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


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 life style choices. How can we support this?

Please select one or more of the following.

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

☐ Provide safe and convenient crossings of busy roads and junctions

☐ Provide secure and convenient cycle storage

☐ Provide cycling training and support, to encourage people to switch to cycling
Local facilities and economic opportunities

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

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

Please select one of the following.

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

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

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.

**PARTIAL REDEVELOPMENT OR INVEST IN EXISTING PROPERTIES.**

My choice is **PARTIAL REDEVELOPMENT** as high path townhouses and the blocks of flats do not need any work to current standards so they should be excluded from the plan, as they are in good structural condition.

Some points for Merton Council to consider. Homeowners have been maintaining their own properties since they owned them; i.e. spent money on central heating, double glazing, cavity wall & roof insulation with other improvements; money spent to improve their properties. I myself have worked for 55 years i.e. nine years past retirement age so as to pay off my mortgage.

Now along comes CHMP with the help from Merton Council to cause disruption and additional financial burden in things like legal fees, stamp duty & moving costs plus other expenses; I am surprised that Merton Council have a hand in allowing homeowners to be robbed of their rightful ownership of their homes i.e. CHMP have told homeowners that we would have less equity in a new home and by refusing to acknowledge any rights of homeowners.

I hope Merton Council will represent the rights of homeowners fairly on the High Path Estate.

Thank you
A.D. Reuben
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?

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.

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

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

- Option 3: Other, please state

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

Please select a maximum of two from the following.

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

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

- 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:

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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.

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☐ 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 tender 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.

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☐ Provide safe and convenient crossings of busy roads and junctions

☐ Provide secure and convenient cycle storage

☐ Provide cycling training and support, to encourage people to switch to cycling

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Please select one or more of the following.

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Please feel free to continue on the sheet provided at the end of this questionnaire.
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.
As you can see I've selected option 3 of Q1 as I'm vehemently against the proposed regeneration of the estate solely on the basis of being an outright freeholder. Should the regeneration go ahead I am of the opinion that the 30 or so freehold residents will be the ones who will most to lose through this project. My particular property includes substantial room sizes and a garden to the front and rear of the property and also a garage that houses our car. I have lived in this property for the past 22 years but have lived on the estate for a total of 42, my parents still living as leaseholders in one of the 3 tower blocks. I feel this proposed regeneration project to be very unfair to homeowners of either the lease or freehold tenure as I feel like others, that our needs/desires don't seem to be being considered as much as those of the social housing tenants. They appear to me to be CHMP's main priority in this and I find this grossly unfair. Let me put it to you, how many social tenants are not going to be interested in swapped towards a NEW HOUSE OF A BIGGER SIZE, not many I suspect. CHMP are undoubtedly aware of this and obviously the amount of social tenants outweighs the amount of lease and freeholders combined which is a very big positive for CHMP for their feedback as to whether people "want it or not" they are relying on the social tenant sector to push this ahead for them which is democratically wrong and unfair. If this were a race of any description we would not all be starting at the same line, others would have an unfair advantage so to speak. The biggest drawback for myself as an outright freeholder since July 14 would be that as a very long term resident who does not wish to sell for any reason I would be taking a step backwards as far as home ownership is concerned. I've sworn to pay off my mortgage 3 yrs earlier than
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

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

Please don’t allow this to happen.
1 Should all the homes on the High Path Estate be redeveloped?

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

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

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

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire High Path Estate
Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment
Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☒ Option 3: Invest in existing properties to bring them to minimum modern standards
Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

☐ Option 4: Other, please state

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

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

Please select one of the following.

☐ Option 1: Mix of different sizes of homes
Provide a mix of different sizes of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

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

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

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

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

Towards Merton High Street to the north of the estate

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

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

Taller buildings towards the centre of the site

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

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

What do you think about building heights?

Please select one of the following.

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

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

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

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

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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

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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 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.

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

Please select one or more of the following.

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

☐ Provide safe and convenient crossings of busy roads and junctions

☐ Provide secure and convenient cycle storage

☐ Provide cycling training and support, to encourage people to switch to cycling
Local facilities and economic opportunities

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

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

Please select one of the following.

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

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

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 have selected option 3 of Q1 as I'm totally opposed to the idea of the regeneration of the high flat estate on the basis that my long term partner is an outright homeowner of a freehold property. If this scheme goes ahead she will have to relinquish her very hard earned rights as a sole owner of a freehold and will be forced to have CHMP as a joint owner of the new property that she would have to buy on the newly built estate. My partner has lived on the estate since 1972 and for the last 23 years she has had her own freehold property on Pinckard Road. Having just finished paying off her mortgage earlier this year she could choose without any financial ties to sell her home and move off somewhere else, but this not the case as she has no plans whatsoever to sell up and move. She is very happy in the home she currently lives in and enjoys substantial living space with a front and rear garden and an on site garage for our car. If CHMP’s plans are approved by yourselves she and the other freeholders who undoubtedly have the most to lose through this regeneration will have to sacrifice their homes that they currently enjoy and they are their homes in the proper sense of the word, not just somewhere to live, be forced to buy elsewhere on the new estate and most importantly be grossly out of pocket. My partner will lose her status as an outright homeowner to that of someone who has shared ownership with a partner that is CHMP—a housing association. This scenario is a huge step backwards for freeholders who own outright and should not even be considered as it is grossly unfair to people who like my partner have quite likely sacrificed luxuries like holidays for example to be able to purchase and keep up repayments on a property that they bought in good faith for their own ownership.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

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

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

I ask that you put an end to this unfair proposal as it’s not even for the “greater good” of all residents; it is only for the benefit of Circle Housing/HEMNAN PRIORY.
High Path Estate – online responses

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

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

Q2. What size of homes should be provided?

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

Less one bedroom flats and more three bedroom homes for families

Q3. What type of homes should be provided?

Other: The same mix as we have now

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

Taller buildings towards the centre of the site

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

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

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

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

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

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

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

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

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

Keeping them the same as they are already.

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

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

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide safe and convenient crossings of busy roads and junctions AND

Q12. How should parking be managed?
Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?
The parking bays in Hayward Close (High Path end) outside the back of Priory Close next to the outside Gym - people park along the road and you can't use the parking bays at times because the parked cars block you from getting in or out of the marked parking bays.

Q14. Should new community facilities be provided within the estate?
No, the existing local community facilities on the estate and nearby are enough

Q15. How could refurbishment or regeneration support existing and new employment?
Other - Minimum disruption so people who live on the estate can carry on going to work as normal.

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
To be considerate of the employment and businesses of people who live on the estate, that they will not have to deal with huge losses off the value of their properties, have to re-mortgage, have to move out of the area etc

Other comments:
None

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.

☐ 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
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.

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

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

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
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.

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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.

____________________________________________________

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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?
  - 2 bedroom flats as in Belzett.
  - Stairs - lifts at side or back.
  - For disabled or elderly?

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

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

Please select one of the following.
- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

MAINLY FLATS TO HOUSE MANY

BUILD, STUDY, SLEEP, UNCOMMONLY

PREPARE WITH CARE FOR A

PROLONGED PERIOD

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.

I have no position to comment on this issue, as this is for the authority or experts.

ENDORSEMENT: SPEAK IN THE REPORT
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

**Most flats with balconies as in baskets close, otherwise flats must be secured up, open play areas for all the flats close by**

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

Please select a maximum of two from the following.

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

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

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

Children's play equipment

Other, please state

Children's Play Equipment will be a waste of funds, vandalism, Removal and misuse by older children. We did not have this since 1995.
8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
- Retaining the historic street pattern and create traditional street forms
- Creating a mixture of types of buildings and spaces
- Other, please state

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

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

- They should remain the same
- New ideas need more funding
- As well will they be cared for
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.

The issue is for motion.

Priority homes food for poorer

Council match funds
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

This scheme will help the unemployed. They should also attend a course to obtain a qualification as well to be efficient

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.

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

I AM ALSO DOUBTFUL ON THE FINANCIAL SIDE OF THINGS (OR COMPARE/ PURCHASE ORDER AS WE WERE VABER THE MERON COUNCIL THINGS WORKED OUT FINE.

MERON PRIORY TOOK OVER IN MARCH 2010 I HEARD THERE WOULD BE NO CHANCE OF CIRCUMSTANCES. THEY SHOULD HONOUR THEIR INTEGRITY; AS THEY SAY A PRAYING. IF THEY SAY IT IS NON PROFITABLE, I DOUBT VERY MUCH. I UNDERSTAND HOMES TO GO AHEAD, JUST THEY HAVE TO ASK THINK THEIR DECISION

NEVER USED REPAIR SERVICES PROVIDED BY MERON PRIORY HOMES EXCEPT AS THE BURGER DOORS NOT WORK * I HAVE TO USE MY KEY TO GET INTO
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 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?

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?

- 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.

Safety for elderly and children

...
People and spaces.

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

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

Please select one of the following.

- [x] 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.

- [x] 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.

_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________
_____________________________________________________________________

Open Space again for children and easy access for elderly
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.

Should be convenient for Tube, Bus, Rail

[Signature]

Travel

Page 385 of 721
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:

Health Care for children & elderly + disabled people

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

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

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☑ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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

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

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

Wardens should be available for after hours and also in emergencies
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.
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

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

Please select a maximum of two from the following.

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

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

Please select a maximum of two from the following.

- [ ] Making easy connections within the estate and to the surrounding area

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

- [ ] Retaining the historic street pattern and create traditional street forms

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

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

- [ ] Creating a mixture of types of buildings and spaces

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

- [ ] Other, please state

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

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

- [ ] more lighting in streets
- [ ] less trees as they block out the light
- [ ] In flats.
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
  
  more kids clubs

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

Q2. What size of homes should be provided?

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

Q3. What type of homes should be provided?

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

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

Buildings should be broadly similar height across the estate

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

Spacious, with good storage facilities.

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

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

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

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

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

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

Retaining the historic street pattern and create traditional street forms

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

Accessible and safe.

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

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways
Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

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

Provide safe and convenient crossings of busy roads and junctions

Q12. How should parking be managed?

Introduce parking controls - see below for more details

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

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

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

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

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

Employ local businesses and apprentices through the refurbishment or regeneration process

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

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

Other comments:
None

Name:
Belle Mills

Address:
15 Becket Close Wimbledon SW19 2TH

Age:
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.

All flats should contain

at least 1 lift.
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

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.

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

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

Other, please state
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.
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
- [ ] 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.

[ ]

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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.

- [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

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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
    The gym space could be
    expanded and the children's
    park.

☐ 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.

N/A
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.

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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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

A mixture of communal gardens and multi-use games areas.
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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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, train 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.

Accessibility for the elderly and disabled
Parking for those who wish to take their kids to the Minchin Abbey School
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.

Don’t ‘ghettoise’ the area. At the moment people regent or interact. Ghetto is up. They all resent having to move, the estate will mean people will lose a home and it won’t work – don’t engage it. Help to Patrick Court, Webbs Street, SH08 – a mix of both, all get some housing – no ‘ghettoise'
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

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

I can't stand them - like many tenants.

Those who swung the vote for the moving to housing association rather than Metro council must be kicking themselves repeatedly, daily over their choice.
Better places to live: high quality residential areas

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

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 5: Taller buildings towards the centre of the estate

☐ Option 6: Taller buildings 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.

☐ Accessibility

☐ Wheelchair access

☑ Lifts

☑ Disabled parking

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

What ever happened to the nearly £300 million pounds Raveline gave the IRA to have received from Barclays Bank ?? Supposedly for refurbishment work on the High Path estate ??!

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

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

Why are the people who have demanded this "hodge-podge" of a system NOT living on the estate? I am a repeater tenant + a registered Disabled Person who DO NOT want to be put on the 5th floor of Tower Block! Thank you very much!
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
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- Option 4: Other, please state

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- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas.

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

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ 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?

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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 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?

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Please select one of the following.

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- Option 3: Other, please state

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

Please select a maximum of two from the following.

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

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

- Children's play equipment

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

Please select a maximum of two from the following.

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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

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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 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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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.
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Better places to live: high quality residential areas

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

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Option 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

Increase disable 
 fís for the elderly and disable people

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

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

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
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  Please select one or more of the following

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☐ Taller buildings should be located towards Merton High Street to the north of the estate.

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

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☐ Option 3: Other, please state

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☐ 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.

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☐ Not needed
People and spaces

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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?

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☐ Other, please state

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Do very good transport in the area

But enough parking
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☐ Option 1: Yes, we need more community facilities such as:
   we do not need
   no community
   facilities on High
   Path

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☑ Other, please state
   employ more
   security officers
   in the estate
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   at night time.

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Please feel free to continue on the sheet provided at the end of this questionnaire.
Timetable is as follows:

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

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

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

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

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

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

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

☐ Taller buildings towards the centre of the site.

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

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

No Tower Block

CLIENT TREATS AS A

HIDDEN PLACE

Isolation for bad

behaviour, as a retired

nurse I have experi-

enced social isolation

and even worse, ladys

never a place to sleep

and encourages

bad behaviour-

living on the

floor flat for 10 years. I

have seen it all my

life.
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
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.

Suitable Bus

Avoid near home

Protect residents home

Present our crowded
groom Bus stops

Near Homes

Be aware of trap

alcoholic near

Homes

Bus stop to sweat

Older people seats

Timing safer Bus stops

...
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.
my general opinion. New flats, houses. Mansionette needs building due to the fact the tower blocks have been build from the early Sixties. Since for the past over 39 years, there have been great changes in structural changes, lift breaking that low masonry old blocks splintering walls especially the tower blocks.

No work has not been done
No new kitchen
Damp flats
Old bathrooms
Aldenley get no relief
All repairs decoration has been done by tenants.
No privacy different faces in the tower blocks as though they have keys. People ringing the bell so we can let them in.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Leakage Promotes new kitchen
Was not given electrical renewing or alone
The only electrical work done
Was the central heating
Few years ago. Because
Amount of resident caught
The influenza cold
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 would 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.

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

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Option 3: Other, please state

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

Please select a maximum of two from the following.

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

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

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.
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.

I have lived here at Hudson Court for 24 years. I love it here, it has all the requisites for everyone - green spaces, transport, shopping, sports venues, parking, a lovely community spirit. I live on the 1st floor.

I am now a leaseholder - after years of rent paying. I have not visited any of the consultations or site visits, but I have kept up to date with circulars and reports. My flat is well kept, no damp, no ill-used or abused kitchen, toilet, bathroom, and sincerely hope I do not have to subscribe financially too other residents on the estate who have treated their flats like pigsties - because they do not pay little or nothing to live in them. These people have never being checked by you. To my knowledge, I have some prime examples.

Finally I have only left to say that categorically, unconditionally, totally opposed to your regeneration - no regeneration!
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
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

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

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

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

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

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

What do you think about building heights?

Please select one of the following.

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

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

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

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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?

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- Option 3: Other, please state

  ____________________________

  ____________________________

  ____________________________

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- 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?

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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

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.

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

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

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

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Local facilities and economic opportunities.

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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.
I have had all the visits to site, showing us what C.H.A.R intend to regenerate on High Path Estate. The consultations were at times very vague in content, i.e., that until come later, don't know. I am going to get straight to the point as follows:

Adding I am to today against regeneration of our estate. It is not near perfect, but at the same token it is not that bad, not in disarray. I have lived there for 48 years, paid rent for years, now a leaseholder.

Any flats or houses that require minimum standards of repairs or correction, i.e., abused toilets, kitchen's exchanged doors, because the quality of your tenants have no regard to keep their places in good condition, because they do not subscribe much to rent or anything.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

If their flats get refurbished to minimum decor within a year or so they will be neglected, look rubbishy again.

I also totally object to have to subscribe to my having to pay for all the maintenance they turn out. Places into dampness etc. It was your responsibility to monitor or check on a yearly or so to observe the state of your property you left them. In no regeneration.
Better places to live: high quality residential areas

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

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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

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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 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.

   
   [Handwritten: Other: 5 a-side football, netball, tennis or similar sports.]

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.

   
   [Handwritten: Also very important.]

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

   
   [Handwritten: Other, please state.]

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

   
   [Handwritten: Other, please state.]

- Children's play equipment.

   
   [Handwritten: Other, please state.]

[Image of multi-use games area and children's play equipment.]
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:

- For example... a
- Community Games Centre
- Deep in

☐ 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

- Help from the Council eg. cheaper loans for business who give jobs etc.
- Young people and job loss
I found it difficult to do because I've had a stroke. I can't write properly. I have difficulty concentrating for any length of time. The stroke has also made me dyslexic.
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

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

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

☐ Option 2: Partial redevelopment

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

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

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

☐ Option 4: Other, please state

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

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

Please select one of the following.

☑ Option 1: Mix of different sizes of homes

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

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

☐ 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

Towards Merton High Street to the north of the estate.

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

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

☐ Taller buildings towards the centre of the site.

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

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

What do you think about building heights?

Please select one of the following.

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

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

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

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

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

☐ Taller buildings should be located

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

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

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

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

Please select one of the following.

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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

__________________________________________________________________
__________________________________________________________________
__________________________________________________________________
__________________________________________________________________
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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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Make the estate safer and broader for gang access to the tower block

__________________________________________________________________
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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.

A day once a week where a housing officer will be in an office on the estate for residents to go and speak with as getting to the main offices can be difficult
I do believe that updating the current buildings and updating tenants' flats is a far better approach and much less hassle for all residents. My concern is been moved away from my care home within the postcode during any huge regeneration. The moving itself will be a huge toll on the ill and elderly.

More efforts on Merton Priory Homes side to maintain a decent standard of living is far more valuable and lets be honest since they took over the estate has declined dramatically.

They need to make better efforts in cleaning, repairs and upkeep.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

as a whole. The block I live in is filthy and the lifts are always dirty, we pay for the cleaners so I expect them to do a proper job, the estate security team are rarely if ever seen anymore.

Merton fryng homes have seriously let its residents down, all the promises they made before taking over have hardly been seen.

Anti social behaviour needs to be taken much more seriously and justice taken.
Better places to live: high quality residential areas

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

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Please select one of the following.

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☐ Option 2: Partial redevelopment

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

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

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☐ Option 4: Other, please state

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

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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?

☐ 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: Mostly flats

☐ Option 3: Mostly houses

☐ 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

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

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

What do you think about building heights?

Please select one of the following.

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

- Option 2: Taller buildings around the edges
  Please select one or more of the following
  - Taller buildings should be located by the roads to the south (High Path / Merantun Way)
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  - Taller buildings should be located towards Merton High Street to the north of the estate

Option 3: Variety across the estate
Please select one of the following
- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
- Taller buildings towards the centre of the site.

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

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

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

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

Please select one of the following.

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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.

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

☐ Children’s play equipment

☐ Other, please state
People and spaces

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

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- Creating a mixture of types of buildings and spaces

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

- Other, please state

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

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

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I&O High Path | 10
Local facilities and economic opportunities

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

Please select one of the following.

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

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Better places to live: high quality residential areas

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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**

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- **Option 4: Other, please state**

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

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.

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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

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What do you think about building heights?

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  - Taller buildings should be located

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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.

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☐ 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

________________________________________________________

________________________________________________________

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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 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.

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

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

☐ Option 2: Partial redevelopment

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

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

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

☐ Option 4: Other, please state

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

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

Please select one of the following.

☑️ Option 1: Mix of different sizes of homes

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

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

As long as the future supply maintains the current need

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

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

Please select one of the following.

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

On the whole, I do like Cirencester
Handel Drive. Please.

I would like a letterbox on my front door, but if this is not to be then the houses should be contained within the boundary.

Also, I would like a refuse supply like at the Chaplain Park Estate as this allows waste binning about in the summer and is a more hygienic system and underground.

Energy Capture - Like this idea, but would prefer to use open air with much cleaner than electrically.

☐

☐

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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

I would like an inset balcony & a private grassed courtyard as well as a public park for all residents.

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 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.

I like the ideas regarding the open spaces & walks as on
Caledon Draft Master Plan, I was concerned about Pincott Rd.
Something needs to be done about Pincott Road as there is too much traffic causing this and the other roads to be a
not fun. And it isn't very safe next to the residents.

I like the idea of underground car parking for the residents
or street parking for visitors to
the area and that there have removed
so my flat would like the idea
Remove is not the worst I perished
as at present.

Improved lighting needs to
be considered with regard to
the safety of younger resident. At
Present, it is awkward to enter the
houses works at night due to
not enough lighting.

It would make a partially grassed area
for a 600m2 courtyard, seating area
for wheelchair users. I like the
idea of parking underground for
the residents.
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. I would like to be able to store my bicycle on the balcony.
- Provide cycling training and support, to encourage people to switch to cycling.

12 How should parking be managed?

Please select one or more of the following.

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

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

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

I don't know as i need examples.

We don't want parking available for competitors or for those who go shopping. We only want parking for those who are residents or visitors for those who use it.

They should continue to use residents or 2 car owners permits. They should not be a controlled parking zone but it is not accessible to the public.

__________________________________________________________________________________________

__________________________________________________________________________________________
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

...a community centre for cafes, fitt, indoor gym, meeting room, clubs for children/elderly

☑ 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.

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

Local training would be a great idea in order to help people get into work eg.

on the new Community Centre.

...could also be a job club providing advice, courses and facilities to enable people to search and apply for jobs online. It would also be a good place for social interaction with other people in a similar position.

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

...
Option 5

I am under a particular classification such as 'mental health' and do not want to live in a flat like the Clapham Park Estate where I would feel too claustrophobic, feeling to be confined. This would have an adverse effect on my health. The flats at Clapham Park were like 'rabbit hutch' also, I do not want to live on the ground floor as I would feel too vulnerable eg. lots of people approaching my front door is my windows being too near the ground. I live on the 14th floor in one of the Tower Blocks, but could not live on a higher level due to my fear of heights and need a lift.

I don't mind an open-plan kitchen but as long as there is room in the lounge. At Alperton Fields, the kitchen was in the lounge and it was far too small. The kitchen is usually a separate room, but at Alperton Fields it did not take account of this.

I like the idea of more internal storage areas so wording that there will not be a need for a promenade in my room where was broken into & someone put all the rubbish in it. I can no longer use it and I didn't store more items in it. I was very upset about the animal who died there to my front door.

Having a small bathroom balcony to store my bicycle, to dry washing and be able to sit outside.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

- From my own personal point of view, I would like to live in a block of flats with people of a similar classification to my own where I would not feel vulnerable, feel safe and secure.
  I have had people knocking on my front door, late at night because they got out at the wrong floor or the lift. They couldn't be bothered to look at the floor and the door number.

Option 9

- I like the idea of a park where I can escape and feel safe away from the heavy traffic and not living in fear of being knocked down.

I am not sure about the extra 4,000 homes - Mayor of London - as I don't want people too close to me in my face. Also will there be room for them?

Also, if regeneration is passed by LB M, people will lose their garages as rebuilding is proposed to start there.

Also I need further info on the phasing phasing
- where will they take place?
- what will happen?
- how long will each particular phasing take?
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Do not demolish any part of the estate. Just invest money in the existing properties to bring them up to minimum modern standard. A lot of us tenants are really happy the way we are living now. Merton Council always looked after us. When repairs were needed in our homes they were always done quickly. The flat I live in is wonderful with central heating and double glazing. It would be a crime and waste of money to demolish any of them to build new places. Leave the packing on the estate as it is. It's fair for everyone. This is a lovely estate.

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

JUST REFURBISH PROPERTY
AND LEAVE ESTATE AS IT IS

J. G. WILLET
42 HUDSON COURT
PICOTT ROAD
8.019 ZLF
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

- Option 1: Demolish and redevelop the entire High Path Estate
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state

Please see comments on pages 15-16

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

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

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?
  Mostly one bedroom and two bedroom homes

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

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

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

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

Do not add a large park in the middle of the estate.

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

Please select a maximum of two from the following.

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

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

☐ 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

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
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 faster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☒ Other, please state

No improvements are necessary

11 Walking and cycling are healthy 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.
High Path Estate

DO NOT TOUCH THESE BUILDINGS

ONLy REGENERATE THIS PART OF THE ESTATE

NOT ENOUGH INFO TO HAVE AN OPINION ABOUT THIS BLOCK
My choice for Question 1 is Option 2: Partial redevelopment. The High Path Estate townhouses (e.g., Doel Close, Hayward Close, Stane Close, Dowman Close) and the newer blocks of flats (including Vanguard House, Will Miles Court, Tanner House and Mychell House) do not need any extra work to bring them up to current standards and they should be excluded from any regeneration plans, if partial regeneration does go ahead.

All of these aforementioned blocks and townhouses on High Path are in sound structural condition. Any deterioration to any of the buildings has been the result of neglect by the freeholder, who is responsible for maintaining the building. All room sizes in Mychell House (for example) already exceed current London housing standards, except that the blocks of flats have no private outside space (which we don’t believe that we need and which we were fully aware of when we bought the flat on the open market). Our flat in particular has cavity wall insulation, loft insulation, double glazing and it has an EPC rating of C, which we know because we had an EPC survey carried out when we put the flat onto the market two years ago. Our flat does not suffer from any form of damp, and we use a dehumidifier to deal with condensation that can occur in any property due to washing clothes and hanging them out to dry, etc.

The following points are for Merton Council’s consideration if partial or full regeneration of the High Path Estate is approved. Homeowners in general take a risk on the rise and fall of property values based on factors such as the economy and the location of the property. High Path Estate residents have seen the value of homes located in the “Battes” area, directly across Merton High Street increase significantly in value in the past few years, even where improvements to the buildings have not been carried out. This rise in prices is due to externalities driving London house price rises generally, not because these crumbling Victorian and Edwardian structures are becoming any more valuable in and of themselves (except when homeowners are carrying out improvements such as ground floor and/or loft extensions, modernisation and general redecoration, which does not account for all of the increase in prices in this, or other areas).

CHMP want to redevelop a number of estates for their own benefit, not for the benefit of the homeowners on their estates. CHMP could have chosen to adopt a win/win approach by encouraging homeowners to share in something exciting for the greater good, but instead, they have chosen to take an adversarial approach by telling homeowners that we would have less equity in a new home on the estate and by refusing to acknowledge any rights for homeowners who may chose to remain on the estate in their 10 Commitments.

If CHMP want to engage homeowners to share in this journey of this very disruptive and upsetting process for the greater good, they must offer like for like to all homeowners. The like for like concept does not have to be complicated (unless CHMP wish to overcomplicate it in an attempt to refute it). Like for like can simply mean that if (for example) I own a 700 sq foot 2 bedroom flat with the mortgage paid off through many years of hard labour, personal sacrifice and delayed gratification, then I will continue to own a 2 bedroom flat that is at least 700 sq foot, mortgage free, with no additional costs being foisted onto me for someone else’s benefit, to subsidise a redevelopment project that I did not ask for.

The so-called “market value” that CHMP would claim to pay homeowners who sell and move off the estate would not enable them to buy a comparably sized property within the
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

same general area, forcing them to move further away from central London, thus disrupting connections within the local community and imposing higher costs of commuting to central London for work. The like for like principle has nothing to do with greed or keeping up with wealthier neighbours in the Battles area, directly north of the High Path Estate. Like for like merely means the ability to remain in our own community. It means that as a homeowner, I would not be socially cleansed off the High Path Estate.

Regarding Question 1, Option 3, there is an error in the survey about who is liable to pay costs of bringing homes up to minimum standards. Leaseholders share in the costs of maintaining their own block, plus a share of general services such as for estate lighting.

It is not the responsibility for leaseholders (or freeholders, who were omitted from mention in the survey) to pay to bring council tenanted homes throughout the estate up to decent homes standards, which was a commitment that CHMP made to Merton Council when they bought the stock. These costs will be covered by council rents and from leaseholders who are part of the block that is affected only, NOT from any other form of funds taken from leaseholders and freeholders.

Further to the stock transfer, when Merton Priory Homes (now CHMP) bought a number of estates a few years ago, including High Path, they had stock condition surveys carried out before they completed their purchase. CHMP purchased these estates with access to the full knowledge of the information in these stock condition surveys, and they committed to Merton Council to uphold certain standards as a housing association that they have subsequently failed to carry out. Now they claim they cannot afford to maintain their estates without regeneration.

If CHMP now want to redevelop all or part of the High Path Estate, then they, as well as Merton Council, have a moral obligation to ensure that homeowners on the High Path Estate do not bear any of the financial costs. This means ensuring homeowners do not pay any legal fees, stamp duty, moving costs, temporary accommodation costs (if required); that there would be no increase in monthly service charges aside from normal increases due to inflation, etc., and no there would be other additional costs to live in a newly built home that homeowners such as myself do not want and that we did not ask for.

To cause any additional financial liability to homeowners beyond what we willingly took on when we originally bought our homes is to play Robin Hood in reverse, by robbing the (relatively) poor to give to the (relatively) rich. CHMP have been very clear that they are using the surplus of funds from the High Path Estate proposed regeneration to fund redevelopment of other estates, so it is clear that a transfer of wealth from the poorer to fund this project would happen. To allow homeowners to be robbed of their rightful ownership of their homes in this manner would send a very perverse message to society, which is that if you work hard and take responsibility for yourself, then you will be punished. Such a message does nothing to encourage social mobility and would only create ill will amongst different types of estate residents.

I remain hopeful that Merton Council will represent High Path Estate homeowners fairly when considering planning applications submitted by CHMP.
High Path Estate – online responses

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

Option 4 (other):

No redevelopment at all. I disagree with option 3 and I object to costs of any works to be shared by ANY homeowners for tenanted properties.

Q2. What size of homes should be provided?

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

Q3. What type of homes should be provided?

Other: no redevelopment of High Path Estate

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

Buildings should be broadly similar height across the estate

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

No new homes required. No regeneration of High Path Estate

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

Other: No regeneration. No changes to outside space. No new open spaces needed.

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

Other: No regeneration. No changes to outside space. No new open spaces needed.

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

Other: No regeneration of High Path Estate.

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

No regeneration. No changes to outside space. No new open spaces needed.

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

No regeneration of High Path Estate.

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

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

Q12. How should parking be managed?
Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?
No response

Q14. Should new community facilities be provided within the estate?
No, the existing local community facilities on the estate and nearby are enough

Q15. How could refurbishment or regeneration support existing and new employment?
Other - No regeneration of High Path Estate

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
No regeneration of High Path Estate

Other comments:
None

Name:
John Taylor

Address:
Flat 11 Mychell House Pincott Road London SW19 2NN

Age:
45-49

I am a:
Leaseholder - private

Gender:
Male

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

Q2. What size of homes should be provided?

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

The housing and facilities should replicate like for like. That should include free parking, adequate storage, same storage availability inclusive of Pram shed, reasonably priced service charges, same facing flat ie North, 100% equity and should not put any extra financial contraints on the Leaseholders and Freeholders. The room sizes should match like for like.

Q3. What type of homes should be provided?

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

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

Taller buildings towards the centre of the site

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

Refurbishment should be an option. and costs provided. I have already put a number of years of my own personal income to bring my home up to meet the decent homes regulation. CHMP should now live up to their promise of bringing the tenanted homes to this standard. They got the stock transfer on this economic promise. I purchased this home due to it location, size of rooms, close to my employment (I work for a local company in Mitcham). By purchasing my home on High Path it has allowed me to participate in the local community and access the local resources. By redeveloping this land, they are forcing me into situation that is financially disadvantageous to me and may infringe on my rights to my current access to the local facilities and resources. I bought this flat due to materials used, type of facing, parking facilitites, affordable charges, length of lease. The new homes if built should be offered on "like for like".

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

Other: Mirror existing outdoor space

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

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

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

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

Making easy connections within the estate and to the surrounding area AND
Retaining the historic street pattern and create traditional street forms

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

There are different requirements for Pedestrians and vehicles. The layouts need to reflect both of these categories. Adequate lighting should be provided. A policy should be given to residents on frequency of traffic management. The facilities should be both economical and accessible to all residents. Parking facilities should be provided outside the properties as well as cycle racks.

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

Other: The transport should be adequate to service all the residents adequately.

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

Provide safe and convenient crossings of busy roads and junctions AND
Provide secure and convenient cycle storage AND
Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?

Introduce parking controls - see below for more details

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

The new development should provide the same ratio of parking availability and reflect the current pricing structure for the residents. It should also reflect loading bays and type of enforcement.

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

Yes, With the increase of the proposed new building earmarked for the High Path estate, there will be a need to increase this resource. These will also need to marketed so that the facilities are available for the mass of residents

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

Other: I am not in support of regeneration. The resources utilised in such programmes are non-regional. Generation does not provide new employment but the later. Refurbishment, however, can offer this.

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
The new development should be affordable even to single households on modest incomes. There should be funds and grants available for local businesses.

Other comments:

Regeneration programme is going to disadvantage me rather considerably on both a financial and social front. I do not understand that as to why Refurbishment was never going to be considered or offered. I work for a local firm and have all my friends here in this community. This is going to put undue pressure on me with the threat of CHMP making me homeless. I live in a mortgaged property and on a modest income. I never had any intention of buying back into the London Housing Market after 10 years. I worked extremely hard to raise my deposit 10 years ago by doing two jobs. By regenerating, CHMP will force me out of this area as they said that the market price they will offer will fall short of the new pricing structure on the new houses offered. I am of the opinion that the service charges will double and I will be incurring additional financial expenses that I can ill afford ie capital gains, stamp duty, early repayment charges, new Bank loan applications as well as taking a % of equity in my home. Please councillors do not approve this application as this is disadvantageous to the masses. There are other alternatives with out destroying the existing community at High Path.

Name:
Julie White

Address:
13 Marsh Court Pincott Road Wimbledon SW19 2LD

Age:
40-44

I am a:
Leaseholder

Gender:
Female

Telephone:
Not given

Email address:
Not given

Ethnicity:
White - Any other White background

Date submitted:
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:**

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.

- Lifts in all blocks
- A balcony or private outside space on all homes.
- Good Windows
- Good size bedrooms
- Separate kitchens
- Option of shower or bath

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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

[Illustration of a public open space and a children's play area]
People and spaces

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

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

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

☐ Retaining the historic street pattern and create traditional street forms

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

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

☐ Creating a mixture of types of buildings and spaces

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

☑ Other, please state

An enclosed estate to stop thorough traffic from people who don't live here. By foot and car.

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

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

CCTV, Good lighting, Age limit, Play areas, Strict parking for people who live here and no guest parking permits as people sell them.

Maybe have a number you ring to allow a guest to park for a limited period.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

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

I don't have any issues with public transport, we are spoilt for choice.

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 club

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

Please feel free to continue on the sheet provided at the end of this questionnaire.
Local facilities and economic opportunities

14 Should new community facilities be provided within 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:
  more out reach youth work.

☐ 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.

Employ people who live on the estate to look after it so that people take more pride and care of where we live.

Eg - caretakers, gardeners, cleaners, wardens, estate office - to make complaints.

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.

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 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?

20:1: One bedroom
20:1: Two bedroom
60:1: 3-4 bedroom

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

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

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

Towards Merton High Street to the north of the estate

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

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

Taller buildings towards the centre of the site.

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

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

What do you think about building heights?

Please select one of the following.

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

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

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

With the current layout some buildings don't get any sunlight during the winter, while others are in the shadows of taller buildings. The Build The new estate plan should take this into account (sun light & path of the sun) into Account. Everyone should have sunlight - winter & summer...
People and spaces

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

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

Please select one of the following.

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

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

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

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

☐ Option 3: Other, please state

☐ 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
People and spaces

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

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
- Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.
- Retaining the historic street pattern and create traditional street forms
- Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.
- Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.
- Creating a mixture of types of buildings and spaces
- Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.
- Other, please state

Current layout encourages increased volumes of traffic on Pincott and Abbey Road, which affects older residents and children getting to and from areas such as, crossing busy road. New layout should make the Pincott Road and Abbey Road less accessible to traffic from Merton High St and A24 (from tramway 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.

- This courage rate running on Pincott and Abbey Road.
- I am surprised no child has been injured when they cross Pincott Road to play in the park!
- I have also been near knocked off my bike by speeding driver along high path and Abbey Road.
- (This has happened 3 times in the last 3 years and that is just on the High Path Road!)
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

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

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

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☑ Other, please state

I think transport links in the area are very good.

11 Walking and cycling are healthy 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.

Definitely better cycling facilities for cycle storage! I have two bike stolen in Wimbledon, in general, but I worry about keeping my current bike on the estate open. Not from our own residents, but rather from residents from other neighbours having estates who 'visit'.

Man
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:
  - Age friendly neighbourhoods
  - Better streets, well-lit streets
  - Having a say in local decisions

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

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

Please select one or more of the following.

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

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

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

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

- Providing training or employment of people from the estate
- On the refurbishment or regeneration project.
- Providing equal opportunities for both women and men in the project. Women can be electricians, plumbers, etc.

In terms of Q 14, I would like to add that there was great support from the CTECers when the estate was run by the council. This personal touch has disappeared when MPT took over.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

An option not touched upon in this survey is: leaseholders’ options are with a) selling of existing flat/house/dwelling to MPT; b) options available to buy into new estate.

With regards to point 3) above, I have been told by MPT (one of their open days on the estate) that leaseholders would be offered ‘fair market value’ for their homes. I have asked MPT & counsellors what does this actually mean in reality?

A recent story by BBC one’s ‘Inside Out’ programme (aired 8 September 2014, at 8pm) highlighted the plight of leaseholders on the Aylesbury estate (Southwark Council, London). Many of the leaseholders had their properties valued by estate agents at the ‘market value’; however Southwark Council offered a third of the estate agents’ estimate. Southwark Council argued that this is what they think the flats are worth. Many of the leaseholders now face financial ruin because of Southwark Council’s actions.

So, when MPT says they will offer the leaseholders a ‘fair market value’ - what does this actually mean? What concrete assurances can the council give us that the High Value leaseholders won’t be treated in the same manner by MPT - as the Aylesbury estate leaseholders are being treated? Will we also have to go to the media to get our voices heard on this matter?
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Not knowing where we stand as leaseholders, sit in terms of the uncertainty of this is causing anxiety and fear for me personally. It has been over 2 years since we were made aware of MPTT to regenerate, and I still don’t know where I sit financially (i.e. what they will offer us for our homes).

Will we be left financially ruined? I need to know what I will be offered!

This is important as I would need to plan if I need to take the financial offer further legally, if it is not a true ‘finance value’ offer (like the Aylesbury Estate leaseholders are having to do).

b) I have been told (or said?) The options available to leaseholders on the new estate (let’s face it, we know this is what’s going to happen anyway) “I feel like there won’t be much of a choice financially but to go for (equity share). This feels unfair. I have worked hard to own the majority of my flat (small mortgage now). But I will have to give this up, as the new flats will be far from financial reach, so equity share is the only option for me. I find this not fair at all?!
High Path Estate – online responses

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

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?
Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

Q5. Are there any other issues or options we should consider regarding new homes?
There is no provision for sheltered accommodation for older people and people with disabilities

Q6. What type of outdoor spaces would you prefer to see within the estate?
Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?
Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports AND
Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area AND
Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
Ensuring that a rat run isn't created between Merton High Street and High Path (the road) as currently exists down Pincott Road in the rush hour

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

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

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide secure and convenient cycle storage AND
Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?
Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?
Stop commuters parking in and around the estate as this takes up parking space that is needed by residents

Q14. Should new community facilities be provided within the estate?
Yes, we need more community facilities such as youth club, older peoples activities, doctors surgery,

Q15. How could refurbishment or regeneration support existing and new employment?
Employ local businesses and apprentices through the refurbishment or regeneration process

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

Other comments:
None

Name:
Jennifer Ashlin

Address:
46 Marsh Court Pincott Road London SW19 2LD

Age:
60-64
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 stancards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

☐ Option 4: Other, please state

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

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

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

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

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

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

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

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

towards Merton High Street to the north of the estate.

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

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

Taller buildings towards the centre of the site.

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

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

What do you think about building heights?

Please select one of the following.

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

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

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

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

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

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


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

Please write how it is. Keep bigger buildings.

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

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

[Handwritten notes]

Better security
More cameras in buildings
More trees
More doors
Stronger
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

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

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

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

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

Please select one or more of the following.

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

☐ Provide safe and convenient crossings of busy roads and junctions

☐ Provide secure and convenient cycle storage

☐ Provide cycling training and support, to encourage people to switch to cycling

12 How should parking be managed?

Please select one or more of the following.

☐ Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone, double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety

☐ No parking restrictions

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

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

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

☐ ☐ ☐ ☐
Local facilities and economic opportunities

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

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

Please select one of the following.

- Option 1: Yes, we need more community facilities such as:
  - [ ] Youth club for the kids

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

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

Please select one or more of the following.

- [ ] Provision of space for businesses on or near the estate
- [ ] Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state:
  - [ ] More new wardens to work with the police to look after the town
  - [ ] To have an advisory group to work with the police on security issues to keep the past of London safe

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.

[Add written responses here]
High Path Estate – online responses

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

Option 2: Partial redevelopment

Q2. What size of homes should be provided?

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

Q3. What type of homes should be provided?

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

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

Taller buildings towards the centre of the site

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

The issue for redevelopment will be maintaining the current floor space that exist within the my flat, to accommodate my possessions I currently own in their rightful place, without having to think of what would not fit into a new flat and its' dimensions as well as not feeling cramped. My outdoor space includes 2 outdoor storage areas, balcony, outside lines in a secluded area, and use of a private garden for local residents. Your idea of new accommodation may not result in anything beneficial that an upgrade and partial redevelopment would not accomplish.

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

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

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

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

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

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

Creating a mixture of types of buildings and spaces

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

With the multi use playing area an organised set of activities and workshops should be set out as well as free play, to engage the young on the estate in free, engaging, activities that keep the area safe as you intend the area to grow with families that will exist within the regeneration area. Areas for
planting and picnics would be great but would need monitoring to keep it clean and tidy as this is what makes it a pleasure to be in. How would these points be accomplished and funded, longterm?

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

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

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

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

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

Provide safe and convenient crossings of busy roads and junctions

**Q12. How should parking be managed?**

Introduce parking controls - see below for more details

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

parking controls during the working week, monday to friday 7am -7pm but free parking during the weekend for family and friends to visit, as nowadays family and friend do not live close by.

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

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

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

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

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

I questions Circles housing 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 crittle, metal, windows that still exist on the the high path estate.

**Other comments:**

None

**Name:**

Jasmina Japundza
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 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?**

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.

Have some ideas for older people.
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

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 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
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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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 High Path estate?

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

Please select one of the following.

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

______________________________

______________________________

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

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

Please select one or more of the following.

☑ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state ____________________________

______________________________

______________________________

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

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

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

______________________________

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**High Path Estate – online responses**

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

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

Q2. What size of homes should be provided?

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

Q3. What type of homes should be provided?

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

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

Buildings should be broadly similar height across the estate

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

The homes that are currently occupied should be kept as they are in terms of size and proportion. In other words: like for like. Irrespective of your tenure people deserve to have, in the new scheme, as they had before. The current design standards are at a reduced size and are not fair.

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

Other: Provide a single open space, open to the public, with an option for outdoor performances.

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

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

Other: A combined play area for any ball sports and suitable places for picnicking and outdoor, cultural performances

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

Making easy connections within the estate and to the surrounding area

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

A community centre is imperative for this new scheme. It will bring the residents together and harmonise the general well being among the surrounding area. At present there is a void on the estate and in addition local attractions/places are quite a distant to travel to. It means residents opt to commute to places of attraction away from their homes.

Q10. How should greater use of public transport be encouraged?
Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide personal travel advice

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

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

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage

**Q12. How should parking be managed?**

Introduce parking controls - see below for more details AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car

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

With regards to cycling and storage, from what I have noted, the new type of storage available on the sites visited, do not appear to be secure. A new type of fit would need to be researched, vigourously.

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

Yes, we need more community facilities. There is a very high need for a community centre on this estate. Preferably one which was inclusive for all in society and that was managed by the residents.

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

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

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

The regeneration would be an opportunity for local residents to be involved with a new build. This means hands on involvement (building work, for example) and, our ideas on the design would need to be merged within any new scheme.

**Other comments:**

None

**Name:**

Cypren Edmunds
Dear Sir/Madam,

I wish to comment on question 6 of your questionnaire: I think there needs to be at least one communal garden or simply a lawn area for the general public to use, regardless of which of the options is chosen. Ideally, I would also want to keep the outdoor gym, which is currently on High Path, as I think this is an excellent idea. I work in the area but do not live in the estate, so I do not have any strong opinions on the other options, all of which seem reasonable. If further additional communal areas for individual blocks of flats are wanted by residents for the safety of their children etc., then I am happy with that.

Regards,
High Path Estate – online responses

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

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 1: A mix of mainly houses and flats on different parts of the estate

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

Q5. Are there any other issues or options we should consider regarding new homes?
No response

Q6. What type of outdoor spaces would you prefer to see within the estate?
Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?
Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area AND
Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND
Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways
Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide safe and convenient crossings of busy roads and junctions

Q12. How should parking be managed?
Introduce parking controls

Q13. Are there any other issues or options we should consider regarding transport?
No response

Q14. Should new community facilities be provided within the estate?
No, the existing local community facilities on the estate and nearby are enough

Q15. How could refurbishment or regeneration support existing and new employment?
No response

Q16. Are there any other issues or options we should consider regarding social and economic opportunities?
Provision of space for businesses on or near the estate AND
Employ local businesses and apprentices through the refurbishment or regeneration process

Other comments:
None

Name:
Tabish Khan

Address:
Flat 6, Independence House 6 Chapter Way London SW19 2RX

Age:
30-34

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.

☐ 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.
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

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.

☐ 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.
People and spaces

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

Please select a maximum of two from the following:

☐ Making easy connections within the estate and to the surrounding area

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

☐ Retaining the historic street pattern and create traditional street forms

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

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

☐ Creating a mixture of types of buildings and spaces

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

☐ Other, please state


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

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

I would like to feel safe in and walking around felt secure. Metropolitan police was still on unforce to provide safety for people using in surrounding a poor and possibly deprived area.

I would like to see commercial pubs in the faculties such as coffee shops / gym.
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

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

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

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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

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

Please feel free to continue on the sheet provided at the end of this questionnaire.
High Path Estate – online responses

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

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 2: A wide range of homes including a mix of houses, flats and maisonettes

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

Q5. Are there any other issues or options we should consider regarding new homes?
No response

Q6. What type of outdoor spaces would you prefer to see within the estate?
Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?
Sport pitches such as grassed areas suitable for kick-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?
Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND
Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide secure and convenient cycle storage

Q12. How should parking be managed?
No parking restrictions AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car

Q13. Are there any other issues or options we should consider regarding transport?
No response

Q14. Should new community facilities be provided within the estate?
Yes - More local shops and childcare

Q15. How could refurbishment or regeneration support existing and new employment?
Employ local businesses and apprentices through the refurbishment or regeneration process

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

Other comments:
None

Name:
Natalie Walter

Address:
18 Colborne Court 139 High Path Wimbledon SW19 2JX

Age:
25-29
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.

Traffic calming measures should be considered for Merton High Street and Morden Road as especially late at night drivers tend to speed along these roads and yet pedestrians are always out and about, and young children often cross the roads.

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.
People and spaces

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

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

Please select one of the following.

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

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

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

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

☐ Option 3: Other, please state

A mix of the above.

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.

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

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.

- [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.

- [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.

One of the nice features at the moment along Merton High Street is that the estate does not adjoin directly to the pavement but has a grass/tree 'buffer' between the estate and the road - this considerably enhances the local environment and should be retained.
Getting around

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

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

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

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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.

- [x] Option 1: Yes, we need more community facilities such as: please state
  
  Community centres that are available for local groups to hire for a reasonable fee.

- [ ] 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.

- [x] Provision of space for businesses on or near the estate

- [x] 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?

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.
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.

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.
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.
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.
My main concern is the heavy traffic involved. Already we get a lot who use it as a cut-through.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

TRAFFIC    DANE ROAD

My main concern is the heavy traffic involved. Already we get a lot who use it as a cut-through.
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 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.
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

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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

Question 3: I live on the ground floor with plenty of space out back which I use. I do not want to end up with a tiny little balcony; also at present I have a garage which we have had for 20 yrs. which houses our holiday camping + trailer + bikes + loads of other stuff. What our we supposed to do with all that.

Also at present most of the parks are used by the local Druggies which puts people of using them, also you have people walking dogs around fouling everywhere. What will change.

About Parking:
At this time it is almost impossible to park where I live. Most evenings when we come home from work because there are to many commercial vehicles parked on estate plus to many people are using visitors permits to park here all day and go to work. Which is unfair on the people like me who live here. How is this going to change.

Also just to add. I FOR ONE DO NOT WANT TO MOVE FROM MY SPACIOUS HOME INTO A RABBIT HUTCH.
1 Should all the homes on the High Path Estate be redeveloped?

No

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

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

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

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

- 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.

- 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

NO OR ABOVE

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.

NO NEW REDEVELOPMENT

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

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

Please select one of the following.

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

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

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

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

☐ Option 3: Other, please state

NO changes.

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

Please select a maximum of two from the following.

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

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

Image: Georges new ball court - 10/05/06

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

Image: Children's play equipment

Image: Hillside new play area/20.04.2006

☐ Other, please state

we have already everything
we are happy
8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

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

☐ Retaining the historic street pattern and create traditional street forms

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

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

☐ Creating a mixture of types of buildings and spaces

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

☐ Other, please state

Leave it as it is

No change.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

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

Other, please state: 

At the moment we have all transport.

11 Walking and cycling are healthy 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.

NONO

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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

  *we are happy what we have at the moment*

- 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

  *happy community more local*

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,

- [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.

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


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 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 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.

My husband and I are residents on Dane Road. As we are not residents of the High Path Estate, I think most of the questions should be answered by the people living on the estate as they are the ones that will be affected mostly by the questions herein although I have ticked boxes on items 4 and 8.

We would not like to see tall buildings within the estate as the buildings facing Merton High Street, for example, are much more pleasing to the eye than tall buildings. We particularly would not like to see tall buildings located towards Abbey Road, overshadowing our streets in Dane Road, Meadow Road and Craft Road (Item 4)

Our main concern about increasing the number of homes and ultimately the number of cars in the area is the impact it will have on our street (Dane Road). The residents of our street have been complaining for some time about the number of cars, vans, motor cycles and even lorries that use our street as a rat run. The worst time is early morning. It starts soon after 6AM and is extremely busy up until about 9.30AM. There have been quite a few occasion when there has been a traffic jam down the whole street, meaning residents can’t even get out of their parking spaces to drive to work. Then there are those of us that are now retired, many of whom have lived here over 40 years who would like to sleep a bit later than those who have to get up for work but are woken between 6 or 7AM by the noise of the traffic. It’s also quite noisy during the evening rush hour. Residents, including myself have made suggestions in
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

the past but nothing has been done. We would like Dane Road to be gated at one end, preferably Mill Road end, to stop us being used as a rat run. Since the alterations made in Abbey Road the situation seems even worse. If there is a traffic jam in Abbey Road, which there normally is, especially early morning, the vehicles just take the first escape route which is DANE ROAD. The roads on the other side of Menton High Street have been gated. Why can't something be done about our roads?

C. A. James (Mrs.)

and

Alan James (Mr.)
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
Better places to live: high quality residential areas

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

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

None of the above

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.

Live to have open

in development of

all new properties no

redemption of what

So ever.
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


We have a desire for facilities of open space, and...
8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

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

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

- Retaining the historic street pattern and create traditional street forms
  - Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.
    - Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.

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

- Other, please state

  Leave as it is.

  No Change.

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

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

- None
Getting around

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

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

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

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

At current time public transport is well supported.

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

☑ Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety

☐ No parking restrictions

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

13 Are there any other issues or options we should consider regarding the transport?
Please feel free to continue on the sheet provided at the end of this questionnaire.

None
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

More local trade, and happy community

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

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

Please feel free to continue on the sheet provided at the end of this questionnaire.
High Path Estate – online responses

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

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?
Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

Q5. Are there any other issues or options we should consider regarding new homes?
No response

Q6. What type of outdoor spaces would you prefer to see within the estate?
Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?
Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND
Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND
Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths AND
Provide safe and convenient crossings of busy roads and junctions AND
Provide secure and convenient cycle storage AND
Provide cycling training and support, to help people to switch to cycling

Q12. How should parking be managed?
Introduce parking controls

Q13. Are there any other issues or options we should consider regarding transport?
No response

Q14. Should new community facilities be provided within the estate?
No, the existing local community facilities on the estate and nearby are enough

Q15. How could refurbishment or regeneration support existing and new employment?
Employ local businesses and apprentices through the refurbishment or regeneration process

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

Other comments: None

Name: Leslie Dunn
Address: 145 Runnymede London SW19 2RQ
Age: 40-44
I am a:
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?

  1 bedroom
  2 bedrooms
  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
Merton’s Estate Local Plan - Have your say

timetable is as follows:

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

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

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

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

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

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

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

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.

☐ 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

Use the extra space to create more gardens for individual houses and flats.

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.

☐ Creating a mixture of types of buildings and spaces

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

☐ Other, please state

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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

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

________________________________________________________________________

The estate should not have

Narrow alley ways; closed-off

Spaces open to the public or

Areas of useless land. Everything
designed should have a multi-

Functional purpose. Alleys are unsuit

Spaces + streets narrowed by

+all flats are not safe. Parking,
garages + sheds should be

considered largely with some sort

of outdoor storage for everyone.

Parks/parks alongside me

Church should + have life

Bushes all around and should

really be integrated with the

Church to prevent anti-social

behaviour + should be accessible

from Morden RD.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

- [ ] Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- [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
- [ ] Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail seals
- [ ] 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
- [x] 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.

- [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
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.

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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**

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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?**

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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.

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I&O High Path | 9
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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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 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.
As a Dame Road resident, I have major concerns on the impact and volume of traffic on and through the area currently used as a rat run by commercial vehicles. This will become more severe when the work starts. Maybe a no right turn into Dame Road would stop this.
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: 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

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

☐ Option 3: Variety across the estate

☐ Please select one of the following

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

☐ Taller buildings towards the centre of the site.

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

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

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

☑ Option 2: Taller buildings around the edges

Please select one or more of the following

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

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

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

☑ Taller buildings should be located

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

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

0 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.

1 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
Dear Sir - Madam

I am concerned about the area Croft Rd, Madon Rd, Mill Rd and Dane Rd as far as traffic is concerned. At the moment Dane Rd is used as a “rat run” and I can see this increasing in volume with more residents in the new proposal. This needs to be addressed as this little ‘enclave’ would lose its character.

4) High Rise (max 6 floors) might be suitable facing High Path or Merton High St not Abbey Rd where they would create a boundary instead of a continuation of low rise buildings.

Yours Sincerely

[Signature]
High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?
Option 3: invest in existing properties to bring them to minimum modern standards

Q2. What size of homes should be provided?
No response

Q3. What type of homes should be provided?
No response

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

Q5. Are there any other issues or options we should consider regarding new homes?
No response

Q6. What type of outdoor spaces would you prefer to see within the estate?
No response

Q7. What types of play areas and open spaces would you prefer to see?
No response

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
No response

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

Q10. How should greater use of public transport be encouraged?
No response

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
No response

Q12. How should parking be managed?
No response
Q13. Are there any other issues or options we should consider regarding transport?
No response

Q14. Should new community facilities be provided within the estate?
No response

Q15. How could refurbishment or regeneration support existing and new employment?
No response

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

Other comments:
Not provided

Name:
HUSNA ALI

Address:
18 Gilbert Close High Path South Wimbledon SW19 2TQ

Age:
55-59

I am a:
Leaseholder - private

Gender:
Female

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

Q2. What size of homes should be provided?
No response

Q3. What type of homes should be provided?
No response

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

Q5. Are there any other issues or options we should consider regarding new homes?
No response

Q6. What type of outdoor spaces would you prefer to see within the estate?
No response

Q7. What types of play areas and open spaces would you prefer to see?
No response

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
No response

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

Q10. How should greater use of public transport be encouraged?
No response

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
No response

Q12. How should parking be managed?
No response
Q13. Are there any other issues or options we should consider regarding transport?
No response

Q14. Should new community facilities be provided within the estate?
No response

Q15. How could refurbishment or regeneration support existing and new employment?
No response

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

Other comments: Not provided

Name: Hafsa Chowdhury
Address: 18 Gilbert Close High Path South Wimbledon SW19 2TQ
Age: 30-34
I am a: Leaseholder - private
Gender: Female
Telephone: Not given
Email address: Not given
Ethnicity:
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.

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
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.

- No Taller buildings should be located along Abbey Road which has become a rat run and dangerous to cross.
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.

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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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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See end of 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.

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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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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.
We have concerns about the additional housing being proposed for High Path Estate, in particular, the impact of more vehicles on local residential streets. As residents of Dane Road, we have suffered due to the increasing volume and speed of through traffic. The street calming measures introduced at Abbey Road in April 2014 compounded traffic issues. For example, noise, traffic jams in the very early hours and evenings, and problems at cross roads. Residents have noted the following incidents/accidents:

1) Damage to parked cars
2) Broken wing mirrors
3) Most recently on a Sunday afternoon, neighbour’s dog being hit by a passing car

Whatever the final plan for High Path Estate, we would like Dane Road to be closed at the junction of Mill Road or no entry sign at the junction of Abbey Road and Dane Road. Thank you.
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

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

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

☑ Option 2: Partial redevelopment

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

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

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

☐ Option 4: Other, please state

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

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

Please select one of the following.

☑ Option 1: Mix of different sizes of homes

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

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

NO HIGH RISE BUILDINGS AT ABBEY ROAD END OF DEVELOPMENT PLEASE.

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

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

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

No high rise buildings please!

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

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

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate. **But no high rise please!**

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

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

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 heights of buildings should be reduced or remain the same as current locations.

Abbey Road area has many lower height buildings and should remain that way. The 12 storey flats are an eye sore, please don't build any more.

Thank you.
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.**

- **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
People and spaces

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

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
- Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Merton High Street, the Underground station or Merton Abbey Mills.
- Retaining the historic street pattern and create traditional street forms
  Pincott Road, Nelson Grove Road and High Path are old streets that existed before the current estate was built and the buildings on them were demolished; this historic street pattern could be reinstated.
  Traditional street forms are streets that usually have buildings facing on to the street, on-street parking in front of properties and with street trees helping shape its feel and character. Nearby streets to the north and west of the estate, like Nelson Road, Victory Road, Brisbane Avenue and Queensland Avenue are good examples of this.
- Creating a mixture of types of buildings and spaces
  Similar to the existing layout with a mix of types of buildings and spaces that give the estate a different character from its surroundings.
- Other, please state

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

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

- Dane Road is becoming
- A rat run for traffic since your recent road improvements as a resident
  I would come to see a reduction in the traffic flowing down what was a quiet and narrow residential street.
  The access from Abbey Road needs controlling properly

Thanks.
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 stop 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.

- [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.

- [ ] 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

- [x] But don't make residents pay for this. As it is.

- [ ] No parking restrictions: we pay enough

- [ ] 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.

Lower your permit fees for parking outside your own home please.
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'm concerned you are going to build high rise buildings at the Abbey Road end of the estate. This will have a devastating effect on the atmosphere and views from our street (Orme Road).

Your recent traffic management has only made our street busier (it was once fairly quiet) and I'm worried your development proposal will only make things worse.

Please keep Orme Road the quiet and pleasant street it should be.

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

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

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

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

Please select one of the following.

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

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

☐ Option 2: Partial redevelopment

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

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

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

☐ Option 4: Other, please state

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

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

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

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

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

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

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

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

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

☐ Option 3: Variety across the estate

☐ Please select one of the following

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

☐ Taller buildings towards the centre of the site.

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

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

What do you think about building heights?

Please select one of the following.

☒ Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

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

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

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

☐ Taller buildings should be located

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

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

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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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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.
JANE ROAD

Our street is far too busy for a residential neighborhood.
With the construction coming up, it will probably get even busier.
Jame Road needs to be restricted as much as possible to the residents.
The ideal would be to make it a dead-end street - just like the ones off Tenby High Street. One end of the street is closed with plots.
For the peace of the neighborhood and safety of our kids, something needs to be done on Jame Road.
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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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

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: 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: 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

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.

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  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
  
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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

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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.

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

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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?

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Please select one of the following.

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

Please select one or more of the following.

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☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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Please feel free to continue on the sheet provided at the end of this questionnaire.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

1. All residents of the High Path estate including Tenants, Leaseholders and Freeholders should be given a chance to vote as to whether they agree, disagree with the proposed re-generation.

If this plan comes to fruition and new streets are put in with access to Merston High Street there will obviously be an increase of traffic coming from Merston Way through the estate. We suggest that the link road into High Path be closed.

During construction work on the estate obviously vehicles of all shapes and sizes will be using the roads adjacent to the estate between Abbey + Mill road and provision should be made to relieve the congestion.

At the moment residents in Dane Road are experiencing traffic problems ie Rat Run. Although a limit of 30mph was introduced this has made no difference to the speed of some cars using Dane Road.

Residents have already experienced broken wing mirrors and scratches on their cars and traffic jams in the morning + evening rush hours.

Ever since the link road into High Path has been opened the residents in the adjacent roads have had these problems and regeneration of the High Path estate things will only escalate.
Better places to live: high quality residential areas

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☐ Option 4: Other, please state

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Better places to live: high quality residential areas

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
- Option 3: Mostly flats
- Option 4: Other, please state

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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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  - 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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  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.

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Please select a maximum of two from the following.

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- **Children's play equipment**
People and spaces

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- Other, please state

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

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

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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.

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☑ Provide safe and convenient crossings of busy roads and junctions

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4. At the moment residents in Dane Road are experiencing traffic problems e.g. Rat Run. Although a limit of 30mph was introduced this has made no difference to the speed of some cars using Dane Road.

   Residents have already experienced broken wing mirrors and scratches on their cars and traffic jams in the morning 4 evening rush hours.

5. Ever since the link road into High Path has been opened the residents in the adjacent roads have had these problems and regeneration of the High Path estate things will only escalate.
High Path Estate – online responses

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

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

Q2. What size of homes should be provided?

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

Q3. What type of homes should be provided?

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

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

Buildings should be broadly similar height across the estate

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

No response

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

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

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

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

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

Making easy connections within the estate and to the surrounding area

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

No response

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

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

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

Provide well-connected, attractive and safe cycle routes and footpaths
Q12. How should parking be managed?

Reduce the need for parking spaces by providing alternative ways for residents to access a car

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

No response

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

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

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

Employ local businesses and apprentices through the refurbishment or regeneration process

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

No response

Other comments:

None

Name:

Andy Wigglesworth

Address:

28 Dane road Wimbledon SW19 2NB

Age:

45-49

I am a:

Freeholder

Gender:

Male

Telephone:

Not given

Email address:

Not given
High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?
Option 2: Partial redevelopment

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?
Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

Q5. Are there any other issues or options we should consider regarding new homes?
No response

Q6. What type of outdoor spaces would you prefer to see within the estate?
Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?
Sport pitches such as grassed areas suitable for kick-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 walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths
Q12. How should parking be managed?
Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?
No response

Q14. Should new community facilities be provided within the estate?
No, the existing local community facilities on the estate and nearby are enough

Q15. How could refurbishment or regeneration support existing and new employment?
Employ local businesses and apprentices through the refurbishment or regeneration process

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

Other comments:
None

Name:
Alexander Budden

Address:
29 Dane Road London SW19 2NB

Age:
50-54

I am a:
Freeholder

Gender:
Male

Telephone:
Not given

Email address:
Not given
High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?
Option 2: Partial redevelopment

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 2: A wide range of homes including a mix of houses, flats and maisonettes

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

Q5. Are there any other issues or options we should consider regarding new homes?
Demolish the high rise blocks and re-use all wasted ground that is currently full of garages that are too small for modern cars which will make up extra space. Leave the current 3 storey Victorian/Edwardian type) blocks and renovate the rest as needed.

Q6. What type of outdoor spaces would you prefer to see within the estate?
Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?
Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Retaining the historic street pattern and create traditional street forms

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

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

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide safe and convenient crossings of busy roads and junctions

Q12. How should parking be managed?

Introduce parking controls

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

Stop this continual persecution of the motorist and come into the real world where cycles aren’t the answer to everything! Some people need their cars and vans for work and if 2 people live at a property and both need a vehicle, stop charging extra for second vehicles as it will not make the estate any ‘cleaner’ it is just posturing by the council and a cash cow to gain extra money from residents!

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

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

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

Employ local businesses and apprentices through the refurbishment or regeneration process

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

No response

Other comments:

None

Name:

Janet Lemon-Merrall

Address:

34 Abbey Road Wimbledon London SW19 2LZ

Age:

55-59

I am a:

Freeholder

Gender:

Female

Telephone:
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.
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-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 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 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
14 Should new community facilities be provided within High Path estate?

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

Please select **one** of the following.

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

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

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

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

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

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

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

- □ Provision of space for businesses on or near the estate

- □ Employ local businesses and apprentices through the refurbishment or regeneration process

- □ Other, please state
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Too much traffic too much pollution
High Path Estate – online responses

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

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 2: A wide range of homes including a mix of houses, flats and maisonettes

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

Q5. Are there any other issues or options we should consider regarding new homes?
No response

Q6. What type of outdoor spaces would you prefer to see within the estate?
Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

Q7. What types of play areas and open spaces would you prefer to see?
Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports AND
Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area AND
Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information AND
Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

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

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

Provide secure and convenient cycle storage AND

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

**Q12. How should parking be managed?**

Introduce parking controls - see below for more details

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

No response

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

Yes, we need more community facilities such as a café

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

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process

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

No response

**Other comments:**

None

**Name:**

Natasha Murray

**Address:**

37 Wandle Bank South Wimbledon SW19 1DW

**Age:**
High Path Estate – online responses

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

Q2. What size of homes should be provided?
Option 2: if you do not agree with this mix, please state how you would change it?
one bed 25% Two bed 45% Three bed 30%

Q3. What type of homes should be provided?
Option 1: A mix of mainly houses and flats on different parts of the estate

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

Q5. Are there any other issues or options we should consider regarding new homes?
what policing options are there? Can you prevent further sainsburys and tescos from opening and somehow encourage local shop development?

Q6. What type of outdoor spaces would you prefer to see within the estate?
Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?
Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

Q10. How should greater use of public transport be encouraged?
Provide better bus facilities, such as increased bus stops and bus frequencies, improved bus stops travel information
Q11. Walking and cycling are healthy lifestyle choices. How can we support this?

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

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage

Q12. How should parking be managed?

Introduce parking controls - see below for more details

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

No response

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

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

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

Provision of space for businesses on or near the estate AND

Employ local businesses and apprentices through the refurbishment or regeneration process AND

Other: prevent more tescos and sainsburys style shops from opening and destroying local business

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

Merton has a terrible record of supporting local businesses, there are countless sainsburys and tescos within walking distance of south wimbledon. it's a disgrace. historic buildings such as the grove turned into yet another metro shop with the profits no doubt leaving the community. local businesses should be encourage. local produce. merton high st is dead because of the super shops.

Other comments:

None

Name:

Cormac Hall

Address:

39 Hotham Road Wimbledon SW19 1BS

Age:

35-39
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: Demoish 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

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 Merion 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

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

We would be against redevelopment to the entire HighPath Estate as it would only bring more traffic to the surrounding roads in this area. We in Dane Road are fed up with the amount of traffic using the road as a short cut to Merton High Street and Meridian Way. Past councils have shown no respect for those living in Dane Road by turning down their past concerns about the traffic "rat run" in this road.

One solution to this would be to put a No Entry sign at the end of Dane Road (Abbey Road end).
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.
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:

- **Box checked**: 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.

- **Not checked**: 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.

- **Not checked**: 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.

- **Not checked**: 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.
Local facilities and economic opportunities

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

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

Please select one of the following.

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

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

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

Please select one or more of the following.

- Provision of space for businesses on or near the estate

- Employ local businesses and apprentices through the refurbishment or regeneration process

- Other, please state

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

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

Please feel free to continue on the sheet provided at the end of this questionnaire.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Over the years we have seen increasing amounts of traffic coming through the side roads. With your redevelopment scheme, I can only assume that it will get worse; the volume of traffic we have here some days is awful, with traffic coming both ways. Would it not be possible to close the side roads as you have on the other side of Merton High Street, and let the traffic carry on down the main road for the short journey to either Colliers Wood or Morden way?
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.

The current 12-storey tower blocks are an eye-sore on the horizon of the High Path estate, as well as the surrounding area. Negative comments are made about these tower blocks by visitors to the area.
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.

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

☐ 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.

- [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.

- [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


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.

Perhaps a second access point to South Wimbledon Underground Station?
Local facilities and economic opportunities

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

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

Please select one of the following.

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

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

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

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☑ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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

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

Please feel free to continue on the sheet provided at the end of this questionnaire.
High Path Estate – online responses

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

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 1: A mix of mainly houses and flats on different parts of the estate

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

Q5. Are there any other issues or options we should consider regarding new homes?
Think about designing to prevent crime and anti-social behaviour e.g. limiting alleyways. Parking should be underground and secure where possible.

Q6. What type of outdoor spaces would you prefer to see within the estate?
Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?
Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited AND

Children’s play equipment

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area AND

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

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

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

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage

Q12. How should parking be managed?
Introduce parking controls

Q13. Are there any other issues or options we should consider regarding transport?
Parking should be underground to keep the estate clear of cars - i.e. safe pedestrian only

Q14. Should new community facilities be provided within the estate?
No, the existing local community facilities on the estate and nearby are enough

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

Employ local businesses and apprentices through the refurbishment or regeneration process

Q16. Are there any other issues or options we should consider regarding social and
economic opportunities?
Integrated shopping & decent supermarket (e.g. Sainsbury's local) Employ local safety wardens to
help keep safe.

Other comments:
None

Name:
Jonathan Boughton

Address:
25 Melbourne Road Wimbledon SW19 3BB

Age:
High Path Estate – online responses

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

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 1: A mix of mainly houses and flats on different parts of the estate

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

Q5. Are there any other issues or options we should consider regarding new homes?
New shops and regeneration around South Wimbledon Train Station and along Merton Road. More trees and landscaping.

Q6. What type of outdoor spaces would you prefer to see within the estate?
Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?
Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited AND

Children’s play equipment

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Retaining the historic street pattern and create traditional street forms AND

Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
No response

Q10. How should greater use of public transport be encouraged?
Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths

Q12. How should parking be managed?
Introduce parking controls - see below for more details

Q13. Are there any other issues or options we should consider regarding transport?
No response

Q14. Should new community facilities be provided within the estate?
Yes, we need more community facilities such as School play areas

Q15. How could refurbishment or regeneration support existing and new employment?
Provision of space for businesses on or near the estate AND
Employ local businesses and apprentices through the refurbishment or regeneration process

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

Other comments:
None

Name:
Mike McSweeney

Address:
39 Hardy Rd Wimbledon London SW19 1JA

Age:
35-39

I am a:
From: MacKenzie J. A

Estate: High Path

Dear Sirs,

I am a home owner in Old Merton Park. Our views on the new estates plan have been requested.

My view is that the height of buildings on the High Path and other estates should not be increased and, if anything, should be reduced. This is my greatest concern about proposals to re-develop the area.

A mixed range of housing is required, with homes for single people and for families with and without children. Decent homes for the increasing number of elderly people should also be included, providing level access for the disabled and infirm.
It is essential that the estates include open spaces with planting (not concrete spaces) and preferably with trees. Areas for children to play are also needed but should be sited away from areas designed for older residents.

Brutalist architecture should be avoided at all costs. Instead structures should reflect the Wimbledon area style of using a mixture of yellow and red London brick.
High Path Estate – online responses

Q1. Should all homes on the High Path Estate be redeveloped?
Option 2: Partial redevelopment

Q2. What size of homes should be provided?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3. What type of homes should be provided?
Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4. How should building heights be distributed across the estate?
Taller buildings towards the centre of the site

Q5. Are there any other issues or options we should consider regarding new homes?
If taller buildings in centre considered, please place in location of existing tower blocks. Do NOT place new taller buildings any closer to each other than the current tower blocks as this would congest the area and make it intolerable to live in. Re garages immediately north of play ground: either leave them, or if replaced, do NOT build tall buildings here, maximum 2-storey height.

Q6. What type of outdoor spaces would you prefer to see within the estate?
Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space

Q7. What types of play areas and open spaces would you prefer to see?
Communal garden where children's play equipment and where ball games allowed AND
Other: Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited

Q8. What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area AND
Creating a mixture of types of buildings and spaces

Q9. Are there any other issues or options we should consider regarding open spaces and streets?
Please keep the current public play ground. It’s fantastic.

Q10. How should greater use of public transport be encouraged?
Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals AND

Other: Communication links already very good with several bus stops and underground station just around the corner.

Q11. Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths AND
Provide safe and convenient crossings of busy roads and junctions AND
Provide secure and convenient cycle storage

Q12. How should parking be managed?
Introduce parking controls - see below for more details AND
Reduce the need for parking spaces by providing alternative ways for residents to access a car

Q13. Are there any other issues or options we should consider regarding transport?
If parking spaces required, place on ground floor of buildings or in basement of buildings, e.g. not taking up surface area. Please, use space wisely. Strict application of parking permits.

Q14. Should new community facilities be provided within the estate?
Yes, we need more community facilities such as Astroturf football pitch

Q15. How could refurbishment or regeneration support existing and new employment?
Employ local businesses and apprentices through the refurbishment or regeneration process

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

Other comments:
None

Name:
Joy Edlin

Address:
High Path Estate – online responses

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

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

Q2. What size of homes should be provided?

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

Q3. What type of homes should be provided?

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

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

Buildings should be broadly similar height across the estate

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

No response

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

Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not open to the general public

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

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

Children’s play equipment

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

Making easy connections within the estate and to the surrounding area

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

No response

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

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

Provide better walking routes to rail, tube, tram stations, shopping areas, open spaces and community facilities, such as well lit, safe, convenient and well maintained footways AND
Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

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

Provide safe and convenient crossings of busy roads and junctions

**Q12. How should parking be managed?**

Introduce parking controls - see below for more details AND

Reduce the need for parking spaces by providing alternative ways for residents to access a car

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

No response

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

No response

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

Employ local businesses and apprentices through the refurbishment or regeneration process

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

No response

**Other comments:**

None

**Name:**

Ian Ruggles

**Address:**

88 Haydons Road Wimbledon London SW19 1HJ

**Age:**

60-64

**I am a:**

Other

**Gender:**
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 select one of the following.

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

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

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

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

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

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

What do you think about building heights?

Please select one of the following.

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

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

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

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

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

Taller buildings towards the centre of the site.

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.
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.
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.
From: [redacted]

Estate: High Path

To Circle Housing Merton Priory.

Although I live in [redacted] which is not within any of the estates under planning review (though nearby) as a member of the team at the Church of St. John the Divine, High Path I have a personal interest in the High Path Estate. I have a number of friends who do live there so I hope I might be allowed to share some comments.

It would be wonderful if the estate could be landscaped..made greener..more trees, prettier surfaces as it is looking very tired, bleak and rather depressing. Some of the lower buildings are quite attractive but could definately benefit from a 'facelift'

As is often the case the tower blocks are very ugly to look at. However a friend who lives on the tenth floor of one of them loves being there. High above the noise and grime of the high street she has a superb view across London and Surrey.

It would be a pity if the estate were to be razed completely as it has an interesting and varied layout.

With every good wish.
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

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

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

☐ Option 2: Partial redevelopment

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

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

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

☐ Option 4: Other, please state

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

Towards Merton High Street to the north of the estate.

- Option 3: Variety across the estate
  Please select one of the following
  - Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
  - Taller buildings towards the centre of the site.

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

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

What do you think about building heights?

Please select one of the following.

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

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

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

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

There should be private garden for the residents. I am living in a ground floor flat so I want a private garden.
People and spaces

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

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

Please select one of the following.

- Option 1: Concentrate on providing communal space for individual groups of flats
  
  This would be communal gardens available for groups of flats and not open to the general public.

- Option 2: Provide a single public open space for everyone to enjoy
  
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for a public open space.

- Option 3: Other, please state
  
  Everyone have their own garden.

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

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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

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.
I am happy which place I am living.

I want to live same place even you are providing new homes. I also want private garden. Kitchen should be big size. Old kitchens are very small.

Thank you.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

- Option 1: Demolish and redevelop the entire High Path Estate
  
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits, such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards, and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state

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

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

Please select one of the following.

- Option 1: Mix of different sizes of homes
  
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

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

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

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

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

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.

4 Better refuse storage and collection.

5 Buildings should be well insulated.
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.
  
  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
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.

1. Easy access in and out of estate
   - i.e. by car etc.
   - better

2. Estate to be easily sign-posted.


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


12 How should parking be managed?

Please select one or more of the following.

☑ Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone, double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety

☐ No parking restrictions

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

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

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


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

Please select one or more of the following.

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

☐ Provide safe and convenient crossings of busy roads and junctions

☐ Provide secure and convenient cycle storage

☐ Provide cycling training and support, to encourage people to switch to cycling
Local facilities and economic opportunities

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

Community facilities cover a range of uses such 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

   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.
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.

My block is not easy to locate by visitors driving. So estate layout should be made easily accessible.
All responses Ravensbury

Stage 1 Consultation – Issues and Options

February 2016 – March 2016
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

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

☐ Option 2: Partial redevelopment

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

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

Refurbish all Circle Housing Merton Priory and 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 Ravensbury estate?

Please select one of the following:

☑ Option 1: Mix of different sizes of homes

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

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

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

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

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

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

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

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

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

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

Should regeneration go ahead, all new homes will be required to have some private space. All flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, 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-about and picnicking.

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

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

- Children's play equipment

- Other, please state
People and spaces

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

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
  
  Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area
  
  Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes

- Creating a mixture of types of buildings and spaces
  
  Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state

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

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

10 How should greater use of public transport be encouraged?

Please select one or more of the following:

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

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 Ravensbury estate?

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

Please select one of the following.

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

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

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

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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

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

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

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

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

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

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

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

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

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

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

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

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

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas. Local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following:

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

☐ Option 2: Taller buildings around the edges

Please select one or more of the following:

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following:

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

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

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

Please select one of the following:

- Option 1: Concentrate on providing communal space for flats
  
  This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy
  
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state
  
  WITH TWO PAGES AT EACH END OF ESTATE, OR WE REALY NEED MORE

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

Please select a maximum of two from the following:

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

- 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 Ravensbury | 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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

☐ Providing more homes on the site could improve the layout of the estate and local facilities. Linking the River Wandle and the park with high quality walking and cycle routes

☐ Creating a mixture of types of buildings and spaces

☐ Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


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

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

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

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

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways.

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals.

☐ Provide personal travel advice.

☐ Other, please state

Public transport 13
Good as it is.

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

☐ Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone, double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety.

☐ No parking restrictions.

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

13 Are there any other issues or options we should consider regarding the transport?
Please feel free to continue on the sheet provided at the end of this questionnaire.

Refurbish houses... / s

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 Ravensbury estate?

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

Please select one of the following.

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

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

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

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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

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

Please feel free to continue on the sheet provided at the end of this questionnaire.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

I WOULD LIKE THE ESTATE TO STAY AS IT IS.

NO DEMOLITION!

REFURBISH.

OILIT HOMES IN MANY OTHER TOWNS + CITY'S
HAVE BEEN REFURBISHED SUCCESSFULLY AND WITH
GUARANTEED LIFE SPANS UP TO 50+ YEARS.
SO WHY NOT OURS?
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

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

☒ Option 2: Partial redevelopment

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

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

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

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

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

Please select one of the following.

☒ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting 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: If you agree with this mix, how would you change it?

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

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

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

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

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

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

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

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

Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park
☐ Taller buildings facing the Ravensbury Park and the river Wandle

Option 3: Variety across the estate

Please select one of the following

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

Modern builds tend to lack appropriate storage for the size of the property, this is important.
People and spaces

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

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

Please select one of the following.

☒ Option 1: Concentrate on providing communal space for flats

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

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

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

☐ Option 3: Other, please state

☐

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

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-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 a more vibrant feel and character to the area

☐ Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

☐ Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings

☐ Other, please state

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

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

Creating stylish modern grounds with better...
Getting around

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

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

☒ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☒ Other, please state:

Better facilities to top up oyster cards by the tram!

11 Walking and cycling are healthy 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.

Better parking with restrictions on the amount of car properties can have, i.e. one car per bedroom (1 bedroom flat flat = 1 car ety)
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

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

Please select one of the following.

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

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

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

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

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

Modern Ravensbury should be an up and coming area for first time buyers. It is currently very dated! The transport links are amazing (Train, tube & overground). By bring opportunities for new businesses within the estate more modern, on trend cafes and shops can open therefore attracting first time buyers and bringing more money to the area!!
Having purchased my property in Feb 2014. As a first time buyer I did a large amount of research into the area and also Ravensbury Court. I was surprised by how few properties had been purchased in the last ten years! Most properties appear to have been purchased before I was born (1984). While I understand the resistance of some residents who have lived in the area a long time, I feel a lot of the points they are raising are to do with increased rents and resistance to change, let's be honest no one likes change!

As a leaseholder I am very much in agreement with the regeneration of the area! This will improve the overall area and make Ravensbury a more appealing area to live in for first time buyers, families and the elderly!
Better places to live: high quality residential areas

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

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

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- Option 4: Other, please state

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

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

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

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

- Option 3:...

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

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

Please select one of the following.

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

- Option 2:...

- Option 3:...
Better places to live: high quality residential areas

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

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

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

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

☐ There are some mature trees which should be retained i.e. if you are going to knock down 1rebuild, the company should protect the trees.

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

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

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

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Perk

☐ Taller buildings facing the Ravensbury Perk and the river Wandle.

☑ Option 3: Variety across the estate

Please select one of the following

☑ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

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

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

Please select one of the following.

- Option 1: Concentrate on providing communal space for flats
  This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state

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

Please select a maximum of two from the following.

- Sports pitches such as grassed areas suitable for kick-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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


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

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

□ Alleyway alongside Wandle is hidden, overgrown, used

□ As a tipping point for rubbish

□ Blind spot at night

□ Whatever decision is made, how about teaching residents to put rubbish in bins, not just open car door and put in gutter.

□ No need for extra parking, there are plenty of links to public transport.

□ Dog owners pick up dog dirt would be good.
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

Get whoever is using the entrance to Morden Hall Park as a drinking spot and putting rubbish bag on fence (lately a shopping trolley) to stop

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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Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

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

Please select one of the following.

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

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

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

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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

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

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

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

☐ Option 2: Partial redevelopment

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

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

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

Option 4: Other, please state

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

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

Please select one of the following.

☑ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two 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?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☑ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

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

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

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

☐ Option 2: Taller buildings around the edges

   Please select one or more of the following

   ☐ Taller buildings facing the Morden Hall Park
   ☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

   Please select one of the following

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

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

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

every one on the Ravensbury estate should have a garden
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.

☐ 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

Score where for teenagers to meet and have something to do?

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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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- [ ] Creating a more vibrant feel and character to the area
  
  Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- [ ] Creating a mixture of types of buildings and spaces
  
  Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- [ ] Other, please state

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

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

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

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

☑ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

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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☒ 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

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 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 Ravensbury estate?

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

Please select one of the following.

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

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

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

Please select one or more of the following.

☑ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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

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

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

☐ Option 3: Yes, we need more community facilities such as: please state

☐ Option 4: No, the existing local community facilities on the estate and nearby are enough

☐ Other, please state
A **Local Plan** is the legal document prepared by the council to guide planning applications for an area. It sets out what can and cannot be built there. It provides a detailed guide to where homes, businesses, streets and shops should be, what the area should look and feel like (for example, building locations and heights, amount of open space, footpaths); and what other services are necessary (for example, playgrounds, cycle parking) to make a place work well.

We want to find out what options you think the Local Plan should cover. We also want to know if you think there are other options that should be addressed. We want to ensure that all feasible options are tested and considered in developing the Local Plan. This is why we are asking for your opinions before starting to draft the Local Plan.

A questionnaire and more information can be found on the council’s website: www.merton.gov.uk/estatesplan

Alternatively please e-mail estatesplan@merton.gov.uk or call 020 8545 3693 with your contact details and we can send you a paper questionnaire.

Please return your questionnaire to at the above address by **28 October 2014**

If you have any queries regarding the council’s consultation or the questionnaire, please contact the Future Merton Team at Merton Civic Centre, London Road, Morden, SM4 5DX or telephone 0208 545 3693.

**Next steps**

Your feedback will be considered by democratically elected councillors, who will decide whether or not to move to the next stage of the Local Plan. Everybody’s feedback will be published on the council’s website, with all confidential contact details removed.

We look forward to hearing from you.

Yours faithfully,

Future Merton team.
Merton Council

Will you be building on open land, where people can walk freely - no the answer. Build on buildings that already been built. You will destroy our green fields.

Yours sincerely,

[Signature]

18/9/114
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

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

☐ Option 2: Partial redevelopment

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

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

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

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

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

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

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

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

Question 1

Option 4

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

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

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

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

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

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

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

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

If a regeneration goes ahead, agreeing the height of new development is important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following:

☐ Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

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

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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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

☐ Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

☐ Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

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

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

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

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

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

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 Ravensbury estate?
Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.
Please select one of the following.

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

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

15 How could refurbishment or regeneration support existing and new employment?
Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?
For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.
Please feel free to continue on the sheet provided at the end of this questionnaire.
Please Refer to My Options.

Ravensbury is a small semi rural place to live, it is very special. I have lived here since 1967. We have enough people on this lovely estate, we do not want it turned into a mini Phillips Bridge. We do not want play areas as there are two lovely paths which are very well used. We do not want shops, the person who wants to destroy this lovely estate should think twice. Once the damage is done it cannot be undone. This estate is not like Earlsfields on high paths, and should be treated differently.
The children have plenty of space on the estate.

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

Also there is plenty of room in Ravensbury Park for football, invest in the park if you do not think it is good enough. We do not want blocks of flats on our estate, if you cannot replace the Orbit homes, then just replace them like for like. We have enough people and cars on our estate, the density is here. It should be circle housing. Just want an excuse to create the slums of the future. So please go away and leave our lovely village type estate alone. Modernise and refurbish only and leave one good estate in Merton.

Thank you.
Ravensbury Estate - online response

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

Q2 What size of homes should be provided within the Ravensbury Estate?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?
Option 1: A mix of mainly houses and flats on different parts of the estate

Q4 How should building heights be distributed through the Ravensbury estate?
Buildings should be of broadly similar height across the estate

Q5 Are there any other issues or options we should consider regarding new homes?
Not answered

Q6 What type of outdoor space would you prefer to see within the estate?
Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Q7 What type of play areas and open spaces would you prefer to see?
Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited AND Children’s play equipment

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area

Q9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?
Not answered

Q10 How should greater use of public transport be encouraged?
Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways AND
Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information

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

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

Provide safe and convenient crossings of busy roads and junctions

Q12 How should parking be managed?

Introduce parking controls

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

Not answered

Q14 Should new community facilities be provided within Ravensbury Estate?

Not answered

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

Not answered

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

Not answered

Additional comments:

None

Personal details:
Better places to live: high quality residential areas

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

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

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

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

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate
  
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes
  
  Provide a mix of different sizes of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

☐ Taller buildings towards the centre of the site.

KEEP OUR COMMUNITY AS IT IS, NO DEMO. I AM AN OLDER RESIDENT AND MY HUSBAND AND SON DIED IN MY HOUSE. TOO MANY MEMORIES DON'T WANT EXTRA HOMES OR ANYMORE RESIDENTS. BUILD SOMEWHERE ELSE, LEAVE OUR COMMUNITY ALONE.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

- Option 1: Concentrate on providing communal space for flats
  This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state

Refer to Question 1 answer Option 4

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.

Refer to Question 1 answer Option 4

Other, please state
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

☐ Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

☐ Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

☐ Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

REFER TO

QUESTION 4

OPTION 4

ANSWER

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

LEAVE OUR ESTATE ALONE
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.

WE HAVE EVERYTHING
WE NEED NOW

STOP RUINING OUR COMMUNITY

NO

DEMO
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such 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 Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Refurbish all houses at no cost to anyone. No demolition

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site

5. Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4. How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate. Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following:

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following:

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space; all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Option 3: Other, please state

_____________________________
_____________________________

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

Sports pitches such as grassed areas suitable for kick-about and picnicking.

Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

Children's play equipment

Other, please state

REFER TO

QUESTION 4

ANSWER
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
- Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.
- Creating a more vibrant feel and character to the area
- Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.
- Creating a mixture of types of buildings and spaces
- Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state:

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.

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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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
**Better places to live: high quality residential areas**

- **Option 2:** A wide range of homes including a mix of houses, flats and maisonettes

- **Option 3:** Mostly flats

- **Option 4:** Other, please state

  [REFER TO QUESTION](#)

  [OPTION 4 ANSWER](#)

  [NO DEMOLITION](#)

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following.

- **Option 1:** Evenly across the estate
  Buildings should be broadly similar height across the estate.

- **Option 2:** Taller buildings around the edges

  Please select **one or more** of the following

  - Taller buildings facing the Morden Hall Park
  - Taller buildings facing the Ravensbury Park and the river Wandle.

- **Option 3:** Variety across the estate

  Please select **one** of the following

  - Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

- **Taller buildings towards the centre of the site.**

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

**WE DO NOT WANT NEW HOMES ON OUR ESTATE. WE WANT TO LIVE IN OUR EXISTING HOMES AND KEEP OUR COMMUNITY AS IT IS. WE DON'T WANT ANY EXTRAS. THANK YOU.**

**NO DEMOLITION**
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, 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-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

Refer to question 1 option 4 answer
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following:

☐ Making easy connections within the estate and to the surrounding area.

☐ Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area.

☐ Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces.

☐ Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

REPOR TO

QUESTION 1 OPTION 4

ANSWER

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
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 houses as well as to protect access and road safety
- No parking restrictions
- Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

We already have everything we need
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

- Option 1: Yes, we need more community facilities such as
  please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough.

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

NA

Refer to question option 4 answer

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

☐ Option 4: Other, please state

REF TO QUESTION 4 OPTION A

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

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

NA

REFER TO QUESTION 1
OPTION 4 ANSWER

REFER TO QUESTION 1
OPTION 4 ANSWER

I&O Ravensbury | 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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area

- Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces

- Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state

  NA

  REFER TO QUESTION 1

  OPTION 9

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
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

NA

REFER TO QUESTION 4

OPTION 4 ANSWER

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as:
please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

☐ Option 4: Other, please state

Refurbish all homes without cost to residents and no demolition

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate

I/O Ravensbury | 6
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

[ ] Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

[ ] Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

[ ] Option 2: Taller buildings around the edges

Please select one or more of the following

- Taller buildings facing the Morden Hall Park
- Taller buildings facing the Ravensbury Park and the river Wandle.

[ ] Option 3: Variety across the estate
Please select one of the following

- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

[ ] Y/N

Refer to option 4.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following:

□ Option 1: Concentrate on providing communal space for flats

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

Refer to Question 1

Option 4: demolition
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
- Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.
- Creating a more vibrant feel and character to the area
- Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.
- Creating a mixture of types of buildings and spaces
- Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

Other, please state

- None applicable
- Refer to Question 1

This is a lovely estate.
Our Estate you should be proud of.
(you as in the council)

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Why fix what's not broke
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

N/A

Refer to Question 4

Option 4

Pendleton
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as:

[Handwritten 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

[Handwritten 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.

[Handwritten text]
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
   Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges
   Please select one or more of the following
   ☐ Taller buildings facing the Morden Hall Park
   ☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate
   Please select one of the following
   ☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state


7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following:

- [ ] Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

- [ ] Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

- [ ] Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

- [ ] Provide personal travel advice

- [ ] Other, please state

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☑ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select one or more of the following

Taller buildings facing the Morden Hall Park

Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select one of the following

Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, 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

☐ 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 Ravensbury | 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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area.
  Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces.
  Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Leave as they are.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following:

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

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&O Ravensbury | 10
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury 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

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.

MERTEN COUNCIL AND THE MET POLICE

HAVE WORKED VERY HARD OVER THE

PAST YEARS I FEEL THIS WILL

TOTAIRY RUINED IF THE AREA

IS REDEVELOPED, THERE WILL

BE MORE HOMES MEANING MORE

FAMILIES SOME OF WHICH WILL

BE PROBLEM FAMILIES.
Dear Resident,

Merton Council have attempted to spin the benefits of the regeneration by starting their own consultation, which has to be returned by Tuesday, 28th October 2014.

This document asks if you approve the destruction of all of Ravensbury Village! That includes Hengelo Gardens, Ravensbury Court, Ravensbury Grove, Rutter Gardens, Hatfield Close & Morden Road! Please object to the new proposals by completing the consultation document and returning it to Merton Council ASAP!

In our recent poll: 90% of the residents here at Ravensbury were against their community being razed to the ground. Unyet the Circle Housing regeneration team continue to distort the views of the community by saying many residents were in favour!

Circle have prevented us from seeing the full draft proposals throughout their consultation process and they have made many enemies in the residents of Ravensbury & Merton generally through their cloak and dagger consultation methods.

If you are against the wholesale destruction of your community & against the heavy handed tactics employed by Circle, we implore you to say so on the consultation document! You can use the document as your official opportunity to voice your protest against the big business methods employed by Circle Housing and the shocking lack of accountability demanded for by both Merton Council and your elected councillors. Circle Housing Merton Priory (CHMP) have repeatedly refused to allow residents full transparency over their pursuit for regeneration; refusing to reveal the architectural sketches for the future of Ravensbury and refusing general openness. Merton Council has repeatedly allowed Circle to push ahead despite Circle's appalling record.

If you are in favour of regeneration because you expect your home to be refurbished to the decent standard, we still implore you to stand up and support your community. If we allow Circle to go ahead with a travesty of this magnitude, the future may well contain several blocks of 5 storey flats that change Ravensbury Village forever, the rents could well soar, the sense of fear and resentment by the residential community will quadruple, and the appalling record of CHMP will go from bad to worse because we will not have stemmed the lack of accountability to residents.

Right now, Circle has chosen to keep everyone in the dark until the start of November 2014, when they say they will publish their first draft of the
masterplan. So far, they have refused to let anyone see any draft layouts. Many residents are up in arms about their behaviour. Head of Merton Council and your own ward councillor, Stephen Alambritis practically admitted that it was CHMP Paul Quinn's job to twist his words during consultation, preventing proper consultation by the residents and thereby push ahead with the regeneration. Circle Housing will try to put a price on our community. That's a price on the head of every member of our RAVENSBURY VILLAGE community.

Stand up for proper level of service that you pay for day-in, day-out, in your rent & service charges. Stand up for your rights as tenants to be spoken to in a fair & decent manner. Do not accept such poor standards & performance set by your landlord Circle Housing!

Demand better treatment & accountability!

OUR AREA IS AT RISK OF DEMOLITION!
SPEAK OUT!

FUTURE MEETINGS:
WEDS 15th OCT 2014
WEDS 29th OCT 2014
WEDS 12th NOV 2014
WEDS 26th NOV 2014
DOORS OPEN: 6.30pm
MEETING STARTS: 7PM

WE MEET EVERY WEDNESDAY FORTNIGHT
IN RAVENSBURY MEETING HALL.
PLEASE VISIT OUR BLOG & MAKE COMMENTS...

The agenda of each meeting is set by the residents. Please feel free to email us to put your question onto the agenda: RAVENSBURY.GROVE@GMAIL.COM
www.RAVENSBURYGROVE.WORDPRESS.COM *FACEBOOK/RAVENSBURY
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☒ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following:

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

☐ Option 4: Other, please state

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
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 easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select one of the following.

- Option 1: Yes, we need more community facilities such as: please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

- Provision of space for businesses on or near the estate
- Employ local businesses and apprentices through the refurbishment or regeneration process
- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

**Question 1 - Option 3.

This is what was promised in 2010 and again in 2013. When somebody surveyed and took photographs and told us he would get her kitchen, bathroom, and back door done by one time after April 2013.

The majority of residents on this estate have been treated disgracefully by Merton Priory Homes. Needless to say we are angry and disillusioned.
Ravensbury Estate - online response

Q1 Should all homes be redeveloped?
Option 4 (other): No demolishing and fix the orlit homes so they are mortgageable

Q2 What size of homes should be provided within the Ravensbury Estate?
Not answered

Q3 What type of homes should be provided across the estate?
Not answered

Q4 How should building heights be distributed through the Ravensbury estate?
Not answered

Q5 Are there any other issues or options we should consider regarding new homes?
Not answered

Q6 What type of outdoor space would you prefer to see within the estate?
Not answered

Q7 What type of play areas and open spaces would you prefer to see?
Not answered

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Not answered

Q9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?
Not answered

Q10 How should greater use of public transport be encouraged?
Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths

Q12 How should parking be managed?
No Parking restrictions
Q13 Are there any other issues or options we should consider regarding transport?
Not answered

Q14 Should new community facilities be provided within Ravensbury Estate?
No, the existing local community facilities on the estate and nearby are enough

Q15 How could refurbishment or regeneration support existing and new employment?
Not answered

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?
Not answered

Additional comments:
None

Personal details:
Name: Jonty and Trudy Williams
Address: 18 Hatfeild close Mitcham CR4 4DT
I am a: Circle Housing tenant
Gender:
Age: 35-39
Disability: No
Ethnicity: White – English/Welsh/Scottish/Northern Irish/British
Date submitted: 23/11/2014
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- **Option 1: Demolish and redevelop the entire Ravensbury Estate**
  
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- **Option 2: Partial redevelopment**
  
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- **Option 3: Invest in existing properties to bring them to minimum modern standards**
  
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- **Option 4: Other, please state**
  
  *Just replace older houses, 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 Ravensbury estate?

Please select one of the following.

- **Option 1: Mix of different sizes of homes**
  
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

- **Option 2: If you do not agree with this mix, how would you change it?**
  
  *There should be 60% 3 bedrooms, 20% 2 bedrooms, 20% 1 bedroom.*

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- **Option 1: A mix of mainly houses and flats on different parts of the estate**
Better places to live: high quality residential areas

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
- Option 3: Mostly flats
- Option 4: Other, please state

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

- Option 1: Evenly across the estate
  Buildings should be broadly similar height across the estate.

- Option 2: Taller buildings around the edges
  Please select one or more of the following
  - Taller buildings facing the Morden Hall Park
  - Taller buildings facing the Ravensbury Park and the river Wandle

- Option 3: Variety across the estate
  Please select one of the following
  - Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

The houses should have a big garden and on street parking

The houses should have a big garden as we have now Driveway for parking and on Street parking
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

We have parks next to existing open space is not needed.

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-abouts and picnicking.

☐ Multi-use games areas such as fenced, hard surfaced areas for 5-a-side football, netball, tennis or similar sports.

Other, please state

None, anti-social behaviour will happen in these spaces.
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☑ Other, please state

All houses to be the same height, no more access going in or out.

limited access to keep the feel of estate. We do not want people to walk around the estate. To keep crime and anti-social behaviour down. We do not want the estate to become a race track for cars and lots of people using the estate to a short cut to park.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

The estate should be kept with
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ 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

The Tram alley's need to be redeveloped.

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.

We need parking for work and Social transport.
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select one of the following.

[✓] Option 1: Yes, we need more community facilities such as:

[UserController::Paragraph](new_line: false, content: 'New hall to use.

Worship')

☐ 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

[UserController::Paragraph](new_line: false, content: 'That’s not our problem')

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.

[UserController::Paragraph](new_line: false, content: '')
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 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?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes

- Taller buildings towards the centre of the site.

- Option 3: Mostly flats

- Option 4: Other, please state

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

"I am concerned about the noise & dirt that a renewal of the area will cause. My quality of life will be affected for many years whilst the work takes place."

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

- Option 1: Evenly across the estate
  Buildings should be broadly similar height across the estate.

- Option 2: Taller buildings around the edges

  Please select one or more of the following

  - Taller buildings facing the Morden Hall Park
  - Taller buildings facing the Ravensbury Park and the river Wandle.

- Option 3: Variety across the estate

  Please select one of the following

  - Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☒ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state


7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.
- Creating a more vibrant feel and character to the area
- Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.
- Creating a mixture of types of buildings and spaces
- Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.
- Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

I would like the access road to the park to be improved.

The path behind the surgery needs to be improved.

I do not want more than 1 access road.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☒ Provide better walking routes. 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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as:

Please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Overall

- I do not want the area to change.
- I want the house to be refurbished not destroyed.
- I do not want 200+ extra houses to be built.
- I do not want my back garden to be overlooked by a block of flats.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes
☐ Taller buildings towards the centre of the site.
☐ Option 3: Mostly flats
☐ Option 4: Other, please state
   Range of houses 2/3 bedrooms with garden
   People hate living in
   Boxes.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
   Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges
   Please select one or more of the following
   □ Taller buildings facing the Morden Hall Park
   □ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate
   Please select one of the following
   □ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

If for instance the Orbit homes need to be replaced then rebuild houses with
gardens, off street parking,
stop cramming people into tiny boxes, people need a
decent standard of living
not crammed into tiny
flats with box sited rooms.
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

I leave the estate as it is.

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-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

We have two parks on our doorstep, there is no need for Games areas or Play areas for children.
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

I do not agree with any of these proposals.

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

☒ Local facilities should be improved anyway, this does not affect our estate.

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.

The 201 bus could do with increasing its frequency, but that is a job for TfL.

There should be no parking restrictions it's another pay out for people who struggle already and easy money for the council. Again cycle routes are for the council to organise – still nothing to do with Ravensbury estate!
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

- Option 1: Yes, we need more community facilities such as: please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

- It is a small estate where people want to live quietly with their families and to go to after a long day at work. It does not need regeneration. It is our homes.

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

- Provision of space for businesses on or near the estate

- Employ local businesses and apprentices through the refurbishment or regeneration process

- Other, please state

The Estate is our home. We certainly do not want businesses moving onto it.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

As a freeholder of one of the homes on Kenfely Gardens I have been becoming more and more distressed by what is going on with regard to Circle Housing and their plans for regeneration on the Estate.

What attracted me to moving here 15 years ago was that although it was a council estate it was very peaceful and quiet, and friendly atmosphere. I have made some lovely friends with my neighbours. It is a relaxed atmosphere and we care deeply about our Estate.

If Circle Housing get their way, those of us who own our homes will be living in a bomb site for the next God knows how long. With the demolition and building of all these new homes, that means noise, extra traffic from lorries, cranes etc., dust from the building work. At the end of it all our little Estate will be a sprawl of flats box sized houses & heaven knows what else. It will be come busier, noisier with extra people, children, teenagers who want to hang around with the 'new' playground area?!

You'll probably want to put in parking permits to help pay for all this hell. This is not regeneration, this is destruction of a lovely Estate and a community. I have been to several of our meetings, because I wanted to know if the residence of the Orbit homes wanted to move out. And it seems they are very upset
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

and do not want to leave, so I will be fighting this all the way.

So please find somewhere else for your regeneration plans and leave us alone.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, over-crowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

☐ Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting 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?

☐ Option 4

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate

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Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available 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 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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

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 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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as:

please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

My son loves the park and feeding the ducks. It's nice and quiet and we feel safe here.

LEAVE IT ALONE.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

There is a new name put to the residents of 

therefore I don’t consider them ideal?

we have lived here for

never waited any change.

we had some control when owned by

had to walk every 5 years

we have no control of

people

They promised things would not

change for 5 years.

What is going to happen to rents

etc. after that. Up Up Up

How can any business run if

they are non-profit making

you can feed the people some if

then this time it looks like

from ever.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☒ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☒ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☒ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state

☐ Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

[Image showing a multi-use games area]

☐ Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

[Image showing a communal garden]

☐ Children’s play equipment

[Image of 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.

[Image of a sports pitch]

☐ Other, please state

[Blank space for additional comments]
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

LIGHTING SHOULD BE BETTER IN THE STREETS

BETTER LIGHTING AT ENTRANCE TO PEOPLES HOMES.
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 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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☒ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

ALL OF THE ABOVE
Ravensbury Estate is a quiet well kept estate. I am one of the many residents that are against demolition.

If you were to refurbish the homes to a good standard you will have happy residents.

I don't want to move, like most of us, we love it here, we love our homes & neighbours.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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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 Ravensbury estate?

Please select one of the following.

☑ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☒ Option 2: If you do not agree with this mix, how would you change it?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☑ Option 1: A mix of mainly houses and flats on different parts of the estate
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

- Option 1: Concentrate on providing communal space for flats
  This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state

![Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.](image1)

![Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.](image2)

Children’s play equipment

![Children’s play equipment](image3)

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

![Children’s play equipment](image4)
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ 5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

There should be washing lines & sheds provided.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandie.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
- Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.
- Creating a more vibrant feel and character to the area
- Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.
- Creating a mixture of types of buildings and spaces
- Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.
- Other, please state

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following:

☐ Option 1: Yes, we need more community facilities such 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 Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☒ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☒ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
- Option 3: Mostly flats
- Option 4: Other, please state

- Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

- Only offer homes should be demolished all back builds, building should be refurbished. No maisonette with flats above as this would mean gardens are no longer private. All build gardens should be the same size as we have now, most Front gardens could be halved allowed for extra housing to be build. We don't need play area as we are very close to Parks.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats 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, 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.

☐ Multi-use games areas such as fenced, hard surfaced areas for 5-a-side football, netball, tennis or similar sports.

☑ We do not need play areas or open space as we have 2 parks very close by.

☐ Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

☐ Children’s play equipment

☐ Other, please state
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

☐ Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

☐ Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

☐ Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

To ensure we do not become a run or cut through for anyone.

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

If we need an excess it should be earmarked for emergency services.
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.

no cycle route through estate

11 Walking and cycling are healthy life style choices. How can we support this?
Please select one or more of the following.

☐ Provide well-connected, attractive and safe cycle routes and footpaths

☒ Provide safe and convenient crossings of busy roads and junctions

☐ Provide secure and convenient cycle storage

☐ Provide cycling training and support, to encourage people to switch to cycling
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☒ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☒ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

any caretakers should live on the estate, provide training for local to enable them to upkeep estate and provide any youth or old people and the disabled with support
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes

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?

Provide a mix of different sizes of homes consisting: around 50% one bedroom, 30% two bedrooms and 20% three or more bedroom homes.

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5. Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

All F & T Ennale

To retain a garden which is a must

4. How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☑ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state

☐ 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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area

- Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces

- Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state


9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stop 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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
I can understand the need for more houses. But I would like to have a garden with my house. I feel taking away this is like taking part of your life. Especially when you part of the older generation.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes

  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?

  - 20% ONE BEDROOM
  - 20% TWO BEDROOM
  - 60% THREE BEDROOM

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.
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
  OWN INDIVIDUAL 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.
  Ing Georges new ball court - 16/06/06

- Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.
  imgfinity.co.uk/uk/redev/palmaJune2006/4.jpg

- Children’s play equipment
  imgfinity.co.uk/uk/redev/palmaJune2006/2.jpg

- Other, please state
  NONE

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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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state


9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

OPEN SPACES MAINTAINED

ARE OK, OPEN SPACES
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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☑ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☑ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Parking for each property

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☑ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges
Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate
Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☑ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

- [ ] Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

- [ ] Provide better walking routes. Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways.

- [ ] Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals.

- [ ] Provide personal travel advice

- [ ] Other, please state

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 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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☒ Option 1: Yes, we need more community facilities such as:
   please state
   
   Youth Club
   S.P. Surgery
   School
   Daycare (closed)

☐ 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.

Local people should be employed to assist with the redevelopment

A permanent training venue should be built to provide advice and opportunities to everyone regarding training, education or employment including a specialist service for young people

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 should provide opportunities for local residents. Better housing, parking, community facilities such as youth clubs and day centres for the elderly. A specialist advice centre for training, education & employment opportunities. Better street lighting, a safer, cleaner environment, local business opportunities, shops etc.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

☐ Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☑ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
- Option 3: Mostly flats
- Option 4: Other, please state
  
  It is understood that the current block of flats is to be retained or refurbished if the current houses are demolished. Then houses must be replaced by houses either 1/2 or 3 bedrooms.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

- Option 1: Evenly across the estate
  Buildings should be broadly similar height across the estate. i.e. no taller than the current height of the houses to be demolished.
- Option 2: Taller buildings around the edges

Please select one or more of the following:

- Taller buildings facing the Morden Hall Park
- Taller buildings facing the Ravensbury Park and the river Wandle.
- Option 3: Variety across the estate

Please select one of the following:

- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☑ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-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

Ravensbury Estate is surrounded by Parks. There is a play area in Ravensbury Park & the hub in Bishopsgate Road. Providing such play area is not appropriate in need.
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following:

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

The layout of Ravensbury Estate is ideal. It is not too crowded. The road only goes in and out of the estate which means there are no cars. Access is fine as it is except putting greens which need to be widened. (This could be achieved by reducing the exceptionally large frontage walls.)

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

IF RAVENSBURY ESTATE IS

REDEVELOPED ANY INVASION INTO RAVENSBURY PARK WILL BE STRONGLY REGRETTED BY THE RAVENSBURY CHAP.

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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 cheaper pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

The A ESTATE IS
WELL SERVED BY PUBLIC
TRANSPORT WHICH IS
LOTHIN EASY REACH OF THE
ESTATE

The Estate Environment Does Not Need More
Lighting

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

☐ All these points are admirable - but what have they got to do with redeveloping the Estate?

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as:

please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

There are already many local businesses along Northern Rd (CORE). We do not need any business to be included within the estate

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example, employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

☐ Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

☐ Option 4: Other, please state


4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

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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-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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes. Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Do not think they should bring any HOUSE DOWN RE-DO all what needs to the house. I like my house just the way it is. I don't want to lose my front and back garden at all. I think its not you should come along and take down house that could be made good.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following:

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☒ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☒ Option 1: Mix of different sizes of homes

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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☒ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Facilities should be

improved eg a grocery shop like a "local" Tesco or something.

Favourite? A public house by the river?

More people will be living on the estate so more facilities will be needed.

Disruption to residents making it very difficult to live on the estate during the works? The period of work seems to be around 5 or 6 yrs.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following:

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following:

- Option 1: Concentrate on providing communal space for flats
  This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state
  
  Make a communal space in the estate with for example outdoor gym, tennis court and 5 a side football pitch

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:

- Creating easy connections within the estate and to the surrounding area
  - Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area
  - Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces
  - Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state


9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Make street wider.
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 access a car when needed such as car club

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select one of the following.

☑ Option 1: Yes, we need more community facilities such as:
- a Tesco or
- Waitrose or M&S and a
- pub by the river for estate
- and waiting area

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☑ Other, please state
  Work could be provided by facilities in 14

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

Still not sure exactly what is going to be done and would like to speak to someone at the council regarding the scheme. Who should I approach please?
Ravensbury Estate - online response

Q1 Should all homes be redeveloped?
Option 3: invest in existing properties to bring them to minimum modern standards

Q2 What size of homes should be provided within the Ravensbury Estate?
Option 2: Keep current mix

Q3 What type of homes should be provided across the estate?
Other: Many homes, no flats

Q4 How should building heights be distributed through the Ravensbury estate?
Buildings should be of broadly similar height across the estate

Q5 Are there any other issues or options we should consider regarding new homes?
Affect of extra traffic generated with limited road width.

Q6 What type of outdoor space would you prefer to see within the estate?
Other - Not increase the number of homes

Q7 What type of play areas and open spaces would you prefer to see?
Sport pitches such as grassed areas suitable for kick-abouts and picnicking

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Creating a more vibrant feel and character to the area

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?
The limited road widths given the extra traffic generated.

Q10 How should greater use of public transport be encouraged?
Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths

Q12 How should parking be managed?
No Parking restrictions
Q13 Are there any other issues or options we should consider regarding transport?

The limited road widths given the extra traffic generated.

Q14 Should new community facilities be provided within Ravensbury Estate?

No, the existing local community facilities on the estate and nearby are enough.

Q15 How could refurbishment or regeneration support existing and new employment?

Employ local businesses and apprentices through the refurbishment or regeneration process.

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?

Not answered.

Additional comments:

None.

Personal details:

Name: Brendan Sleight

Address: 7 Ravensbury Grove, Mitcham CR4 4DN

I am a: Freeholder

Gender: Male

Age: 35-39

Disability: Yes

Ethnicity: White – English/Welsh/Scottish/Northern Irish/British

Date submitted: 11/11/2014
Ravensbury Estate - online response

Q1 Should all homes be redeveloped?
Option 4 (other): Just rebuild the houses that are no longer safe.

Q2 What size of homes should be provided within the Ravensbury Estate?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?
Other: Two storey houses and flats only.

Q4 How should building heights be distributed through the Ravensbury estate?
Buildings should be of broadly similar height across the estate

Q5 Are there any other issues or options we should consider regarding new homes?
No tall buildings. Two storey only.

Q6 What type of outdoor space would you prefer to see within the estate?
Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not available for the general public

Q7 What type of play areas and open spaces would you prefer to see?
Other: none. we have 2 parks already

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area AND

Q9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?
Not answered

Q10 How should greater use of public transport be encouraged?
Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways AND
Provide better bus facilities, for example, increased bus stops and bus frequencies, improved bus stops travel information

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths AND
Provide safe and convenient crossings of busy roads and junctions

**Q12 How should parking be managed?**
No Parking restrictions

**Q13 Are there any other issues or options we should consider regarding transport?**
Not answered

**Q14 Should new community facilities be provided within Ravensbury Estate?**
No, the existing local community facilities on the estate and nearby are enough

**Q15 How could refurbishment or regeneration support existing and new employment?**
Employ local businesses and apprentices through the refurbishment or regeneration process.

**Q16 Are there any other issues or options we should consider regarding social and economic opportunities?**
Not answered

**Additional comments:**
None

**Personal details:**
Name: Allyson Sleight
Address: 7 Ravensbury Grove, Mitcham CR4 4DN
I am a: Freeholder
Gender: Not Given
Age: Not Given
Disability: No
Ethnicity: Not Given
Date submitted: 28/10/2014
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following:

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☑ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following:

☑ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two 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?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following:

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas; local opinions; planning policies; how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following:

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space - all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-about and picnicking.

☐ Multi-use games areas such as fenced, hard surfaced areas for 5-a-side football, netball, tennis or similar sports.

☐ Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

☐ Children's play equipment

☐ Other, please state

☐
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
  - Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area
  - Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces
  - Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following:

- [ ] Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- [ ] Provide better walking routes. Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- [ ] Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- [ ] Provide personal travel advice
- [ ] Other, please state

11 Walking and cycling are healthy 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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following:

- Option 1: Yes, we need more community facilities such as: please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following:

- Provision of space for businesses on or near the estate

- Employ local businesses and apprentices through the refurbishment or regeneration process

- Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

The layout of the flat is **BAD**. It is old, non-practical and contributes to unpleasant and unavoidable situations as the spaces themselves are NOT properly designed and from the living room you immediately go into the bedroom not allowing people to live with privacy. It is a roof, but there should be some changes to acquire higher and better standards of living. Storage is an issue, a BIG issue! Bathrooms are useless!!

Mostly ALL the flats are plagued with dampness and mould and there is NOT a walk-in-shower which makes life difficult for elderly and fragile residents. The flooring is **BAD** as well, and the lack of tiling in the bathrooms and kitchens contributes to the lack of cleanliness in both areas.

If the residents are offered a better housing, I honestly DO NOT oppose to your plans. People need to be reassured that their standards of living are going to improve and that their housing needs will be met both in regard to space – accommodation needs - and financially. They have to be certain that what they are offered is affordable without imposing any further burden on their shoulders.

**IMPORTANT:** After having been present to almost all the meetings, I am convinced that the DECISIONS have been taken and that you are NOT being transparent and clear, for some reason, delaying and hiding your intentions which is actually costing HUGE amounts of money, WHY??

These resources could be used more wisely and intelligently.
Ravensbury Estate - online response

Q1 Should all homes be redeveloped?

Option 4: Other, please state

Leave the estate as it is - carrying out repairs/refurbishments only where necessary.

Q2 What size of homes should be provided within the Ravensbury Estate?

Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4 How should building heights be distributed through the Ravensbury estate?

Buildings should be of broadly similar height across the estate

Q5 Are there any other issues or options we should consider regarding new homes?

Regarding Question 1, Option 3 states that leaseholders should bear the cost of refurbishments. I'm a leaseholder & struggling to make ends meet. I cannot afford to refurbish my own flat, let alone anyone else's. More information on this option (which I suspect will be the most popular one) would be useful. Re. Question 4, option 1, what height would "evenly across the estate" entail? The estate is currently very attractive because it's low rise. I'm sure most residents would like it to stay that way - but these questions don't allow us to state a preference for low or high rise. I have heard rumours that a through-road could be potentially be developed. I think most residents prefer the current cul-de-sac, as this is safer and quieter. We currently have free street parking. This is a real asset of the estate. It would be good to have reassurance that this won't change.

Q6 What type of outdoor space would you prefer to see within the estate?

Provide a single public open space for everyone to enjoy - This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

Q7 What type of play areas and open spaces would you prefer to see?

Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited AND

Children's play equipment

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area AND

Other: Retain the current cul-de-sac road layout.

Q9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Not answered

Q10 How should greater use of public transport be encouraged?

Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways AND

Provide incentives to help residents use public transport more, such as taster pre-pay oyster card and special rail deals

Q11 Walking and cycling are healthy lifestyle choices. How can we support this?

Provide well-connected, attractive and safe cycle routes and footpaths AND

Provide safe and convenient crossings of busy roads and junctions AND

Provide secure and convenient cycle storage AND

Provide cycling training and support, to help people to switch to cycling

Q12 How should parking be managed?

No parking restrictions

Q13 Are there any other issues or options we should consider regarding transport?

I know that Merton council provide cycling proficiency training, but have never received any information about this directly (I heard through a friend who doesn't even live in the area!). This is a great service which could be publicised better.

Q14 Should new community facilities be provided within Ravensbury Estate?

No

Q15 How could refurbishment or regeneration support existing and new employment?

Other: I am strongly against "regeneration" (ie demolition) so unfortunately do not see opportunities for new employment.

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?
Services for youth, the elderly and/or parents would be great - maybe using the community centre - though I don't know who would fund this...

**Additional comments:**

None

**Personal details:**

Name: Ann Shellard

Address: 26 Ravensbury Grove Mitcham CR4 4DL

I am a: Leaseholder (private)

Gender: Female

Age: 45-49

Disability: No

Ethnicity: White – English/Welsh/Scottish/Northern Irish/British

Date submitted: 12/10/2014
Ravensbury Estate - online response

Q1 Should all homes be redeveloped?
Option 1: Demolish and redevelop the entire Ravensbury Estate.

Q2 What size of homes should be provided within the Ravensbury Estate?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?
Option 1: A mix of mainly houses and flats on different parts of the estate

Q4 How should building heights be distributed through the Ravensbury estate?
Taller buildings around the edges AND
Other - Preference would be for taller buildings to face the Ravensbury Park and the river Wandle end

Q5 Are there any other issues or options we should consider regarding new homes?
Not answered

Q6 What type of outdoor space would you prefer to see within the estate?
Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not available for the general public

Q7 What type of play areas and open spaces would you prefer to see?
Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Creating a more vibrant feel and character to the area

Q9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?
Not answered

Q10 How should greater use of public transport be encouraged?
Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways
Q11 Walking and cycling are healthy lifestyle choices. How can we support this? Provide well-connected, attractive and safe cycle routes and footpaths

Q12 How should parking be managed? No Parking restrictions

Q13 Are there any other issues or options we should consider regarding transport? Not answered

Q14 Should new community facilities be provided within Ravensbury Estate? No, the existing local community facilities on the estate and nearby are enough

Q15 How could refurbishment or regeneration support existing and new employment? Employ local businesses and apprentices through the refurbishment or regeneration process

Q16 Are there any other issues or options we should consider regarding social and economic opportunities? Not answered

Additional comments: None

Personal details:

Name: Terence Morrison
Address: 38 Ravensbury Grove Mitcham CR4 4DL
I am a: Leaseholder - private
Gender: Male
Age: 25-29
Disability: No
Ethnicity: White – English/Welsh/Scottish/Northern Irish/British
Date submitted: 11/11/2014
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?


3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

- Option 2: A wide range of homes including a mix of houses, flats and maisonettes
- Taller buildings towards the centre of the site.
- Option 3: Mostly flats
- Option 4: Other, please state

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

- Option 1: Evenly across the estate
  Buildings should be broadly similar height across the estate.

- Option 2: Taller buildings around the edges
  Please select one or more of the following
  - Taller buildings facing the Morden Hall Park
  - Taller buildings facing the Ravensbury Park and the river Wandle.

- Option 3: Variety across the estate
  Please select one of the following
  - Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
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 easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

________________________________________

________________________________________

________________________________________

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

________________________________________

________________________________________

________________________________________
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as:

- [Handwritten: First Schools, Children's Playing Field]

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
We need a better homes and a safe place for our children because Ravensbury Grove use to be a good place but now we don't see it and more because of bad guys or people are worrying us at night. We need your help because a single woman like me with four kids I always get afraid of things that go around here. Please I will be happy if we get help at all times. Thank you.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- Option 1: Demolish and redevelop the entire Ravensbury Estate
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- Option 2: Partial redevelopment
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- Option 3: Invest in existing properties to bring them to minimum modern standards
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- Option 1: Mix of different sizes of homes
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

- Option 2: If you do not agree with this mix, how would you change it?
  Refer to Question 1 / Option 4

- No demolition needed

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

☐ As per my previous answers

This estate does not require new homes. If the original homes are to be refurbished as per the Council requests from tenants then the neighbourhood would remain a happy one.

Why would any resident living here want tower block flats which would result in additional cars, parking issues and being overlooked by a concrete jungle = keep this estate as it is - listen to your residents
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☑ Option 3: Other, please state

PRIVATE GARDENS FOR ALL HOUSES + A SECURE COMMUNAL GARDEN FOR THE FLATS

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-abouts and picnicking.

☑ Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

aring Georges new ball court - 10/06/05

☐ Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

Children’s play equipment

☐ Other, please state

NO NEED FOR THESE - WE HAVE RAVENSBURY PARK + MORDEN HALL PARK EITHER END OF RAVENSBURY CIRCLE!!

HAVING THESE COULD IN FACT ENCOURAGE ANTI SOCIAL/NOISE...
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

- Making easy connections within the estate and to the surrounding area
- Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.
- Creating a more vibrant feel and character to the area
- Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.
- Creating a mixture of types of buildings and spaces
- Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☑ Other, please state

THAT YOU TAKE INTO CONSIDERATION THE VIEWS OF THE RESIDENTS ON THE ESTATE, WE DO NOT WANT DEMOLITION! SEE QUESTION 1 OPTION 4

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

RESIDENTS ARE HAPPY WITH HOW THINGS ARE --
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

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.

Again I don't really understand what this has to do with the Regen of this estate.

We are chose to live here because of its location and line to tube bus + tram connection. Any improvement to any transport lines wherever you live is a bonus but not worth knocking my home down for — IF YOU DO I WOULDN'T BE ABLE TO AFFORD TO LIVE BACK HERE ANYWAY AND TO DEMOLITION.
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select **one** of the following.

- [ ] Option 1: Yes, we need more community facilities such as: please state

- [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 *refer to question 1*

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 HAVE LIVED ON THIS "ESTATE" AS ITS NOW REFERED TO FOR ALMOST 20 YEARS. I HAVE BEEN VERY HAPPY HERE OVER THAT TIME - HOWEVER THE PAST TWO YEARS HAVE BEEN VERY STRESSFUL NOT KNOWING WHAT "UNDERHAND" PROCESSES ARE BEING MADE BETWEEN CIRCLE MERTON PRIORY HOMES AND MERTON COUNCIL FOR THE FUTURE OF MY HOME AND THE COMMUNITY I LIVE IN —

THE WHOLE CONSULTATION PROCESS HAS BEEN HANDLED IN SUCH AN AWFUL, UNPROFESSIONAL AND CONFIDENTIAL WAY THAT HAS LEFT RESIDENTS FEELING ANXIOUS, FRIGHTENED AND CONFUSED.

WE ARE GIVEN CONFLICTING INFORMATION OR TOLD THEY DO NOT HAVE ANSWERS!!

I AS A FREEHOLDER AM TOLD THAT MY HOME MAY BE DEMOLISHED AFTER 2 YEARS OF HEARING ABOUT THE REGENERATION —

IF IT IS THEN I WILL NOT BE ABLE TO AFFORD ITS REPLACEMENT AS I AM FORCED TO MOVE AWAY OR TAKE ANOTHER MORTGAGE.

I BOUGHT MY HOME BECAUSE I CHOSE TO LIVE THERE, I FEEL THAT HAS BEEN TAKEN AWAY FROM ME FOR THE GREED OF PROPERTY DEVELOPERS AND THE COUNCIL PUSHING TO MAKE ITS TARGETS —

NO TO DEMOLITION —
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- **Option 1**: Demolish and redevelop the entire Ravensbury Estate
  
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- **Option 2**: Partial redevelopment
  
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- **Option 3**: Invest in existing properties to bring them to minimum modern standards
  
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

![Option 4: Other, please state](refurb-existing-homes)

*Please note* that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- **Option 1**: Mix of different sizes of homes
  
  Provide a mix of different sizes of homes consisting 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?

![Ref to answer given](in-quest-1-opt-4)

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- **Option 1**: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

IF THIS PROPOSAL GOES AHEAD
I'M BEING FORCED OUT OF MY
COMMUNITY. PLEASE CAN DO WHAT
IT PLEASES AS WILL NOT BE
PART OF THIS AREA.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

- **Option 1: Concentrate on providing communal space for flats**
  
  This would be secure communal gardens available for groups of flats and not available for the general public.

- **Option 2: Provide a single public open space for everyone to enjoy**
  
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- **Option 3: Other, please state**

  
  [Blank]


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.

  
  [Blank]

- **Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

  
  [Image]

- **Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

  
  [Image]

- **Children’s play equipment**

  
  [Image]

- **Other, please state**

  
  [Blank]
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

What's important is that residents are listened to. Refer to question 1.

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.

Refer to question 1

Refer to question 4
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☑ Other, please state

Anything that improves the current community.

11 Walking and cycling are healthy 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.

Once again improvements can always be made if the community is retained in its current form.
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

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 whole Consultation Process driven by Melton Council and MPPCH has been shambolic and has never been conducted in the correct manner given the impact that this will have on all residents.

As long standing residents of this community it has quickly become apparent that Melton Council clearly have no regard for the Community of Ravensbury and no attempt is being made to retain the community. My home and land it sits on was chosen by me because of the current layout of the surrounding areas. It is a disgrace that all personnel included supposed MPs and council leaders want to drive out freehold homeowners out of Melton!
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

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Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

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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

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select one or more of the following

- Taller buildings facing the Morden Hall Park
- Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select one of the following

- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
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.

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☐ Option 3: Other, please state

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

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☐ Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

☐ Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

☐ Children’s play equipment

☐ Other, please state

☐
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

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☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Getting around

10 How should greater use of public transport be encouraged?

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- Provide personal travel advice
- Other, please state

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Please feel free to continue on the sheet provided at the end of this questionnaire.
14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select **one** of the following.

- Option 1: Yes, we need more community facilities such as: please state

- Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

- Provision of space for businesses on or near the estate
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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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When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

☐

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate

☐
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
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**

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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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stop 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 tastes, 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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as:
  please state
  __________________________________________
  __________________________________________
  __________________________________________
  __________________________________________

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state
  __________________________________________
  __________________________________________
  __________________________________________

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

__________________________________________________________________________

__________________________________________________________________________

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__________________________________________________________________________

__________________________________________________________________________
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

☐ Option 4: Other, please state... ...

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it...

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Taller buildings towards the centre of the site.

☐ Option 3: Mostly flats

☐ Option 4: Other please state

☐ 5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
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

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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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes. Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as 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
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such 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 Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

[ ] Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

[ ] Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

[ ] Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

[ ] Option 2: If you do not agree with this mix, how would you change it?

[ ] 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

[ ] Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select one or more of the following

- Taller buildings facing the Morden Hall Park
- Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select one of the following

- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, all 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.

- Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

- Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

- Children’s play equipment

- Other, please state
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following:

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

- [ ] Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

- [ ] Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

- [ ] Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

- [ ] Provide personal travel advice

- [ ] Other, please state

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

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Please select **one** of the following.

- [ ] Option 1: Demolish and redevelop the entire Ravensbury Estate
  
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- [ ] Option 2: Partial redevelopment
  
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- [✓] Option 3: Invest in existing properties to bring them to minimum modern standards
  
  Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

- [ ] Option 4: Other, please state

  __________________________________________
  __________________________________________

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select **one** of the following.

- [ ] Option 1: Mix of different sizes of homes
  
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

- [ ] Option 2: If you **do not** agree with this mix, how would you change it?

  __________________________________________
  __________________________________________

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select **one** of the following.

- [ ] Option 1: A mix of mainly houses and flats on different parts of the estate

  __________________________________________
  __________________________________________
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

□ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

□ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

□ Option 2: Taller buildings around the edges
Please select one or more of the following

□ Taller buildings facing the Morden Hall Park

□ Taller buildings facing the Ravensbury Park and the river Wandle

□ Option 3: Variety across the estate
Please select one of the following

□ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state


7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-about and picnicking.

☐ Multi-use games areas such as fenced, hard surfaced areas for 5-a-side football, netball, tennis or similar sports.

☐ Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

☐ Children’s play equipment

☐ Other, please state
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as 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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select one of the following:

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following:

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton's current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

I wouldn't change it.

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☑ Option 4: Other, please state

Leave it as it is.

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

I believe you should consider leaving the estate as it is. As demolition I feel is not ready for Ravensbury at this present time also very strongly believe your draft master plan looks to me to be nothing than squashing a community to pieces your design looks like a prison and does meet the community needs.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☑ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges
Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate
Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☐ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☑ Option 3: Other, please state

It's fine as it is.

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-about and picnicking.

☑ Other, please state

None there are 2 parks already.
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

[ ] Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

[ ] Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

[ ] Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

[✓] Other, please state

None. It's fine as it is.

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☑ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

12 How should parking be managed?

Please select one or more of the following.

☐ Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone; double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety

☐ No parking restrictions

☐ Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

parking is fine as it is.

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select **one** of the following.

- [ ] Option 1: Yes, we need more community facilities such as:
  please state

- [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

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.

**you should be doing that anyway.**

...
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following:

✓ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

✓ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

✓ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☑ Option 1: Evenly across the estate

Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandie.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- **Option 1: Concentrate on providing communal space for flats**
  This would be secure communal gardens available for groups of flats and not available for the general public.

- **Option 2: Provide a single public open space for everyone to enjoy**
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- **Option 3: Other, please state**

7 What types of play areas and open space would you prefer to see?

Please select **a maximum of two** from the following.

- **Sports pitches such as grassed areas suitable for kick-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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area
  
  Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces
  
  Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state


9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following:

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

- Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

- Provide personal travel advice

- Other, please state

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 Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following:

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☑ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

Housing

I think people who pay full rent and council tax, that live in the flats should be offered a house if they want one, according to their needs, before everyone else on benefits.

W. Barrett
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☑️ Option 4: Other, please state
■ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

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?

☐ N/A

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ 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.

☐ N/A

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, 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
  N/A

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
  N/A

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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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

N/A

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

N/A
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes 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

N/A
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as:

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

N/A

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standard upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☑ Option 2: If you do not agree with this mix, how would you change it?

It is already 50% mix, leave them alone.

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☑ Option 4: Other, please state

As mentioned previously, do not change any. Leave them alone. Lovely estate!

☐ Taller buildings towards the centre of the site.

☐ Leave them as they stand

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

☐ Where there are abandoned garages you should provide a football/basketball area. Fenced in. At least kids have an enclosed area to play.

☐ A mixture of houses

12-15 flats.

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

☐ Option 1: Concentrate on providing communal space for flats

This would be secure communal gardens available for groups of flats and not available for the general public.

☑ Option 2: Provide a single public open space for everyone to enjoy

This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

☐ Option 3: Other, please state

———

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

☐ Sports pitches such as grassed areas suitable for kick-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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state

Leave them alone

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Just a multi-use games area, where the garages are, or a skateboarding area would be nice.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

☐ Have good facilities already

12 How should parking be managed?

Please select one or more of the following.

☐ Introduce parking controls to ensure that residents and their visitors can park near their homes as well as to protect access and road safety such as Controlled Parking Zone: double or single yellow lines to ensure that residents and their visitors can park near their homes as well as to protect access and road safety

☑ No parking restrictions

☐ Reduce the need for parking spaces by providing alternative ways for residents access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Again - Just leave it.

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

☑ Stop building on every bit of land.
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following:

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following:

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

☐ WHAT????

ASK YOURSELF THAT, DOES IT REALLY MAKE SENSE!!
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

The following would just do...

- Re-surface roads
- Redecorate exterior
- New kitchen, bathroom & windows
- Out-door multi-play area
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard,

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☒ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐ N/A

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

WE HAVE THE RIGHT

DENSITY NOW.

WE DON'T WANT MORE HOMES! WE LIKE VERY MUCH OUR VILLAGE!

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select one or more of the following

- Taller buildings facing the Morden Hall Park
- Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select one of the following

- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space. All flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

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
  
  PLEASE KEEP AS IT IS

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.
  
  WE DO NOT NEED THIS
  WE HAVE TWO PARKS

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 easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☒ Other, please state

☐

☐

☐

☐

9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

WE NEED PROPER REPAIRS

I HAVE WAITED 3 YEARS FOR REPAIR!
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 access a car when needed such as car clubs

13 Are there any other issues or options we should consider regarding the transport?

Please feel free to continue on the sheet provided at the end of this questionnaire.

☐ N/A

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

☐ N/A
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select one of the following:

☐ Option 1: Yes, we need more community facilities such as:

please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.

☐ NO

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following:

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

NOT NEEDED
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park

☐ Taller buildings facing the Ravensbury Park and the river Wandle.

Option 3: Variety across the estate

Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space; all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select **one** of the following.

- **Option 1:** Concentrate on providing communal space for flats
  
  This would be secure communal gardens available for groups of flats and not available for the general public.

- **Option 2:** Provide a single public open space for everyone to enjoy
  
  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- **Option 3:** Other, please state

  ______________________________________________________
  ______________________________________________________
  ______________________________________________________

7 What types of play areas and open space would you prefer to see?

Please select a **maximum of two** from the following.

- **Sports pitches** such as grassed areas suitable for kick-about and picnicking.

- **Multi-use games areas** such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

- **Communal gardens** such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

- **Children's play equipment**

- **Other, please state**

  ______________________________________________________
  ______________________________________________________
  ______________________________________________________
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following:

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select one or more of the following.

- Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information
- Provide better walking routes. Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways
- Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals
- Provide personal travel advice
- Other, please state

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 Ravensbury 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

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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15 How could refurbishment or regeneration support existing and new employment?

Please select **one or more** of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

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Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

- [ ] Option 1: Demolish and redevelop the entire Ravensbury Estate
  
  Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

- [ ] Option 2: Partial redevelopment
  
  Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

- [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.


Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

- [ ] Option 1: Mix of different sizes of homes
  
  Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

- [ ] Option 2: If you do not agree with this mix, how would you change it?

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

- [ ] Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

☐ Option 2: A wide range of homes including a mix of houses, flats and maisonettes

☐ Option 3: Mostly flats

☐ Option 4: Other, please state

☐ Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

☐ Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

☐ Option 2: Taller buildings around the edges

Please select one or more of the following

☐ Taller buildings facing the Morden Hall Park
☐ Taller buildings facing the Ravensbury Park and the river Wandle.

☐ Option 3: Variety across the estate
Please select one of the following

☐ Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private outside space for residents and public open space for everyone.

Please select one of the following.

- Option 1: Concentrate on providing communal space for flats.

  This would be secure communal gardens available for groups of flats and not available for the general public.

- Option 2: Provide a single public open space for everyone to enjoy.

  This would be open to the general public. Communal gardens for groups of flats would remain, but may have to be significantly smaller to accommodate land for public open space.

- Option 3: Other, please state

  

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following.

- Sports pitches such as grassed areas suitable for kick-about and picnicking.

- Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

- Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

- Children’s play equipment

Other, please state

We have 2 parks why an evacuation need the NO DEMOLITION

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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 Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.
- Creating a more vibrant feel and character to the area
- Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes
- Creating a mixture of types of buildings and spaces
- Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.
- Other, please state

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.
Getting around

10 How should greater use of public transport be encouraged?

Please select **one or more** of the following:

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state ______________________

____________________________________

____________________________________

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 Ravensbury | 10
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children's playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?

Please select one or more of the following.

☐ Provision of space for businesses on or near the estate

☐ Employ local businesses and apprentices through the refurbishment or regeneration process

☐ Other, please state

16 Are there any other issues or options we should consider regarding social and economic opportunities?

For example employing local people, supporting local businesses, providing training for local people, improving local facilities and services.

Please feel free to continue on the sheet provided at the end of this questionnaire.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.

We don't need your redevelopment. We need you to go and spend your money elsewhere.

This is a lovely, friendly, quite, peaceful, beautiful place to live.
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least parts of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☒ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

☐ Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

Why squander residents money and earnings on something they clearly don’t want.

3 What type of homes should be provided across the estate?

If the regeneration plans go ahead the existing homes would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☐ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

- **Option 2:** A wide range of homes including a mix of houses, flats and maisonettes
- **Option 3:** Mostly flats
- **Option 4:** Other, please state

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinion, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select **one** of the following

- **Option 1:** Evenly across the estate
  - Buildings should be broadly similar height across the estate.

- **Option 2:** Taller buildings around the edges

Please select **one or more** of the following

- Taller buildings facing the Morden Hall Park
- Taller buildings facing the Ravensbury Park and the river Wandle

- **Option 3:** Variety across the estate

Please select **one** of the following

- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

The regeneration scheme you are doing has caused nothing but stress, anger, tears, frustration and annoyance. You have repeatedly refused to listen when we say no you decline us the chance to live our lives happily in peace, you are doing all this for your own benefit this clearly isn't about us it's all about your needs and want
People and spaces

6 What type of outdoor space would you prefer to see within the estate?

Should regeneration go ahead, all new homes will be required to have some private space: all flats with balconies and all houses will have gardens. In addition, new flats must have access to communal gardens. A regenerated estate would also need parks, playspaces and open spaces to serve its residents and the surrounding area. As there is a limited amount of space available, a balance therefore needs to be struck between the provision of private 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.

This would be secure communal gardens available to owner-occupiers 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 owner-occupiers of flats would remain, however, and be significantly smaller to accommodate the land for public open space.

☐ Option 3: Other, please state

Leave our estate alone.
Kids are able to play in the street which is fine.
I don't want 2 parks already in walking distance.

7 What types of play areas and open space would you prefer to see?

Please select a maximum of two from the following:

☐ Sports pitches such as grassed areas suitable for kick-about and picnicking.

☐ Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

☐ Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

☐ Children's play equipment

☐ Other, please state

These do sound ideas but in reality they will be used for anti-social behaviour.
8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following:

- Making easy connections within the estate and to the surrounding area

  Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park, and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

- Creating a more vibrant feel and character to the area

  Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

- Creating a mixture of types of buildings and spaces

  Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

- Other, please state:

9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

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No none at all

The spaces we have are enough any additional space will only end up being used for anti social activities

P.S. I'll be very interested as would the rest of the area in seeing these so called surveys. Isn't supposedly given over willingly yes toBenefits

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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 ticket, 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 Ravensbury estate?
Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.
Please select one of the following:

☐ Option 1: Yes, we need more community facilities such as: please state

☐ Option 2: No, the existing local community facilities on the estate and nearby are enough

15 How could refurbishment or regeneration support existing and new employment?
Please select one or more of the following.

☐ Provision of space for businesses in or near the estate

☐ 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.

Kindly take your plans and ideas for demolition and instead spend any extra money you got on the existing properties we already have, leave this little estate out and let it's happy community well alone!!
Better places to live: high quality residential areas

1 Should all the homes on the Ravensbury Estate be redeveloped?

As part of the transfer of homes from the London Borough of Merton to Circle Housing Merton Priory in 2010, a commitment was made to ensure all transferred homes met the Merton Standard. This included new kitchens, bathrooms, doors and windows where required.

When Circle Housing Merton Priory began to plan for the Merton Standards upgrades for Ravensbury, their investigations and studies raised doubts on whether these improvements alone could bring the homes and neighbourhood up to an acceptable, modern standard.

The Merton Standard works would not address issues such as poor insulation, dampness and condensation in the homes, overcrowding, parking, community safety and issues concerning the open and green spaces. Only homes owned by Circle Housing Merton Priory will be eligible for the improvements and leaseholders would be expected to pay for at least some of the upgrades. Any external issues on Ravensbury would not be included.

Please select one of the following.

☐ Option 1: Demolish and redevelop the entire Ravensbury Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide a number of benefits such as well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☑ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

☐ Option 4: Other, please state

Please note that the following questions relate to partial or full estate redevelopment. Should you decide to select the third option at Question 1, we would encourage you to respond to all the questions within this questionnaire as receiving all your feedback is important to us.

2 What size of homes should be provided within the Ravensbury estate?

Please select one of the following.

☐ Option 1: Mix of different sizes of homes

Provide a mix of different sizes of homes consisting: around 33% one bedroom, 32% two bedrooms and 35% three or more bedroom homes. This option reflects Merton’s current policy to encourage a mix of dwelling sizes.

☐ Option 2: If you do not agree with this mix, how would you change it?

☐ 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 would be replaced and additional new homes built. What type of homes do you think Ravensbury will need in the future?

Please select one of the following.

☑ Option 1: A mix of mainly houses and flats on different parts of the estate
Better places to live: high quality residential areas

Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Option 3: Mostly flats

Option 4: Other, please state

As it is now
no high rise blocks
the estate needs to be left as it is

4 How should building heights be distributed through the Ravensbury estate?

If the regeneration goes ahead, agreeing the height of new buildings will be important. That decision will need to take into account the relationship between Ravensbury and the surrounding areas, local opinions, planning policies, how many homes are to be built and how to ensure there is enough open and green space for Ravensbury to be a pleasant and attractive place to live.

What do you think about building heights?

Please select one of the following.

Option 1: Evenly across the estate
Buildings should be broadly similar height across the estate.

Option 2: Taller buildings around the edges

Please select one or more of the following

- Taller buildings facing the Morden Hall Park
- Taller buildings facing the Ravensbury Park and the river Wandle

Option 3: Variety across the estate

Please select one of the following

- Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings.

Taller buildings towards the centre of the site.

5 Are there any other issues or options we should consider regarding new homes?

Please feel free to continue on the sheet provided at the end of this questionnaire.

Now put with existing properties brought up to standard our actual estate and community do not need any interference from Circle housing. So take your demolition plans elsewhere!
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-about and picnicking.

[ ] Multi-use games areas such as fenced, hard surfaced areas for 5 a-side football, netball, tennis or similar sports.

______________________________
______________________________

[ ] Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited.

______________________________
______________________________

[ ] Children's play equipment

______________________________
______________________________

[ ] Other, please state

WE HAVE 2 PARKS
AND DO NOT NEED ANY AREAS WHICH WILL END UP BEING USED FOR ANTI SOCIAL BEHAVIOUR

Page 311 of 319
People and spaces

8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?

Please select a maximum of two from the following.

☐ Making easy connections within the estate and to the surrounding area

Creating convenient and safe routes across the estate, making it easy to walk or cycle to neighbours and easily get to places like Morden, Morden Hall Park and Ravensbury Park. The park and River Wandle are local historic and landscape assets that could help shape the future character and layout of the estate.

☐ Creating a more vibrant feel and character to the area

Providing more homes on the site could improve the layout of the estate and local facilities, linking the River Wandle and the park with high quality walking and cycle routes.

☐ Creating a mixture of types of buildings and spaces

Providing a greater mix of building heights and forms than currently exists, giving the estate a different character from its surroundings.

☐ Other, please state


9 Are there any other issues or options we should consider regarding the estate's open spaces and streets?

Please feel free to continue on the sheet provided at the end of this questionnaire.

THE LAYOUT IS FINE
JUST SPEND THE MONEY ON OUR EXISTING HOMES.
Getting around

10 How should greater use of public transport be encouraged?
Please select one or more of the following.

☐ Provide better bus facilities such as increased bus stops and bus frequencies, improved bus stops travel information

☐ Provide better walking routes Morden Station, bus and tram stops, shopping areas, parks and community facilities such as well lit, safe, convenient and well maintained footways

☐ Provide incentives to help residents use public transport more such as taster pre-pay oyster card and special rail deals

☐ Provide personal travel advice

☐ Other, please state

Access to public transport is good enough.

11 Walking and cycling are healthy 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.

Parking is good enough already.
If you leave leave us alone we do not need additional parking.
Local facilities and economic opportunities

14 Should new community facilities be provided within Ravensbury estate?

Community facilities cover a range of uses such as health care, schools, children’s playing fields and services for older people and the disabled.

Please select one of the following.

☐ Option 1: Yes, we need more community facilities such as: please state

☐ 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.

Why don't you take all the demolition plans and ideas and go to an area that actually needs the interference of Circle Housing, I'll put it plainly on behalf of myself and the vast majority of residents (even though we repeatedly tell you we don't want demolition

NO TO DEMOLITION!

Leave our estate and our community alone, and if you really have money to spend, then spend it on our existing homes.
Separate sheet provided for you to tell us what you think. Please clearly indicate the option which you are writing about.
The Ravensbury Estate
is situated in Mitcham and
is not close enough for
me to be bothered about.

Dear Sir / Madam,

Have your say on proposals for Eastfields, High Path and Ravensbury.

We are writing to you, as you either live or work within or near one of the following estates: Eastfields, High Path and Ravensbury.

We have an opportunity to improve Ravensbury (Morden), High Path (Wimbledon) and Eastfields (Mitcham) estates. As you may know, Circle Housing Merton Priory, has been asking people how these estates should look in the future. They want to invest millions of pounds in homes which are modern, energy efficient, designed for 21st century living with quality landscaping.

The proposed investment by Circle Housing Merton Priory is potentially exciting because this is an opportunity for improvement. However, at the same time we want to make sure you get the best deal possible and that your concerns and your ideas are heard.

Tell us what you think
We know you may have been through consultation with Circle Housing Merton Priory already, and there have been a number of workshops on how the estates could look in the future. We want to reassure you that before any decision is made on the proposals they show you, the council also wants to ensure your collective voice is heard as part of our own official consultation, which is taking place between 15 September and 28 October 2014.

Please visit Merton’s website to find our more and have your say:
www.merton.gov.uk/estatesplan

The council’s own consultation gives you the opportunity to tell us directly your ideas and concerns. We are working on your behalf and we know your interests are at the heart of this proposal. It will also be the first time that other people who will be affected by the proposed regeneration will be able to make their views known to us. These people include those who work in the area, business owners, nearby schools, and neighbouring community groups.

Even if you have participated in Circle Housing Merton Priory’s consultation, we would strongly recommend you also take the opportunity to complete the council’s consultation too. Your response will be considered and will provide invaluable input into the legal document we have to prepare, called the Local Plan as well as guidance on the next steps.
Ravensbury Estate - online response

Q1 Should all homes be redeveloped?
Option 2: Partial redevelopment

Q2 What size of homes should be provided within the Ravensbury Estate?
Option 1: you agree with a mix of different sizes of homes as set out above

Q3 What type of homes should be provided across the estate?
Option 2: A wide range of homes including a mix of houses, flats and maisonettes

Q4 How should building heights be distributed through the Ravensbury estate?
Some taller buildings evenly spread across the estate in general, amongst mainly lower buildings

Q5 Are there any other issues or options we should consider regarding new homes?
Not answered

Q6 What type of outdoor space would you prefer to see within the estate?
Concentrate on providing communal space for flats - This would be secure communal gardens available for groups of flats and not available for the general public

Q7 What type of play areas and open spaces would you prefer to see?
Communal gardens such as areas with planting and seating suitable for picnicking and where ball games might be prohibited

Q8 What do you think is important in deciding the layout of buildings, spaces and streets on the estate?
Making easy connections within the estate and to the surrounding area

Q9 Are there any other issues or options we should consider regarding the estate’s open spaces and streets?
Not answered

Q10 How should greater use of public transport be encouraged?
Provide better walking routes to Morden Station, bus and tram stops, shopping areas, parks and community facilities, such as well lit, safe, convenient and well maintained footways
Q11 Walking and cycling are healthy lifestyle choices. How can we support this?
Provide well-connected, attractive and safe cycle routes and footpaths AND
Provide secure and convenient cycle storage AND
Provide cycling training and support, to help people to switch to cycling

Q12 How should parking be managed?
Introduce parking controls AND
Reduce the need for parking spaces by providing alternative ways for residents to access a car when needed for example, car clubs

Q13 Are there any other issues or options we should consider regarding transport?
Not answered

Q14 Should new community facilities be provided within Ravensbury Estate?
No

Q15 How could refurbishment or regeneration support existing and new employment?
Employ local businesses and apprentices through the refurbishment or regeneration process

Q16 Are there any other issues or options we should consider regarding social and economic opportunities?
Not answered

Additional comments:
None
All Statutory responses

Stage 2 Consultation – Draft Estates Local Plan

February 2016 – March 2016
18 March 2016

Future Merton
London Borough of Merton
12th Floor Civic Centre
London Road
Morden
SM4 5DX

Dear Sir / Madam

Draft Estates Local Plan Consultation
Representations made on behalf of Circle Housing Merton Priory

Further to the issue of the ‘Draft Estates Local Plan Stage 2 Consultation (1st February 2016 – 18th March 2016) we write to make formal representations to the consultation on behalf of Circle Housing Merton Priory (CHMP). CHMP is the majority land owner and will be delivering the regeneration of the Estates.

The Council transferred its housing stock to CHMP in 2010, which under the agreement CHMP was required to upgrade all homes to Decent Homes Standards. In pursuing this it has become clear that this does not present the most appropriate solution for investing in the sites and as such CHMP has been exploring options for the regeneration of the existing High Path, Eastfields and Ravensbury Estates, the subject of this draft Estates Local Plan. Accordingly, CHMP has undertaken extensive analysis of housing need, stock condition, the sites and their surrounding context, which has informed this response to the consultation.

CHMP welcomes the Council’s support for regeneration and intensification of the land use set out in the draft Estates Local Plan. It is noted that the draft Strategic Environmental Assessment (SEA) which underpins the Plan does not consider the three options for the Estates, being complete regeneration, enhanced refurbishment and Decent Homes Standard refurbishment. The SEA needs to fully consider the alternatives to regeneration and discount them.

Following a thorough review of the draft Estates Local Plan, we have a number of key concerns that we identify and discuss in the following sections. In addition to this letter we enclose a schedule of detailed comments which highlight issues with specific policies, text and diagrams and provides suggestions for amendments to the draft Development Plan Document (DPD).

The key concerns identified by CHMP, Savills and the design team are summarised as follows:

1) The draft Estates Local Plan will form part of the development plan and as such it is important to emphasise that any planning application must have regard to the whole development plan, including the London Plan (2015), the Merton Core Strategy and Sites and Policies DPD, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. This is an important legislative context that should be included within the DPD.

2) The draft DPD does not set the context in terms of housing need and delivery. We feel this is an important consideration that should be added.

3) Each of the sites are large enough to create their own character and therefore, the level of prescriptiveness in the policies is considered to be unnecessary. Flexibility should therefore be built
in to the policies to allow each masterplan to develop through a design-led process having regard to creating their own character, whilst being respectful of the surrounding context and amenities where it is necessary.

4) The DPD is not considered to read consistently as a whole at present as there are conflicts between the draft policies, particularly in relation to the expected density of residential accommodation which would be heavily constrained by the building heights policies.

5) The policies are considered too prescriptive and there is limited flexibility built into the policy wording to allow an appropriate design led scheme to develop having regard to the site specific circumstances of the Estates and other material considerations.

6) High Path is within an Area of Intensification (as set out in The London Plan 2015) which is not acknowledged within the draft Estates Local Plan.

7) There are inaccuracies and errors within the existing analysis which should be amended to ensure policies are based on correct and consistent analysis.

8) A second round of consultation on the draft DPD may not be required and the inclusion of this would have a significant impact on the timescales for delivery of the regeneration.

We expand further on these concerns below.

**Development Plan**

The draft Estates Local Plan will form part of the development plan and as such it is important to emphasise within the DPD, that any planning application must have regard to the whole development plan, including the London Plan (2015), the Merton Core Strategy and Sites and Policies DPD, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, unless material considerations indicate otherwise. This is an important legislative context that should be included within the DPD.

**Housing Need and Delivery**

A section on Housing Need and Delivery should be included within the ‘Key Drivers’ Section set out in Chapter 2 of the draft Estates Local Plan. The Evidence Base for each estate includes a Housing Needs Assessment, and housing need is of national, regional and local importance as set out in prevailing planning policies. It is therefore important that housing need is identified as a key driver for the Estates Local Plan.

The NPPF, at paragraph 47, requires local authorities to significantly boost the supply of housing and using their evidence base should plan for the full objectively assessed needs for market and affordable housing, and identify strategic sites which are critical to the delivery of the housing strategy. The London Plan recognises the pressing, and desperate, need for more homes in London and therefore sets average annual minimum housing supply targets for each borough until 2025 (which are also expected to be exceeded by local authorities). A minimum annual housing target of 49,000 new homes per year is set for London, with Merton required to deliver a minimum 1,194 new homes per year. This is significantly higher than that envisaged within the Merton Core Strategy (minimum of 4,800 between 2011 to 2026) and as such there is a requirement for the Council to meet a higher identified housing need and therefore optimise the housing potential of these sites. At paragraph 3.19, the Mayor further recognises that the housing supply targets are set “...as minima, augmented with additional housing capacity to reduce the gap between local and strategic housing need and supply”. The supporting text goes on to recognise that intensification areas and other large sites could provide a significant increase to housing supply.

In addition to highlighting the housing need of the Borough as per the above, a summary of the Housing Needs Assessment for each Estate should be included, particularly as this forms part of the evidence base for the Estates Local Plan.
Large Sites

The London Plan Policy 3.7 identifies that large sites (measuring 5ha or more) are able to create their own distinct character and support higher densities. This is further supported within the GLA Housing SPG paragraph 1.3.35 which refers to sites over 2ha being a large site and therefore able to create their own character and define their own setting. Notwithstanding this, it is recognised that development proposals should integrate with the wider area, however, as each of the estates are large sites, the policies should provide flexibility for the development proposals to create their own distinct character. Eastfields and High Path are large sites as defined by London Plan Policy 3.7 and all three sites are large sites as defined in the Housing SPG. It is therefore appropriate for this to be recognised and referred to throughout the DPD.

Conflict Between Policies

There are a number of examples of conflict between policies within the draft Estates Local Plan which we highlight in the following paragraphs and within the Comments Schedule.

The design teams have undertaken a detailed analysis of applying the height restrictions set out in the draft DPD on each site and the resultant impact on housing delivery and scheme viability. The draft height restrictions are considered to be too prescriptive and this will impact on the ability to optimise the potential of each site. It is therefore recommended that the height restrictions are made more flexible to allow a design-led process to optimising housing potential on the Estates.

At High Path, there is concern in relation to the blanket height range of 5 to 6 storeys that is being applied across the site, as this will impact on the level of accommodation that can be delivered, particularly as this is a ‘large site’ capable of creating its own character and also because of its location within an Area of Intensification. PRP Architects has undertaken an analysis that applying the proposed building heights would result in the delivery of significantly less units than the 1,802 that the DPD anticipates could be delivered. This would be contrary to paragraph 3.173 of the draft DPD which confirms that the Council is seeking higher densities on the Estates.

A similar analysis of the application of policies on Eastfields and Ravensbury has been undertaken by the design teams, and in both cases, the fixed height restrictions and other draft policy requirements will suppress the quantum of housing that can be delivered such that it will impact on the ability to optimise housing delivery and such that it will impact on scheme viability. The deliverability of the regenerations will be compromised as a result and this is a significant concern for CHMP. As noted, these are both large sites capable of creating their own character; therefore, fixed height restrictions are not considered appropriate.

The draft policies in relation to building heights at Eastfields (page 72 of the DPD) and Ravensbury (page 166 of the DPD) refer to scale of vegetation and views of trees as being the driver for the consideration of height. Further, the policy reference to scale of vegetation is open to interpretation and therefore it is not clear whether height above the trees will be acceptable. It is not appropriate that the Council considers trees to be the only driver for determining building heights having regard to London Plan Policies 7.4 (Local Character) and 7.7 (Architecture). The Council also recognises that there are other factors affecting the design of development at Policy DM D2 of the Sites and Policies DPD, which states that proposals should “Relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area”. Taking this into account, it is suggested that reference to the scale of vegetation and views is removed.

The NPPF at paragraph 173 supports the consideration of viability in plan-making stating that “Plans should be deliverable”. As such it is considered appropriate that the policies are amended to allow the height of buildings, and other design parameters, to be informed by an urban design analysis to ensure that housing delivery is optimised and a viable design solution for the estate regeneration is realised.
Prescriptive Policies

Paragraph 2.4 of the draft DPD introduces the plan as a 'wholly design-led' document and is stated as being 'pitched at a high level, with detailed scheme proposals determined by the Council at the planning application stage should regeneration go ahead'. This general approach is supported but this approach has not been followed through in the policies and supporting text of the draft Plan.

The overall tone of the draft DPD is overly prescriptive particularly as this is implied by the Council at paragraph 2.4 as being a framework document. Furthermore, as set out already, any planning application for the regeneration of the Estates would have to be determined in accordance with the whole development plan, and not just the policies within the Estates Local Plan. The Estates Local Plan should not therefore be applied mechanistically to regeneration proposals at the application stage, and this should be made clear within the wording of the DPD.

Flexibility should also be introduced into the document, in line with the suggestions in the enclosed Comments Schedule, to ensure that the regeneration proposals can offer viable sustainable solutions that provide the opportunity for genuine place-making. As already noted, these are all large sites capable of creating their own character; therefore, the DPD should provide the flexibility required to allow this. Paragraph 59 of the NPPF, states that 'design policies should avoid unnecessary prescription or detail'. The Planning Practice Guidance (PPG) (ref: 12-010-20140306) also states that Local Plans “…should concentrate on the critical issues facing the area – including its development needs – and the strategy and opportunities for addressing them, paying careful attention to both deliverability and viability.” Further, given that the regeneration of the Estates will be delivered over a number of years it is considered entirely appropriate that flexibility should be built in to the DPD to allow development proposals to respond to changing circumstances in order to create successful places. This approach would be entirely consistent with the NPPF and the PPG.

Intensification Areas

Policy 2.13 of the London Plan identifies South Wimbledon / Colliers Wood as an Intensification Area. High Path is within this Intensification Area and this should be acknowledged within the Estates Local Plan. Further, it should also be recognised that London Plan Policy 3.7 encourages higher densities in Intensification Areas.

Existing Analysis

There are a number of inconsistencies in the existing analysis of the Estates, which are identified within the Comments Schedule. It is important that the existing analysis is accurate and reflects the existing situation. This is reinforced at paragraph 158 of the NPPF which requires that the Local Plan is based on “…adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”.

Timeline

Having regard to local plan preparation requirements, the second consultation on the draft document may not be necessary. There is no requirement under the Town and Country Planning (Local Planning) (England) Regulations 2012 that a second round of consultation on the draft Local Plan is undertaken. A second consultation would impact the programme for the DPD which would have subsequent impact on the submission of the regeneration outline applications. Of significant consequence would be the impact on the early delivery of housing for which there is an identified need (at national, regional and local level). This would be at odds with DCLG’s political priority for early housing delivery through estate regeneration and as such the requirement of a second consultation should be carefully assessed.

St Marks Academy

CHMP support that the Council has identified an opportunity for potential redevelopment at the St Marks Academy site. Should this additional site come forward it will enhance the regeneration of the area, with
potential to provide a kickstart site for additional housing at Eastfields. This will assist in decant needs, enabling regeneration to come forward earlier and enabling the regeneration to be completed within a shorter timeframe. CHMP are engaging with the Academy regarding this opportunity and will keep the Council updated on these discussions. It is important that this opportunity is reflected within the DPD, with flexibility to allow the site to come forward, but that it does not delay the DPD adoption process.

Summary

CHMP welcome the Council’s support for the regeneration and intensification of the three Estates. There are however a number of concerns with the draft DPD, highlighted above and within the enclosed Comments Schedule. CHMP welcomes the opportunity to discuss these concerns with the Council in order to ensure flexibility within the policies can be achieved. It is also important to reinforce the importance of a short programme for the adoption of the DPD to support the early housing delivery through a design led, sustainable and viable regeneration solution for the Estates.

CHMP reserve the right to submit additional representations to those set out, having regard to the detailed planning, design, technical and viability analysis that they are undertaking as part of the preparation of the masterplans for the three estates.

Should you have any queries please do not hesitate to contact me or my colleague Catherine Bruce on 020 3320 8286 / cbruce@savills.com. We look forward to receiving convenient dates to meet to discuss the evolving DPD.

Yours faithfully

pp. Jane Barnett
Director

Enc. Comments Schedule 18/03/2016
General Include reference to Intensification Area throughout the development where relevant. High Path is

General The DPD should acknowledge throughout that the Estates are large enough to define their own setting, these diagrams it needs to be made clear that these are indicative diagrams and not in any way to be strictly applied.

Estates - Chapter 2 A housing section is required within the DPD to set context perhaps at the introduction

Paragraph 2.4 of the draft DPD introduces the plan as a ‘wholly design-led’ document and is stated as being ‘developed at a high level, with detailed proposals determined by the Council at the pre-application stage should be represented on appeal’. Having regard to this, the overall terms of the draft DPD are set out in the introduction and new development proposals are stated. This section needs to be added to Chapter 2 defining housing need as a key driver.

The proposed diagrams included within the DPD, for example, land use and heights diagrams are not considered to be necessary and are overly prescriptive. Should the local authority continue to include these diagrams it needs to be made clear that these are indicative diagrams and not in any way to be strictly applied.

The evidence base for the diagrams should be made available as ‘appropriate and proportionate evidence is essential for producing a sound Local Plan’ (PPG ref: 12-014-20140306) and these ‘evidence needs to reflect what is in the plans...’. Further as set out at page 126 of the Merton Local Plan, the draft Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.

The DPD should acknowledge throughout that the Estates are large enough to define their own setting, character and density. This should be re-ordered in line with the NPPF priorities.

The DPD should reflect the status of the Estates as ‘large sites’ which normally can define their own setting. In particular, Housing SPD 1.19 states that ‘Typically, sites over two hectares usually have the potential to define their own setting’ and it is acknowledged that the sites must integrate and improve the areas functionally but that can be on different and distinct solutions as a result of their size. These sites can additionally accommodate higher densities. This is supported within the London Plan at Policy 3.12 stating that larger sites (over 5 hectares) and that these should be ‘progressed through an appropriately plan-led process to encourage higher densities’.

This statement is an assumption on the role of the Estates Local Plan. The NPPF (Para 59) states that ‘Local plans should avoid unnecessary prescription or detail’ and goes on to comment that Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to introduce development forms or styles’.

The DPD text should therefore provide low level description of principles, providing a framework for developing an appropriate range of policies to support the development of the Estates within the boundary of the Plan. The Estates Local Plan should set the framework for shaping the redevelopment process...”

The DPD needs to reflect the status of the Estates as ‘large sites’ which normally can define their own setting. In particular, Housing SPD 1.19 states that ‘Typically, sites over two hectares usually have the potential to define their own setting’ and it is acknowledged that the sites must integrate and improve the areas functionally but that can be on different and distinct solutions as a result of their size. These sites can additionally accommodate higher densities. This is supported within the London Plan at Policy 3.12 stating that larger sites (over 5 hectares) and that these should be ‘progressed through an appropriately plan-led process to encourage higher densities’.

Further as set out at para 158 of the NPPF ‘Successful places can adapt to changing circumstances and demands. They are flexible and able to respond to future needs’. Given that the regeneration will take place over a number of years it is entirely appropriate to ensure flexibility is built into the DPD.

This should be re-ordered in line with the NPPF priorities.

Page 6 of 29
To re-order social, environmental and economic references in line with NPPF priorities.

Review and update for clarity.

It is the council’s view, supported by CHMP’s evidence that whilst incremental refurbishment will not use land efficiently and effectively or provide sufficient good quality homes, Density should not be justified by detailed design analysis.

... successfully for CHMP as the delivery partner. This policy should include more emphasis on the fact that a “short term fix” will not be sufficient to meet the longer term housing needs of the Estate and will not be economically viable for Circle Housing (as the delivery partner).

Paragraph 2.10 should be reordered in line with the NPPF priorities. Delete reference to SA as an “important” tool, as it is part of a suite of tools for developing planning policies.
The focal point could be at the intersection of the north-south and east-west streets. This point would serve as a major visual landmark and a central meeting point for the estate. It could be structured as a public square or a focal point for community gatherings. The design should ensure a well-defined building line fronting onto the combined north-south and east-west streets. Buildings should provide continuity and enclosure along the route, ensuring that they are sensitive to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

Creating an east-west link will help to integrate the estate into the wider area. This could be achieved by creating a clearly visible route through street between Tramway Lane and Mulholland Road, by fully connecting up Acacia Road, Mulholland Close and Clay Avenue. The creation of a clearly visible north-south street through Stokes Road would facilitate the integration of the estate into Acacia Road. This connection will enable the estate to overcome its isolated feeling by linking it to the area beyond.

The focal point for the area should be along the northern east-west route of the site, with traffic-calmed streets forming a clearly visible north-south route through the estate. The focal point would be the main access point to the estate from the southern boundary and would serve as an entry point to the estate.

Points of varying nature could be developed along Acacia Road, for example, for the intersection of the north-south and east-west streets. Retain existing established mature trees in the central green space throughout the estate. The landscape should retain the mature trees surrounding the site, whilst thinning the smaller scrub and vegetation in the areas of existing open space and potential local focal points, squares, communal gardens, food growing areas and new open space.

Proposals should be developed to ensure that the estate is adaptable to changing circumstances and demands. They should be flexible and capable of responding to a range of future needs. The DPD should contain an approach to ensuring that the estate is adaptable to changing circumstances and demands. They should provide continuity and enclosure along the route, ensuring that they are sensitive to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

The development of new open space should be linked to the wider area. This could be achieved by connecting up Acacia Road, Mulholland Close and Clay Avenue. The creation of a clearly visible north-south street through Stokes Road would facilitate the integration of the estate into Acacia Road. This connection will enable the estate to overcome its isolated feeling by linking it to the area beyond.

A series of focal points could be created along Acacia Road through the masterplanning process and should not be limited to a single focal point. This could be achieved by creating a clearly visible route through street between Tramway Lane and Mulholland Road, by fully connecting up Acacia Road, Mulholland Close and Clay Avenue. The creation of a clearly visible north-south street through Stokes Road would facilitate the integration of the estate into Acacia Road. This connection will enable the estate to overcome its isolated feeling by linking it to the area beyond.

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The Key refers to ‘Incidental green space’

Their generous ceiling heights’

there is no key landscape feature. Features that do not benefit from architectural or urban design analysis

This replicates Meridian Development Policies and as such is not necessary to restate in the Estates Local Plan.

The proposed amended wording should be consistent with London Plan Policy 2.13

The proposed development must aim to reduce post development runoff rates as close to greenfield rates as reasonably possible. Equivalent or better re-provision of the area of designated open space at the boundary with the cemetery in terms of quantity and quality to a suitable location within the estate, with high quality landscaping and maintenance standards. CHMP’s assessment of the existing site has identified that some of the open space to the boundary of the site is unsuitable in terms of quality and privacy. As such it is appropriate that the policy focuses on improving the quality of open space and not simply on its physical extent.

where possible existing trees will be retained and incorporated into the regeneration, however intervention will be based on a robust arboricultural and urban design analysis. Further, arboricultural surveys have been undertaken by CHMP which assess the value of existing trees on the site. In accordance with Policy 2.13 of the London Plan, existing trees of value will be retained where possible having regard to the findings of the arboricultural survey.

The London Plan Policy 7.6 also supports a plan-led process should there be a need to exceed the standard of design provision generally in an area and this should be recognised.

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The existing estate has a consistently uniform height of three storey buildings with flat roofs, varied building heights. This existing layout presents something of a fortress feel from the outside, but a strong sense of calm enclosure from the inside. This height and isolated location mean the estate is not a dominant form in the wider townscape.

The overall layout and design of the new development should seek to enhance and strengthen the residential character of the area, and to facilitate intensified use of the site. The exact storey heights should be informed by the existing mature trees and to facilitate intensified use of the site. The exact storey heights should be informed by the existing mature trees and

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p102, 3.152 Whilst Rodney Place, is outside the estate boundary, linking it into the street pattern of the estate would help improve links within the area and make it easier to get around.

p102, Policy EP H1 d) The key points into the estate at either end of Pincott Road and Nelson Grove Road are the main access points to the estate. The new streets between Pincott Road and Abbey Road, linking Merton High Street and Nelson Grove Road, will provide appropriate basis for the design of the new street network. Extension of Nelson Grove Road from Abbey Road to the east to Morden Road in the west will help provide an east to west link, with clear views along its whole length.

p102, Policy EP H2 a) The Council’s aspiration is to improve the public realm on Morden Road and Merantun Way by creating a safer link between vehicles and pedestrians. Specific improvements that could be made are simplifying the junction and removing existing pedestrian barriers. Specific improvements that could be made are also simplifying junctions and creating more room for pedestrians, to be developed viably is threatened.

p103 Diagram

p104 3.160 From the south the main access point at the junction of Station Road and Merantun Way, should be planned for as well as east-west quietways for cyclists and pedestrians. Specific improvements that could be made are simplifying the junction and creating more room for pedestrians, to be developed viably is threatened.

The right of way does not reflect the status of the estates as 'large sites', as reflected in national policy, which resultantly can define their own setting. In particular, Housing SPG 1.3.35 states that 'Typically, sites over two hectares usually have the potential to define their own setting, and hence their scale makes them have potential good to define their own characteristics and accommodate higher density development.

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The diagrams to retained include the periphery of the estates and do not consider place-making through the use of landmark buildings within the estates. Landmark buildings should also be considered within the estate and not limited to the periphery. As such flexibility should be retained for the highways and access strategy for the site.

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Although parking is restricted along High Path Road, located congestion frequently occurs during peak times. To improve this situation, new parking areas may be considered for the existing site and surrounding area. This could include consideration of the potential for off-street parking, subject to a robust arboricultural and urban design analysis. For off-street facilities the preference for parking to be provided in full undercrofts at basement level that are difficult to design well internally and restrict the type of residential unit that are possible.

The primary land use for the site will be residential, to accord with the predominant land use of the existing site and surrounding area.

A Policy 1.3.35 states that 'Typically, sites core uses have business uses have the potential to define their own setting, and therefore their scale. It is consistent to define these characteristics and accommodate higher density development'.

The DPD needs to reflect the status of the Estates as 'large sites' as reflected in national policy which can define their own setting. In particular, Housing SPG 1.3.35 states that 'Typically, sites core uses have business uses have the potential to define their own setting, and therefore their scale. It is consistent to define these characteristics and accommodate higher density development'.

Office spaces could be an appropriate non-residential use on large sites in accordance with London Plan Policy 3.7. The concept of open spaces should be based on a detailed urban design analysis.

The proposed development should be consistent with London Plan Policy 3.7.

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Page 11 of 29
The estate is located in an area of high social need and is large enough to create its own character with predominantly medium-rise buildings. The key building heights are indicated on the table below.

The general building height profile on the site should be a horizontal taper from 5 to 6 storeys on the main road to about 3 to 4 storeys along High Path. Consequently, this policy is too prescriptive and no transition in height would ever occur if the same height was to be provided on either side of a street. The site is large enough to create its own character according to Policy 3.7.

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Terminology: Building Heights - The height of buildings will normally refer to storey heights. The building height profile across the site should be a horizontal taper from 5 to 6 storeys along High Path to 3 to 4 storeys along Merantun Way.

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This is a suburban area not 'semi rural' and as such the reference should be removed.

Reinstatement of a historic river channel running along side Morden Road.

Reinstatement of a historic watercourse but could be through other measures. It is not considered appropriate in both flood mitigation and safety terms to reinstate the open watercourse. The historic watercourse could however be

Diagram This diagram is not considered relevant and should be removed. The land use is to be predominantly residential as existing and therefore the diagram is not considered to be relevant or helpful.

Policy EP R1 1 - A section of the site adjacent to Rosemary Park will be expected to contain an

Page 13 of 29

Diagram The Council should update the CIL Regulation 123 list to enable CIL receipts to be used to fund the delivery of infrastructure, as such infrastructure is not only for the benefit of the Estate, but is the provision on a site specific requirement.

Diagram Ravensbury is located within an area with a low level of Public Transport Accessibility. Taking account of these factors, and development of the Local Plan makes the range of 106-288 (gross figure which excludes lost and acquired by housing to be reconnected to) new accesses as anticipated on the site. The Council’s expectation is for developed proposals to be at the higher end of this range.

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The Housing SPG Para 1.3.7 notes that ‘The London Plan is clear that the DPE density matrix should not be applied mechanically, without being qualitatively considered of other factors and existing policy requirements’.
If required to communities together as far as is possible to create the foundations for a sustainable community long-term. Viability information in support of the case for regeneration and future planning applications will be redacted where appropriate due to the inclusion of commercially sensitive information.

New development comprising mainly of houses rather than flats is more likely to preserve the character of the estate.

At the planning application stage, the applicant will be expected to include as part of their application, a set of design codes that guides the development of each phase of the development proposals. The Council should update the CIL Regulation 123 list to enable CIL receipts to be used to fund the delivery of items identified in the DPD, as such infrastructure is not only for the benefit of an Estate, nor is the provision a site specific mitigation requirement.

The NPPF paragraph 59 states that “Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail”. Furthermore the Design PPG requires that “design policies should wherever possible avoid entity precription detail and encourage sector of place and space”.

The DPD’s Design Codes were developed to provide guidance on how those subject areas will be expected to be addressed and gives guidance on how these subjects will be expected to be addressed. The following guidance lists the subject areas that must be covered and gives guidance on how these subjects will be expected to be addressed.

In order to meet the higher end of the density range specified, gender inclusivity is required to support the development of schemes that provide buildings of varying heights justifiable on urban scale and density terms. The site is considered to be a large site and can therefore form its own character in line with certain Plan Policy P7 and the Housing DPD.

Regeneration strategies should meet public protection needs with sufficient flexibility to adapt to change and go on to state of Plan that Authorities should scrutinise evidence to ensure that local plans meet the full statutory assessment needs for market and affordable housing in the housing market area. Furthermore, housing types should be driven by housing need and viability as identified in the Housing Needs Assessment. Additionally, it should be acknowledged that older blocks and monoliths can be appropriately designed to preserve character of the estate.

In conclusion, appendices and schedulers should be included.

The NPPF paragraph on this is not the appropriate place for this within the DPD.

DESIGN CODE

The NPPF paragraph 14 states ‘Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail’. Furthermore the Design PPG requires that ‘design policies should wherever possible avoid entity prescription detail and encourage sector of place and space’.

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In conclusion, appendices and schedulers should be included.

The NPPF paragraph on this is not the appropriate place for this within the DPD.
Dear Ann

London Borough of Merton Draft Estates Local Plan - Preferred Options

Thank you for consulting us on the Draft Estates Local Plan.

We support the weight given to flood risk management and enhancements for biodiversity within the draft plan.

We have provided detailed comments on the design principles in Section 1 attached on the three estates that make up the Merton Local Plan Area in sections 2-4 below.

We apologise for the delay in our response and hope you find our comments helpful, if you have any questions please contact me.

Yours sincerely

Joe Martyn
Planning Advisor

Direct dial 020 3025 5546
Direct e-mail kslplanning@environment-agency.gov.uk
Section 1: Design principles

2.41 Promoting biodiversity

We welcome the fact that biodiversity is seen as a valuable asset in the borough. This includes the assertion that biodiversity will not be adversely impacted by the regeneration proposals and that opportunities for biodiversity enhancement will be sought, which in turn will benefit the local communities.

Section 2: Eastfields

It is welcomed that Policy EP E6 Environmental Protection, highlights the need to ensure that flood risk is fully considered in line with all relevant policy and should include all possible and applicable SuDS features. In addition, Policy EP E6 also makes reference to the reduction of Greenfield runoff rate to be in line with the content of the Mayor’s London Plan.

In Eastfields, one of the opportunities that is highlighted relates to the reconfiguration of open space and opportunities for landscape connectivity are set out. This opportunity should be tied in with the requirement to use SuDS and reduce the rate of surface water runoff, these open areas could offer another opportunity to incorporate SuDS features and act as storage and conveyance areas for surface water runoff. The planting of trees in urban setting are thought to act to take up water and could be part of an overall sustainable solution to drainage for the estate.

We would be supportive of the creation of a linear park to the north eastern side of the estate to incorporate a swale or linear water feature to be facilitated by the de-culverting of the existing historic watercourse that flows underground between the estate and Long Bolstead Recreation Ground.

The removal of a watercourse from a culvert can not only have flood risk management benefits, but also a range of ecological and biodiversity benefits. If the ditch cannot be de-culverted (i.e. if it is still an operational TW sewer), there is a proposal for an offline sustainable drainage feature. Theses should be designed to benefit biodiversity.

Section 3: High Path

It is welcomed that Policy EP H6 Environmental Protection, highlights the need to ensure that flood risk is fully considered in line with all relevant policy and should include all possible and applicable SuDS features which could include opportunities to enhance the biodiversity value of the area.

In addition, Policy EP H6 also makes reference to the reduction of Greenfield runoff rate to be in line with the content of the Mayor’s London Plan, this is also welcomed.
It is also noted and welcomed that there is specific reference to the use of open spaces to contribute towards the efficient system for the management of surface water runoff through the use of SuDS.

The report has highlighted that High Path is in close proximity to the River Wandle and therefore to areas which are considered to be at risk to fluvial flooding. In addition, the area is considered to be at risk to surface water flooding and is shown as such on the latest version of the surface water flood risk mapping. With this in mind, any opportunity to better manage runoff and flows from this area which would reduce the risk to flooding elsewhere should be encouraged and implemented. Reference is made in section 3.185 to the possible de-culverting of a section of the Bunces Ditch. This should be investigated in more detail as the removal of a watercourse from a culvert can not only have flood risk management benefits, but also a range of ecological and biodiversity benefits/value of the area.

F(i) and (ii) include the potential for a heat recovery system from the River Wandle. Such systems can have implications on the biodiversity of rivers, particularly fish, due to such factors as changes in water temperature and structures in the watercourse. Therefore we would welcome early discussions with all relevant functions of the Environment Agency if this proposal should proceed.

Section 4: Ravensbury

Issues and opportunities
Biodiversity is well covered in this section, with particular reference to the biodiversity value of the River Wandle and we support this recognition.

The Ravensbury Estate is shown as being located within an area considered to be a high risk to fluvial flooding from the adjacent River Wandle. A majority of the estate is shown as being within the 1 in 100 year (1%) flood risk area, with other parts of the estate located within the 1 in 1000 year (0.1%) flood risk area. It is noted that flood risk to the Ravensbury Estate is referenced in section 3.236; this section also acknowledges that any regeneration must take into account this issue to ensure that flood risk is not increased elsewhere. All opportunities should be taken to reduce flood risk to the Estate and at other locations, with the design of any regeneration proposal taking every opportunity to increase resilience and resistance to flooding, as well as reducing flood risk overall. This should include changes to buildings to make them more resilient/resistant to flooding, and opportunities to alter layouts and the provision of open space to assist in managing flood risk should be taken. The proximity of the Estate to Ravensbury Park might also provide opportunities to flood reduction, with open areas being utilised for the storage of flood waters.

The suggestion for the inclusion of SuDS features that will manage surface water and create space for fluvial flood waters is noted, we would strongly encourage innovative thinking along these lines to increase available storage for floodwaters and
encourage the use of open spaces to convey and hold flood flows. It is welcomed that the reduction in runoff rates, in line with the London Plan, is highlighted. We welcome the proposals in 3.237 (Biodiversity) and 3.238 (Mitigate Flooding) of reducing flood risk and enhancing biodiversity, such as the creation of swales and other wetland habitats.

We particularly welcome the assertion in section 3.243 Biodiversity in Ravensbury Park that there should be a suitable landscape buffer between the river and the proposed development. This has the added benefit of maintaining a wildlife corridor alongside the river.

As stated in Policy EP R6, the River Wandle is a designated main river. The prior consent of the Environment Agency is required under Section 109 Water Resources Act 1991 for any works in, over or under the channel of on the banks within 8 metres of the top of the bank. We fully support the statement that there should be a minimum 8 metres wide buffer zone along the River Wandle and 5m along ordinary watercourses, measured from the top of the bank to the edge of any new development. Such buffer zones allow for maintenance of the watercourses and creates an undeveloped wildlife corridor for animals to move along.

The regeneration of the Ravensbury Estate has the opportunity to include some real measures to reduce flood risk. With this in mind, significant consideration should be given to flood risk throughout the concept and design phases of regeneration, as there is the opportunity to deliver tangible benefits not only to the Estate but also to the wider area. There is also the opportunity to deliver multiple benefits via the regeneration, not only the reduction of flood risk, but also gains in biodiversity, recreation and social benefits for residents.

We support the multi-benefits of SuDS and in particular how a network of swales and other measures will help to create corridors for species to move along and link with adjacent habitats and open space, including the river corridor.

We welcome the potential reinstatement of a historic river channel alongside Morden Road as set out in section 3.281, as long as this does not increase flood risk. Any reinstatement should be designed for maximum biodiversity benefit.

We also welcome the potential to enhance the backwater tributary channel of the River Wandle that runs along the southern boundary of the site as well as in-channel enhancements of the River Wandle itself. We would be interested to see any proposal for enhancements, especially if any enhancements could assist in reducing flood risk and enhancing biodiversity.

We would be happy to advise on such enhancements to ensure biodiversity and geomorphology benefits are maximised without there being an increase in flood risk. This could contribute to the implementation of mitigation measures identified under the Water Framework Directive.
Flooding and biodiversity are identified as being particularly relevant to the redevelopment of this estate and we support the assertion that these factors are seen in a positive light by giving opportunities to improve flood risk, biodiversity and the landscape. We also support the fact that the proposed swales should not just be designed to attenuate run-off but will also benefit biodiversity.
Dear Ms Butler

Planning and Compulsory Purchase Act 2004 (as amended);
Greater London Authority Acts 1999 and 2007;
Town and Country Planning (Local Development) (England) Regulations 2012

RE: Merton – Draft Estates Local Plan – Stage 2 consultation

Thank you for your correspondence of 03 February 2016 consulting the Mayor of London on the Merton draft Estates Local Plan (Stage 2 consultation). As you are aware, all development plan documents have to be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004. The Mayor has delegated authority to me to respond and his representations are set out below. These representations include comments from Transport for London (TfL), which I support and are included in this letter. Detailed comments from TfL on each potential redevelopment site are attached in Appendix 1.

The Mayor welcomes Merton’s aim to master plan these potential large redevelopment sites through a development plan document (DPD) as recommended by London Plan policy 3.7. This approach will provide certainty to developers and the community, but the proposed policies need to be flexible enough to be implemented over the Plan period. The proposed policies on design, access, open space, and environmental quality are welcome. However, the document provides very limited commentary on the types, nature, and tenure of housing that the Council wants to be re-provided.

Quantum of development

Merton’s Core Strategy 2011 sets a minimum housing target of 4,800 over the plan period (2011 - 2026). This equates to 320 additional dwellings a year. After close working with Merton, Table 3.1 of the London Plan 2015 sets the borough an annual housing supply target of 411 a year. Annex 2 of the London Plan 2015 suggests that Merton’s housing need figure is at least double this. The indicative need figures set out in the London Plan are broadly equivalent to those set out for Merton in the South West Strategic Housing Market Assessment (SHMA) of 1,120 homes per year.

The Council should be satisfied that the parameters, including the height recommendations, do not limit the opportunity to optimise housing delivery across the sites in line with London Plan policies 3.3
and 3.4. In addition, in line with London Plan policy 3.7, on the larger sites higher densities should be encouraged. For each estate, the document sets out a range for the potential number of new homes based on the density matrix in the London Plan. However, it is unclear what local characteristics the matrix setting was based on. The Council should take note of paragraph 1.3.32 of the Mayor’s Supplementary Planning Guidance 2016 which advises that ‘setting’ should not be defined in a static way in relation to the character of the surrounding area without considering the potential for large sites to define their own characteristics in terms of setting and densities and for new development to be successfully integrated into its immediate context through considerate design. The Council should ensure these sites optimise their contribution to Merton’s and London’s housing supply in order to meet local and strategic need.

For High Path, adjacent to South Wimbledon station, the document and development parameters should reflect the high accessibility of the site and that South Wimbledon / Colliers Wood is an Intensification Area as set out in Table A1.2 of Annex 1 of the London Plan.

**Transport**

The Mayor and TfL will require robust Transport Assessments (TA), Travel Plans and detailed Construction Management Plans to be prepared as part of future planning submissions in accordance with TfL’s Transport Assessment Best Practice Guidance: [https://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance](https://www.tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guidance)

Car parking provision should accord with the London Plan maximum standards and cycle parking should accord with London Plan minimum standards.

The plans recognise the need to improve the cycling and pedestrian networks throughout all three estates, and improving links to the surrounding areas to encourage walking and cycling. The Mayor and TfL would encourage regeneration proposals to conform to Policy 6.9 (Cycling) and 6.10 (Walking) of the London Plan.

Increased density at all three estates will increase pressure on existing public transport routes, therefore mitigation towards additional capacity on public transport services may be sought from future development.

The Mayor and TfL would encourage the estate street networks to accord with TfL’s Street Types guidance.

**Wider issues**

Given the scale, density and likely coordinated delivery of each site, the borough should consider whether there are any specific on-site requirements that could be generated from the potential development, for example, any physical or social infrastructure requirements and for High Path, a reduced car parking requirements, given its proximity to public transport.

**Next stages**

The Mayor will issue his formal opinion on general conformity when requested at the pre-submission stage. However, I hope that the concerns raised at the current stage can be resolved before then, through continuing informal discussions with Council officers. Please do contact Celeste Giusti (020 7983 4811) to discuss the issues raised in this letter further. In addition, TfL would welcome further discussions with the Council as the regeneration proposals progress. In particular TfL will expect the
development to enter into pre application discussions with TfL in respect of any future development proposal.

Yours sincerely,

Stewart Murray
Assistant Director – Planning

Cc  Richard Tracey, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning and Spatial Development Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL
Appendix 1 - Further detailed comments from Transport for London

Eastfields

- The estate is located in the east of the borough and is located a significant distance from the Transport for London Road Network (TLRN); the closest section of the TLRN is the A24 London Road which is located approximately 2km east of the estate. The closest section of the Strategic Road Network is the A217 London Road located approximately 1km west of the estate. Mitcham Eastfields Rail Station is located approximately 450m west of the estate. The estate therefore has a Public Transport Accessibility Level (PTAL) of 2, on a scale of 1 to 6 where 6 is the most accessible.

High Path

- The estate is located in South Wimbledon. The A24 Merantun Way which forms part of the Transport for London Road Network (TLRN) runs immediately south of the estate, and the A238 Merton High Street which forms part of the Strategic Road Network (SRN) bounds the estate to the north. South Wimbledon Northern Line Underground Station is located in the north west corner of the estate. The closest tramstop (Morden Road) is located approximately 700 metres south of the estate. There are also a number of bus routes which run along Morden Road and Merton High Street. The estate therefore has a Public Transport Accessibility Level (PTAL) range of 4 to 6a, on a scale of 1 to 6 where 6 is the most accessible.

- Although the estate doesn’t fall within the Crossrail 2 safeguarding area around Wimbledon issued by the Department for Transport (DfT) on 24 March 2015, TfL reminds the Council that the Crossrail 2 project team will need to be consulted on any regeneration proposals to ensure that they would not adversely affect the delivery of Crossrail 2. Or whether there are any opportunities which could presented by Crossrail 2, either directly or via relief on the existing northern line (connecting stations). The tram is unlikely to be unviable without considerable uplift in housing development along the corridor.

- The A24 Merantun Way currently operates like a bypass. There is only one existing vehicle access point onto Merantun Way via High Path between its junction with Morden Road and the Watermill Way roundabout. TfL would be unlikely to support additional vehicle access points onto Merantun Way.

- Cycle and pedestrian permeability onto Merantun Way would be likely to be supported in principle and an extra formal crossing may be able to be accommodated.

- TfL would expect any changes to the frontage of Merantun Way, pedestrian provision, new pedestrian or cycle access points or an additional crossing to be funded through future development.

- South Wimbledon has been identified as the busiest point for a number of bus routes which serve the area. Mitigation towards additional capacity on bus services may be sought depending on the number of additional bus trips generated by future development.

- TfL welcomes the plan’s reference to our potential tram extension to South Wimbledon. Whilst this is still at the very early stages of planning, this is very important to our proposals to increase the capacity and connectivity of the tram network to support more growth in south
London. The tram extension business case provided a number of potential housing and employment development options for sites and land adjacent to the tram network, which could assist in supporting the business case for extending the tram.

- The potential tram extension would increase the connectivity of the site, allowing residents in High Path easier access to jobs and opportunities in the Wandle Valley and Croydon town centre. It would also increase footfall at South Wimbledon, offering opportunities to grow the retail offering and amenities within this important local centre.

- TfL consider that there are significant opportunities to improve the urban realm and setting of Morden Road as part of a tram extension and thus welcome reference to this in 3.144–3.145. We will work closely with the Council on this once we have a better understanding of the Tram options available along Morden Road. In general any new development proposals would need to take account of the tram safeguarded route alignment.

- TfL believe that there are opportunities to integrate the potential tram stop into the development and create suitable temporary uses for the space before the tramway is delivered – for example, creating a space at street level within the building lines fronting Merton Road that is large enough to accommodate the tramway but using this for retail space in the meantime. Alternatively, it would also be possible to create a high quality public square with its own, set-back frontage for ground floor retail within the development, that later becomes a tram terminus.

- Creating a new entrance to South Wimbledon station would be challenging, as to create sufficient space for uncongested access and a new ticket gate line, it would require substantial reconfiguration of the interior layout of the station and space for alternative staff accommodation. This would need to be funded by future development in some way. However, TfL recognise that this could have passenger benefit, particularly if a tramstop were located near to this entrance.

Ravensbury

- The estate is located in the south of the borough. The A297 Morden Hall Road which forms part of the Transport for London Road Network (TfL) which is located approximately 200m west of the estate. The closest section of the Strategic Road Network (SRN) is the A236 Commons West which is located approximately 1.5km east of the estate. The closest tramstop (Belgrade Walk) is located approximately 500 metres north of the estate. There are also a number of bus routes which run along Morden Road and St Helier Avenue. The estate therefore has a Public Transport Accessibility Level (PTAL) range of 1b to 3, on a scale of 1 to 6 where 6 is the most accessible.

- TfL recognise that the links to the local tram stops at Belgrave Walk and Phipps Bridge are of low quality, and therefore welcome proposals to improve these pedestrian links as part of the development of the estate. If TfL’s proposals to link the tram network to South Wimbledon come to fruition, this would give residents of the Ravensbury Estate easy and frequent access to the Northern line. Increased frequencies at these tram stops (rising from 8tph now, to 12tph shortly and then to a possible 18-23tph in future) may also affect the PTAL of the estate, permitting slightly denser development than would otherwise be possible. As part of TfL’s work and future ambitions opportunities for development around the existing tram network need to be considered alongside those concerned with the tram extension. An
increase in trains per hour and the relative increases in PTAL would need to be looked at from a density perspective.
16th March 2016

Dear Sir/Madam,

**Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Morden) Draft Estates Local Plan, Stage 2 Consultation**

Thank you for the opportunity to provide comments on the Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Morden) Draft Estates Local Plan, Stage 2 consultation. Historic England is the Government’s advisor on all matters relating to the historic environment and a statutory consultee on a broad range of applications affecting the historic environment including the Environmental Impact Assessment (EIA) of projects.

Accordingly, we have reviewed these consultations in the context of the National Planning Policy Framework (NPPF) and its core principle that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

We are pleased to note that the documents consider the historic context of the estates, and set out design principles that relate specifically to local context (para 2.47). The townscape policies pick up on the contextual analysis, and we particularly welcome the reference in EP H1 e) to celebrating the historic links with the Admiral Lord Nelson, and EP R1 e) considering the associations with industrial watermills and the Ravensbury Manor estate. This should help ensure that these documents will achieve good design and sustainable development, as set out in paragraphs 58 and 126 of the NPPF.

We would encourage the Council to consider the following suggestions to strengthen the documents further.

Of the three documents Ravensbury and High Path have the most interesting and sensitive historic environments, with listed buildings, registered landscapes and rich archaeological potential. Historic England is pleased to note that listed buildings and archaeological priority areas have been indicated on the maps in the documents. We would encourage you, in the
interests of completeness, to illustrate all designated heritage assets on maps. These include listed street furniture and the listed priory wall near the High Path Estate, conservation areas such as the Wandle Valley Conservation Area near Ravensbury Estate, and registered parks and gardens such as Morden Hall Park which is Grade II registered on the National register of Parks and Gardens of Special Historic Interest. It would help if the registered parks, conservation areas and archaeological priority areas were hatched or shaded on maps rather than outlined to show what is included within areas.

The Ravensbury and High Path documents helpfully reference archaeology, given their locations within APAs. We note the reference in the High Path document to Merton Priory (The Augustinian Priory of St Mary at Merton), and would suggest that you state that it is a Scheduled Ancient Monument (equivalent to a Grade I listing). Further advice on archaeological matters is available from GLAAS as the borough’s archaeological advisers, contact Gillian King.

The documents also set out Design Code Requirements. Unfortunately these are generic and do not link back to the previous analysis of local context. There is an opportunity here for the Council to provide detailed guidance about how it would like to see the area developed, and the buildings designed. We would therefore encourage you to take advantage of this opportunity, and spell out more clearly, possibly with illustrative examples, what your vision for these estates will look like.

Finally, it must be noted that this advice is based on the information that has been provided to us and does not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from these documents, and which may have adverse effects on the environment.

Yours sincerely,

David English
Historic Places Adviser
E-mail: david.english@HistoricEngland.org.uk
Direct Dial: 020 7973 3747
19 February 2016

Dear Sir / Madam

**Merton Council: Draft Estates Local Plan Consultation**

**SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf.

We have reviewed the above consultation document and can confirm that National Grid has no comments to make in response to this consultation.

**Further Advice**

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Robert Deanwood  
Consultant Town Planner

Ann Holdsworth  
Development Liaison Officer, National Grid

Amec Foster Wheeler E&I UK  
Gables House  
Kenilworth Road  
Leamington Spa  
CV32 6JX

n.grid@amecfw.com  
anholdsworth@nationalgrid.com

Yours faithfully

Robert Deanwood  
Consultant Town Planner

cc. Ann Holdsworth, National Grid
Dear Sir/Madam

**Merton’s Draft Estates Local Plan consultation – Stage 2**

Thank you for consulting Sport England on the above document. Sport England is the Government agency responsible for delivering the Government’s sporting objectives. Maximising the investment into sport and recreation through the land use planning system is one of our national and regional priorities. You will also be aware that Sport England is a statutory consultee on planning applications affecting playing fields.

In response to the consultation, Sport England would like to make the following comment on the consultation documents:

**03 Analysis and planning policies – Eastfields issues and opportunities – Opportunities summary – Reconfiguration of open space to create functional open spaces, paragraph 3.47, site Specific policies – Policy EP E4 Land Use and Policy EP E5 Open Space**

This section should therefore be revised to reflect Sport England’s Land Use Planning Policy Statement ‘Planning for Sport Aims and Objectives’ ([http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf](http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf)), which is in line with the NPPF. The statement details Sport England’s three objectives in its involvement in planning matters;

1) To prevent the loss of sports facilities and land along with access to natural resources used for sport.
2) To ensure that the best use is made of existing facilities in order to maintain and provide greater opportunities for participation and to ensure that facilities are sustainable.
3) To ensure that new sports facilities are planned for and provided in a positive and integrated way and that opportunities for new facilities are identified to meet current and future demands for sporting participation.


**04 Design codes**


We hope these comments can be given full consideration. Please do not hesitate to contact me if you have any queries or would like to discuss the response.

Kind regards

**Dale Greetham**
Planning Manager

**T:** 0207 273 1642  
**M:** 07787 582 803  
**F:** 020 7273 1513  
**E:** Dale.Greetham@sportengland.org
All responses Eastfields

Stage 2 Consultation – Draft Estates Local Plan

February 2016 – March 2016
Dear Future Merton Team

Thank you for your communication of 4th February and for giving me the opportunity of expressing my views on the draft plans for Eastfields Estate.

I have attended several of the meetings at St. Marks Academy and have viewed the displayed models etc. as well as having spoken to advisers in attendance. My chief concern regarding the plans is as follows:-

As a resident & owner occupier in XXXXXXXX XXXXXXX (I live at no. XX) I live on the side of the avenue which backs onto XXXXXXXX XXXXXXX and therefore our back garden & the rear of our property is overlooked by the flats & houses in XXXXX XXXXX. I am therefore very anxious that any future development overlooking our property does not exceed the existing height level.

I understand that XXXXX XXXXX itself is to be eliminated and proposed properties backing onto us are to be brought closer to our rear gardens, which would increase the degree to which we are overlooked, thus further impinging on our privacy. In view of this, ideally we would prefer that two storey houses be built to our rear, rather than flats. Should this not be possible the height of the flats would be a serious issue and should not exceed the height of the blocks to be demolished.

I know that this aspect of the proposed development greatly concerns other residents in XXXXXXXX XXXXX, so we would all be grateful if you would kindly take this issue into consideration when considering whether or not to grant planning permission.

Thank you for you attention.
Dear sir or madam
My name is [redacted].
It's good that the estates will be knocked down and rebuilt as the condition of the present estates is not fit to live in, in this day in age.

Thank you
Please find my feedback to you all,

I write in sending a email to you all, that I am happy as I am, and do not won't Regeneration of Mitcham Eastfield Estates, to go a head, but if Regeneration goes a head, I definitely will want the Ground floor, or the 1st floor.

I suffer with Asthma, and I am Asthmatic, with Hay Fever very bad, and also now have back aches.

There must not be any gates to be put up to Mitcham Eastfield Ceremetry, Put trees there to stop the flooding,

We need more bus stops for the Disabled and old people who struggle to go to the bus stops, and bus gates at Entrance at Acacia Road, Mitcham Eastfield,

I need Secure Door Lock and Door Entry in new homes built, Insulations and Doubled Glaze Windows in Property, Secure Skirting Board all a round the flat and flats, and more Roads to Mitcham Eastfield, and most importantly, I do not want to move out of Mitcham,

The 2nd choice is that I would like Colliers Wood,

The 3rd choice is that I would like Morden,

The 4th choice is that I would like Wimbledon,

and the 5th choice is that I would like Merton.

This is to Confirm that my number 1 area that I am already in, which is Mitcham, that I rather stay in Mitcham, and to come back to Mitcham Eastfield, as I am a secure tenancy, that lived here in Mitcham Eastfield now for 11 years and 1 month, but in General, I am a secure tenancy now for 16 years in Mitcham.

Of course I am attending St, Georges Hospital, Tooting, at present, to the Chest Clinic for Asthma, and I need to stay close as possible to the Hospital, and to my Doctor.

We need the Residents that have bought there homes in Mitcham Eastfield, to have fair share with all the tenants, to be in equal with everyone.
Dear Sir/Madam

Re: Eastfields - draft Estates Local Plan

The annual crime figures for this area for the year 2014/15 are shown below in table 1. The statistics were obtained from www.Met.Police.uk crime mapping on 17th March 2016.

<table>
<thead>
<tr>
<th>AREA</th>
<th>TOTAL NUMBER OF CRIMES</th>
</tr>
</thead>
<tbody>
<tr>
<td>MPS</td>
<td>709280</td>
</tr>
<tr>
<td>Merton Borough</td>
<td>12163</td>
</tr>
<tr>
<td>Figge’s Marsh ward</td>
<td>918</td>
</tr>
</tbody>
</table>

Table 1 showing annual number of crimes

The crime trends in the location of the site for February 2016 are detailed in table 2 below. The figures are the number of crimes (count) and the crime rate which is the number of crimes per 1,000 head of population which gives an easy comparison between areas that have very different population numbers.

<table>
<thead>
<tr>
<th>AREA</th>
<th>COUNT</th>
<th>RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MPS</td>
<td>58118</td>
<td>7.12</td>
</tr>
<tr>
<td>Merton Borough</td>
<td>1039</td>
<td>5.20</td>
</tr>
<tr>
<td>Figge’s Marsh ward</td>
<td>81</td>
<td>7.21</td>
</tr>
<tr>
<td>Sub ward (~3391)</td>
<td>12</td>
<td>9.00</td>
</tr>
</tbody>
</table>

Table 2 showing crime figure trends for February 2016

A comparison between the borough and the ward for various crime types for February 2016 is shown in the table 3 below. This shows that violence and anti social behaviour has a greater rate than compared with the rest of the borough.
Crime prevention advice is given freely without the intention of creating a contract. The Metropolitan Police does not take any legal responsibility for the advice given.

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**Table 3 showing crime type trends for February 2016**

<table>
<thead>
<tr>
<th>CRIME TYPE</th>
<th>MERTON BOROUGH</th>
<th>FIGGE’S MARSH WARD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Count</td>
<td>Crime Rate</td>
</tr>
<tr>
<td>Residential burglary</td>
<td>75</td>
<td>0.38</td>
</tr>
<tr>
<td>Robbery person</td>
<td>14</td>
<td>0.07</td>
</tr>
<tr>
<td>Violence</td>
<td>307</td>
<td>1.54</td>
</tr>
<tr>
<td>Most Serious Violence</td>
<td>36</td>
<td>0.18</td>
</tr>
<tr>
<td>Anti social behaviour</td>
<td>225</td>
<td>1.13</td>
</tr>
</tbody>
</table>

The development may contain both residential and commercial elements both of which should meet the appropriate Secured by Design (SBD) requirements, which can be found in the design guides on the SBD web site [www.SecuredbyDesign.com](http://www.SecuredbyDesign.com).

I have every confidence that if any redevelopment takes place and if the developers seek to achieve SBD accreditation for this project that by working together we can ensure compliance.

**General Comments**

1. **Public Realm**

   1.1 Residential communal space should be clearly defined and access controlled to prevent unrestricted public access. There should be no linkage between public, communal and private areas.

   1.2 Vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, and well used.

   1.3 Rat runs especially with mopeds may become common if there is any opening of linking roads. The roads must be designed to encourage slower car speeds – raised crossings, shared surface treatments and breaking up the routes should be incorporated to discourage the chance of rat runs.

   1.4 Footpaths should be as straight as possible, at least 3 metres wide, well lit, devoid of potential hiding places, overlooked by surrounding buildings and well maintained so to encourage surveillance along the path and its borders.

   1.5 Any narrow ‘choke’ points produced by street furniture should be removed.

   1.6 Any cycle routes through pedestrian areas should be clearly defined and mindful of disabled users, in particular the visually impaired.

   1.7 Seating spaces should be carefully considered and located in the appropriate locations such as closer to where facilities are or where there will be natural surveillance.

   1.8 Any benches should be designed to include centrally positioned arm rest dividers to assist those with mobility issues and prevent people from lying down or rough sleeping.

---
1.9 Space should be created between any seating and footpaths to help reduce the fear associated with having to walk past and thus promote legitimate use of the route.

1.10 Communal play-areas must be designed with due regard for natural surveillance, not located to the rear of dwellings and have adequate resources for its satisfactory future management.

1.11 Access footpaths located at the rear of properties should be avoided. If essential they should be secured with robust gates placed at the entrance to the footpath, as near to the front building line so that attempts to climb them will be in full view of the street. The gates must not be easy to climb or be removed from their hinges. They should be key operated from both sides and serve four or less houses.

1.12 Exposed side or rear gardens need robust defensive barriers such as walls or fencing to a minimum height of 1.8m topped with trellis.

1.13 Defensible space should be provided adjacent to all residential doors and windows that abut public or communal areas.

1.14 Blank gable end walls should be avoided as they tend to attract graffiti, inappropriate loitering or ball games.

1.15 Dwellings should be positioned facing each other to allow neighbours to easily view their surroundings and so make the potential offender feel vulnerable to detection.

1.16 Recessed doors onto public spaces should be avoided.

1.17 Public space cycle parking should be in an area with good natural surveillance with parking systems that provide good anchor points for the pedal cycles.

1.18 If public motorcycle or moped parking is provided these also should have suitable locking anchor points.

1.19 Cars should be either parked in locked garages or on a hard standing with the dwelling boundary.

1.20 If communal car parking areas are necessary, they should be in small groups close and adjacent to homes and within view of active rooms within these homes.

1.21 Rear car parking courtyards are discouraged as they introduce access to the vulnerable rear elevations, and provide areas of concealment which can encourage anti-social behaviour.

1.22 Any planting should not impede the opportunity for natural surveillance, and avoid the creation of potential hiding places.

1.23 Shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage, epicormic growth or lower branches below 2.4 metres thereby allowing a 1.4 metre clear field of vision.

2. Residential door sets

2.1 All communal entrance doors, should be video* access controlled SBD approved door sets, tested with the appropriate locking mechanisms in situ.

(*Preferably linked to a dedicated monitor/screen within the residence)
2.2 Please note I recommend considering where possible the use of single leaf doors as double doors require double the security furniture. However, as long as the double door set used is a SBD communal door set that will be acceptable. Communal SBD door sets are tested with the appropriate communal door locking mechanism; they are not adapted residential doors with an additional electronic lock attached.

2.3 Due to Equality Act 2010 requirements for lower front call plates, the video access control camera should be located above and to one side of the communal door set, providing an identifiable view of the caller and others around them. If left in the call plate, the cameras field of view is lower and would fail to capture facial images thereby compromising the view of the visitor. By using a camera adjacent to the door persons standing with the caller as well as the caller can be seen.

2.4 Individual flat front door sets should meet the SBD standard. It is preferred that those that open onto internal corridors would not be fitted with letter plates. Their mail should be delivered either to a facility at the primary entrance point of the building within view, within an internal area covered by CCTV and located within an ‘airlock’ access controlled entrance hall, or externally at the front of the building within view of those using the building.

2.5 House front doorsets should also meet the SBD standards with any glazing in and adjacent to the doorsets incorporating one pane of laminated glass meeting the requirements of BS En 356:2000 class P1A.

3. Commercial and retail door sets

3.1 These door sets may vary in the security level required depending on the business that they are intended to defend. All accessible door sets and windows should meet the SBD standard as a minimum physical security standard.

3.2 For retail outlets usually the door set is unlocked during the day and an out of hours SBD security solution is provided. This may mean either an SBD door set is fitted, which can be locked out of hours or a secondary door set, or internal grill, providing suitable out of hours security.

3.3 Generally developers build an SBD shell, awaiting further detailed requirements depending on the tenant once the space is let, depending on the business use proposed.

4. Access control

4.1 A zoned fob controlled system should be installed to control access throughout any blocks of flats. This can assist with the management of the development and allow access to residents to specific designated areas only.

4.2 Any trades persons buttons must be disconnected.

4.3 The fobs should always be encrypted to reduce the risk of them being copied by a third party.

4.4 Internal residential corridors should not provide excessive permeability; compartmentalisation of the cores, with a low number of flat entrance doors to a communal corridor would reduce unauthorised access of persons with possible criminal intent.
5. CCTV

5.1 Consideration should be given to fitting external cameras that adopt the existing Merton Borough Council town centre CCTV standards.

5.2 Contact should be made with Safer Merton CCTV manager at an early planning stage to ensure fibre optic cabling for the CCTV is laid when the services are being installed.

5.3 Any soft landscaping and lighting fixtures should not be in conflict with the CCTV cameras field of view.

5.4 All CCTV systems should have a simple Operational Requirement (OR) detailed to ensure that the equipment fitted meets that standard, without an OR it is hard to assess a system as being effective or proportionate as its targeted purpose has not been defined. The OR will also set out a minimum performance specification for the system.

5.5 The system should be capable of generating evidential quality images day or night 24/7.

5.6 For SBD CCTV systems there is a requirement that the system is operated in accordance with the best practice guidelines of the Surveillance and Data Protection Commissioners and the Human Rights Act.

6. Basement car park

6.1 If a basement car park is proposed its walls and ceilings must have light colour finishes to maximise the effectiveness of the lighting as this will reduce the number of luminaires required to achieve an acceptable light level. Light finishes also assist CCTV. A good quality example of an underground car parking area can be seen at Battersea Reach.

6.2 Stair cases leading from the shared residential basement car parks are usually designated as fire exit routes and are therefore insecure. Fitting break glass in case of an emergency and then adding fob controllers is not acceptable as a criminal is more than willing to break the glass to gain instant access. For that reason access from the car park to the stair cores is considered unrestricted. The stair case should terminate into either an air locked ground floor lobby or straight out of the building. This will mean non residents exit out of the building at ground level without having access up into the residential block.

6.3 Residents can continue on up into the block from the ground floor lobby area via the stairs which should be fob access controlled. Access to the lifts should also be fob access controlled both from the basement and at the ground floor.

6.4 Lifts from basement car parks can be access controlled, they are not considered as emergency fire escape routes.

6.5 Vehicle access to the all basement car parks should be restricted by fob controlled roller shutters, unrestricted vehicle and non-resident access is not acceptable within SBD.

7. Cycle stores

7.1 Residential pedal cycle stores should relate to each residential block or if internal each stair core, thereby limiting unauthorised access.

7.2 Cycle stores must be located in secure containers or securely caged with access control, and have appropriate CCTV coverage to provide identity images of those who enter and
activity images within the space; this may mean multiple cameras depending on the design and size of the each storage area.

7.2 Commercial or retail staff bike stores should be separate to residential stores and have similar security furniture.

8. Lighting

8.1 Lighting across the entire development should be to the required British Standards, avoiding the various forms of light pollution (vertical and horizontal glare). It should be as sustainable as possible with good uniformity.

8.2 Bollard lights and architectural up lighting are not considered as good lighting sources for SBD purposes.

8.3 SBD asks for white light as this aids good CCTV colour rendition and gives a feeling of security to residents and visitors.

8.4 The public space lighting should also meet the current council requirements.

If you require clarification or wish to discuss any aspect of the report, please do not hesitate to contact me by email or on the above telephone number.

Yours sincerely,

Pat Simcox
Designing Out Crime Officer - SW
Consultation questions

Tell us what you think of the council’s draft Estates Local Plan

1) Having read and considered the council’s draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick one of the following options:

☑ Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

☐ Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

☐ Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.
2) To what extent do you agree or disagree with the following aspects of the council’s draft Estates Local Plan? Please select one of the following ratings for each topic area:

<table>
<thead>
<tr>
<th>Draft Estates Local Plan</th>
<th>Ratings</th>
</tr>
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<tbody>
<tr>
<td>Strongly agree</td>
<td>Agree</td>
</tr>
<tr>
<td><strong>Townscape</strong> - How your neighbourhood looks and feels</td>
<td>![ ]</td>
</tr>
<tr>
<td><strong>Street Network</strong> - Where the streets will go</td>
<td>![ ]</td>
</tr>
<tr>
<td><strong>Movement and access</strong> - How people will move around</td>
<td>![ ]</td>
</tr>
<tr>
<td><strong>Land use</strong> - What uses can go in the new neighbourhood</td>
<td>![ ]</td>
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<tr>
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<td>![ ]</td>
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</tr>
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<td><strong>Building heights</strong> - How high buildings should be</td>
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</table>
3) Please tell us if you have any other comments about the council’s draft Estates Local Plan?

(Please include details of the page number(s) and paragraph number(s) of the council’s draft plan to which your comments relate. Please continue on a separate sheet and attach to this form clearly indicating the question you are writing about.)

As a home owner I have Spent thousands of pounds modernising my property already. If option 3 is realised I will not be prepared to Contribute financially to the modernisation or other properties. If no actual work is carried out on my property, will I still be expected to Contribute financially? As this would be very unfair unless I could claim back the money I have already Spent on mine??
Consultation Stage 2

Eastfields

Consultation questions

Tell us what you think of the council’s draft Estates Local Plan

1) Having read and considered the council’s draft Estates Local Plan and supporting documents please indicate your preference at this stage for regeneration.

Please tick **one** of the following options:

[ ] Option 1: Demolish and redevelop the entire Estate

Redeveloping the whole estate would mean demolishing and replacing the existing buildings to provide well-designed energy efficient new homes and general improvement to the neighbourhood, including connections to the surrounding areas.

[ ] Option 2: Partial redevelopment

Retain some buildings and redevelop the majority of the estate to provide a number of benefits, such as well-designed energy efficient new homes but with fewer benefits to the neighbourhood.

[ ] Option 3: Invest in existing properties to bring them to minimum modern standards

Refurbish all Circle Housing Merton Priory and leasehold properties to ensure they meet current minimum housing standards and have reasonable kitchens, bathrooms, windows, wiring and insulation. All leaseholders would have to share the costs of this work. This would not include changes to the outside areas.

---

[Images of the estate]
2) To what extent do you agree or disagree with the following aspects of the council's draft Estates Local Plan? Please select one of the following ratings for each topic area:

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<td></td>
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<td><strong>Building heights</strong> – How high buildings should be</td>
<td></td>
</tr>
</tbody>
</table>
3) Comments on Merton's draft Estates Local Plan (Eastfields).

The Tree Warden Group Merton only mention below where we disagree with your findings.

2) We are unable to complete this item as it is too general.

3) Comments about the council's draft Estates Local Plan for Eastfields.

Item 3.24. Last sentence needs correction.

Site Analysis. 5. Public Realm and Open Space p50.
Choice of colours is odd – it would be preferable to show Communal Amenity Space and Incidental Green Space in shades of green (soft areas) and show Pedestrianised Areas and Parking Courts as shades of orange (paved areas).

Site Analysis. 6. Street and Frontages plan p52.
The plan is not objective in regard to the first 4 key categories i.e. particularly Clear and Unclear Building Frontages which could not be much clearer. The report writer exposes their own agenda for the re-development.

Site Analysis. 8 Landscape Analysis p54.
The areas outlined to show Area of Poor Landscape Value are questionable and again not objective because they are little different in character to the rear of houses in Mulholland Ave and opp. Long Bolstead Rec which are not so categorised.
Existing mature trees on boundaries with "unchecked" native shrubs such as elder, rose and hawthorn below (next to cemetery and BMX park) cannot be described as of Poor Landscape Value. Perhaps the report should suggest the boundaries could be managed as hedges to be more formal to make a more appropriate contribution to the landscape.
Few existing trees have been shown on the plan, which should be rectified.

Issue and Opportunities. Item 3.47 p56.
There should be presumption that existing trees are retained, not just those in the central green space.

Item 3.48 p56. Yes, retain the trees but maintain the undergrowth as hedges.

The symbols showing visual connectivity should surely also be shown towards the schools.

Policy EP E2 Street Network e) (i) & (ii) p60.
Great care should be taken in determining this choice in order to protect the root plate area of all existing off-site tree on the boundary and ensure they remain undamaged.

Add an item f) to ensure that trees are a feature of residential streets and that if car parking in front gardens is proposed, that trees and hedges be required to be planted on party boundaries as well as street trees accommodated in public footpaths. Greenness should be a requirement of any re-development and trees help mitigate climate change and greatly influence the character of an area for the better.
Policy EP E3 Movement and Access item item c) p62.  
The phrase "should penetrate to the site boundary..." is an unwise choice and "approach" would be more suitable.  
Add an item d) to aim for the re-development to accommodate green corridors to link off-site open spaces.

Policy EP E5 Open Space item a) and item 3.75 p66. Meaning unclear.

Item 3.72. A suggestion as to who might maintain these areas would be helpful.

Item 3.73. See EP E3 d) above.

Policy E5 Open Space plan p67.  
Surely in addition to the central open space, this plan should show space allocated for the swale and green links out of the site to the adjacent rec. and other off-site open spaces?

Policy EP E6 Environmental Protection item a) p68.  
SuDS should include pavings.

Policy EP E7 Landscape p70.  
See EP E2 additional item re tree cover.  
Item g) should require all existing trees to be retained wherever possible to encourage a mature landscape at the earliest time.

Item 3.84 "scrub vegetation" is a derogatory term and could be replaced by "shrubby vegetation".

Item 3.86. Spelling mistake.

JP/TWGM/16.03.16
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See attached comments.
Tell us what you think about the council’s consultation

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Why was it not produced months ago, before any proposals by the housing association were publicised?
Consultation questions

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Can't happen quick enough, been kept in limbo too long.
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Be quick.
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I agree with the development plans with access to a friendly neighbourhood with low-rise accommodation. I wish that the council or Acerde housing association gives us a better timeline on when this development will be completed.
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Yes local shops, road lead to the station, beautiful homes, better than the old ones which will make the neighbourhood happy e.g. reduce flooding of the estate also existing routes, linking to the estate and surrounding area.
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![Image of a street view with trees and buildings]
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I think it's a really good draft plan.

As soon as possible, as the estate (well my flat, a neighbour is absolutely rotten with damp/fungi due to flooding etc.

I have heard rumours that Ravensbury residents want to keep its state to be 'done-up' not demolished.

Another rumour is that residents of Calthorpe don't want to be demolished but done-up, that's very strange as residents I have all talked to want it to be demolished as in such bad state of affairs unlike Ravensbury which has been built better.

So what's true?
Tell us what you think about the council’s consultation

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Please select one or more.

☐ Email
☑ Letter
☐ Website

☐ Newspaper
☐ Other (please specify) ___________

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☐ Very well
☐ Reasonably well

☐ Not very well
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We both strongly agree to complete demolition of entire estate. As the flats are rotten, we need to be rehoused due to mould affected toilet, kitchen falling apart, leaking roof etc. No working doorbell, Health & Safety issues, unsociable environment etc.
Consultation questions

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☐ Newspaper
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Please select one

☐ Very well
☐ Reasonably well
☐ Not very well
☐ Not at all

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a lot of information should be sent through one go but language not too technical
Consultation questions

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I do not agree with opening up the Estate roads as this will encourage 'rat runs' as it did in the 1970s between Pearson Rd and Tamworth Lane.

I am also not happy with C.H.M.P.'s plans as my close (Titrupp Close) will be the last to be regenerated which will mean I will be in my house for another ten years which will mean I will be 83 years old, if in fact I will be still alive.

I did ask C.H.M.P. for a priority offer as I am one of the originals from 1972 but they declined.
Tell us what you think about the council’s consultation

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There is no mention of parking.
All homes must have a designated parking space and additional spaces should be paid for.
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The consultation run by Circle housing was easier to follow and understand.
There was too much useless information.
Consultation questions

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