All Statutory Responses

Stage 1 Consultation – Issues and Options

February 2016 – March 2016
Dear Ann Clarke,

Re: Merton Local Plan: Proposals for Eastfields, High Path and Ravensbury

Thank you for consulting the Environment Agency on the above which we received on 17 September 2014. We responded to the Sustainability Appraisal Scoping Report noting that key environmental issues within our remit have been addressed.

Generally we would be in favour of the redevelopment option to allow notable wider sustainability gains and require that flood risk be addressed holistically through the planning process. Part of the Ravensbury Park estate is located within Flood Zone 3a and therefore redevelopment of the estate would provide opportunities to reduce the risks of flooding from the River Wandle. Redevelopment of all three estates will provide opportunities for sustainable management of surface water in line with the London Plan, reducing flood risk to neighbouring sites. We advise that due consideration should be given to local flooding constraints identified within the borough’s Strategic Flood Risk Assessment (SFRA) and surface water management plan when considering the location of and capacity for development. Housing provision should be considered against the flood risks identified and the mitigation measures required.

The Environment Agency supports and encourages the council to recognise the importance of river corridors as valuable open space providing amenity space, linking up of habitats, and positive measures for enhancing biodiversity with the river channel and bankside habitats. The functioning of existing networks can be enhanced through the linking of existing sites and restoring natural processes. Measures to increase the resilience of the network should be taken prior to major development.

Please do not hesitate to contact me should you wish to discuss this further.

Yours sincerely,

Charles Muriithi MRTPI
Planning Specialist

Direct dial: 0203 263 8077
Direct e-mail: charles.muriithi@environment-agency.gov.uk

Environment Agency, Ergon House, Horseferry Road, London, SW1P 2AL
03708 506 506

planning.se@environment-agency.gov.uk
www.gov.uk/environment-agency
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?
A mix of dwelling sizes enables greater potential for homes to be occupied throughout the day. The dwellings should be orientated to create surveillance opportunities by overlooking the street. Windows should be placed in gable walls to over look the street. There should be no rear alleyway access so preventing the criminals legitimate access to the side and rear boundaries of dwellings. Short streets and cul de sacs increase privacy and security.

Q6 What type of outdoor space would you prefer to see within the estate?
Other - Should be designed to allow supervision from nearby dwellings with safe routes for users to come and go.

Q7 What type of play areas and open spaces would you prefer to see?
Other - Type of communal/play area that is not available locality.

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: Vehicular and pedestrian routes should be adjacent to each other and designed to ensure that they are visually open, direct, well used and not undermine the defensible space of the neighbourhood.

Q9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?
Dwellings should be separated from communal areas with private gardens or clearly defined boundaries. Public footpaths should not run immediately next to doors and windows, buffer zones
should be created to separate a path from a building elevation. Open spaces should allow natural surveillance throughout with shrubs selected to have mature growth height of 1m and tree crowns no lower than 2m allowing a clear 1m field of vision. Open spaces and street lighting should use white light luminaires columns with appropriate shielding to reduce light pollution. There should be no conflict between landscaping tree growth and lighting.

**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 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 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?**

Car parking should not be in rear communal courtyards due to their providing an area of concealment which can encourage anti-social behaviour. Ideally cars should be either parked in locked garages or on a hard standing within the dwelling boundary. If external car parking is in communal areas they should be in small groups, close to homes and within view of active rooms of these homes. Any underground car parking should be secured with access controlled automatic gates or roller grills.

**Q14 Should new community facilities be provided within Ravensbury Estate?**

Any community facilities should encourage residents and legitimate users to gain a sense of ownership and responsibility for their surrounding therefore make an important contribution to community safety and crime prevention

**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?

Crime has a potentially adverse economic, social and environmental impact upon a development. Crime and fear of crime should not undermine quality of life or community cohesion. Crime should be afforded due consideration within this consultation. The decisions from this consultation should aim to ensure that the development of Ravensbury creates a safe place for residents and legitimate users. The Association of Chief Police Offices (ACPO) crime prevention initiative Secured by Design has been actively promoted by the local Designing Out Crime Officer to Circle Anglia and the architects. Meetings have been held to ensure involvement in the design and layout of proposed development of Ravensbury estate.

Additional comments:

None

Personal details:

Name: Pat Simcox

Address: 58 Cricket Green Mitcham CR4 4LA

I am a: Other - Designing Out Crime Office - SW, Metropolitan Police

Gender: Female

Age: Not Given

Disability: No

Ethnicity: White – English/Welsh/Scottish/Northern Irish/British

Date submitted: 17/10/2014
Dear Sir/Madam,

Have your say on proposals for Eastfields, High Path and Ravensbury

Thank you for your recent correspondence dated 17 September 2014 in respect of the above consultation, seeking the views and comments of Natural England with regards to the potential for improvements to the above Estates as part of the Council’ Local Plan.

Natural England is the Government agency that works to conserve and enhance biodiversity and landscapes, promote access to the natural environment, and contribute to the way natural resources are managed so that they can be enjoyed now and by future generations.

We must be consulted by the Local Planning Authority on planning applications that may impact on nationally protected nature conservation sites, and applications that require an Environmental Impact Assessment.

Natural England has previously commented on the Strategic Environmental Assessment and Sustainability Appraisal for the proposed estates regeneration.

Section 6 of the Questionnaires relates to people and places and in this area Natural England would support the provision of green, open, natural spaces, as far as are practicable.

Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life. The Council should seek to link green infrastructure across and between the estates and other facilities, where appropriate, helping to ensure that area’s green infrastructure, both current and planned are designed to deliver multiple functions.

The Council will need to ensure and advise developers and estate managers of potential impacts on local sites such as Local Nature Reserves and Sites of Interest for Nature Conservation (SINC’s). Consideration of improvements and enhancements could be considered as part of the proposal, alleviating issues of deprivation for access to nature and improving connectivity and green infrastructure.

Subject to the above, Natural England has no further substantive comments to make in respect of this consultation document.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

For clarification of any points in this letter, please contact David Hammond on 0300 060 1373. For any new consultations or issues, please contact consultations@naturalengland.org.uk.
Yours sincerely

David Hammond
Lead Advisor
Sustainable Development and Regulation
For and on behalf of Sussex and Kent Team
All responses Eastfields

Stage 1 Consultation – Issues and Options

February 2016 – March 2016
1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- [ ] Option 1: Demolish and redevelop the entire Eastfields 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.

- [X] 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 Eastfields estate?

Please select one of the following.

- [X] Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedroom, 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- [ ] Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☑ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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.
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:

- Creating convenient and safe routes across the estate making it easy to walk or cycle to neighbours and move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way

- Retaining a feel similar to the current character of the estate

- 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 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 lifestyle 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.
14 Should new community facilities be provided within Eastfields 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 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes

  Provide a mix of different sizes of homes consisting of around 33% one bedroom, 32% two bedroom 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
   - Taller buildings fronting the school to the north
   - Taller buildings towards Eastfields train station

☐ 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.
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

I&O Eastfields | 8
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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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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

consideration for those with mobility difficulties/wheelchairs.

11 Walking and cycling are healthy lifestyle 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.

Would it be possible to ask TfL if a bus stop could pass through for bus stop within Clay Avenue?

I don't know

I have difficulties with decision making. Autistic, learning difficulties. I get stuck expressing myself. Words confusion.
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 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.

I like seeing

Seeing the wide green spaces.

Keep new design with
wide large generous green grass spaces. please.

Lavender.
put in lots of Merton's
famous Lavander plants

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

Sorry I haven't answered every question. I find these things very difficult.

I am autistic.

Have difficulties learning and decision making, understanding. I get tired easily.

This is best I could do.

Please consider those with mobility difficulties that don't have cars.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

MY HOME IS NOT

FOR SALE THE
ONLY WAY I'M LEAVING
IT IS IN A BODY BAG
OR IN HAND CUFFS

STOP HARRASSING
ME. I CANNOT BE BULLIED
BY YOU

COMMON MAN
1 Should all the homes on the Eastfields 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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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 Eastfields would not be included.

Please select one of the following:

- Option 1: Demolish and redevelop the entire Eastfields Estate
  Redveloping 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 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
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-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.

- 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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__________________________________________________________________________________
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


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 lifestyle 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 Eastfields 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 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following:

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

Refurbish to meet current standards

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
**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**
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 move between places like Tamworth Lane, Grove Road, Acaca Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate.

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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________________________________________________________________________

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________________________________________________________________________
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

☑ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes 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

__________________________________________________________________________________________

__________________________________________________________________________________________

__________________________________________________________________________________________

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 Eastfields 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 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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________________________________________________________________________
I do not want the Eastfields Estate Demolish but 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.
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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 heights across the estate.

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

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

Q7. What types of play areas and open spaces would you prefer to see?
Sport pitches such as grassed areas suitable for kick-abouts and picnicking 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 traditional street forms

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

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information 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

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?
People don’t use existing facilities and moan and the outdoor areas that were provided for a play area were destroyed by vandals who have no respect, so there is no point in spending thousands when people don’t care about what they have

Other comments:
No response

Name:
Not Given

Address:
Not Given

Age:
Not Given

Gender:
**Eastfields Estate – online responses**

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
Taller buildings towards the centre of the site.

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:
No response

Name:
Not Given

Address:
Not Given

Age:
Not Given

Gender:
Not Given

I am a:
Not Given

Ethnicity:
Not Given

Telephone:
Not given
Q1. Should all homes on the Eastfields 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

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?
Other comments: No response

Name: Not Given

Address: Not Given

Age: Not Given

Gender: Not Given

I am a: Not Given

Ethnicity: Not given

Telephone: Not given

Email address: Not given

Date submitted:
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?

Option 1: Demolish and redevelop the entire Eastfields 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?
Increase 3 bed homes to +50%

Q3. What type of homes should be provided?

Other: Houses/Maisonettes

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

Buildings should be broadly similar heights across the estate.

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

The question above, does not give clarity or an option to add comments. Our main concern is the height of these new buildings, as they back onto our homes. The current 3 storey buildings are very open and invasive leaving residents on Hammond Avenue with unsightly views and no privacy. The proposed plans continue to have 3 storeys or more & have not taken local residents into consideration at all.

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

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

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?

Creating traditional street forms AND

Other: Taking neighbouring homes into consideration, including privacy.
Q9. Are there any other issues or options we should consider regarding open spaces and streets?

The open spaces should be available but limited as it is clear these will again be used in an anti social manner, not only making the area unwelcoming, but also dangerous. The streets should maintain a traditional layout, in line with neighbouring roads.

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 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?

The speed limits along Acacia Road and the Estate need to be controlled and restricted to prevent cars and motorbikes speeding. Similarly, CCTV needs to be installed, as often cars are damaged and broken into along Acacia Road. This road (Acacia Road) needs to have some sort of parking controls that allow the parking to be used by residents and families without charges.

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?

I feel that all residents currently have ample opportunities & facilities to progress and take on training if they wish. There is a need to encourage this to promote people working and training. Not only will this improve the neighbourhood but also minimises individuals being involved in any untoward/anti social behaviour. Not sure if there is another comments box, but our main concern (for residents on Hammond Avenue) is the height of the new homes. The draft proposals include 3 storey homes and also blocks of flats which are higher than 3 storey! This will make the entire area feel like an "estate" and reduce the market value in future as these will clearly be visible from a distance and will be very unsightly in the years to come. Please please take this into consideration.

Other comments:
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields 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. 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:  
No response

Name:  
Not given

Address:  
Not given

Age:  
Not given

Gender:  
Not given

I am a:  
Not given

Ethnicity:  
Not given

Telephone:  
Not given

Email address:
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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 heights across the estate.

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

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

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?
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?

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:  
No response

Name:  
Not given

Address:  
Not given

Age:  
Not given

Gender:  
Not given

I am a:  
Not given
**Eastfields Estate – online responses**

**Q1. Should all homes on the Eastfields Estate be redeveloped?**
Option 1: Demolish and redevelop the entire Eastfields 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 heights 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?**
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?**
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:
No response

Name: Not given
Address: Not given
Age: Not given
Gender: Not given
I am a: Not given
Ethnicity: Not given
Telephone: Not given
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
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

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, 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

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?
Provision of space for businesses on or near the estate

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
No response

Other comments:  
No response

Name:  
Not Given

Address:  
Not Given

Age:  
Not Given

Gender:  
Not Given

I am a:  
Not Given

Ethnicity:  
Not Given
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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 heights across the estate.

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

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:
No response

Name:
Not given

Address:
Not given

Age:
Not given

I am a:
Not given

Telephone:
Not given

Email address:
Not given

Date submitted:
26/09/2014
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
Taller buildings towards the centre of the site.

Q5. Are there any other issues or options we should consider regarding new homes?
Enough parking and outdoor space both private gardens and communal. Eco friendly homes.

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:
No response

Name:
Not given

Address:
Not given

Age:
Not given

I am a:
Not given

Telephone:
Not given

Email address:
Not given

Date submitted:
25/09/2014
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields 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

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?
As a owner of my home I don't allow any one to play with it or to decide about it . This is my only shelter we work very hard to make it . As a regular council tax & service charge payer . No one can take decision .

Other comments:
No response

Name:
Anika Anis FAHEEM

Address:
69 Clay Avenue Surrey Mitcham CR4 1BT

Age:
Not given

Gender:
Female

I am a:
Leaseholder

Ethnicity:
Not given

Telephone:
Not given

Email address:
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields 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?
It should be on need basis. I don’t know where you got your ratio from

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 heights across the estate.

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

None

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

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

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?

Creating traditional street forms AND

Retaining a feel similar to the current character of the estate

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

None

Q10. How should greater use of public transport be encouraged?
The estate is well served by bus 152 and 463. About 10 minutes walk is the Eastfields station and bus 118 so concentrate in planning the homes and accessible roads.

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

Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?

No parking controls

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

We do not have any problem at the moment with access to public transport. We are lucky in London that where ever you live, you are about 5 minutes away from public transport. I am concerned that your transport plans do not us with similar issues created by Notting Hill housing in the new development at Commonsid East where people are struggling to find parking spaces because the place is built up. Those that need the car will use it no matter what you put in place and we are pleased with the parking spaces we have in Eastfields at the moment.

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:

No response

Name:

Enyi Njoku

Address:

75 Clay Avenue Mitcham, Mitcham CR4 1BT

Age:

45-49

Gender:
From: Bigmore Mr and Mrs

Dear Future Merton

Re: Eastfields Regeneration consultation.

We would like to register our objection to CHMPs Regeneration master plan for the following reasons:

We were not consulted by Merton Priory Homes in 2013 about regeneration.

At no time have we ever agreed for our house to be demolished.

We have never been consulted about a residents offer.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- **Option 1:** Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- **Option 2:** A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐  Option 3: Mostly flats

☐  Option 4: Other, please state

☐  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 fronting the cemetery to the south east

☐  Taller buildings fronting the school to the north

☐  Taller buildings towards Eastfields train station

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?

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-abouts and picnicking.

☐ 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
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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

Transport Facilities

11 Walking and cycling are healthy lifestyle 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.

Begin aware of costs
Using "Park and Ride"
Through the estate
(Parking installed in Dawson/Cayford Ave
to prevent theft)
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 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.

- At a public meeting in July (attended by leader of council) CHIMP admitted they had not consulted properly with Eastfields residents – therefore we have had no consultations.

- As homeowners, regeneration will push us into debt. (Shared equity is still a debt)

- At public meeting Cllr Geraldine Stanford stated that “No resident on Eastfields would be displaced if regeneration goes ahead”. Our understanding is that this means we will not be pushed into debt, and therefore property “will survive”.

During consultation we have been told by CHIMP advisors/consultants that

- We are lucky we have not got a mortgage (as advisors will still be paying their salaries)

- Shared equity isn’t a debt

- We’ll have to downsize as we won’t be able to afford a house of a similar size. (We do not want to take on housing nonprofit)
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

**Option 1.** We would only consider this option if we have confirmation that

- we would not be pushed into debt (including mortgage, income, etc.)

- we would not have to downsize - currently there are 2 school-aged children and 1 toddler living in our 3-bedroom house.

- we would have a property or 'like for like' site to accommodate our family

- our family would not be made homeless.

- Residential Offer in discussed and meets our needs.
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields 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 heights across the estate.

Q5. Are there any other issues or options we should consider regarding new homes?
home owners already living on the estate who work

Q6. What type of outdoor spaces would you prefer to see within the estate?
Other: how it is already

Q7. What types of play areas and open spaces would you prefer to see?
Sport pitches such as grassed areas suitable for kick-abouts 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?
Retaining a feel similar to the current character of the estate

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, 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 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?
No response

Q14. Should new community facilities be provided within the estate?
Yes, we need more community facilities such as places which open in the evening

Q15. How could refurbishment or regeneration support existing and new employment?
Other: not sure as these are our homes

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
No response

Other comments:
No response

Name:
M Capen

Address:
81 clay ave mitcham CR4 1BT

Age:
40-44

Gender:
Female

I am a:
Freeholder

Ethnicity:
White – English/Welsh/Scottish/Northern Irish/British

Telephone:
**Eastfields Estate – online responses**

**Q1. Should all homes on the Eastfields 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

**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?

Other comments:
No response

Name:
N FAHEEM

Address:
69 Clay Avenue Surrey Mitcham CR4 1BT

Age:
Not given

Gender:
Female

I am a:
Leaseholder

Ethnicity:
Not given

Telephone:
Not given

Email address:
Not given

Date submitted:
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☑ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

☐ Option 3: Other, please state

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms

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.

- Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- Other, please state

__________

__________

__________

__________

__________

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__________

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__________

__________

__________

__________

__________

__________
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

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

- Provide better walking routes 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

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,

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11 Walking and cycling are healthy lifestyle 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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Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 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 consultation process has not gone well so far. Still I am unclear what offer is going to be made if this should go ahead. This remains the most important thing for me as I have too young children and don't earn a lot of money. Therefore the money offered should be enough to sustain another property and I am able to live and cope with repayments. Should I get another mortgage.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

☐ Option 3: 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
   ☐ Taller buildings fronting the school to the north
   ☐ Taller buildings towards Eastfields train station

☐ 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
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

☐ 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

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
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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 lifestyle 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.
14 Should new community facilities be provided within Eastfields 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 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.
Dear Future Merton

Re: Eastfields Regeneration Consultation

I would like to register my objection to CHMP’s Regeneration Master Plan for the following reasons:

I was not consulted by Merton Priory Homes in 2013 about Regeneration

At no time have I ever agreed for my home to demolished

I have never been consulted about a Residents Offer

I do not support CHMP’s Masterplan design, especially without full consultation that takes into consideration the rights of Freeholders.

Moreover, I have tried to complete the document sent to everyone on Eastfields Estate called: “Have your Say” on the future look of Eastfields Estate. I could not complete the document as the ‘Options’ only caters for and directed towards the needs of either the Council Tenants or Lease Holders. I am a Freeholder and the document does not cater for my needs and views. I believe the document should cater for the needs of all the estate dwellers, irrespective of whether they are tenants, leaseholders or freeholders.

Yours faithfully
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Other: No need to do any thing for freehold/Not agree with any of the above options

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? No change for freehold houses

Q3. What type of homes should be provided?
Other options: Not agree with any of the above for freehold

Q4. How should building heights be distributed across the estate?
No response given

Q5. Are there any other issues or options we should consider regarding new homes?
I am not agree for any kind of change under rebuilding, updating, upgrading inside for freehold houses. All freehold houses should be maintained and if required any upgrade by only their owners and no one else please.

Q6. What type of outdoor spaces would you prefer to see within the estate?
Other: No change for freehold houses by any group or authority

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
No change for freehold houses by anyone

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
Please maintain the area, open spaces and streets as it is but with high level of standard, no plan change

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?
Q12. How should parking be managed?
No 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?
Yes, Build a new community hall on its old place

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?
We have enough local stores, no further change required

Other comments: No response

Name: Munir Ahmed
Address: 60 Pains Close Mitcham CR4 1BY
Age: 55-59
Gender: Male
I am a: Freeholder
Ethnicity: Asian or Asian British - Pakistani
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields Estate be redeveloped?

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When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Eastfields, 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 Eastfields would not be included.

Please select one of the following:

☐ Option 1: Demolish and redevelop the entire Eastfields 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 find it difficult to choose one without knowing conditions. If you open where he happen, I would want a poor deal for all increased social housing and a community space instead.

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 Eastfields 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?

You asked overcrowding as a reason for change. I would question them such as how to get 3 bed properties.

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields will need in the future?

Please select one of the following:

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

Why do they need to be in different parts?

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

Option 3: Mostly flats

Option 4: Other, please state

Recognising overcrowding issues, particularly with tenants, I would hope any options would provide enough space for those families already in the houses.

4. How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
- Taller buildings fronting the school to the north
- Taller buildings towards Eastfields train station

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.

As well as being a resident, I am also a Salvation Army Housing Officer and regularly work with families who have encountered housing issues. I think we must have a duty to be requesting more social housing, not just affordable housing if full regeneration were to occur.

I would also like to see a community space that is affordable to rent while we have the Acacia Centre, it has become increasingly difficult to hire this space for local community groups.

Lastly, the open community gardens are wonderful. It provides an opportunity for neighbours to get together in both informal and more formal ways.

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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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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.

While it has been suggested parking is an issue, this has not been my experience. Keeping neighbours together who want to be would also be important. I wouldn't want allocated parking that in turn makes it difficult for visitors to park.
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 lifestyle 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.

With the 152 bus stop so close, I think current transport arrangements are very good.

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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:
  - A multi-purpose indoor space, reasonable to rent.
  - Community Garden.

- Option 2: No, the existing local community facilities 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

I agree with all of the above.

I also think working with agencies and charities already in the area needs to happen as we are the ones who know the area most.

I think the employment of local needs to be a given.

We don't have any informal meeting points such as cafes.

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: Ngema N

Dear Future Merton

Re: Eastfields Regeneration Consultation

I would like to register my objection to CHMPs Regeneration Master Plan for the following reasons:

I was not consulted by Merton Priory Homes in 2013 about Regeneration

At no time have I ever agreed for my home to demolished

I have never been consulted about a Residents Offer

I do not support CHMP’s Masterplan design

Yours faithfully
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Option 3: Variety across the estate

Please select one of the following

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
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 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**
  
  __________________________________________________________
  __________________________________________________________
  __________________________________________________________

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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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

____________________________________________________________________________________

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____________________________________________________________________________________

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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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 faster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

11 Walking and cycling are healthy lifestyle 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 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&O Eastfields | 10
Local facilities and economic opportunities

**14 Should new community facilities be provided within Eastfields 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 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting of 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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?

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-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.

- **Children’s play equipment**

- **Other, please state**
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

☐ 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

☐ Retaining a feel similar to the current character of the estate

☐ Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

☐ Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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

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 lifestyle 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 Eastfields 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 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.

There is nothing wrong with the houses on the Eastfields Estate. They have large rooms, an integral garage with a decent size balcony. In fact the designer received an award in 1972 when they were built.

I doubt very much that C.I.T. could offer me anything like it at no extra cost to myself.

If C.I.T. proposed to replace the facias then I would be in favour of that.

After working for 47 unbroken years and buying my house I expected to see out my last years living in it. Now I am retired I want a chance to be happier and healthier.
1 Should all the homes on the Eastfields 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 Eastfields 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.

2 What size of homes should be provided within the Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
4 How should building heights be distributed through the Eastfields estate?

- Taller buildings towards the centre of the site.
- Some taller buildings evenly spread across the estate in general amongst mainly lower buildings.
- Taller buildings fronting the school to the north.
- Taller buildings fronting the cemetery to the south.
- Taller buildings fronting the train station, and along Eastfields Road.

Please select one or more of the following:

- Option 1: Evenly across the estate.
- Option 2: Taller buildings around the edges.
- Option 3: Variety across the estate.
- Option 4: Mostly flats.

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?

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

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

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.

□ Other, please state
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

☐ 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.

☐ Retaining a feel similar to the current character of the estate

☐ Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

☐ Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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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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 lifestyle 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 Eastfields 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 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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Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, their investigations and studies raised doubts on whether those 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
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-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.

☐ 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodscock Way

- **[ ]** Create traditional street forms
  
  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

- **[ ]** Retaining a feel similar to the current character of the estate
  
  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- **[ ]** Creating a mixture of types of buildings and spaces
  
  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- **[ ]** 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 lifestyle 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 Eastfields 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 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.
1 Should all the homes on the Eastfields 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 Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

- 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 Eastfields estate?
Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
  - Taller buildings fronting the school to the north
  - Taller buildings towards Eastfields train station

- 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.
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-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.

☐  Children’s play equipment

☐  Other, please state

-----------------------------------------------
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms

  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.

- Retaining a feel similar to the current character of the estate

  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces

  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- 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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________________________________________________________________________
________________________________________________________________________
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________________________________________________________________________
________________________________________________________________________
Getting around

10 How should greater use of public transport be encouraged?
Please select **one or more** of the following.

- [ ] Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- [ ] Provide better walking routes 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.

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may be have a bus that comes round Re estate.
```
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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:

- Health
- Education
- Exercise
- Adult Education

☐ Option 2: No, the existing local community facilities 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting of 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Option 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
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 will have 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-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.

- 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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

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 lifestyle 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 Eastfields 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 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.
25TH October 2014

FUTURE MERTON
London Borough of Merton
Merton Civic Centre
London Road
Morden SM4 5DX

Dear Sirs,

HAVE YOUR SAY ON THE FUTURE LOOK OF EASTFIELDS ESTATE
ISSUES AND OPTIONS
STAGE ONE QUESTIONNAIRE

I am responding to the above Questionnaire, unfortunately not in a way that I would have expected. Once again, I don’t think that as a Freeholder on the estate I am yet in possession of sufficient information to enable me to respond properly to it.

I attended the public meeting on 23rd July and handed a letter addressed to Stephen Alambritis, Councillors Walker, Stanford and Akygyna giving my views on what it was like to be a Freeholder on Eastfields Estate at that time. I attached to that letter a copy of my letter I had addressed to Merton Priory Homes of 19th September 2013 before their initial decision to regenerate had been made. These letters set out exactly the position of a freeholder on this estate, rather than a tenant of CHMPS. Incidentally I have never had a response to either of these letters. I am attaching a copy of the letters to this one, just so your records may be complete.

However, lots of my questions have since been addressed by CHMPS in their various booklets etc since that public meeting. However, only ONE of the most important decisions, so far as I am concerned, has been revealed, after seeing the first draft Masterplan last week, and that is of the phasing. When they will want my house at it’s decant stage. I now know, if regeneration goes ahead, for me personally, its likely to be about 2016 BUT and this is a huge BUT as far as I am concerned, I need to know the detail of the Residents Offer which will not be forthcoming until after the second draft Masterplan in January 2015. Details of the both incentives, the shared equity scheme etc., so that I may involve my family. That detail that would enable me to discuss this huge decision with my family, consider financial planning and legal advice etc. Then and only then once I am in full possession of all the facts would I be able then to envisage a new Eastfields and look forward to it.

Once again, it would seem that the cart has been put before the horse.
Having seen the first draft Masterplan that has been prepared essentially for the Tenants of CHMPS on this estate I am sure it will be fantastic for them, but not at my expense.

So you are asking me what I think of the roads, the estate, the local businesses, the transport etc., etc., and because I don’t know how I am going to be able to budget for a future regeneration not of my making, the upheaval, the distress, that detail is vitally important to us, obviously I still don’t want it to go ahead and have chosen 1. Option 3.

The fact that you have put a date of 28th October for completion of this first questionnaire is not helpful. I am not in possession of all the facts as yet to enable me to answer your questionnaire properly.

Yours faithfully,
Mr Stephen Alambritis  
Councillor Peter Walker,  
Geraldine Stanford  
Agatha Akyynya  
London Borough of Merton  
Merton Civic Centre  
London Road  
Morden SM4 5DX

Dear Sirs,

Changes to Eastfields Estate  
Public Meeting Wednesday 23rd July  
St Marks Acadamy

I am writing this letter to you as I will have been at the public meeting this evening, but I wanted the opportunity to put my views to the Council in writing about the proposed regeneration of our Estate and to let you know how life really feels as a Freeholder living here after the decision was made last year.

Just imagine if someone were to knock on your front door and say they wanted to have a conversation about “regenerating” the estate and that your house would be demolished. Can you imagine the shock and distress you would feel when you thought you had your home for life. This was one day last July in 2013 and to this end, I am enclosing a copy of the letter I wrote to Merton Priory homes on the 19th September at the end of the “conversation” and before the decision was to be made whether “regeneration” was going to go ahead. You will note the contents and my distress then. You will not be surprised that I did not receive a reply to this letter. I would ask you to please read this letter as it sets out our history here in Mitcham.

I have attended every meeting with regard to “estate planning” and can you imagine what it’s like talking to architects about what homes we would like on this estate, what sort of houses we would like built, when in actual fact the house I live in is my home and is perfect for our needs, as we made it that way during the last 36 years as we never thought we would have to leave and we certainly spent some money over the past few years keeping it in good repair for our retirement and for the rest of our lives, including a new kitchen only two years ago, new toilet and plastering of the hall and landings and new ceiling in the lounge.
Recently we visited two estates built by the architects a few weeks ago, on the coach with CHMPS and the architects to look at the designs of the houses, balconies etc., one estate in Chatham and the other in Kidbrooke and came away feeling even more depressed when we realised that the smallest flat in Kidbrooke would cost £390,000 with service charges of £200 per month that’s without the ground rent and maintenance charges. This too had been a Council estate sold to Berkeley Homes.

However, my main worry is the fact that life has stopped. There is no point in doing the garden, it will be ripped up. No point in maintaining the property. Nowhere to go for any sort of clarity for me to try and work out how we will cope. The team at CHMPS are very patient, very kind and answer all my questions as much as they can, but they are doing their job, which is to provide better and decent homes for the tenants who will stay here. Unfortunately at my expense. That’s where the problem has arisen that all their questionnaires and meetings are tailored for the tenants, not the freeholders or leaseholders. It is very difficult to try and answer questionnaires that are not relevant to me as a freeholder and I am paying the ultimate price by having to give up my home.

There are some interesting incentives that will be available if we stay at Eastfields, shared equity, shared ownership etc., However, the devil will be in the detail and there is no detail, nowhere I can look to see what option would be best for us if we have to leave. Nothing I can take to obtain financial advice right now. It’s all in the future. It’s horrifying.

It’s the same with the “decant” stage. The rebuilding, rather than re-generation, will take place over the next 12 years if it goes ahead, but no-one can tell me when my house will be required. It could be 2016 when the project may start or it would be 2026. My husband is 80 years old.. In 12 years time a lot of water will have gone under the bridge and we may not even be here, but not to have any sort of control over our future, just a knock on the door one day and a Surveyor saying out of the blue – we are having a conversation about re-generation – it could work to your advantage. I can’t see that it does at all. Since last July property prices have rocketed around here and even a maisonette in Woodstock Way cannot be bought for the price we will be paid for our property. We would lose the amount of space, an integral garage and modest service charges and cannot even afford to buy outright with what we would be paid.

I am not prepared to end up with massive service charges, maintenance charges and ground rent, all things I don’t have now. I don’t intend to end up on Benefits either for the first time in our lives when we have struggled to buy our property on a 15% mortgage and looked after it, only for it to be snapped up for a low price and for us to be in debt for the rest of our lives.

Not to have the basic information is crucial to our wellbeing and ability to totally change our lives in readiness for this huge upheaval, not of our making.

Obviously this is an emotional letter, but I hope you glean from this, if it was not apparent from the public meeting this evening, the other side of the coin.
Yes, regeneration will make a decent estate but it all comes at the highest price for us.

Yours faithfully,
Dear Sirs,

PROPOSED REGENERATION OF EASTFIELDS ESTATE MITCHAM

After attending all of the drop-in events and “conversation” during the summer on Eastfields regarding the considered regeneration, I am writing to you to put my views on record, none of which will come as a surprise to the Team, as although the contents of each drop-in were interesting, and some of the proposals certainly attractive, the resulting questionnaires upon which the ultimate decision will be made did not necessarily target freeholders and leaseholders, but more the MPH tenants on the estate, and despite the patience of the Team in answering my many many questions with regard to regeneration, I feel this “conversation” has been handled lightly and the team have underestimated the devastation we now feel at the blight placed upon our home and our future.

Now that this has all been mentioned in the local Press on the front page this week, a copy of which I attach, a private sale now would now seem to be out of the question and it almost seems that the decision has already been made although the “conversation” ends at the end of this month.

We have lived on Eastfields estate for 36 years, which was built in 1971 as a Council estate and it was a very popular estate indeed where people got together as a community, the children played together, we had carnivals, fancy dress, barbecues etc., and a Residents Association which has long gone.

We took advantage of the Right to Buy and in 1988 we purchased our home on a 15% interest rate mortgage over 25 years. Since that time, we have maintained our property as freeholders with modest service charges for the surrounding areas and over the last two years have spent a considerable amount of money installing a new kitchen and toilet, plastering the walls and bringing our house into a good state of repair ready for
the rest of our lives. My husband is almost 80 years old. This was our expectation. Mortgage free and modest service charges and with space, should any of our family need to be here with us to assist or even to help them onto the property ladder.

If this estate is regenerated, I do not believe that I will be in the same position as I am now. I will not have parity with my current position, being mortgage free or peace of mind. I have looked around Mitcham and there is nothing of a similar size and space that I would be able to purchase now and although apparently I will have options to stay and purchase on the estate, the details have not been made transparent but I believe with the rising prices, I will be lucky to get a one bedroom flat with my money but will inherit ground rent and service charges that may be beyond our reach and we will live the rest of our lives in penury and maybe dependant on benefits for the first time in our lives. I cannot see a three bedroom house with garden and garage, which I have now, in Mitcham or on the new estate being an option. Again, only vague promises of help and compensation. No details. If we have to move out of Mitcham far away from our families, this is at a time when we are more likely to need support.

My history is in Mitcham. Apart from living in Streatham Vale before I moved here, my parents lived in Mitcham, my brothers and sisters all went to Lonesome School and Rowan Secondary School, my own children too to Lonesome and Tamworth. I like the fact that I can walk down the road and see familiar faces and if I had wanted to leave Mitcham, I probably would have done so many years ago, but chose to stay. It has taken us years to get a decent bus service and indeed the Mitcham Eastfields railway station and now that these things are in place and many of the social issues have been sorted on the estate, it is now planned to regenerate.

My main issue is the way in which the “conversation” has been handled and I would have expected as freeholders that if Merton Priory Homes had intentions to regenerate the estate, then an approach to the freeholders and leaseholders with a package of all possible outcomes should have been made available right at the very beginning showing all possible options to, in some part allay our fears for the future and to show properly the benefits to us. I should not have had to winkle every last piece of information from the Team about what could happen if I chose not to have the upheaval of leaving the estate and these things are still unclear because they have not been made known to us.

No doubt there are plans in place should the decision to regenerate go ahead, but full disclosure of this should have been made available to set our minds at rest for the future, right at the very beginning not ambiguous scrappy colourful leaflets about this “conversation” and questionnaires clearly targeted to MPH tenants. Freeholders and leaseholders have put money into the estate and taken care of our homes and of course we care about our surroundings and yes, certainly there are areas of the estate that could do with improvements. There is no question of that, but to demolish, the real word to use, well that’s a different story and it’s a bombshell to our plans and expectations to a comfortable and peaceful retirement.

None of my comments or observations will come as a surprise to the Team as I have made them known at every event and to each Team Member who have been very
pleasant and have gone to great pains to try and explain everything, within their remit, but without actually giving any detail and I therefore remain shocked and worried for the future. The sort of problems I envisage happening to us is contained in the Evening Standard article dated 2nd August this year and has happened at various other estates in London where people have had to move many miles down the line because a mortgage or finance is not available and I enclose a copy and which amounts effectively as a “land grab” at our expense.

I do not feel that this “conversation” has been a true consultation of the wishes of freeholders and leaseholders because of the lack of transparency of the information which no doubt will be available once a decision has been made, but which should have been provided before the decision is made by MPH to improve or regenerate so that these decisions are not made only by MPH tenants who naturally want their properties improved. Everyone should be made properly aware first with every question answered before the decision is made.

I make no apology for the emotive content of this letter because this is how all this has affected me and MPH need to know this. I think a proper consultation should have come first before the decision is made.

Yours faithfully,

P.S. Today, 11 days before the end of the “conversation” a leaflet entitled “Your Questions Answered – shaping the future of Eastfields” has been hand-delivered and how useful that would have been on day 1. There is still a long way to go.
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields 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

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?

Other comments:
No response

Name:
Dinesh Kumar

Address:
64 Clay Avenue Mitcham Mitcham CR4 1BT

Age:
30-34

Gender:
Male

I am a:
Leaseholder - private

Ethnicity:
Asian or Asian British - Indian

Telephone:
Not given

Email address:
Not given

Date submitted:
**Eastfields Estate – online responses**

**Q1. Should all homes on the Eastfields 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 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 heights 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?**

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

**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 Retaining a feel similar to the current character of the estate

**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, for example, increased bus stops and bus frequencies, improved bus stops travel information AND

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 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?**

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

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

No response

**Other comments:**

No response

**Name:**

Nat Okoro

**Address:**

59 Pains Close Mitcham CR4 1BY

**Age:**

60-64

**Gender:**
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

Option 3: Mostly flats

Option 4: Other, please state

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
- Taller buildings fronting the school to the north
- Taller buildings towards Eastfields train station

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.
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-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.

- **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 move between places like Tamworth Lane Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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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

☐ 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 Eastfields 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 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.
**Eastfields Estate – online responses**

**Q1. Should all homes on the Eastfields Estate be redeveloped?**

Option 1: Demolish and redevelop the entire Eastfields 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 heights across the estate.

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

They should be of similar size to what they currently are.

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

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

**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 a feel similar to the current character of the estate

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

More road space for parking safer routes for travelling and transport facilities.

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

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 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?
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:
No response

Name:
Catriona Bennett

Address:
33 Pains Close Mitcham CR4 1BY

Age:
30-34

Gender:
Female

I am a:
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields 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 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 heights across the estate.

Q5. Are there any other issues or options we should consider regarding new homes?
Renovates the homes on the estate instead of demolishing them.

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

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?
Creating traditional street forms

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
IF TREES ARE BUILT THEY NEED TO BE MAINTAINED ASND PRUNED.

Q10. How should greater use of public transport be encouraged?
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 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?
Free Parking spaces should continue to be provided for residents.

Q14. Should new community facilities be provided within the estate?
Yes, GP Surgery and pharmacy

Q15. How could refurbishment or regeneration support existing and new employment?
Provision of space for businesses on or near the estate

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
Providing job opportunities for local people. Allowing local people to open businesses on the estate. A lot of people have not got any jobs and would like job opportunities. I AM AGAINST THE REGENERATION and would prefer that the estate is renovated instead.

Other comments: No response

Name: Rama Turay
Address: 1 Mulholland Close Mitcham SURREY CR4 1SW
Age: 25-29
Gender: Female
I am a: Other
Ethnicity: Black or Black British - African
**Eastfields Estate – online responses**

**Q1. Should all homes on the Eastfields 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?**

Other: I do not support regeneration

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

Buildings should be broadly similar heights across the estate.

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

I do not agree with regeneration. I think CHMP Should refurbish or repair their home stock. If they are doing any refurbishment that will affect the external aspect of the estate e.g. changing the flat roofs to traditional roof types, changing the outside panels to concrete etc that will affect the leaseholders and freeholders then they can ask the freeholders and leaseholders to make a contribution to the work.I am against regeneration because of the following: 1. Regeneration will push Homeowners on the estate (freeholders and leaseholders) and their families including their children, grandchildren and great-grandchildren out of the property ladder for good. They will loose their homes and land (freeholders). This will push some homeowners out of London to somewhere where they don’t have any jobs, family, friends or social support network. 2. The open market price for their homes that CHMP have committed to pay home owners will not be sufficient for them to buy similar size property (3 or 4 bedroomed houses) in the open market in Mitcham or anywhere else. This will force them to downsize or go into debt to maintain their present standard of living. This will also cause overcrowding especially if they have adult children that cannot afford a deposit to purchase their own homes. Some home owners have lived in their homes for more than a decade and are no longer in the age band to get a mortgage so they cannot get a mortgage to close the gap between what CHMP are offering and the actual price of the size of their homes. 3. Homeowners will have to sell their homes against their wish and incur additional unplanned expenses. Some have already written their WILL and will have to make changes to their wills, pay surveyor, legal fees, removal fees, disconnection and reconnection fees, early termination of insurance and contract fees, temporary accommodation/rent fees etc to name a few. 4. Circle Housing Merton Priory(CHMP) wants to use compulsory purchase or

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

Other: Gardens for everyone

**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?

Retaining a feel similar to the current character of the estate

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

CHMP should have consulted the residents to get their views as to whether they want regeneration or refurbishment of their estate before they draw up their masterplan. They need to do a questionnaire survey and give each resident to complete it before making decisions about their homes. If the majority of the residents of the estates decide that they want regeneration, then they need to discuss and agree the Residents offer with the residents before they go on to master planning. But as of now it seems as if they have already decided to go ahead with their plans to regenerate the estate without the approval or agreement with homeowners who will loose their homes and lands if the regeneration goes ahead. The timescale for the regeneration is too long, over 12 years of living in a building site with complete disruption to the whole community at Eastfields. The estate is convenient placed for access to the train station and buses. Many residents that still work will be inconvenient and might have to pay more for commuting to work if the regeneration goes ahead causing them to be forced to move out of the area. I don't think it is fair for CHMP to offer Freehold home owners the 3 options they are offering as this will change their rights from land owner to non freeholder. They will now go back to paying rent to the same people who have forced them to sell their house to them against their wish. CHMP says that they are non profit organization but they are not doing this for a loss. If regeneration goes ahead the home owners will be the losers and CHMP will be the winners as they will gain all the land from the freeholders. I am strongly against the regeneration and will strongly urge Merton Council to do a survey/ questionnaire on all home owners on the estate and get their written views before any more planning for regeneration. A big organisation like CHMP should not bully homeowners into grabbing their land and property from them because they have millions tospend

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

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 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?

Increasing the frequency of the bus service will be good. Also proving a tram stop at Mitcham Eastfield will give alternative transport system to residents.

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

Yes, GP Health centre, pharmacy, convenient store, community centre for residents
Q15. How could refurbishment or regeneration support existing and new employment?

Other: use local tradesmen to refurbish the estate

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

Using local companies to refurbish and improve the estate. Cut down the trees on the streets that are overgrowing and blocking the street lights, add more street lightings, employ a known caretaker for the estate, increase the frequency of emptying bins, add more enclosed bin sheds for the estate, lock gates at times that they are not needed for bin collection, get cleaners to clean external panels to improve their look. The estate has so many facilities and opportunities for improvement that needs to be maintained and refurnish to bring them back to the days when they where run by the council. Since CHMP took over service charge has increase but the estates has not been serviced well with the money. It has been left to run down so that they can have reason to execute their original plan of forcing homeowners to hand over their land and property over to them for chicken change only for them to rebuy it from them for 2 to 3 times the original price that it was sold for. They want to use our own fat to fry us (buy our homes for cheap and resell it to us for exorbitant prices)

Other comments:

No response

Name:

H Turay

Address:

1 Mulholland Close Mitcham CR4 1SW

Age:

55-59

Gender:

Female

I am a:

Freeholder

Ethnicity:

Black or Black British - African

Telephone:

Not given
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields Estate
  Redevolving 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 Eastfields estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting of 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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

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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.

- 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

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I&O Eastfields | 8
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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 to shape its feel and character.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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

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 lifestyle 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 Eastfields 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:

________________________________________________________________________
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________________________________________________________________________

☐ Option 2: No, the existing local community facilities 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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________________________________________________________________________

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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Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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.

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

- 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
  - Taller buildings fronting the school to the north
  - Taller buildings towards Eastfields train station

- 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.
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-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.

☐ Children’s play equipment

☐ Other, please state

Mix of communal garden children’s areas and semi private break out open areas

More of a village feel smaller main open with breakouts building rest
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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 road running next to school should not be a through road. It should remain blocked in current location, street for school children and access children a main priority. Access roads should secure a short way into and cater for a divided proportion of the dwellings but not cross the estate any more. No access of road should create or curtail access for residents movement around and access the estate.

A company that squashed all the lovely plants that surrounded the estate, my impression when it first occurred was that a week organised coming had stolen all the plants. The estate was no active and...
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 lifestyle 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 Eastfields 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 us:
please state

- A small supermarket
- For use on the ground floor
- In the higher storey
- Blocks on external side

[ ] Option 2: No, the existing local community facilities 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

- REGENERATION WOULD ONLY HELP THE POCKETS OF CHERRY CLEAVE HILL.
- FOR THE REST IT WOULD BE SHORT LIVED.
- MEANING SOME ADDITIONAL HOME REQUIRED TO AID INCREASE FOR MORE HOUSING.
- IT MUST BE A FAIR DEAL FOR ALL, I SHOULD NOT BE STEALING TAKED OR FINANCIALLY PENALISED FOR SOMETHING MAJOR.

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The consultation process from start to date has been shamboolic. It is my opinion that CHMP have led through their teeth at all stages to both Merion Council and US residents. They claim over 95% tenant response enabling them to consented effort by their own appointed man and for independent advisors who specialise in this type of issue could only muster around 20% after a consented effort. CHMP have used a strategy of smoke & mirrors, disinformation, backroom of unrepresentative tenants. They are far from equipped or professional enough to be managing this regeneration. They hide behind confidentiality which the council would have to disclose when we request the data behind their bogus claims of the results of their poor attempt at gathering the views of residents. Even when I ask them all questions if addressed be excused if they had nothing to hide it wouldn’t be an issue. This umbrella company front was set up purely to facilitate the plan to regenerate. Other options were never part of the plan as it has been worked at before a number of times and discarded.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

**CHMP SHOULD DELIVER A GOOD FAIR SOLID OFFER TO FREEHOLDERS.**

- **ARRANGE FOR RESIDENTS THROUGH BANKS A PLAN FOR EXISTING MORTGAGE HOLDERS SO THEY DON'T END UP PAYING MORE**
- **PROPERTY VALUATION BASED ON WHAT WE COULD BUY A SIMILAR PROPERTY IN THE SURROUNDING AREA OF SAME FLOOR AREA, NO OF ROOMS AND OPEN AREA GARDEN PLUS PARKING.**
- **COST OF MOVE OUT AND BACK IN**
- **COST OF ACCOMMODATION TO SAME SIZE AS CURRENT 12 YEARS, LIKE FOR LIKE (UNLESS MORTGAGE AGREED) FOR DURATION OF BUILD.**
- **COST OF REPLACEMENT OF STORES, NULL MACHINES**
- **PERSONALITY I'VE SPENT A SMALL FORTUNE REBUILDING MY HOME OVER LAST 12 YEARS AND THEY WANT TO BREAK IT DOWN**
- **10% COMPENSATION OF MARKET VALUE OF A SIMILAR LIKE FOR LIKE PROPERTY IN THE LOCAL AREA (IF I STAY ANY CARRY ON AS I AM NOW)**

I DON'T INCUR ANY ADDITIONAL EXPENSE, LOSS OF MONEY, ACCELERATION OF THE MOVE OUT AND BACK IN, FINDING ACCEPTABLE ACCOMmodation DURATION. THE STRESS OF THIS WHERE EVERYTHING TO DATE IS EXTREMELY UNWANTED AND HAS HAD A MAJOR IMPACT ON MY SENSE OF SECURITY AND WELL BEING.

**This should have been done so much more professionally with all residents' best interest in mind and it has been so far rewarding from that.**
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

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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.

☐ 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 Eastfields 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?

☐ Option 3: Other, please state

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
   - Taller buildings fronting the school to the north
   - Taller buildings towards Eastfields train station

☐ 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.
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, play areas 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-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.

☐ Children’s play equipment

☐ Other, please state
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☑ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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.

Off street parking / carports or garages for the houses.

Non-residents, including staff from the high school and people using the station are parking on the estate. If we lose our garages and it is rebuilt with on street parking, parking will be a free-for-all!
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

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 (off street parking)

☐ 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.

Houses with garages, like we have at the moment, or carport / off street parking in front of the houses.
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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:

Doctors / Dentist

☐ Option 2: No, the existing local community facilities 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

Would be nice to have a metro sized supermarket as the nearest is Mitcham. This would benefit the elderly and people with mobility problems. Local corner shops are expensive.

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 to employing local people and to providing training for local people.
1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 bedroom 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Option 5: Other, please state

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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?

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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☐ 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

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

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.

☐ Other, please state

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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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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 personal travel advice

☐ Other, please state

12 How should parking be managed?

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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.

☐

11 Walking and cycling are healthy lifestyle 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 Eastfields 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 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 Eastfields 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

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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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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

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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.

☑ 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.

☐ Children’s play equipment

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Other, please state

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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 move between places like Tamworth Lane Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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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 lifestyle 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 Eastfields 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 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 do not want my home demolished.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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.

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

☐ Option 3: A mix of mainly houses and flats on different parts of the estate

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

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ 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.

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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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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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□ 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

□ 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

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.

□ 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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☐ Create traditional street forms

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☐ Retaining a feel similar to the current character of the estate

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☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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.
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 lifestyle 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 Eastfields 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 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 Eastfields 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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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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

  Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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-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.

- **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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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

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 lifestyle 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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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.

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☐ Option 2: No, the existing local community facilities 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

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

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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.

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- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐

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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?

Please select one of the following.

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Please select one or more of the following

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☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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


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

Playing Georges new ball court - 18/05/06

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&O Eastfields | 8
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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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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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


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 lifestyle 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 Eastfields 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 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

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

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.
Before the regeneration my family and I had decided to move away from Eastfields Estate. We have lived here since November 1988 and had decided time to move on. I am happy to sell my house to CHMP and have met with Adam Richards he is aware when permission is granted I am happy to move at the price offered. I feel the regeneration is needed for Eastfields and hope this all goes ahead.

[Signature]
Dear Future Merton

**Re: Eastfields Regeneration Consultation**

I would like to register my objection to CHMP's Regeneration Master Plan for the following reasons:

- I was not consulted by Merton Priory Homes in 2013 about Regeneration
- At no time have I ever agreed for my home to demolished
- I have never been consulted about a Residents Offer
- I do not support CHMP's Masterplan design
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 33% 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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**

  As in option 2 but allows more of the super beauty trees to be retained.

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.

- **Children’s play equipment**
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms
  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.

- Retaining a feel similar to the current character of the estate
  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces
  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- Other, please state
  a) Keep it secure and well used
  b) Retain the trees
  c) Consider how to link to nearby streets alongside the cemetery and onto Tamworth Lane.

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

(1) Change LT to provide a bus from Pollards to Morden Park

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.

☐ Cars should be monitored so they do not park on it

☐ Many communities need parking at Nunhead Eastfields or employees at the high school

☐ No public good park on it

☐ The schools are full. Commute at Nunhead Eastfields should work!

☐ Cycling or use other forms of public transport
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 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.

☐ The new generation centre has no direct connection to the centre. We could hold residents association meetings there and local council meetings.

☐ The centre could be used as a space for people at risk of exclusion instead of being a kids' noisy aimlessly rendezvous or hanging around spot. Small party by the secretary.

☐ The centre is invisible and not directly contactable. There should be a clear open office because it currently

Note: The text is incomplete and contains missing or unclear parts. The final responses are not provided in the image.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

There are main points I would like to put forward:

1. CHMP currently state any existing tenant can return if there is a home that "meets their needs". This is viewed as a spam out clause. Every current tenant should have a home built that meets their needs before anybody else has access to the new estate.

2. I live in a flat which is in appalling condition including communal areas. The boiler was replaced leaving large spaces which were never developed. There is asbestos left in the flat. The floors are crumbling and the walls are rotting. A new flat is the only answer.

3. However, a written guarantee with each tenant / leasehold is the only answer. This allows current fees and rent levels to continue.

4. Healthy trees must not be destroyed. There is little planting now vegetation including trees are - and I speak from experience of losing trees for 14 years - they will be destroyed and replaced.
**Better places to live: high quality residential areas**

1 Should all the homes on the Eastfields Estate be redeveloped?

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Please select **one** of the following.

- **Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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**

- **Option 2: A wide range of homes including a mix of houses, flats and maisonettes**
Better places to live: high quality residential areas

Option 3: Mostly flats

□ Option 4: Other, please state

Continue with maisonette flats, insulated and double glazing and heating flats.

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields and the surrounding areas, local opinions on planning policies, how many homes are to be built and how to ensure there is enough open and green space for Eastfields 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 fronting the cemetery to the south east

□ Taller buildings fronting the school to the north

□ Taller buildings towards Eastfields train station

□ 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.

Yes, to make sure of solid bricking for health and safety, central heating to the homes, insulation, roofing and bricks, double glaze windows to the property, remove all bacteria properly before building back the homes, putting in and securing right around the new homes of things to protect the young and old people, neighborhood against rats, filled the holes around the skating board...
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

A larger space for the public, but bigger flats and maisonette houses.

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.

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.

[X] 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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 will keep or Rather

Circle housing having easy connections within the estate and to the surrounding areas.

To confirm retaining a feel similar to the current character of the estate having continue street lighting to be very bright and clear for neighbours.

There should continue to be spacious and easy to ride and roads easy to go on from properties.

__________________________________________________________________________

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

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

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

- [x] Provide well-connected, attractive and safe cycle routes and footpaths
- [x] Provide safe and convenient crossings of busy roads and junctions
- [x] 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.

- [x] 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,

To confirm, 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 zones, double or single yellow lines and so on.
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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:**
  - Health care for disabled and older people. I am Asthmatic with breathing difficulties.

- **Option 2: No, the existing local community facilities 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.

- Supporting local businesses near the properties also to give training to young people facilities near the estate and to improving local facilities.

Personal details removed by LBM officer
I do write to say that I rather there be no Regeneration of Destroying Homes and Building new ones in my area Eastfield Estate, Mitcham, but if the Regeneration Plan goes ahead, I want to stay in Mitcham, or to come back to Mitcham Eastfield Estate.

I do to confirm I suffer with Asthma, and I have breathing difficulties, in which I find it very hard to breathe properly, and many or and so many times had to stop walking and catch my breath and take my medication. I am now getting blood pressure, and I do also suffer with Hayfever, and I am dustmite allergy, seafood allergy, grass, flowers, bushes and trees allergy.

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

I need the ground floor to live in, a one bedroom accommodation. I do so many times do have problems climbing up the stairs, with my chest.

To confirm, in the questionnaire, I have mentioned about the housing condition of good insulations, double glaze windows, and having central heating.

I currently is on the 1st floor, and have been living at my present accommodation now 9 years and 9 months this month October 2014.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields Estate be redeveloped?

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Please select one of the following.

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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.

☐ 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.

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Please select one of the following.

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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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
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

I&O Eastfields | 8
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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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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

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.

II&O Eastfields | 10
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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:

[Blank lines for comments]

☐ Option 2: No, the existing local community facilities 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.

[Blank lines for comments]

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.

[Blank lines for comments]
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

✅ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

Option 3: Mostly flats

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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☑ Taller buildings towards Eastfields train station

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.
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-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.

☐ 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.
- Create traditional street forms
- 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.
- Retaining a feel similar to the current character of the estate
- Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.
- Creating a mixture of types of buildings and spaces
- Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.
- 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

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 Eastfields 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 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ 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 Eastfields 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?

☐ 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 and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ 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.

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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.

- Not to build houses
- Flats with flat roofs
- Avoid wooden fencing

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
☒ Taller buildings fronting the school to the north
☒ Taller buildings towards Eastfields train station

☐ 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.
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

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

I&O Eastfields | 8
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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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

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.

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CREWS HAVE ACCESS TO THE WHOLE ASTATA.
THE SAME ACCESS TO THE POLICE AND AMBULANCE.
Local facilities and economic opportunities

**14 Should new community facilities be provided within Eastfields 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 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 Eastfields 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 that 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☑️ Option 1: Demolish and redevelop the entire Eastfields 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.

☐ Other, please state

Provided a fair deal for home owners

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 Eastfields 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?

☐ Option 3: Mix of different sizes of homes

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

make sure all current residents are catered for. Some in 1 bedroom flat need bigger

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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. Disabled need correct housing. Ask them what they need.

2. Make sure all current residents are catered for.

3. Green areas essential for mental health of many of the residents.

4. No big through road.
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

[Handwritten entry: I cannot trust neighbours to keep a communal area clean.]

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.

☐ Children's play equipment

[Handwritten entry: These 2 will get people outdoors. away from tv.]

[Handwritten entry: A... noted just like Morden Park.

[I&O Eastfields]
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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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

People who drive will not easily stop using the car - status symbol. (bus) is always crowded

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.

a car is a status symbol

a necessity to get to work to take the family out fares are very high

(buses) are very crowded
14 Should new community facilities be provided within Eastfields 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:
  - schools for extra residents
  - health/dental care
  - on site social worker
  - mental health/youth work

☐ Option 2: No, the existing local community facilities 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
  - Get the young people working - job creation scheme/training

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 this will be a huge upheaval. Especially for many residents with mental health issues. This must be addressed.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

- I look forward to the regeneration. The buildings will not last much longer. Roofs leak, a lot needs replacing.

- I also want to see social justice in that all can be rehoused here on this estate.

- That home owners can sleep at night knowing they will get a fair price. If people are encouraged to buy by one government, they must not be penalised by the next.

- I want to see fair treatment of all disabled and mentally ill.

- The elderly must be fairly treated.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

- This is an opportunity to give example to the young on what justice mean. Remember they are future voters and looking for role models.
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?

Option 2: Partial redevelopment

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?
More 1 and 2 bed places

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 heights across the estate.

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

There should a private garden and balconies not over looking each other. sound should be distributed i.e., children's play area should not disturb older and ill people or those who work odd hours. buildings should not be too tall and over crowed. should be bricks and wood or stone so on and not plastic or metal. walk ways should consider older and disable people as well as children. our green space is important to us and we want to keep it and develop it.

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

Other: private gardens and communal 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

Sport pitches such as grassed areas suitable for kick-abouts and picnicking

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

Creating traditional street forms AND

Creating a mixture of types of buildings

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

I like to see my estate a welcoming, homely place to live and grow older. I very much like the size of my grant floor flat with my beautiful, great size garden and I'm very happy with the shape, since I fit
in well without much compromise to my work, private living. I can practice my gardening skills and grow plants that relax and please me after a hard days/nights work. I like my open plan space, since it provides more room to move about. Although, I don’t have enough cabinet space for the kitchen, it’s due to poor kitchen planning and cheap, poor material used at the time. My sitting room is wonderful in size and shape and I love the way the french doors open to my garden however, it’s very dark, dump, cold (I build a wall between the bedroom and spirited bedroom and setting room). My bedroom is a great size, I can use all my required furniture and I’ve even a shofar for a guest if need it be or if I’m ill and want to set close by. My built in cabinet helps me much although, it has a poor design and loses space, rather than making it more useful. My corridor is square and gives me the opportunity to use it as office, pc, read, study space. I store my paperwork and my pc space with my shoes, winter jackets in the cabinet with extra storage space too. My bathroom is a perfect size and I build cabinets for more storage space and I can move about if I need physical assistance in in health or old age to come. I love my local arena and people. I volunteer and do my paid work in the local areas. I can go to London and Surrey for job opportunities and personal use and visit too. Children have growing up and people are getting older, where we support and assist each other to move in the paths. I want to see the community spirit to refine and the area specially the housing and job opportunities to develop, without overcrowding the fields and the green spaces. I like the children to have a safe space to learn, share, play without troubling the older ones.

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

Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information AND

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

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 controls AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

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

educate people to live a civil life!

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

Yes, such as activities, clubs, games for all age groups not just for children and youth.

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

Employ local businesses and apprentices through the refurbishment or regeneration process AND
From: Williams. C

To whom it may concern

I feel it is an insult to my intelligence that CHMP think that I will agree to a Masterplan without any proof of a fair and proper consultation. My family and I are freeholders and we were never ever consulted about the demolition of Eastfields Estate. We purchased our property in good faith 10yrs ago because we could not afford the london postcode prices now only to be told that CHMP want to knock down and start again at whose cost (Circle Housing fraudulently claim to have consulted 95% of us about it in 2013!) .

Where is this evidence no one has knocked at my door, it should be easy for CHIMP to show me the data they say that has been collected " what are they hiding"

MY FEELING IS THAT MOST OF THE RESIDENTS ON THE MITCHAM EASTFIELDS ESTATE BELIEVE THAT CIRCLE HOUSING INTENDS TO社OCALLY CLEANSE MITCHAM EASTFIELDS’ WORKING CLASS COMMUNITY

I've seen it happen in Clapham where I grew up, its now full of what I would call people of an affluence back ground its always the working class community that loses out or shall I dear to say pushed out, this is what I would call propaganda for a gentrified development.

Is it true that CHMP made the decision to demolish our homes at a secret meeting in December 2012. They didn't discuss demolition with us at their bogus "join the conversation" charade in 2013.

My family and I would like the truth about the regeneration please feel free to let me know the facts
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- □ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields estate?

Please select one of the following.

- □ Option 1: Mix of different sizes of homes

  Provide a mix of different sizes of homes consisting of 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- □ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas.

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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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, play spaces 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-abouts 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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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

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11 Walking and cycling are healthy lifestyle 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.

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I&O Eastfields
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 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

[*(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 totally disagree with CMFH to knock down Eastfields. These properties are the area with all the problems. They have not been maintained as they were previously with Merton Council. They have run down the estate since taking it over, with this as their main purpose. This estate was chosen because of the station meaning they can get more money from the homes they sell to the “yuppies”. They should build affordable homes on social housing land and not high spec so they can add to their bank balance. They call themselves a charity, I don’t think so. All they seem to want to do is to make freeholders homeless regardless of age, disability and circumstances.

We purchased our home in 1984 from Merton Council. Encouraged by the then Maggie Thatcher Government. We were not able to buy on the open market so thought this was a valuable opportunity. As we are now pensioners with no mortgage we are happy to live out our lives here. We have heart problems. Our son and daughter still at home and my son has serious medical problems. This should not be happening (the proposed knock down) at our time of life especially when we own the freehold. We do not intend to let CMFH to own one inch of a new property on here. Why should we? Would you or anyone at Merton Council honestly agree to hand over part of your home to CMFH, especially as we all know how it is run. Like children running a nursery.

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

When we purchased our home from Merton Council in 1984 no one told us or now was it in the deeds they our homes was only viable for 30 years. If we were told this we would not have purchased our home as we knew at a later date we would be unable to purchase on the open market.

We need to stay in the immediate area for Doctors and Hospitals due to health problems.

If the decision is made to knock down this make our home unfit for purpose. We will not stay on the estate with CHMP owning a chunk of our home. We will have no alternative to seek legal advice regarding compensation from yourselves to meet any shortfall to purchase a three bedroom house with garden and garage in the immediate area. We are prepared to go to court even to the European Court of Human Rights.

Hastily but not least, when this plan was announced last summer (as a big joke, balloons, slush puppies etc) our property prices have stagnated. The surrounding properties have gone up by £60,000 plus. Was this the plan last summer, even putting in local paper just to keep house down so they could make a bigger substantial profit on properties they plan to sell.

Please respond on writing or writing in all issues as they may be needed if plan goes ahead and so presentation.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ 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 Eastfields 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?

☐ Option 3: If you do not agree with the 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
☐ Taller buildings fronting the school to the north
☐ Taller buildings towards Eastfields train station

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.
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

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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.

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.

Children’s play equipment

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Other, please state

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms

  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.

- Retaining a feel similar to the current character of the estate

  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces

  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- Other, please state

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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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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

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.

Cycle storage is important to me because I currently have to store my bike inside my flat which is on the second floor.

I&O Eastfields | 10
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 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

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________________________________________________________
I think that regeneration is a good idea. The current flats are barely fit for purpose and they cost a fortune to heat through the winter.
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
Other: Houses only

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

Q5. Are there any other issues or options we should consider regarding new homes?
Other: Two storeys only not Three

Q6. What type of outdoor spaces would you prefer to see within the estate?
Other: Private Houses space only

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 AND
Creating traditional street forms

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
More road space for parking safer routes for travelling and transport facilities.

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information AND
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 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 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?**

Cheaper fares to encourage the public out of their cars and reduce traffic.

**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

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

Employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

**Other comments:**

No response

**Name:**

Rakesh Patel

**Address:**

41 Moore Close Mitcham CR4 1BW

**Age:**
 Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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

[Space for handwritten response]

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 Eastfields 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?

[Space for handwritten response]

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

Option 3: Mostly flats

Option 4: Other, please state

The same size houses
we already have with
garden & garage space,
just up graded and kept

Better

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
- Taller buildings fronting the school to the north
- Taller buildings towards Eastfields train station

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.

Think about taking away the green space from the
children, making it unsafe

for the children to play

Taking away our park
making our home’s smaller
to make way for more
Taking away our garden’s
women 90 % of us use

and love. Taking away
our garages, we want
to keep all these things
if the regeneration
happens we will lose
all these things
I think put the money
in to repair our home’s

and update the
area.
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.

- [X] Option 3: Other, please state
  Keep it as it is, loads of green already people use all the time from houses.

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.

- [X] 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.

- [X] Children's play equipment

Other, please state

None. Keep it as it is. There is a park at the end for kids to play, space for football etc and also green space for families. No need to change it just update.
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

(Handwritten note: other suggestions include:

- A green gate system
- Making pathways more visible
- Installing path lights
- Improving the overall appearance of the estate
- Creating more green spaces)

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.

X 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___________________________

12 How should parking be managed?
Please select one or more of the following.

X 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.

Introduce Parking Control as long as we don't have to pay or buy permits or leave the garages. So we can park our cars in there. And for people in the flats have the space on the road.

11 Walking and cycling are healthy lifestyle choices. How can we support this?
Please select one or more of the following.

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

X 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 Eastfields 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 more play areas
  - More clubs running

- **Option 2:** No, the existing local community facilities 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.

It would be nice for local people to have more training and support.

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
  - I personally don’t think it will make any difference

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Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☑ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

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

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

Option 3: Mostly flats

Option 4: Other, please state

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
☐ Taller buildings fronting the school to the north
☐ Taller buildings towards Eastfields train station

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.

Include a garden of a moderate size for each house.
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**

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-abouts 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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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


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 lifestyle 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 Eastfields 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 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
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields 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?
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:
No response

Name:
Claire Henderson

Address:
8 CLAY AVENUE Mitcham CR4 1BS

Age:
40-44

Gender:
Female

I am a:
Freeholder

Ethnicity:
White – English/Welsh/Scottish/Northern Irish/British

Telephone:
Not given
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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

______________________________
______________________________
______________________________

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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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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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_________________________________________________________________
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 lifestyle 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.

________________________________________________________________________
________________________________________________________________________
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Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 us: please state

☐ Option 2: No, the existing local community facilities 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 husband and myself are council tenants and were going through the right to buy process but had to stop the process because of my husband's medical problems.

I have noticed that no mention of bungalows were put down as a possibility. Due to my husband's needs, I think that sometime in the near future we will not manage stairs.

Personally, I like the idea of having a "normal" house layout, as in kitchen, from room down stairs rather than as it is, from room upstairs. The other issue is that as far as I can work out, they are not planning to put garages in this new build, which again is a must for us. Also I have my daughter and granddaughter living with us, as she doesn't seem to be getting anywhere as far as a council property. So if she stays with us, a reasonably sized garden is also a must.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

The town house we live in is quite spacious and I have my doubts as to whether the new builds will be anywhere near this size. (I'm told by other residents, not). So if the points mentioned earlier, space, garage, garden are not going to be met, then I choose to stay as we are.

The issue with most residents is that you want us to say yes or no before we know and have confirmation on exactly what we are going to end up with and I personally cannot do that until I am guaranteed of the facts.

My main concern is the property we will end up living in, over layout and open space. Once I have this info I can then decide on the other matters.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 Change.

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

Option 3: Mostly flats

Option 4: Other, please state

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
- Taller buildings fronting the school to the north
- Taller buildings towards Eastfields train station

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.
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-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.

- 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms

  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.

- Retaining a feel similar to the current character of the estate

  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces

  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- 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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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

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 lifestyle 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 Eastfields 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 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following:

☐ Option 1: Demolish and redevelop the entire Eastfields 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 own my own house
☐ I have no wish for any thing to change

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 Eastfields 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?

☐ Option 3: 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Option 5: 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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

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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.

- 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.

Children’s play equipment

Other, please state

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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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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 lifestyle 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 Eastfields 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 us: please state

☐ Option 2: No, the existing local community facilities 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 Eastfields Estate be redeveloped?

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The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the houses, 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 Eastfields would not be included.

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.

2 What size of homes should be provided within the Eastfields 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 36% 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?

☐ Option 3: Other, please state

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

- Option 3: Mostly flats

- Option 4: Other, please state
  Houses (with garden) for all families

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
  - Taller buildings fronting the school to the north
  - Taller buildings towards Eastfields train station

- 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.

Residential parking
- for bikes, pushchairs, school bags
- Garden or balcony
- for new homes
- Houses rather than flats, in blocks.
- It looks and feels like prison boxes
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

☐ 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

I&O Eastfields | 8
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

- [x] 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 lifestyle choices. How can we support this?

Please select one or more of the following.

- [x] 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.

- [x] 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.

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I&O Eastfields | 10
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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:

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☐ Option 2: No, the existing local community facilities 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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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.

[Handwritten notes: Employing local people, support local businesses, improving local facilities & services, providing free training for local people.]
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields 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 Eastfields 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?

☐ Option 3: Other, please state

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.

Get rid of the Ally ways and bin sheds next to our intercom doors.
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

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

омн Georos new ball court

☐ 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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

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 lifestyle 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 Eastfields 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
  to stop children
  hanging around
  the estate.

☐ Option 2: No, the existing local community facilities 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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________________________________________________________________________
I support Circle Housing on the regeneration. It really needs a big lift; properties are very small and poor. By doing this will make it a better estate and I think people will appreciate there homes. It shall give people a better option to do exchange's as not many people like Eastfields estate because on how it looks.

Doing up the estate rather than regenerating it would be a waste on money and time, homes will always take at poor quality and have on going problems. There is no other option than to regenerate it that is my opinion.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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.

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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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Option 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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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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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
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 outdoor 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

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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

☐ 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms
  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.

- Retaining a feel similar to the current character of the estate
  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces
  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- 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.

[Handwritten note]
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

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☐ 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 lifestyle 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 Eastfields 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

☐ Option 2: No, the existing local community facilities 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

- 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
  - Taller buildings fronting the school to the north
  - Taller buildings towards Eastfields train station

- 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.
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

☐ 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

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

☐ 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms

  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.

- Retaining a feel similar to the current character of the estate

  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces

  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- 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

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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?
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.

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☐ 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 Eastfields 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 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

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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.
Better places to live: high quality residential areas

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- Option 2: Partial redevelopment

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- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

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What do you think about building heights?

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☐ 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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

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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 public open space.

- Option 3: Other, please state

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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.

- Sports pitches such as grassed areas suitable for kick-abouts 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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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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 lifestyle 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.


I&C Eastfields | 10
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 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

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Page 330 of 447
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

My personal opinion is that all this has already been decided. So what is the point?
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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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.

2 What size of homes should be provided within the Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
- Taller buildings fronting the school to the north
- Taller buildings towards Eastfields train station

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.
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.

- Creating convenient and safe routes across the estate making it easy to walk or cycle to neighbours and move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms

  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.

- Retaining a feel similar to the current character of the estate

  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces

  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- 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.

STREETS SHOULD BE PLANNED 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. 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

### 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

### 11 Walking and cycling are healthy lifestyle 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

### 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 Eastfields 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 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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Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

☐ Option 4: Other, please state

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☒ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
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

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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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☑ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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.

STREETS SHOULD BE PLANNED SO THAT THEY DO NOT BECOME RACE TRACKS.
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

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 Eastfields 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 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

Option 1: Demolish and redevelop the entire Eastfields 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 as promised in the transfer consultation document!

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

Dr what was promised in the pre transfer consultation document or look at Pollards Hill solution

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 Eastfields 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?

What ever mix meets the needs of existing residents including the freeholders who all have 3-4 bedroom homes

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☑ Option 4: Other, please state

- enough freehold (houses) to meet current residents needs
- (mostly flats implies leasehold = not acceptable)

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 - how tall? blockbuster views.

Please select one or more of the following

☐ Taller buildings fronting the cemetery to the south east
☐ Taller buildings fronting the school to the north
☐ Taller buildings towards Eastfields train station

☑ 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.

- Surely what they are to be made of / construction + longevity
- energy efficiency / underfloor heating / insulation etc more important than how tall / varied
- Look at your own development - it advocated scope for adding
  - The town houses now have 
  - large rooms, Parker Morris standard
  - but the design proposals are 2ft 2" off the ground, it looks odd and it is not feasible to redecorate
  - sacrifice indoor space to provide private outdoor space. Freeholders should be entitled to a freehold property of equal size + affordability is key.
  - current valuation would not enable freeholders to afford a new home (not necessarily better)
  - our homes already meet Merion standard, 4 offers of share equity / share ownership are degrading amount to nothing
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
  
  Houses to have balconies and small private garden (as they do now) / Small shared garden for flats is reasonable / Larger open space for all to enjoy (like we do now).

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.

- Children’s play equipment

- Other, please state

  Flexible open space! I wouldn't picnic on a "sports pitch" - the flexibility of space on fastfields now is perfect! A variety of community reading areas good + also a space that can...
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.

☐ Creating convenient and safe routes across the estate making it easy to walk or cycle to neighbours and move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Creating traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

If CHMP maintained lighting and installed proper gates then access across estate would be convenient & safe already. I fail to see how traditional street forms would strengthen our community or the estate identity.

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.

- Affordability & versatility
  - As a freeholder I enjoy a large balcony (with lovely views of trees & sky) + not overlooked + lots of afternoon sun. I have a paved court yard where my child can play safely + hang my washing which gets morning sun - I don't want to have to mow a lawn - but like having access to wonderful green spaces beyond my gate - perhaps areas where 'no dogs allowed' should be established to tackle areas of dog fouling as opposed to designated 'dog walking areas'. Ensure you retain the beautiful trees - not the twigs CHMP planted in 2018!
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: Provide good, if public transport was more regular and reliable, more people would use it. I don't drive but find public transport disappointing.

11 Walking and cycling are healthy lifestyle 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.

I don't think this would work.

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.

There is plenty of parking on Muls's estate. CHMP have reduced the amount of space by the silly bin storage boxes they installed... It is absurd to suggest that demolishing is the only way of addressing problems with parking! Under cover lighting for flats would be useful.

Affordable public transport: that was more regular and reliable. Safer bike paths would also help...
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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:
  - maybe a youth/training centre
  - a new gym, café
  - a skills training community run

- Option 2: No, the existing local community facilities are enough.
  - St Mark’s & Access centre — Eastfield residents should get priority access to these facilities

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
  - Great idea to use local people
  - Training — so why did CHIP outsource all its repairs + end up with awful repair maintenance record — who is scrutinising whether their actions follow their words?

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.

- Improving local facilities implies they are not adequate now — why? We have a good corner shop with fresh fruit, flowers, coffee & Mitchell Town Centre a short walk away — a small cafe & Dr surgery might walk + community run — but none

Of this should be at the expense of owner occupiers! They were excluded from vote to gift properties to CHIP as LBM warned them they would have nothing to lose + lots to gain — you have a moral obligation to ensure we are not materially worse off if these plans go ahead! The current 10 promises is no reassurance, let alone...
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

- LBM are well aware CHMP are not doing repairs maintaining lighting etc on Eastfields (so you have a direct route for Councillors to chase them for repairs on our behalf!) The ITF acknowledge that CHMP may have no financial means to deliver an ambitious project. They too seem to doubt whether they have the practical people skills/competence to deliver such a project. Trust is at all time low yet CHMP have done nothing to build this in the last 12 months.

It baffles me why they can't provide booklets of their vision/clear before + after examples of their good work - [perhaps none exist?] They took us to view the old Ferries estate + didn't like me asking too whereabouts of the previous residents "(best you ask Greenwich Council") - but learning that the #250,000 I might get for my 3-4 bedroom home (already at Merton standard) wouldn't even buy me a studio flat these kind of answered the question anyway!!

whilst your promise to ensure we get 'market value' for our home might be better than Southwicks disgraceful treatment of owner occupiers on the Sydenham estate... to avoid confirming ERA's fears about social cleansing/gentrification in our area... you need to compel CHMP to offer affordable options - I can only just afford my mortgage now + expect to own it outright in 20 years + for my Daughter to enjoy it unencumbered. "Shared ownership" is not acceptable (such schemes just inflate cost of housing look at Shout website for truth!) - Share of equity if passes on to next generation or option to buy equivalent sized home in the area now (+ avoid the hell of joys on a building site!!) is the kind of thing I expect LBM to be demanding from CHMP - it is hard to engage in how the estate might look if I am not sure I
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

On page 3 of this questionnaire you mention surveys done to see what would be needed to bring homes up to the 'Decent' homes standard - I understood that the benefit of gifting these properties to CTHM was to ensure the 'Merton Standard' - it is worrying that CTHM+UBM seem to think the terms are interchangeable/disregard the difference in quality - or was this just another missprint?

- As a freeholder very happy with the standard of my home as it is - it is insulting + paternalistic to suggest that demolition is the only way of addressing things such as - inadequate parking, bin cupboards+ lighting

- Also admit that the notion of "affordable rents" (80% market value) is nonsense + totally unaffordable - have a good look at income of nurses + teachers - the backbone of society - education + health - if they can't afford to live in London/community then these services will crumble.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 help overcrowding:

25% one bedroom

25% two / 50% 3+

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☑ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
- Taller buildings fronting the school to the north
- Taller buildings towards Eastfields train station

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.
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

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?

- Creating convenient and safe routes across the estate making it easy to walk or cycle to neighbours and move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms
  
  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.

- Retaining a feel similar to the current character of the estate
  
  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces
  
  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- 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.

Ensuring that cars are not tempted to speed along the little streets of straight road. There are large amounts of kids being taken to school and some drivers still seem too relaxed about this.
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 ___________________________ ___________________________ ___________________________

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 lifestyle 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 Eastfields 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:
  - Visual art + music school
  - (all ages) - more yoga
  - health classes + living history / family tree sessions

☐ Option 2: No, the existing local community facilities 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
Dear Future Merton

Re: Eastfields Regeneration Consultation

I would like to register my objection to CHMPs Regeneration Master Plan for the following reasons:

I was not consulted by Merton Priory Homes in 2013 about Regeneration
At no time have I ever agreed for my home to demolished
I have never been consulted about a Residents Offer
I do not support CHMP’s Masterplan design

Yours faithfully
Dear Sirs,
please find attached a download of our objection to the proposal of CMPH regeneration programme.

As far as CMPH proposal for compulsory order. A compulsory order is meant to be for the benefit of the community. Their proposal for their own benefit not our's.

Yours faithfully

Dear Future Merton

Re: Eastfields Regeneration Consultation

I would like to register my objection to CHMPs Regeneration Master Plan for the following reasons:

I was not consulted by Merton Priory Homes in 2013 about Regeneration

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Yours faithfully
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

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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.

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

☐ Option 3: A mix of mainly houses and flats on different parts of the estate

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

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Option 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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

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

I&O Eastfields | 8
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms

  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.

- Retaining a feel similar to the current character of the estate

  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces

  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- 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


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 lifestyle 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 Eastfields 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 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 Want My Knocked Down, Very Happy Here Since 1978. Great Neighbours etc

CHMP: Seem not be able to Tell us the Truth. When ever we ask Questions They always Avoid Answering

Thank you
From Grant P

I have been reading the Facebook pages of the Eastfields Residents Association and I am, to be frank, scandalised. I am an Eastfields home-owning resident and I find it outrageous that Circle Housing could even start to Master Plan the regeneration of my estate without having consulted my neighbours or I first. There was no consultation about this last year.

The council should be investigating CHMP and calling upon the police to do the same because CHMP produced fraudulent information about consulting Eastfields residents. They produced two specific pieces of fraudulent information.

1. They said that they consulted 95% of residents last year about regeneration.
2. They said that the majority of residents agreed with the proposal to regenerate

Both statements are fabrications and lies. But because this false information was being used to deceive the council in the furtherance of a business objective they have committed an indictable criminal offence under the 2008 Fraud Act.

Action needs to be taken.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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 will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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** (RE: LANDSCAPE, THE ROADWAY TO DRIVEWAYS TO PREVENT PARKING ISSUES WITH SCHOOL STATION)

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.

- **Children’s play equipment**

Other, please state


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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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms
  
  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.

- Retaining a feel similar to the current character of the estate
  
  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces
  
  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- Other, please state
  
  Give people bigger garden.

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.

[Space for continuation]
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 lifestyle 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.

- Enforce existing speed limits in 20mph zones

- Police and council are doing nothing
Local facilities and economic opportunities

14 Should new community facilities be provided within Eastfields 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 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.

STOP SOCIAL ENSURING
OF THE WORKING PEOPLE
OF EASTFIELDS — A GOOD EXAMPLE IS THE CURRENT ELEPHANT CASTLE REDEVELOPMENT
I KNOW THE COUNCIL WILL GO AHEAD WITH REDEVELOPMENT REGARDLESS OF THIS. NO MONEY BY GOVERNMENT & COLUSION WITH CASH WILL SEE THAT THIS DEVELOPMENT WILL GO AHEAD REGRETS

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.

CIRCUH HOUSING & THE COUNCIL HAVE ALREADY BREACHED THE FATE OF OUR ESTATE. THIS IS BASED ON PURELY A FINANCIAL DECISION TO INCREASE HOUSING STOCK & MAKE MONEY.

AS AN EPO TANDING, MY FAMILY WILL BE MOVED OUT & THEN WE WILL NOT RETURN, BUT IF WE DO IT WILL BE AT HIGHER RENT & LESS FACILITIES.

PENSIONS WILL RES PEC T IDENTICAL TO EASTFIELDS, YET THEY ARE BRING REGENERATED WITHOUT DEMOLITION.

OUR "DOWNSIDE" HAS BEEN THE PROBABILITY TO THE "NEW" EASTFIELDS RAILWAY STATION, WHICH HAS MADE THE LAND ON WHICH WE RESIDE, MORE PROFITABLE.

MY FAMILY WILL SUFFER, HIGHER TRANSPORT COSTS INTO LONDON FOR MY WORK, LOSS OF MY GARDEN WHERE I STORE MY TOOLS & BENEFIT FROM CLOVER CAR INSURANCE. I WILL PROBABLY HAVE TO SELL MY CAR.

I AM NOT LOOKING FORWARD TO THE DISRUPTION TO MY LIFE OR THE LOSS OF A BLOOM.

THIS INITIAL PROTEST IS GERMIFICATION OF THE AREA.

I SERVE LONDON AS A TRADESMAN. LONDON IS LOSING ITS VERY SERVICE WORKERS IT NEEDS.
**Eastfields Estate – online responses**

**Q1. Should all homes on the Eastfields Estate be redeveloped?**

Option 1: Demolish and redevelop the entire Eastfields 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 heights across the estate.

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

None

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

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

**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

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 traditional street forms AND

Creating a mixture of types of buildings

**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, for example, increased bus stops and bus frequencies, improved bus stops travel information 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 junction

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:

No response

Name:

Maureen Wright

Address:

62 Acacia Road Mitcham CR4 1SS

Age:

65-69

Gender:

Female
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Eastfields 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.

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 Eastfields 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?
  [Space for response]

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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
  [Space for response]

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
  [Space for response]
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

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.
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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 Eastfields 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 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

☐
Dear Sir/Madam,

My mother owns a house on [redacted] in Mitcham. It has recently come to our attention that Circle Housing are planning to demolish our home.

We would like to make it known that:
- Our permission was never sought by Circle
- No discussions were ever held with us about these plans
- Our consent was never obtained

We have received leaflets over the past few months asking for our participation in events regarding ideas for improving the estate, no mention was made of plans to demolish our homes.

We are very concerned about the behavior exhibited by Circle Housing. Further to this, until recently we understood that Merton Priory Homes were responsible for estate management. We were not made aware of a change in management.

On a similar note, we have been deprived of the use of 2 parking spaces in front of our home which have been converted into a refuse depositing and collection area. Not only have we been deprived of these parking spaces, but have to face daily sights of tipping and filth spilling into the street directly in front our front door. Along with this is the constant stream of people using the bins and making noise whilst doing so in front of our home. Please bear in mind that on no occasion were we consulted with about the placement of garbage bins in place of parking spaces directly in front of our home.

I hope this letter makes it clear to you the poor levels and standards employed by the company currently responsible for management of the estate. Not only is the behavior exhibited poor, but possibly illegal. We intend to seek legal advice.

We are freehold house owners and request immediate action be taken to prevent further disruption to our lives. Please bear in mind my mother is over [redacted] and is in no mood for further disruption and/or to move or enter debt to pay for property development which she did not consent to.

Yours sincerely,
From: Turay. KR

Dear Future Merton Team,

I am just emailing to say that I am strongly against the regeneration at Eastfield due to the negative effect that it will have on residents and the community at Mitcham eastfield. The estates needs to be repaired/ refurbished not demolished/ regenerated. Home owners and their future family generations will loose their homes if regeneration goes ahead. Thanks.
Dear Future Merton Team,

I am just emailing to say that I am strongly against the regeneration at Eastfield due to the negative effect that it will have on residents and the community at Mitcham eastfield. The estates needs to be repaired/ refurbished not demolished/ regenerated. Home owners and their future family generations will loose their homes if regeneration goes ahead. Thanks.
From: Modasia .P

Dear Sir/Madam,

I am writing to express my concerns over the recent draft plan submissions regarding the Eastfields estate. It is apparent that no consideration has been taken for the local residents who live within close proximity to the estate.

We live along [redacted]. At present, we are surrounded by 3 storey buildings, whereby residents along [redacted] are able to see our gardens and the rear of our properties from their windows. This leaves us with little privacy and hence we are not able to use our back gardens without the constant fear of being overlooked. I have outlined some of our concerns below:

- The draft plans and models show new buildings at the rear of our homes which will be 3 storey and higher. Not only will this look rather unpleasant but this will invade our privacy further and as the proposed plans include the road position of Clay Avenue being altered, it will result in the new properties being closer towards our properties, with more invasion of our privacy, especially with 3 storey housing being so close by. At the moment, when we are in our back gardens, we are able to see people through their windows and walking up and down stairs and similarly, they are able to see us and into our gardens as well.
- Similarly, the plans to create flats and housing being 3 storey and higher, will not only create a very “estately” feel but in time will reduce the market value of our homes and make the area unpleasant to live in, as these buildings will all be clearly visible from afar and in time will begin to become rather unpleasant as everyone is aware of the social stigma attached to such tall blocks of flats. Normal 3/2 storey pitched housing would be more preferable. We are extremely concerned about the height of these new proposed buildings, as these will impose on our privacy and in time reduce the market value of our homes as nobody would wish to live in a home being overlooked by taller buildings whereby people can see into their homes and back gardens.
- It may be worthwhile for the developers/designers to actually pay a visit to our road and see what we are faced with and how this could worsen with their draft designs.
- It would make more sense to keep the position of Clay Avenue where it is and not alter the road position, but to begin the front of the new homes from where the current homes are located.
- The draft plans should also be revised to show consideration and fairness to all local residents as well. It is only fair to have homes that no higher than 2 storey backing our properties, given that Hammond Avenue consists of mostly 1 storey bungalows. Thereby, 3 storey homes can be created further away.
- Creating blocks higher than 3 storey will be very unsightly and we and many others locally do not wish to see blocks of tall flats from our homes.
- Also, although the new proposed flat roofs are designed to be “green” and environmentally friendly, as everyone is aware, these will most likely not be very practical and given the issues that people face with leakages and flat roofs (especially when it comes to insurance), this can be a nightmare. A pitched roof would be the preferred option for majority of people inevitably.
Currently, the overgrown area backing our gardens is a cause for concern as well, given that the residents along Hammond Avenue are continually faced with having to keep the overgrown ivy and shrubbery and trees that grown from weeds, under control. Having gardens backing our gardens will most likely mean that this green area will become an alleyway and continue to overgrow and create further work for us to clear up continuously. Care needs to be taken by priory homes to maintain this area as currently it appears to be left to worsen.

I do hope that you are able to take these points into consideration and that all local residents are taken into consideration with these draft plans, as the first iteration has clearly not taken many of these factors into account.

Many Thanks
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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 heights 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?
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

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?
Creating 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 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

Q12. How should parking be managed?

Introduce parking controls (see below for full text)

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:

No response

Name:

Igor Lima

Address:

flat 37 verona house aventine avenue Mitcham CR4 1GD

Age:

30-34

Gender:

Male

I am a:
**Eastfields Estate – online responses**

**Q1. Should all homes on the Eastfields Estate be redeveloped?**

Option 1: Demolish and redevelop the entire Eastfields 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? perhaps this needs to be based on a local housing needs assessment. However, the high number of one bedroom units does allow young people to get on the ladder and allow elderly people stay on the estate, it may encourage a high transient population which is not good for a community

**Q3. What type of homes should be provided?**

Other: agree with option 1 but perhaps look at town houses as this will encourage a diverse community

**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?**

Consider how cycle storage is integrated into buildings rather than as stand alone strutures. CfSH level 6 should be the norm High quality architecture please

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

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

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

Other: Why only 2? any good space should be able to accommodate all otherwise an open space cannot be used instinctively

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

Creating traditional street forms AND

Creating a mixture of types of buildings

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

take priority away from streets an open spaces. Shared surfaces provide additional space close to homes which parents like to keep an eye on children. Use the opportunity of creating new streets by
looking at ways to incorporate things such as the ecovac (integrated waste disposal system) this then allows for residents to dispose of waste to a central place and make waste collection easier. With early planning such as now, this reduces Council’s costs over the long term and encourages sustainable recycling amongst the residents. It also gives you more land to play with. Although the associated costs of installation would need to be factored in.

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

We cannot escape car parking. The PTAL in the area is still abissimal and there is genuine need for car parking facilities. Decent parking layouts can help as well as secure cycle storage integrated into the development. Cycle friendly roads and routes will encourage greater sustainable choices AND

Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information 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 AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

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

The main issue here is the school runs which encourage parents to drive to the schools in the local area. Whilst most children walk, it still presents issues. A CPZ is unwise in this area

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

Yes, GP/Dentist and a free community centre

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

Employ local businesses and apprentices through the refurbishment or regeneration process AND

Whilst S106’s provide construction apprenticeships, we need to look more widely. The housing association will have project managers, lets get some kids working alongside them, similarly architectural practices and the dying trades, Plumbing, carpentry, electrician. What about the Cost planning element for some of our bright young residents, lets get some real apprenticeships going.
Lets use local services wherever possible. This needs to be built into the agreement from the start including the developer agreement if Circle housing enter a developer partner agreement

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

Many local people do not see the fruits of regeneration. If this is to be truly called a regeneration project then lets involve the community. First off you will have a board. Allow one/two of the local residents to sit on the board and allow them the opportunity to have a voice. Carry out fun, inclusive consultations (yes give freebies) and allow them to influence the design because all these words to the untrained eye mean very little. Allow the opportunity if one exists to start a friends of the local park. Perhaps you can help contribute some funds to helping out the local shops improve their shopfronts with an in-kind donation. the area is very much residential therefore the social element needs more thought and this should be over how you integrate new and old communities.

Other comments:
No response

Name:
Lovelace Poku

Address:
8 Juliet House Aventine Avenue Mitcham CR4 1GF

Age:
Not Given

Gender:
Not given

I am a:
Not given

Ethnicity:
Not given

Telephone:
Not given

Email address:
Not given
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☑ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

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

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☑ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☐ Taller buildings towards Eastfields train station

☐ 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.
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

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.

152 buses are completely unreliable, as a mother with pram I can hardly ever use the 152 due to it being overcrowded in the mornings and afternoon, would be a good idea to use double decks for this route at busy times, also to have them run more frequently.

11 Walking and cycling are healthy lifestyle 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 Eastfields 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 FACILITIES FOR CHILDREN SUCH AS YOUTH CENTRE SO AS THEY HAVE SOMEWHERE SAFE.

☐ Option 2: No, the existing local community facilities 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

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Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
Taller buildings towards the centre of the site.

Q5. Are there any other issues or options we should consider regarding new homes?
Energy efficiency and environment. Whilst potentially increasing the initial investment by a small amount (it is often less expensive than people argue, particularly to do simple things like make all lighting LED based) the long-term benefits to residents will be huge decreases in living costs e.g. Utility bills and also benefit to the council, e.g. Lower maintenance costs.

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

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

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
Fostering community both within the estate, but also to ensure the estate is connected to its surroundings so that it is not insular but an open place for neighbours from the greater Merton area to visit.

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

Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information AND

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 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?**

Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

**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?**

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?**

People don't use existing facilities and moan and the outdoor areas that were provided for a play area were destroyed by vandals who have no respect, so there is no point in spending thousands when people don't care about what they have

**Other comments:**

No response
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
None.

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

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

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Retaining a feel similar to the current character of the estate AND
Creating a mixture of types of buildings.

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
Ensure all areas safe lighting and no alley ways as which are there at present make these pathways more open.

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information AND
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 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?**

We have no bus route to a main hospital and shopping area which is Tooting from the eastfields area.

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

No response

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

Provision of space for businesses on or near the estate

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

I think it would be lovely for community to refurbish the estate provide some small businesses such as local shops information centres support and community centre which are shared also by local residents. Station has made a real improvement to the local area please can we keep it maintained clean and tidy and more bus routes for the residents would be great. Sign posts and maps of local area near station would be good.

**Other comments:**

No response

**Name:**

Susan Marshall

**Address:**

4 Grove Road, Mitcham surrey CR4 1SA
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
Taller buildings towards the centre of the site.

Q5. Are there any other issues or options we should consider regarding new homes?
Redeveloping the Eastfields estate provides a good opportunity to create an open and obvious pedestrian thoroughfare through from the station to the town centre. This will benefit the town centre and support any further redevelopment.

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

Q7. What types of play areas and open spaces would you prefer to see?
Sport pitches such as grassed areas suitable for kick-abouts and picnicking 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 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, 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?
Bus routes - if possible a direct bus connection to tooting / figges marsh route. Possible from estate / locks lane.

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?
Using local companies to refurbish and improve the estate. Cut down the trees on the streets that are overgrowing and blocking the street lights, add more street lightings, employ a known caretaker for the estate, increase the frequency of emptying bins, add more enclosed bin sheds for the estate, lock gates at times that they are not needed for bin collection, get cleaners to clean external panels to improve their look. The estate has so many facilities and opportunities for improvement that needs to be maintained and refurbish to bring them back to the days when they where run by the council. Since CHMP took over service charge has increase but the estates has not been serviced well with the money. It has been left to run down so that they can have reason to execute their original plan of forcing homeowners to hand over their land and property over to them for chicken change only for them to rebuy it from them for 2 to 3 times the original price that it was sold for. They want to use our own fat to fry us ( buy our homes for cheap and resell it to us for exorbitant prices)

Other comments: No response

Name: Ben Toogood

Address:
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following...

☐ Option 1: Demolish and redevelop the entire Eastfields 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 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 Eastfields 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?

☐ Option 3: A mix of mainly houses and flats on different parts of the estate

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☑ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
☐ Taller buildings fronting the school to the north
☐ Taller buildings towards Eastfields train station

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.
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

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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ Other, please state

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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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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 lifestyle 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.
14 Should new community facilities be provided within Eastfields 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 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 Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☑ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

☐ Option 3: Mix of mainly houses and flats on different parts of the estate

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

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

If the regeneration plan goes ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
☐ Taller buildings fronting the school to the north
☐ Taller buildings towards Eastfields train station

☐ 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.

I live in a [redacted]

[redacted]

[redacted]
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

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

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

☑ Other, please state

[Handwritten note: have no opinion on question 7 as I have selected Option 1 for question 6]
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- Create traditional street forms
  - 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.

- Retaining a feel similar to the current character of the estate
  - Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- Creating a mixture of types of buildings and spaces
  - Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- 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 residents of Hammond Avenue whose properties back onto Clay Avenue opposite (No 1 to No 30 Clay Avenue) are very concerned that something should be done about the grass verge outside our rear garden fences. The trees are very overgrown, with ivy, brambles + Russian vine. It is a constant battle to try and keep these from invading our gardens. Many of the residents occupying the bungalows are elderly and increasingly unable to tackle this problem. The wire fencing needs to be removed, the trees pruned + the ivy, brambles + Russian vine eliminated. This is a matter of urgency as every year the problem becomes more acute.
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

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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.

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11 Walking and cycling are healthy lifestyle 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 Eastfields 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:

- Health care + services
- Facilities for older people +
- Facilities for disabled.

☐ Option 2: No, the existing local community facilities 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 of particular concern as described on page 7.

Question 9 of great and urgent concern as described on page 9. Please note map marked on page 12 regarding this point.
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☑ Option 1: Demolish and redevelop the entire Eastfields 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.

☐ 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 Eastfields 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?

☐ Option 3: Mix of mainly houses or flats

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☑ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

☐ 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 Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east

☐ Taller buildings fronting the school to the north

☒ Taller buildings towards Eastfields train station

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.
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

☐ 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

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.

☐ 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
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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☐ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

✓ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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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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

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 Eastfields 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

- Doctors surgery
- Healthcare Centre
- Shops.

☐ Option 2: No, the existing local community facilities 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.
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
Taller buildings towards the centre of the site.

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?
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

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?
Creating a mixture of types of buildings

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 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?**

Provision of space for businesses on or near the estate

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

Link up with local schools - provide educational learning etc. Link with job centres to provide experience and jobs for local jobless

**Other comments:**

No response

**Name:**

Gillian Kumar

**Address:**

71 Oakleigh Way Mitcham CR4 1AU

**Age:**

55-59

**Gender:**

Female

**I am a:**
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
No response

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?
Families need homes with safe gardens for children to be able to play outside, especially when their children are small. There needs to be smaller properties for older people to downsize to. Folks want to stay on familiar territory where their friends and support networks are.

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

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?
Creating a mixture of types of buildings

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
Please make sure there is enough car parking. A 'home area' like Laburnum Road would be a good idea.

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information AND
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 junction 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 such as car clubs

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

Could a bus run through the estate? Maybe the 463 could make a diversion?

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?

I believe the shops near to Eastfields are sufficient. It would be very helpful if residents could get to Mitcham town centre easily as this will give benefit to the town centre.

Other comments:

No response

Name:

Susan Crawford

Address:
**Eastfields Estate – online responses**

**Q1. Should all homes on the Eastfields Estate be redeveloped?**

Option 1: Demolish and redevelop the entire Eastfields 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 heights 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?**

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

**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?**

Creating a mixture of types of buildings AND

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, for example, increased bus stops and bus frequencies, improved bus stops travel information AND

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 safe and convenient crossings of busy roads and junction 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?**

No response

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

Yes, medical centre and social club

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

Provision of space for businesses on or near the estate

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

No response

**Other comments:**

No response

**Name:**

Sofia Fernandes

**Address:**

6 Tonstall Road 6 Tonstall Road Mitcham CR4 2LR

**Age:**
Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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 heights 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?
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

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 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 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 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

Q12. How should parking be managed?
Introduce parking controls (see below for full text)

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?
use of the acacia centre means no new community facilities are needed

Other comments: No response

Name: Coral Harding
Address: 40 warminster way mitcham CR4 1AD
Age: 25-29
Gender: Female
I am a:
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

✅ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields 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?

Option 4: Other, please state

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

✅ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

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.

It might be worth having a look at the general look and feel of the surrounding houses, and take some inspiration from their architecture and designs.

Also, thoroughly modern styled homes that are energy efficient and environmentally friendly are a benefit not only to the residents but also to those in the area as well. With Mitcham Eastfields providing great transport links into important parts of London, the area around the station will most likely become more and more attractive to young people looking to get on the property ladder, but who can't afford Streatham or the surrounding areas. A thoroughly modern and well kept estate will certainly bring up the reputation of the area and make property investors feel a lot more at ease.

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
  - Taller buildings fronting the school to the north
  - Taller buildings towards Eastfields train station

- **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.

- **Option 4: Other, please state**
  __________________________________________________________
  __________________________________________________________
  __________________________________________________________
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- **Option 3: Mostly flats**

- **Option 4: Other, please state**
  __________________________________________________________
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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**

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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.

☑ **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.

☐ **Children’s play equipment**

☐ **Other, please state**

__________________________________________________________________________
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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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

- **Create traditional street forms**
  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.

- **Retaining a feel similar to the current character of the estate**
  Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

- **Creating a mixture of types of buildings and spaces**
  Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

- **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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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
  Advertise the excellent connections that Mitcham Eastfields offers.

11 Walking and cycling are healthy lifestyle 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 Eastfields 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 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 area lacks a good supermarket,
  - a Sainsburys, Asda or Tesco would provide jobs and be a benefit to residents

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 businesses and people should definitely be promoted. Perhaps have a forum or workshop advising people on promoting their local businesses, and advising people how to look for work such as structuring a CV etc.

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Eastfields Estate – online responses

Q1. Should all homes on the Eastfields Estate be redeveloped?
Option 1: Demolish and redevelop the entire Eastfields 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?
Other: it is overcrowded anyway, Mitcham is becoming a dumping ground and it is not good for the area

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

Q5. Are there any other issues or options we should consider regarding new homes?
Option one would be my preference as tall buildings do not fit in with the local area, lower buildings with gardens would hopefully encourage more pride in the area

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

Q7. What types of play areas and open spaces would you prefer to see?
Sport pitches such as grassed areas suitable for kick-abouts 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 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 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?
controlled parking or red route by Acacia Road, Worcester Close and Grove Road as since the station it has caused major problems in parking on pavements and it is increasingly difficult to walk. The white lines and yellow lines are not monitored and there are often people parked - this is money the council is missing out on

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

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
People don't use existing facilities and moan and the outdoor areas that were provided for a play area were destroyed by vandals who have no respect, so there is no point in spending thousands when people don't care about what they have

Other comments:
No response

Name:
Karen Grierson

Address:
30 Worcester Close 30 Worcester Close Mitcham CR4 1SP

Age:
40-44

Gender:
Female

I am a:
Freeholder
Better places to live: high quality residential areas

1 Should all the homes on the Eastfields 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 Eastfields, 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 Eastfields would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Eastfields 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 Eastfields estate?

Please select one of the following.

✓ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting of 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?

☐ Option 3: A combination of different sizes

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

If the regeneration plans go ahead the existing homes will be replaced and additional new homes built. What type of homes do you think Eastfields 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

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
Better places to live: high quality residential areas

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.

They should have bigger rooms and bathrooms. If there's a family of 4 every child should have their own bedroom.

4 How should building heights be distributed through the Eastfields estate?

Currently the heights of the buildings on Eastfields are all 3 storeys. 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 Eastfields 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 Eastfields 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 fronting the cemetery to the south east
- Taller buildings fronting the school to the north
- Taller buildings towards Eastfields train station

- 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.
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

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 move between places like Tamworth Lane, Grove Road, Acacia Road and Woodstock Way.

☐ Create traditional street forms

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.

☑ Retaining a feel similar to the current character of the estate

Nearby streets outside the estate consist mostly of semi-detached houses with large back gardens, whereas the estate currently consists mostly of terraces with small gardens. This type of development could enable retention of much of the generous open space within the estate.

☐ Creating a mixture of types of buildings and spaces

Providing greater mix of building heights and forms that give the estate a different character from its surroundings, but in a different way than the current uniform layout of buildings.

☐ 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

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 lifestyle 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 Eastfields 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

Ther needs for
playing areas
for children

☐ Option 2: No, the existing local community facilities 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.

There should be more available places with OSS to help those who need it.
All responses High Path

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 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.

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?

☐ Option 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

Mostly houses

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.

* Good ventilation
* Normal windows
* A kitchen with worktops
* Kitchen cupboards
* Low cost Gas + Eic
* A garden for my girls
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
   my own private garden
   under eaves
   or private outside house
   or flat

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
   Tranquil Gardens
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, Bnsbane 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

I'm Not Bored

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 lifestyle 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
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
  - A doctors
  - Post office
  - Children's Club
  - 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
  - Once more, I'll one
  - Gos. School, I'll work
  - Volunteer

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 think Its the best thing to do my Fiat has no cupboard or kitchen or work tops the door is too small for front and that my front door I have mould the windows are all broken and was when I moved her I love the idea and would love to help

Z Martin
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 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
  
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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.

- 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.

- Children’s play equipment

- Other, please state
  
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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

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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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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

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11 Walking and cycling are healthy lifestyle 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.

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I&O High Path | 10
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.

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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.

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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.

- Green
- Thermal
- Acoustic
- Insulation
- Cycle storage
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.

- **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.

- **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

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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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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 lifestyle 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

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.

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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

- [x] 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.

- [x] 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.

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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.

- **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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☐ 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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☐ Provide personal travel advice

☐ Other, please state

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.

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11 Walking and cycling are healthy lifestyle 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

☐ **MORE HEALTH CARE PLACES**

☐ **BETTER SERVICES FOR ELDERLY AND DISABLED**

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

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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

☐ 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.

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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 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.

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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

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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.

☒ 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.

☒ Children’s play equipment

Other, please state

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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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## 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
- [x] 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
- [x] 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.

- [x] 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 lifestyle choices. How can we support this?

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

- [x] Provide well-connected, attractive and safe cycle routes and footpaths
- [x] 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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I&O High Path | 10
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 of 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?

Option 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.

All fully accessible to disabled persons for access and residence.

Internal Storage no less than 10% of total floor area.

Return external storage at ground floor level for those that currently use that.
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

Communal managed communal areas with open access.

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.

☒ Children’s play equipment

☒ Other, please state

Play equipment b**urf**essary & the fitness equipment needs installed.
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.

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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.

[Handwritten text]

Remove High Path as a highway road. Provide access to buildings west of Merton Way from Merton Way. When Merton Way is closed off sometime in the future.

Provide cycle/walking ways to the highway crossing points over Merton High Street.
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 lifestyle 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 (other than County MPH Streets System)

☒ 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.

Consider tram link extension

Via Mereton Way to

Terminal at Colliers Wood

Teenage centre, re-routing

local bus via (Industrial Estate)

Consequently ☒

Provide local bus stop near Mereton sheltered school on Mereton Way.

Provide sufficient parking

for St. John’s Hall

and other Churches on Highpath.
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. But need better access and more funding.

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

Many garages are used by residents as small businesses for storage and by non-residents (e.g., taxi drivers, window cleaners, builders, retail etc.)

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.

Integrate existing community centres to residents

Work with faith groups for community events.

Ensure access from all properties by disabled persons covered from house front door to workplace.

Integrate existing community centres to residents

Work with faith groups for community events.

Ensure access from all properties by disabled persons covered from house front door to workplace.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Occupiers of Garages appear not to have been consulted.
Adjoining Property owners appear not to have been consulted. Should Management of Hubertz close be transferred to MPH from Wandle House to give better integration?
Retention of Trees and 'Grass' area along Melton High Street appears to be MPH preferred option. Is this necessary good or best for Melton planning as whole?

Ownership consideration of existing properties is still not resolved. Should MPH acquire additional adjoining properties / "Brownfield sites" and integrate into High Path Estate (eg Deers Head Pub and land behind Swinburne Station, land to rear CST) of Melton at Garages?
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

08 + Similar.

Road Pattern - Consider replicating housing similarities (subject to size considerations) at Mill Road (Corf Road/Meadow Road) in area to west of Abbey Road.
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 so 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

☐ Option 3: Variety across the estate

☐ 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 lower 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: Varieties 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.

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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.

  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
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, park 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 taper pre-pay oyster card and special rail deals.

☐ Provide personal travel advice.

☐ Other, please state

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11 Walking and cycling are healthy lifestyle 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.

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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.
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.

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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?

☐ Option 3:

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

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.
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

☐ 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

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.

☐ 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

  PUBLIC TRANSPORT IS VERY GOOD
  AS IT IS PARKING BIG PROBLEM.

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 lifestyle 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

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.
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

☐ 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.

See Page 15
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

Corinne

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.
  
  [Image of sports pitch]

- Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.
  
  [Image of multi-use games area]

- Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.
  
  [Image of communal garden]

- Children's play equipment
  
  [Image of children's play equipment]

- Other, please state

[Blank line for additional comments]

SEE PAGE 15
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

  [See Page 15]

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 lifestyle 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
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

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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 4: Other, please state**

Partial redevelopment with qualification.

Retain structurally sound buildings, refurbishing all Circle Housing Merton Priory and leasehold (where agreed with individual leaseholders) properties to ensure they meet current minimum housing standards.

Demolish / redevelop structurally unsound buildings.

Most recently constructed buildings (Will Miles Court; Doel Close; Vangaurd House; Mychell House; Tanner House; Dowman Close and Staine Close) are all structurally sound and fit for purpose. There is absolutely no need to demolish / redevelop these buildings (other than for reasons of Circle Housings’ capitalist averse).

**Question 5 - Are there other issues or options we should consider regarding new homes?**

Homes offered for leasehold / freehold tenure should not be connected to communal heating systems / energy supplies which remove individual leaseholders’ / freeholders’ rights to choose and change systems & suppliers when they wish to.

**Question 7 – What types of play areas and open space would you prefer to see? Other, please state**

No sports pitches — there is adequate provision of good quality sports pitch facilities at Abbey Recreation Ground (approx. 200yds from High Path Estate).

Minimal multi-use games areas — existing multi-use games areas are not used to optimum by existing residents.

No outdoor gymnasium — existing facilities at corner of Hayward Close/ High Path are rarely used. I have never seen anyone using them! There are plenty of public and commercial gymnasium and health club facilities within easy reach of High Path (Latymer Road Swimming Pool and Health Centre / Virgin Active Health Club).

No communal gardens — existing small communal gardens /areas within High Path Estate are never utilised. Neighbouring communal gardens at nearby Nelson Gardens (100 yds away) are available but sadly rarely used because LBMerton consistently fail to maintain this site of Historic interest. If LBMerton took better care of Nelson Gardens and Wimbledon Police declared it to be and enforced an Alcohol Free Zone, I believe it might attract more users and visitors.

**Question 8 – Are there any other issues or options we should consider regarding the estate’s open spaces and streets?**

Retain the historic street pattern but **DO NOT** create new traditional street forms. Existing street design has created “rat runs” for non-residents to bring cars / motorcycles through the estate as a means of shortcutting journey around Morden Road / Merantun Way / Christchurch Road / Merton High Street / Haydons Road and avoiding traffic lights etc. This causes traffic jams in Abbey Road / Pincott Road which hinders or prevents estate residents getting in or out of the estate during peak rush hours etc. New traffic controls are needed to stop this abuse.
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

☐ 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

☐

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.
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 lifestyle 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

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
  - Reddeveloping 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 redevelop and retain some buildings for re-purposing only

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?
  - I think there should be a smaller percentage of one bedroom flats and a larger percentage of three bedroom flats for families

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
  - The same mix of houses, maisonettes and flats as there are now.

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
  - 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.

I feel strongly that properties should be built ‘like for like’, square metre for square metre, following the same pattern + design as the original except for the building material and also to make them with Cavity Walls to address the problems of dampness and condensation. (Only the building high and condensation severe damp problem needed)

The layout and plan and building designs of the estate don’t need changing, because it is a good street plan.

This means I will be living in a ground floor flat, with a street front door, with the same front room, kitchen, toilet, bathroom floor plan as I currently live in (which is the flat I have bought). (continued...)
Having a street door is important to me. This is something I took into account when I bought this flat. I get a lot of deliveries. Having a separate toilet is important for a family. Large size rooms which I have now, a big kitchen which I have now. Moving boundaries is a very serious matter.

If a block of flats needs to be rebuilt because of damp problems, it should be designed in the same way with regard to floor plan, square metres, room sizes etc.

Leaseholders who have bought their properties should receive "like for like". The only difference would be the building material and cavity walls to address the damp problems.

I do not consider "hotel style" apartment blocks a suitable housing alternative.
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

THE SAME PARKS SPACES AS THERE ARE ALREADY

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.

☐ Children’s play equipment

Other, please state

THE SAME AS ARE ALREADY PROVIDED NOW

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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 farms 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

THE SAME STREET LAYOUT AS PRESENT

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.

YOU SHOULD CONSIDER KEEPING THEM THE SAME AS THEY ARE ALREADY
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

THE TRANSPORT FACILITIES ARE EXCELLENT - NO NEED TO CHANGE THEM.

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 current parking arrangements are working fine.

11 Walking and cycling are healthy lifestyle 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

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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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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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

**Name:**

Philip Bassett

**Address:**

64 Priory Close Wimbledon SW19 2TG

**Age:**

45-49

**I am a:**

Leaseholder - private

**Gender:**

Male
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.

Yes ☑ Option 4: Other, please state

Redevelop some buildings with new energy efficient homes with improvement to the neighbourhood and environment. Buildings such as Priory, Gilbert Becket and adjoining Closes where residents are not in favour of demolition, refurbished

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?

☐ Option 3: I do not agree with this 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

Yes ☑ Option 2: A mix of mainly houses and flats on different parts of the estate

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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

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.

Y 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.

Y 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

I&O High Path | 8
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.

☐ Y 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

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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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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 lifestyle 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.
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.
I am a resident of [redacted] and currently enjoy the freedom of three bedrooms, enabling me to entertain guests in the holidays, and provide respite care for a child and my sister who is in her guardianship. This was agreed by the court that I could provide additional support despite this being dismissed by Circle Housing Merton that the child did not live there permanently. I also am concerned that the assessment process of needs will only allocate one bedroom per couple or single person thereby curtailing my activity as an [redacted] and depleting my social life. Option 'Better places to live'
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?

27'  ONE BEDROOM
38'  TWO BEDROOM
35'  THREE OR MORE

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.

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

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Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

☑ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

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

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state


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 lifestyle 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

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.

Use land wisely:

1. Reefs planted with gardens
2. Underground parking
3. Houses above garages
4. Terraces and verandahs rather than gardens that require land area.
5. At least 2 free parking spaces per property.
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.

☐ 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

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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.

adequate free
unrestricted 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 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 lifestyle 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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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 leaseholder 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?

  Prefer more × 2-Bed Homes + fewer 3-Bed Homes To Be Built

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

☐ 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.

☐ Option 3: Variety across 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.

☐ No tower blocks!

☐ They attract anti-social behaviour and vandalism

☐ The 3 tower blocks (Hopson, May + Marsh) definitely need to be demolished.

☐ They are past their useful lives and are ugly to look at.

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

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
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

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 for residents on the estate should be free.

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

Please select one or more of the following.

- [ ] Provides 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

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.

This item should be considered

☐
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

☐ 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.

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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.

☐ 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

[Images of outdoor spaces and play equipment]
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 lifestyle 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

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?

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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.

☐ 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

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 lower 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

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.

☐ 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

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 lifestyle 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

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?

☐ Option 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

☐ 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.

Do not make the rooms smaller, not everyone shares a double bed, and the properties shown on site visits are pokey and without space.
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 both 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-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.

☐ Children's play equipment

☐ Other, please state

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I&O High Path | 8
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

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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.

Remember the history of the area. Roads can be moved but why do names have to be changed. This was once part of the Abbey and I like the history of the area we live in.
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

Don't believe we need any of above, there are good links and services

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 share...

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.

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11 Walking and cycling are healthy lifestyle 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

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.

Safety

I would like to see police patrols on occasion. Especially over weekends and when the youth centre is finishing at night as they cause damage to peoples property, intimidate people on the streets and are a nightmare at times.

Property Sizes

My mother and I share a 2 bed property and need the space that we have in the bedroom at present.

The room sizes shown on site visits are too small for most peoples needs.
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

☐ 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.

new homes should be

the similar size as we currently occupied

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.

☐ 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

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☐
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

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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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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 lifestyle 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 us: 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.

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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?**

  25% 1 bedroom
  38% 2 bedroom
  36% 2 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

MOSTLY FLATS
BUT SOME HOUSES
MAISONETTES

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.

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 tall buildings should be the same height as the ones now 12 storeys. There is nothing wrong with the height and view plus more people get homes.

The size and soundproofing is excellent in these flats; they are also very economical to heat. Any new builds should match this at the very least.
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.

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.

- [x] 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.

- Trees + flower beds
- Good street lighting
- Even pavements
- Disabled access
- Keep space for local shop
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.

☐ 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:

[Space provided for additional details]

☐ 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

LOCAL BUSINESSES

NOT FREE LABOUR

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.

[Space provided for additional details]
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: 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.

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

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-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.

Children’s play equipment

__________________________________________________________________________

Other, please state

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________
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 washer 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 lifestyle 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

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.

If people don't want to live on high path estate or want to have mentor primary home as a landlord we should be offered alternative accommodation. Re-doing the estate is not going to change nothing it's a run down estate in which I have been accused of bringing this estate down too so I couldn't care less about this. Stop wasting paper to people who don't care, just give it to your little informers, snitches who have nothing else better to do. Good luck.
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 Standard 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 of 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?

☐ Option 3: Other, please state

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

☐ Option 2: All houses

☐ Option 3: All flats

☐ Option 4: 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

☐ 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

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.

☐ 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 tastier 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.
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.

Building social clubs would only attract more unwanted yobs on the estate. So no social clubs.
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?
Taller buildings towards the centre of the site

Q5. Are there any other issues or options we should consider regarding new homes?
Available schooling and impact on South Wimbledon station

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 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 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 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?
No response

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
No response

Other comments:
None

Name:
Not given

Address:
Not given

Age:
Not given

I am a:
Not given

Gender:
Not given

Telephone:
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?
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:
None

Name:
Not given

Address:
Not given

Age:
Not given

I am a:
Not given

Gender:
Not given

Telephone:
Not given

Email address:
Not given

Ethnicity:
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?
Sufficient family homes and places at local schools, safety for young and old, sufficient homes for the growing older population and disabled in the area

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?
Other: Mix of play and growing for residents to work together and create

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 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?**

Although not really my first choice it could include specific spaces and not include over selling of spaces so everyone who has a permit could never park at the same time

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

Yes, we need more community facilities such as

Youth centres and skate ramps etc for teenagers and others

**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:**

Not given

**Address:**

Not given

**Age:**

60-64

**I am a:**

Not given

**Gender:**

Female
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?
Other - mixture

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?
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?
None

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

**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 – Children’s club and park

**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

**Name:**

Not given

**Address:**

Not given

**Age:**

Not given

**I am a:**

Not given

**Gender:**

Not given

**Telephone:**
High Path Estate – online responses

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

Other – demolish and make a lovely park

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?

None we are already overpopulated and overdeveloped

Q3. What type of homes should be provided?

Other - none, just a park

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

Taller buildings around the edges AND

Other: One building for the park keeper to live in

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

We have too many. We need to start knocking them down to improve the area for everyone else.

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

Other - Provide a park for everyone and no more homes

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

Other: Copy Morden Hall Park's theme

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

Other: No new-builds

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

Less people and more open space

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

Other - Free parking for all

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?

No road bumps or pinch points are these kill cyclists

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

Yes - Merton have sold two schools top developers. They should be replaced

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

Other - Small businesses should be supported

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

Ban businesses in this area who have a turnover exceeding Â£10,000,000

Other comments:

None

Name:

Anonymous

Address:

Anonymous

Age:

35-39

I am a:

Leaseholder - private

Gender:

Male

Telephone:

Not given

Email address:
High Path Estate – online responses

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

Other – demolish and make a lovely park

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?

None we are already overpopulated and overdeveloped

Q3. What type of homes should be provided?

Other - none, just a park

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

Taller buildings around the edges AND

Other: One building for the park keeper to live in

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

We have too many. We need to start knocking them down to improve the area for everyone else.

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

Other - Provide a park for everyone and no more homes

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

Other: Copy Morden Hall Park's theme

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

Other: No new-builds

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

Less people and more open space

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

Other - Free parking for all

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?
No road bumps or pinch points are these kill cyclists

Q14. Should new community facilities be provided within the estate?
Yes - Merton have sold two schools top developers. They should be replaced

Q15. How could refurbishment or regeneration support existing and new employment?
Other - Small businesses should be supported

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
Ban businesses in this area who have a turnover exceeding Â£10,000,000

Other comments:
None

Name:
Natalie Walter

Address:
18 Colborne Court 139 High Path Wimbledon SW19 2JX

Age:
35-39

I am a:
Leaseholder - private

Gender:
Male

Telephone:
Not given

Email address:
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 3: Mostly flats

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-abouts and picnicking 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?
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?**
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, we need more community facilities such as a gym

**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:**
Not Given

**Address:**
Not Given

**Age:**
Not Given

**I am a:**
Not Given

**Gender:**
Not Given
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?
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?
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 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 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:
None

Name:
Not given

Address:
Not given

Age:
Not given

I am a:
Not given

Gender:
Not given

Telephone:
Not given

Email address:
Not given
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 3: Mostly flats

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

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:

Name:
Not given

Address:
Not given

Age:
Not given

I am a:
Not given

Telephone:
Not given

Email address:
Not given
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.

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.

I am 93 and at present am in walking distance of my church, doctor, Sainsbury's and hairdressers. I also have access to buses, which means I am fairly mobile and can look after myself. Also I have a ground floor flat which has a storage shed.
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

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

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.

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________
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 lifestyle 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.
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.

- [x] 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.

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

25% 1 Bed
35% 2
40% 3 or More

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 Abbey 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-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.

- 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

Tailor buildings could incorporate parking underneath the space.

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 area needs to be better lit. The design should make the area look like one community not the haphazard design that currently exists.

- The current garbage disposal facilities are terrible and a new system must be implemented and their location

- Carefully
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.

Use the space below and
Every concern should be
Addressed easily. Forging
is a pattern to worry about.


11 Walking and cycling are healthy lifestyle 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:

[Add options here]

☑ 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

[Add options here]

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.

Consider entering an established creative business to the area. Support their employment local residents and provide opportunities to the youth in the area.
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?

It has to be FLATS

Shower

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

☐ 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.

Because of illness it is important to build flats.

Also, I fell in my bath and I nearly died. I was taken to St. George's where I had an operation afterwards.

I can no longer enter into a bath up till now. I have had my bath.
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

Swimming Pool
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.

It will be best to have roads in front of every estate. Avoid tower blocks.

Don't forget to use walk in shower.
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.

The estates must be closer to transport and all amenities.

Please, don’t build tower blocks these are very dangerous.
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:
- Social Day Centres
- Leisure Centres
- Churches or Worshiping Centres

☐ 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 must be enough of shops or stores to make life easy.

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.

Life on the high Path is very boring, it has to be very active. There must be bright lights on the roads or streets instead of the dim ones. There should be police station and more social facilities. May God bless all of you for your good plans.
To be honest, everything inside my flat is old. The walls are cracking, there is damp. The flats are not spacious enough. The sinks are old, the cupboards are old and not enough.

Please, since I came out of hospital after falling in my bath, I only wash myself. I can't have my bath anymore, so please get me a walk in shower immediately, or kindly move me to a place where I can get access to a walk in shower. Kindly consider me in my disable suffering.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Bipolar and now I can't walk.
The idea of changing High Path is best, but when? it has to be very soon.
There should be a lot of G.P. surgeries around.
There should be a shopping centre as well. All foot Path, must have lights.
Please, kindly accept my offer or wish as it will help. There must be schools for children, and a High School for the Youth. There must be restaurants that sell all sort of food including African foods. Many Thanks.
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.

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.

1. Preferably, no tall flats / buildings.
2. Buildings should have lifts.
3. There should be windows in all rooms.
5. Buildings should be well insulated.
Issues and Options 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-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.

- Children's play equipment

Other, please state


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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

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
- 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.

1. Easy access in and out of estate
   - Easy access in and out of estate

2. Estate to be easily sign-posted

3. Better estate and street lighting

4. Enough car parking spaces

5. Security cameras
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 lifestyle 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

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.

**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 visitors driving. So, estate layout should be made easily accessible.
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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  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?

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Please select one of the following.

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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

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.

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

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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.

Signature: [Signature]

Date: [Date]
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 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.

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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

We like it's present 'higgledy piggledy' layout. It gives it character.

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

Public transport is very good. The problems street light not working for months also great lack of lighting on footways and roads.

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.

12.1 There's also been a lot of concern about parking. I think it would be a lot more practical for residents and visitors if there were some more parking permits, but I don't think it's very strictly monitored.
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:

  [State additional facilities]

- [ ] 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

  [State additional ideas]

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.

Of course local people should be employed, where possible, but, human nature being what it is, and businesses out to make a profit, if the owner of a business can lay onto the internet and advertise for labour, round the corner, no questions asked, do you honestly think people who might not him the chance as much, out of some sort of social responsibility? I don't think so...
I live in a ground floor flat, comprising of kitchen and bathroom, both with windows, living room and bedroom, lots of cupboard space and a back and front door, the later opening onto a communal garden. To the rear I have a bike shed and communal drying area for clothes.

Tradesmen I have had, have remarked on how solid the structure is, adding, “they don’t build them like this anymore.”

Personally, I think there are plenty of open spaces on the estate, High Path, but poorly maintained and prone to vandalism. How would increasing them solve the aforementioned problems?

Regarding the roads/streets surrounding the estate, Merton High Street, Morden Road and Kingston Road were not constructed to carry the volume of traffic they do now, and unless some radical thinking is undertaken to address this growing problem, no amount of extra buses, or everyone taking to bikes is going to solve it, as we’ll all be sitting in traffic jams, going nowhere fast!!

What’s needed is an over head by-pass from, say, Tibbet’s Corner. There’s a bit of an elevation at that point, but not huge so the approach would have to be gradual before putting the pillars in place to carry the road.. In order to benefit from this by-pass it would have to span to the far side of Morden.. The only traffic permitted on Merton High Street, Morden Road and Kingston Road would be public transport and emergency vehicles.

A few years ago someone wanted to build a cable car from Wimbledon Village down to the station. It was turned down, but thought it was quite a good idea myself. Relieve the congestion on The Broadway.

Don’t think car sharing will work. If you have a car you want to use it!!

We like the “niggledy piggledy” lay out of the estate and love the archways, opening out onto communal drying areas, well used, and play areas. We love the chimneys, silhouetted in all their splendour in the evening sunshine. In short, the estate has a character which can’t be recreated.

Finally, all this bike talk!! Don’t have one and have no intention of rushing out to buy one. No matter how many cycle lanes are created, they still use the pavements, crash through red lights and rides up the wrong side of the road. Down right bad mannered most of them. I’ll stick to the bus or tube. Best transport system in the world, if you ask me.
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

☐ 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 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.

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 hoping that disabled people get the proper benefits that they need and to feel safe in their property. I think the school and the flat names should be named after the history of Wimbledon.
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.

☐ 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

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I&O High Path | 8
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

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 lifestyle 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 us 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 us:
   Please state
   NHS DENTIST
   MORE HELP FOR DISABLED
   PEOPLE OR PEOPLE WHO ARE VEL
   UK CITIZENS ADVICE WOULD BE GOOD

☐ 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.

I NEED HELP WITH

LETTER WRITING AND

PHONE CALLS IF I COULD

GET HELP ON THE ESTATE

THAT WOULD BE VERY

HELPFUL.

I WOULD LIKE EXTRA

SECURITY ON THE ESTATE

AS I SUFFER FROM MENTAL

PHYSICAL HEALTH PROBLEMS

IT WOULD BE GREAT IF I HAD AN

ACCIDENT THAT SOMEONE WORM

COME TO MY AID. ALSO I WANT

TO FEEL SAFE AND DON'T WANT

GROUPS OF INDIVIDUALS TRYING TO

TAKE ADVANTAGE OF ME.

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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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 a 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.

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  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.
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
  
  ____________________________
  ____________________________
  ____________________________
  ____________________________
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.
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 lifestyle 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.
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?

Taller buildings around the edges

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 accomodate 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?

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?
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 AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals AND

Other: Safe cycle paths to roads areas, cycle paths

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 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?**

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?**

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 associations 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 proper security in many areas, repairs and replacing the crittles, metal, windows that still exist on the the high path estate.
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
  - 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?

- Option 3: Other, please state

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
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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.

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

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☐ Option 3: Other, please state

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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.

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

☐ 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

________________________________________
________________________________________
________________________________________
________________________________________

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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________________________________________
________________________________________
Getting around

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☐ Provide personal travel advice

☐ Other, please state

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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.

11 Walking and cycling are healthy lifestyle 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 us 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 us: 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.
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

  Redveloping 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

☐ 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

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

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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

- [X] 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 feel there is a need for tenants who are disabled to have one or two more Bay’s made available at the present time it is almost impossible to have a permanent parking space.
### 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
- [x] 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 lifestyle choices. How can we support this?**

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

- [ ] Provide well-connected, attractive and safe cycle routes and footpaths
- [x] 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.

- [x] 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.
High Path Estate – online responses

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

Option 4 (other):

Develop such properties that are beyond economic repair (including affordable service charges, those that have limited interaction with other residents space. The Provision of garages is still required for secure parking. There appears no reason to demolish houses with gardens and off road parking potential in Pincott Road to replace with common garden, unless these 1950s houses are seriously defective.

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?

Mix to incorporate current housing needs survey + like for like for freeholders and leaseholders + estimated from waiting list size and style requirements

Q3. What type of homes should be provided?

Other: Houses generally - somewhat like for size and style in Pincott Road, for larger families (with downstairs cloakrooms), some adapted for wheelchair and similar disabled/ less walking able persons, with flats facing Morden Road, smaller flats including sheltered housing on estate where applicable.

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

Taller buildings around the edges AND

Other: Morden Road, Not facing High Path, Pincott Road or Abbey Road.

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

Internal usable space not less that existing (including running length walls), no less storage space in kitchens than existing, no less storage than existing external store cupboards, widths of hallways no less than existing and ideally accessible to visitors in wheelchairs. All heights to be accessible to wheelchair visitors.

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?

Secure - there are issues of non-residents intruding for crime and anti-social behaviour. Access to bus stops in Merton High Street and Morden Road must be simple and uninhibited.

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 AND

Provide personal travel advice AND

Other: Re instate lost convienient bus stop near current Will Miles Court, Renew walkway to new pedestrian light crossing at Merton High Street / Haydons Road Junction. Improve drainage to Abbey Road and Merton High Street to Prevent Puddling.

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?

Parking Controls - Where roads are estate roads and estate parking maintain existing regieme- note for employment such parking to have space for Luton High Top Vans and Long Wheel Base Van and associated work trailers as appropriate. Provide additional Bus Stop for 470 Bus in Meretun Way to serve Merton Abbey School, with additional pedestrian crossing point thereof to Jubilee Trading
Estate - possible use such trading estate roads to modify meretun way so that Meretun way is preferred access into High Path South Side businesses (including Car Wash, Churches and Merton Community Transport). Introduce traffic signals at Meretun Way / High Path Slip Road allowing right turn into Meretun Way, close High Path from Pincott Road to Morden Road to vehicluar traffic (as it will use Meretun Way instead (* slew Meretun way to south allows access to school and church)

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

Yes, we need more community facilities such as Post Office, Doctors (empty space in Sth Wimbledon Underground Stn could be used for this). Integrated Police, Warden and Estate Offices combining cleaning, antisocial behaviour tackling areas

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

Provision of space for businesses on or near the estate AND

Other: Allowing some existing buildings to retain will give longer term maintenance jobs. Ensure that existing businesses using garages (builders, plumbers, double glazing, furniture reclamation, have suitable premises to operate from for storage etc,

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

Better use of High Path ' Resource Centre ' including publicity, Better use of Offender rehabilitation services to expand training integrated to other needs users. Improve parking to St Johns Church Hall and integrate other faith uses around High Path.

Other comments:

None

Name:

Ian Veacock

Address:

c/o 23 Norfolk House Nelson Grove Road Merton SW19 2NG

Age:

50-54

I am a:

Other

Gender:

Male
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
I can't understand why they would want to knock down very well made properties and build timber framed houses.

I have lived in my home for many years, and I think it is not fair that I have to leave a perfect property.

I am a very very unhappy tenant. They have not kept any of the promises they made when they took over. I have had to replace my kitchen myself at my expense - they still haven't replace my bathroom yet as promised 2 years ago.
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

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.
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.

☐ 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

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

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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

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.

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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?

☐ Option 3: Other, please state

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

☐ 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.

Please provide lifts in the estates to make the life easier for the residents, especially for those with disabilities and those who have young children and push chairs.
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.

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&O High Path | 8
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


12 How should parking be managed?

Please select one or more of the following.

- [x] 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.
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

**Please provide more GP’s, playgrounds**

☐ 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.

None.

[Additional responses are cut off and not fully legible.]

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.

None.

[Additional responses are cut off and not fully legible.]
High Path Estate – online responses

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

Option 4: Other, please state

Where do Freeholders come in? Can Freeholders stay out of your regeneration, and do their own maintenance and stay put?

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?

I want to see more town houses, 50% with 3 or more bedrooms

Q3. What type of homes should be provided?

Other: Low rise flats, and larger town houses with lower height and wider

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?

Bungalows and wider properties. Parking spaces for each home on its own property. Storage. Good size rooms. More living space on ground floor. Relocation of Bus Stops along Merantum Way and closer to Pincott Road. Street drainage fixed especially along Merton High Street

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

Other: Dog-free spaces for quiet gardens

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?

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?

Flooding Streets and drainage. Lighting Sign Posts/Notice boards of estate Litter bins, Recycling bins

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 AND

Provide personal travel advice

Other: Move bus stops to be closer to where people live on the estate

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 - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?
Free Parking Permits for Residents and their visitors

Q14. Should new community facilities be provided within the estate?
Yes, Free facilities for all residents

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?
Making a direct Equity Exchange so that people are not put into hardship (or forced out of the area). Freeholders to be offered Like for Like property, land, utility /energy services, access and amenities.

Other comments:
Not provided

Name:
Eva Nubuor
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\% 1 Bedroom

35\% 2 Bedroom

30\% 3 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

Mostly townhouses, mews houses & 3-storey block of flats

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

Currently building heights on High Path vary from two story 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.

Residents living at the first set of

previous circle housing regeneration
builds, that High Path residents were
elicited in using complaints of Perez
air circulation & their fresh air
"being blocked" at their buildings
having a hemmed-in & claustrophobic
feel to them as a result of the

layout of the block of flats

A Feng Shui expert should be
paid & consulted (by another the
planning committee/board) on the
air flow, layout & energetic

Dynamics & logistics of all
plans & architecture for any
redevelopment of the estate
so that geo-pathic stress areas
are not built on, i.e. all dwelling
places are not located on geo-
pathic hot-spots nor on or around
the proposed energy -fill-it centre
which I disagree with

Residents at previous circle housing regeneration builds also disliked to
have underground parking system
& residents from High Path estate taken
to view them. Did not like them either.
Residents don't want underground parking
they want plenty of overground street &
dwelling spaces. Underground spaces
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

Please state:

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

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-abouts and picnicking.
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.

- [x] 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

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

11 Walking and cycling are healthy lifestyle 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.
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

- [x] 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

- [x] Other, please state

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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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Provision of Space for Businesses near the estate but not on the estate is a good idea. There should be a priority for those businesses.

Provision of Health Centres, community centres, recreational courts should also be on the outside of the estate.

Using inexperienced apprentices will just produce substandard builds which won't be noticed until it is too late for the unfortunate residents.

Regeneration will not support jobs in the locality. It will disrupt lives and adversely affect jobs to rebuild the estate as cost effectively as possible. Companies will use cheap materials as they have done on their other sites. They will have to use cheap labour so they will have to use skilled immigrants or inexperienced apprentices (or produce covered-up sub-standard builds). Contractors such now are refusing to work for cheap because they don't pay well or at all. Apprentices have ramped up...
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

When Champmpa held their "ALLOED CONSULTATIONS ON REGENERATION" last year, they asked all residents if they would like a new kitchen or bathroom and similar questions among these lines, they led tenants and residents to believe they were turning a new leaf. They did not reveal they were playing a deeper game. They did not ask, could you mind your life being disrupted, your house or property grabbed or your retirement plans, security & finances thrown in jeopardy all for the sake of a new kitchen or bathroom? Champmpa have not acted with integrity from the start over their regeneration plans. Their corporate company just want to redevelop through illegal land grabs for their own benefit, and if the comments from residents on their other/previous regeneration schemes are to be taken into account (or if the ones high path residents were taken to vilify - they have not been treated fairly either). Previous regeneration tenants say the have got 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 townhouses in Dog's Close. Apart from the 9-children family of 4 Dog's Close, no one in our terrace wants to move or be forced to. Not the landlords, not 3 out of the 4 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 Haywards, St Johns & Doleman close & the newer blocks of flat like my case, Wilshires Court, Tanner & Vanguard houses). 90% or 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. Almost even tenants in these roads & blocks of flats want to stay, market value for lease & freeholder homes is a farce, it does not equate, compensate, reconcile us in any shape way or form. What is being proposed to take/grab off us not the land, home/property & its very location, not to mention community. Please don't allow full regeneration. Norfleas, De-siloing & clearing Peace House may have some issues but within a door to door in person vote before they are added block by block to regeneration in this decade. Last decade of corporatism, only the corporations benefit, at all levels. High packed density of housing is a breeding ground for ill us not yet fully worked out. Please put people before development & high path does not need this level of justification. Leave the townhouses & IRO Hing Path 115.
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 Morten 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 out indefinitely.

I am requesting Morten Council not to allow CHMP full regeneration - at all and to only allow CHMP partial regeneration in so far as the Top 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 Morten without appreciating other people's land & property on the tiniest 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 Morten Council when they bought the stock.
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

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.
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

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.

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 ______________________________

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 lifestyle 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:

☐ 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
Circle Housing Medon Priory had gone back on their promise of improving our kitchens, bathrooms and other works in our flats and houses when they took over from the Council. They decided after a few months after taking over that they could not improve our living places. Instead, they would rather pull all these buildings down and build new flats, houses etc. They said there is no profit in it for them but I think they are not telling us the truth.
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?

  Maintain or present

  Stick more

  IMPORTANT.

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.

ONLY FOCUS ON THE ESTATE MOST IN NEED AS A GOAL WILL GET STUCK WHEN FINISHED THEN COME BACK AND ASK ABOUT HIGH PATH.
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, playgrounds 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

  **GROUND FLOOR GARDENS**

  **1ST FLOOR BALCONIES**

  **2ND UP?**

---

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.**

- **Children’s play equipment**

- **Other, please state**

  **POLICE STATION AND NEWSAGENT AND COFFEE SHOP**
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.

YES THE ONLY WAY

Circle can be allowed to proceed must be to redevelop Eastfields First. The High Path can make a decision. NOT BEFORE.
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

DISABLED TERRAIN

11 Walking and cycling are healthy lifestyle 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.

KNock down all Garages AS THEY ARE BEING ABLE3S FOR "CARS"

I&O High Path | 10
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

[Space for 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

☐ [Space for 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.
I am writing to let you know what is being attempted by Circle Amal and its many guises, once not a business model that springs to mind with regards to "Social" Housing as opposed to Rampant Profit making. The only thing that will make anything they do credible is to Develop EASTFIELD and then return to implement the other 10 estates. Since it is clear what Circle can and can't provide with regard to the Housing need in Merton.
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

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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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Option 1: Evenly across the estate
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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.
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

Other

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.

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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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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__________________________________________________________________________
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 lifestyle 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.

________________________________________________________________________

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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:

☐ 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.
Annexe to Questionnaire

HIGH PATH ESTATE

I do not believe there is any need to regenerate High Path and am totally against the regeneration.

Circle made promises to the tenants that they would give them new bathrooms and kitchens, which no doubt swayed some of the tenants' decision for the transfer of the properties, knowing full well they intended to regenerate. Mychell House was built in 1967 and there are other properties on the estate which were built later. One of the reasons Circle gave for regeneration is that there are structural problems with the properties. Yet in their latest brochure they state they are carrying out surveys. We need to see the results of those surveys as I believe the existing properties are of much better quality than anything they intend to provide (which was confirmed by the visits they arranged).

There is simply no justification to get rid of well-built properties and have rows and rows of 6 storey flats. This, I believe, is going backwards.

There is a lot of scope to improve the estate and add some more properties as circle obviously want to have more properties on the estate. Both the Council and Circle have allowed the estate to fall below standard but the properties are well made. I have lived on the Estate for [blank] and do not believe my property to be substandard.

Other reasons Circle have given are a better transport system and a park. We have an excellent transportation system and access to Morden Park, Colliers Wood Park, Haydons Road Recreation and also a recreational area on Merton Road – which are all in very close proximity.

The reason some of the tenants/leaseholders/freeholders have stayed on the estate is because they are happy with their accommodation – they are not substandard. The beauty of High Path is that we are not all on top of each other and closed in by rows and rows of flats.

In my opinion improvements should be made to the High Path in preference to destroying extremely good and sound buildings.

No consideration has been given to the freeholders and leaseholders who bought their properties in good faith. Many have lived on the estate for 25+ years. If this regeneration is allowed to go ahead, there will be a difference in the value paid for our properties and the new properties which we will have to meet. Should the regenerations proceed, Circle should be made to offer a discount on the new properties to those who have been on the estate for a long time. Circle are forcing us into debt or out of the area which is very unjust. We all have lives built in and around the area.

I am coming to the end of my working life, have already paid for my property and have a long lease still remaining, why would I now want to be in debt, have a share ownership or live in a property part-owned by Circle?

The rooms in the properties are good sizes and the owners have invested in a lot of money in their properties and have also furnished them appropriately. Feedback from the properties visited have been very negative and, in fact, the word horrible comes up quite a lot. They also expect us to pay for parking spaces which is really disgusting. I am not prepared to leave a home I am happy with to start all over again or move into a property with small rooms where I will not be happy.

Since Circle took over, the estate is always filthy, for days there are bottles, cans papers, etc. littered around the estate. Dog owners are allowed to foul the area behind the car park in Doel Close. Neighbours are allowed to leave rubbish on the stairway, etc. The doors to the downstairs sheds are left with the paint falling off. When complaints are made a letter is sent and nothing is followed up. The trees are never pruned and we are forever having to clean our cars.

People are not against improving their areas but it is time the Government stepped in to stop Landlords from treating lessees and freeholders unfairly. They should be heavily compensated for plans they took no part in, at present no one seems to care.
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?

  **Less one bedroom flats and more 2 and 3 bedroom 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

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 buildings should not be too tall - about 4 floors so we don't need lifts.
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.

- **Children’s play equipment**

- **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.
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

Pincock 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

Keep the streets and roads the same as they are now.

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.
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 lifestyle 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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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
  IF THERE ISN'T ANY FOR
  OLD PEOPLE, THERE
  SHOULD BE (like a
  Day Centre)

☐ 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
  DON'T WANT COMMERCIAL
  BUSINESSES - WANT IT
  TO BE RESIDENTIAL
  ONLY
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

I want to have the same size 2 bedroom flat with all the same size rooms and with plenty of storage space, like I have now.

I would like to stay living on near Merton High Street.

I don't want to live above the 2nd floor;
I don't want to live on the ground floor.

I've spent a lot of money having my flat decorated because I thought that I'm staying there for the rest of my life. Will I get money to decorate the new flat? I would want the money back that I spent.

I feel I should be able to afford the rent in the new flat - it should be the same as I'm paying now.
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.

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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.

- 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

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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.

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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

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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.

- **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.**

- **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

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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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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 lifestyle 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
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.

This estate don't look that good.
Down, worst of the houses and less than 50 years old.

Is this just a plan to put in expensive houses just because of the easy transport options?
(Question Title)

There are worse roads more run down looking estates in nearby.
So spend your money and them.
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: 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?

☐ 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: 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

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

  Private gardens for houses as they have 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-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.

- 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

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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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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

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11 Walking and cycling are healthy lifestyle 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.

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I&O High Path | 10
Local facilities and economic opportunities

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

Community facilities cover a range of uses such us 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.

Before this began I had secured my future. I am my house in conjunction with my brother, it is mortgage free and suits my needs in an area I enjoy living in, with good neighbours and amenities.

From conversations with Circle homes I will lose all of this, they will try to compensate me by offering less than the house is worth: $500,000 was their last quote - as this was the price the last house to sell went for - not mentioning that it was sold at auction as the owner could not sell any other way as the site is already blighted.

The meeting they have held offering house/flat plans had no details - measurements etc. How can I judge if they are
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

similar to what & how if no detail is given? Am I expected to take their word for it?

I do not believe this will benefit myself in any way that compensates for the loss of my home - which is well maintained & not run down as Circle Homes seem to presume.

On the point of needing a mortgage, the answer is to offer to take some of my equity as their houses are worth more. Who says so? Why would giving up my equity improve my life?

If the price offered does not allow me to live in this area, mortgage free as I am now, then they are forcing home owners out of area.
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?

☐ Option 4: Other, please state

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

☐ Option 2: All houses

☐ Option 3: All flats

☐ Option 4: 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

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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.

Leave current home
alone bring them up to standard
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

Give people their own spaces; they can use and care for it. Please private gardens.

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

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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.

- Large open spaces that are not looked after
- Don't become run down and misused for smoking, drinking & dumping
- Grounds need to be maintained, patrolled and cared for
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 lifestyle 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:

- need to look after old people
- need to look after children

☐ 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 trained and employing local people in the redevelop project including apprentices

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.
As a freeholder who owns his home outright, who is mortgage free, who lives in a modern well maintained home, who is too old to get a mortgage, I do not want my home touched. I would favour partial redevelopment, improving existing buildings or knocking down some of the old tower blocks, garages etc to provide newer homes.

If full redevelopment goes ahead I want to be financially compensated so I can buy a similar property to the one I own off the estate but in this area. Not at a knock down price because the estate prices have been knocked down by these plans. (Who wants to buy if they are to be demolished?) So currently in excess of £150,000 I don't think Circle Homes will get anywhere near that.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
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?

Option 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.
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

☐ 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.

☑ Other, please state

SEE PAGE 15

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

SEE PAGE 15
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.

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.

---

Other, please state:

[Note: The response field for other issues or options is not filled in.]
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 lifestyle 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
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.
Question 1 – Option 4: Other, please state

Partial redevelopment with qualification.

Retain structurally sound buildings, refurbishing all Circle Housing Merton Priory and leasehold (where agreed with individual leaseholders) properties to ensure they meet current minimum housing standards.

Demolish / redevelop structurally unsound buildings.

Most recently constructed buildings (Will Miles Court; Doel Close; Vanguard House; Mychell House; Tanner House; Dowman Close and Staine Close) are all structurally sound and fit for purpose. There is absolutely no need to demolish / redevelop these buildings (other than for reasons of Circle Housings’ capitalist avarice).

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

Homes offered for leasehold / freehold tenure should not be connected to communal heating systems / energy supplies which remove individual leaseholders’ / freeholders’ rights to choose and change systems & suppliers when they wish to.

Question 7 – What types of play areas and open space would you prefer to see? Other, please state

No sports pitches – there is adequate provision of good quality sports pitch facilities at Abbey Recreation Ground (approx. 200yds from High Path Estate).

Minimal multi-use games areas – existing multi-use games areas are not used to optimum by existing residents.

No outdoor gymnasium – existing facilities at corner of Hayward Close/ High Path are rarely used. I have never seen anyone using them! There are plenty of public and commercial gymnasium and health club facilities within easy reach of High Path (Latymer Road Swimming Pool and Health Centre / Virgin Active Health Club).

No communal gardens – existing small communal gardens /areas within High Path Estate are never utilised. Neighbouring communal gardens at nearby Nelson Gardens (100 yds away) are available but sadly rarely used because LB Merton consistently fail to maintain this site of Historic interest. If LB Merton took better care of Nelson Gardens and Wimbledon Police declared it to be and enforced an Alcohol Free Zone, I believe it might attract more users and visitors.

Question 8 – Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Retain the historic street pattern but DO NOT create new traditional street forms. Existing street design has created “rat runs” for non-residents to bring cars / motorcycles through the estate as a means of shortcutting journey around Morden Road / Merantun Way / Christchurch Road / Merton High Street / Haydons Road and avoiding traffic lights etc. This causes traffic jams in Abbey Road / Pincott Road which hinders or prevents estate residents getting in or out of the estate during peak rush hours etc. New traffic controls are needed to stop this abuse.
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.

**Question 1 - Option 4 – Other -** Partial redevelopment AND invest in existing properties to bring them to minimum modern standards.

Circe Housing have failed to demonstrate that wholesale demolition and rebuilding of the entire Estate is necessary or desired by residents.

Many of the more modern blocks (Will Miles Court / Doel Close / Vanguard House / Mychell House / Dowman Close / Stane Close and Hayward Close are all structurally sound. There is absolutely no need to demolish these properties. Many of these properties are Leasehold or Freehold. Circle Housing have their avaricious eyes on these properties, as a way of financing their obligation to bring other properties up to Decent Homes Standards.

In their case for Regeneration of High Path, Circle Housing have published a report “Statement of Community Participation” dated September 2013 in which they have deliberately misrepresented the views of the High Path Community. On the strength of 108 questionnaires gathered at Have Your Say Day Events 1 & 2, 115 questionnaires gathered at Have Your Say Day Events 3 & 4 and 76 questionnaires gathered at Have Your Say Day Event 5 they have produced numerous pages of statements claiming that “XY% of residents say………………”, all the statements of course supporting Circle Housings’ assertions that Regeneration is what residents want. This is not factual and is a callous distortion of the truth!!!! There are over 600 households on High Path Estate. The data they have used has been collected from a very small minority of the residents of High Path Estate and must not be taken to be representative of the thoughts / feelings of the whole of the residents of the Estate.

Circle Housing have throughout 2014 held a number of “drop-in sessions” / Design Workshops / Site Visits, all of which have been poorly attended and driven by Circle Housing using leading questions and pre-determined models / visual aids to directly influence the feedback / ideas / suggestions from participants. As a result of these “consultation exercises”, Circle Housing have made even more sweeping statements, purported to reflect the views of High Path residents. Yet more misrepresentation.

In October 2014, Circle Housing have published their “Draft regeneration plans for High Path”. Their plan is to create a divided High Path!. The way they are proposing to “phase” decanting of residents / demolition and construction will result in an extremely high concentration / density of social housing Ghetto to the East of the new Pincott Road grand boulevard and a rather more up-market, higher density private ownership village to the West. Which of course is where Circle Housing can maximise on the sale price revenue from the newly built 600 + private properties. This plan is obscene and anti-social!
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

In 2013/14, Circle Housing’s property assets stand valued at £3,185.5 million and they generated a surplus (profit) of £44.5 million.

Circle Housing are now stating that they cannot meet their legal obligations (under “Decent Homes” legislation) to their 358 tenants without a total demolition and rebuild (regeneration) of High Path Estate and the displacement of 213 leaseholders and 37 freeholders. Circle Housing assert that the only way of achieving their Decent Homes legal obligations, is to demolish all existing properties on the estate, rebuild and more than double the number of properties and selling off the excess new build properties (after housing their 358 tenants).

This will mean that the 213 leaseholders and 37 freeholders, will be bullied into Compulsory Purchase Orders (CPO) on their properties and will be faced with the choice (or rather no choice) of buying new build properties at hugely inflated prices and having to take on new/extra mortgages to pay for the privilege; entering into shared ownership agreements with Circle Housing or leaving the area because the value of the CPO compensation packages will never enable them to purchase like-for-like properties in the surrounding SW19 area. “Social Cleansing” of the existing leasehold/freehold residents!

I am aware of Housing Minister Kris Hopkins’ press release 14th July - Improving the rented housing sector. Increasing the number of available homes and Housing , in this press release it states “But he insisted that demolition would only ever be a last resort in consultation with residents and urged councils to comply with George Clarke’s 12-point plan, published by the Empty Homes Agency.”

He is deliberately widening the use of George Clarke’s 12-point plan from the original context of “empty homes”, implying that it should act as a model for occupied homes too.

Thinking laterally, Circle Housing are proposing to decant their social housing tenants and bully / CPO leaseholders / Freeholders out of their current properties, thus deliberately creating 608 “Empty Homes” and then deliberately doing the exact opposite of George Clarke’s 12-point plan. How can this be allowed?

Being aware of Kris Hopkins’ view and George Clarke’s recommendations, I have asked Circle Housing to share with me the evidence they have to support their assertion that the majority of residents of High Path Estate are in favour of their Regeneration proposal. They have failed to do so.

I have asked Circle Housing to share with me:

**Question 1** – What “forms of Market Testing and options for refurbishment” of High Path Estate were considered by Circle Housing?

**Question 2** – Can I have sight of the responses and results of any “forms of Market Testing and options for refurbishment” of High Path Estate undertaken by Circle Housing?

**Question 3** – What evidence does Circle Housing have, that proves “demolition is the preferred choice of the community” of High Path Estate?

**Question 4** - Why, at all public meetings I’ve attended so far, does Circle Housing refuse to consider “a mixed and balanced” urban design scheme for High Path Estate, where existing properties are retained and improved while being mixed with appropriate new build development?

Needless to say, they have failed to provide me with answers.

I have attended meetings with Circle Housing/ LBMerton / appointed agents and architects. I have also attended a Design Workshop. In my experience the views/ thoughts / ideas of residents are simply rejected and disregarded if they do not fit with the preconceived ideas of Circle Housing and their agents. The behaviour of Circle Housing representatives and their agents is arrogant and patronising.

I think it is clear that Circle Housing’s Regeneration proposal is driven purely by a desire to increase the value of Circle Housing’s property assets and operating surplus and their CEO and Board of Directors’ annual bonuses. Circle Housing have absolutely no genuine concern for the welfare or future financial / housing circumstances of the current leaseholders and freeholders of High Path Estate.
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.

1. 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.

2. 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.

3. 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.

4. 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.

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-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.

Children’s play equipment

Other, please state
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 lifestyle 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.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
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:

[Space for text]

☐ 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

[Space for text]

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.

[Space for text]
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.

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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

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Better places to live: high quality residential areas

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

Option 3: Mostly "tats"

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 lower 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 size of rooms
As no one seems to be able to tell us.
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 "lets"

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.

☐ 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

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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

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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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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

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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.

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I&O High Path | 10
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 4: Other, please state
leave the estate alone. If properties need to be refurbished then refurbished them at no cost to residents.

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?
leave the estate alone.

Q3. What type of homes should be provided?

Other: I do NOT agree with the regeneration. If the council decide to push ahead everyone should have like for like properties at no extra expense to residents.

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?

Leave the estate alone. People are happy here. If mph kept up there side of what they were supposed to do since council handed over properties some of the buildings would not need as much work done.

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

Other - leave the estate alone.

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
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
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?**

Leave the estate alone

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

Other - this is personal choice of how people travel.

**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?**

No parking restrictions

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

All residents should have a parking space. This should be registered as in if you own a car the car must be registered to show that they live on the estate. Residents should also be issued with at least one visitors permit. Issued free to residents. Not to local businesses if they wish to park then council should issue them with a permit that they have to pay for.

**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?**

I do not agree with the regeneration but should it go ahead employ local people business and trades.

**Other comments:**

None

**Name:**

Emma Sutton
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?

☐ Option 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.

- 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, play spaces 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.

- 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

[Images of different types of outdoor spaces and play areas]
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 onto 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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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.

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I&O High Path | 10
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.

For me regeneration is a
ABSOLUTE 'No... I do not see why in regard to
my home you would even it FF To knock down
A Property THAT HAS NOTHING WRONG WITH IT. High
Path is already A FANTASTIC PLACE TO LIVE AND if
Homes are not up to Standard THEN THAT is due to
The lack OF Maintenance THAT Circle Homes HAVE Done.
We are a COMMUNITY Clean our own streets due to
The fact Circle homes don't and to think away
This Community Sheet Will be disastrous and this
I feel is something you are overlooking. We have
All the Facilities we need locally (Church, Des
Crameric, Shops Etc) we have lived here a long time
And raised our family here and wish to stay here
We are. You are telling us that we cannot
Produce A Third Generation of our family on this
Estate, you should not have that right. As
Firstworlds we will not be able to afford a
New property on High Path. And why would we
Opt for sheriff county we own our home and want
to continue to own our home. After doing some
Research I have assessed that it would cost
Circle home around £200.000 to build another
House so if you buy our house from us for say
£400.000 you already have made a profit and
Then if we choose to buy another House on High
Path - Please Find A Second Piece of Paper Attached
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
AND YOU CHARGE US £500,000 THEN THAT'S ANOTHER PROFIT YOU HAVE MADE, NOT BAD FOR A NON PROFIT MAKING CHARITY... IT WOULD SEEM TO ME YOU ARE CONCERNED MORE ABOUT THE HOME RESIDENTS THAN FREE OR LEASE HOMES. THIS ESTATE HAS BEEN NEGLECTED FOR AT LEAST THE LAST FIVE YEARS AND I WONDER HOW MANY ESTATES HAVE THE COMMUNITY SPIRIT WE HAVE ON HIGH PATH.

I MUST ALSO RAISE CONCERN ABOUT HOW MY YOUNG SON FEELS. HE HAS KNOWN NO OTHER HOME AND IT IS OUR WISH TO LEAVE OUR HOUSE TO OUR SON TO ENSURE HIS FUTURE IS SECURE IN TERMS OF HAVING A HOME. AGAIN I FEEL ANGRY THAT YOU WANT TO TAKE THIS RIGHT AWAY FROM US SOMETHING WE HAVE WORKED HARD TO ACHIEVE. THE ENTIRE PROCESS SO FAR HAS BEEN UNCLEAR, EVADE AND FULL OF UNANSWERED QUESTIONS. HAVING LISTED CAREFULLY AT THE PROPOSED NEW PLANS I SEE ISSUES OF CONCERN... PARKING? ROADS? PATHS? GREEN AREAS?

HOW BUILDINGS ARE SET OUT, NEW SHOPS WILL ADD GREATER HEIGHT TO BLOCKS. LOOKING AT THE BLOCKS ON THE FRONT OF THE ESTATE (MILTON HIGH) IT SAYS THESE WILL BE HAVE SHOPS ON GROUND LEVEL, YOU STATE THAT THESE WILL BE 6 FLOORS HIGH BUT ALL SHOPS HAVE A HIGHER FLOOR TO CEILING HEIGHT THAN THE HOUSES SO THEREFORE THE BLOCKS WILL BE A LOT HIGHER THAN 6 FLOORS THIS IS THE SORT OF INFORMATION WE HAVE NOT BEEN GIVEN AND EFFECTS HOW THE ESTATE LOOKS EVERYONE NEED TO KNOW FULLY THE ENTIRE PLAN FOR OUR ESTATE AND WE HAVE NOT HAD THIS SO FOR ME I DO NOT WANT TO SEE MY HOME LOST TO A REGENERATION THAT DOES NOT HAVE ANY LONG TERM MEANING TO IT.
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.

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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?

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

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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

☐ 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.