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?
  
  - 35% one bedroom
  - 35% two bedroom
  - 30% three 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
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Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Mostly Townhouses, Mews Houses & 3-storey Block of Flats, i.e. more of the Low-rise Block of Flats but not more so than Townhouses or Mews Houses

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
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

Plenty of open street-level parking spaces - at least one space [driveway] for each household & very much smaller single public open space or none at all improve Nelson Gardens and the recreational area across the main road from it. Some valuable parking spaces & make them free.

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.

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

Other, please state

Separately enclosed grass areas (for community events & games) and hard surface areas for 5 a-side football, rugby, netball, volleyball and tennis. Make Nelson Gardens into a community garden for quiet activities by banning dogs & having seating areas for picnicking / reading.
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.

- Street trees if well planted & located
- Making sure house-hold has its own on-street parking space plus that there is the availability of extra parking spaces for utility vans / visitor’s cars
- There are lots of reasons in one’s life when the convenience of having a car is essential for safety, security or well-being by mothers with young children, the elderly, people with disabilities. Assured free parking is essential for the local community. A camp should be made to go back to the drawing room & factor it in prominently. The community should not have to or be made to rely on the uninvested, privatised transport. From one canalise the road, making sure every front door on the estate has an allocated parking space that is free large enough for a car.
- There should be separate enclosed hard-surface areas / courts to accommodate various activities. These areas do not have to be on the estate itself but can be on the outskirts of it, so that the activities do not become a nuisance to residents nearby.
- Older children & adults can travel to these recreational courts like they do to school & sports leisure centres.
- Play areas should be
- Play areas should be sited on the estate
- Having hard or soft games courts or areas on the outskirts of the estate or nearby. It will free up spaces for parking.
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 lower fare, pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

None of the above options should be provided at the expense of a reduction of a plentiful supply of parking spaces for residents and their visitors

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.

Including traditional street forms (Ques 5), will make incorporating a plentiful supply of parking spaces easier without creating tension in the community with controlled parking zones or a lack of parking spaces. It will also be easier and safer to protect access around corners & T-junctions.
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.
When CHMP/MPH FIRST HOLD THEIR ALLEGED CONSULTATIONS ON REGENERATION LAST YEAR, THEY ASKED ALL RESIDENTS IF THEY WOULD LIKE A NEW KITCHEN OR BATHROOM & SIMILAR QUESTIONS ALONG THOSE LINES, THEY LED TENANTS & RESIDENTS TO BELIEVE THEY WERE TURNING A NEW LEAF. THEY DID NOT REVEAL THEY WERE PLAYING A DEEPER GAME. THEY DID NOT ASK, "WILL YOU MIND YOUR LIVES BEING DISRUPTED, YOUR HOUSE & PROPERTY GRABBED & YOUR RETIREMENT PLANS, SECURITY & FINANCES THROWN IN JEPPEARDY ALL FOR THE SAKE OF A NEW KITCHEN & BATHROOM?" CHMP HAVE NOT ACTED WITH INTEGRITY FROM THE START OVER THEIR REGENERATION PLANS, THEIR CORPORATE COMPANY JUST WANT TO REDEVELOP THROUGH LEGALISE LAND-GRABS FOR THEIR OWN BENEFIT, AND IF THE COMMENTS FROM RESIDENTS ON THEIR OTHER PREVIOUS REGENERATION SCHEMES ARE TO BE TAKEN INTO ACCOUNT (ONE OF THE ONES, HIGH PATH RESIDENTS WERE TAKEN TO VUE+) - THE HAVE NOT BEEN TREATED REALITY EITHER. PREVIOUS REGENERATION TENANTS SAY THE HAVE NOT GET NEW HOMES (WITH THE EMPHASIS ON NEW) THAT MIGHT MEET ALL THE CURRENT REGULATIONS BUT ARE DEFICIENT IN LOTS OF WAYS THAT COUNT & MEAN MORE PRACTICALLY IN THEIR LIVES.

I LIVE IN ONE OF THE TOWNHOUSE IN DOG CLAY - APART FROM THE 9-CHILDREN FAMILY OF & DOG CLAY, NO ONE IN OUR TERRACE WANTS TO MOVE OR BE FORCED TO NOT THE 4 LANDLORDS; NOT 3 OUT OF THE 8 TENANT HOUSEHOLDS & NOT US. EIGHT OUT OF THE NINE HOUSEHOLDS DO NOT WANT REDEVELOPMENT FOR OUR TERRACE (BLOCK OF HOUSES & IT IS A SIMILAR VIEWPOINT/STANCE HELD BY THOSE IN HAYWARD, STONE & DOLMAN CLAY) & THE NEWER BLOCKS OF FLAT LIKE MY CASE, WILL MILLS COURT, THOMAS & VANGUARD HOUSES'. 90% MORE WANT TO STAY PUT & SINCE WE ARE NOT IN THE WAY OF THE TOWER BLOCKS OR VICTORIAN BLOCKS WE SHOULD HAVE OUR RIGHTS TO REMAIN RESPECTED, MARKET EVEN TENANTS IN THESE BLOCKS OR BLOCKS OF FLATS WANT TO STAY, MARKET VALUE FOR LEASE & FREE HOLDER HOMES IS A FAIRACY IT DOES NOT EQUATE, COMPENSATE, REIMBURSE US IN ANY SHAPE WAY OR FORM FOR WHAT IS BEING PROPOSED TO TAKE/GRAB OFF US (NOT THE LAND) HOME/HORSE/PROPERTY & ITS VISION LOCATION, NOT TO MENTION COMMUNITY. PLEASE DON'T ALLOW FULL REGENERATION NERSCHEL DEBULL & MEETING PLACE HOUSES MAY HAVE SOME ISSUES BUT WITHIN A DOOR TO DOOR IN PERSON VOTE, BEFORE THEY ARE BILLED BLOCK BY BLOCK TO REGENERATE IN THIS DECADE (LAST DECADE) OF CORPORATISM, ONLY THE CORPORATIONS BENEFIT, AT ALL LEVELS - HIGH PACKED DENSITY OF HOUSING IS A BREEDING GROUND FOR ALL ILLS NOT YET FULLY WORKED OUT, PLEASE PUT PEOPLE BEFORE PROFITS.

HIGH PATH DOES NOT NEED THIS LEVEL OF REGENERATION, LEAVE THE TOWNHOUSES &
CHMP said at the last meeting on 18.11.14 at High Path, that they would be making a loss & more so for the first 40 years of this regeneration.

I am requesting Merton Council not to allow CHMP to share or pass on this loss on & of the regeneration of High Path to us leaseholders and freeholders, as we did not ask for regeneration and we do not want it. By the time CHMP starts regenerating its losses we will still have lost indefinitely.

I am requesting Merton Council not to allow CHMP full regeneration at all and to only allow CHMP partial regeneration in so far as the two tower blocks and Victorian/Edwardian high rise blocks are concerned.

There are other industrial or brownfield sites both CHMP & the Mayor of London can utilise in Merton without appreciating other people’s land & property on the flimsiest of excuses.

If CHMP will not make do with a partial regeneration, then let regeneration not go through at all, but rather force CHMP to honour the standards they agreed with Merton Council when they bought the stock.