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?

As long as the future supply maintains the current need

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

☐ 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 towards Merton High Street to the north of the estate.

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
  [Handwritten: I would like an inset balcony & a private grassed courtyard as well as a public park on 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-abouts and picnicking.

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

- Children's play equipment

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

- Other, please state
  [Handwritten: NSSC's also need to cater for wheelchair users, not too many steeped steps as at Mighty Field's currently]
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
- Retaining the historic street pattern and create traditional street forms
- Creating a mixture of types of buildings and spaces
- 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.

[I don't know as I need examples]
- We don't want parking available for convenience or for those who go shopping. We only want parking for those who are residents or visitors for those who have a disability.
- Their road should continue for residents or 2 residents permit.
- There should not be a controlled parking zone, but it is not accessible to the public.

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

☐
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:

- [X] Option 1: Yes, we need more community facilities such as:
  - A community centre for café, IT, indoor gym, meeting room, clubs for children/elderly
  - Unemployed local grocery store such as an asbestos

☐ 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.

Employing local people is a good idea especially the unemployed in myself.

Local training would be a good idea in order to help people back into work e.g. in the new community centre there could also be a hot club providing advice courses and facilities to enable people to search and apply for roles online. It would also be a good place for social interaction with other people in a similar position.
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 enclosed. This would have an adverse
effect on my health. The flats at Clapham Park were
like rabbit hutching. Also, I do not want to live on
the ground floor as I would feel too vulnerable eg.
lots of people spitting past my front door or my windows
being too near the ground. I live on the 6th 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 Hyettan Field the
kitchen was in the lounge and it was far too small.
The kitchen is usually a separate room, but at Hyettan
Field it did not take account of this.

I like the idea of more internal storage areas meaning
that there will not be a need for a pantry like in my
previous flat which was broken into & someone put all the
rubbish in it. I can no longer use it and I didn’t
store much in it. I was very upset about
the ‘animal’ who died there to my room.

Having an insect balcony is nice to store my
bicycle, to dry washing and be 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 lift. 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 exercise and feel safe away from the heavy traffic and not living in fear of being knocked down.

- I am not sure about the extra 4,000 homes around or how many. 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 their garages as rehousing is proposed to start there.

- Also, I need further info on the Phasing Phasing
  - Where will they take place?
  - What will happen?
  - How long will each particular phasing take?