.nsw.gov.au/defaultImageLibrary

Other, please state

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

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Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



coricordisportscentre.co.uk/football

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

N/A

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

N/A

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Option 2, but
fix the problems residents
currently face!

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following:

Sports pitches such as grassed areas suitable for kick-about and picnicking



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

A mixture of communal gardens & multi-use games areas

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

Remove the cycle lane that was put in without consultation (as far as I'm aware) and put the bus stop back where it was.

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

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- No parking restrictions
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13 Are there any other issues or options we should consider regarding the transport?

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

Accessibility for the older & disabled.

Parkway for those who wish to take their kids go to Merton Abbey School.

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state
some form of community
centre where the kids
can feel comfortable to
go - but also provide
some where older people
- Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Don't 'ghettoise'
the area. At the
moment people might
interact.

Ghettoisation is
very all social housing
to one end of the estate
will mean people will
sense a 'them + us'
situation. Right now
we mingle and it
works - don't change it.
Look to Parkside Court,
Webber Street, S4 0CB
- a mix of both, all the
same housing - no 'ghettos'

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

Circle cannot cope - find someone who can or monitor them or so closely ~~so~~ so they have to provide the service they're meant to do.

I can't stand them - like many tenants.

Those who swung the vote for the moving to housing association rather than Merston Council must be ~~kicking~~ kicking themselves repeatedly, daily over their choice.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Option 4: Other, please state

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Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

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What do you think about building heights?

Please select **one** of the following.

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Option 2: Taller buildings around the edges
Please select **one or more** of the following

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Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

*All are readily
easily accessible to D.A.P.'s
etc. Wheel chair access +
disabled parking.*

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space; all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Qualified, resident "care takers" etc

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

- Retaining the historic street pattern and create traditional street forms**

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

- Creating a mixture of types of buildings and spaces**

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Readily accessible to emergency services (i.e. Ambulances + Fire Engines + Police Patrols.)

Definitely NO parking of any ANY commercial long term

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**
- Other, please state**

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

What ever happened to the nearly £300 million pounds, Bivale Anglia are supposed to have received from Barclay's Bank ??; Supposedly for refurbishment work on the High-Path estate !!!

The introduction of a reasonable & workable system that prevents people buying these flats & then allowing them to be rented out to others who are not moston residents, for personal profits.

More qualified & conscientious cleaning staff + VISIBLE caretakers + assistants on duty 24 hours a day.

Why are the people who have dreamed up this "hodge-podge" of abomination not living on the Estate?

I am a septuagenarian, & a registered Disabled Person & do NOT want to be put on the top floor of a Tower Block; Thank You very much!

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

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space; all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment



- Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

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

•

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes** towards Merton High Street to the north of the estate.
- Option 3: Mostly flats**
- Option 4: Other, please state**
Increase disable flats for the elderly and disable people.
- Option 3: Variety across the estate**
 Please select **one** of the following
- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
- Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

- Option 1: Evenly across the estate**
 Buildings should be broadly similar height across the estate.
- Option 2: Taller buildings around the edges**
 Please select **one or more** of the following
- Taller buildings should be located by the roads to the south (High Path / Merantun Way).
- Taller buildings should be located towards Abbey Road to the east of the estate.
- Taller buildings should be located towards Morden Road to the west of the estate.
- Taller buildings should be located

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

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

- Please less staircase*
- less lift*
- less isolated Pathways*
- more lights entering your home less tower blocks*
- this increases drug addicts*
- Alcoholic addicts. Give us higher gates to prevent intruders coming in and breaking into flats*

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**



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



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



Children's play equipment



Other, please state

Not needed

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.**



People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

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- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

No very good
 Transport in the area
 of merton.
 Not enough parking

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

We do not need
No community
facilities in High
Path

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

Employ more
security officers
in the estate.
Security guard
at night time.

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

High Path is only
a small estate
we do not need
more shop around
it encourages
social issues
people hanging around
the shops different times
of the day, noisy
people, residents
from different boroughs
congregate.

Merion's Estate Local Plan - Have your say

timetable is as follows:

Winter 2014 / Spring 2015: have your say on preferred options for what the estates could look like.

Winter 2014 / Spring 2015: have your say on the final preferred plan for each of the estates.

Summer / Autumn 2015: opportunity to tell an independent planning inspector what you like and don't like about the final plan

Winter 2015: the independent inspector examines the final plan, including a public hearing

Early 2016: the council votes whether or not to adopt the Local Plan for each of the estates. If adopted, a Local Plan can be used to guide planning applications for the neighbourhoods.

Beautiful family's houses
 equip for elderly, disable
 living in a lovely
 environment, respectable
 people, quiet stable
 knowing your neighbour
 can trust a good
 secure doors. lovely
 colour doors no noisy
 music. no towers block
 for older & disable
 residents and the children
 accommodate people
 with their needs -
 no Balls in front
 of residents flat
 panels in the way
 of residents
 showers only
 wet rooms only
 people with bone disease
 elderly
 disability suitable
 accommodate

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Option 2: Partial redevelopment

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Option 4: Other, please state

Yes

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

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Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Bungalows

towards Merton High Street to the north of the estate.

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

No Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

No Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

No Tower Block Please
Client treats as a
madden Place
Isolation for bad
behaviour, as a retired
nurse & Rape survivor
experienced of sexual isolation
and been coarses lady
needs a Place to sleep.
and encourages
bad behaviour.
Living on the
floor flat for
I have seen it - all my
life

No
Isolation
area
busy Road
more
lights

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

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Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

*not against games
I was young once
Now at the age of 66 yrs
I would rather have
mother & toddler ^{in the sun}*

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Continue to follow

the old streets

Nelson Road

Nelson close

Abbey Road

11 close

11 Avenue

Nelson Avenue

Pincott Rd

Pincott Avenue

Pincott close

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Suitable Bus
 Avoid near homes
 protect residents home
 prevent over crowded
 around Bus stops
 near homes.
 Be aware of trap
 alcoholic near
 homes
 Bustop to sweat
 older people seats
 timing safer Bustops
 ... with ... to ...

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

my General opinion, New flats,
houses. Maisonette needs building
due to the fact the tower blocks
has been build from the early
Sixties. Living for the past over 37
years there have been great changes
in structural changes, lift breaking
flat low monal, old blocks splitting
Walls especially the tower blocks
No works has not been done
No new Kitchen
damp flats
old bathrooms
elderly get no help
All repairs, Decoration has been
done by tenants.
no privacy different faces in the
tower Block as though they have
keys people ringing the Bell so we
can let them its awful.

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

Landlord Promises new kitchen
 " Bathroom
 Was ^{not} given } electrical rewiring
 not done

The only electrical work done
 was the central heating
 few years ago. Because
 amount of resident caught
 the influenza cold

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

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This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment



- Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following:

Making easy connections within the estate and to the surrounding area

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Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

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- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

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- Provide secure and convenient cycle storage
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- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

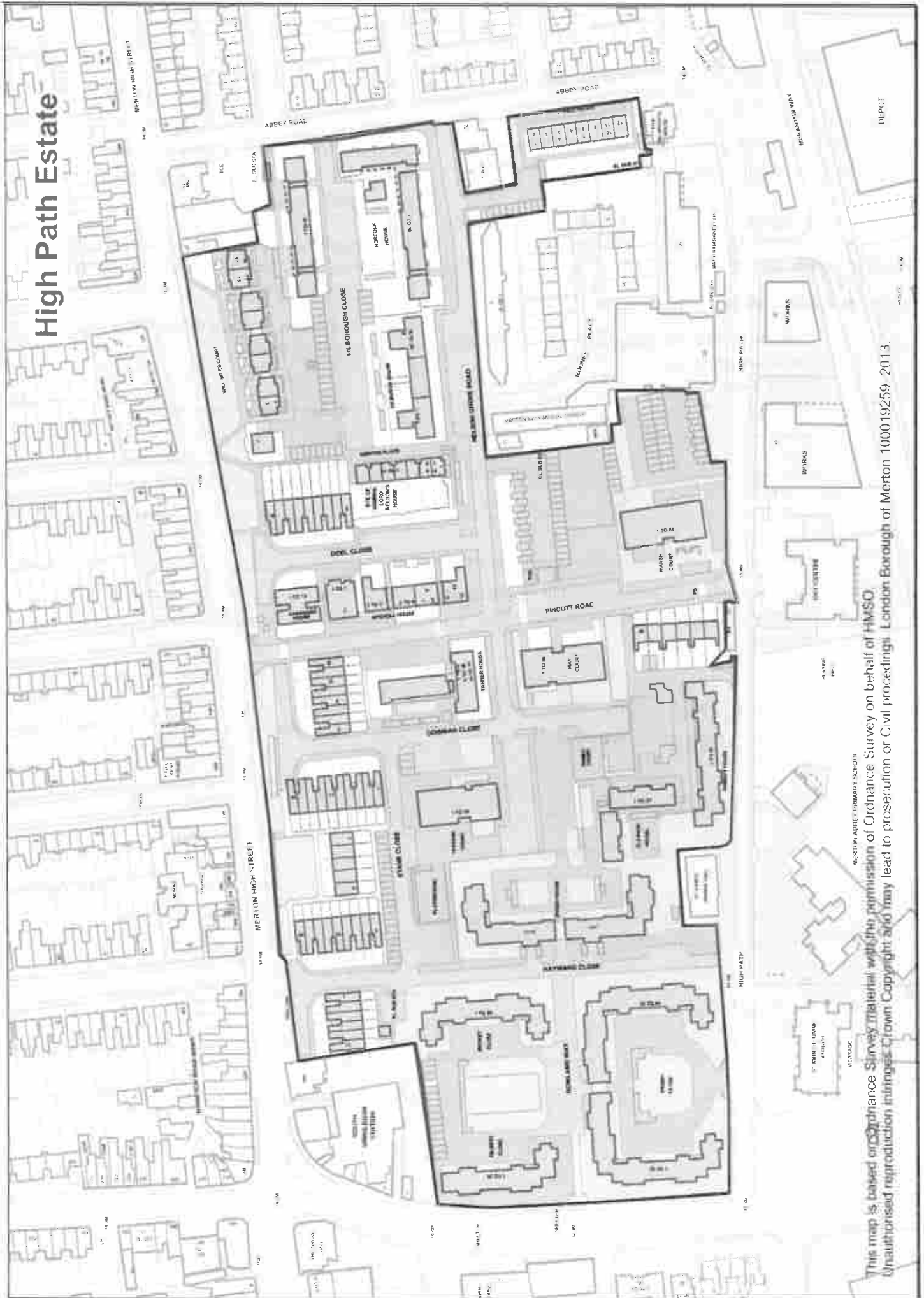
Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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



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

I have lived here at HUSSON COURT for 42 years,
I love it here, it has all the Requisites for everyone,
Green Spaces, TRANSPORT, SHOPPING, SPORTS & GAMES, PARKING,
& a lovely community spirit I live on the 1st floor & I

am now a leaseholder - after years of Rent Paying. I
have not visited any of the consultations & site visits, but
I have kept up to date RE-CIRCULARS & media form,
my Flat is well kept, no damp - no ill used or abused
Kitchen, Toilet/Bath Room, & I sincerely hope I do not
have to SUBSCRIBE financially to other Residents on the Estate
who have treated their Flats like 'Pigstys' - because they do
not pay little or nothing to live in them. These people have
never being checked by you to my knowledge. I have some
Prime examples.

Finally I have only left to say I am
Categorically & Vehemently Totally opposed to your
Regeneration - **No Regeneration**

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

the following options:

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Option 4: Other, please state

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Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

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What do you think about building heights?

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

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Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

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King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

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- Creating a mixture of types of buildings and spaces**

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

- Other, please state**

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

Getting around

10 How should greater use of public transport be encouraged?

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Local facilities and economic opportunities

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please state

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15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

I have had all the visits to sites, showing us what C.H.N.P.R. intend to regenerate on High Path Estate, the consultations were at times very vague in contact, ie that will come later, or dont know, I am going to get straight to the point as follows

I am totally against regeneration of our Estate. It is not near perfect, but at the same time it is not that bad or not in disarray.

I have lived here for 42 years, paid Rent for 4 years - now a Leaseholder.

Any flats or houses that require minimum standards of repairs or correction, ie abused toilets, in kept kitchens & damaged doors, because the quality of your tenants have no regard to keep their places in good condition, because they do not subscribe much to Rent or any thing

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

IF THEIR FLATS get Refurbished to Minimum decar, within a year or so they will be neglected, look Rubbish again.

I also totally object to have to subscribe to my having to pay for all the mess they turn their places into - Dampness etc, It was your responsibility to monitor or check on a yearly or so to observe the state of your property you left them in.

No Regeneration

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

towards Merton High Street to the north of the estate.

Option 3: Mostly flats

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

Option 4: Other, please state

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

Taller buildings towards the centre of the site.

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

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

Big windows

sound proofing

green building materials

plenty of planting

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

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What do you think about building heights?

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People and spaces

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- Option 3: Other, please state**

Got rid of the above + also space for people in flats to do gardening

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Please select **a maximum of two** from the following.

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King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

I'd like to have also play areas. It's important to 2 sports I prefer are

also very important

People and spaces

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Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

pedestrian paths

no cars or speed

hubs

some times alarms go off

don't get stopped

all night

Also scooters go round & round & it's very

noisy

can you stop that type of noise eg with planting?

for example

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

All - I found it difficult to do

because I've had a stroke

& can't write properly

& I have difficulty

concentrating for ~~too~~ any

~~long~~ length of time

The ~~to~~ stroke has also

made me ~~be~~ dyslexic

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

- Taller buildings should be located by the roads to the south (High Path / Merantun Way).
- Taller buildings should be located towards Abbey Road to the east of the estate.
- Taller buildings should be located towards Morden Road to the west of the estate.
- Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kickabouts and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished, this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Make the estate safer and harder for gangs to access the tower block

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

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

I do believe that updating the current buildings and updating tenants flats is a far better approach and much less hassle for all residents. My concern is been moved away from my care I have within the postcode during any huge regeneration. The moving itself will be a huge toll on the ill and elderly.

More efforts on Merton Priory homes side to maintain a decent standard of living is far more valuable and lets be honest since they took over the estate has declined dramatically.

They need to make better efforts in cleaning, repairs and upkeep

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

as a whole. The block I live in is filthy and the lifts are always dirty, we pay for the cleaners so I expect them to do a proper job, the estate security team are rarely if ever seen anymore.

Merton Priory homes have seriously let it's residents down, all the promises they made before taking over have hardly been seen.

Anti social behaviour needs to be taken much more seriously and justice taken.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Please select **one** of the following.

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Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

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Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

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Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

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- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-abouts and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following:

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

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Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

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Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

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Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

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Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

NO HIGHER THEN

3 FLOORS TO FLATS

BETTER HEATING -

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

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

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Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

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Please select **one** of the following.

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7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

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King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

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Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

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Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

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- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

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Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

AS ABOVE

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**
- Other, please state**

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Better places to live: high quality residential areas

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Option 2: If you do not agree with this mix, how would you change it?

AS LONG AS THE FUTURE ESTATE
MAINTAINS THE CURRENT MIX

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

UP TO 9 FLOORS

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
 Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
 Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Meranton Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

On the whole, I do like Circular Master Draft Plan.

** I would like a letterbox on my front door, but if this is not to be then the boxes should be contained within the building, due to security.*

Also, I would like a Refuse System like at the Clapham Park Estate as this stops insects flying about in the summer and it is a more hygienic system and underground!

** Energy Centre - I like this idea, but would prefer to use gas as this is much cheaper than electricity.*

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state

I WOULD LIKE AN INSET BALCONY & A PRIVATE GRASSED COURTYARD AS WELL AS A PUBLIC PARK FOR THE ENTIRE COMMUNITY

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment



- Other, please state

NEEDS ALSO TO CATER FOR WHEELCHAIR USERS. NOT TOO MANY STEEPER STEPS AS AT MYRTLE FIELDS COURTYARD

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

I like the ideas regarding the open spaces & streets as on Circle's Draft Master Plan, but am concerned about Pincott Rd.

Something needs to be done about Pincott Road as there is too much traffic causing this and the other roads to be a hot pan! And it isn't very safe with regard to the residents.

I like the idea of underground car-parking for the residents & on-street parking for visitors to the residents. I often have visitors to my flat & would like 2 visitors' terraces & not the just 1 terrace as at present.

Improved lighting needs to be considered with regard to the safety of many residents. At present, it is unsafe to enter the lower blocks at night as there is not enough lighting.

would prefer a partially grassed area for a small courtyard, catering also for wheelchair users. Like the idea of parking underneath for the residents.

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage. I WOULD LIKE TO BE ABLE TO STORE MY BICYCLE ON THE BALCONY
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

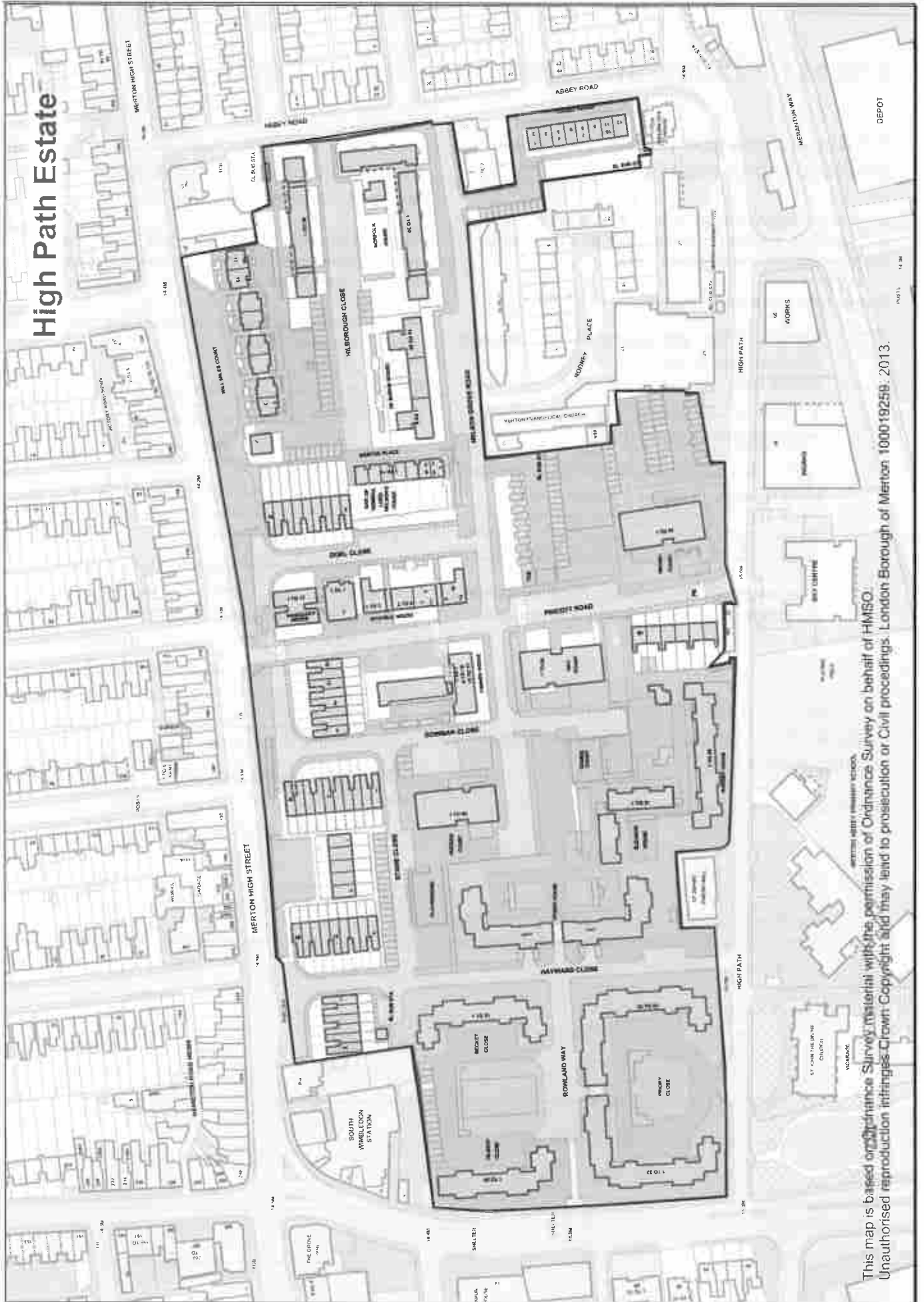
13 Are there any other issues or options we should consider regarding the transport?

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

I don't know as I need examples,
 • We don't want parking available for commuters or for those who go shopping. We only want parking for those who are residents or visitors for those who take on the estate.

• They should continue to use residents or 2 visitors permits.
 • There should still be a controlled parking zone but is not accessible to the public.

High Path Estate



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

Option 5

- I am under a particular classification such as 'mental health' and do not want to live in a flat like the Clapham Park Estate where I would feel too claustrophobic, feeling to be boxed in. This would have an adverse effect on my health. The flats at Clapham Park were like rabbit hutches. Also, I do not want to live on the ground floor as I would feel too vulnerable eg. lots of people going past my front door & my windows being too near the ground. I live on the 4th floor in one of the Tower Blocks, but could not live on a higher level due to my fear of heights, and need a lift.
- I don't mind an open plan kitchen but as long as there is room in the lounge. At Hyatt's Field, the kitchen was in the lounge and it was far too small. The kitchen is usually a separate room, but at Hyatt's Field it did not take account of this.
- I like the idea of more internal storage ~~rooms~~ meaning that there will not be a need for a premises ie my room shed was broken into & someone put all these rubbish in it. I can no longer use it and I did store some items in it. I was very upset about the 'animal' who did this to my room shed.
- Having an inset ~~below~~ balcony, to store my bicycle, to dry washing and ~~is~~ is able to sit outside.

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

- From my own personal point of view, I would like to live in a block of flats with people of a similar classification to my own where I would not feel vulnerable, feel safe and secure. I have had people knocking on my front door, late at night because they got out at the wrong floor or the left. They couldn't be bothered to look at the floor and the door number.

Option 9

- I like the idea of a park where I can cycle and feel safe away from the heavy traffic and not living in fear of being knocked down.
- Am not sure about the ~~extra~~ extra 400 homes - Mayor of London as I don't want people too close to me in my face. Also will there be room for them?
- Also, if Regeneration is passed by LBM, people will ~~lose~~ ^{lose} their garages as rebuilding is proposed to start there.
- Also I need further info on the ~~planning~~ ^{planning} phasing
 - when will they take place?
 - what will happen?
 - how long will each particular phasing take?

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

DO NOT DEMOLISH ANY PART OF THE ESTATE
JUST INVEST MONEY IN THE EXISTING PROPERTIES
TO BRING THEM UP TO MINIMUM MODERN STANDARDS
A LOT OF US TENANTS ARE REALLY HAPPY THE
WAY WE ARE LIVING NOW. MERTON COUNCIL
ALWAYS LOOKED AFTER US. WHEN REPAIRS WERE
NEEDED IN OUR HOMES THEY WERE ALWAYS DONE
QUICKLY. THE FLAT I LIVE IN IS WONDERFUL WITH
CENTRAL HEATING AND DOUBLE GLAZING, IT WOULD BE
A CRIME AND WASTE OF MONEY TO DEMOLISH ANY OF
THEM TO BUILD NEW PLACES. LEAVE THE PARKING
ON THE ESTATE AS IT IS. ITS FAIR FOR EVERYONE
THIS IS A LOVELY ESTATE.

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

JUST REFURBISH PROPERTY
AND LEAVE ESTATE AS IT IS

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire High Path Estate**
 Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.
- Option 2: Partial redevelopment**
 Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.
- Option 3: Invest in existing properties to bring them to minimum modern standards**
 Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.
- Option 4: Other, please state**

Please see
 comments on
 pages 15-16

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes**
 Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
- Option 2: If you do not agree with this mix, how would you change it?**

Mostly one bedroom
 and two bedroom
 homes

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

Do not add a large park in the middle of the estate

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished, this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

No improvements
are necessary

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

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

My choice for Question 1 is Option 2: Partial **redevelopment**. The High Path Estate townhouses (e.g., Doel Close, Hayward Close, Stane Close, Dowman Close) and the newer blocks of flats (including Vanguard House, Will Miles Court, Tanner House and Mychell House) do not need any extra work to bring them up to current standards and they should be excluded from any regeneration plans, if partial regeneration does go ahead.

All of these aforementioned blocks and townhouses on High Path are in sound structural condition. Any deterioration to any of the buildings has been the result of neglect by the freeholder, who is responsible for maintaining the building. All room sizes in Mychell House (for example) already exceed current London housing standards, except that the blocks of flats have no private outside space (which we don't believe that we need and which we were fully aware of when we bought the flat on the open market). Our flat in particular has cavity wall insulation, loft insulation, double glazing and it has an EPC rating of C, which we know because we had an EPC survey carried out when we put the flat onto the market two years ago. Our flat does not suffer from any form of damp, and we use a dehumidifier to deal with condensation that can occur in any property due to washing clothes and hanging them out to dry, etc.

The following points are for Merton Council's consideration if partial or full regeneration of the High Path Estate is approved. Homeowners in general take a risk on the rise and fall of property values based on factors such as the economy and the location of the property. High Path Estate residents have seen the value of homes located in the "Battles" area, directly across Merton High Street increase significantly in value in the past few years, even where improvements to the buildings have not been carried out. This rise in prices is due to externalities driving London house price rises generally, not because these crumbling Victorian and Edwardian structures are becoming any more valuable in and of themselves (except when homeowners are carrying out improvements such as ground floor and/or loft extensions, modernisation and general redecoration, which does not account for all of the increase in prices in this, or other areas).

CHMP want to redevelop a number of estates for their own benefit, not for the benefit of the homeowners on their estates. CHMP could have chosen to adopt a win/win approach by encouraging homeowners to share in something exciting for the greater good, but instead, they have chosen to take an adversarial approach by telling homeowners that we would have less equity in a new home on the estate and by refusing to acknowledge any rights for homeowners who may chose to remain on the estate in their 10 Commitments.

If CHMP want to engage homeowners to share in this journey of this very disruptive and upsetting process for the greater good, they must offer like for like to all homeowners. The like for like concept does not have to be complicated (unless CHMP wish to overcomplicate it in an attempt to refute it). Like for like can simply mean that if (for example) I own a 700 sq foot 2 bedroom flat with the mortgage paid off through many years of hard labour, personal sacrifice and delayed gratification, then I will continue to own a 2 bedroom flat that is at least 700 sq foot, mortgage free, with no additional costs being foisted onto me for someone else's benefit, to subsidise a redevelopment project that I did not ask for.

The so called "market value" that CHMP would claim to pay homeowners who sell and move off the estate would not enable them to buy a comparably sized property within the

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

same general area, forcing them to move further away from central London, thus disrupting connections within the local community and imposing higher costs of commuting to central London for work. The like for like principle has nothing to do with greed or keeping up with wealthier neighbours in the Battles area, directly north of the High Path Estate. Like for like merely means the ability to remain in our own community. It means that as a homeowner, I would not be socially cleansed off the High Path Estate.

Regarding Question 1, Option 3, there is an error in the survey about who is liable to pay costs of bringing homes up to minimum standards. Leaseholders share in the costs of maintaining their own block, plus a share of general services such as for estate lighting.

It is not the responsibility for leaseholders (or freeholders, who were omitted from mention in the survey) to pay to bring council tenanted homes throughout the estate up to decent homes standards, which was a commitment that CHMP made to Merton Council when they bought the stock. These costs will be covered by council rents and from leaseholders who are part of the block that is affected only, NOT from any other form of funds taken from leaseholders and freeholders.

Further to the stock transfer, when Merton Priory Homes (now CHMP) bought a number of estates a few years ago, including High Path, they had stock condition surveys carried out before they completed their purchase. CHMP purchased these estates with access to the full knowledge of the information in these stock condition surveys, and they committed to Merton Council to uphold certain standards as a housing association that they have subsequently failed to carry out. Now they claim they cannot afford to maintain their estates without regeneration.

If CHMP now want to redevelop all or part of the High Path Estate, then they, as well as Merton Council, have a moral obligation to ensure that homeowners on the High Path Estate do not bear any of the financial costs. This means ensuring homeowners do not pay any legal fees, stamp duty, moving costs, temporary accommodation costs (if required); that there would be no increase in monthly service charges aside from normal increases due to inflation, etc., and no there would be other additional costs to live in a newly built home that homeowners such as myself do not want and that we did not ask for.

To cause any additional financial liability to homeowners beyond what we willingly took on when we originally bought our homes is to play Robin Hood in reverse, by robbing the (relatively) poor to give to the (relatively) rich. CHMP have been very clear that they are using the surplus of funds from the High Path Estate proposed regeneration to fund redevelopment of other estates, so it is clear that a transfer of wealth from the poorer to fund this project would happen. To allow homeowners to be robbed of their rightful ownership of their homes in this manner would send a very perverse message to society, which is that if you work hard and take responsibility for yourself, then you will be punished. Such a message does nothing to encourage social mobility and would only create ill will amongst different types of estate residents.

I remain hopeful that Merton Council will represent High Path Estate homeowners fairly when considering planning applications submitted by CHMP.

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 4 (other):

No redevelopment at all. I disagree with option 3 and i object to costs of any works to be shared by ANY homeowners for tenanted properties.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Other: no redevelopment of High Path Estate

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

No new homes required. No regeneration of High Path Estate

Q6. What type of outdoor spaces would you prefer to see within the estate?

Other: No regeneration. No changes to outside space. No new open spaces needed.

Q7. What types of play areas and open spaces would you prefer to see?

Other: No regeneration. No changes to outside space. No new open spaces needed.

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Other: No regeneration of High Path Estate.

Q9. Are there any other issues or options we should consider regarding open spaces and

No regeneration. No changes to outside space. No new open spaces needed.

Q10. How should greater use of public transport be encouraged?

No regeneration of High Path Estate.

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Other - No regeneration of High Path Estate

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No regeneration of High Path Estate

Other comments:

None

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 3: invest in existing properties to bring them to minimum modern standards

Q2. What size of homes should be provided?

Option 2: if you do not agree with this mix, please state how you would change it?

The housing and facilities should replicate like for like. that should include free parking, adequate storage, same storage availability inclusive of Pram shed, reasonably priced service charges, same facing flat ie North, 100% equity and should not put any extra financial constraints on the Leaseholders and Freeholders. The room sizes should match like for like.

Q3. What type of homes should be provided?

Option 1: A mix of mainly houses and flats on different parts of the estate

Q4. How should building heights be distributed across the estate?

Taller buildings towards the centre of the site

Q5. Are there any other issues or options we should consider regarding new homes?

Refurbishment should be an option. and costs provided. I have already put a number of years of my own personal income to bring my home up to meet the decent homes regulation. CHMP should now live up to their promise of bringing the tenanted homes to this standard. They got the stock transfer on this economic promise. I purchased this home due to its location, size of rooms, close to my employment (I work for a local company in Mitcham) . By purchasing my home on High Path it has allowed me to participate in the local community and access the local resources. By redeveloping this land, they are forcing me into a situation that is financially disadvantageous to me and may infringe on my rights to my current access to the local facilities and resources. I bought this flat due to materials used, type of facing, parking facilities, affordable charges, length of lease. The new homes if built should be offered on " like for like".

Q6. What type of outdoor spaces would you prefer to see within the estate?

Other: Mirror existing outdoor space

Q7. What types of play areas and open spaces would you prefer to see?

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

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

Children's play equipment

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Retaining the historic street pattern and create traditional street forms

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

There are different requirements for Pedestrians and vehicles. The layouts need to reflect both of these categories. Adequate lighting should be provided. A policy should be given to residents on frequency of traffic management. The facilities should be both economical and accessible to all residents. Parking facilities should be provided outside the properties as well as cycle racks.

Q10. How should greater use of public transport be encouraged?

Other: The transport should be adequate to service all the residents adequately.

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage AND

Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

The new development should provide the same ratio of parking availability and reflect the current pricing. structure for the residents. It should also reflect loading bays and type of enforcement.

Q14. Should new community facilities be provided within the estate?

Yes, With the increase of the proposed new building ear-marked for the High Path estate, there will be a need to increase this resource. These will also need to be marketed so that the facilities are available for the mass of residents

Q15. How could refurbishment or regeneration support existing and new employment?

Other: I am not in support of regeneration. The resources utilised in such programmes are non-regional. Regeneration does not provide new employment but the later. Refurbishment, however, can offer this.

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

The new development should be affordable even to single households on modest incomes. There should be funds and grants available for local businesses.

Other comments:

Regeneration programme is going to disadvantage me rather considerably on both a financial and social front. I do not understand that as to why Refurbishment was never going to be considered or offered. I work for a local firm and have all my friends here in this community. This is going to put undue pressure on me with the threat of CHMP making me homeless. I live in a mortgaged property and on a modest income. I never had any intention of buying back into the London Housing Market after 10 years. I worked extremely hard to raise my deposit 10 years ago by doing two jobs. By regenerating, CHMP will force me out of this area as they said that the market price they will offer will fall short of the new pricing structure on the new houses offered. I am of the opinion that the service charges will double and I will be incurring additional financial expenses that I can ill afford ie capital gains, stamp duty, early repayment charges, new Bank loan applications as well as taking a % of equity in my home. Please councillors do not approve this application as this is disadvantageous to the masses. There are other alternatives with out destroying the existing community at High Path.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

~~Yes~~

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

Lifts in all blocks

A Balcony or Private

outside space on all

homes.

Good Windows.

Good size bedrooms.

Seperate kitchens.

Option of Shower or bath.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

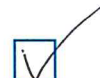
Sports pitches such as grassed areas suitable for kick-about and picnicking.



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



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

An enclosed estate to stop through traffic from people who don't live here by foot and car.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

CCTV, Good lighting,
Age Limit Play areas,
Strict Parking for
People who live here
and no Guest parking
Permits as people
sell them.
Maybe have a
number you ring to
allow a guest to
park for a limited
period.

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

more out reach youth work.

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**
- Other, please state**

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Employ people who live on the estate to look after it so that people take more pride and care of where we live.

Eg - Caretakers
Gardeners
Cleaners
wardens
Estate office - to make complaints.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

20% one bedroom

20% two bedroom

60% 3-4 bedroom

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

~~the~~ with the current layout some buildings don't get any sunlight during the winter, while others are in the shadows of taller buildings. ~~The build~~ The new Estate plan should take this into account (sun light & path of the sun) into account. Everyone should have sunlight - winter & summer

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

Current layout encourages increased volumes of traffic on Pincott & Abbey Road, which affects how

older residents & children get to and from areas such as, crossing busy Road!

New layout should make the Pincott Road & Abbey Road less accessible to traffic from Merton High St & A24 (Merton High Path | 9)

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

→ it's courage 'rat running' on Pincott & Abbey Road.

I am surprised no child has been injured when they cross Pincott Road to play in the park!

→ I have also been nearly knocked off my bike by speeding driver along High Path & Abbey Road. (this has happened 3 times in the last 3 years and that is just on the High Path Road!)

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

I think transport links
in the area are very
good.

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Definitely better cycling
facilities for cycle storage!
I have two bikes stolen in
Wimbledon, in general, but
I worry about keeping my
current bike on the estate
in open. Not from our own
residents, but rather from
residents from other neigh-
bouring estates who 'visit'.
Alan

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

Age friendly neighbourhoods
(to all ages)
Better spaces, well-lit streets,
Having a say in local decisions

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

• Providing training & employment of people from the estate ~~estate~~ on the refurbishment or regeneration project.

• Providing equal opportunity for both women and men in the project (women can be electricians & plumbers etc)

• In terms of Q. 14, I would like to add that there used to be great support from the core teners when the estate was run by the council. This personal touch has disappeared when MPH took over.

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

An option not touched upon in this survey is ~~what~~ ^{what} leaseholders' options are with a) selling of existing flat/house/dwelling to MPH;
b) options available to buy into new estate.

With regards to point a) above, I have been told by MPH (one of their open days on the estate) that leaseholders would be offered 'fair market value' for their homes. I have asked MPH & counsellors what does this actually mean in reality?

A recent story by BBC one's Inside Out programme (aired 8 September 2014 at 8pm) highlighted the plight of leaseholders on the Aylesbury Estate (Southwark Council, London). Many of the leaseholders had their properties valued by estate agents at the 'market value'; however Southwark Council offered a third of the estate agents estimate. Southwark Council argued that this is what they think the flats are worth. Many of the leaseholders now face financial ruin because of Southwark Council's actions.

So, when MPH says they will offer the leaseholders a 'fair market value' - what does this actually mean? What concrete assurances can the council give us that the High Path leaseholders won't be treated in the same manner by MPH - as the Aylesbury Estate leaseholders are being treated?
Will we also have to go to the media to get our voices heard on this matter?

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

~~Not knowing~~ where, we, as leaseholders, sit ~~in terms of~~
 The uncertainty of this is causing anxiety and fear for me personally. It has been over 3 years now since we were made aware of MPTH to regenerate, and I still don't know where I sit financially (i.e. what they will offer us for our homes).

Will we be left financially ruined? I ~~want to~~ ^{need} know what I will be offered!

This is important as I would need to plan if I need to take the financial offer further legally, if it is not 3 times market value offer (like the Aylesbury Estate leaseholders are working to do).

b) I have been told (or sold) the options available to leaseholders on the new estate (lets face it, we know this is what is going to happen anyway). I feel like there won't be much of a choice financially but to go for 'equity share'. This feels unfair. I have worked hard to own the majority of my flat (small mortgage now). But I will have to give this up, as the new flats will be far from financial reach, so equity share is the only option for me. Is not fair at all?!

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

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

Q5. Are there any other issues or options we should consider regarding new homes?

There is no provision for sheltered accommodation for older people and people with disabilities

Q6. What type of outdoor spaces would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?

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

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

Ensuring that a rat run isn't created between Merton High Street and High Path (the road) as currently exists down Pincott Road in the rush hour

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide secure and convenient cycle storage AND

Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

Stop commuters parking in and around the estate as this takes up parking space that is needed by residents

Q14. Should new community facilities be provided within the estate?

Yes, we need more community facilities such as

youth club, older peoples activities, doctors surgery,

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

Small flats

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

Get rid of people ->
~~personal~~ personal problems
 like alcohol & drug
 dependency - possibly
 re-locate ~~there~~ to
~~another~~ - another town

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished, this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

leave it how it is
Keep bigger buildings

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

BETTER SECURITY

MORE CAMERAS IN

BUILDINGS IMPROVE FRONT

DOORS + MAKE THEM

STRONGER.

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

*flit information like
a free map through to
post with a letter.*

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

MORE SIGNS -

13 Are there any other issues or options we should consider regarding the transport?

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

No

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

for youth club
for the kids.

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

More New
Work

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Advertise more new
wardens to work with
the police to look
after the town.

To have an advisory
group to work with
the police on security
issues to keep the
past a London square.

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 2: Partial redevelopment

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

Taller buildings towards the centre of the site

Q5. Are there any other issues or options we should consider regarding new homes?

The issue for redevelopment will be maintaining the current floor space that exist within the my flat, to accommodate my possessions I currently own in their rightful place, without having to think of what would not fit into a new flat and its' dimensions as well as not feeling cramped. My outdoor space includes 2 outdoor storage areas, balcony, outside lines in a secluded area, and use of a private garden for local residents. Your idea of new accommodation may not result in anything beneficial that an upgrade and partial redevelopment would not accomplish.

Q6. What type of outdoor spaces would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?

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

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

With the multi use playing area an organised set of activities and workshops should be set out as well as free play, to engage the young on the estate in free, engaging, activities that keep the area safe as you intend the area to grow with families that will exist within the regeneration area. Areas for

planting and picnics would be great but would need monitoring to keep it clean and tidy as this is what makes it a pleasure to be in. How would these points be accomplished and funded, longterm?

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

parking controls during the working week, monday to friday 7am -7pm but free parking during the weekend for family and friends to visit, as nowadays family and friend do not live close by.

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

I questions Circles housing assoications ability in regards to residents as for many years they have reneged on promises to bring the High Path area up to decent homes standards. They have shown reluctant assistance to issues of social behaviour, lack of poper security in many areas, repairs and replacing the crittle, metal, windows that still exist on the the high path estate.

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

Have some flats for elderly people

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 3: invest in existing properties to bring them to minimum modern standards

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

The homes that are currently occupied should be kept as they are in terms of size and proportion. In other words: like for like. Irrespective of your tenure people deserve to have, in the new scheme, as they had before. The current design standards are at a reduced size and are not fair.

Q6. What type of outdoor spaces would you prefer to see within the estate?

Other: Provide a single open space, open to the public, with an option for outdoor performances.

Q7. What types of play areas and open spaces would you prefer to see?

Sport pitches such as grassed areas suitable for kick-about and picnicking AND

Other: A combined play area for any ball sports and suitable places for picnicking and outdoor, cultural performances

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

A community centre is imperative for this new scheme. It will bring the residents together and harmonise the general well being among the surrounding area. At present there is a void on the estate and in addition local attractions/places are quite a distant to travel to. It means residents opt to commute to places of attraction away from their homes.

Q10. How should greater use of public transport be encouraged?

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide personal travel advice

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage

Q12. How should parking be managed?

Introduce parking controls - see below for more details AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car

Q13. Are there any other issues or options we should consider regarding transport?

With regards to cycling and storage, from what I have noted, the new type of storage available on the sites visited, do not appear to be secure. A new type of fit would need to be researched, vigourously.

Q14. Should new community facilities be provided within the estate?

Yes, we need more community facilities. There is a very high need for a community centre on this estate. Preferably one which was inclusive for all in society and that was managed by the residents.

Q15. How could refurbishment or regeneration support existing and new employment?

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

The regeneration would be an opportunity for local residents to be involved with a new build. This means hands on involvement (building work, for example) and, our ideas on the design would need to be merged within any new scheme.

Other comments:

None

Estate: High Path

Dear Sir/Madam,

I wish to comment on question 6 of your questionnaire: I think there needs to be at least one communal garden or simply a lawn area for the general public to use, regardless of which of the options is chosen. Ideally, I would also want to keep the outdoor gym, which is currently on High Path, as I think this is an excellent idea. I work in the area but do not live in the estate, so I do not have any strong opinions on the other options, all of which seem reasonable. If further additional communal areas for individual blocks of flats are wanted by residents for the safety of their children etc., then I am happy with that.

Regards,

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 1: A mix of mainly houses and flats on different parts of the estate

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide safe and convenient crossings of busy roads and junctions

Q12. How should parking be managed?

Introduce parking controls

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

No response

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

towards Merton High Street to the north of the estate.

Option 3: Mostly flats

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

Option 4: Other, please state

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?



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

King Georges new ball court - 10/05/06



All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.



Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.



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



girlings.co.uk/development/100517-newbl...e



Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.



Option 3: Other, please state

Rather than concrete would prefer grass and some plants.



Children's play equipment



thehills.nsw.gov.au/detailImageLibrary

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.



Sports pitches such as grassed areas suitable for kick-about and picnicking.



coastal.sportsnetlife.co.uk/football



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

I would like to
 feel safe in and
 walking around flat
 I wish Metropolitan
 police was still on
 enforce to provide
 safety for people
 living in some kind
 a poor and possibly
 deprived area.

I would like to
 see commercial properties
 in the facilities
 such as coffee
 shops / gym.
 local housing
 presence on the estate
 which could help
 with A&S issues

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

what I have here already is a good service I am about a permit for a year and 2 guest permits this work well

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?

Sport pitches such as grassed areas suitable for kick-about and picnicking AND

Children's play equipment

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide secure and convenient cycle storage

Q12. How should parking be managed?

No parking restrictions AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

Yes - More local shops and childcare

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

Traffic calming measures should be considered for Merton High Street and Morden Road as especially late at night drivers tend to speed along these roads and yet pedestrians are always out and about, and young children often cross the roads.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

A mix of the above.

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



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



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



- Children's play equipment**



- Other, please state**
- _____
- _____
- _____
- _____

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

One of the nice features at the moment along Merton High Street is that the estate does not adjoin directly to the pavement but has a grass/tree 'buffer' between the estate and the road - this considerably enhances the local environment and should be retained.

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space; all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

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

King Georges new ball court - 10:05:06



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



Children's play equipment



7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as: please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

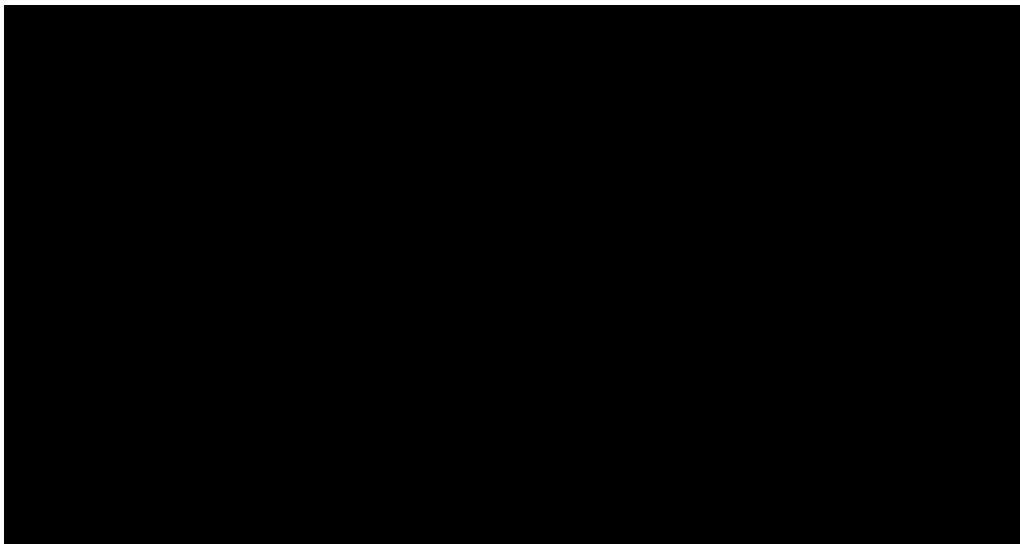
Please feel free to continue on the sheet provided at the end of this questionnaire.

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

TRAFFIC

DANE ROAD

My main concern is the heavy traffic involved. Already we get a lot who use it as a cut-through.



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

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TRAFFIC

DANE ROAD

My main concern is the heavy traffic involved. Already we get a lot who use it as a cut-through.



Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

WHAT IS THE POINT
They will be used by
drug dealers and dog
fouling like they are
at present.

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
GET RID OF THE VISITOR PERMITS as to many people selling their
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

Question ⑤ I Live on the ground floor with plenty of space out back + front which I use. I do not want to end up with a tiny little balcony, also at present I have a garage which we have had for 20yrs. which houses our holiday camping + trailer + bikes + loads of other stuff WHAT are we supposed to do with all that.

⑥ Also at present most of the parks are used by the local Druggies which puts people off using them, also you have people walking dogs around fouling every where. WHAT will change.

⑫ About Parking.

At this time it is almost impossible to park where I live most evenings when we come home from work, because there are too many commercial vehicles parked on estate plus too many people are using visitors permits to park here all day and go to work. which is unfair on the people like me who live here. How is this going to CHANGE

ALSO JUST TO ADD.

I FOR ONE DO NOT WANT TO MOVE FROM MY SPACIOUS HOME INTO A RABBIT HUTCH.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

NO

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

N/A

NOT changed

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

NONE OF ABOVE

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

NO NEW REDEVOPMENT -

only Reforbish

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

_____ *NO changes.* _____

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.**



concordaports.co.uk/football

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

King Georges new ball court - 10/05/06



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



girlingss.co.uk/development/100517-pembk

- Children's play equipment**



wehills.nsw.gov.au/defaultImageLibrary

- Other, please state**

_____ *we have already* _____
 _____ *ever things* _____
 _____ *we are happy* _____

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

Leave it AS it is

No Change.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

None

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

At The moment

we have all Transport

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

NONE

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire High Path Estate**

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment**

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards**

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state**
-

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes**

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% **three or more bedroom** homes. This option **reflects Merton's current** policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?**

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

towards Merton High Street to the north of the estate.

Option 3: Mostly flats

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

Option 4: Other, please state

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

Taller buildings towards the centre of the site.

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

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

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

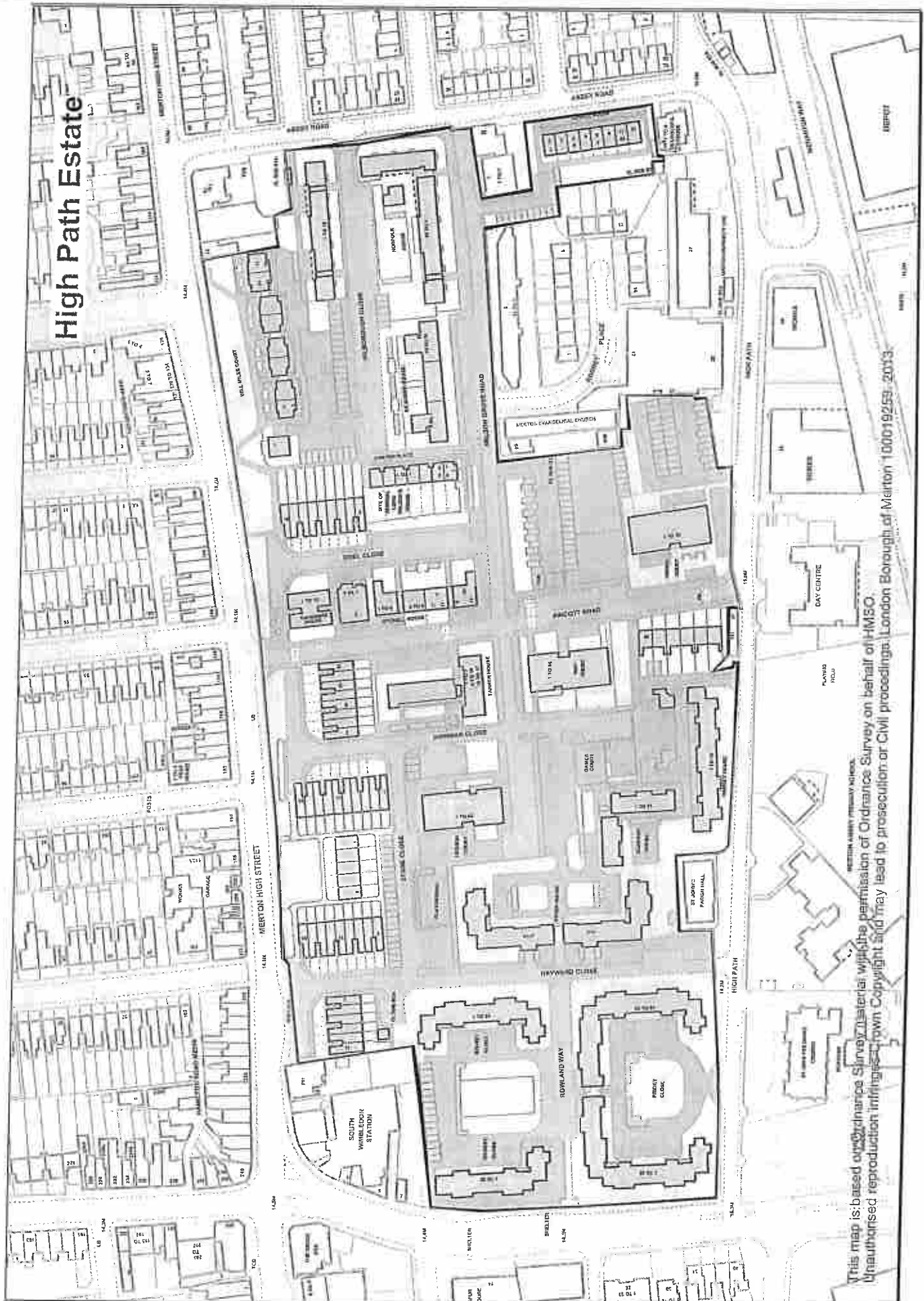
Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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



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

My husband and I are resident in DANE ROAD. As we are not residents of the High Path Estate I think most of the questions should be answered by the people living on the Estate as they are the ones that will be affected mostly by the questions herein although I have ticked boxes in items 4 and 3.

We would not like to see tall buildings within the Estate as the buildings facing Merton High Street, for example, are much more pleasing to the eye than tall buildings. We particularly would NOT like to see tall buildings located towards Abbey Road, overshadowing our streets i.e. Dane Road, Meadow Road and Croft Road (Item 4)

Our main concern about increasing the number of homes and ultimately the number of cars in the area is the impact it will have on our Street (Dane Road) The residents of our Street have been complaining for some time about the number of cars, vans, motor cycles and even lorries that use our street as a rat run. The worst time is early morning. It starts soon after 6 AM and is extremely busy up until about 9.30 AM. There have been quite a few occasions when there has been a traffic jam down the whole street, meaning residents can't even get out of their parking spaces to drive to work. Then there are those of us that are now retired, many of whom have lived here over 40 years who would like to sleep a bit later than those who have to get up for work but are woken between 6 & 7 AM by the noise of the traffic. It's also quite busy during the evening rush hour. Residents, including myself have made suggestions in

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

the past but nothing has been done. we would like Dane Road to be gated at one end, preferably Mill Road end to stop us being used as a rat run. Since the alterations have been made in Abbey Road the situation seems even worse. If there is a traffic jam in Abbey Road, which there normally is, especially early morning, the vehicles just take the first escape route, which is DANE ROAD. The roads on the other side of Menton High Street have been gated. Why can't something be done about our Roads?

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

No.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

n/a.

No Change.

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

NONE OF THE ABOVE

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

Like to have only the redevelopment of all the properties no redevelopment of what so ever.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

No changes.

7 What types of play areas and open space would you prefer to see?

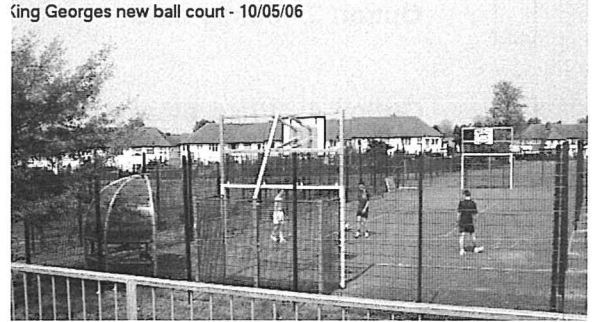
Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.**



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

We have a preference for facilities of open space, and play area

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

leave as it is
or change.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

None

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

NONE. Schools
are available, Church
& pub.

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

More local trade,
and happy community

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

NONE -

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

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

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage AND

Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?

Introduce parking controls

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

1 bedroom 31%

2 bedrooms 33%

3+ 36%

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Merton's Estate Local Plan - Have your say

timetable is as follows:

Winter 2014 / Spring 2015: have your say on preferred options for what the estates could look like.

Winter 2014 / Spring 2015: have your say on the final preferred plan for each of the estates.

Summer / Autumn 2015: opportunity to tell an independent planning inspector what you like and don't like about the final plan

Winter 2015: the independent inspector examines the final plan, including a public hearing

Early 2016: the council votes whether or not to adopt the Local Plan for each of the estates. If adopted, a Local Plan can be used to guide planning applications for the neighbourhoods.

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.



Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.



Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.



Option 3: Other, please state

Use the extra space to
create more gardens for
individual houses + flats

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.



Sports pitches such as grassed areas suitable for kickabouts and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

The estates should not have narrow alley ways; closed off spaces open to the public or areas of useless land. Everything designed should have a multi-functional purpose. Alleys are unsafe spaces + streets narrowed by tall flats are not safe. Parking, garages + sheds should be considered largely with some sort of outdoor storage for everyone. Parks/park alongside the church shouldn't have large bushes all around and should really be integrated with the church to prevent anti-social behaviour + should be ^{widely} accessible from Morden RD.

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

no parking fines

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as: please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment



- Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

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Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.



Option 1: Yes, we need more community facilities such as:
please state



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

15 How could refurbishment or regeneration support existing and new employment?

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



Provision of space for businesses on or near the estate



Employ local businesses and apprentices through the refurbishment or regeneration process



Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

AS A DAVE ROAD RESIDENT. I HAVE MAJOR CONCERNS ON THE IMPACT AND VOLUME OF TRAFFIC ON ON THROUGH. I.E CURRENTLY USED AS A RAT RUN, BY COMMERCIAL VEHICLES.

THIS WILL BECOME MORE SEVERE WITH THE WORK STARTS.

MAYBE A NO RIGHT TURN INTO DAVE ROAD WOULD STOP THIS.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

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Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

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Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

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Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

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

Dear Sir - Madam

I am concerned about the area Croft Rd, Medom Rd, Mill Rd and Dane Rd as far as traffic is concerned. At the moment Dane Rd is used as a "rat run" and I can see this increasing in volume with more residents in the new proposal. This needs to be addressed as this little 'enclave' would lose its character.

④ High Rise (max 6 floors) might be suitable facing High Path or Merton High St not Abbey Rd where they would create a boundary instead of a continuation of low rise buildings.

Yours Sincerely

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 3: invest in existing properties to bring them to minimum modern standards

Q2. What size of homes should be provided?

No response

Q3. What type of homes should be provided?

No response

Q4. How should building heights be distributed across the estate?

No response

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

No response

Q7. What types of play areas and open spaces would you prefer to see?

No response

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

No response

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

No response

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

No response

Q12. How should parking be managed?

No response

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

No response

Q15. How could refurbishment or regeneration support existing and new employment?

No response

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

Not provided

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 3: invest in existing properties to bring them to minimum modern standards

Q2. What size of homes should be provided?

No response

Q3. What type of homes should be provided?

No response

Q4. How should building heights be distributed across the estate?

No response

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

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Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

No response

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

No response

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

No response

Q12. How should parking be managed?

No response

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

No response

Q15. How could refurbishment or regeneration support existing and new employment?

No response

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

Not provided

Better places to live: high quality residential areas

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Option 4: Other, please state

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Option 1: A mix of mainly houses and flats on different parts of the estate

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

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Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

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- Option 3: Other, please state**



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



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



Children's play equipment



7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.**



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

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Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

See end of questionnaire

Getting around

10 How should greater use of public transport be encouraged?

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

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- Provide personal travel advice
- Other, please state

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

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Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

9.

We have concerns about the additional housing being proposed for High Path Estate, in particular, the impact of more vehicles on local residential streets. As residents of Dane Road, we have suffered due to the increasing volume and speed of through traffic. The street calming measures introduced in Abbey Road in April 2014 compounding traffic issues. For example, noise, traffic jams in the very early hours and evenings and problems to cross roads. Residents have noted the following incidents/accidents: -

1) Damage to parked cars

2) Broken wing mirrors

3) Most recently on a Sunday afternoon, neighbour's dog being hit by passing car

Whatever the final plan for High Path Estate, we would like Dane Road to be closed at the junction of Mill Road or no entry sign at the junction of Abbey Road and Dane Road. Thank you.

Better places to live: High quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

NO HIGH RISE
BUILDINGS AT ABBEY
ROAD END OF DEVELOPMENT.
PLEASE.

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes towards Merton High Street to the north of the estate.
- Option 3: Mostly flats
- Option 4: Other, please state
NO HIGH RISE BUILDINGS PLEASE!
- Option 3: Variety across the estate
 Please select **one** of the following
 - Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
 - Taller buildings towards the centre of the site.

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

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

THE HEIGHTS OF BUILDINGS SHOULD BE REDUCED OR REMAIN THE SAME AS CURRENT LOCATIONS ABBEY ROAD AREA
HIGHT BUILDINGS AND SHOULD REMAIN THAT WAY. THE 12 STOREY FLATS ARE AN EYE SORE. PLEASE DON'T BUILD ANY MORE.
THANKS.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

- Option 1: Evenly across the estate
 Buildings should be broadly similar height across the estate. BUT NO HIGH RISE PLEASE!
- Option 2: Taller buildings around the edges
 Please select **one or more** of the following
 - Taller buildings should be located by the roads to the south (High Path / Merantun Way).
 - Taller buildings should be located towards Abbey Road to the east of the estate.
 - Taller buildings should be located towards Morden Road to the west of the estate.
 - Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10:05:06



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

DANE ROAD IS BECOMING
A RAT RUN FOR
TRAFFIC SINCE YOUR
RECENT "ROAD IMPROVEMENT"
AS A RESIDENT
I WOULD LOVE TO
SEE A REDUCTION
IN THE TRAFFIC
FLOWING DOWN WHAT
WAS A QUIET + NARROW
RESIDENTIAL STREET.
THE ACCESS FROM
ABBAY ROAD NEEDS
CONTROLLING PROPERLY
THANKS.

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

* BUT DON'T MAKE RESIDENTS PAY FOR THIS AS IT IS. WE PAY ENOUGH

13 Are there any other issues or options we should consider regarding the transport?

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

Lower your permit fees for parking outside your own home please.

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

I'M CONCERNED YOU ARE GOING TO BUILD HIGH RISE BUILDINGS AT THE ABBEY ROAD END OF THE ESTATE THIS WILL HAVE A DEVASTATING EFFECT ON THE ATMOSPHERE AND VIEWS FROM OUR STREET (DANE ROAD).

YOUR RECENT TRAFFIC MANAGEMENT HAS ONLY MADE OUR STREET BUSIER (IT WAS ONCE FAIRLY QUIET) AND I'M WORRIED YOUR DEVELOPMENT PROPOSAL WILL ONLY MAKE THINGS WORSE.

PLEASE KEEP DANE ROAD THE QUIET AND PLEASANT STREET IT SHOULD BE.

MANY THANKS



Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

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Please select **one** of the following.

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Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

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Please select **one** of the following.

Option 1: Mix of different sizes of homes

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Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

JANE ROAD

Our street is far too busy for a residential neighbourhood.

With the construction coming up, it will probably get even busier.

Jane Road needs to be restricted as much as possible to the residents.

The ideal would be to make it a dead-end street - just like the ones off Nerten High Street. One end of the street is closed with plots.

For the peace of the neighbourhood and safety of our kids, something needs to be done on Jane Road.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Please select **one** of the following.

- Option 1: Demolish and redevelop the entire High Path Estate**
 Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.
- Option 2: Partial redevelopment**
 Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.
- Option 3: Invest in existing properties to bring them to minimum modern standards**
 Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.
- Option 4: Other, please state**

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes**
 Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
- Option 2: If you do not agree with this mix, how would you change it?**

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

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- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-abouts and picnicking.



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

King Georges new ball court - 10:05:06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

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

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

- ① All residents of the High Path estate including Tenants, lease Holders and Freeholders should be given a chance to vote as to whether they agree, disagree with the proposed re-generation.
- ② If this plan comes to fruition and new streets are put in with access to Merton High Street there will obviously be an increase of traffic coming from Meranton Way through the estate. ~~we~~ We suggest that the link road into High Path be closed.
- ③ During construction work on the estate obviously vehicles of all shapes and sizes will be using the roads adjacent to the estate between Abbey + Mill road and provision should be made to relieve the congestion.
- ④ At the moment residents in Dane Road are experiencing traffic problems i.e. Rat Run. Although a limit of 20mph was introduced this has made no difference to the speed of some cars using Dane Road.
Residents have already experienced broken Wing Mirrors and scratches on their cars and traffic jams in the morning + evening rush hours.
- ⑤ Ever since the link road into High Path has been opened the residents in the adjacent roads have had these problems and re-generation of the High Path estate things will only escalate.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

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Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

towards Merton High Street to the north of the estate.

Option 3: Mostly flats

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

Option 4: Other, please state

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-abouts and picnicking.



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

King Georges new ball court - 10:05:06



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



- Children's play equipment**



- Other, please state**

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

- ① All residents of the High Path estate including Tenants, lease Holders and Freeholders should be given a chance to vote as to whether they agree, disagree with the proposed re-generation.
- ② If this plan comes to fruition and new streets are put in with access to Merton High Street there will obviously be an increase of traffic coming from Meranton Way through the estate. ~~we~~ We suggest that the link road into High Path be closed.
- ③ During construction work on the estate obviously vehicles of all shapes and sizes will be using the roads adjacent to the estate between Abbey + Mill road and provision should be made to relieve the congestion.
- ④ At the moment residents in Dane Road are experiencing traffic problems i.e. Rat Run. Although a limit of 20mph was introduced this has made no difference to the speed of some cars using Dane Road.
Residents have already experienced broken Wing Mirrors and scratches on their cars and traffic jams in the morning + evening rush hours.
- ⑤ Ever since the link road into High Path has been opened the residents in the adjacent roads have had these problems and re-generation of the High Path estate things will only escalate.

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 1: A mix of mainly houses and flats on different parts of the estate

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?

Sport pitches such as grassed areas suitable for kick-about and picnicking

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths

Q12. How should parking be managed?

Reduce the need for parking spaces by providing alternative ways for residents to access a car

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 2: Partial redevelopment

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

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

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?

Sport pitches such as grassed areas suitable for kick-about and picnicking

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

Name:

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 2: Partial redevelopment

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

Demolish the high rise blocks and re-use all wasted ground that is currently full of garages that are too small for modern cars which will make up extra space. Leave the current 3 storey Victorian/Edwardian type) blocks and renovate the rest as needed.

Q6. What type of outdoor spaces would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Retaining the historic street pattern and create traditional street forms

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide safe and convenient crossings of busy roads and junctions

Q12. How should parking be managed?

Introduce parking controls

Q13. Are there any other issues or options we should consider regarding transport?

Stop this continual persecution of the motorist and come into the real world where cycles aren't the answer to everything! Some people need their cars and vans for work and if 2 people live at a property and both need a vehicle, stop charging extra for second vehicles as it will not make the estate any 'cleaner' it is just posturing by the council and a cash cow to gain extra money from residents!

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state
-

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.**



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

TOO MUCH TRAFFIC TOO
MUCH POLLUTION

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?

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

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide secure and convenient cycle storage AND

Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

Yes, we need more community facilities such as a café

Q15. How could refurbishment or regeneration support existing and new employment?

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 2: if you do not agree with this mix, please state how you would change it?

one bed 25% Two bed 45% Three bed 30%

Q3. What type of homes should be provided?

Option 1: A mix of mainly houses and flats on different parts of the estate

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

what policing options are there? Can you prevent further sainsburys and tescos from opening and somehow encourage local shop development?

Q6. What type of outdoor spaces would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process AND

Other: prevent more tescos and sainsburys style shops from opening and destroying local business

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

Merton has a terrible record of supporting local businesses, there are countless sainsburys and tescos within walking distance of south wimbledon. it's a disgrace. historic buildings such as the grove turned into yet another metro shop with the profits no doubt leaving the community. local businesses should be encourage. local produce. merton high st is dead because of the super shops.

Other comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats**

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state**

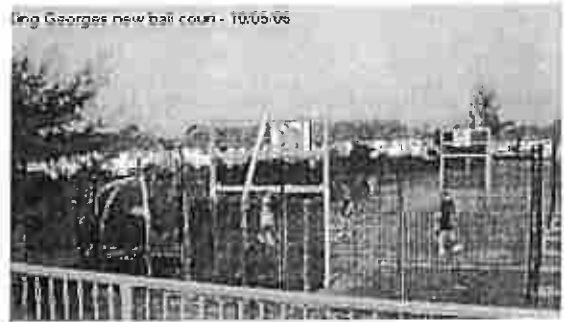
7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



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



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



- Children's play equipment**



- Other, please state**

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

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

We would be against redevelopment to the entire HighPath Estate as it would only bring more traffic to the surrounding roads in this area.

We in Dane Road are fed up with the amount of traffic using the road as a short cut to Merton High Street and Meratun Way.

Past councils have shown no respect for those living in Dane Road by turning down their past concerns about the traffic "rat run" in this road.

One solution to this would be to put a No Entry sign at the end of Dane Road (Abbey Road end).

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live, high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?



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

King Georges new ball court - 10/05/06



All homes will be required to have some private space; all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.



Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.



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



Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.



Option 3: Other, please state



Children's play equipment



7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.



Sports pitches such as grassed areas suitable for kick-about and picnicking.



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.



Option 1: Yes, we need more community facilities such as:
please state



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

15 How could refurbishment or regeneration support existing and new employment?

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



Provision of space for businesses on or near the estate



Employ local businesses and apprentices through the refurbishment or regeneration process



Other, please state


16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

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

Over the years we have seen increasing amounts of Traffic coming through the side roads. With your development scheme I can only assume that it will get worse; the volume of traffic we have here some days is awful, with traffic coming both ways, would it not be possible to close the side roads as you have on the other side of Merton high street, and let the traffic carry on down the main road for the short journey to either Colliers Wood. or Meruntun way to Morden



Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

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

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

The current 12-storey tower blocks are an eye-sore on the horizon of the High Path estate, as well as the surrounding area. Negative comments are made about these tower blocks by visitors to the area.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

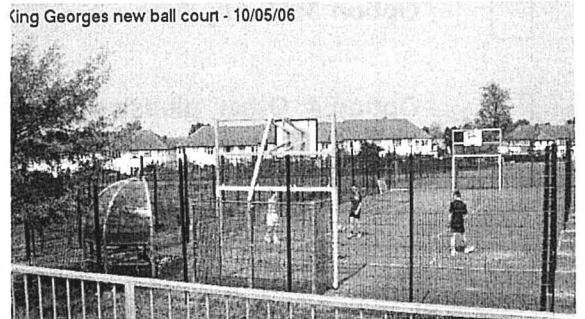
Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Perhaps a second access point to South Wimbledon Underground Station?

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 1: A mix of mainly houses and flats on different parts of the estate

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

Think about designing to prevent crime and anti-social behaviour e.g. limiting alleyways. Parking should be underground and secure where possible.

Q6. What type of outdoor spaces would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?

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

Children's play equipment

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage

Q12. How should parking be managed?

Introduce parking controls

Q13. Are there any other issues or options we should consider regarding transport?

Parking should be underground to keep the estate clear of cars - i.e. safe pedestrian only

Q14. Should new community facilities be provided within the estate?

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

Q15. How could refurbishment or regeneration support existing and new employment?

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

Integrated shopping & decent supermarket (e.g. Sainsbury's local) Employ local safety wardens to help keep safe.

Other comments:

None

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 1: Demolish and redevelop the entire High Path Estate.

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 1: A mix of mainly houses and flats on different parts of the estate

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

New shops and regeneration around South Wimbledon Train Station and along Merton Road. More trees and landscaping.

Q6. What type of outdoor spaces would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?

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

Children's play equipment

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Retaining the historic street pattern and create traditional street forms AND

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths

Q12. How should parking be managed?

Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

Yes, we need more community facilities such as School play areas

Q15. How could refurbishment or regeneration support existing and new employment?

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

Estate: High Path

Dear Sirs,

I am a home owner in Old Merton Park. Our views on the new estates plan have been requested.

My view is that the height of buildings on the High Path and other estates should not be increased and, if anything, should be reduced. This is my greatest concern about proposals to re-develop the area.

A mixed range of housing is required, with homes for single people and for families with and without children. Decent homes for the increasing number of elderly people should also be included, providing level access for the disabled and infirm.

It is essential that the estates include open spaces with planting (not concrete spaces) and preferably with trees. Areas for children to play are also needed but should be sited away from areas designed for older residents.

Brutalist architecture should be avoided at all costs. Instead structures should reflect the Wimbledon area style of using a mixture of yellow and red London brick.

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 2: Partial redevelopment

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

Taller buildings towards the centre of the site

Q5. Are there any other issues or options we should consider regarding new homes?

If taller buildings in centre considered, please place in location of existing tower blocks. Do NOT place new taller buildings any closer to each other than the current tower blocks as this would congest the area and make it intolerable to live in. Re garages immediately north of play ground: either leave them, or if replaced, do NOT build tall buildings here, maximum 2-storey height.

Q6. What type of outdoor spaces would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?

Communal garden where children's play equipment and where ball games allowed AND

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

Please keep the current public play ground. It's fantastic.

Q10. How should greater use of public transport be encouraged?

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals AND

Other: Communication links already very good with several bus stops and underground station just around the corner.

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage

Q12. How should parking be managed?

Introduce parking controls - see below for more details AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car

Q13. Are there any other issues or options we should consider regarding transport?

If parking spaces required, place on ground floor of buildings or in basement of buildings, e.g. not taking up surface area. Please, use space wisely. Strict application of parking permits.

Q14. Should new community facilities be provided within the estate?

Yes, we need more community facilities such as Astro turf football pitch

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?

Option 3: invest in existing properties to bring them to minimum modern standards

Q2. What size of homes should be provided?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?

Buildings should be broadly similar height across the estate

Q5. Are there any other issues or options we should consider regarding new homes?

No response

Q6. What type of outdoor spaces would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?

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

Children's play equipment

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?

No response

Q10. How should greater use of public transport be encouraged?

Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

Provide safe and convenient crossings of busy roads and junctions

Q12. How should parking be managed?

Introduce parking controls - see below for more details AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car

Q13. Are there any other issues or options we should consider regarding transport?

No response

Q14. Should new community facilities be provided within the estate?

No response

Q15. How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?

No response

Other comments:

None

Better places to live: High quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

As in option 3 but
not charging leaseholders
to pay for the freeloaders

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live - high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state

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

King Georges new ball court - 10/05/06



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



Children's play equipment



7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

From: [REDACTED]

Estate: High Path

To Circle Housing Merton Priory.

Although I live in [REDACTED] which is not within any of the estates under planning review (though nearby) as a member of the team at the Church of St. John the Divine, High Path I have a personal interest in the High Path Estate. I have a number of friends who do live there so I hope I might be allowed to share some comments.

It would be wonderful if the estate could be landscaped..made greener..more trees, prettier surfaces as it is looking very tired, bleak and rather depressing. Some of the lower buildings are quite attractive but could definitely benefit from a 'facelift'

As is often the case the tower blocks are very ugly to look at. However a friend who lives on the tenth floor of one of them loves being there. High above the noise and grime of the high street she has a superb view across London and Surrey.

It would be a pity if the estate were to be razed completely as it has an interesting and varied layout.

With every good wish.

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

*I am living in this place
this is nice area and near
the bus stop. I am afraid
where you will accomodate
me*

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

towards Merton High Street to the north of the estate.

Option 3: Mostly flats

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

Option 4: Other, please state

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

Taller buildings towards the centre of the site.

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

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

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

These should be private garden for the residents I am living in a ground floor flat so I want a private garden.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

every one have their
own garden



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-abouts and picnicking.



People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.

Retaining the historic street pattern and create traditional street forms

Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.

Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

Creating a mixture of types of buildings and spaces

Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

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

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Yes

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**

- Other, please state**
-
-
-
-

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

I am happy with the place I am living

I want to live in the same place even if you are providing new homes. I also want a private garden. Kitchens should be a big size. Old kitchens are very small.

Thank you.

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

Better places to live: high quality residential areas

1 Should all the homes on the High Path Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for High Path, their investigations and studies raised doubts on whether these improvements alone could bring the homes and the neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on High Path would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire High Path Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the High Path estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

At the moment there is a wide range of different types of homes on High Path including flats, maisonettes and houses. If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think High Path will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

towards Merton High Street to the north of the estate.

Option 3: Mostly flats

Option 4: Other, please state

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

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

Taller buildings towards the centre of the site.

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

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

- 1 Preferably, no tall Flats / buildings.
- 2 Buildings should have lifts.
- 3 There should be windows in all rooms.
- 4 Better refuse storage and collection.
- 5 Buildings should be well insulated.

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

Currently building heights on High Path vary from two storey houses to 12 storey tower blocks. If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between High Path and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for High Path to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges
Please select **one or more** of the following

Taller buildings should be located by the roads to the south (High Path / Merantun Way).

Taller buildings should be located towards Abbey Road to the east of the estate.

Taller buildings should be located towards Morden Road to the west of the estate.

Taller buildings should be located

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

All homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, flats must have access to communal gardens. The estate also needs parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for individual groups of flats

This would be communal gardens available for groups of flats and not open to the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Local facilities and economic opportunities

14 Should new community facilities be provided within High Path estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

Indoor and outdoor facilities
for youth.

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Having a Community Hall to provide
various facilities for all people.

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

Q1 - Option 2

I am in favour of High Path being redeveloped (Rebuilt); but concerned whether Circle Housing can afford rebuilding.

My flat would need a lot of work done to it to meet the Modern Standard. There are problems with poor insulation and damp in winter, as the house has not been maintained for many years.

Q9

My block is not easy to locate ^{for} ~~by~~ visitors driving. So estate layout should be made easily accessible.

All responses Ravensbury

Stage 1 Consultation – Issues and Options

February 2016 – March 2016

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Taller buildings towards the centre of the site.

Option 3: Mostly flats

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

Option 4: Other, please state

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

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kickabouts and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate**
 Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.
- Option 2: Partial redevelopment**
 Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.
- Option 3: Invest in existing properties to bring them to minimum modern standards**
 Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

REFURBISH RAVENSBUCKY HOMES
TO MEET STANDARD
NO DEMOLITION AT ALL

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes**
 Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
- Option 2: If you do not agree with this mix, how would you change it?**

TO REFURBISH HOMES
WITH NO DEMOLITION

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

REFURBISH HOMES

NO DEMOLITION

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

Taller buildings towards the centre of the site.

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

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

RESIDENTS LIKE WHERE THEY

LIVE, REFURBISH HOMES

NO DEMOLITION

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

WITH TWO PARCHS AT EACH
END OF ESTATE, DO WE
REALLY NEED MORE

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



concordsportscentre.co.uk/football

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



King Georges new ball court - 10/05/06

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



girlings.co.uk/development/100517-pembroke-court

Children's play equipment



thehills.nsw.gov.au/defaultimage1.library

Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

TO REFURBISH ESTATE

NO DEMOLITION

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

TO REFURBISH HOUSES AND

NO DEMOLITION

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

PUBLIC TRANSPORT IS

GOOD AS IT IS

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

REFURBISH HOUSING; NO

PERMISSION

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

*FACILITIES GOOD NO
NEED FOR ANY MORE*

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

*NO DEMOTION
REFURBISH EXISTING
HOUSING*

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

*SURE REFURBISH WHAT
WE HAVE AND STOP
TRYING TO MESS WITH AN
THAT IS GOOD WITH THIS
AREA*

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

I WOULD LIKE THE ESTATE TO STAY AS IT IS,
NO DEMOLITION!

REFURBISH.

ORBIT HOMES IN MANY OTHER TOWNS + CITY'S
HAVE BEEN REFURBISHED SUCCESSFULLY AND WITH
GUARANTEED LIFE SPANS UP TO 50+ YEARS.
SO WHY NOT OURS?

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

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

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

Should partial redevelopment take place, the style should reflect current buildings - Ravensbury Court and Hergelo Gardens.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

Modern builds tend to lack appropriate storage for the size of the property, this is important.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

Better facilities to top up oyster cards by the tram!

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone, double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Better parking with restrictions on the amount of cars properties can have, i.e. one car per bedroom (1 bedroom flat/flat = 1 car etc)

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Morden/Ravensbury should be an up and coming area for first time buyers. It is currently very dated! The transport links are amazing (Tram, tube & overground). By bringing opportunities for new businesses within the estate more modern and trend cafes and shops can open ~~therefore~~ therefore attracting first time buyers and bringing more money to the area!!

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

Having purchased my property in Feb 2014. As a first time buyer I did a large amount of research into the area and also Ravensbury Court. I was surprised by how few properties had been purchased in the last ten years! Most properties appear to have been purchased before I was born (1984). While I understand the resistance of some residents who have lived in the area a long time, I feel a lot of the points they are raising are to do with increased rents and resistance to change, lets be honest no one likes change!

As a leaseholder I am very much in agreement with the regeneration of the area! This will improve the overall area and make Ravensbury a more appealing area to live in for first time buyers, families and the elderly!

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

Option 4: Other, please state

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

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Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

Taller buildings towards the centre of the site.

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

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

THERE ARE SOME MATURE TREES WHICH SHOULD BE RETAINED ie. IF YOU ARE GOING TO KNOCK DOWN + REBUILD, YOUR CONSTRUCTION COMPANY SHOULD PROTECT THE TREES

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

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This would be **secure communal gardens** available for **groups of flats** and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

LEAVE RAVENSBURY COURT
STANDING + REFURBISH

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following

Sports pitches such as grassed areas suitable for kick-about and picnicking.



I&O Ravensbury | 8

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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

ALLEYWAY ALONGSIDE WANDLE
IS HIDEOUS; OVERGROWN, USED

AS A TIPPING POINT FOR RUBBISH,
BLIND SPOT AT NIGHT

WHATEVER DECISION IS MADE
HOW ABOUT TEACHING RESIDENTS
TO PUT RUBBISH IN BINS,
NOT JUST OPEN CAR DOOR +
PUT IN GUTTER.

NO NEED FOR EXTRA PARKING,
THERE ARE PLENTY OF LINKS
TO PUBLIC TRANSPORT

DOG OWNERS PICKING UP
DOG DIRT WOULD BE GOOD

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

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

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

every one on the Ravensbury estate should have a garden

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Some where for teenagers to meet and have something to do?

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

A **Local Plan** is the legal document prepared by the council to guide planning applications for an area. It sets out what can and cannot be built there. It provides a detailed guide to where homes, businesses, streets and shops should be, what the area should look and feel like (for example, building locations and heights, amount of open space, footpaths); and what other services are necessary (for example, playgrounds, cycle parking) to make a place work well.

We want to find out what options you think the Local Plan should cover. We also want to know if you think there are other options that should be addressed. We want to ensure that all feasible options are tested and considered in developing the Local Plan. This is why we are asking for your opinions before starting to draft the Local Plan.

A questionnaire and more information can be found on the council's website:
www.merton.gov.uk/estatesplan

Alternatively please e-mail estatesplan@merton.gov.uk or call 020 8545 3693 with your contact details and we can send you a paper questionnaire.

Please return your questionnaire to at the above address by **28 October 2014**

If you have any queries regarding the council's consultation or the questionnaire, please contact the Future Merton Team at Merton Civic Centre, London Road, Morden, SM4 5DX or telephone 0208 545 3693.

Next steps

Your feedback will be considered by democratically elected councillors, who will decide whether or not to move to the next stage of the Local Plan. Everybody's feedback will be published on the council's website, with all confidential contact details removed.

We look forward to hearing from you.

Yours faithfully,

Future Merton team.
Merton Council

Will you be building on open land, where people can walk freely - no the answer. Build on buildings that already been built. You will destroy our Green fields.

Yours sincerely

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate**
 Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.
- Option 2: Partial redevelopment**
 Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.
- Option 3: Invest in existing properties to bring them to minimum modern standards**
 Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Refurbish of his House

- Option 4: Other, please state**
 Refurbish Ravensbury homes at no cost to any Resident
 NO DEMOLITION AT ALL

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes**
 Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
- Option 2: If you do not agree with this mix, how would you change it?**

N/A Refer to Question 1
 Option 4

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

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

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

4 How should building heights be distributed through the Ravensbury estate?

If a regeneration goes ahead, agreeing the height of new buildings is important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

We have enough people on this
Lovely Estate, we do not want
it turned in to a Miami Phillips
BRIDGE, we do not want PLAY
AREAS as there are two lovely
PARKS which are very well used
we do not want STOPS. The person
who wants to DESTROY this lovely
Estate should think twice,
once the Damage is done
it cannot be undone. This
Estate is not like EASTFIELD
OR High Park, and should
be treated Differently P.T.O.

The children have plenty of space ^{to play} on the estate

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

Also there is plenty of room in Ravensbury Park for football, invest in the park if you do not think it is good enough. We do not want blocks of flats on our estate, if you cannot repair the Orbit Homes, then just replace them like for like we have enough people and cars on our estate the density is as it should be. Circle Housing just wants an excuse to create the slums of the future. So please go away and leave our lovely village type estate alone. REPAIR and RE refurbish only and leave one good estate in

MERTON.

Ravensbury Estate - online response

Q1 Should all homes be redeveloped?

Option 1: Demolish and redevelop the entire Ravensbury Estate.

Q2 What size of homes should be provided within the Ravensbury Estate?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?

Option 1: A mix of mainly houses and flats on different parts of the estate

Q4 How should building heights be distributed through the Ravensbury estate?

Buildings should be of broadly similar height across the estate

Q5 Are there any other issues or options we should consider regarding new homes?

Not answered

Q6 What type of outdoor space would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Q7 What type of play areas and open spaces would you prefer to see?

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

Children's play equipment

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Not answered

Q10 How should greater use of public transport be encouraged?

Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions

Q12 How should parking be managed?

Introduce parking controls

Q13 Are there any other issues or options we should consider regarding transport?

Not answered

Q14 Should new community facilities be provided within Ravensbury Estate?

Not answered

Q15 How could refurbishment or regeneration support existing and new employment?

Not answered

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?

Not answered

Additional comments:

None

Personal details:

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

REFURBISH ALL HOMES
AT NO COST TO RESIDENTS
AT ALL. NO DEMOLITION

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you ~~do not agree~~ with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

REFER TO
QUESTION 1
OPTION 4
ANSWER

Taller buildings towards the centre of the site.

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

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

KEEP OUR
COMMUNITY AS
IT IS. NO
DEMOLITION. I
AM AN ELDERLY
RESIDENT AND MY
HUSBAND AND SON
DIED IN MY HOUSE.
TOO MANY MEMORIES
DONT WANT EXTRA
HOMES OR ANYMORE
RESIDENTS.
BUILD SOMEWHERE
ELSE. LEAVE OUR
COMMUNITY ALONE.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

REFER TO
QUESTIONNAIRES WERE
OPTION 4

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King George's new ball court - 10/05/06



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



Children's play equipment



Other, please state

REFER TO
QUESTIONNAIRES
OPTION 4
ANSWER

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

REFER TO
QUESTION 1
OPTION 4
ANSWER

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

LEAVE OUR

ESTATE ALONE

111

DEVELOPMENT

NO

NO

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

WE HAVE EVERYTHING
WE NEED NOW

STOP RAINING
OUR COMMUNITY

NO

DEFEND

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate**
 Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.
- Option 2: Partial redevelopment**
 Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.
- Option 3: Invest in existing properties to bring them to minimum modern standards**
 Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

REFURBISH ALL HOMES
AT NO COST TO ANYONE
NO DEMOLITION

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes
 Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

REFER TO
QUESTION 1
OPTION 4

Taller buildings towards the centre of the site

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

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

NO DIFFERENCES

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kickabouts and picnicking.



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



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



Children's play equipment



Other, please state

REFER TO
QUESTION 1
OPTION 4
ANSWER

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate**
 Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.
- Option 2: Partial redevelopment**
 Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.
- Option 3: Invest in existing properties to bring them to minimum modern standards**
 Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

REFURBISH THE HOMES WITHOUT ANY COST TO TENANTS, LEASEHOLDERS OR FREEHOLDERS NO DEMOLITION

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes**
 Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
- Option 2: If you do not agree with this mix, how would you change it?**
REFER TO QUESTION 1 OPTION 4 ANSWER

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Taller buildings towards the centre of the site

Option 3: Mostly flats

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

Option 4: Other, please state

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

REFER TO QUESTION
1 OPTION 4 ANSWER

NO DEMOLITION

WE DO NOT WANT
NEW HOMES ON OUR
ESTATE. WE WANT
TO LIVE IN OUR
EXISTING HOMES AND
KEEP OUR COMMUNITY
AS IT IS. WE DONT
WANT ANY EXTRAS
THANKYOU

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

NO
DEMOLITION

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

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- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state**

REFER TO QUESTION 1
OPTION 4 ANSWER

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kickabouts and picnicking.



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

King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

REFER TO QUESTION 1
OPTION 4 ANSWER

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

REFER TO QUESTION 1 OPTION 4 ANSWER

DEFINITION

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

REFER TO
QUESTION 1
OPTION 4
ANSWER

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

WE ALREADY HAVE
EVERYTHING WE
NEED

NO

DEMOLITION

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate**
 Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.
- Option 2: Partial redevelopment**
 Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.
- Option 3: Invest in existing properties to bring them to minimum modern standards**
 Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state
REFURBISH ALL HOMES
WITHOUT COST TO
ANYONE AND NO
DEMOLITION

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

- Option 1: Mix of different sizes of homes**
 Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
- Option 2: If you do not agree with this mix, how would you change it?**
NA
REFER TO QUESTION 1
OPTION 4 ANSWER

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate**

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

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- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state**

NA
 REFER TO QUESTION 1
 OPTION 4 ANSWER

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kickabouts and picnicking.



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



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



- Children's play equipment**



- Other, please state**

NA
 REFER TO QUESTION 1
 OPTION 4 ANSWER

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. ~~All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.~~

No Demolition

Option 4: Other, please state

*Refurbish all homes
without cost to residents
and NO demolition*

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

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Option 2: If you do not agree with this mix, how would you change it?

N/A Refer to option 4

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

N/A Refer to option 4

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

N/A
refer to option 4

Taller buildings towards the centre of the site.

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

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

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

N/A
Refer to Question 4

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

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Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

refer to Question 1
option 4
No Demolition

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state

None applicable refer to Question 1 option 4 No Demolition

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Why fix whats not Broke

This is a lovely estate.

an Estate you should be proud of

(you as in the Council.)

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

N/A
 Refer to Question
 1 option 4
 100 Demolition

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

N/A
No Demolition

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

N/A Refer to Question 1 Option 4
No Demolition

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Leave well alone

I Have Lived here for 28 years Bought my 3 Kids up here And have never

never had any troubles Its a lovely community so please go away

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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Option 4: Other, please state

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Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

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Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

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People and spaces

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- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

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King Georges new ball court - 10/05/06



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



- Children's play equipment**



- Other, please state**

Getting around

10 How should greater use of public transport be encouraged?

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

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- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities** such as well lit, safe, convenient and well maintained footways
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- Provide personal travel advice**
- Other, please state**

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- Provide safe and convenient crossings of busy roads and junctions**
- Provide secure and convenient cycle storage**
- Provide cycling training and support, to encourage people to switch to cycling**

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Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

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

15 How could refurbishment or regeneration support existing and new employment?

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

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**
- Other, please state**

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

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

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

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kickabouts and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

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

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

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please state

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

15 How could refurbishment or regeneration support existing and new employment?

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- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

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

MERTON COUNCIL AND THE MET POLICE
HAVE WORKED VERY HARD OVER THE
PAST YEARS I FEEL THIS WILL
TOTALLY RUINED IF THE AREA
IS REDEVELOPED, THERE WILL BE
MORE HOMELESS MENING MORE
FAMILIES SOME OF WHICH WILL
BE PROBLEM FAMILIES.

Ravensbury Residents Association

WWW.RAVENSBURYGROVE.WORDPRESS.COM

FACEBOOK/RAVENSBURY

NEWSLETTER SEPTEMBER 2014

NEXT MEETING: THURS 2ND OCTOBER 2014

Dear Resident,

Merton Council have attempted to spin the benefits of the regeneration by starting their own consultation, which has to be returned by Tuesday, 28th October 2014.

This document asks if you approve the destruction of all of Ravensbury Village! That includes Hengelo Gardens, Ravensbury Court, Ravensbury Grove, Rutter Gardens, Hatfeild Close & Morden Road! Please object to the new proposals by completing the consultation document and returning it to Merton Council ASAP!

In our recent poll : 90% of the residents here at Ravensbury were against their community being razed to the ground. Unyet the Circle Housing regeneration team continue to distort the views of the community by saying many residents were in favour!

Circle have prevented us from seeing the full draft proposals throughout their consultation process and they have made many enemies in the residents of Ravensbury & Merton generally through their cloak and dagger consultation methods.

If you are against the wholesale destruction of your community & against the heavy handed tactics employed by Circle, we implore you to say so on the consultation document! You can use the document as your official opportunity to voice your protest against the big business methods employed by Circle Housing and the shocking lack of accountability demanded for by both Merton Council and your elected councillors. Circle Housing Merton Priory (CHMP) have repeatedly refused to allow residents full transparency over their pursuit for regeneration; refusing to reveal the architectural sketches for the future of Ravensbury and refusing general openness. Merton Council has repeatedly allowed Circle to push ahead despite Circle's appalling record.

If you are in favour of regeneration because you expect your home to be refurbished to the decent standard, we still implore you to stand up and support your community. If we allow Circle to go ahead with a travesty of this magnitude, the future may well contain several blocks of 5 storey flats that change Ravensbury Village forever, the rents could well soar, the sense of fear and resentment by the residential community will quadruple, and the appalling record of CHMP will go from bad to worse because we will not have stemmed the lack of accountability to residents.

Right now, Circle has chosen to keep everyone in the dark until the start of November 2014, when they say they will publish their first draft of the

The agenda of each meeting is set by the residents. Please feel free to email us to put your question onto the agenda : RAVENSBURY.GROVE@GMAIL.COM

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masterplan. So far, they have refused to let anyone see any draft layouts. Many residents are up in arms about their behaviour. Head of Merton Council and your own ward councillor, Stephen Alambritis practically admitted that it was CHMP Paul Quinn's job to twist his words during consultation, preventing proper consultation by the residents and thereby push ahead with the regeneration. Circle Housing will try to put a price on our community. That's a price on the head of every member of our RAVENSBURY VILLAGE community.

Stand up for proper level of service that you pay for day-in, day-out, in your rent & service charges. Stand up for your rights as tenants to be spoken to in a fair & decent manner. Do not accept such poor standards & performance set by your landlord Circle Housing!

Demand better treatment & accountability!

OUR AREA IS AT RISK OF DEMOLITION! SPEAK OUT!

FUTURE MEETINGS:

WEDS 15th OCT 2014

WEDS 29th OCT 2014

WEDS 12th NOV 2014

WEDS 26th NOV 2014

DOORS OPEN: 6.30pm

MEETING STARTS: 7PM

**WE MEET EVERY WEDNESDAY FORTNIGHT
IN RAVENSBURY MEETING HALL.**

PLEASE VISIT OUR BLOG & MAKE COMMENTS...

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Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Taller buildings towards the centre of the site.

Option 3: Mostly flats

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

Option 4: Other, please state

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

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

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

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

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

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

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Option 2: Provide a single public open space for everyone to enjoy

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Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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

King Georges new ball court - 10/05/06



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



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

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

Getting around

10 How should greater use of public transport be encouraged?

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

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

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

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

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

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough**

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**
- Other, please state**

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Question 1 - Option 3.

This is what was promised in 2010 and again in 2013 when somebody surveyed and took photographs and told us he would get ^a new kitchen, bathroom and back door... ^a one time after April 2013.

The majority of residents on this estate have been treated disgracefully by Merton Prison Homes. Needless to say they are angry and disillusioned.

Ravensbury Estate - online response**Q1 Should all homes be redeveloped?**

Option 4 (other): No demolishing and fix the orlit homes so they are mortgageable

Q2 What size of homes should be provided within the Ravensbury Estate?

Not answered

Q3 What type of homes should be provided across the estate?

Not answered

Q4 How should building heights be distributed through the Ravensbury estate?

Not answered

Q5 Are there any other issues or options we should consider regarding new homes?

Not answered

Q6 What type of outdoor space would you prefer to see within the estate?

Not answered

Q7 What type of play areas and open spaces would you prefer to see?

Not answered

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Not answered

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Not answered

Q10 How should greater use of public transport be encouraged?

Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths

Q12 How should parking be managed?

No Parking restrictions

Q13 Are there any other issues or options we should consider regarding transport?

Not answered

Q14 Should new community facilities be provided within Ravensbury Estate?

No, the existing local community facilities on the estate and nearby are enough

Q15 How could refurbishment or regeneration support existing and new employment?

Not answered

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?

Not answered

Additional comments:

None

Better places to live: high quality residential areas

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Option 4: Other, please state

Just replace or lift houses. only.

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Option 2: If you do not agree with this mix, how would you change it?

There should be
60% 3 bedrooms/4 Bedroom
20% 2 20% 1 bed.

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

The houses should have a big garden as we have now driveway for parking and on street parking

4 How should building heights be distributed through the Ravensbury estate?

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People and spaces

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Option 3: Other, please state

We have two parks
next to estate, open
space is not needed

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



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King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

None, anti-social
behaviour will happen
in these spaces.

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

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- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

All houses to be same height, NO more access going in or out.

Limited access to keep the feel of estate. We do not want people to walk around the estate to keep crime and anti-social behaviour down.

We do not want the estate to become a race track for cars and lots of people using the estate to a short cut to park.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

The estate should be kept with

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

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- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

The Tram alley's need to be redeveloped.

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

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- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

We need parking for work and social transport.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

I am concerned about the noise & dirt that a refurbishment of the area will cause. My quality of life will be effected for many years whilst the work takes place.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space; all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

I do not want more than 1
access road.

I would like the access Road
to the park to be
improved -

The path behind the
garages needs to be improved

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

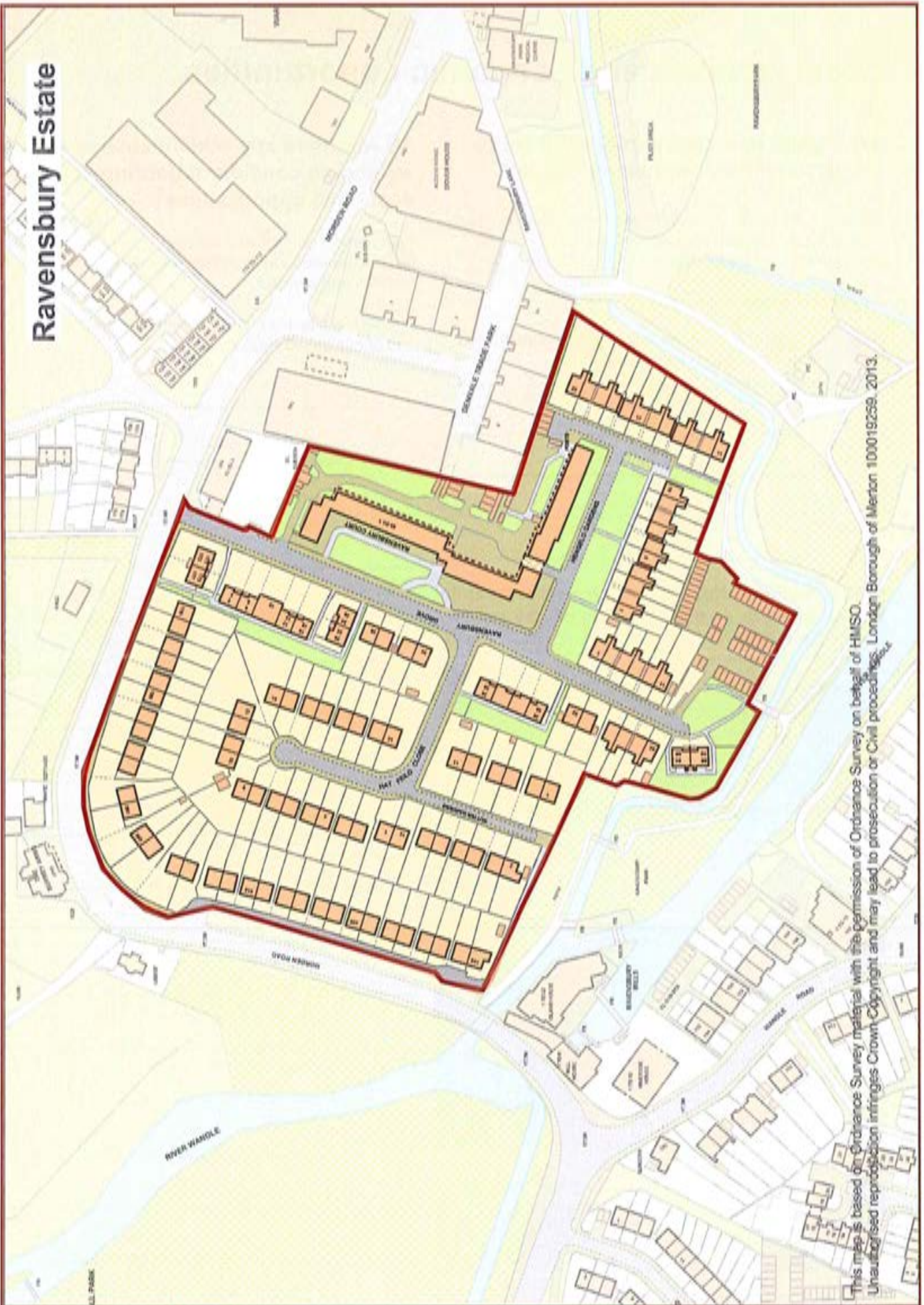
Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Ravensbury Estate



Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

overall

- I do not want the area to change.
- I want the houses to be refurbished not destroyed
- I do not want 200 + extra houses to be built.
- I do not want my back garden to be overlooked by a block of flats.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

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3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Range of houses 2/3
bedrooms with garden
People hate living in
Boxes.

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

If for instance the Orbit
homes need to be replaced
then rebuild houses with
Garden & off street parking
Stop cramming people into
tiny boxes, people need a
decent standard of living
not crammed into tiny
flats with box size d rooms.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

leave the estate as it is

Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



girlings.co.uk/development/100517-pembroke-court

Children's play equipment



thehills.nsw.gov.au/default/imagelibrary

Other, please state

We have two parks on our doorstep there is no need for Games areas or Play areas for children

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



concordsportscentre.co.uk/football

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

Local facilities should be improved anyway, this does not affect our estate.

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

The 201 bus could do with increasing its frequency. but that is a job for TFL.

There should be no parking restrictions its another pay out for people who struggle already and easy money for the council. Again cycle routes are for the council to organise - still nothing to do with Ravensbury Estate!

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

The Estate is our home
we certainly do not
want businesses moving
onto it.

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

It is a small estate where
people want to live quietly
with their families and
to go to after a long day
at work. It does not need
regeneration! It is our
homes.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

As a freeholder of one of the homes on Heugels Gardens I have been becoming more and more distressed by what is going on with regard to Circle Housing and their plans for regeneration on the Estate.

What attracted me to moving here 15 years ago was that although it was a council Estate it was very peaceful and quiet, and friendly atmosphere I have made some lovely friends with my neighbours. It is a relaxed atmosphere and ~~we~~ we care deeply about our Estate.

If Circle Housing get their way, those of us who own our homes will be living in a bomb site for the next God knows how long. With the demolition and building of all these new homes, that means noise, extra traffic from lorries, cranes etc. Dust from the building work. At the end of it all our little Estate will be a sprawl of flats box sized houses & heaven knows what else. It will be come busier, noisier with extra people children, teenagers who want to hang around with the 'new' playground area?!

You'll probably want to put in parking permits to help pay for all this hell. This is not regeneration, this is destruction of a lovely Estate and a community I have been to several of our meetings, because I wanted to know if the residence of the Orbit homes ~~was~~ wanted to move out. And it seems they are very upset

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

and do not want to leave, so I will be fighting this all the way.

So please find somewhere else for your regeneration plans and leave us alone.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Repair or lit house.

Option 4: Other, please state

*Refurbish Ravensbury home
at no cost to any resident.
No demolitions at all.*

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

*N/A Refer to question 1
Option 4.*

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

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13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following

- Option 1: Yes, we need more community facilities such as:**
please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough**

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate**
- Employ local businesses and apprentices through the refurbishment or regeneration process**
- Other, please state**

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.



My son love's the park and feeding the ducks.
It's nice and quiet and we felt safe here.

LEAVE IT ALONE.



Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

There options never were put to the residents of
Merton when voted on.

Therefore I don't consider them legal?

We have lived here for [REDACTED]
never wanted any change.

We had some control when owned by
Merton Council (VOTING every 5 years)
now we have no control of
(Circle)

They promised things would not
change for 5 years.

What is going to happen to rents
etc. after that. UP, UP, UP

How can any business run
if they are non-profit making?
You can fool the people some of
the time. This time it looks like
for ever.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

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Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

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Please feel free to continue on the sheet provided at the end of this questionnaire.

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What do you think about building heights?

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Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

BETTER LIGHTING AT ENTRANCE
TO PEOPLES HOMES.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

LIGHTING SHOULD BE BETTER IN
THE STREETS

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

ALL OF THE ABOVE

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

RAVENSBURY ESTATE IS A QUIET WELL KEPT ESTATE.

I AM ONE OF THE MANY RESIDENTS THAT ARE AGAINST DEMOLITION.

IF YOU WERE TO REFURBISH THE HOMES TO A GOOD STANDARD YOU WILL HAVE HAPPY RESIDENTS

I DONT WANT TO MOVE, LIKE MOST OF US, WE LOVE IT HERE, WE LOVE OUR HOMES & NEIGHBOURS.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

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Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

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Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

*There should be washing
Lines + sheds provided*

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

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16 Are there any other issues or options we should consider regarding social and economic opportunities?

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Better places to live: high quality residential areas

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Option 2: If you *do not agree* with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

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Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

only orbit homes should be demolish all back build building should be refurbished. No maisionette with flats above as this would mean gardens are no longer private. All back gardens should be the same size as we have now, most Front Garden could be halved allowed for extra housing to be build. We donot need play area as we are very close to Parks.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.



- Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



- Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



- Children's play equipment



- Other, please state

We do not need play areas or open space as we have 2 park very close by

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

To ensure we do not become a run or cut through for anyone.

So only emergency services can access it.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

if we need an excess rd for emergency services it should be barriered

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

no cycle route through Estate

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

any caretakers should live on the estate, provide training for local to enable them to upkeep estate and provide any youth or old people and the disabled with support

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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Please select **one** of the following.

Option 1: Mix of different sizes of homes

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Option 2: If you do not agree with this mix, how would you change it?

10% ONE BEDROOM

30% TWO "

60 THREE "

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

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People and spaces

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- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

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- Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



- Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



- Children's play equipment**



- Other, please state**

Getting around

10 How should greater use of public transport be encouraged?

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For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

I can understand the need for more houses. But I would like to have a garden with my house. I feel taking away this is like taking part of your life. Especially when you part of the older generation.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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60 THREE BEDROOM

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Better places to live: high quality residential areas

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Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

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What do you think about building heights?

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Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

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People and spaces

6 What type of outdoor space would you prefer to see within the estate?

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OWN INDIVIDUAL GARDENS

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King Georges new ball court - 10/05/06



- Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



- Children's play equipment



- Other, please state

NONE

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

OPEN SPACES MAINTAINED

ARE OK, OPEN SPACES

NOT MAINTAINED LEAD
TO PROBLEMS IN
THE COMMUNITY

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Taller buildings towards the centre of the site.

Option 3: Mostly flats

5 Are there any other issues or options we should consider regarding new homes?

Option 4: Other, please state

Please feel free to continue on the sheet provided at the end of this questionnaire.

Parking for each property

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide **better bus facilities** such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide **better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities** such as well lit, safe, convenient and well maintained footways
- Provide **incentives to help residents use public transport more** such as taster pre-pay oyster card and special rail deals
- Provide **personal travel advice**
- Other, please state**

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide **well-connected, attractive and safe cycle routes and footpaths**
- Provide **safe and convenient crossings of busy roads and junctions**
- Provide **secure and convenient cycle storage**
- Provide **cycling training and support, to encourage people to switch to cycling**

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety** such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions**
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed** such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

Youth Club
G.P. Surgery
School
Day centre (Elderly)

- Option 2: No, the existing local community facilities on the estate and nearby are enough**

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local people should be employed to assist with the redevelopment

A permanent training venue should be built to provide advice and opportunities to everyone regarding training-education or employment including a specialist service for young people,

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Regeneration should provide opportunities for local residents. Better housing, parking, community facilities such as youth clubs and day centres for the elderly, A specialist advice centre for training, education + employment opportunities, Better street lighting, a safer, cleaner environment, local business opportunities, shops etc,

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

AS LONG AS THEY ARE HOUSES NOT FLATS OR MAISONNETTES

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

RAVENS BURY ESTATE IS SURROUNDED BY PARKS THERE IS A PLAY AREA IN RAVENS BURY PARK & THE HUB IN BISHOPSFOLD ROAD. PROVIDING SUCH PLAY AREAS ON RAV. ESTATE IS NOT APPROPRIATE OR NEEDED

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

THE LAYOUT OF RAVENSBURY ESTATE IS IDEAL. IT IS NOT TOO CROWDED. THE ROADS ONLY GO IN/OUT OF THE ESTATE WHICH MEANS THERE ARE NO RAT LINS. ACCESS IS FINE AS IT IS, EXCEPT RUTTER GUNS WHICH NEEDS TO BE WIDENED.

(THIS COULD BE ACHIEVED BY REDUCING THE EXCESSIVELY LARGE FRONT GUNS IN RUTTER)

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

IF RAVENSBURY ESTATE IS REDEVELOPED ANY INCURSION INTO RAVENSBURY PARK WILL BE STRONGLY RESISTED BY THE FRIENDS, OF WHICH I AM 'CHAR'!!

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:
please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

THERE ARE ALREADY MANY LOCAL BUSINESSES ALONG MORSEY RD (CR4). WE DO NOT NEED ANY BUSINESSES TO BE INCLUDED WITHIN THE ESTATE

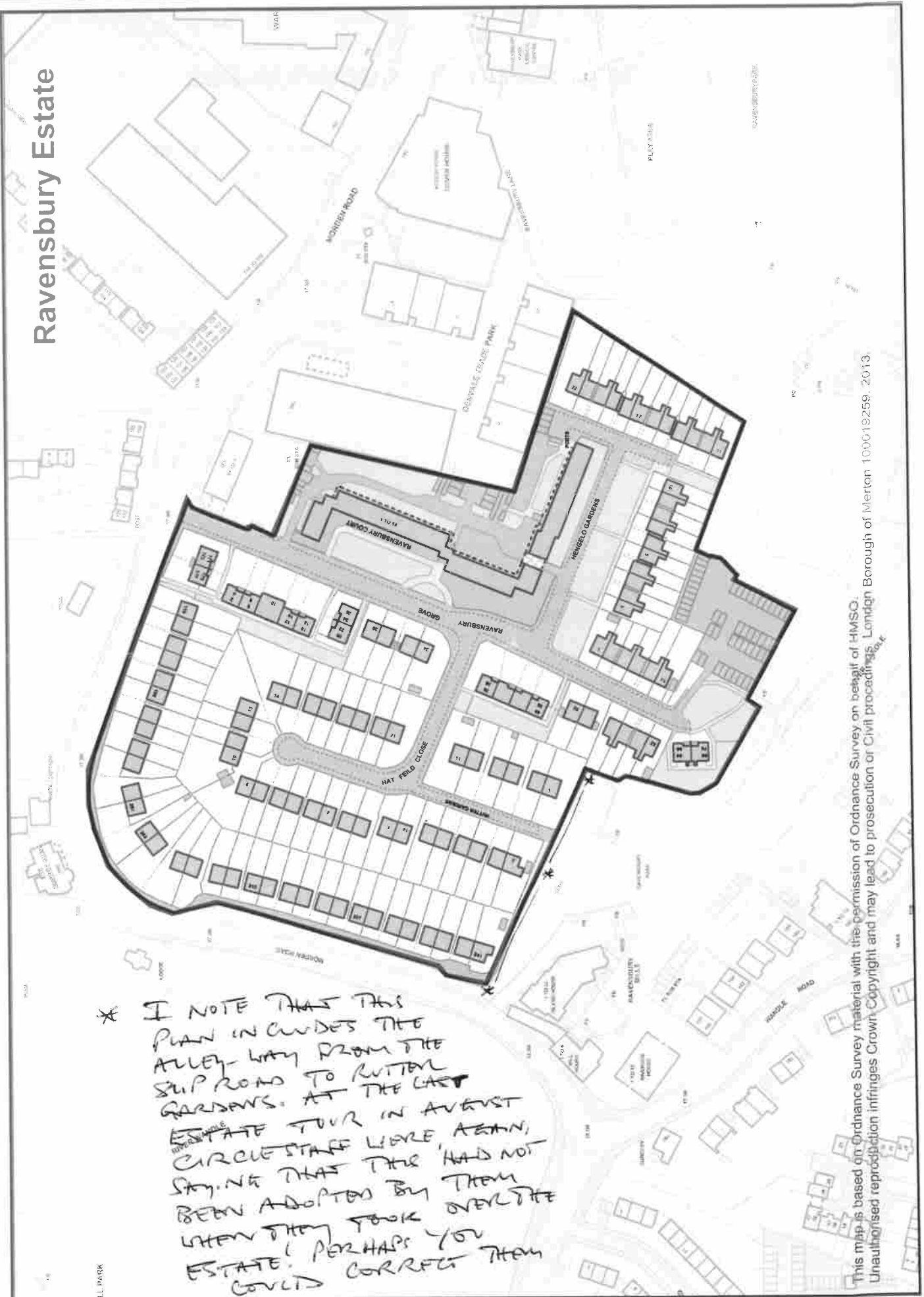
16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

DON'T CIRCLE LBM. ET AL
ALREADY OFFER THIS? YOU
COULD EMPLOY LOCAL PEOPLE/
BUSINESSES # TO
REFURBISH ALL THE
HOMES ON THE ESTATE!!

Ravensbury Estate



* I NOTE THAT THIS PLAN INCLUDES THE ALLEY-WAY FROM THE SUP ROAD TO RUTLAND GARDENS. AT THE LAST ESTATE TOUR IN AUGUST CIRCLESTAFF LIKED, AGAIN, SAYING THAT THIS HAD NOT BEEN ADOPTED BY THEM WHEN THEY TOOK OVER THE ESTATE. PERHAPS YOU COULD CORRECT THEM ON THIS MATTER.

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Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for flats**

This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



- Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

(ing Georges new ball court - 10/05/06



- Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



- Children's play equipment**



- Other, please state**

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Do not think they should
bring any house down re-done
all what needs to the house, I like
my home just the way it is,
I don't want to lose my front
and back garden at all. I
think its wrong you should
come along and take down
house that could be made
good

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

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Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

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Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Re-furbish to highest standard possible

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

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Option 2: If you do not agree with this mix, how would you change it?

More ~~flats~~ Houses than flats

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Facilities should be improved eg a grocery shop like a local Tesco or Sainsbury or warehouse? A public house by the river? More people will be living on the estate so more facilities will be needed

Disruption to residents making it very difficult to live on the estate during the works. The period of work seems to be around 5 or 6 yrs.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

Make a communal space
in the estate with for example outdoor
tennis court and 5 a side
football like in mossy
park

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kickabouts and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone: double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car club.

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

As stated before a Tesco or
Waitrose or M&S and a
pub by the river for estate
and walkway etc

- Option 2: No, the existing local community facilities on the estate and nearby are enough**

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

Work could be provided by
facilities in 14

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Still not sure exactly
what is going to be
done and would like
to speak to someone
at the council regarding
the scheme. Who should
I approach please?

Ravensbury Estate - online response

Q1 Should all homes be redeveloped?

Option 3: invest in existing properties to bring them to minimum modern standards

Q2 What size of homes should be provided within the Ravensbury Estate?

Option 2: Keep current mix

Q3 What type of homes should be provided across the estate?

Other: Many homes, no flats

Q4 How should building heights be distributed through the Ravensbury estate?

Buildings should be of broadly similar height across the estate

Q5 Are there any other issues or options we should consider regarding new homes?

Affect of extra traffic generated with limited road width.

Q6 What type of outdoor space would you prefer to see within the estate?

Other - Not increase the number of homes

Q7 What type of play areas and open spaces would you prefer to see?

Sport pitches such as grassed areas suitable for kick-about and picnicking

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Creating a more vibrant feel and character to the area

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

The limited road widths given the extra traffic generated.

Q10 How should greater use of public transport be encouraged?

Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths

Q12 How should parking be managed?

No Parking restrictions

Q13 Are there any other issues or options we should consider regarding transport?

The limited road widths given the extra traffic generated.

Q14 Should new community facilities be provided within Ravensbury Estate?

No, the existing local community facilities on the estate and nearby are enough

Q15 How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?

Not answered

Additional comments:

None

Ravensbury Estate - online response

Q1 Should all homes be redeveloped?

Option 4 (other): Just rebuild the houses that are no longer safe.

Q2 What size of homes should be provided within the Ravensbury Estate?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?

Other: Two storey houses and flats only.

Q4 How should building heights be distributed through the Ravensbury estate?

Buildings should be of broadly similar height across the estate

Q5 Are there any other issues or options we should consider regarding new homes?

No tall buildings. Two storey only.

Q6 What type of outdoor space would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not available for the general public

Q7 What type of play areas and open spaces would you prefer to see?

Other: none. we have 2 parks already

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Not answered

Q10 How should greater use of public transport be encouraged?

Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions

Q12 How should parking be managed?

No Parking restrictions

Q13 Are there any other issues or options we should consider regarding transport?

Not answered

Q14 Should new community facilities be provided within Ravensbury Estate?

No, the existing local community facilities on the estate and nearby are enough

Q15 How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?

Not answered

Additional comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate. Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

The layout of the flats is ^{VERY} BAD. It is old, non-practical and contributes to unpleasant and unavoidable situations as the spaces themselves are NOT properly designed and from the living room you immediately go into the bedroom not allowing people to live with privacy. It is a roof, but there should be some changes to acquire higher and better standards of living. Storage is an issue, a BIG issue! Balconies are useless!!

Mostly ALL the flats are plagued with dampness and mould and there is NOT a walking shower which makes life difficult for elderly and fragile residents. The flooring is BAD as well, and the lack of tiling in the bathrooms and kitchens contributes to the lack of cleanliness in both areas.

If the residents are offered a better housing, I honestly DO NOT oppose to your plans. People need to be reassured that their standards of living are going to improve and that their housing needs will be met both in regard to space - accommodation needs - and financially. They have to be certain that what they are offered is affordable without imposing any further burden on their shoulders.

IMPORTANT: After having been present to almost all the meetings, I am convinced that the DECISIONS have been taken and that you are NOT being transparent and are, for some reason, delaying and hiding your intentions which is actually costing HUGE amounts of money. WHY??

These resources could be used more wisely and intelligently.

Ravensbury Estate - online response

Q1 Should all homes be redeveloped?

Option 4: Other, please state

Leave the estate as it is - carrying out repairs/refurbishments only where necessary.

Q2 What size of homes should be provided within the Ravensbury Estate?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4 How should building heights be distributed through the Ravensbury estate?

Buildings should be of broadly similar height across the estate

Q5 Are there any other issues or options we should consider regarding new homes?

Regarding Question 1, Option 3 states that leaseholders should bear the cost of refurbishments. I'm a leaseholder & struggling to make ends meet. I cannot afford to refurbish my own flat, let alone anyone else's. More information on this option (which I suspect will be the most popular one) would be useful. Re. Question 4, option 1, what height would "evenly across the estate" entail? The estate is currently very attractive because it's low rise. I'm sure most residents would like it to stay that way - but these questions don't allow us to state a preference for low or high rise. I have heard rumours that a through-road could be potentially be developed. I think most residents prefer the current cul-de-sac, as this is safer and quieter. We currently have free street parking. This is a real asset of the estate. It would be good to have reassurance that this won't change.

Q6 What type of outdoor space would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Q7 What type of play areas and open spaces would you prefer to see?

Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited AND

Children's play equipment

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area AND

Other: Retain the current cul-de-sac road layout.

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Not answered

Q10 How should greater use of public transport be encouraged?

Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage AND

Provide cycling training and support, to help people to switch to cycling

Q12 How should parking be managed?

No parking restrictions

Q13 Are there any other issues or options we should consider regarding transport?

I know that Merton council provide cycling proficiency training, but have never received any information about this directly (I heard through a friend who doesn't even live in the area!). This is a great service which could be publicised better.

Q14 Should new community facilities be provided within Ravensbury Estate?

No

Q15 How could refurbishment or regeneration support existing and new employment?

Other: I am strongly against "regeneration" (ie demolition) so unfortunately do not see opportunities for new employment.

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?

Services for youth, the elderly and/or parents would be great - maybe using the community centre - though I don't know who would fund this..

Additional comments:

None

Ravensbury Estate - online response

Q1 Should all homes be redeveloped?

Option 1: Demolish and redevelop the entire Ravensbury Estate.

Q2 What size of homes should be provided within the Ravensbury Estate?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?

Option 1: A mix of mainly houses and flats on different parts of the estate

Q4 How should building heights be distributed through the Ravensbury estate?

Taller buildings around the edges AND

Other - Preference would be for taller buildings to face the Ravensbury Park and the river Wandle end

Q5 Are there any other issues or options we should consider regarding new homes?

Not answered

Q6 What type of outdoor space would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not available for the general public

Q7 What type of play areas and open spaces would you prefer to see?

Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Creating a more vibrant feel and character to the area

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Not answered

Q10 How should greater use of public transport be encouraged?

Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths

Q12 How should parking be managed?

No Parking restrictions

Q13 Are there any other issues or options we should consider regarding transport?

Not answered

Q14 Should new community facilities be provided within Ravensbury Estate?

No, the existing local community facilities on the estate and nearby are enough

Q15 How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?

Not answered

Additional comments:

None

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.



Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.



Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.



Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

Field Schools
Children's playing
Field

- Option 2: No, the existing local community facilities on the estate and nearby are enough**

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

We need a better homes and a safe place for our children because Ravenbury Grove use to be a good place but now we don't see it and more because of bad guys or people are worrying use at night. We need your help because a single woman like me with four kids I always get afraid of things that go round the place. I will be happy if we get help at all times.

Thank you

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



Option 4: Other, please state

TO REFURBISH EXISTING
PROPERTIES WITHOUT ADDITIONAL
COSTS TO TENNANTS, RESIDENTS
= NO DEMOLITION NEEDED =

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.



Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.



Option 2: If you do not agree with this mix, how would you change it?

REFER TO QUESTION 1 / OPTION
4
= NO DEMOLITION NEEDED =

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.



Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Taller buildings towards the centre of the site.

Option 3: Mostly flats

Option 4: Other, please state

"IF" THE REGEN OF KNOCKING
OUR HOMES DOWN GOES AHEAD

I WOULD BE FORCED OUT OF THE
AREA AS I WOULDN'T BE ABLE TO
AFFORD ONE OF THE NEW HOMES, SO
WHY DO YOU WANT MY OPINION!

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

AS PER MY PREVIOUS ANSWERS

THIS ESTATE DOES NOT REQUIRE

NEW HOMES. IF THE ORIGINAL

HOMES ARE TO BE REFURBISHED AS

PER THE ONGOING REQUESTS FROM

TENNANTS THEN THE NEIGHBOURHOOD

WOULD REMAIN A HAPPY ONE.

WHY WOULD ANY RESIDENT LIVING

HERE WANT TOWER BLOCK FLATS

WHICH WOULD RESULT IN ADDITIONAL

CARS, PARKING ISSUES AND BEING

OVERLOOKED BY A CONCRETE

JUNGLE = KEEP THIS ESTATE

AS IT IS -

LISTEN TO YOUR RESIDENTS

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

PRIVATE GARDENS FOR ALL
HOUSES + A SECURE COMMUNAL
GARDEN FOR THE FLATS

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kickabouts and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

NO NEED FOR THESE -
WE HAVE RAVENSBURY PARK +
MORDEN HALL PARK EITHER END
OF RAVENSBUY GROVE !!

HAVING THESE COULD IN FACT ENCOURAGE ANTI SOCIAL/NOISE

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

THAT YOU TAKE INTO
CONSIDERATION THE VIEWS OF
THE RESIDENTS ON THE ESTATE.
WE DO NOT WANT DEMOLITION
SEE QUESTION 1 OPTION 4.

THEY ARE HAPPY WITH THE
AMOUNT OF SPACE THEY HAVE
ANYTHING TO DO WITH THE
DEMOLITION OF HOUSES WILL
RESULT IN MORE HOUSES/FLAT
SQUEEZED IN AND GARDENS
DRIVEWAYS BEING LOST TO
ACCOMMODATE THIS.

NO TO DEMOLITION

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

RESIDENTS ARE HAPPY
WITH HOW THINGS ARE —

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

ALTHOUGH
 ALOT
 I DONT SEE WHAT
 KNOCKING DOWN PEOPLES
 HOMES AND TRANSPORTS
 USE SHOULD MAKE ANY
 DIFFERENCE

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

AGAIN I DONT REALLY
 UNDERSTAND WHAT THIS HAS
 TO DO WITH THE REGEN OF THIS
 ESTATE.
 WE ARE CHOSE TO LIVE HERE
 BECAUSE OF ITS LOCATION AND LINK
 TO TUBE, BUS + TRAM CONNECTION
 ANY IMPROVEMENT TO ANY TRANSPORT
 LINKS WHEREVER YOU LIVE IS A
 BONUS BUT NOT WORTH KNOCKING
 MY HOME DOWN FOR —
 IF YOU DO I WOULDN'T BE ABLE
 TO AFFORD TO LIVE BACK HERE
 ANYWAY —
 TO DEMOLITION

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state REFER TO QUESTION 1

OPTION 4

NO TO DEMOLITION

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

FROM THE INFORMATION
RECEIVED BACK FROM THE
OTHER ESTATES -

THE EXTRA COSTS INVOLVED
IN MOVING BACK IN &
- INCREASED RENTS

- INCREASED POLL TAXES
- COST OF NEW HOMES TO
EITHER LEASE OR FREE HOLD

~~YOU~~ YOU WILL NEED TO ASK
THIS TO YOUR "NEW" RESIDENTS
AS MANY WILL NOT BE ABLE
TO AFFORD TO RETURN HERE

- NO TO DEMOLITION -

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

I HAVE LIVED ON THIS "ESTATE" AS ITS NOW REFERED TO FOR ALMOST 20 YEARS. I HAVE BEEN VERY HAPPY HERE OVER THAT TIME - HOWEVER THE PAST TWO YEARS HAVE BEEN VERY STRESSFUL NOT KNOWING WHAT "UNDERHAND" PROCESSES ARE BEING MADE BETWEEN CIRCLE MERTON PRIORY HOMES AND MERTON COUNCIL FOR THE FUTURE OF MY HOME AND ~~THE~~ COMMUNITY I LIVE IN -

THE WHOLE CONSULTATION PROCESS HAS BEEN HANDLED IN SUCH AN AWFUL, UNPROFESSIONAL AND CONFIDENTIAL WAY THAT HAS LEFT RESIDENTS FEELING ANXIOUS, FRIGHTENED AND CONFUSED.

WE ARE GIVEN CONFLICTING INFORMATION OR TOLD THEY DO NOT HAVE ANSWERS !!

I AS A FREEHOLDER AM TOLD THAT MY HOME MAY BE DEMOLISHED AFTER 2 YEARS OF HEARING ABOUT THE REGENERATION -

IF IT IS THEN I WILL NOT BE ABLE TO AFFORD ITS REPEACEMENT AS I AM FORCED TO MOVE AWAY OR TAKE ANOTHER MORTGAGE.

I BOUGHT MY HOME BECAUSE I CHOSE TO LIVE THERE, I FEEL THAT HAS BEEN TAKEN AWAY FROM ME FOR THE GREED OF PROPERTY DEVELOPERS AND THE COUNCIL PUSHING TO MAKE ITS TARGETS -

— NO TO DEMOLITION —

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



Option 4: Other, please state

REFURB EXISTING HOMES.
~~NO EXISTING ADDITIONAL COSTS~~
 IMPOSED ON EXISTING RESIDENTS
 NO DEMOLITION

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

REFER TO ANSWER GIVEN
 IN QUESTION 1 OPTION 4

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Taller buildings towards the centre of the site.

Option 3: Mostly flats

Option 4: Other, please state

IF THIS FALCE GOES AHEAD
 IM BEING FORCED OUT OF MY
 COMMUNITY. MERTON CAN DO WHAT
 IT PLEASES AS WILL NOT BE
 PART OF THIS AREA.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

AS A ~~LEA~~ HOME OWNER ONLY I
 DICTATE WHAT OPTIONS I WANT,
 NOT MERTON COUNCIL OR
 MERTON PRIORITY CIRCLE HOUSING!

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
 Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for flats**

This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state**

REFER TO QUESTION 1
OPTION 4!

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



concordsportscentre.co.uk/football

- Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



- Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



girlings.co.uk/development/100517-pembroke-court

- Children's play equipment**



thehills.nsw.gov.au/default/ImageLibrary

- Other, please state**

REFER TO QUESTION 1
OPTION 4!

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

ANYTHING THAT IMPROVES
THE CURRENT COMMUNITY-

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

ONCE AGAIN IMPROVEMENTS CAN
ALWAYS BE MADE IF THE
COMMUNITY IS RETAINED IN
ITS CURRENT FORM.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

NO IDEA HOW REFRUBISHMENT
COULD SUPPORT NEW OR
EXISTING EMPLOYMENT.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

THE WHOLE CONSULTATION PROCESS DRIVEN BY
MERTON COUNCIL AND MPCH HAS BEEN SHAMBOLIC
AND HAS NEVER BEEN CONDUCTED IN THE CORRECT
MANNER GIVEN THE IMPACT THAT THIS WILL
HAVE TO ALL RESIDENTS.

AS LONG STANDING RESIDENTS OF THIS COMMUNITY
IT HAS QUICKLY BECOME APPARENT THAT
MERTON COUNCIL CLEARLY HAVE NO REGARD
FOR THE COMMUNITY OF RAVENSBURY AND NO
ATTEMPT IS BEING MADE TO RETAIN THE
COMMUNITY. MY HOME AND LAND IT SITS ON WAS
CHOSEN BY ME BECAUSE OF THE CURRENT LAYOUT OF
THE SURROUNDING AREAS. IT IS A DISGRACE
THAT ALL PERSONEL INCLUDED SUPPOSED MP'S
AND COUNCIL LEADERS WANT TO DRIVE OUT
FREEHOLD HOME OWNERS OUT OF MERTON!

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

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Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for flats**

This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



- Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



- Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



- Children's play equipment**



- Other, please state**

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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Option 2: Partial redevelopment

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Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

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Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

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Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

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- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kick-about and picnicking.



concordsportscentre.co.uk/football

- Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



- Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



girlings.co.uk/development/100517-pembroke-court

- Children's play equipment**



thehills.nsw.gov.au/defaultImageLibrary

- Other, please state**

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as faster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
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12 How should parking be managed?

Please select **one or more** of the following.

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13 Are there any other issues or options we should consider regarding the transport?

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Better places to live: high quality residential areas

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Option 4: Other, please state

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Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Taller buildings towards the centre of the site.

Option 3: Mostly flats

5 Are there any other issues or options we should consider regarding new homes?

Option 4: Other, please state

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

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Please select **one or more** of the following

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People and spaces

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concordsportscentre.co.uk/football

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King Georges new ball court - 10/05/06



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girlings.co.uk/development/100517-pembroke-court

- Children's play equipment**



thehills.nsw.gov.au/default.asp?ageLibrary

- Other, please state**

Getting around

10 How should greater use of public transport be encouraged?

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- Other, please state

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13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

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King Georges new ball court - 10/05/06



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- Children's play equipment**



- Other, please state**

Better places to live: high quality residential areas

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Option 2: If you do not agree with this mix, how would you change it?

I wouldn't change it

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state
 Leave it as it is.

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

I believe you should consider leaving the estate as it is. As demolition I feel is not ready for Ravensbury at this present time also very strongly believe your draft master plan looks to me to be nothing than squashing a community to pieces your design looks like a prison and does meet the community needs.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

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Please select **one or more** of the following

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People and spaces

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Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

Its fine as it is.

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

None there are 2 parks already.

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

NONE
Its fine as it is.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Parking is fine as it is.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select **a maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily **get to places like Morden, Morden Hall Park and Ravensbury Park**. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough**

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Housing

I think people who pay full rent and Council tax, that live in the flats should be offered a house if they want one, according to their needs, before every one else on benefits.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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Please select **one** of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate**
 Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.
- Option 2: Partial redevelopment**
 Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.
- Option 3: Invest in existing properties to bring them to minimum modern standards**
 Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Refurbishment Ravensbury homes
without resident cost with
absolutely NO demolishing

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following

- Option 1: Mix of different sizes of homes**
 Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.
- Option 2: If you *do not agree* with this mix, how would you change it?**
N/A

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following

- Option 1: A mix of mainly houses and flats on different parts of the estate**

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

N/A

Taller buildings towards the centre of the site

N/A

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire

N/A

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

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Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

N/A question 1 op 4.

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kickabouts and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

N/A

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

_____ N/A

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

N/A

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone, double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions N/A
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

_____ N/A

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas. *& Solar Pannels to make savings on the cost*

I&O Ravensbury | 6 of Electric & the Environment

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you *do not agree* with this mix, how would you change it?

It is already a mix - leave them alone.

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

As mentioned previously
do not change any
leave them alone.
Lovely estate!

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

Taller buildings towards the centre of the site.

LEAVE THEM AS THEY STAND

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Where there are
abandoned garages
you should provide a
Football/Basket ball
area - Fenced in. At
least kids have an
enclosed area to play.

Mixture of houses /
12-15 Flats.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

- Making easy connections within the estate and to the surrounding area**

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area**

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces**

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state**

Leave them alone!

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Just a multi-use games

area, where the garages

are, or a skateboard

area would be nice.

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

Have good facilities already.

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

Stop building on every bit of land.

12 How should parking be managed?

Please select **one or more** of the following

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone: double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Again - Just leave it.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

The Following would just do...

- Re-surface roads
- Redecorate exterior
- New kitchen, bathroom & windows
- Out-door multi-play area

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

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Option 4: Other, please state

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Option 2: If you do not agree with this mix, how would you change it?

N/A

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

N/A
NO DEMOLITION

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

WE HAVE THE RIGHT DENSITY NOW.
WE DON'T WANT MORE HOMES! WE LIKE VERY MUCH OUR VILLAGE!

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

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Option 2: Provide a single public open space for everyone to enjoy

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Option 3: Other, please state

PLEASE KEEP AS IT IS!

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

ing Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

WE DO NOT NEED THIS.

WE HAVE ~~TWO~~ TWO PARKS

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

N/A

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

N/A

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

NOT NEEDED

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

No

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select **one** of the following.

Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas



Option 2: A wide range of homes including a mix of houses, flats and maisonettes



Taller buildings towards the centre of the site.



Option 3: Mostly flats

5 Are there any other issues or options we should consider regarding new homes?



Option 4: Other, please state

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.



Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.



Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.



Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King Georges new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

Getting around

10 How should greater use of public transport be encouraged?

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Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

Option 1: Yes, we need more community facilities such as:
please state

Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

Provision of space for businesses on or near the estate

Employ local businesses and apprentices through the refurbishment or regeneration process

Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

ND

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

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Option 2: If you do not agree with this mix, how would you change it?

ND

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

N/A

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

DEMOLITION
LEAVE ALONE

NO
PLEASE

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, **playspaces** and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck **between** the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- Option 1: Concentrate on providing communal space for flats**

This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy**

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- Sports pitches** such as grassed areas suitable for kickabouts and picnicking



- Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



- Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



- Children's play equipment**



- Other, please state**

*we have 2 parks
why an earth do we
need this
NO DEMOLITION*

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a **maximum of two** from the following.

Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

PLEASE LEAVE OUR
 ESTATE

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as: please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

WE DONT NEED

YOUR REDEVELOPMENT

WE NEED U TO GO AND

SPEND URE MONEY

ELSEWHERE

THIS IS A LOVELY ~~ESTATE~~ ESTATE, FRIENDLY
QUITE, PEACEFULL, A BEAUTIFULL PLACE
TO LIVE

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

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Option 4: Other, please state

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2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

Option 2: If you do not agree with this mix, how would you change it?

Why squander residents money and earnings on something they clearly don't want.

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

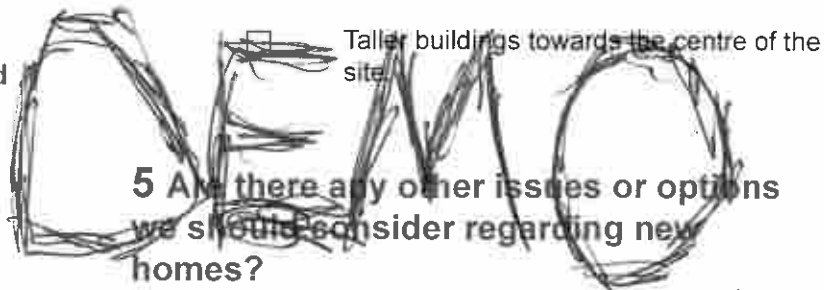
Option 1: A mix of mainly houses and flats on different parts of the estate

Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state



5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas: local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select **one or more** of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select **one** of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

The regeneration scheme you are doing has caused nothing but stress, anger, tears, frustration and annoyance you have repeatedly refused to listen when we say no you decline us the chance to live our lives happily in peace, you are doing all this for your own benefits this clearly isn't about us it's all about your needs and want

People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following:

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain but they have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

Leave our estate alone
kids are able to play in
the streets which is rare
to see... we have 2 parks
already in walking
distance.

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following:

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

King George's new ball court - 10/05/06



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

These do sound ideal
but in reality they
will be used for anti
social behaviour
Merton/Mitchell known
for drug users and drink

People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following

- Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire

No None at all

The spaces we have are enough

any additional space will only end up being

used for anti social activities.

P.s ill be very interested as

would the rest of the area

in seeing these so called surveys

that supposedly

given overwhelmingly yes to DEMO

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: **Yes, we need more community facilities such as:**
please state

- Option 2: **No, the existing local community facilities on the estate and nearby are enough**

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses in or near the estate
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- Other, please state

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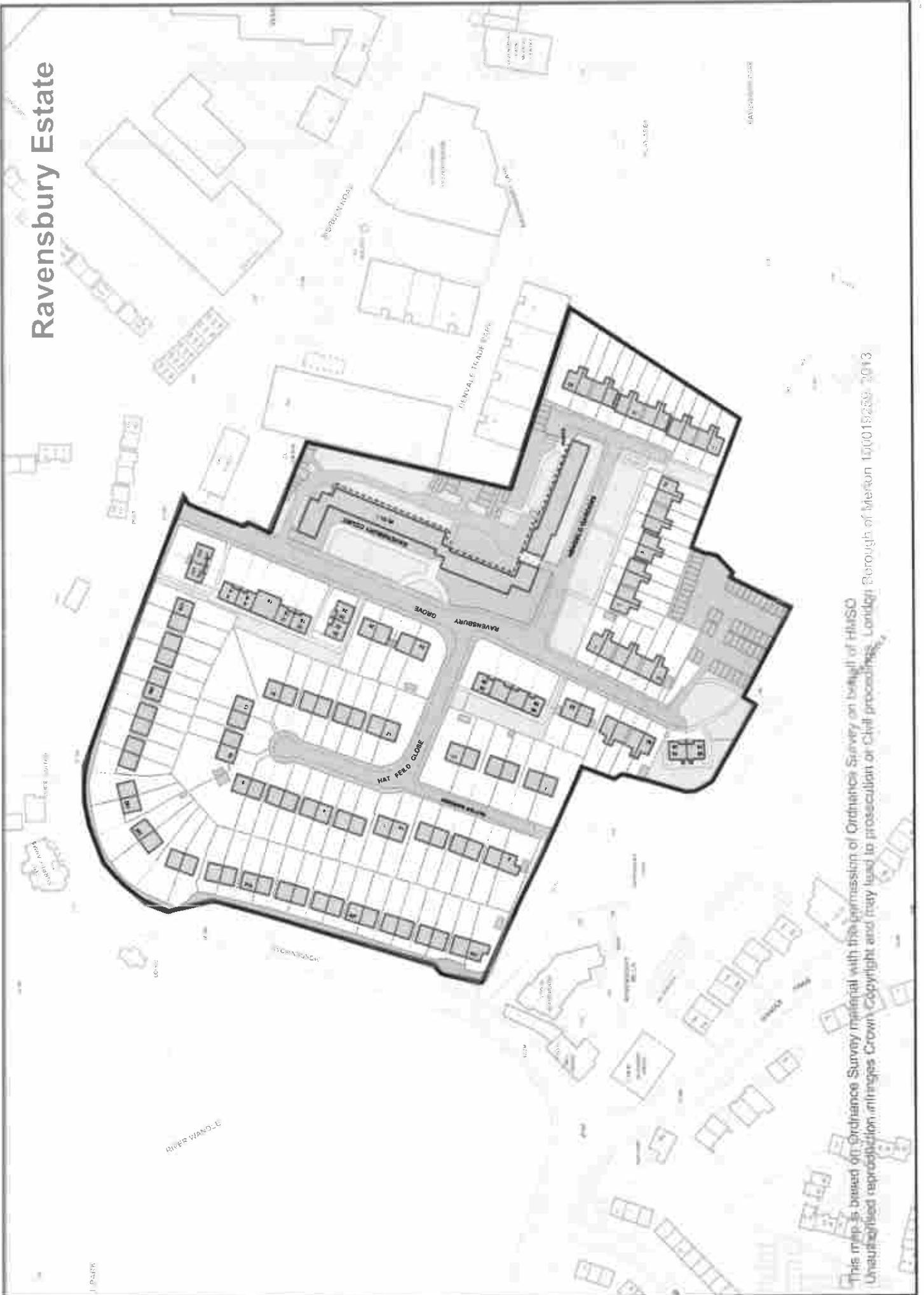
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N O

T O

E M M O

Ravensbury Estate



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Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Kindly Take your plans
and Ideas for Demolition
and Instead spent any
extra money you got
on the existing properties
we already have, leave
this little estate and it's
happy community well
alone!!

Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Better places to live: high quality residential areas

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Taller buildings towards the centre of the site.

Option 3: Mostly flats

5 Are there any other issues or options we should consider regarding new homes?

Option 4: Other, please state

Please feel free to continue on the sheet provided at the end of this questionnaire.

AS IT IS NOW
NO HIGH RISE BLOCKS
THE ESTATE NEEDS
TO BE LEFT AS IT IS

NEW, BUT WITH EXISTING
PROPERTIES BROUGHT
UP TO STANDARD, OUR
ACTUAL ESTATE AND
COMMUNITY DO NOT
NEED ANY INTERFERENCE
FROM CIRCLE HOUSING -
SO TAKE YOUR DEMOLITION

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

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Taller buildings facing the Ravensbury Park and the river Wandle.

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Please select **one** of the following

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PLANS ELSEWHERE!

People and spaces

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Please select **one** of the following.

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This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.



Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.



Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.



Children's play equipment



Other, please state

WE HAVE 2 PARKS
AND DO NOT NEED
ANY AREAS WHICH WILL
END UP BEING USED
FOR ANTI SOCIAL
BEHAVIOUR

Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

ACCESS TO PUBLIC
TRANSPORT IS GOOD
ENOUGH.

11 Walking and cycling are healthy life style choices. How can we support this?

Please select **one or more** of the following.

- Provide well-connected, attractive and safe cycle routes and footpaths
- Provide safe and convenient crossings of busy roads and junctions
- Provide secure and convenient cycle storage
- Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select **one or more** of the following.

- Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

PARKING IS GOOD
ENOUGH ALREADY,
IF YOU LEAVE LEAVE
US ALONE, WE DO NOT
NEED ADDITIONAL
PARKING.

Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as:**
please state

LEAVE

- Option 2: No, the existing local community facilities on the estate and nearby are enough**

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

THE
ESTATE
ALONE

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

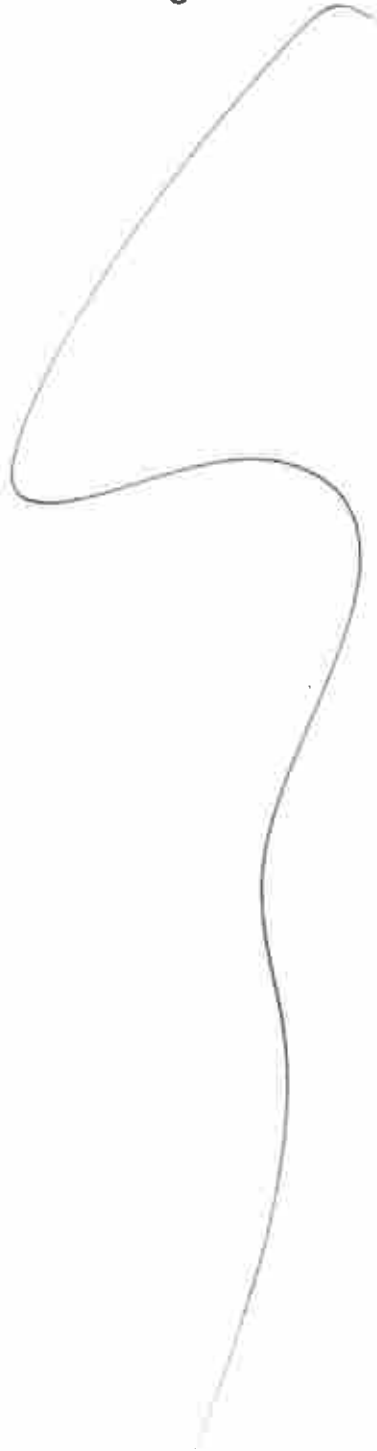
- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

WHY DON'T YOU TAKE ALL THE DEMOLITION PLANS AND IDEAS AND GO TO AN AREA THAT ACTUALLY NEEDS THE INTERFERENCE OF CIRCLE HOUSING, I'LL PUT IT PLAINLY ON BEHALF OF MYSELF AND THE VAST MAJORITY OF RESIDENTS (EVEN THOUGH WE REPEATEDLY TELL YOU WE DON'T WANT DEMOLITION)

NO TO DEMOLITION!
LEAVE OUR ESTATE AND OUR COMMUNITY ALONE, AND IF YOU REALLY HAVE MONEY TO SPEND, THEN SPEND IT ON OUR EXISTING HOMES.

Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.





*The Ravensbury Estate
is situated in Mitcham and
is not close enough for
me to be bothered about.*

Future Merton
London Borough of Merton
Merton Civic Centre
London Road
Morden SM4 5DX

Direct Line: 020 8545 3693

Dear Sir / Madam,

*this has been wasted postage.
How many houses in Wandle Road received this?*

Date: 12 September 2014

Have your say on proposals for Eastfields, High Path and Ravensbury.

We are writing to you, as you either live or work within or near one of the following estates: Eastfields, High Path and Ravensbury.

We have an opportunity to improve Ravensbury (Morden), High Path (Wimbledon) and Eastfields (Mitcham) estates. As you may know, Circle Housing Merton Priory, has been asking people how these estates should look in the future. They want to invest millions of pounds in homes which are modern, energy efficient, designed for 21st century living with quality landscaping.

The proposed investment by Circle Housing Merton Priory is potentially exciting because this is an opportunity for improvement. However, at the same time we want to make sure you get the best deal possible and that your concerns and your ideas are heard.

Tell us what you think

We know you may have been through consultation with Circle Housing Merton Priory already, and there have been a number of workshops on how the estates could look in the future. We want to reassure you that before any decision is made on the proposals they show you, the council also wants to ensure your collective voice is heard as part of our own official consultation, which is taking place between **15 September and 28 October 2014**.

Please visit Merton's website to find our more and have your say:
www.merton.gov.uk/estatesplan

The council's own consultation gives you the opportunity to tell us directly your ideas and concerns. We are working on your behalf and we know your interests are at the heart of this proposal. It will also be the first time that other people who will be affected by the proposed regeneration will be able to make their views known to us. These people include those who work in the area, business owners, nearby schools, and neighbouring community groups.

Even if you have participated in Circle Housing Merton Priory's consultation, we would strongly recommend you also take the opportunity to complete the council's consultation too. Your response will be considered and will provide invaluable input into the legal document we have to prepare, called the **Local Plan** as well as guidance on the next steps.

~~RW~~
RWOR19

Ravensbury Estate - online response

Q1 Should all homes be redeveloped?

Option 2: Partial redevelopment

Q2 What size of homes should be provided within the Ravensbury Estate?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4 How should building heights be distributed through the Ravensbury estate?

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

Q5 Are there any other issues or options we should consider regarding new homes?

Not answered

Q6 What type of outdoor space would you prefer to see within the estate?

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not available for the general public

Q7 What type of play areas and open spaces would you prefer to see?

Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Making easy connections within the estate and to the surrounding area

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Not answered

Q10 How should greater use of public transport be encouraged?

Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide secure and convenient cycle storage AND

Provide cycling training and support, to help people to switch to cycling

Q12 How should parking be managed?

Introduce parking controls AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed for example, car clubs

Q13 Are there any other issues or options we should consider regarding transport?

Not answered

Q14 Should new community facilities be provided within Ravensbury Estate?

No

Q15 How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?

Not answered

Additional comments:

None

All Statutory responses

Stage 2 Consultation – Draft Estates Local Plan

February 2016 – March 2016

18 March 2016

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Dear Sir / Madam

**Draft Estates Local Plan Consultation
Representations made on behalf of Circle Housing Merton Priory**

Further to the issue of the 'Draft Estates Local Plan Stage 2 Consultation (1st February 2016 – 18th March 2016) we write to make formal representations to the consultation on behalf of Circle Housing Merton Priory (CHMP). CHMP is the majority land owner and will be delivering the regeneration of the Estates.

The Council transferred its housing stock to CHMP in 2010, which under the agreement CHMP was required to upgrade all homes to Decent Homes Standards. In pursuing this it has become clear that this does not present the most appropriate solution for investing in the sites and as such CHMP has been exploring options for the regeneration of the existing High Path, Eastfields and Ravensbury Estates, the subject of this draft Estates Local Plan. Accordingly, CHMP has undertaken extensive analysis of housing need, stock condition, the sites and their surrounding context, which has informed this response to the consultation.

CHMP welcomes the Council's support for regeneration and intensification of the land use set out in the draft Estates Local Plan. It is noted that the draft Strategic Environmental Assessment (SEA) which underpins the Plan does not consider the three options for the Estates, being complete regeneration, enhanced refurbishment and Decent Homes Standard refurbishment. The SEA needs to fully consider the alternatives to regeneration and discount them.

Following a thorough review of the draft Estates Local Plan, we have a number of key concerns that we identify and discuss in the following sections. In addition to this letter we enclose a schedule of detailed comments which highlight issues with specific policies, text and diagrams and provides suggestions for amendments to the draft Development Plan Document (DPD).

The key concerns identified by CHMP, Savills and the design team are summarised as follows:

- 1) The draft Estates Local Plan will form part of the development plan and as such it is important to emphasise that any planning application must have regard to the whole development plan, including the London Plan (2015), the Merton Core Strategy and Sites and Policies DPD, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. This is an important legislative context that should be included within the DPD.
- 2) The draft DPD does not set the context in terms of housing need and delivery. We feel this is an important consideration that should be added.
- 3) Each of the sites are large enough to create their own character and therefore, the level of prescriptiveness in the policies is considered to be unnecessary. Flexibility should therefore be built

in to the policies to allow each masterplan to develop through a design-led process having regard to creating their own character, whilst being respectful of the surrounding context and amenities where it is necessary.

- 4) The DPD is not considered to read consistently as a whole at present as there are conflicts between the draft policies, particularly in relation to the expected density of residential accommodation which would be heavily constrained by the building heights policies.
- 5) The policies are considered too prescriptive and there is limited flexibility built into the policy wording to allow an appropriate design led scheme to develop having regard to the site specific circumstances of the Estates and other material considerations.
- 6) High Path is within an Area of Intensification (as set out in The London Plan 2015) which is not acknowledged within the draft Estates Local Plan.
- 7) There are inaccuracies and errors within the existing analysis which should be amended to ensure policies are based on correct and consistent analysis.
- 8) A second round of consultation on the draft DPD may not be required and the inclusion of this would have a significant impact on the timescales for delivery of the regeneration.

We expand further on these concerns below.

Development Plan

The draft Estates Local Plan will form part of the development plan and as such it is important to emphasise within the DPD, that any planning application must have regard to the whole development plan, including the London Plan (2015), the Merton Core Strategy and Sites and Policies DPD, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, unless material considerations indicate otherwise. This is an important legislative context that should be included within the DPD.

Housing Need and Delivery

A section on Housing Need and Delivery should be included within the 'Key Drivers' Section set out in Chapter 2 of the draft Estates Local Plan. The Evidence Base for each estate includes a Housing Needs Assessment, and housing need is of national, regional and local importance as set out in prevailing planning policies. It is therefore important that housing need is identified as a key driver for the Estates Local Plan.

The NPPF, at paragraph 47, requires local authorities to significantly boost the supply of housing and using their evidence base should plan for the full objectively assessed needs for market and affordable housing, and identify strategic sites which are critical to the delivery of the housing strategy. The London Plan recognises the pressing, and desperate, need for more homes in London and therefore sets average annual minimum housing supply targets for each borough until 2025 (which are also expected to be exceeded by local authorities). A minimum annual housing target of 49,000 new homes per year is set for London, with Merton required to deliver a minimum 1,194 new homes per year. This is significantly higher than that envisaged within the Merton Core Strategy (minimum of 4,800 between 2011 to 2026) and as such there is a requirement for the Council to meet a higher identified housing need and therefore optimise the housing potential of these sites. At paragraph 3.19, the Mayor further recognises that the housing supply targets are set "*...as minima, augmented with additional housing capacity to reduce the gap between local and strategic housing need and supply*". The supporting text goes on to recognise that intensification areas and other large sites could provide a significant increase to housing supply.

In addition to highlighting the housing need of the Borough as per the above, a summary of the Housing Needs Assessment for each Estate should be included, particularly as this forms part of the evidence base for the Estates Local Plan.

Large Sites

The London Plan Policy 3.7 identifies that large sites (measuring 5ha or more) are able to create their own distinct character and support higher densities. This is further supported within the GLA Housing SPG paragraph 1.3.35 which refers to sites over 2ha being a large site and therefore able to create their own character and define their own setting. Notwithstanding this, it is recognised that development proposals should integrate with the wider area, however, as each of the estates are large sites, the policies should provide flexibility for the development proposals to create their own distinct character. Eastfields and High Path are large sites as defined by London Plan Policy 3.7 and all three sites are large sites as defined in the Housing SPG. It is therefore appropriate for this to be recognised and referred to throughout the DPD.

Conflict Between Policies

There are a number of examples of conflict between policies within the draft Estates Local Plan which we highlight in the following paragraphs and within the Comments Schedule.

The design teams have undertaken a detailed analysis of applying the height restrictions set out in the draft DPD on each site and the resultant impact on housing delivery and scheme viability. The draft height restrictions are considered to be too prescriptive and this will impact on the ability to optimise the potential of each site. It is therefore recommended that the height restrictions are made more flexible to allow a design-led process to optimising housing potential on the Estates.

At High Path, there is concern in relation to the blanket height range of 5 to 6 storeys that is being applied across the site, as this will impact on the level of accommodation that can be delivered, particularly as this is a 'large site' capable of creating its own character and also because of its location within an Area of Intensification. PRP Architects has undertaken an analysis that applying the proposed building heights would result in the delivery of significantly less units than the 1,802 that the DPD anticipates could be delivered. This would be contrary to paragraph 3.173 of the draft DPD which confirms that the Council is seeking higher densities on the Estates.

A similar analysis of the application of policies on Eastfields and Ravensbury has been undertaken by the design teams, and in both cases, the fixed height restrictions and other draft policy requirements will surpass the quantum of housing that can be delivered such that it will impact on the ability to optimise housing delivery and such that it will impact on scheme viability. The deliverability of the regenerations will be compromised as a result and this is a significant concern for CHMP. As noted, these are both large sites capable of creating their own character; therefore, fixed height restrictions are not considered appropriate.

The draft policies in relation to building heights at Eastfields (page 72 of the DPD) and Ravensbury (page 166 of the DPD) refer to scale of vegetation and views of trees as being the driver for the consideration of height. Further, the policy reference to scale of vegetation is open to interpretation and therefore it is not clear whether height above the trees will be acceptable. It is not appropriate that the Council considers trees to be the only driver for determining building heights having regard to London Plan Policies 7.4 (Local Character) and 7.7 (Architecture). The Council also recognises that there are other factors affecting the design of development at Policy DM D2 of the Sites and Policies DPD, which states that proposals should "*Relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area*". Taking this into account, it is suggested that reference to the scale of vegetation and views is removed.

The NPPF at paragraph 173 supports the consideration of viability in plan-making stating that "*Plans should be deliverable*". As such it is considered appropriate that the policies are amended to allow the height of buildings, and other design parameters, to be informed by an urban design analysis to ensure that housing delivery is optimised and a viable design solution for the estate regeneration is realised.

Prescriptive Policies

Paragraph 2.4 of the draft DPD introduces the plan as a 'wholly design-led' document and is stated as being *'pitched at a high level, with detailed scheme proposals determined by the Council at the planning application stage should regeneration go ahead'*. This general approach is supported but this approach has not been followed through in the policies and supporting text of the draft Plan.

The overall tone of the draft DPD is overly prescriptive particularly as this is implied by the Council at paragraph 2.4 as being a framework document. Furthermore, as set out already, any planning application for the regeneration of the Estates would have to be determined in accordance with the whole development plan, and not just the policies within the Estates Local Plan. The Estates Local Plan should not therefore be applied mechanistically to regeneration proposals at the application stage, and this should be made clear within the wording of the DPD.

Flexibility should also be introduced into the document, in line with the suggestions in the enclosed Comments Schedule, to ensure that the regeneration proposals can offer viable sustainable solutions that provide the opportunity for genuine place-making. As already noted, these are all large sites capable of creating their own character; therefore, the DPD should provide the flexibility required to allow this. Paragraph 59 of the NPPF, states that *'design policies should avoid unnecessary prescription or detail'*. The Planning Practice Guidance (PPG) (ref: 12-010-20140306) also states that Local Plans *"...should concentrate on the critical issues facing the area – including its development needs – and the strategy and opportunities for addressing them, paying careful attention to both deliverability and viability."* Further, given that the regeneration of the Estates will be delivered over a number of years it is considered entirely appropriate that flexibility should be built in to the DPD to allow development proposals to respond to changing circumstances in order to create successful places. This approach would be entirely consistent with the NPPF and the PPG.

Intensification Areas

Policy 2.13 of the London Plan identifies South Wimbledon / Colliers Wood as an Intensification Area. High Path is within this Intensification Area and this should be acknowledged within the Estates Local Plan. Further, it should also be recognised that London Plan Policy 3.7 encourages higher densities in Intensification Areas.

Existing Analysis

There are a number of inconsistencies in the existing analysis of the Estates, which are identified within the Comments Schedule. It is important that the existing analysis is accurate and reflects the existing situation. This is reinforced at paragraph 158 of the NPPF which requires that the Local Plan is based on *"...adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area"*.

Timeline

Having regard to local plan preparation requirements, the second consultation on the draft document may not be necessary. There is no requirement under the Town and Country Planning (Local Planning) (England) Regulations 2012 that a second round of consultation on the draft Local Plan is undertaken. A second consultation would impact the programme for the DPD which would have subsequent impact on the submission of the regeneration outline applications. Of significant consequence would be the impact on the early delivery of housing for which there is an identified need (at national, regional and local level). This would be at odds with DCLG's political priority for early housing delivery through estate regeneration and as such the requirement of a second consultation should be carefully assessed.

St Marks Academy

CHMP support that the Council has identified an opportunity for potential redevelopment at the St Marks Academy site. Should this additional site come forward it will enhance the regeneration of the area, with

potential to provide a kickstart site for additional housing at Eastfields. This will assist in decant needs, enabling regeneration to come forward earlier and enabling the regeneration to be completed within a shorter timeframe. CHMP are engaging with the Academy regarding this opportunity and will keep the Council updated on these discussions. It is important that this opportunity is reflected within the DPD, with flexibility to allow the site to come forward, but that it does not delay the DPD adoption process.

Summary

CHMP welcome the Council's support for the regeneration and intensification of the three Estates. There are however a number of concerns with the draft DPD, highlighted above and within the enclosed Comments Schedule. CHMP welcomes the opportunity to discuss these concerns with the Council in order to ensure flexibility within the policies can be achieved. It is also important to reinforce the importance of a short programme for the adoption of the DPD to support the early housing delivery through a design led, sustainable and viable regeneration solution for the Estates.

CHMP reserve the right to submit additional representations to those set out, having regard to the detailed planning, design, technical and viability analysis that they are undertaking as part of the preparation of the masterplans for the three estates.

Should you have any queries please do not hesitate to contact me or my colleague Catherine Bruce on 020 3320 8286 / cbruce@savills.com. We look forward to receiving convenient dates to meet to discuss the evolving DPD.

Yours faithfully



pp. Jane Barnett
Director

Enc. Comments Schedule 18/03/2016

**Estates Local Plan Consultation:
Comment Schedule 18 March 2016**



Page, Para Reference	DPD text	Suggested Change	Justification / Comments
GENERAL COMMENTS			
General		Paragraph 2.4 of the draft DPD introduces the plan as a 'wholly design-led' document and is stated as being 'pitched at a high level, with detailed scheme proposals determined by the Council at the planning application stage should regeneration go ahead'. Having regard to this, the overall tone of the draft DPD is considered to be overly prescriptive particularly as this is a framework document. Flexibility should be introduced into the document and policies, in line with the suggestions below, to ensure that designs can offer viable sustainable solutions that provide the opportunity for genuine place-making.	<p>Policies should refrain from being overly prescriptive in accordance with paragraph 59 of the NPPF, which states that 'design policies should avoid unnecessary prescription or detail'. The PPG (ref: 12-010-20140306) also states that Local Plans "...should concentrate on the critical issues facing the area – including its development needs – and the strategy and opportunities for addressing them, paying careful attention to both deliverability and viability."</p> <p>Flexibility in Local Plans is reiterated within the Design section of Planning Practice Guidance (PPG) which notes that 'successful places can adapt to changing circumstances and demands. They are flexible and able to respond to future needs'. Given that the regeneration will take place over a number of years it is entirely appropriate to ensure flexibility is built into the DPD.</p> <p>Paragraph 173 of the NPPF states that 'pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking'. An appreciation and details of viability, and the financial implications of plan policies should therefore run throughout the DPD.</p>
General - Chapter 2	A housing section is required within the DPD to set context perhaps at the introduction sections.	A section needs to be added in Chapter 2 defining housing need as a key driver.	Please see cover letter for further justification.
General Comment		The proposed diagrams included within the DPD, for example, land use and heights diagrams are not considered to be necessary and are overly prescriptive. Should the local authority continue to include these diagrams it needs to be made clear that these are indicative diagrams and not in any way to be strictly applied.	The evidence base for the diagrams should be made available as "appropriate and proportionate evidence is essential for producing a sound Local Plan" (PPG ref: 12-014-20140306) and the "evidence needs to inform what is in the plan..." Further as set out at para 158 of the NPPF "Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area".
General		Include reference to Intensification Area throughout the development where relevant. High Path is identified as being within the South Wimbledon / Colliers Wood Intensification Area as defined at Map 2.4 and Policy 2.13 of The London Plan (2015).	<p>Page 79 of the London Plan provides a list of Opportunity and Intensification Areas. South Wimbledon / Colliers Wood (Number 44 on this list) is highlighted as being an Area of Intensification. High Path is within the Area of Intensification. Policy 2.13 of the London Plan provides the policy framework behind Intensification Areas which includes the requirement to 'provide proactive encouragement, support and leadership for partnerships preparing and implementing opportunity area planning frameworks to realise these areas' growth potential in terms of Annex 1, recognising that there are different models for carrying these forward'.</p> <p>Annex 1 in regards to the South Wimbledon/Colliers Wood Intensification Area states that the 'location contains a range of major opportunities for intensification including South Wimbledon and Colliers Wood' with a minimum number of new homes set at 1,300. Policy 2.13 goes on to state that development proposals should 'contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing and/or indicative estimates for employment capacity set out in Annex 1...'</p>
General		The DPD should acknowledge throughout that the Estates are large enough to define their own setting, character and density.	<p>The DPD needs to reflect the status of the Estates as 'large sites' which resultanty can define their own setting. In particular, Housing SPG 1.3.35 states that 'Typically, sites over two hectares usually have the potential to define their own setting'. It is acknowledged that the sites must integrate and improve the area functionally but that they can create their own different and distinct character.</p> <p>As a result of their size, these sites can additionally accommodate higher densities. This is supported within the London Plan at Policy 3.7 which refers to large sites (over 5 hectares) and that these should be 'progressed through an appropriately plan-led process to encourage higher densities'.</p> <p>Merton's Core Strategy Strategic Objective 3 (Page 34) equally reflects the need for higher density developments stating that to achieve the target of providing new homes and infrastructure the council will deliver 'higher density new homes'.</p>
General		Alter reference from 'Local Plan' to 'Estates Local Plan' throughout the whole document	There are other Development Plan Documents that comprise the Council's Local Plan. Any planning application must be determined in accordance with the development plan as a whole, including the London Plan, Core Strategy and Sites and Policies DPD, in accordance with S38(6) of the Planning and Compulsory Purchase Act 2004.
12, 2.3	"Should regeneration go ahead this Estates Local Plan will be an essential part in shaping redevelopment process..."	"Should regeneration go ahead this Estates Local Plan will be an essential part in provide a framework for shaping the redevelopment process..."	This statement is too prescriptive on the role of the Estates Local Plan. The NPPF (Para 59) states that 'design policies should avoid unnecessary prescription or detail' and goes on to comment that 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles' (Para 60). This is further supported by the Design PPG noting that 'to promote speed of implementation, avoiding stifling responsible innovation and provide flexibility, design codes should wherever possible avoid overly prescriptive detail and encourage sense of place and variety'.
15, 2.9	The objectives at paragraph 2.9 are not listed in an order consistent with the NPPF	To make Merton a well connected place where walking, cycling and public transport are the modes of choice when planning all journeys. • To provide new homes and infrastructure within Merton's town centres and residential areas, through physical regeneration and effective use of space. • To make Merton a municipal leader in improving the environment, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively. • To promote social cohesion and tackle deprivation by reducing inequalities. • To provide new homes and infrastructure within Merton's town centres and residential areas, through physical regeneration and effective use of space. • To promote a high quality urban and suburban environment in Merton where development is well designed and contributes to the function and character of the borough. • To make Merton an exemplary borough in mitigating and adapting to climate change and to make it a more attractive and green place. • To make Merton a healthier and better place for people to live, work in or visit.	This should be re-ordered in line with the NPPF priorities.

15, 2.10 and 2.11	<p>2.10 A Sustainability Appraisal (SA) which incorporates a Strategic Environmental Assessment (SEA) has been undertaken in the preparation of the Draft Estates Local Plan and has assisted in the shaping of the document. The purpose of SA/SEA is to promote sustainable development by integrating social, economic and environmental considerations into the preparation of the new Local Plan.</p> <p>2.11 The SA/SEA is also an important tool for developing sound planning policies which are consistent with the government's sustainable development agenda and achieving the aspirations of local communities.</p>	<p>2.10 A Sustainability Appraisal (SA) which incorporates a Strategic Environmental Assessment (SEA) has been undertaken in the preparation of the Draft Estates Local Plan and has assisted in the shaping of the document. The purpose of SA/SEA is to promote sustainable development by integrating economic, social, economic and environmental considerations into the preparation of the new Local Plan.</p> <p>2.11 The SA/SEA is also an important a tool for developing sound planning policies which are consistent with the government's sustainable development agenda and achieving the aspirations of local communities.</p>	<p>Paragraph 2.10 should be reordered in line with the NPPF priorities. Delete reference to SA as an "important" tool, as it is part of a suite of tools for developing planning policies.</p>
18, 2.22	<p>Planning applications that accord with the policies in this Local Plan...</p>	<p>Planning applications that accord with the policies in this Local Plan the Development Plan...</p>	<p>Planning applications should accord with the development plan unless material considerations state otherwise in accordance with S38(6) of the Planning and Compulsory Purchase Act 2004.</p>
18, 2.23	<p>...to achieve the optimal balance of positive social, environmental and economic outcomes....</p>	<p>...to achieve the optimal balance of positive economic, social and environmental and economic outcomes....</p>	<p>To re-order social, environmental and economic references in line with NPPF priorities.</p>
18, 2.24	<p>An assessment of Merton's Site and Policies DPD has been conducted...</p>	<p>This paragraph should be revisited as it is unclear whether reference should be made to the Sites and Policies DPD at this stage in the DPD.</p>	<p>Review and update for clarity.</p>
20		<p>A summary of the Case for Regeneration for each of the Estates should be included as a key driver.</p>	<p>This should include a short statement taken from Savills Case for Regeneration, as this is identified one of the Key Drivers on page 17. The summary should also refer to meeting the housing need of the estates, whilst also contributing to the wider Borough minimum targets set by The London Plan (Table 3.1).</p>
20, 2.25	<p>CHMP have undertaken technical surveys and financial planning work...</p>	<p>CHMP have undertaken technical impact assessments, surveys and financial planning work...</p>	<p>CHMP have undertaken a substantial number of technical impact assessments that support their emerging proposals for the Estates and these should therefore be referenced.</p>
20, 2.28	<p>It is the council's view, supported by CHMP's evidence that whilst incremental refurbishment and decent homes works would improve the internal housing quality in the short to long term...</p>	<p>Add a sentence at the end of paragraph 2.28 as follows: Incremental refurbishment is a short term fix that will not be sufficient to meet longer term housing needs and results in comprehensive regeneration proposals being economically unviable for CHMP as the delivery partner.</p>	<p>This policy should include more emphasis on the fact that a "short term fix" will not be sufficient to meet the longer term housing needs of the Estate and will not be economically viable for Circle Housing as the delivery partner. Additionally paragraph 173 of the NPPF states that 'pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking'.</p>
p23	<p>High Path red line plan</p>	<p>Amended red line plan to be included (as per the enclosed) to ensure Nos. 68A and B are included, as well as all relevant portions of the footpath and public realm.</p>	<p>Please see attached correct red line plan boundary (Attachment 1)</p>
p24	<p>Ravensbury red line plan</p>	<p>Amended red line plan to be included (as per the enclosed).</p>	<p>Please see attached correct red line plan boundary (Attachment 2)</p>
26, 2.33	<p>"The creation of sustainable, well designed safe neighbourhoods with good quality new homes, that maintain and enhance the local community, improve living standards and create good environments."</p>	<p>"The creation of sustainable, well designed safe neighbourhoods with good quality new homes, that maintain and enhance the local community, improve living standards and create good environments through viable regeneration"</p>	<p>An appreciation and details of viability and the financial implications of plan policies should run throughout the DPD. Paragraph 173 of the NPPF states that 'pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking'.</p>
Page 26, 2.34	<p>The creation of a new neighbourhood with traditional streets and improved links to its surroundings, that supports the existing local economy. Buildings will be of a consistent design, form and character, using land efficiently to make the most of good transport services and create a distinctly urban character based on the "New London Vernacular" of traditional terraced streets, front doors to streets, use of brick and good internal design and access to quality amenity space.</p>	<p>The creation of a new vibrant neighbourhood with improved links to its surroundings, that supports the existing local economy while drawing on the surrounding area's diverse heritage and strong sense of community. Buildings will be of a consistent design quality, form and character, using land efficiently to make the most of good transport services and create a distinctly urban character based on "New-London-Vernacular" of traditional streets, front doors to streets, use of predominantly brick, homes with good internal design and access to quality amenity space.</p>	<p>NPPF Para 60. comments that 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness'. Consequently, committing to one type of architecture may be too prescriptive. The New London Vernacular can take a variety of forms and works very successfully, but over the lifespan of the DPD and regeneration which is anticipated to be 10 years, this could result in a lack of place making. The vision should be balanced between aspiring and future proofing the development.</p>
28, 2.37	<p>New development must be designed to have buildings with entrances and windows facing the street...and no blank walls or gable ends.</p>	<p>New development must be designed to have buildings with entrances and windows facing the street...and no should avoid blank walls or gable ends unless justified by detailed design analysis</p>	<p>The NPPF Para 59 directs against applying unnecessary prescription or detail within design policies. Reference should be made to avoiding blank walls and gable ends wherever possible as it may be unavoidable on some occasions.</p>
28, 2.38	<p>Irregular building lines and building heights undermine this and should therefore be avoided.</p>	<p>Irregular building lines and building heights undermine this and should therefore be avoided unless justified by detailed design analysis</p>	<p>As above.</p>
28, 2.39	<p>All private, communal and public amenity space must be of a high quality of design, attractive, useable, fit for purpose and meet all policy requirements, including addressing issues of appropriate facilities, replacement space or identified shortfall.</p>	<p>All private, communal and public amenity space must be of a high quality of design, attractive, useable, fit for purpose and meet all policy requirements, including addressing issues of appropriate facilities, replacement space or identified shortfall unless justified by amenity and open space analysis</p>	<p>It is not always appropriate to meet "all policy requirements" and these will need to be balanced with other planning issues and benefits which should be considered on balance. Section 38(6) of the Planning and Compulsory Purchase Act allows for deviations from development plan policy where material considerations justify such an approach.</p>
p29, 2.43	<p>New development should be sustainable in terms of supporting local social and economic development to support community development, making use of sustainable travel modes the first choice, encouraging community based car sharing schemes and facilitating improved health and well-being such as enabling local food growing and are encouraged to implement aims set out by the Merton Food Charter.</p>	<p>New development should be sustainable in terms of supporting local social and economic development to support community development, for example by making use of sustainable travel modes the first choice, encouraging community based car sharing schemes and facilitating improved health and well-being such as enabling local food growing and are encouraged to implement aims set out by the Merton Food Charter.</p>	<p>The NPPF requires Local Plans to be prepared with the objective of contributing to the achievement of sustainable development (para 151) and that 'Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and net gains across all three' (Para 152). As such full consideration will need to be given to the potential community development provision through the masterplan preparation process and as such the DPD should not be prescriptive on what the potential provision should be.</p>
29, 2.45	<p>The London Plan density matrix should be applied in determining an appropriate density for each estate. Development that is too dense may result in cramped internal layouts, overlooking or daylight issues, or a high number of single (or nearly single) aspect dwellings. Development that is not dense enough will not use land efficiently and effectively or provide sufficient good quality homes.</p>	<p>This paragraph should be provided as the first Design Principle titled 'Optimising Density' and updated as follows: Development proposals should optimise the potential of the land and housing output. The London Plan density matrix should be applied in determining an appropriate density for each estate. Development that is too dense may result in cramped internal layouts, overlooking or daylight issues, or a high number of single (or nearly single) aspect dwellings. Development that is not dense enough will not use land efficiently and effectively or provide sufficient good quality homes. Density should not be applied mechanically and development proposals should have regard to other material considerations such as accessibility, design and local context.</p>	<p>Optimising the potential of land and housing output is not referenced as a Design Principle and it should be included in this section. The DPD should also reflect the position that the Estates are 'large sites' and therefore that they have the potential to accommodate higher densities as set out in Policy 3.7 of the London Plan. Merton's Core Strategy Strategic Objective 3 (Page 34) equally reflects the need for higher density developments stating that to achieve the target of providing new homes and infrastructure the council will deliver 'higher density new homes'.</p> <p>Furthermore, the Housing SPG Para 1.3.7 notes that 'The London Plan is clear that the SRQ density matrix should not be applied mechanically, without being qualified by consideration of other factors and planning policy requirements'.</p>
30, 2.47	<p>The design, layout and appearance of new development must take inspiration and ideas from the positive elements of the local built, natural and historic context. This must include an analysis of what local characteristics are relevant and why, and which are less so. Opportunity must be taken to strengthen local character by drawing on its positive characteristics.</p>	<p>The design, layout and appearance of new development should take inspiration and ideas from the positive elements of the local built, natural and historic context wherever relevant, unless justified by detailed design analysis. This must include an analysis of what local characteristics are relevant and why, and which are less so. The London Housing SPG notes that 'Typically, sites over two hectares usually have the potential to define their own setting.' The Estates are large enough to define their own setting, to deliver higher density development and to create their own characteristics. Opportunities to create their own character should be taken. Opportunity must be taken to strengthen local character by drawing on its positive characteristics.</p>	<p>The DPD needs to reflect the status of the Estates as 'large sites' (as reflected in national policy) which resultantly can define their own setting. In particular, the Housing SPG 1.3.35 states that 'Typically, sites over two hectares usually have the potential to define their own setting'.</p> <p>As a result of their size, these sites can additionally accommodate higher densities. This is supported within the London plan which refers to large sites (over 5 hectares) and that these should be 'progressed through an appropriately plan-led process to encourage higher densities'.</p> <p>Additionally, opportunities to create and retain character of an area should be taken in line with NPPF Para 60 which states that 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness'. This is supported by London Plan Policy 3.7 which notes that a plan-led process should encourage the creation of neighbourhoods with a 'distinct character'. Development proposals should integrate with the surrounding area but are large enough to create a different character.</p>

EASTFIELDS

44, 3.23	The estate itself is distinctive enough from its surroundings to form its own character	The estate itself is large enough and distinctive enough from its surroundings to form its own character	As above.
p48, 3.28	...Public Transport Accessibility Level (PTAL) score is low at only 2 which is defined as poor by the London Plan.	...Public Transport Accessibility Level (PTAL) score is low at only 2 which is defined as poor varies across the site ranging from 1b to 3 which defined as very poor to moderate by the London Plan.	The TIL PTAL plan shows a varying PTAL rating across the site and this should be reflected in the description of the current PTAL rate.
50, 3.31	...and include bib stores and parking in the centre.	...and include bib bin stores and parking in the centre.	Typo
p55		Include housing optimisation as an opportunity.	Optimising the potential of land and housing output is not referenced as an opportunity and it should be included in this section. The opportunity should also reflect the position that the Estate is a 'large sites' and therefore has the potential to accommodate higher densities as set out in Policy 3.7 of the London Plan. Merton's Core Strategy Strategic Objective 3 (Page 34) equally reflects the need for higher density developments stating that to achieve the target of providing new homes and infrastructure the council will deliver 'higher density new homes'.
p56, 3.45	Creating an east-west link will help to integrate the estate into the wider area. This could be achieved by creating a clearly visible eastwest through street between Tamworth Lane and Woodstock Way by fully connecting up Acacia Road, Mulholland Close and Clay Avenue. The creation of a clearly visible north-south street from Grove Road, through the estate to the southern boundary will also help to integrate the estate into wider area. This connectivity will enable the site to overcome its isolated feel by linking it to the area beyond.	Creating an east-west link will could help to integrate the estate into the wider area. This could be achieved by creating a clearly visible eastwest through street between Tamworth Lane and Woodstock Way by fully connecting up Acacia Road, Mulholland Close and Clay Avenue. The creation of a clearly visible north-south street from Grove Road, through the estate to the southern boundary will could also help to integrate the estate into wider area. This connectivity will enable the site to overcome its isolated feel by linking it to the area beyond.	The feasibility of such links will need to be explored through the masterplanning process for the Estate.
56, 3.46	The focal point could be at the intersection of the north-south and east-west streets	The focal point for the area should be along the northern east-west route of the site. A series of focal points of varying nature could be developed along Acacia Road, for example at the intersection of the north-south and east-west streets.	A series of focal points could be created along Acacia Road through the masterplanning process and should not be limited to a single focal point. The Design PPG comments that 'Successful places can adapt to changing circumstances and demands. They are flexible and are able to respond to a range of future needs'. Therefore, the DPD should refrain from being overly prescriptive and incorporate flexibility to allow focal points to develop through a design-led approach through the masterplanning process.
56, 3.47	Develop undesignated open spaces to allow for better distribution of functional open space throughout the estate. Retain existing established mature trees in the central green space. Make this, or a similar replacement(s) publicly accessible and a basis for the creation of new open space and potential local focal points, squares, communal gardens, food growing etc.	Develop undesignated open spaces to allow for better distribution of functional open space throughout the estate. Retain existing established mature trees in the central green space unless justified by an arboricultural survey and urban design analysis . Make this, or a similar replacement(s) publicly accessible and a basis for the creation of new open space and potential local focal points, squares, communal gardens, food growing etc.	Where possible existing trees will be retained on site; however retention will be based on a robust arboricultural and urban design analysis. Further, arboricultural surveys have been undertaken which assess the value of existing trees on the site. In accordance with Policy 7.21 of the London Plan, existing trees of value will be retained where possible.
56, 3.48	Create visual connectivity to the generally attractive surroundings of the playground and cemetery and to make the BMX track less visually isolated. This could be achieved by retaining the mature trees surrounding the site, whilst thinning the smaller scrub and vegetation from between them, so opening out longer and wider views.	Create visual connectivity to the generally attractive surroundings of the playground and cemetery and to make the BMX track less visually isolated. This could be achieved by retaining the mature trees surrounding the site, whilst thinning the smaller scrub and vegetation from between them, so opening out longer and wider views. Visual links to the south and east should focus primarily on long views across the green cemetery space. The galvanised cemetery boundary fence is unattractive. Buildings and landscape treatment should be used to minimise its barrier like impact on the public realm.	Detailed urban design analysis and comments during public consultation have emphasised the importance of improving long views.
58,3.49	Landmark buildings should be located around the focal point at the intersection of the north-south and east-west streets.	Landmark buildings should be located around the focal points and gateways . focal point at the intersection of the north-south and east-west streets.	A series of focal points could be created along Acacia Road through the masterplanning process and should not be limited to a single focal point. The Design PPG comments that 'Successful places can adapt to changing circumstances and demands. They are flexible and are able to respond to range of future needs'. Therefore, the DPD should refrain from being overly prescriptive and incorporate flexibility to allow landmark buildings to develop at appropriate focal points and gateways to develop as a result of the masterplanning process.
58, 3.50	Landmark buildings could be differentiated by appearance and to a degree by height; however, they should be designed to ensure that they are sensitive to the general character of the rest of the development.	Landmark buildings could be differentiated by appearance and to a degree by height; however, they should be designed to ensure that they are sensitive to complementary to the general character of the rest of the development.	The site or the surrounding area is not identified as a heritage asset and as such the use of the word 'sensitive' is not appropriate. The London Plan simply states in Policy 7.4 that 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings'.
p58, Policy EP E1 c)	EP E1 Townscape a) Proposals should demonstrate a well defined building line fronting onto the combined East-West street. Buildings should provide continuity and enclosure along the route ensuring buildings address the street. b) This frontage should not present a fortress-like wall between the street and the estate beyond. Therefore this frontage should be broken at intervals by streets into the estate. c) Proposals should create a focal point in the estate. The most suitable location for this is at the intersection of the north-south and east-west streets. d) The massing and layout of proposals should enable visual connectivity from within the estate to the attractive surroundings of the playground and cemetery.	EP E1 Townscape a) Proposals should demonstrate a well defined building line fronting onto the combined East-West street. Buildings should provide continuity and enclosure along the route ensuring buildings address the street. b) This frontage should not present a fortress-like wall between the street and the estate beyond. Therefore this frontage should be broken at intervals by streets into the estate. c) Proposals should create a focal point in the estate. The most suitable location for this is at the intersection of the north-south and east-west streets. Proposals should create focal points in the estate. The most suitable location for these are at key junctions and at gateways into the Estate. d) The massing and layout of proposals should enable visual connectivity from within the estate to the attractive surroundings of the playground and cemetery.	A series of focal points could be created along Acacia Road through the masterplanning process and should not be limited to a single focal point. The Design PPG comments that 'Successful places can adapt to changing circumstances and demands. They are flexible and are able to respond to range of future needs'. Therefore, the DPD should refrain from being overly prescriptive and incorporate flexibility to allow focal points to develop as a result of the masterplanning process.
64, Policy EP E4	The land use for the estate will remain residential with open space	The land use for the estate will remain predominantly residential with open space	London Plan Policy 3.7 on large scale residential developments supports the incorporation of non-residential uses stating that 'Proposals for large residential developments including complementary non-residential uses are encouraged in areas of high public transport accessibility'.
p64, 3.68	Where there is considered to be demand for, or the desire to, locate non-residential uses on the estate such as business space or local retail facilities, these could be located at the focal point where the north-south and east-west streets intersect.	Where there is considered to be demand for, or the desire to, locate non-residential uses on the estate such as business space or local retail facilities, these could be located at the focal point where the north-south and east-west streets intersect at the focal points and gateways .	A series of focal points could be created along Acacia Road through the masterplanning process and should not be limited to a single focal point. The Design PPG comments that 'Successful places can adapt to changing circumstances and demands. They are flexible and are able to respond to range of future needs'. Therefore, the DPD should refrain from being overly prescriptive and incorporate flexibility to allow focal points to develop through a design-led approach.
64, 3.69	Eastfields is located within an area with a low Public Transport Accessibility Level and a suburban character. Taking account of these factors, and the existing number of homes, and application of the London Plan Matrix a range of 464 -644 (gross figure) new homes are anticipated on site.	Eastfields is currently located within an area with a low to moderate Public Transport Accessibility Level and a suburban character. Taking account of these factors, and the existing number of homes, and application of the London Plan Matrix a range of 464 -644 (gross figure) new homes are anticipated on site. This density range should not be applied mechanically and a design-led approach should be taken.	The DPD should also reflect the position that the Estates are 'large sites' and therefore they have the potential to accommodate higher densities as set out in Policy 3.7 of the London Plan. Merton's Core Strategy Strategic Objective 3 (Page 34) equally reflects the need for higher density developments stating that to achieve the target of providing new homes and infrastructure the council will deliver 'higher density new homes'. Furthermore, the Housing SPG Para 1.3.7 notes that 'The London Plan is clear that the SRQ density matrix should not be applied mechanically, without being qualified by consideration of other factors and planning policy requirements'. As such it is appropriate to add this to para 3.69.
p65	Diagram E4	Diagram to be deleted.	This diagram is unnecessary and should be removed.

p66, EP E5 Policy A	Equivalent or better re-provision of the area of designated open space at the boundary with the cemetery in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and recreational uses.	Equivalent or better re-provision of the area of designated open space at the boundary with the cemetery in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and recreational uses. Any shortfall in quantity will only be acceptable where this is robustly justified.	CHMP's assessment of the existing site has identified that some of the open space to the boundaries of the site is unusable and of a poor quality. As such it is appropriate that the policy focuses on improving the quality of open space with any shortfall to be robustly justified.
66, Policy EP E5 Policy C	As there are groups of large mature trees in the existing main open space, any new open space should incorporate these trees into it as key landscape feature	As there are groups of large mature trees in the existing main open space, any new open space should incorporate these trees into it as key landscape feature, unless their loss can be justified by arboricultural or urban design analysis.	Where possible existing trees will be retained and incorporated into the regeneration; however retention will be based on a robust arboricultural and urban design analysis. Further, arboricultural surveys have been undertaken by CHMP which assess the value of existing trees on the site. In accordance with Policy 7.21 of the London Plan, existing trees of value will be retained where possible having regard to the findings of the arboricultural survey.
p66, EP E5 Policy D	All new houses should have gardens that meet or exceed current space standards.	All new houses should have gardens that meet or exceed current space standards.	This replicates Merton Development Management Policies and as such is not necessary to repeat in the Estates Local Plan.
p66, 3.72	The streets meeting the southern boundary with the cemetery should preferably do so in the form of pocket parks that can be utilised for a range of uses including allotments and food growing.	The streets meeting the southern boundary with the cemetery should preferably do so in could be in the form of pocket parks that can be utilised for a range of uses including allotments and food growing.	The DPD should therefore be worded to allow flexibility in the landscape and urban design, which will be informed through a design-led approach to the masterplanning process.
p68, EP E6 Policy B	The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible...	The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates...	The proposed amended wording should be consistent with London Plan Policy 5.13.
p68, 3.81	Reference to a culverted ditch	Reference to a culverted ditch	CHMP have undertaken physical surveys of the site which do not show the presence of this culverted ditch. If this reference is to be included please provide the evidence base for the existence of the ditch.
p70, Policy EP E7 Policy G	These trees should be retained and be used to inform the design of landscape arrangements for example to provide cues for the location of focal points.	These trees should be retained Existing trees of value should be retained unless justified by an arboricultural survey and urban design analysis and be used to inform the design of landscape arrangements for example to provide cues for the location of focal points.	The proposed amended wording would be consistent with Policy 7.21 of the London Plan. Trees will be retained where possible and any potential removal will be based on robust arboricultural and urban design analysis.
71, Diagram E7		Reduce extent of scrub removal on the southern boundary to only locations adjacent to the pocket parks.	The design intent is to maximise long views across the cemetery and tree canopies. If the diagram is to be retained the removal of scrub along the southern boundary should be based on an analysis of the existing boundary condition and consideration should be given to views expressed during public consultation which supported retention.
p72, EP E8	a) The majority of buildings across the estate should not extend higher than 2-4 storeys to contribute to achieving consistency with the surrounding character. b) A number of taller buildings are considered appropriate in landscape and townscape terms and to facilitate intensified use of the site. The exact storey heights should be informed by the existing mature trees within and surrounding the estate and should complement, rather than compete with the scale of this vegetation. c) When viewed from outside the estate, taller buildings should not be seen to dominate the landscape or skyline.	Insert before point a) the following: "The Estate is large enough to create its own character with a variety of building heights which should be informed by a detailed character analysis, with consideration given to the below a) The majority of buildings across the estate should not extend higher than could range from 2 – 4.6 storeys to contribute to achieving consistency with the surrounding character. b) A number of taller buildings are considered appropriate in landscape and townscape terms and to facilitate intensified use of the site. The exact storey heights should be informed by the existing mature trees within and surrounding the estate and should complement, rather than compete with the scale of this vegetation. c) When viewed from outside the estate, taller buildings should not be seen to dominate the landscape or skyline.	The NPPF supports proposals which raise the standard of design more generally in an area and this should be recognised. The London Plan Policy 3.7 also supports a plan-led process should encourage the creation of neighbourhoods with a 'distinct character'. Furthermore, London Plan Policy 7.6 requires that buildings should have regard to (not necessarily be consistent with) the scale, mass and orientation of surrounding buildings. As such it is considered appropriate that development proposals should have regard to surrounding buildings; however it is also appropriate for taller buildings to be provided where justified by robust character and townscape analysis.
72, EP E8	b) The exact storey heights should be informed by the existing mature trees within and surrounding the estate and should complement, rather than compete with the scale of the vegetation	b) The exact storey heights should be informed by the existing mature trees within and surrounding the estate and should complement, rather than compete with the scale of the vegetation be informed by a detailed character and townscape visual impact analysis, including impact on local views.	The London Plan Policy 7.4 states that 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings'. Policy 7.4 requires development proposals to contribute to a positive relationship between the urban structure and natural landscape, but not that building heights should be determined by existing trees. It is therefore inappropriate that building heights should be determined on existing tree height. Furthermore, CHMP has undertaken an assessment of the impact of restricting buildings to existing tree heights and it would have a significant impact on the delivery of a higher density scheme as required by other policies in the Estates Local Plan.
72 3.90	The existing estate has a consistently uniform height of three storey buildings with flat roofs, that gives the estate its distinctive character. This presents something of a fortress feel from the outside, but a strong sense of calm enclosure from the inside. This height and isolated location mean the estate is not a dominant form in the wider townscape.	The existing estate has a consistently uniform height of three storey buildings with flat roofs, that gives the estate its distinctive character; however the estate is large enough to create its own character with varied building heights. This existing layout presents something of a fortress feel from the outside, but a strong sense of calm enclosure from the inside. This height and isolated location mean the estate is not a dominant form in the wider townscape.	As above.
72 3.91	Development proposals will need to demonstrate careful consideration of proposed building heights in relation to internal open space and views into the estate from the wider area, across the cemetery and any other longer vantage points. A clear strategy on building heights will be needed to ensure the suburban character of the area is not unduly compromised.	Development proposals will need to demonstrate careful consideration of proposed building heights in relation to internal open space and views into the estate from the wider area, across the cemetery and any other longer vantage points. A clear strategy on building heights will be needed to ensure the suburban character of the area is not unduly compromised.	It is not considered appropriate to describe the site as suburban given this is a large site that can create its own character whilst integrating with the surrounding area.
HIGH PATH			
76, 3.92	High Path falls within South Wimbledon/Colliers Wood Intensification Area, where the London Plan encourages optimisation of residential densities.	Include reference to Intensification Area throughout the development where relevant. High Path is identified as being within the South Wimbledon / Colliers Wood Intensification Area as defined at Map 2.4 and Policy 2.13 of The London Plan (2015).	Page 79 of the London Plan provides a list of Opportunity and Intensification Areas. South Wimbledon / Colliers Wood (Number 44 on this list) is highlighted as being an Area of Intensification. High Path is within the Area of Intensification. Policy 2.13 of the London Plan provides the policy framework behind Intensification Areas which includes the requirement to 'provide proactive encouragement, support and leadership for partnerships preparing and implementing opportunity area planning frameworks to realise these areas' growth potential in terms of Annex 1, recognising that there are different models for carrying these forward'. Annex 1 in regards to the South Wimbledon/Colliers Wood Intensification Area states that the 'location contains a range of major opportunities for intensification including South Wimbledon and Colliers Wood' with a minimum number of new homes set at 1,300. Policy 2.13 goes on to state that development proposals should 'contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing and/or indicative estimates for employment capacity set out in Annex 1...'
86, 3.118	Public transport links are excellent with the area having a PTAL Level of 5.	Public transport links are excellent with the area having a PTAL Level rating of 5. Improvement works will result in a PTAL rating of 5-6a by 2021.	Housing SPG Policy 3.15 highlights that Boroughs should combine both the short and medium term vision with long term policies and should therefore take account of the proposed improvement works to public transport.
Page 88, 3.120	Commercial buildings along Merton High Street may seem a bit higher than 3 storeys due to their generous ceiling heights' This is probably the most appropriate location for taller buildings in the area	Commercial buildings along Merton High Street may seem a bit higher than 3 storeys due to their generous ceiling heights. There is a mixture of 3 and 4 storey buildings along Merton High Street. Some of the 3 storey buildings appear slightly higher than 3 storeys due to generous ceiling heights and extended parapets This is probably the most appropriate location for taller buildings in the area	Accuracy on the description of heights is required.
p90	The Key refers to 'Incidental green space'	The Key refers to 'Incidental green space' Leftover spaces'	These leftover spaces have no merit and therefore it is not considered appropriate to describe them as incidental green space

98, Opportunities	The Council's aspiration is to improve the public realm on Morden Road and Merantun Way by creating a better balance between vehicles and pedestrians. Specific improvements that could be made are simplifying the junction of High Path, The Path and Morden Road and creating an attractive entrance and enabling views to Merton Abbey Mills. Future links to the south of Merantun Way should be planned for as well as east-west quiet-ways for cyclists and pedestrians.	The Council's aspiration is to improve the public realm on Morden Road and Merantun Way by creating a better balance between vehicles and pedestrians. Specific improvements that could be made are simplifying the junction of High Path, The Path and Morden Road and creating an attractive entrance and enabling views to Merton Abbey Mills. Future links to the south of Merantun Way should be planned for as well as east-west quiet-ways for cyclists and pedestrians, subject to the findings of utilities and transport surveys.	The DPD needs to reflect the status of the Estates as 'large sites' (as reflected in national policy) which resultantly can define their own setting. In particular, Housing SPG 1.3.35 states that 'Typically, sites over two hectares usually have the potential to define their own setting', and therefore their scale means they have particular potential to define their own characteristics and accommodate higher density development. CHMP has undertaken a number of technical surveys on existing utilities and as such it should be noted that these must be taken into account in developing highways and public realm improvements.
Page 100, Policy EP H1 c)	Streets should be designed to allow for clear unobstructed views along the whole length of the street particularly along Pincott Road and Nelson Grove Road	Streets should be designed to allow for clear unobstructed views along the whole length of the street particularly along Pincott Road and Nelson Grove Road	Planning Policy Guidance on Design notes that 'Development proposals should promote accessibility and safe local routes by making places that connect appropriately with each other and are easy to move through...for this reason streets should be designed to be functional and accessible for all, to be safe and attractive public spaces and not just respond to engineering considerations. They should reflect urban design qualities as well as traffic management considerations and should be designed to accommodate and balance a locally appropriate mix of movement and place based activities'. There are design and existing utilities constraints which will impact on the ability to provide a straight street through the site. This is however considered to be an appropriate design response, as staggered streets create character and can reduce vehicular speeding.
Page 100, Policy EP H1 d)	The key points into the estate at either end of Pincott Road and Nelson Grove Road are the most suitable locations for landmark buildings. Other suitable locations could be the junction of High Path and Morden Road and the junction of Abbey Road and Merantun Way	The key points into the estate at either end of Pincott Road and Nelson Grove Road are the most suitable locations for landmark buildings. Other suitable locations could be the junction of High Path and Morden Road and the junction of Abbey Road and Merantun Way. Landmark buildings can also be delivered within the estate, where this can be justified in townscape and visual impact terms.	This policy wording only considers place-making on the periphery of the estate and does not consider place-making through the use of landmark buildings within the estate. Landmark buildings should also be considered within the estate and not limited to the periphery. As the site is defined as a large site in accordance with the London Plan and Housing SPG it is of size that it can create its own character.
Page 101	Diagram	If the diagram is retained it should be updated as follows and taking account of the comments above: Move building line back along western edge of the High Street; the straight line view along entire east-west link is not possible if existing roads and utilities are to remain/be enhanced; and potential for landmark buildings within the site.	Building lines on western part of Merton High Street do not take into account of the existing Category A London Plane trees.
Page 102, Policy EP H2 a)	Nelson Grove Road and Pincott Road, provide appropriate basis for the design of the new street network and should form the basis of the main routes into and out of the estate. Extension of Nelson Grove Road from Abbey Road in the east to Morden Road in the west will help provide an east to west link, with clear views along its whole length.	Nelson Grove Road and Pincott Road, provide appropriate basis for the design of the new street network and should form the basis of the main routes into and out of the estate. Extension of Nelson Grove Road from Abbey Road in the east to Morden Road in the west will help provide an east to west link, with clear views along its whole length towards Morden Road, will help provide a safe cycle and pedestrian link across the estate.	Planning Policy Guidance on Design notes that 'Development proposals should promote accessibility and safe local routes by making places that connect appropriately with each other and are easy to move through...for this reason streets should be designed to be functional and accessible for all, to be safe and attractive public spaces and not just respond to engineering considerations. They should reflect urban design qualities as well as traffic management considerations and should be designed to accommodate and balance a locally appropriate mix of movement and place based activities'. Removing High Path junction and providing a junction from Nelson Grove Road onto Morden Road may have traffic impact and movement issues, including being too close to the Merton High Street signalised junction. It would require all traffic to instead route through the masterplan site, including school drop-off pick-up vehicle trips. Highways proposals will therefore be developed through consultation with the relevant highways authorities.
Page 102, 3.149	North-south streets between Pincott Road and Abbey Road, linking Merton High Street and Nelson Grove Road. These new streets would help connect the new neighbourhood effectively with the existing grid pattern layout and also ensure efficient block pattern layout.	North-south streets (not necessarily vehicular through routes) between Pincott Road and Abbey Road, linking Merton High Street and Nelson Grove Road. These new streets would help connect the new neighbourhood effectively with the existing grid pattern layout and also ensure efficient block pattern layout.	The provision of vehicular access will depend on traffic flows and traffic modelling which would be assessed through a Transport Assessment. As such it should be made specific that through routes could be for pedestrians only. Reference should also be made to the viability of this proposal. The NPPF Para 173 states that 'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking. Plans should be deliverable. Therefore, the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened'. Therefore, it should be noted that the inclusion of pedestrian access would lead to the loss of around 18 homes. Concern is also raised in regards to the safety of the proposed back entrance to Merton High Street and how this would work with the proposed plans for the new tram. London plan Policy 7.3 states that 'Development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being over bearing or intimidating'. Consequently, concern is raised in regards to a lack of frontage without train station improvements which could create an unsafe space.
p102, 3.150	Layouts should be designed to allow for pedestrian access...	Consideration should be given to futureproofing layouts to should be designed to allow for pedestrian access having regard to placemaking considerations...	This policy requires greater flexibility and is considered to be too prescriptive, contrary to the NPPF (Para 59) which states that 'design policies should avoid unnecessary prescription or detail'. The proposals should develop through the design-led masterplanning process.
p102,3.152	Whilst Rodney Place, is outside the estate boundary, linking it into the street pattern of the estate would help improve links within the area and make it easier to get around.	Whilst Rodney Place is outside the estate boundary, linking it into the street pattern of the estate should be explored as this could would help improve links within the area and make it easier to get around.	This is not currently part of the Estates regeneration proposals and should be more flexible in allowing this to be explored further.
Page 103	Diagram	If the diagram is to be retained, it should reflect the comments made above and be amended as follows: horizontal orange line 'Nelson Grove Road (required historic street alignments)' should be amended and the blue arrow indicating potential access along Morden Road should be specified as a potential access and not necessarily for vehicles.	Planning Policy Guidance on Design notes that 'Development proposals should promote accessibility and safe local routes by making places that connect appropriately with each other and are easy to move through...for this reason streets should be designed to be functional and accessible for all, to be safe and attractive public spaces and not just respond to engineering considerations. They should reflect urban design qualities as well as traffic management considerations and should be designed to accommodate and balance a locally appropriate mix of movement and place based activities'. If the historic line of Nelson Grove Road is retained to the western side of the estate there may be costly and unnecessary diversions of major utilities underneath Rowland Way. The NPPF Para 173 states that 'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking. Plans should be deliverable. Therefore, the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened'. As such flexibility should be retained for the highways and access strategy for the site.
104 3.157	Off-street parking should preferably be provided instead of undercrofts at basement level, rather than ground level parking with communal garden podiums above.	Off-street parking should preferably be provided instead of undercrofts at basement level, rather than ground level parking with communal garden podiums above. Where off-street parking is proposed detailed design consideration should be given to the impact on street frontages, landscaping and quality of residential accommodation.	It is appropriate for flexibility to be provided in the design of off-street parking to allow this to develop through a design-led approach informed by highways and urban design analysis.
p104, 3.160	From the south the main access point at the junction of Station Road and Merantun Way, where traffic movement is restricted to left in and left out only.	From the south the main access point at the junction of High Path and Merantun Way, where traffic movements are left and right into High Path, but restricted to left out only from High Path.	Currently you can turn right from Merantun Way into High Path and this should be updated for accuracy.

p105, 3.165	Although parking is restricted along High Path Road, localised congestion frequently occurs during school peak times. To improve cycle access it may prove necessary to further restrict vehicle movements by closing the western end of High Path to vehicle traffic, although careful consideration of the impacts on the school and alternative traffic routes will need to be fully understood. How any changes interact with outline plans for the South Wimbledon Tram extension will also need to be identified.	Although parking is restricted along High Path Road, localised congestion frequently occurs during school peak times. To improve cycle access it may prove necessary to further restrict vehicle movements by closing the western end of High Path to vehicle traffic, although careful consideration of the highway impacts , impacts on the school and alternative traffic routes will need to be fully understood. How any changes interact with outline plans for the South Wimbledon Tram extension will also need to be identified.	Highways impacts of the regeneration proposals will be considered at the outline planning application stage and will be assessed by a Transport Assessment. As such this should be specified in the policy as being integral to considering whether restricting vehicle movements would be appropriate.
p105, 3.169	For off-street facilities the preference for parking to be provided in full undercrofts at basement level avoids the creation of residential units with windows only located on one side of the building (single aspect) at ground level that are difficult to design well internally and restrict the type of residential units that are possible.	For off-street facilities the preference for parking to be provided in full undercrofts at basement level avoids the creation of residential units with windows only located on one side of the building (single aspect) at ground level that are difficult to design well internally and restrict the type of residential units that are possible.	It is appropriate for flexibility to be provided in the design of off-street parking to allow this to develop through a design-led approach informed by highways and urban design analysis.
p106	Diagram	If the diagram is to be retained, arrow along Nelson Grove Road showing vehicular route connecting to Morden Road should be removed.	Considering the points above this should be removed as it may not be technically possible and could have significant highways implications which would be contrary to para.32 of the NPPF which requires development proposals not to have a severe impact on highways.
p108, EP H4	a) The primary land use for the site will be residential, to accord with the predominant land use of the existing site and surrounding area. b) Development proposals must make more efficient use of the land by building in accordance with the London Plan density matrix that are higher than current and improving the urban design quality of the estate. c) In general, the residential density should be higher in the north-west corner of the site, gradually reducing towards the south-east, where the public transport accessibility (PTAL) is lower and there are smaller scale developments (e.g. Rodney Place) or more local streets (e.g. High Path).	a) The primary land use for the site will be residential, to accord with the predominant land use of the existing site and surrounding area. Non-residential uses may be appropriate. b) Development proposals must make more efficient use of the land by building in accordance with having regard to the London Plan density matrix which indicates that densities higher than existing are acceptable. Development proposals should improve are higher than current and improving the urban design quality of the estate. c) In general, the residential density should be higher in the north-west corner of the site, gradually reducing towards the south-east, where the public transport accessibility (PTAL) is lower and there are smaller scale developments (e.g. Rodney Place) or more local streets (e.g. High Path).	The DPD needs to reflect the status of the Estates as 'large sites' (as reflected in national policy) which resultantly can define their own setting. In particular, Housing SPG 1.3.35 states that 'Typically, sites over two hectares usually have the potential to define their own setting', and therefore their scale means they are able to define their own characteristics and accommodate higher density development. London Plan Policy 3.7 also supports the addition of non-residential uses on large sites.
108, 3.173	High Path and the surrounding area are predominately residential. High Path is located within an area with a good level of Public Transport Accessibility (PTAL). In accordance with the London Plan density matrix, regeneration offers opportunities to make more efficient use of the land with higher density development. Applying this matrix indicates and taking account of the existing number of homes, indicates a range of 608 - 1,802 (gross figure) new homes for this site and the council's expectation is for development proposals to be at the higher end of this range.	High Path and the surrounding area are predominately residential. High Path is located within an urban area with a good level of Public Transport Accessibility (PTAL). In accordance with the London Plan density matrix, regeneration offers opportunities to make more efficient use of the land with higher density development. Applying this matrix indicates and taking account of the existing number of homes, indicates a range of 608 - 1,802 (gross figure) new homes for this site and the council's expectation is for development proposals to be at the higher end of this range. This density range should not be applied mechanically and a design-led approach should be taken.	Optimising the potential of land and housing output is not referenced as a Design Principle and it should be included in this section. The DPD should also reflect the position that the Estates are 'large sites' and therefore that they have the potential to accommodate higher densities as set out in Policy 3.7 of the London Plan. Merton's Core Strategy Strategic Objective 3 (Page 34) equally reflects the need for higher density developments stating that to achieve the target of providing new homes and infrastructure the council will deliver 'higher density new homes'. Furthermore, the Housing SPG Para 1.3.7 notes that 'The London Plan is clear that the SRQ density matrix should not be applied mechanically, without being qualified by consideration of other factors and planning policy requirements'.
109, 3.175	Subject to meeting the Local Plan policies, provision of such uses (e.g. retail shops, financial and professional services, cafes/restaurants, replacement of public houses, community, health, leisure and entertainment uses)	Subject to meeting the Local Plan policies, provision of such uses (e.g. retail shops, financial and professional services, cafes/restaurants, replacement of public houses, offices , community, health, leisure and entertainment uses)	Offices could be an appropriate non-residential use on large sites in accordance with London Plan Policy 3.7.
Page 113	Diagram	If the diagram is to be retained reference to retained trees informing the design of open spaces should be removed.	CHMP has undertaken arboricultural surveys which indicates that some of the mature trees highlighted are not of value and should therefore not necessarily be a basis for the location of open spaces. The location of open spaces should be based on a detailed urban design analysis.
p114, Policy A	Retention of the existing mature tree groups and street trees including the trees fronting Merton High Street east of the junction with Pincott Rd are to form the basis of new open spaces and a network of biodiversity enhancing green corridors across the estate.	the retention of Retention of the existing mature tree groups of value and street trees of value including the trees fronting Merton High Street east of the junction with Pincott Rd are to form the basis of new open spaces and a network of biodiversity enhancing green corridors across the estate unless justified by a detailed design analysis and arboricultural survey.	Where possible existing trees will be retained on site; however retention will be based on a robust arboricultural and urban design analysis. Further, arboricultural surveys have been undertaken which assess the value of existing trees on the site. In accordance with Policy 7.21 of the London Plan, existing trees of value will be retained where possible.
p114, Policy E	The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible...	The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates....	The proposed amended wording should be consistent with London Plan Policy 5.13.
p114, P3.185	Reference to culverted watercourse across estate	Reference to culverted watercourse across estate	CHMP have undertaken physical surveys of the site which do not show the presence of this culverted ditch. If this reference is to be included please provide the evidence base for the existence of the ditch.
Page 116	Diagram	If the diagram is to be retained remove reference to mature trees informing the design of open spaces	CHMP has undertaken arboricultural surveys which indicates that some of the mature trees highlighted are not of value and should therefore not necessarily be a basis for the location of open spaces. The location of open spaces should be based on a detailed urban design analysis.
118, EP H7 Landscape	a) Retention of: i) the existing mature tree groups and street trees including the trees fronting Merton High Street east of the junction with Pincott Road; ii) the tree planting along Hayward Close should be continued along the whole length of the street to strengthen the attractive 'avenue' character of this street; iii) the mature tree(s) in the vicinity of the playground within the 'Priory Close' block; iv) the line of mature trees in the car park between the 'Ryder House' and Hudson Court' blocks; v) the mature trees in the playground to the north of the 'Marsh Court' block. vi) the mature trees to the west and south of the 'Merton Place' block, and to the north of the 'DeBurgh House' block.	a) Where justified by arboricultural surveys and urban design analysis , retention of: i) the existing mature tree groups (if of value) and street trees (if of value) including the trees fronting Merton High Street east and west of the junction with Pincott Road; ii) the trees (if of value) planting along Hayward Close should be continued along the whole length of the street to strengthen the attractive 'avenue' character of this street; iii) the mature tree(s) (if of value) in the vicinity of the playground within the 'Priory Close' block; iv) the line of mature trees (if of value) in the car park between the 'Ryder House' and Hudson Court' blocks; v) the mature trees (if of value) in the playground to the north of the 'Marsh Court' block. vi) the mature trees (if of value) to the west and south of the 'Merton Place' block, and to the north of the 'DeBurgh House' block.	Where possible existing trees will be retained on site; however retention will be based on a robust arboricultural and urban design analysis. Further, arboricultural surveys have been undertaken which assess the value of existing trees on the site. In accordance with Policy 7.21 of the London Plan, existing trees of value will be retained where possible.

120, EP H8 Building Heights	<p>a) The general building height across the site should be 5-6 storeys with variations (outlined below) in order to create a consistent height profile and street character that visually links with the surroundings.</p> <p>b) Buildings fronting Merton High Street will be restricted to 4 storeys (with potential for a 5th storey setback) to ensure the environmental quality of the street does not unduly suffer from shading and blocking of sunlight.</p> <p>c) Buildings fronting Morden Road should be 7-9 storeys to be similar to the existing and potential building heights on its west side and ensure a consistent and even street character.</p> <p>d) Buildings on the west side of Abbey Road should be up to 4 storeys to relate well to the existing housing on the east side and newer flats on the west side.</p> <p>e) Building heights along High Path should be 3-4 storeys in height to reflect its historic character as a narrow historic street and ensure that it sensitively takes account of the setting of St Johns the Divine Church.</p> <p>f) Land outside the estate boundary fronting Merantun Way is suitable for buildings of 7-9 storeys to promote the transformation of this road into a boulevard street.</p> <p>g) Where Station Road, Abbey Road and Merantun Way meet is a sensitive area as there are likely to be awkward shaped sites. The close proximity of Rodney Place and Merantun Way create a need to respect existing low-rise development and make the most of the potential for taller buildings fronting Merantun Way. Storey heights in this general area should rise from 3-4 storeys to 5-6 storeys.</p>	<p>The estate is located in an area of intensification and is large enough to create its own character with varied building heights including potentially tall buildings having regard to the considerations below.</p> <p>a) The general building height across within the site should shall be informed by a detailed design analysis having regard to street character, legibility and views. be 5-6 storeys with variations (outlined below) in order to create a consistent height profile and street character that visually links with the surroundings.</p> <p>b) Buildings fronting Merton High Street should be 3 - 6 storeys having regard to the surrounding local character and will be restricted to 4 storeys (with potential for a 5th storey setback) to ensure the environmental quality of the street to ensure it does not unduly suffer from shading and blocking of sunlight. Set backs could be utilised to ensure an appropriate relationship with the surrounding area.</p> <p>c) Buildings fronting Morden Road should be 7-9 storeys to be similar to the existing and potential building heights on its west side and ensure a consistent and even street character.</p> <p>d) Buildings on the west side of Abbey Road should be up to 4 storeys to relate well to the existing housing on the east side and newer flats on the west side.</p> <p>e) Building heights along High Path should ensure no unacceptable harm to be 3-4 storeys in height to reflect its historic character as a narrow historic street and ensure that it sensitively takes account of the setting of St Johns the Divine Church.</p> <p>f) Land outside the estate boundary fronting Merantun Way is suitable for buildings of 7-9 storeys to promote the transformation of this road into a boulevard street.</p> <p>g) Where Station Road, Abbey Road and Merantun Way meet is a sensitive area as there are likely to be awkward shaped sites. The close proximity of Rodney Place and Merantun Way create a need to respect existing low-rise development and make the most of the potential for taller buildings fronting Merantun Way. Storey heights in this general area should rise from 3-4 storeys to 5-6 storeys. could be from 3 to 7 storeys having regard to detailed character and townscape analysis.</p>	<p>In order to meet the higher end of the density range specified, greater flexibility is required to support the development of scheme that provides buildings of varying heights justified on townscape, visual and amenity terms. The site is considered to be a large site and can therefore form its own character in line with London Plan Policy 3.7.</p> <p>London Plan Policy 7.7 notes that '<i>Tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of appropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings.</i>' The Estate is not within a sensitive area and consequently, subject to adequate assessments, heights along the street could be increased to generate the stimulus for redevelopment of the land to the south of High Path, adjacent to Merantun Way.</p>
p120, 3.199	Building heights along the lengths of streets should be similar or the same on either side in order to maintain a consistent character.	Building heights along the lengths of streets should be similar or the same on either side in order to maintain a consistent character.	<p>Opportunities to create and retain character of an area should be taken in line with NPPF Para 60 which states that '<i>Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.</i>'</p> <p>Consequently, this policy is too prescriptive and no transition in height would ever occur if the same height was to be provided on either side of a street. The site is large enough to create its own character in accordance with Policy 3.7.</p>
p120, 3.200	A more even distribution of heights will reduce these negative characteristics and help new development fit in comfortably with its surroundings. It will also create neighbourhood streets that are easy to get around. In order to fit well with the surroundings, it is important to ensure building heights on the edge of the estate relate appropriately to those adjacent to it.	A more even appropriate distribution of heights will reduce these negative characteristics and help new development fit in comfortably with its surroundings. It will also create neighbourhood streets that are easy to get around. In order to fit well with the surroundings, it is important to ensure building heights on the edge of the estate relate appropriately to those adjacent to it.	The policy needs to be flexible to allow a design led approach to building heights, informed by detailed urban design and townscape analysis.
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p 124, 3.201area of approximately 4.5 hectares.area of approximately 4.5 hectares. It is therefore large enough to create its own character.	As per the Housing SPG it should be recognised that this is a large site which should 'create neighbourhoods with distinctive character'.
p.126-128		Due to the structure of the section it is unclear about the historical development of the site. The narrative jumps from 1800s, to 1930s, 1970 and then 1950. It would help if some re-ordering of the paragraphs was undertaken.	For clarity.
p.127, 3.208	Maps from the 1950s show a branch of the River running alongside Morden Road, which is clearly responsible for the set-back of the houses from the main road.	Maps from the 1950s show a branch of the River one of the man-made watercourses running alongside Morden Road which is clearly responsible for the set-back of the houses from the main road with earlier maps from the 1930s showing watercourses running east to west through the site.	There has been much emphasis placed on this one section of the many man-made watercourses that were created as part of the mill. The focus should not be placed singularly on this element as it is no more significant than all the other historic watercourses that were created on the site. It is therefore appropriate to make reference to all historic watercourses.
p.130	Image Plan	Ravensbury Estate (number 1 in the key) has included both Ravensbury Mill and the buildings on the opposite side of Morden Road. These should be removed from the estate area and included in the Ravensbury Park and Morden Hall Park areas respectively.	The character of the estate in both building type, street layout and defined building edge along Morden Road means that it is a separate character area that has a relationship to, but is not the same character as the adjacent buildings.
133, 3.223	Within the Estate the PTAL is 1B	Within the Estate the PTAL is 1B. Improvements will result in a PTAL rating of 2-3 by 2021.	Housing SPG Policy 3.15 highlights that Boroughs should combine both the short and medium term vision with long term policies and it is therefore appropriate to take account of the proposed transport improvement works.
P.134	Diagram	There are some Orit houses along Ravensbury Grove which were built at the same time as the rest of the houses in Orange. There is photographic and mapped evidence that the two rows of original terraced houses on the estate were still standing when the Orit houses were built and the plan should therefore be updated.	This should be updated for clarity and consistency. Please see attached plan as Attachment 3.
136, 3.225	At four storeys Ravensbury Court both reflects the scale of the mature trees and spaces surrounding it...	At four storeys Ravensbury Court both reflects the scale of the mature trees and spaces surrounding it....	It is not considered appropriate to refer to buildings reflecting the scale of trees.
136, Diagram		Communal amenity space should be shown behind the block of flats at the bottom of Ravensbury Grove Road.	For accuracy and clarity as this is existing space.
137, 3.226	Most of the space is well defined and its use and purpose clear, with little space being 'left over' or ambiguous.	Most of the space is well defined and its use and purpose clear, with little however some of the space is being 'left over' or and ambiguous, for example, at the end of Ravensbury Grove.	Should be recognised that some of the existing space is 'left over'.
142, 3.229	The landscape of the estate is defined by the surrounding mature trees of Morden Hall Park and Ravensbury Park and the riparian landscape of the River Wandle. This gives the estate its secluded, almost rural feel and is an essential part of its character.	The landscape of the estate is defined influenced by the surrounding mature trees of Morden Hall Park and Ravensbury Park and the riparian landscape of the River Wandle. This gives the estate its secluded, almost rural feel and is an essential part of its character.	The landscape is influenced by the surrounding area but not defined by it. This is a suburban area not 'almost rural' and as such the reference should be removed.
p143, 3.230	A footbridge across the river to an existing access onto Wandle Road would increase the accessibility of the area for residents of the estate and local area significantly.	A footbridge across the river to an existing access onto Wandle Road would increase the accessibility of the area for residents of the estate and local area significantly.	This is not considered to be an issue associated with the existing estate but rather a potential solution that may need to be explored further through the development of the regeneration proposals.

p144		Insert opportunity on housing optimisation and development density	Optimising the potential of land and housing output is not referenced as an opportunity and it should be included in this section. The opportunity should also reflect the position that the Estates are 'large sites' and therefore they have the potential to accommodate higher densities as set out in Policy 3.7 of the London Plan. Merton's Core Strategy Strategic Objective 3 (Page 34) equally reflects the need for higher density developments stating that to achieve the target of providing new homes and infrastructure the council will deliver 'higher density new homes'.
p143, 3.236	Where possible, flood risk should be reduced without undermining the landscape character or semi-rural feel of the area.	Where possible, flood risk should be reduced without undermining the landscape character or semi-rural feel of the area.	This is a suburban area not 'semi rural' and as such the reference should be removed.
146, 3.244 and 246	Proposals should investigate working in conjunction with the National Trust to consider the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road. Proposals could investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park.	Proposals should investigate working in conjunction with the National Trust to consider the replacement of boundary treatment around Morden Hall Park to improve views into the park from Morden Road. Proposals could investigate the scope to uncover and display the remains of Ravensbury Manor. The addition of interpretation panels could create a heritage focal point in the park.	These paragraphs should be removed. The Council should update the CIL Regulation 123 list to enable CIL receipts to be used to fund the delivery of an infrastructure, as such infrastructure is not only for the benefit for the Estate, nor is the provision a site specific mitigation requirement.
p.146, EP R1 - b	The corner of the estate adjacent to Ravensbury Park will be expected to make an architectural statement which sensitively addresses the park entrance, river and mill buildings.	The corner of the estate with Morden Road adjacent to Ravensbury Park will be expected to make an architectural statement which sensitively addresses take account of the park entrance, river and mill buildings.	Clarity in text over area the policy refers to.
150, Policy EP R2	B. Ravensbury Grove should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.	B. Ravensbury Grove, through landscaping , should be extended fully to the boundary of the Ravensbury Park providing clear views along its whole length into the park.	Detailed analysis has identified that it is not feasible to extend the actual road to the boundary with the Park; however landscaping measures can be incorporated to provide clear views along the length.
p.150 Policy EP R2	C. Hengelo Gardens should be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures.	C. Hengelo Gardens should be retained and enhanced, particularly with respect to arrangement of car parking, general landscaping and the potential for flood attenuation measures unless justified through detailed urban design analysis.	The DPD should refrain from being overly prescriptive. Paragraph 59 of the NPPF states that ' <i>design policies should avoid unnecessary prescription or detail</i> '. This is reiterated within the Design PPG which provides guidance on creating 'successful places'. The Design PPG notes that ' <i>successful places can adapt to changing circumstances and demands. They are flexible and able to respond to future needs</i> '. It is therefore considered to be appropriate to allow flexibility in relation to potential parking, landscaping and flood attenuation requirements. that will be developed through detailed design analysis and technical surveys.
p152, 3.269	There is scope to improve this crossing through enhancements to footways and crossing point which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment.	There is scope to improve this crossing through enhancements to footways and crossing point which ensure pedestrians and cyclists have sufficient space to move in a comfortable environment. The Council will investigate the potential of CIL funding being used for the delivery of any potential off-site enhancements.	The Council should update the CIL Regulation 123 list to enable CIL receipts to be used to fund the delivery of such infrastructure as it is not only for the benefit for the Estate, nor is the provision a site specific mitigation requirement.
p152, 3.262 and 263	To enhance pedestrian links there is also opportunity to build a new bridge to Ravensbury Park, creating a new North-South pedestrian link from Wandie Road to the Ravensbury Estate. Within Ravensbury Park there is potential to add additional bridges/walkways across the river and back channel which would allow for a better connection between the Ravensbury Estate and the play area in Ravensbury Park.	To enhance pedestrian links there is also opportunity to build a new bridge to Ravensbury Park, creating a new North-South pedestrian link from Wandie Road to the Ravensbury Estate. Within Ravensbury Park there is potential to add additional bridges/walkways across the river and back channel which would allow for a better connection between the Ravensbury Estate and the play area in Ravensbury Park. The Council will investigate the potential of CIL funding being used for the delivery of any potential off-site enhancements.	The Council should update the CIL Regulation 123 list to enable CIL receipts to be used to fund the delivery of such infrastructure as it is not only for the benefit for the Estate, nor is the provision a site specific mitigation requirement.
p.154 and 155	Diagram	If the diagram is to be retained the northern connection to Morden Road should be removed.	PPG on Design notes that PPG Design ' <i>Development proposals should promote accessibility and safe local routes by making places that connect appropriately with each other and are easy to move through</i> '. Creating too many links through the site does not always create a well connected plan that integrates with the neighbourhood if the link does not go anywhere. The northern connection is considered to divide the plan further creating more roads than developable area. There becomes in effect more roads and footpaths than area to be developed for residential use which is not considered to optimise the housing potential of the site. The connection to the tram link would be better served from the end of Ravensbury Grove due to the need to cross Morden Road to access the footpath north of the site. Public consultation also confirmed that residents were not supportive of creating a link through the site and as per the NPPF, planning policy should be informed by public consultation comments.
156, 3.273	Ravensbury is located within an area with a low level of Public Transport Accessibility. Taking account of these factors, and application of the London Plan matrix a range of 106 - 288 (gross figure which excludes land occupied by housing to be retained or refurbished) new homes are anticipated on this site. The council's expectation is for development proposals to be at the higher end of this range.	Ravensbury is located within an area with a low level of Public Transport Accessibility. Taking account of these factors, and application of the London Plan matrix a range of 106 - 288 (gross figure which excludes land occupied by housing to be retained or refurbished) new homes are anticipated on this site. The council's expectation is for development proposals to be at the higher end of this range. This density range should not be applied mechanically and a design led approach should be taken.	The Housing SPG Para 1.3.7 notes that 'The London Plan is clear that the SRQ density matrix should not be applied mechanically, without being qualified by consideration of other factors and planning policy requirements'.
157	Diagram	This diagram is not considered relevant and should be removed.	The land use is to be predominantly residential as existing and therefore the diagram is not considered to be relevant or helpful.
158, EP R5 Open Space	D. All new houses and flats should have gardens and amenity space to meet or exceed current space standards	Delete this reference.	This replicates Merton Development Management Policies and as such is not necessary to repeat in the Estates Local Plan.
p160, Policy C	The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible...	The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible, should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates....	The proposed amended wording should be consistent with London Plan Policy 5.13.
p.161, 3.288	Reinstatement of a historic river channel running along side Morden Road....	Reinstatement of a Reference should be made in the landscape design to the historic river channel running along side Morden Road, for example through the provision of a dry swale....	This is too prescriptive and does not have regard to viability contrary to the NPPF, particularly para 174. Furthermore, a landscape link does not have to be created through the reinstatement of the watercourse but could be through other measures. It is not considered appropriate in both flood mitigation and safety terms to reinstate the open watercourse. The historic watercourse could however be referenced in the landscape design, for example, through the provision of a dry swale that would create a green buffer and provide additional flood mitigation measures.
p.162	Diagram	Should the diagram be retained, the northern strip of 'illustrative swale' is not an appropriate location for this due to depth of space between road and houses and the location of existing trees. This could however be provided as permeable paving. The Key and plan should be updated to show this and to confirm that flood mitigation measures should not be limited to swales.	Flood mitigation measures should not be limited to swales and other approaches should be included. Flood mitigation measures will be subject to significant technical assessment.

p166, Policy EP R8	<p>a) Buildings heights should not compete with established mature trees which envelope the estate and should not harm the visual amenities from within the adjacent parks.</p> <p>b) Within the development a building height range of 2-4 storeys should not adversely affect views to the surrounding established trees. Relatively open views from within the estate to the surrounding tree canopy are a defining characteristic of the estate and should generally be retained.</p>	<p>a) The site is large enough to create its own character with varied heights. Building heights should be informed by a detailed character analysis not compete with complement established mature trees which envelope the estate and should not harm the visual amenities from within the adjacent parks.</p> <p>b) Within the development a building height range across the site of generally 2-4 storeys should not adversely affect views to the surrounding established trees. Taller buildings up to 5 storeys may be appropriate at focal points.</p>	<p>In order to meet the higher end of the density range specified, greater flexibility is required to support the development of scheme that provides buildings of varying heights justified on townscape, visual and amenity terms. The site is considered to be a large site and can therefore form its own character in line with London Plan Policy 3.7 and the Housing SPG.</p> <p>Building heights should be informed by an understanding of the site and surrounding area and developed through a design-led approach. Detailed urban design, townscape and amenity analysis will inform appropriate building heights for the Estate, and therefore the policy should refrain on being overly prescriptive on building heights.</p>
166, 3.297	New development comprising mainly of houses rather than flats is more likely to preserve the landscape character of the estate.	Housing typologies should New development comprising mainly of houses rather than flats is more likely to preserve the landscape character of the estate.	<p>NPPF Para 14 states 'Local plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change' and goes on to note at Para 47 that Authorities should 'use their evidence base to ensure that their local plan meets the full, objectively assessed needs for market and affordable housing in the housing market area...'</p> <p>Therefore, housing types should be driven by housing need and viability as identified in the Housing Needs Assessment. Additionally, it should be acknowledged that flatted blocks and maisonettes can be appropriately designed to preserve landscape character.</p>
166	Diagram	Remove diagram	This is considered unnecessary and should therefore be removed.
166, 3.301	The next chapter outlines the requirements applicants will need to meet in their submission of planning applications. This entails a set of detailed design codes, developed by the applicant, in accordance with the Plan.	The next chapter outlines the requirements applicants will need to meet in their submission of planning applications. This entails a set of detailed design codes, developed by the applicant, in accordance with the Plan.	Delete paragraph as this is not the appropriate place for this within the DPD.
DESIGN CODE			
171, 4.1	This part of the Plan requires the applicant to submit their own design codes for any development proposals.	This part of the Plan requires the applicant to submit their own design codes for any development proposals. provides guidance on any design codes that may be required to support development proposals.	The need for a design code should be determined through pre-application discussions rather than the DPD.
171, 4.2	At the planning application stage, the applicant, will be expected to include as part of their application, a set of design codes that guides the development of each phase of the redevelopment. This should include, but not necessarily be limited to, a number of specific subject areas outlined below. The following guidance lists the subject areas that must be covered and gives guidance on how these subjects will be expected to be addressed.	At the planning application stage, the Council will discuss with the applicant whether it is necessary to submit a design code. This will be dependent on the type of application and level of detail being submitted. will be expected to include as part of their application, a set of design codes that guides the development of each phase of the redevelopment. If required this could should include, but not necessarily be limited to, a number of specific subject areas outlined below. The following design principles lists the subject areas that must may need to be covered: and gives guidance on how these subjects could will be expected to be addressed. architecture and elevations, materials, landscape and biodiversity, flooding and drainage, internal space standards, building and dwelling layouts, building to street interface, street design characteristics, amenity space and refuse storage and collection.	The NPPF paragraph 59 states that "Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail..." Furthermore the Design PPG requires that "...design codes should wherever possible avoid overly prescriptive detail and encourage sense of place and variety". The proposed design code within DPD enforces unnecessary prescription and detail and its removal is therefore considered appropriate. The need for a design code should be determined through pre-application discussions for the outline planning applications. Furthermore, conditions could be attached to any planning permission to require compliance with certain standards, for example internal space standards, and therefore secure design quality.
p170 to 171 4.3 to 4.15		Delete Design Codes onwards	As above.
174, 5.1	Should regeneration of Merton's three estates go ahead, this currently...	Should regeneration of any of Merton's three estates go ahead, this currently...	There could be a scenario where one or two estates come forward. The same policy basis could be applied to one, two or three estate regenerations.
174, 5.4	CHMP have committed to an open book accounting process to facilitate the understanding of the impact on residents on council services.	CHMP have committed to an open book accounting process to facilitate the understanding of the impact on residents on council services.	Viability information in support of the case for regeneration and future planning applications will be redacted where appropriate due to the inclusion of commercially sensitive information.
174 5.6	Building new homes for existing residents to move into while their home is being built is very important for keeping existing communities together as far as is possible to create the foundations for a sustainable community long-term.	Building new homes for existing residents to move into directly and in a single move (i.e. without the need for a temporary decant) while their home is being built is very important for keeping existing communities together as far as is possible to create the foundations for a sustainable community long-term. It also minimises disruption to existing residents' lives.	It is important to recognise the importance of early delivery housing for the decant of residents.
174	Options for first phase of early housing delivery development on Eastfields	Options for first phase of early housing delivery development on Eastfields	
174, 5.10	It may be possible to build new homes along the boundary of land within St Marks Academy, between Eastfields Estate and Eastfields train station, preserving playing space while providing new homes that create better access between the station and the estate.	It may be possible to build new homes along the boundary of land within St Marks Academy, between Eastfields Estate and Eastfields train station, preserving the appropriate level of playing space while providing new homes that create better access between the station and the estate. This would allow the building of additional new homes which in turn could speed up the overall regeneration of Eastfields. At the same time a number of existing urban design and access issues could be improved with safer pedestrian routes to Micham Eastfields station and new street frontages, while providing new homes that create better access between the station and the estate.	There may be a loss of open space however a detailed exercise to review the quantity and quality of existing provision against need in accordance with paragraph 74 of the NPPF will be undertaken.
176 5.14	Other potential sites were considered and are not recommended to be taken forward.	Other potential sites were considered and are not recommended to be taken forward at this stage.	Housing SPG Policy 3.15 notes that 'Boroughs should ensure that implementation of this Plan's long term, strategic housing policies are informed by, and integrated with, the short to medium term horizon' and hence policy should not restrict further sites coming forward at a later date.
176, 5.15	The council will use section 106 planning obligations and/or CIL to ensure the delivery of key infrastructure and to mitigate impact of development.	The council will use section 106 planning obligations and/or CIL to ensure the delivery of key infrastructure and to mitigate impact of development. The Council will update the CIL Regulation 123 to include the items of infrastructure identified in this DPD.	The Council should update the CIL Regulation 123 list to enable CIL receipts to be used to fund the delivery of items identified in the DPD, as such infrastructure is not only for the benefit of an Estate, nor is the provision a site specific mitigation requirement.

Ann Clake
London Borough of Merton
Policy & Information
Merton Civic Centre London Road
Morden
Surrey
SM4 5DX

Our ref: SL/2006/100135/OT-
06/PO1-L01
Your ref: mnxclPO8DEW
Date: 30 March 2016

Dear Ann

London Borough of Merton Draft Estates Local Plan - Preferred Options

Thank you for consulting us on the Draft Estates Local Plan.

We support the weight given to flood risk management and enhancements for biodiversity within the draft plan.

We have provided detailed comments on the design principles in Section 1 attached on the three estates that make up the Merton Local Plan Area in sections 2-4 below.

We apologise for the delay in our response and hope you find our comments helpful, if you have any questions please contact me.

Yours sincerely

Joe Martyn
Planning Advisor

Direct dial 020 3025 5546
Direct e-mail kslplanning@environment-agency.gov.uk

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Section 1: Design principles

2.41 Promoting biodiversity

We welcome the fact that biodiversity is seen as a valuable asset in the borough. This includes the assertion that biodiversity will not be adversely impacted by the regeneration proposals and that opportunities for biodiversity enhancement will be sought, which in turn will benefit the local communities.

Section 2: Eastfields

It is welcomed that Policy EP E6 Environmental Protection, highlights the need to ensure that flood risk is fully considered in line with all relevant policy and should include all possible and applicable SuDS features. In addition, Policy EP E6 also makes reference to the reduction of Greenfield runoff rate to be in line with the content of the Mayor's London Plan.

In Eastfields, one of the opportunities that is highlighted relates to the reconfiguration of open space and opportunities for landscape connectivity are set out. This opportunity should be tied in with the requirement to use SuDS and reduce the rate of surface water runoff, these open areas could offer another opportunity to incorporate SuDS features and act as storage and conveyance areas for surface water runoff. The planting of trees in urban setting are thought to act to take up water and could be part of an overall sustainable solution to drainage for the estate.

We would be supportive of the creation of a linear park to the north eastern side of the estate to incorporate a swale or linear water feature to be facilitated by the de-culverting of the existing historic watercourse that flows underground between the estate and Long Bolstead Recreation Ground.

The removal of a watercourse from a culvert can not only have flood risk management benefits, but also a range of ecological and biodiversity benefits. If the ditch cannot be de-culverted (i.e. if it is still an operational TW sewer), there is a proposal for an offline sustainable drainage feature. These should be designed to benefit biodiversity.

Section 3: High Path

It is welcomed that Policy EP H6 Environmental Protection, highlights the need to ensure that flood risk is fully considered in line with all relevant policy and should include all possible and applicable SuDS features which could include opportunities to enhance the biodiversity value of the area.

In addition, Policy EP H6 also makes reference to the reduction of Greenfield runoff rate to be in line with the content of the Mayor's London Plan, this is also welcomed.

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It is also noted and welcomed that there is specific reference to the use of open spaces to contribute towards the efficient system for the management of surface water runoff through the use of SuDS.

The report has highlighted that High Path is in close proximity to the River Wandle and therefore to areas which are considered to be at risk to fluvial flooding. In addition, the area is considered to be at risk to surface water flooding and is shown as such on the latest version of the surface water flood risk mapping. With this in mind, any opportunity to better manage runoff and flows from this area which would reduce the risk to flooding elsewhere should be encouraged and implemented. Reference is made in section 3.185 to the possible de-culverting of a section of the Bunces Ditch. This should be investigated in more detail as the removal of a watercourse from a culvert can not only have flood risk management benefits, but also a range of ecological and biodiversity benefits/value of the area.

F(i) and (ii) include the potential for a heat recovery system from the River Wandle. Such systems can have implications on the biodiversity of rivers, particularly fish, due to such factors as changes in water temperature and structures in the watercourse. Therefore we would welcome early discussions with all relevant functions of the Environment Agency if this proposal should proceed.

Section 4: Ravensbury

Issues and opportunities

Biodiversity is well covered in this section, with particular reference to the biodiversity value of the River Wandle and we support this recognition.

The Ravensbury Estate is shown as being located within an area considered to be a high risk to fluvial flooding from the adjacent River Wandle. A majority of the estate is shown as being within the 1 in 100 year (1%) flood risk area, with other parts of the estate located within the 1 in 1000 year (0.1%) flood risk area. It is noted that flood risk to the Ravensbury Estate is referenced in section 3.236; this section also acknowledges that any regeneration must take into account this issue to ensure that flood risk is not increased elsewhere. All opportunities should be taken to reduce flood risk to the Estate and at other locations, with the design of any regeneration proposal taking every opportunity to increase resilience and resistance to flooding, as well as reducing flood risk overall. This should include changes to buildings to make them more resilient/resistant to flooding, and opportunities to alter layouts and the provision of open space to assist in managing flood risk should be taken. The proximity of the Estate to Ravensbury Park might also provide opportunities to flood reduction, with open areas being utilised for the storage of flood waters.

The suggestion for the inclusion of SuDS features that will manage surface water and create space for fluvial flood waters is noted, we would strongly encourage innovative thinking along these lines to increase available storage for floodwaters and

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encourage the use of open spaces to convey and hold flood flows. It is welcomed that the reduction in runoff rates, in line with the London Plan, is highlighted. We welcome the proposals in 3.237 (Biodiversity) and 3.238 (Mitigate Flooding) of reducing flood risk and enhancing biodiversity, such as the creation of swales and other wetland habitats.

We particularly welcome the assertion in section 3.243 Biodiversity in Ravensbury Park that there should be a suitable landscape buffer between the river and the proposed development. This has the added benefit of maintaining a wildlife corridor alongside the river.

As stated in Policy EP R6, the River Wandle is a designated main river. The prior consent of the Environment Agency is required under Section 109 Water Resources Act 1991 for any works in, over or under the channel of on the banks within 8 metres of the top of the bank. We fully support the statement that there should be a minimum 8 metres wide buffer zone along the River Wandle and 5m along ordinary watercourses, measured from the top of the bank to the edge of any new development. Such buffer zones allow for maintenance of the watercourses and creates an undeveloped wildlife corridor for animals to move along.

The regeneration of the Ravensbury Estate has the opportunity to include some real measures to reduce flood risk. With this in mind, significant consideration should be given to flood risk throughout the concept and design phases of regeneration, as there is the opportunity to deliver tangible benefits not only to the Estate but also to the wider area. There is also the opportunity to deliver multiple benefits via the regeneration, not only the reduction of flood risk, but also gains in biodiversity, recreation and social benefits for residents.

We support the multi-benefits of SuDS and in particular how a network of swales and other measures will help to create corridors for species to move along and link with adjacent habitats and open space, including the river corridor.

We welcome the potential reinstatement of a historic river channel alongside Morden Road as set out in section 3.281, as long as this does not increase flood risk. Any reinstatement should be designed for maximum biodiversity benefit.

We also welcome the potential to enhance the backwater tributary channel of the River Wandle that runs along the southern boundary of the site as well as in-channel enhancements of the River Wandle itself. We would be interested to see any proposal for enhancements, especially if any enhancements could assist in reducing flood risk and enhancing biodiversity.

We would be happy to advise on such enhancements to ensure biodiversity and geomorphology benefits are maximised without there being an increase in flood risk. This could contribute to the implementation of mitigation measures identified under the Water Framework Directive.

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Flooding and biodiversity are identified as being particularly relevant to the redevelopment of this estate and we support the assertion that these factors are seen in a positive light by giving opportunities to improve flood risk, biodiversity and the landscape. We also support the fact that the proposed swales should not just be designed to attenuate run-off but will also benefit biodiversity.

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GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Tara Butler
Future Merton Team
Merton Council
Merton Civic Centre
London Road
Morden
SW4 5DX

Our ref: LDF24/LDD07/CG01
Date: 15 March 2016

Dear Ms Butler

**Planning and Compulsory Purchase Act 2004 (as amended);
Greater London Authority Acts 1999 and 2007;
Town and Country Planning (Local Development) (England) Regulations 2012**

RE: Merton – Draft Estates Local Plan – Stage 2 consultation

Thank you for your correspondence of 03 February 2016 consulting the Mayor of London on the Merton draft Estates Local Plan (Stage 2 consultation). As you are aware, all development plan documents have to be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. The Mayor has delegated authority to me to respond and his representations are set out below. These representations include comments from Transport for London (TfL), which I support and are included in this letter. Detailed comments from TfL on each potential redevelopment site are attached in Appendix 1.

The Mayor welcomes Merton's aim to master plan these potential large redevelopment sites through a development plan document (DPD) as recommended by London Plan policy 3.7. This approach will provide certainty to developers and the community, but the proposed policies need to be flexible enough to be implemented over the Plan period. The proposed policies on design, access, open space, and environmental quality are welcome. However, the document provides very limited commentary on the types, nature, and tenure of housing that the Council wants to be re-provided.

Quantum of development

Merton's Core Strategy 2011 sets a minimum housing target of 4,800 over the plan period (2011 - 2026). This equates to 320 additional dwellings a year. After close working with Merton, Table 3.1 of the London Plan 2015 sets the borough an annual housing supply target of 411 a year. Annex 2 of the London Plan 2015 suggests that Merton's housing need figure is at least double this. The indicative need figures set out in the London Plan are broadly equivalent to those set out for Merton in the South West Strategic Housing Market Assessment (SHMA) of 1,120 homes per year.

The Council should be satisfied that the parameters, including the height recommendations, do not limit the opportunity to optimise housing delivery across the sites in line with London Plan policies 3.3

and 3.4. In addition, in line with London Plan policy 3.7, on the larger sites higher densities should be encouraged. For each estate, the document sets out a range for the potential number of new homes based on the density matrix in the London Plan. However, it is unclear what local characteristics the matrix setting was based on. The Council should take note of paragraph 1.3.32 of the Mayor's Supplementary Planning Guidance 2016 which advises that 'setting' should not be defined in a static way in relation to the character of the surrounding area without considering the potential for large sites to define their own characteristics in terms of setting and densities and for new development to be successfully integrated into its immediate context through considerate design. The Council should ensure these sites optimise their contribution to Merton's and London's housing supply in order to meet local and strategic need.

For High Path, adjacent to South Wimbledon station, the document and development parameters should reflect the high accessibility of the site and that South Wimbledon / Colliers Wood is an Intensification Area as set out in Table A1.2 of Annex 1 of the London Plan.

Transport

The Mayor and TfL will require robust Transport Assessments (TA), Travel Plans and detailed Construction Management Plans to be prepared as part of future planning submissions in accordance with TfL's Transport Assessment Best Practice Guidance: <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance>

Car parking provision should accord with the London Plan maximum standards and cycle parking should accord with London Plan minimum standards.

The plans recognise the need to improve the cycling and pedestrian networks throughout all three estates, and improving links to the surrounding areas to encourage walking and cycling. The Mayor and TfL would encourage regeneration proposals to conform to Policy 6.9 (Cycling) and 6.10 (Walking) of the London Plan.

Increased density at all three estates will increase pressure on existing public transport routes, therefore mitigation towards additional capacity on public transport services may be sought from future development.

The Mayor and TfL would encourage the estate street networks to accord with TfL's Street Types guidance.

Wider issues

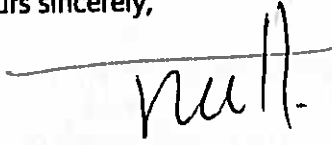
Given the scale, density and likely coordinated delivery of each site, the borough should consider whether there are any specific on-site requirements that could be generated from the potential development, for example, any physical or social infrastructure requirements and for High Path, a reduced car parking requirements, given its proximity to public transport.

Next stages

The Mayor will issue his formal opinion on general conformity when requested at the pre-submission stage. However, I hope that the concerns raised at the current stage can be resolved before then, through continuing informal discussions with Council officers. Please do contact Celeste Giusti (020 7983 4811) to discuss the issues raised in this letter further. In addition, TfL would welcome further discussions with the Council as the regeneration proposals progress. In particular TfL will expect the

development to enter into pre application discussions with TfL in respect of any future development proposal.

Yours sincerely,



SM
Stewart Murray
Assistant Director – Planning

Cc Richard Tracey, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning and Spatial Development Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL

Appendix 1 - Further detailed comments from Transport for London

Eastfields

- The estate is located in the east of the borough and is located a significant distance from the Transport for London Road Network (TLRN); the closest section of the TLRN is the A24 London Road which is located approximately 2km east of the estate. The closest section of the Strategic Road Network is the A217 London Road located approximately 1km west of the estate. Mitcham Eastfields Rail Station is located approximately 450m west of the estate. The estate therefore has a Public Transport Accessibility Level (PTAL) of 2, on a scale of 1 to 6 where 6 is the most accessible.

High Path

- The estate is located in South Wimbledon. The A24 Merantun Way which forms part of the Transport for London Road Network (TLRN) runs immediately south of the estate, and the A238 Merton High Street which forms part of the Strategic Road Network (SRN) bounds the estate to the north. South Wimbledon Northern Line Underground Station is located in the north west corner of the estate. The closest tramstop (Morden Road) is located approximately 700 metres south of the estate. There are also a number of bus routes which run along Morden Road and Merton High Street. The estate therefore has a Public Transport Accessibility Level (PTAL) range of 4 to 6a, on a scale of 1 to 6 where 6 is the most accessible.
- Although the estate doesn't fall within the Crossrail 2 safeguarding area around Wimbledon issued by the Department for Transport (DfT) on 24 March 2015, TfL reminds the Council that the Crossrail 2 project team will need to be consulted on any regeneration proposals to ensure that they would not adversely affect the delivery of Crossrail 2. Or whether there are any opportunities which could be presented by Crossrail 2, either directly or via relief on the existing northern line (connecting stations). The tram is unlikely to be unviable without considerable uplift in housing development along the corridor.
- The A24 Merantun Way currently operates like a bypass. There is only one existing vehicle access point onto Merantun Way via High Path between its junction with Morden Road and the Watermill Way roundabout. TfL would be unlikely to support additional vehicle access points onto Merantun Way.
- Cycle and pedestrian permeability onto Merantun Way would be likely to be supported in principle and an extra formal crossing may be able to be accommodated.
- TfL would expect any changes to the frontage of Merantun Way, pedestrian provision, new pedestrian or cycle access points or an additional crossing to be funded through future development.
- South Wimbledon has been identified as the busiest point for a number of bus routes which serve the area. Mitigation towards additional capacity on bus services may be sought depending on the number of additional bus trips generated by future development.
- TfL welcomes the plan's reference to our potential tram extension to South Wimbledon. Whilst this is still at the very early stages of planning, this is very important to our proposals to increase the capacity and connectivity of the tram network to support more growth in south

London. The tram extension business case provided a number of potential housing and employment development options for sites and land adjacent to the tram network, which could assist in supporting the business case for extending the tram.

- The potential tram extension would increase the connectivity of the site, allowing residents in High Path easier access to jobs and opportunities in the Wandle Valley and Croydon town centre. It would also increase footfall at South Wimbledon, offering opportunities to grow the retail offering and amenities within this important local centre.
- TfL consider that there are significant opportunities to improve the urban realm and setting of Morden Road as part of a tram extension and thus welcome reference to this in 3.144-3.145. We will work closely with the Council on this once we have a better understanding of the Tram options available along Morden Road. In general any new development proposals would need to take account of the tram safeguarded route alignment.
- TfL believe that there are opportunities to integrate the potential tramstop into the development and create suitable temporary uses for the space before the tramway is delivered – for example, creating a space at street level within the building lines fronting Merton Road that is large enough to accommodate the tramway but using this for retail space in the meantime. Alternatively, it would also be possible to create a high quality public square with its own, set-back frontage for ground floor retail within the development, that later becomes a tram terminus.
- Creating a new entrance to South Wimbledon station would be challenging, as to create sufficient space for uncongested access and a new ticket gateline, it would require substantial reconfiguration of the interior layout of the station and space for alternative staff accommodation. This would need to be funded by future development in some way. However, TfL recognise that this could have passenger benefit, particularly if a tramstop were located near to this entrance.

Ravensbury

- The estate is located in the south of the borough. The A297 Morden Hall Road which forms part of the Transport for London Road Network (TLRN) which is located approximately 200m west of the estate. The closest section of the Strategic Road Network (SRN) is the A236 Commonsides West which is located approximately 1.5km east of the estate. The closest tramstop (Belgrave Walk) is located approximately 500 metres north of the estate. There are also a number of bus routes which run along Morden Road and St Helier Avenue. The estate therefore has a Public Transport Accessibility Level (PTAL) range of 1b to 3, on a scale of 1 to 6 where 6 is the most accessible.
- TfL recognise that the links to the local tramstops at Belgrave Walk and Phipps Bridge are of low quality, and therefore welcome proposals to improve these pedestrian links as part of the development of the estate. If TfL's proposals to link the tram network to South Wimbledon come to fruition, this would give residents of the Ravensbury Estate easy and frequent access to the Northern line. Increased frequencies at these tram stops (rising from 8tph now, to 12tph shortly and then to a possible 18-23tph in future) may also affect the PTAL of the estate, permitting slightly denser development than would otherwise be possible. As part of TfL's work and future ambitions opportunities for development around the existing tram network need to be considered alongside those concerned with the tram extension. An

increase in trams per hour and the relative increases in PTAL would need to be looked at from a density perspective.

Future Merton Team
London Borough of Merton
12th Floor Civic Centre
London Road
Morden, SM4 5DX

Our ref: HD/ 5025/11
2404

By email: estatesplan@merton.gov.uk

16th March 2016

Dear Sir/Madam,

Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Morden) Draft Estates Local Plan, Stage 2 Consultation

Thank you for the opportunity to provide comments on the Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Morden) Draft Estates Local Plan, Stage 2 consultation. Historic England is the Government's advisor on all matters relating to the historic environment and a statutory consultee on a broad range of applications affecting the historic environment including the Environmental Impact Assessment (EIA) of projects.

Accordingly, we have reviewed these consultations in the context of the National Planning Policy Framework (NPPF) and its core principle that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

We are pleased to note that the documents consider the historic context of the estates, and set out design principles that relate specifically to local context (para 2.47). The townscape policies pick up on the contextual analysis, and we particularly welcome the reference in EP H1 e) to celebrating the historic links with the Admiral Lord Nelson, and EP R1 e) considering the associations with industrial watermills and the Ravensbury Manor estate. This should help ensure that these documents will achieve good design and sustainable development, as set out in paragraphs 58 and 126 of the NPPF.

We would encourage the Council to consider the following suggestions to strengthen the documents further.

Of the three documents Ravensbury and High Path have the most interesting and sensitive historic environments, with listed buildings, registered landscapes and rich archaeological potential. Historic England is pleased to note that listed buildings and archaeological priority areas have been indicated on the maps in the documents. We would encourage you, in the

interests of completeness, to illustrate all designated heritage assets on maps. These include listed street furniture and the listed priory wall near the High Path Estate, conservation areas such as the Wandle Valley Conservation Area near Ravensbury Estate, and registered parks and gardens such as Morden Hall Park which is Grade II registered on the National register of Parks and Gardens of Special Historic Interest. It would help if the registered parks, conservation areas and archaeological priority areas were hatched or shaded on maps rather than outlined to show what is included within areas.

The Ravensbury and High Path documents helpfully reference archaeology, given their locations within APAs. We note the reference in the High Path document to Merton Priory (The Augustinian Priory of St Mary at Merton), and would suggest that you state that it is a Scheduled Ancient Monument (equivalent to a Grade I listing). Further advice on archaeological matters is available from GLAAS as the borough's archaeological advisers, contact Gillian King.

The documents also set out Design Code Requirements. Unfortunately these are generic and do not link back to the previous analysis of local context. There is an opportunity here for the Council to provide detailed guidance about how it would like to see the area developed, and the buildings designed. We would therefore encourage you to take advantage of this opportunity, and spell out more clearly, possibly with illustrative examples, what your vision for these estates will look like.

Finally, it must be noted that this advice is based on the information that has been provided to us and does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from these documents, and which may have adverse effects on the environment.

Yours sincerely,



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David English

Historic Places Adviser

E-mail: david.english@HistoricEngland.org.uk

Direct Dial: 020 7973 3747



futureMerton
London Borough of Merton
Merton Civic Centre
London Road
Morden
SM4 5DX

Robert Deanwood
Consultant Town Planner

Tel: 01926 439078
n.grid@amecfw.com

Sent by email to:
estatesplan@merton.gov.uk

19 February 2016

Dear Sir / Madam

**Merton Council: Draft Estates Local Plan Consultation
SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf.

We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood
Consultant Town Planner

n.grid@amecfw.com

Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
CV32 6JX

Ann Holdsworth
Development Liaison Officer, National Grid

ann.holdsworth@nationalgrid.com

National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

Yours faithfully

[via email]
Robert Deanwood
Consultant Town Planner

cc. Ann Holdsworth, National Grid

Dear Sir/Madam

Merton's Draft Estates Local Plan consultation – Stage 2

Thank you for consulting Sport England on the above document. Sport England is the Government agency responsible for delivering the Government's sporting objectives. Maximising the investment into sport and recreation through the land use planning system is one of our national and regional priorities. You will also be aware that Sport England is a statutory consultee on planning applications affecting playing fields.

In response to the consultation, Sport England would like to make the following comment on the consultation documents:

03 Analysis and planning policies – Eastfields issues and opportunities – Opportunities summary – Reconfiguration of open space to create functional open spaces, paragraph 3.47, site Specific policies – Policy EP E4 Land Use and Policy EP E5 Open Space

This section should therefore be revised to reflect Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives' (http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf), which is in line with the NPPF. The statement details Sport England's three objectives in its involvement in planning matters;

- 1) To prevent the loss of sports facilities and land along with access to natural resources used for sport.
- 2) To ensure that the best use is made of existing facilities in order to maintain and provide greater opportunities for participation and to ensure that facilities are sustainable.
- 3) To ensure that new sports facilities are planned for and provided in a positive and integrated way and that opportunities for new facilities are identified to meet current and future demands for sporting participation.

Furthermore, this section should be in line with Paragraph 74 of the NPPF and Sport England's Playing Fields Policy (<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>).

04 Design codes

Sport England would recommend that Sport England's Active Design Guidance (<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/>) is referenced within this section.

We hope these comments can be given full consideration. Please do not hesitate to contact me if you have any queries or would like to discuss the response.

Kind regards

Dale Greetham
Planning Manager

T: 0207 273 1642

M: 07787 582 803

F: 020 7273 1513

E: Dale.Greetham@sportengland.org

All responses Eastfields

**Stage 2 Consultation – Draft Estates Local
Plan**

February 2016 – March 2016

Dear Future Merton Team

Thank you for your communication of 4th February and for giving me the opportunity of expressing my views on the draft plans for Eastfields Estate.

I have attended several of the meetings at St. Marks Academy and have viewed the displayed models etc. as well as having spoken to advisers in attendance. My chief concern regarding the plans is as follows:-

As a resident & owner occupier in XXXXXXXX XXXXXXXX(I live at no.XX) I live on the side of the avenue which backs onto XXXXXXXX XXXXXXXX and therefore our back garden & the rear of our property is overlooked by the flats & houses in XXXXX XXXXX. I am therefore very anxious that any future development overlooking our property does not exceed the existing height level.

I understand that XXXXXXX XXXXX itself is to be eliminated and proposed properties backing onto us are to be brought closer to our rear gardens, which would increase the degree to which we are overlooked, thus further impinging on our privacy. In view of this, ideally we would prefer that two storey houses be built to our rear, rather than flats. Should this not be possible the height of the flats would be a serious issue and should not exceed the height of the blocks to be demolished.

I know that this aspect of the proposed development greatly concerns other residents in XXXXXXX XXXXX, so we would all be grateful if you would kindly take this issue into consideration when considering whether or not to grant planning permission.

Thank you for you attention.

Dear sir or madam

My name is [REDACTED]

It's good that the estates will be knocked down and rebuild as the condition of the present estates is not fit to live in, in this day in age.

Thank you

Please find my feedback to you all,
Topic : New Plan Lay Out.

I write in sending a email to you all, that I am happy as I am, and do not won't Regeneration of Mitcham Eastfield Estates, to go a head, but if Regeneration goes a head, I definitely will want the Ground floor, or the 1st floor.

I suffer with Asthma, and I am Asthmatic, with Hay Fever very bad, and also now have back aches.

There must not be any gates to be put up to Mitcham Eastfield Cemetery, Put trees there to stop the flooding,

We need more bus stops for the Disabled and old people who struggle to go to the bus stops, and bus gates at Entrance at Acacia Road, Mitcham Eastfield,

I need Secure Door Lock and Door Entry in new homes built, Insulations and Doubled Glaze Windows in Property, Secure Skirting Board all a round the flat and flats, and more Roads to Mitcham Eastfield, and most importantly, I do not want to move out of Mitcham,

The 2nd choice is that I would like Colliers Wood,

The 3rd choice is that I would like Morden,

The 4th choice is that I would like Wimbledon,

and the 5th choice is that I would like Merton.

This is to Confirm that my number 1 area that I am already in, which is Mitcham, that I rather stay in Mitcham, and to come back to Mitcham Eastfield, as I am a secure tenancy, that lived here in Mitcham Eastfield now for 11 years and 1 month, but in General, I am a secure tenancy now for 16 years in Mitcham.

Of course I am attending St, Georges Hospital, Tooting, at present, to the Chest Clinic for Asthma, and I need to stay close as possible to the Hospital, and to my Doctor.

We need the Residents that have bought there homes in Mitcham Eastfield, to have fair share with all the tenants, to be in equal with everyone.

Future Merton
 London Borough of Merton
 12th Floor Civic Centre
 London Road
 Morden
 SM4 5DX

**TP - Capability and Support
Designing Out Crime Office**

2nd floor
 Teddington Police Station
 18 Park Road
 Teddington
 TW11 0AQ
 Telephone: 020 8247 5834
 Facsimile:
 Email: Pat.A.Simcox@met.police.uk
 www.met.police.uk

Your ref:
 Our ref: SW1417
 17th March 2016

Dear Sir/Madam

Re: Eastfields - draft Estates Local Plan

The annual crime figures for this area for the year 2014/15 are shown below in table 1. The statistics were obtained from www.Met.Police.uk crime mapping on 17th March 2016.

AREA	TOTAL NUMBER OF CRIMES
MPS	709280
Merton Borough	12163
Figge's Marsh ward	918

Table 1 showing annual number of crimes

The crime trends in the location of the site for February 2016 are detailed in table 2 below. The figures are the number of crimes (count) and the crime rate which is the number of crimes per 1,000 head of population which gives an easy comparison between areas that have very different population numbers.

AREA	COUNT	RATE
MPS	58118	7.12
Merton Borough	1039	5.20
Figge's Marsh ward	81	7.21
Sub ward (~3391)	12	9.00

Table 2 showing crime figure trends for February 2016

A comparison between the borough and the ward for various crime types for February 2016 is shown in the table 3 below. This shows that violence and anti social behaviour has a greater rate than compared with the rest of the borough.

CRIME TYPE	MERTON BOROUGH		FIGGE'S MARSH WARD	
	Count	Crime Rate	Count	Crime Rate
Residential burglary	75	0.38	5	0.44
Robbery person	14	0.07	2	0.18
Violence	307	1.54	30	2.67
Most Serious Violence	36	0.18	4	0.36
Anti social behaviour	225	1.13	22	1.96

Table 3 showing crime type trends for February 2016

The development may contain both residential and commercial elements both of which should meet the appropriate Secured by Design (SBD) requirements, which can be found in the design guides on the SBD web site (www.SecuredbyDesign.com)

I have every confidence that if any redevelopment takes place and if the developers seek to achieve SBD accreditation for this project that by working together we can ensure compliance.

General Comments

1. Public Realm

1.1 Residential communal space should be clearly defined and access controlled to prevent unrestricted public access. There should be no linkage between public, communal and private areas.

1.2 Vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, and well used.

1.3 Rat runs especially with mopeds may become common if there is any opening of linking roads. The roads must be designed to encourage slower car speeds – raised crossings, shared surface treatments and breaking up the routes should be incorporated to discourage the chance of rat runs.

1.4 Footpaths should be as straight as possible, at least 3 metres wide, well lit, devoid of potential hiding places, overlooked by surrounding buildings and well maintained so to encourage surveillance along the path and its borders.

1.5 Any narrow 'choke' points produced by street furniture should be removed.

1.6 Any cycle routes through pedestrian areas should be clearly defined and mindful of disabled users, in particular the visually impaired.

1.7 Seating spaces should be carefully considered and located in the appropriate locations such as closer to where facilities are or where there will be natural surveillance.

1.8 Any benches should be designed to include centrally positioned arm rest dividers to assist those with mobility issues and prevent people from lying down or rough sleeping.

- 1.9 Space should be created between any seating and footpaths to help reduce the fear associated with having to walk past and thus promote legitimate use of the route.
- 1.10 Communal play-areas must be designed with due regard for natural surveillance, not located to the rear of dwellings and have adequate resources for its satisfactory future management.
- 1.11 Access footpaths located at the rear of properties should be avoided. If essential they should be secured with robust gates placed at the entrance to the footpath, as near to the front building line so that attempts to climb them will be in full view of the street. The gates must not be easy to climb or be removed from their hinges. They should be key operated from both sides and serve four or less houses.
- 1.12 Exposed side or rear gardens need robust defensive barriers such as walls or fencing to a minimum height of 1.8m topped with trellis.
- 1.13 Defensible space should be provided adjacent to all residential doors and windows that abut public or communal areas.
- 1.14 Blank gable end walls should be avoided as they tend to attract graffiti, inappropriate loitering or ball games.
- 1.15 Dwellings should be positioned facing each other to allow neighbours to easily view their surroundings and so make the potential offender feel vulnerable to detection.
- 1.16 Recessed doors onto public spaces should be avoided.
- 1.17 Public space cycle parking should be in an area with good natural surveillance with parking systems that provide good anchor points for the pedal cycles.
- 1.18 If public motorcycle or moped parking is provided these also should have suitable locking anchor points.
- 1.19 Cars should be either parked in locked garages or on a hard standing with the dwelling boundary.
- 1.20 If communal car parking areas are necessary, they should be in small groups close and adjacent to homes and within view of active rooms within these homes.
- 1.21 Rear car parking courtyards are discouraged as they introduce access to the vulnerable rear elevations, and provide areas of concealment which can encourage anti-social behaviour.
- 1.22 Any planting should not impede the opportunity for natural surveillance, and avoid the creation of potential hiding places.
- 1.23 Shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage, epicormic growth or lower branches below 2.4 metres thereby allowing a 1.4 metre clear field of vision.

2. Residential door sets

- 2.1 All communal entrance doors, should be video* access controlled SBD approved door sets, tested with the appropriate locking mechanisms in situ.
*(*Preferably linked to a dedicated monitor/screen within the residence)*

2.2 Please note I recommend considering where possible the use of single leaf doors as double doors require double the security furniture. However, as long as the double door set used is a SBD communal door set that will be acceptable. Communal SBD door sets are tested with the appropriate communal door locking mechanism; they are not adapted residential doors with an additional electronic lock attached.

2.3 Due to Equality Act 2010 requirements for lower front call plates, the video access control camera should be located above and to one side of the communal door set, providing an identifiable view of the caller and others around them. If left in the call plate, the camera's field of view is lower and would fail to capture facial images thereby compromising the view of the visitor. By using a camera adjacent to the door persons standing with the caller as well as the caller can be seen.

2.4 Individual flat front door sets should meet the SBD standard. It is preferred that those that open onto internal corridors would not be fitted with letter plates. Their mail should be delivered either to a facility at the primary entrance point of the building within view, within an internal area covered by CCTV and located within an 'airlock' access controlled entrance hall, or externally at the front of the building within view of those using the building.

2.5 House front doorsets should also meet the SBD standards with any glazing in and adjacent to the doorsets incorporating one pane of laminated glass meeting the requirements of BS En 356:2000 class P1A.

3. Commercial and retail door sets

3.1 These door sets may vary in the security level required depending on the business that they are intended to defend. All accessible door sets and windows should meet the SBD standard as a minimum physical security standard.

3.2 For retail outlets usually the door set is unlocked during the day and an out of hours SBD security solution is provided. This may mean either an SBD door set is fitted, which can be locked out of hours or a secondary door set, or internal grill, providing suitable out of hours security.

3.3 Generally developers build an SBD shell, awaiting further detailed requirements depending on the tenant once the space is let, depending on the business use proposed.

4. Access control

4.1 A zoned fob controlled system should be installed to control access throughout any blocks of flats. This can assist with the management of the development and allow access to residents to specific designated areas only.

4.2 Any trades persons buttons must be disconnected.

4.3 The fobs should always be encrypted to reduce the risk of them being copied by a third party.

4.4 Internal residential corridors should not provide excessive permeability; compartmentalisation of the cores, with a low number of flat entrance doors to a communal corridor would reduce unauthorised access of persons with possible criminal intent.

5. CCTV

5.1 Consideration should be given to fitting external cameras that adopt the existing Merton Borough Council town centre CCTV standards.

5.2 Contact should be made with Safer Merton CCTV manager at an early planning stage to ensure fibre optic cabling for the CCTV is laid when the services are being installed.

5.3 Any soft landscaping and lighting fixtures should not be in conflict with the CCTV cameras field of view.

5.4 All CCTV systems should have a simple **Operational Requirement (OR)** detailed to ensure that the equipment fitted meets that standard, without an **OR** it is hard to assess a system as being effective or proportionate as its targeted purpose has not been defined. The **OR** will also set out a minimum performance specification for the system.

5.5 The system should be capable of generating evidential quality images day or night 24/7

5.6 For SBD CCTV systems there is a requirement that the system is operated in accordance with the best practice guidelines of the Surveillance and Data Protection Commissioners and the Human Rights Act.

6. Basement car park

6.1 If a basement car park is proposed its walls and ceilings must have light colour finishes to maximise the effectiveness of the lighting as this will reduce the number of luminaires required to achieve an acceptable light level. Light finishes also assist CCTV. A good quality example of an underground car parking area can be seen at Battersea Reach.

6.2 Stair cases leading from the shared residential basement car parks are usually designated as fire exit routes and are therefore **insecure**. Fitting break glass in case of an emergency and then adding fob controllers is not acceptable as a criminal is more than willing to break the glass to gain instant access. For that reason access from the car park to the stair cores is considered unrestricted. The stair case should terminate into either an air locked ground floor lobby or straight out of the building. This will mean non residents exit out of the building at ground level **without** having access up into the residential block.

6.3 Residents can continue on up into the block from the ground floor lobby area via the stairs which should be fob access controlled. Access to the lifts should also be fob access controlled both from the basement and at the ground floor.

6.4 Lifts from basement car parks can be access controlled, they are not considered as emergency fire escape routes.

6.5 Vehicle access to the all basement car parks should be restricted by fob controlled roller shutters, unrestricted vehicle and non-resident access is not acceptable within SBD.

7. Cycle stores

7.1 Residential pedal cycle stores should relate to each residential block or if internal each stair core, thereby limiting unauthorised access.

7.2 Cycle stores must be located in secure containers or securely caged with access control, and have appropriate CCTV coverage to provide identity images of those who enter and

activity images within the space; this may mean multiple cameras depending on the design and size of the each storage area.

7.2 Commercial or retail staff bike stores should be separate to residential stores and have similar security furniture.

8. Lighting

8.1 Lighting across the entire development should be to the required British Standards, avoiding the various forms of light pollution (vertical and horizontal glare). It should be as sustainable as possible with good uniformity.

8.2 Bollard lights and architectural up lighting are not considered as good lighting sources for SBD purposes.

8.3 SBD asks for white light as this aids good CCTV colour rendition and gives a feeling of security to residents and visitors.

8.4 The public space lighting should also meet the current council requirements.

If you require clarification or wish to discuss any aspect of the report, please do not hesitate to contact me by email or on the above telephone number.

Yours sincerely,

A handwritten signature in black ink that reads "Pat Simcox DCCO". The signature is written in a cursive, slightly slanted style.

Pat Simcox
Designing Out Crime Officer - SW

Consultation questions

006

Tell us what you think of the council's draft Estates Local Plan

1) Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick **one** of the following options:

Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy

efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels		✓			
Street Network - Where the streets will go		✓			
Movement and access – How people will move around		✓			
Land use – What uses can go in the new neighbourhood		✓			
Open space – How much and what sort of open space will there be		✓			
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes		✓			
Landscape – How open space, trees and planting should be provided		✓			
Building heights – How high buildings should be		✓			



3) Please tell us if you have any other comments about the council's draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council's draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)

As a home owner I have spent thousands of pounds modernising my property already. If option 3 is realised I will not be prepared to contribute financially to the modernisation of other properties. If no actual work is carried out on my property, will I still be expected to contribute financially? As this would be very unfair unless I could claim back the money I have already spent on mine ???

Eastfields

Consultation questions

Merton Tree Wardens Group

Tell us what you think of the council's draft Estates Local Plan

1) Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick **one** of the following options:

Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy

efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



Too general, see attachment for comments.

2) To what extent do you agree or disagree with the following aspects of the council’s draft Estates Local Plan? Please select one of the following ratings for each topic area:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels					
Street Network - Where the streets will go					
Movement and access – How people will move around					
Land use – What uses can go in the new neighbourhood					
Open space – How much and what sort of open space will there be					
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes					
Landscape – How open space, trees and planting should be provided					
Building heights – How high buildings should be					



3) Comments on Merton's draft Estates Local Plan (Eastfields).

The Tree Warden Group Merton only mention below where we disagree with your findings.

2) We are unable to complete this item as it is too general.

3) Comments about the council's draft Estates Local Plan for Eastfields.

Item 3.24. Last sentence needs correction.

Site Analysis. 5. Public Realm and Open Space p50.

Choice of colours is odd – it would be preferable to show Communal Amenity Space and Incidental Green Space in shades of green (soft areas) and show Pedestrianised Areas and Parking Courts as shades of orange (paved areas).

Site Analysis. 6. Street and Frontages plan p52.

The plan is not objective in regard to the first 4 key categories i.e. particularly Clear and Unclear Building Frontages which could not be much clearer. The report writer exposes their own agenda for the re-development.

Site Analysis. 8 Landscape Analysis p54.

The areas outlined to show Area of Poor Landscape Value are questionable and again not objective because they are little different in character to the rear of houses in Mulholland Ave and opp. Long Bolstead Rec which are not so categorised.

Existing mature trees on boundaries with “unchecked” native shrubs such as elder, rose and hawthorn below (next to cemetery and BMX park) cannot be described as of Poor Landscape Value. Perhaps the report should suggest the boundaries could be managed as hedges to be more formal to make a more appropriate contribution to the landscape.

Few existing trees have been shown on the plan, which should be rectified.

Issue and Opportunities. Item 3.47 p56.

There should be presumption that existing trees are retained, not just those in the central green space.

Item 3,48 p56. Yes, retain the trees but maintain the undergrowth as hedges.

Policy EP E1 Townscape plan p59.

The symbols showing visual connectivity should surely also be shown towards the schools.

Policy EP E2 Street Network e) (i) & (ii) p60.

Great care should be taken in determining this choice in order to protect the root plate area of all existing off-site tree on the boundary and ensure they remain undamaged.

Policy EP E2.

Add an item f) to ensure that trees are a feature of residential streets and that if car parking in front gardens is proposed, that trees and hedges be required to be planted on party boundaries as well as street trees accommodated in public footpaths. Greenness should be a requirement of any re-development and trees help mitigate climate change and greatly influence the character of an area for the better.

Policy EP E3 Movement and Access item item c) p62.

The phrase “should penetrate to the site boundary...” is an unwise choice and “approach” would be more suitable.

Add an item d) to aim for the re-development to accommodate green corridors to link off-site open spaces.

Policy EP E5 Open Space item a) and item 3.75 p66. Meaning unclear.

Item 3.72. A suggestion as to who might maintain these areas would be helpful.

Item 3.73. See EP E3 d) above.

Policy E5 Open Space plan p67.

Surely in addition to the central open space, this plan should show space allocated for the swale and green links out of the site to the adjacent rec. and other off-site open spaces?

Policy EP E6 Environmental Protection item a) p68.

SuDS should include pavings.

Policy EP E7 Landscape p70.

See EP E2 additional item re tree cover.

Item g) should require all existing trees to be retained wherever possible to encourage a mature landscape at the earliest time.

Item 3.84 “scrub vegetation” is a derogatory term and could be replaced by “shrubby vegetation”.

Item 3.86. Spelling mistake.

JP/TWGM/16.03.16

3) Please tell us if you have any other comments about the council's draft Estates Local Plan?

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See attached comments.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- | | |
|-----------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
| <input checked="" type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

6) Do you have any other comments about the council's consultation process that you would like considered?

Why was it not produced months ago, before any proposals by the housing association were publicised?

009

Consultation questions

Tell us what you think of the council's draft Estates Local Plan

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Please tick **one** of the following options:

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Landscape – How open space, trees and planting should be provided		✓			
Building heights – How high buildings should be		✓			



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Please select one

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|-----------------------------------------------------|----------------------------------------|
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- Email
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- Other
(please specify) _____

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Please select one

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- Reasonably well
- Not very well
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Can't happen quick enough, been kept in limbo too long.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--------------------------------------------|----------------------------------------------------------|
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| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- | | |
|-----------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
| <input type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

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BE quick.

Consultation questions

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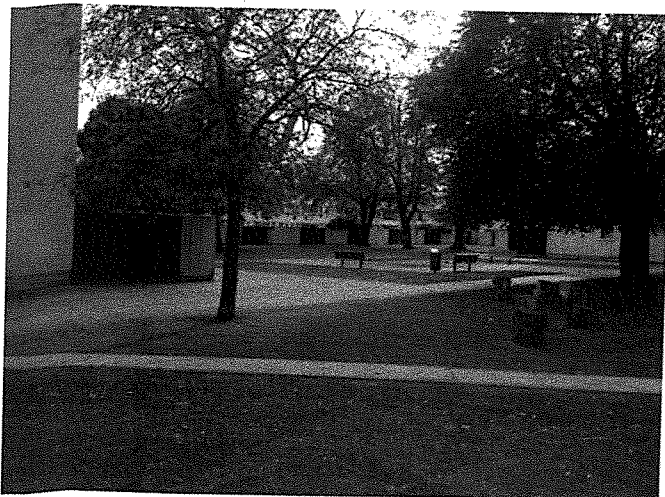
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Building heights – How high buildings should be	✓				



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I agree with the development plans with access to a friendly neighbourhood with low-rise accommodation. I wish that the council or a local housing association gives us a better time-line on when this development will be completed.

Tell us **what** you think about the council's consultation

4) How did **you** hear about this consultation?

Please select **one** or more.

Email

Letter

Website

Newspaper

Other
(please specify) _____

5) How well did you understand the council's draft Estates Local Plan?
Please select **one**

Very well

Reasonably well

Not very well

Not at all

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Large empty rectangular box for providing comments.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- Email
- Letter
- Website
- Newspaper
- Other (please specify) _____

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- Very well
- Reasonably well
- Not very well
- Not at all

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yes local shops, road lead to the station, beautiful homes, better than the old one's which will make the neighbourhood happy e.g reduce Flooding of the Estate also existing routes, linking to the estate and surrounding area.

Consultation questions

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Please select one or more.

- | | |
|--------------------------------------------|----------------------------------------------------------|
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(please specify) _____ |
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Please select one

- | | |
|-----------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Very well | <input type="checkbox"/> Not very well |
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I think its a redly good draft plan.

As soon as possible, as the estate (well my flats a neighbour is absolutely rotten with damp/fungus due to flooding etc.

In I have heard rumours that Ravensbury residents want to their estate to be 'done-up' not demolished.

Another rumour is that residents of Eastfields don't want to be 'demolished but done-up' that's very 'strange' as residents I have all talked to, want it to be demolished as in such bad state of affairs unlike Ravensbury which has been built better.

So what's true?

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- Email
- Letter
- Website
- Newspaper
- Other (please specify) _____

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- Very well
- Reasonably well
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6) Do you have any other comments about the council's consultation process that you would like considered?

We both strongly agree to complete demolition of entire estate.
As the flats are rotten, + we need to be rehoused due to mould infested toilet, kitchen falling apart. Leaking roof etc. No working doorbell. Health + Safety issues. Unsocialable environment etc.

Consultation questions

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Empty response area for comments.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Newspaper

Letter

Other

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5) How well did you understand the council's draft Estates Local Plan?

Please select one

Very well

Not very well

Reasonably well

Not at all

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a lot of info to sift through in one go but language not too technical

Consultation questions

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I do not agree with opening up the Estate roads as this will encourage 'RAT RUNS' as it did in the 1970^s between Newson Rd and Tamworth Lane. I am also not happy with C.H.M.P.'s plans as my close (THRUPP CLOSE) will be the last to be regenerated which will mean I will be in my house for another ten years which will mean I will be 83 years old, if in fact I will be still alive. I did ask C.H.M.P. for a priority offer as I am one of the originals from 1972 but they declined.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

Email

Letter

Website

Newspaper

Other
(please specify) _____

5) How well did you understand the council's draft Estates Local Plan?
Please select one

Very well

Reasonably well

Not very well

Not at all

6) Do you have any other comments about the council's consultation process that you would like considered?

Consultation questions

Tell us what you think of the council's draft Estates Local Plan

1) Having read and considered the council's draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick **one** of the following options:

Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy

efficient new homes but with fewer benefits to the neighbourhood.

Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.



2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:

Draft Estates Local Plan	Ratings				
	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Townscape - How your neighbourhood looks and feels		✓			
Street Network - Where the streets will go				✓	
Movement and access – How people will move around				✓	
Land use – What uses can go in the new neighbourhood	✓				
Open space – How much and what sort of open space will there be	✓				
Environmental protection - How design will help to achieve a sustainable e.g. reduce flooding, encourage wildlife and provide energy efficient homes		✓			
Landscape – How open space, trees and planting should be provided		✓			
Building heights – How high buildings should be	✓				



3) Please tell us if you have any other comments about the council's draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council's draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)

There is no mention of parking.

All homes must have a designated parking space and additional spaces should be paid for.

Tell us what you think about the council's consultation

4) How did you hear about this consultation?

Please select one or more.

- | | |
|--------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Email | <input type="checkbox"/> Newspaper |
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
| <input type="checkbox"/> Website | _____ |

5) How well did you understand the council's draft Estates Local Plan?

Please select one

- | | |
|------------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> Very well | <input checked="" type="checkbox"/> Not very well |
| <input type="checkbox"/> Reasonably well | <input type="checkbox"/> Not at all |

6) Do you have any other comments about the council's consultation process that you would like considered?

The consultation run by Circle housing was easier to follow and understand.
There was too much useless information.

Consultation questions

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Consultation questions

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- | | |
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| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Other
(please specify) _____ |
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- | | |
|------------------------------------------|---------------------------------------------------|
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