

# What you told us - what we did

## You told us

More information should be shown on the proposed home and room sizes, and how these compare to existing home sizes

Proposed new 9 storey blocks are too high

There should be greater privacy and limited overlooking, particularly between the flats and houses backing onto one another

You liked the idea of multi-generation homes

No wheelchair flats/houses were shown in the proposals

An underground rubbish system would be better than existing bin stores

Commuters parking on High Path is a problem - how will this be addressed?

More parking should be provided for residents and visitors

## What we did

You can view proposed home sizes today

We reduced the proposed building heights along Morden Road from 9 storeys to 5/6 storeys

The space between the blocks and houses has been increased to improve the privacy of the communal and private gardens

The proposed landmark corner buildings at the end of the park have been reduced from 9 storeys to 7/8 storeys

We maximised the number of multi-generation homes within the master plan

The mews houses along the inner street have been replaced with larger family townhouses

We increased the parking facilities for all new homes by introducing two additional undercroft parking podiums

Inclusion of wheelchair homes within the master plan

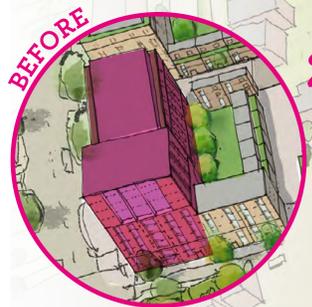
We introduced underground rubbish systems

Controlled parking zones with limited on-street parking and more secure podium parking

# Master plan updates



Replacing mews houses with townhouses and corner houses



Lower heights of blocks along Morden Road - from 8 storeys to 5-6 storeys and a lower height to the landmark building from 9 storeys to 8 storeys



1

Secure service access to rear of blocks for retail use along Merton High Street

Sustainable urban drainage system introduced in the park

3



Replacing mews houses with multi-generation houses



2

2

4

4



Landmark gateway buildings to the park from 9 storeys to 8 storeys



Abbey Recreation Ground

Haydons Road Recreation Ground

High Path Community Resource Centre

St. John The Divine Church

Merantun Way

Introduction of underground refuse systems along the streets

Introduction of 3 new podiums for resident parking underneath the secure communal courtyards

Merton High Street

Morden Road

Abbey Road

# Secure and well-overlooked parking

Parking could be available in High Path for some of the homes in the form of on-street parking, parking outside your front door and podium parking. There may also be scope to include car club provision for High Path.

Your feedback:

“I like the on plot parking and the idea of overlooked parking”

“On plot parking preferred”

“Parking is an issue - currently commuters parking on the estate in the day”



Example of car club vehicle



Example of on street parking



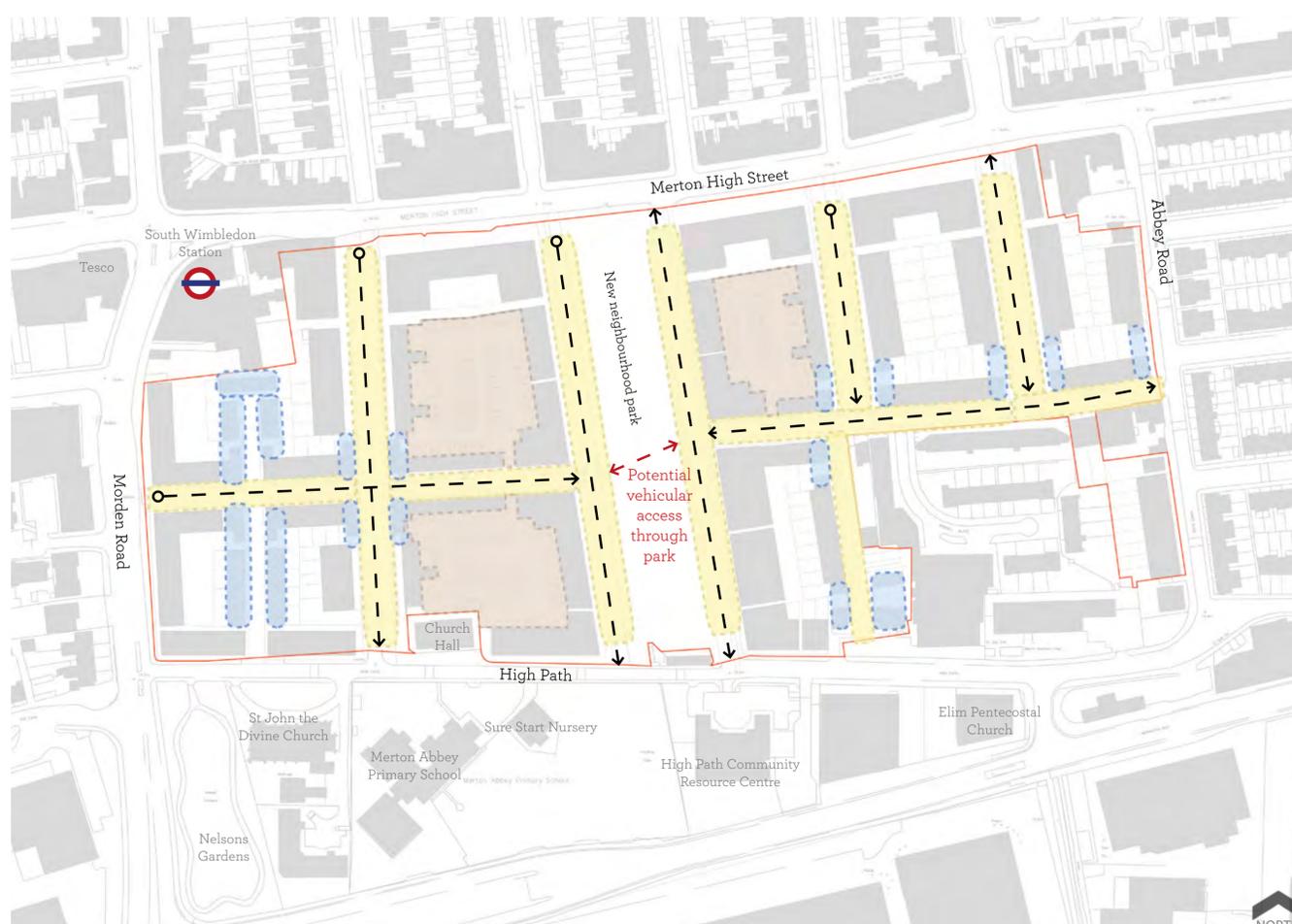
Example of on-plot parking



Example of podium parking



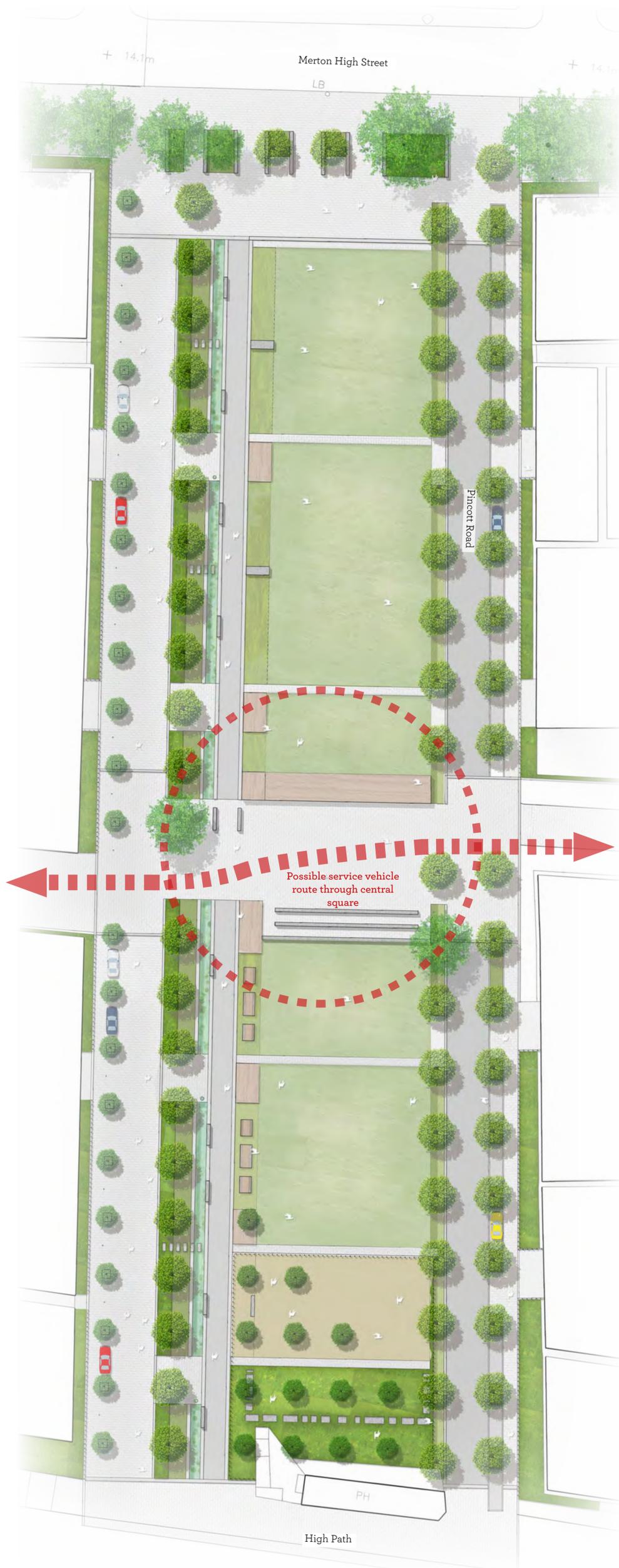
Example of garage parking



- Secure on-plot/garage parking
- Secure podium parking for residents
- Well overlooked on-street parking
- -> Vehicular route
- -○ No vehicular access

- Garage parking for some of the homes with direct access from the street
- Secure, on-street parking along the streets which are well over-looked
- Secure podium parking for residents within the flats
- On-plot parking for some of the homes

# Neighbourhood Park



Neighbourhood park plan



Location plan



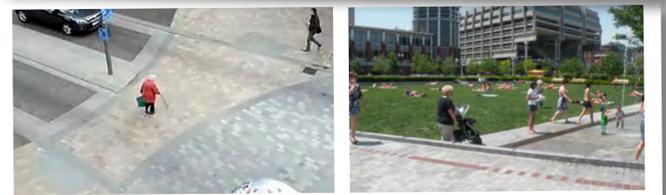
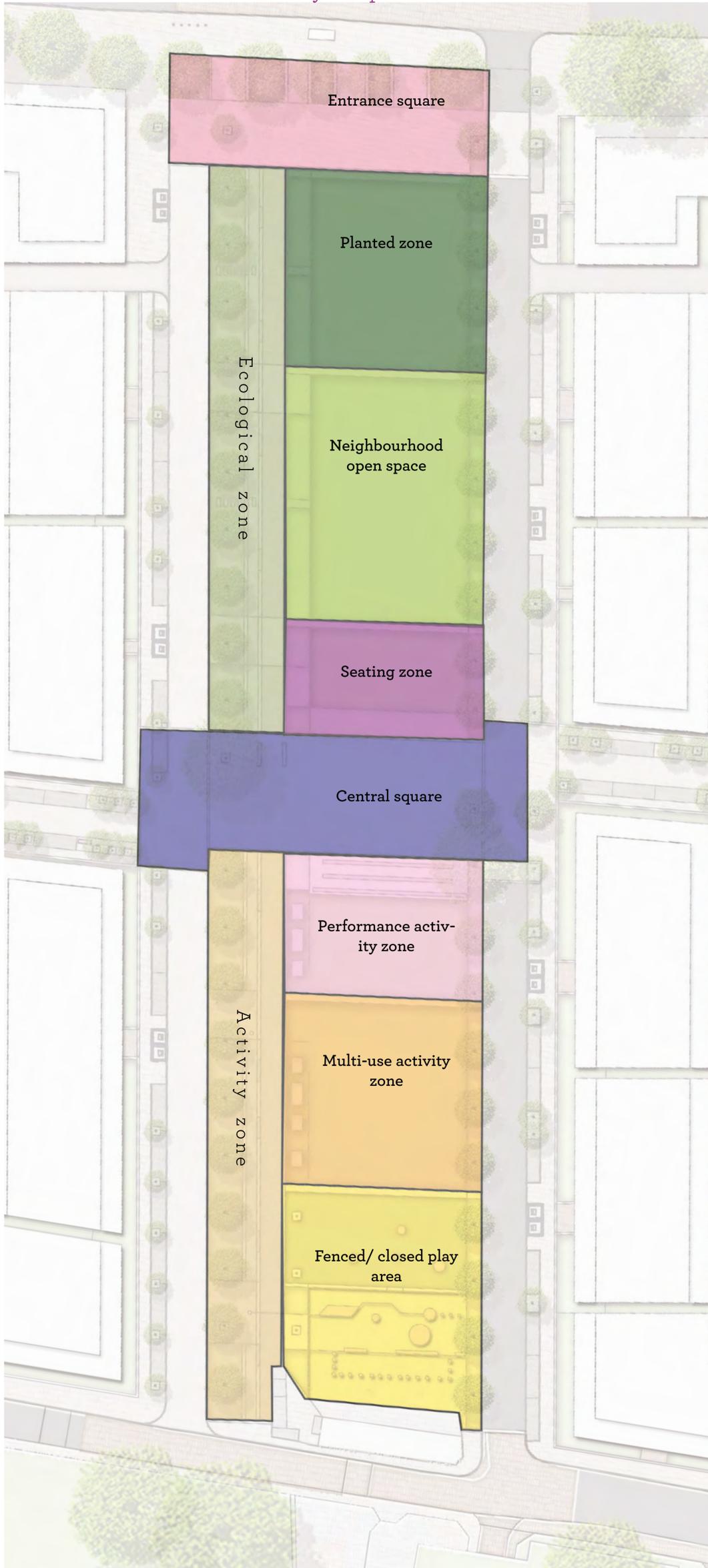
Possible connection to Abbey Recreation Ground



Sketch of how the activity zone could look

# Neighbourhood Park

The park can be broken down into different zones of activity. Please tell us what you think of the different zones and where they are positioned:



# Sustainable homes for all

## Energy efficient

- Solar panels on roof
- Water saving/greywater recycling
- Smart metering
- Combined heat and power system
- Natural ventilation/maximise windows
- Improved noise and thermal insulation

## Accessible homes

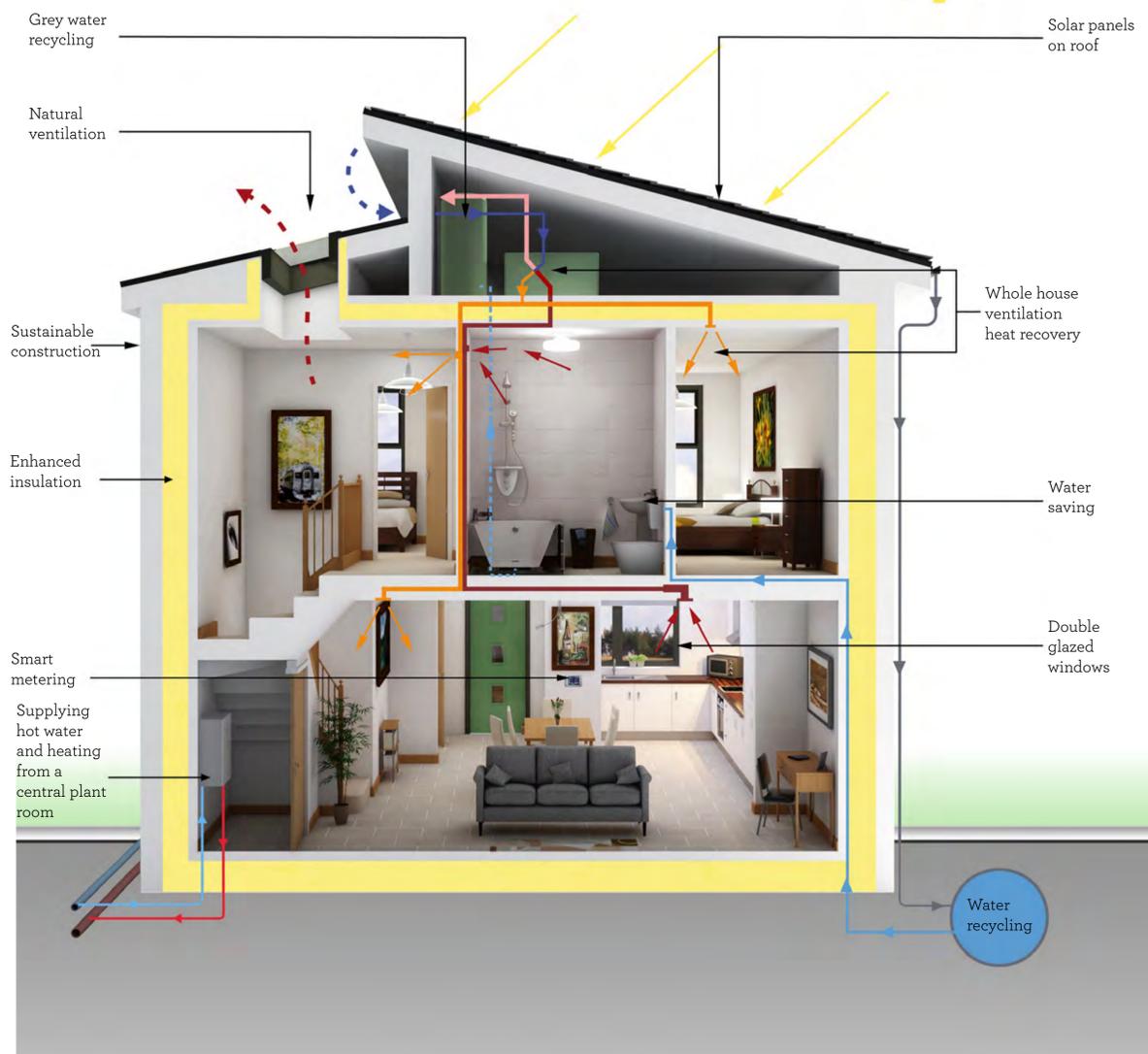
- Wheelchair accessible units
- Homes would be built to Lifetime Homes standards. This means you can adapt them to meet your needs as you get older

## Private/communal amenity:

All homes will have secure private amenity space, such as a:

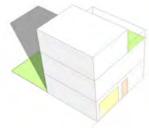
- Terrace
- Balcony
- Rear garden
- Courtyard/patio

Some homes will also have access to shared communal courtyards



# The different types of homes proposed on High Path

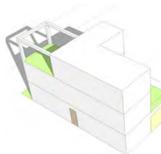
**1** Mews houses 2 or 3 bed mews houses with private terraces and rear patio space, set out on small mews street



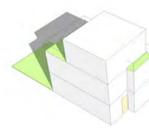
**2** Multi-generation houses The house is designed around a ground level courtyard. Accommodation is flexible with easy adaptation of double rooms to single rooms as families grow and change



**3** Corner houses A large 3 bed house with on plot parking, private rear garden, upper floor terraces and possible extension for an office space



**4** Townhouses Are designed to offer flexibility of orientation whilst adapting to future needs of residents including private amenity in the form of gardens and upper terraces



**5** Stacked maisonettes The lower maisonettes have gardens with front doors to the street and upper maisonettes contain full-size roof terraces



**6** Maisonettes with flats above The lower maisonettes have gardens with front doors to the street. There are a variety of flats above the maisonettes with terraces



**7** Mixed use blocks The mixed use blocks accommodate non-residential use like shops on the ground floor and a mix of flats on the upper floors



**8** Flat blocks Ground floor flats have private gardens and the flats on the upper levels have generous balconies and roof terraces



# New homes

## 1 bedroom 2 person flat

(Example layout, not to scale)

### Includes:

- Overall area of 53 sqm (570 ft sq)
- Open plan kitchen/dining/living: 23 sqm (248 ft sq)
- Double bedroom: 14 sqm (151 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 3.8 sqm (41 ft sq)
- Balcony: 8.3 sqm (89 ft sq)
- Balcony storage: 1.2 sqm (13 ft sq)



Example layout

Living Kitchen Bedroom Bathroom Store Outside space

### Additional features:

- Generous windows/secure cycle storage/built in wardrobes
- Access to balcony from bedroom

### Existing 1 bed flat:

May Court: 47 sqm (506 ft sq)



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space

# New homes

## 2 bedroom 4 person flat

(Example layout, not to scale)

### Includes:

- Overall area of 74 sqm (797 ft sq)
- Open plan kitchen/dining/living: 27sqm (291 ft sq)
- Double bedroom: 13.5 sqm (145 ft sq)
- Twin bedroom: 13 sqm (140 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 2.8 sqm (30 ft sq)
- Balcony: 10 sqm (108 ft sq)
- Secondary storage: 1 sqm (11 ft sq)
- Balcony storage: 2.4 sqm (26 ft sq)



Example layout

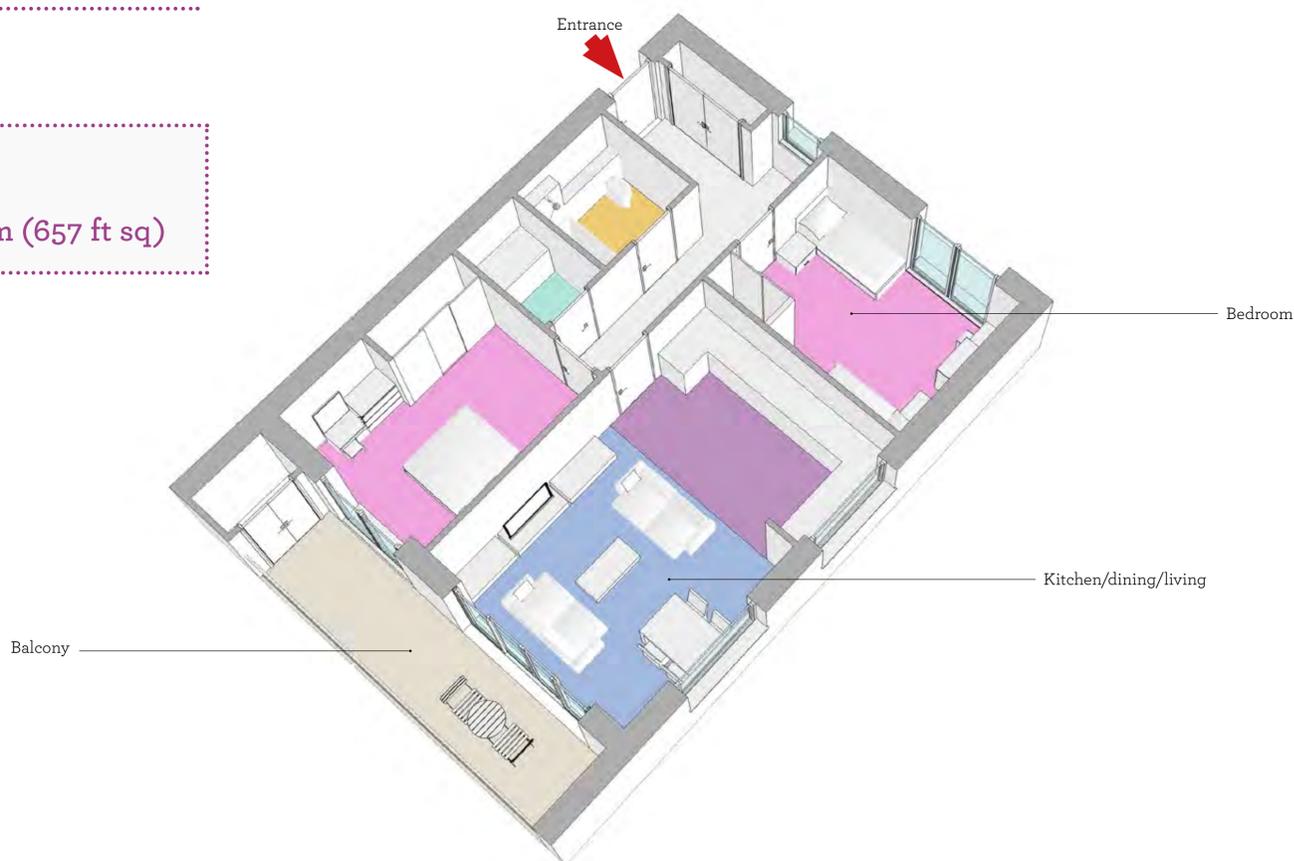
Living Kitchen Bedroom Bathroom Store Outside space

### Additional features:

- Generous windows/secure cycle storage/built in wardrobes
- Access to balcony from bedroom

Existing 2 bed flat:

Ramsey House: 61 sqm (657 ft sq)



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space

# New homes

## 2 bedroom 3 person wheelchair flat

(Example layout, not to scale)

### Includes:

- Overall area of 74 sqm (796 ft sq)
- Open plan kitchen/dining/living: 25 sqm (269 ft sq)
- Double bedroom: 16 sqm (172 ft sq)
- Single bedroom: 11 sqm (118 ft sq)
- Bathroom: 6.4 sqm (69 ft sq)
- Utility room/store: 2 sqm (22 ft sq)
- Podium garden: 30 sqm (312 ft sq)

### Additional features:

- Fully wheelchair accessible dwelling/secure cycle storage/built in wardrobes
- Access to garden from bedroom and living room



Example layout

Living Kitchen Bedroom Bathroom Store Outside space

Existing 1 bed wheelchair bungalow:

Will Miles Close: 54 sqm (581 ft sq)



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space

# New homes

## 3 bedroom 5 person flat – Type A

(Example layout, not to scale)

### Includes:

- Overall area of 90 sqm (969 ft sq)
- Combined kitchen/dining: 13 sqm (140 ft sq)
- Living room: 16 sqm (172 ft sq)
- Master bedroom: 14 sqm (151 ft sq)
- Double bedroom: 13 sqm (140 ft sq)
- Single bedroom: 9 sqm (97 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 3 sqm (32 ft sq)
- Terraces: 40 sqm (431 ft sq)
- Terrace storage: 3.5 sqm (38 ft sq)



Example layout

Living Kitchen Bedroom Bathroom Store Outside space

### Additional features:

- Built in wardrobes/generous windows/secure cycle storage
- Access to terraces from all living spaces

Existing 3 bed flat:

Priory Close: 77 sqm (829 ft sq)



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space

# New homes

## 3 bedroom 5 person flat – Type B

(Illustrative layout, not to scale)

### Includes:

- Overall area of 90 sqm (969 ft sq)
- Combined kitchen/dining: 13 sqm (140 ft sq)
- Living room: 16 sqm (172 ft sq)
- Master bedroom: 14 sqm (151 ft sq)
- Double bedroom: 13.5 sqm (145 ft sq)
- Single bedroom: 9.5 sqm (102 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 6 sqm (65 ft sq)
- Terraces: 40 sqm (431 ft sq)
- Terrace storage: 6 sqm (65 ft sq)



Example layout

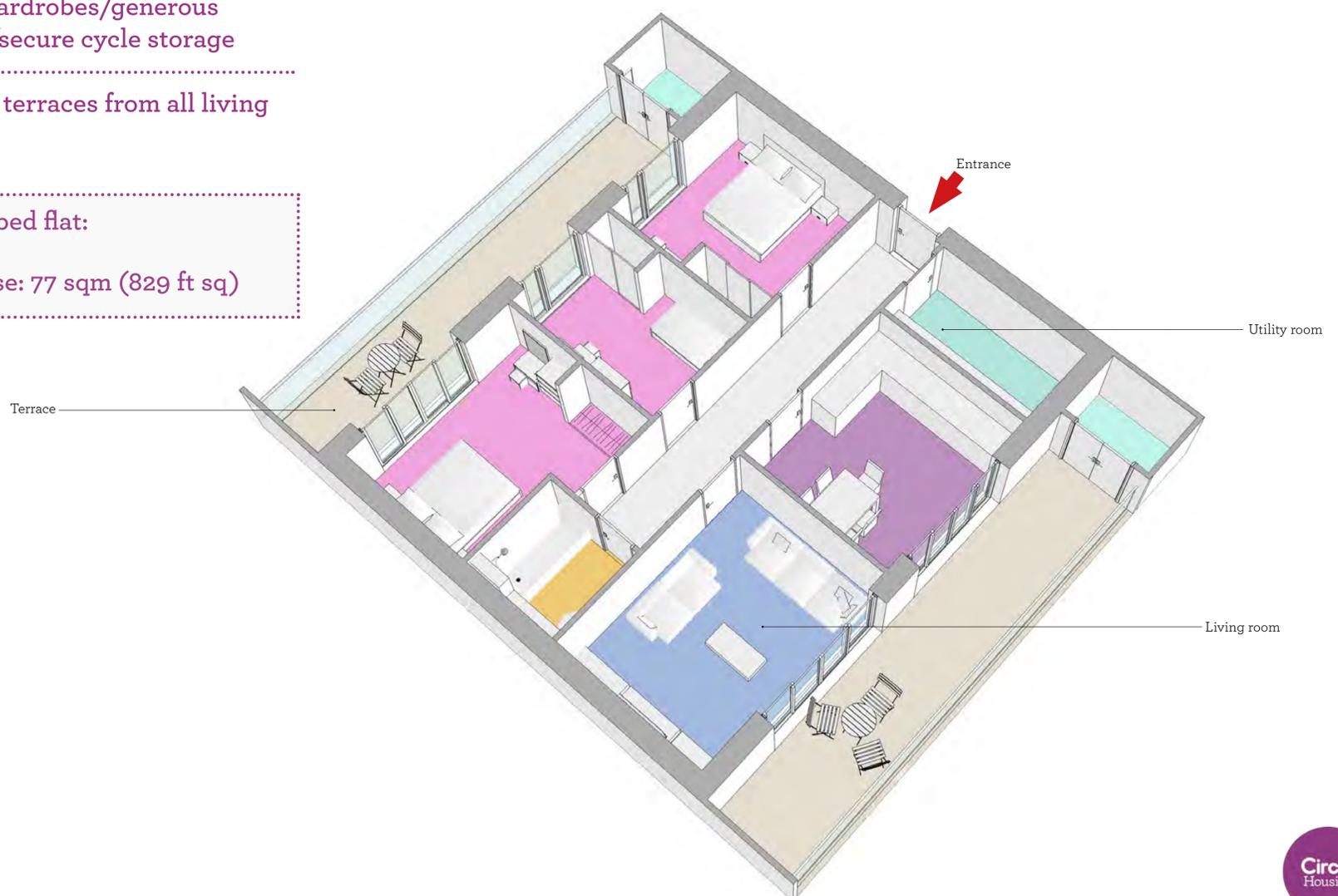
Living Kitchen Bedroom Bathroom Store Outside space

### Additional features:

- Built in wardrobes/generous windows/secure cycle storage
- Access to terraces from all living spaces

Existing 3 bed flat:

Priory Close: 77 sqm (829 ft sq)



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space

# New homes

## Ground floor stacked maisonettes

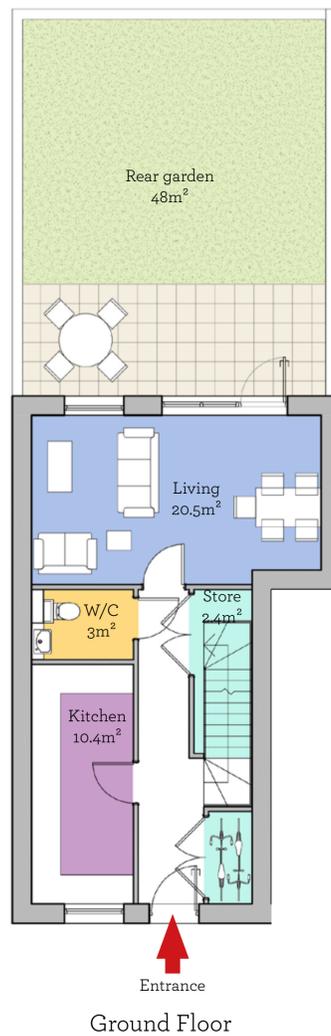
(Example layout, not to scale)

### Includes:

- Overall area of 101 sqm (1,087 ft sq)
- Kitchen: 10.4 sqm (112 ft sq)
- Living/dining: 20.5 sqm (221 ft sq)
- Master bedroom: 13.9 sqm (150 ft sq)
- Double bedroom: 12 sqm (129 ft sq)
- Single bedroom: 9.1 sqm (98 ft sq)
- Bathroom: 4.4 sqm (47 ft sq)
- Downstairs W/C: 3 sqm (32 ft sq)
- Rear garden: 48 sqm (517 ft sq)
- Storage provision: 3.1 sqm (33 ft sq) including utility room

### Additional features:

- Cycle storage
- Underground rubbish collection provided on-street



Example layout

- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space
- Garden

### Existing 2 bed maisonette:

Doel Close: 70 sqm (753 ft sq)



3D perspective view

- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space
- Garden

# New homes

## Upper floor stacked maisonettes

(Example layout, not to scale)

### Includes:

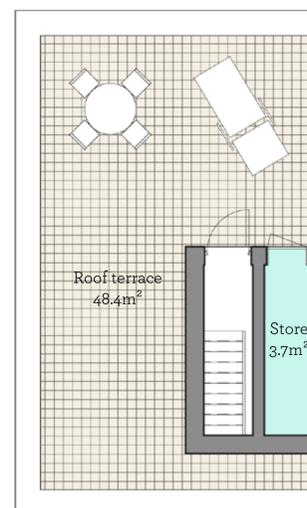
- Overall area of 101 sqm (1,087 ft sq)
- Kitchen: 11.6 sqm (125 ft sq)
- Living/dining: 20.5 sqm (221 ft sq)
- Double bedrooms: 12 sqm (129 ft sq)
- Single bedroom: 7.7 sqm (83 ft sq)
- Bathroom: 4.4 sqm (47 ft sq)
- W/C: 3.4 sqm (37 ft sq)
- Utility/store: 2.2 sqm (24 ft sq)
- Roof terrace: 48 sqm (517 ft sq)
- Storage: 0.9 sqm (10 ft sq) in dwelling storage
- Terrace storage: 3.7 sqm (40 ft sq) in terrace storage

### Additional features:

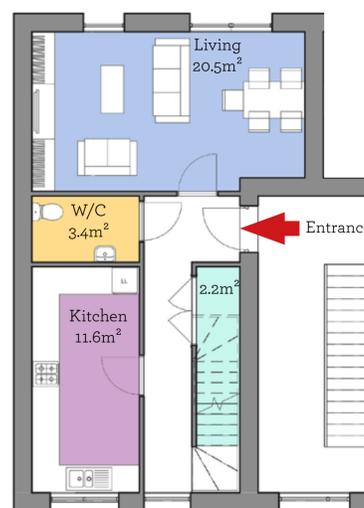
- Cycle storage
- Underground rubbish collection provided on-street

### Existing 2 bed maisonette:

Doel Close: 70 sqm (753 ft sq)



Fourth floor terrace



Second floor



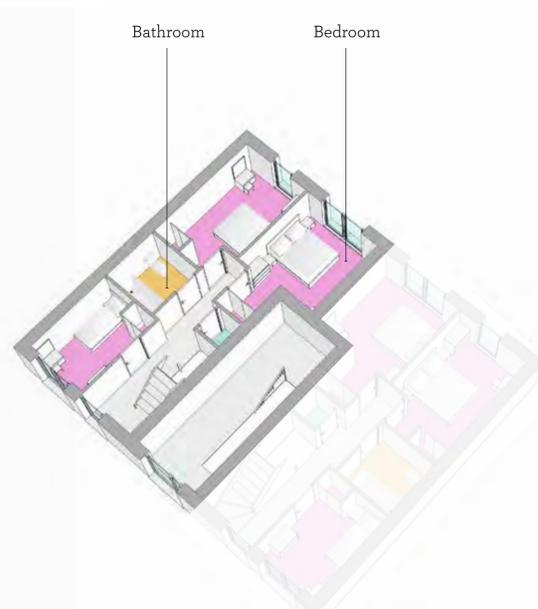
Third floor

Example layout

Living Kitchen Bedroom Bathroom Store Outside space



Second Floor



Third Floor



Fourth floor terrace

3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space Garden

# New homes

## 2 bed 4 person mews house

(Example layout, not to scale)

### Includes:

- Overall area of 96 sqm (1,033 ft sq)
- Kitchen/dining: 13 sqm (140 ft sq)
- Living room: 16.9 sqm (182 ft sq)
- Master bedroom: 14.5 sqm (156 ft sq)
- Double bedroom: 12.1 sqm (130 ft sq)
- Bathroom: 4.2 sqm (45 ft sq)
- Downstairs W/C: 3.3 sqm (36 ft sq)
- Storage: 3.2 sqm (34 ft sq) in individual storage spaces
- Amenity: Rear garden - 43 sqm (463 ft sq)
- Combined terrace area - 35 sqm (377 ft sq)

### Additional features:

- Garage car parking and cycle storage: 16.7 sqm (180 ft sq)
- Underground rubbish collection provided on-street



Example layout

Living Kitchen Bedroom Bathroom Store Outside space Garden



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space Garden

# New homes

## 3 bed 5 person mews house

(Example layout, not to scale)

### Includes:

- Overall area of 108 sqm (1,163 ft sq)
- Kitchen/dining: 14.8 sqm (159 ft sq)
- Living room: 16.2 sqm (174 ft sq)
- Master bedroom: 14.7 sqm (158 ft sq)
- Double bedroom: 12.4 sqm (133 ft sq)
- Single bedroom: 10.5 sqm (113 ft sq)
- Bathroom: 4.2 sqm (45 ft sq)
- Downstairs W/C: 2.8 sqm (30 ft sq)
- Storage: 3.6 sqm (39 ft sq) in individual storage spaces
- Rear garden: 84.3 sqm (907 ft sq)
- Combined terraces: 22.7 sqm (244 ft sq)



Example layout

Living Kitchen Bedroom Bathroom Store Outside space Garden

### Additional features:

- Garage car parking and cycle storage: 18.2 sqm (196 ft sq)
- Underground rubbish collection provided on-street



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space Garden

# New homes

## 3 bed 5 person townhouse

(Example layout, not to scale)

### Includes:

- Overall area of 106 sqm (1,141 ft sq)
- Combined kitchen/dining/living: 31.9 sqm (343 ft sq)
- Master bedroom: 14.2 sqm (153 ft sq)
- Double bedroom: 12.7 sqm (137 ft sq)
- Single bedroom: 9.8 sqm (105 ft sq)
- Bathroom: 6.4 sqm (69 ft sq)
- Downstairs W/C: 2.9 sqm (31 ft sq)
- Rear garden: 47.1 sqm (507 ft sq)
- Combined terrace and balconies: 30 sqm (323 ft sq)
- Storage: 6.9 sqm (74 ft sq) in individual storage spaces

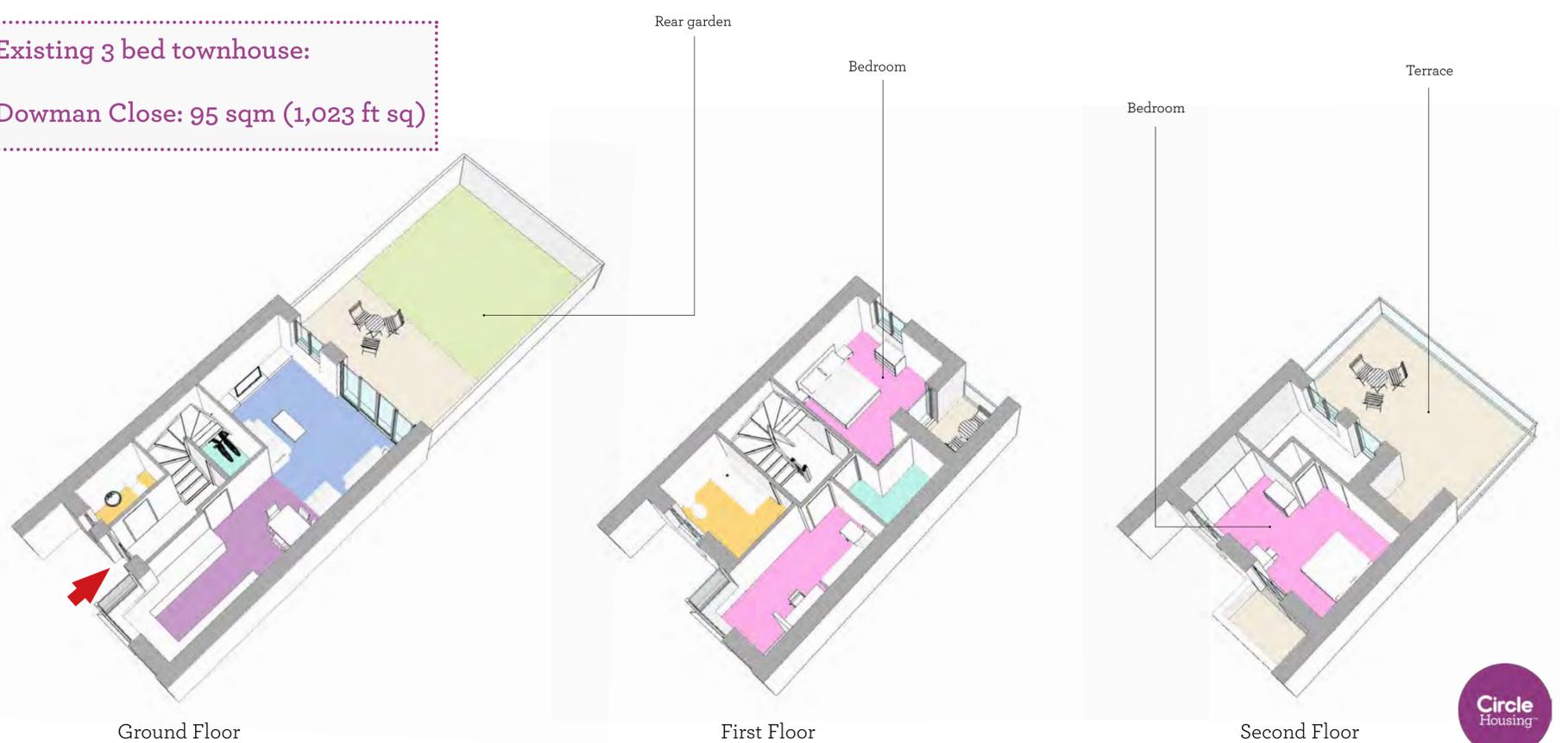


### Additional features:

- On street parking
- Underground rubbish collection provided on-street

### Existing 3 bed townhouse:

Dowman Close: 95 sqm (1,023 ft sq)



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space Garden

# New homes

## 4 bed 6 person podium townhouse

(Example layout, not to scale)

### Includes:

- Overall area of 117 sqm (1,259 ft sq)
- Kitchen/dining: 15.2 sqm (164 ft sq)
- Living room: 17 sqm (183 ft sq)
- Master bedroom: 14.4 sqm (155 ft sq)
- Double bedroom: 12.1 sqm (130 ft sq)
- Single bedroom: 9.7 sqm (104 ft sq)
- Single bedroom: 9.4 sqm (101 ft sq)
- Bathroom: 5.1 sqm (55 ft sq)
- Downstairs W/C: 2.8 sqm (30 ft sq)
- Rear podium garden: 50 sqm (538 ft sq)
- Balcony: 2.8 sqm (30 ft sq)
- Storage: 5.1 sqm (55 ft sq) in individual storage spaces

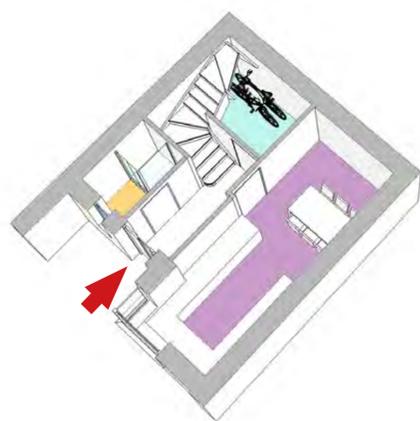
### Additional features:

- Undercroft parking in podium car park/ integrated bike storage
- Underground rubbish collection provided on-street
- Direct access to communal courtyard amenity



### Example layout

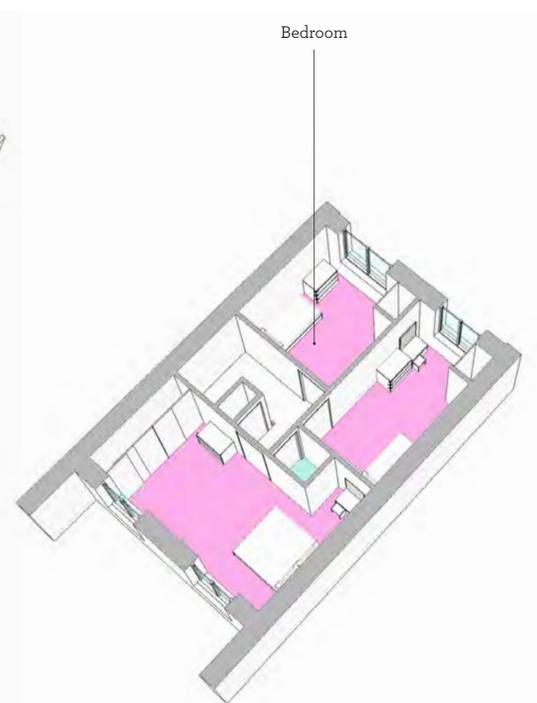
- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space
- Garden



Ground Floor



First Floor



Second Floor

### 3D perspective view

- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space
- Garden

# New homes

## 3 bed 6 person corner house

(Example layout, not to scale)

### Includes:

- Overall area of 115sqm (1,238 ft sq)
- Kitchen/dining: 17.4 sqm (187 ft sq)
- Living room: 17.6 sqm (189 ft sq)
- Master bedroom: 13.2 sqm (142 ft sq)
- Double bedroom: 13.2 sqm (142 ft sq)
- Double bedroom: 12.2 sqm (131 ft sq)
- Bathroom: 4.4 sqm (47 ft sq)
- Downstairs W/C: 2.9 sqm (31 ft sq)
- Patio: 32.7 sqm (352 ft sq)
- Combined terraces 54.6 sqm (588 ft sq)
- Storage: 6.3 sqm (68 ft sq) in individual storage spaces



Ground Floor

First Floor

Second Floor

Example layout

- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space

### Additional features:

- On-plot car parking and cycle storage
- Underground rubbish collection provided on-street
- Dedicated utility room



Ground Floor

First Floor

Second Floor

3D perspective view

- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space

# New homes

## 4 bed 8 person multi-generation house (Example layout, not to scale)

### Includes:

- Overall area of 167 sqm (1798 ft sq)
- Combined kitchen/dining/living: 25 sqm (269 ft sq)
- Annex combined kitchen/dining/living: 19.4 sqm (209 ft sq)
- Living room: 17 sqm (183 ft sq)
- Master bedroom: 12.9 sqm (139 ft sq)
- Double bedrooms: 12.4 sqm (133 ft sq)
- Annex double bedroom: 12.1 sqm (130 ft sq)
- Bathroom: 4.2 sqm (45 ft sq)
- Downstairs W/C: 3.1 sqm (33 ft sq)
- Second floor W/C: 2.9 sqm (31 ft sq)
- Shared courtyard: 31.3 sqm (337 ft sq)
- Shared terrace: 21.3 sqm (229 ft sq)
- Balcony: 3.7 sqm (40 ft sq)
- Storage: 4.9 sqm (53 ft sq) in individual storage spaces

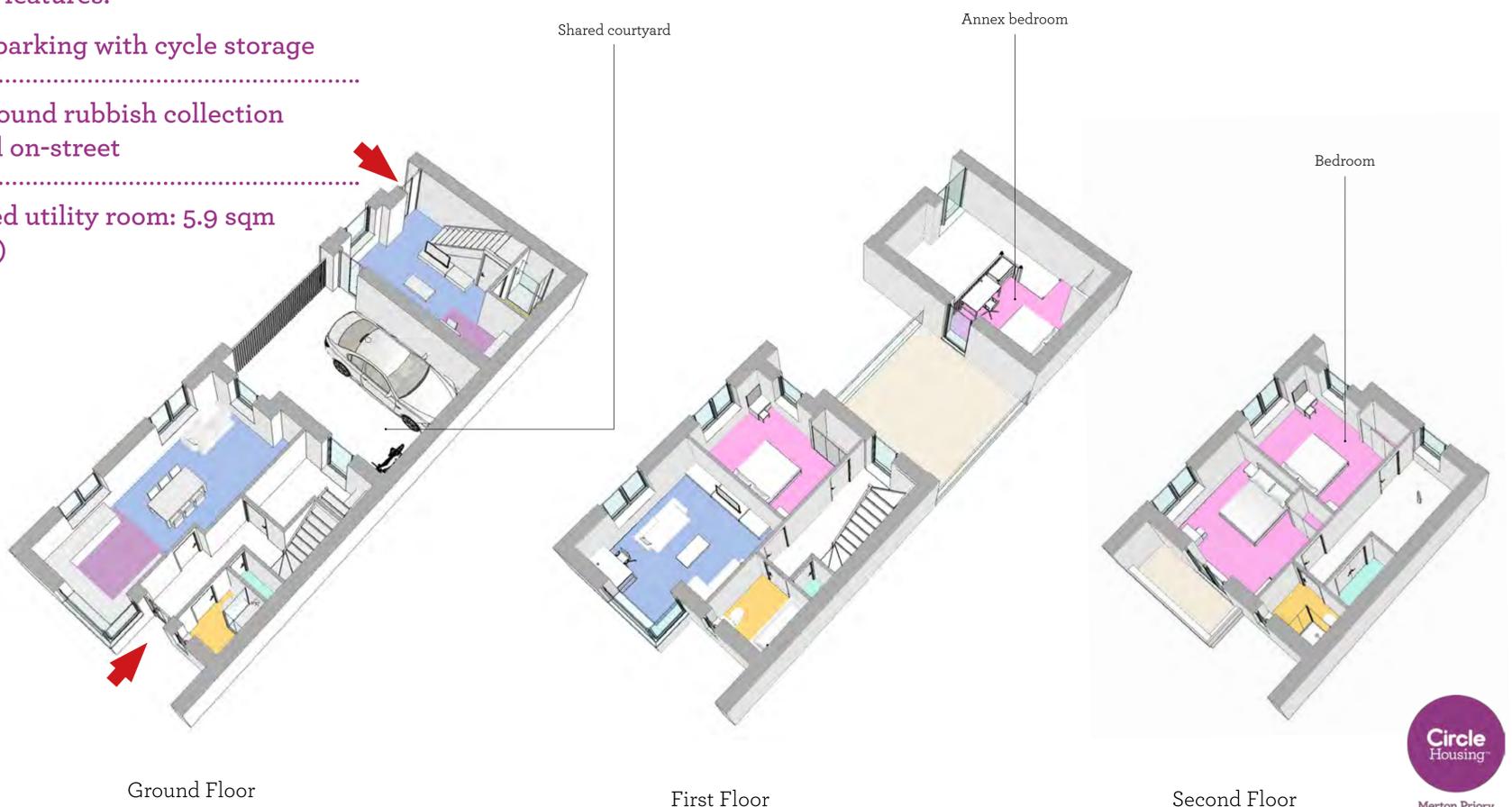
### Additional features:

- On plot parking with cycle storage
- Underground rubbish collection provided on-street
- Dedicated utility room: 5.9 sqm (64 ft sq)



Example layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

Living Kitchen Bedroom Bathroom Store Outside space

# High Path residents' feedback on the draft master plan



Event:	Homes and open spaces workshop
Event Date:	Wednesday 18th March 2015 (3:30pm-7:30pm)
No. of attendees:	50
Feedback forms completed:	40
PRP attendees:	Spyros Katsaros, Zeke Osho, Angeli Ganoo-Fletcher, George Williams, Stephen Walker, Rachel He
Circle attendees:	Tim Sargeant, Donna Brown, Setura Mahdi, Adam Richards, Shirley Price

This report summarises the comments and issues residents discussed during the High Path homes and open spaces workshop event and the feedback received subsequently via email and feedback forms.

The event included an update on the changes made to the draft master plan presented through diagrams, house models and a video. Other images included the different example types of homes and the latest plan of the proposed new neighbourhood park. PRP and Circle representatives were available to talk to residents through the design and help answer any questions residents had as they walked around the workshop. Residents were asked to fill in questionnaires. The feedback given will help shape the master plan.

## Key comments and issues:

### Homes

- Of those residents who attended, the majority would prefer to see the kitchen and living room as separate rooms rather than an open plan layout.
- Of those residents who attended, the majority liked the storage spaces, position of windows and amenity space of the example layouts they were shown. They were indifferent on the home sizes they saw.
- Many residents who attended said they preferred to have a window in the kitchen.

### Open space and landscape

- Of those residents who attended, the majority (62%) liked the current arrangement of activity zones within the park
- Of those residents who attended, most would prefer not to see vehicles pass through the park.

### Parking

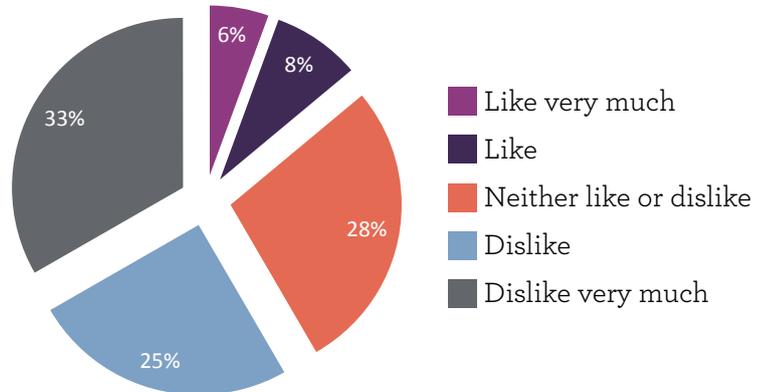
- A strategy needs to be put in place to address the problem of commuters parking and leaving their vehicles on High Path during week days'



## New neighbourhood park

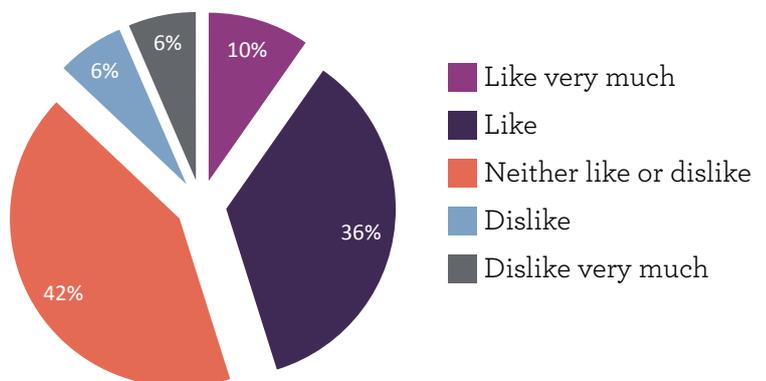
### 1. What do you think of vehicles passing through the park?

Response	Number of responses	Percentage
Like very much	2	6%
Like	3	8%
Neither like or dislike	10	28%
Dislike	9	25%
Dislike very much	12	33%
<b>TOTAL</b>	<b>36</b>	<b>100%</b>



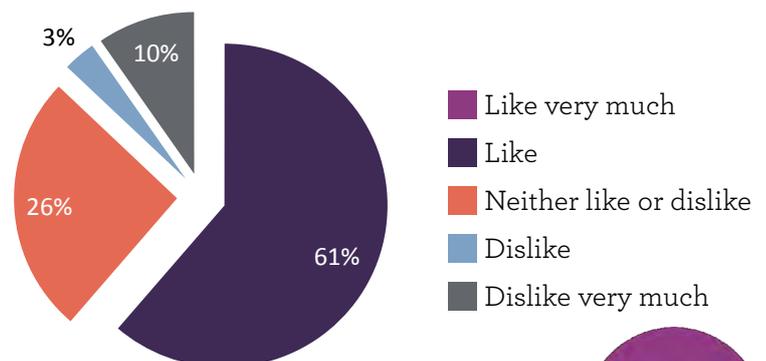
### 2. What do you think of creating a connection from the new neighbourhood park to the nearby Abbey Recreation Ground?

Response	Number of responses	Percentage
Like very much	3	10%
Like	11	35%
Neither like or dislike	13	42%
Dislike	2	6%
Dislike very much	2	6%
<b>TOTAL</b>	<b>31</b>	<b>100%</b>



### 3. Do you like how the activity zones are arranged in the neighbourhood park?

Response	Number of responses	Percentage
Like very much	0	0%
Like	19	61%
Neither like or dislike	8	26%
Dislike	1	3%
Dislike very much	3	10%
<b>TOTAL</b>	<b>31</b>	<b>100%</b>

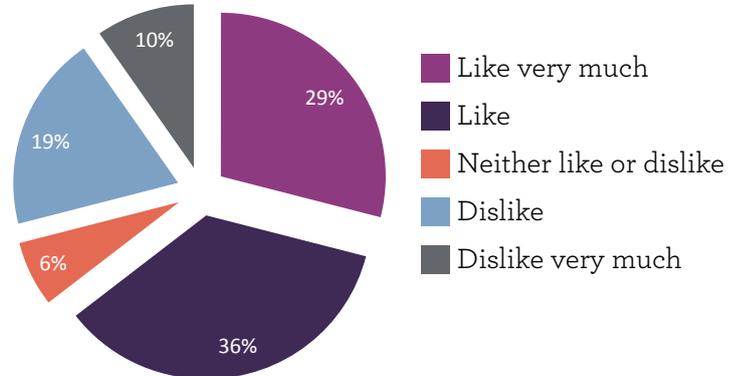


## Homes

### 4. What do you think of the following in the example layouts you have seen?

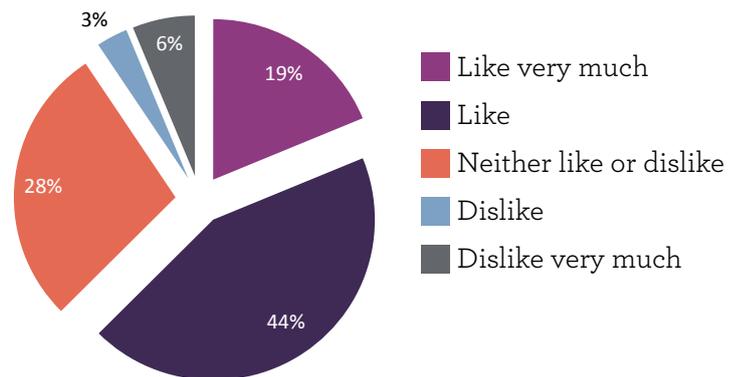
#### a. Storage spaces

Response	Number of responses	Percentage
Like very much	9	29%
Like	11	35%
Neither like or dislike	2	6%
Dislike	6	19%
Dislike very much	3	10%
<b>TOTAL</b>	<b>31</b>	<b>100%</b>



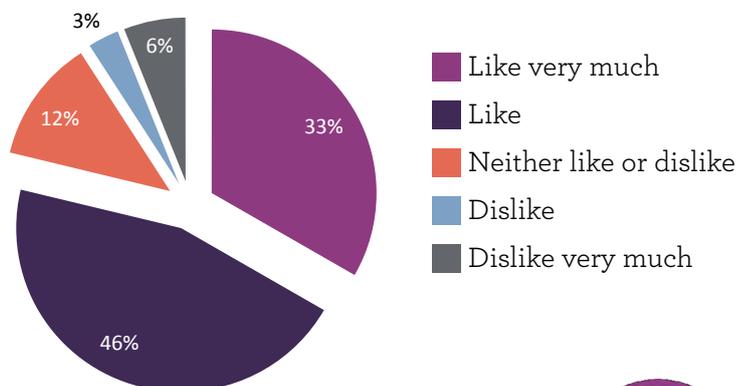
#### b. Position of windows

Response	Number of responses	Percentage
Like very much	6	19%
Like	14	44%
Neither like or dislike	9	28%
Dislike	1	3%
Dislike very much	2	6%
<b>TOTAL</b>	<b>32</b>	<b>100%</b>



#### c. Outside space e.g. balconies/terraces/gardens/courtyard

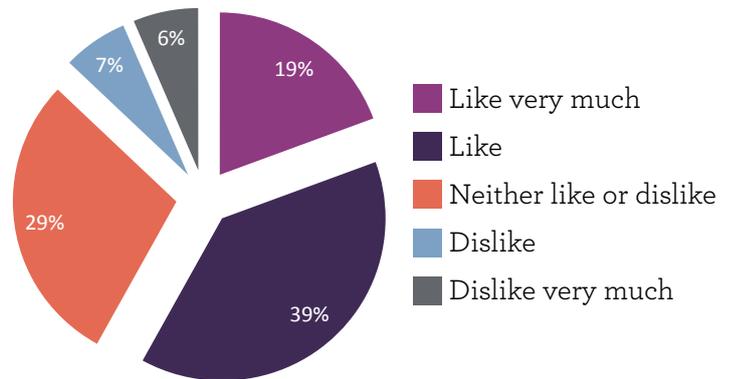
Response	Number of responses	Percentage
Like very much	11	33%
Like	15	45%
Neither like or dislike	4	12%
Dislike	1	3%
Dislike very much	2	6%
<b>TOTAL</b>	<b>33</b>	<b>100%</b>



## Feedback from questionnaires distributed at the event...

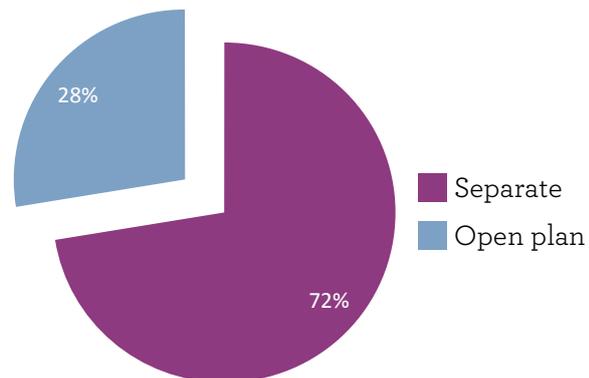
### d. Size of homes

Response	Number of responses	Percentage
Like very much	6	19%
Like	12	39%
Neither like or dislike	9	29%
Dislike	2	6%
Dislike very much	2	6%
<b>TOTAL</b>	<b>31</b>	<b>100%</b>



### 5. Do you prefer the kitchen and living room to be separate rooms or open plan?

Response	Number of responses	Percentage
Separate	21	72%
Open plan	8	28%
<b>TOTAL</b>	<b>29</b>	<b>100%</b>

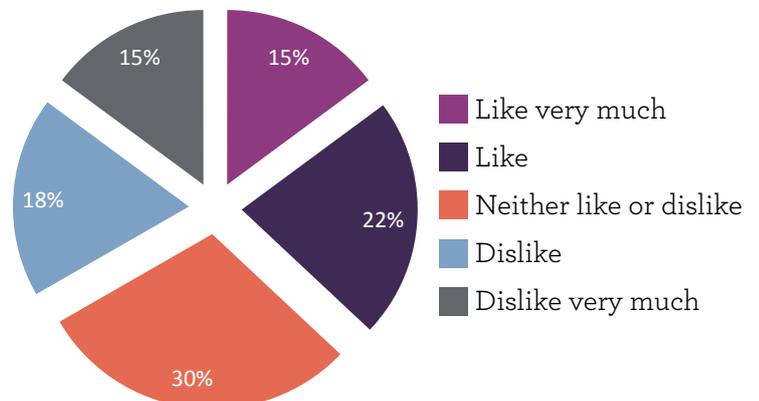


## Parking

### 6. What do you think of the following in the parking options you have seen?

#### a. Car club

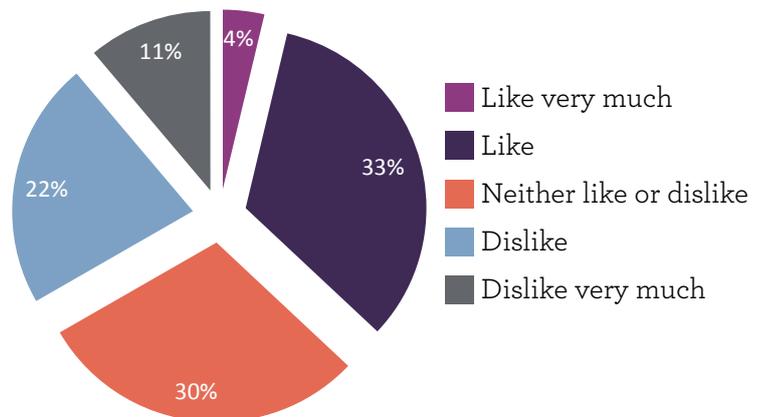
Response	Number of responses	Percentage
Like very much	4	15%
Like	6	22%
Neither like or dislike	8	30%
Dislike	5	19%
Dislike very much	4	15%
<b>TOTAL</b>	<b>27</b>	<b>100%</b>



## Feedback from questionnaires distributed at the event...

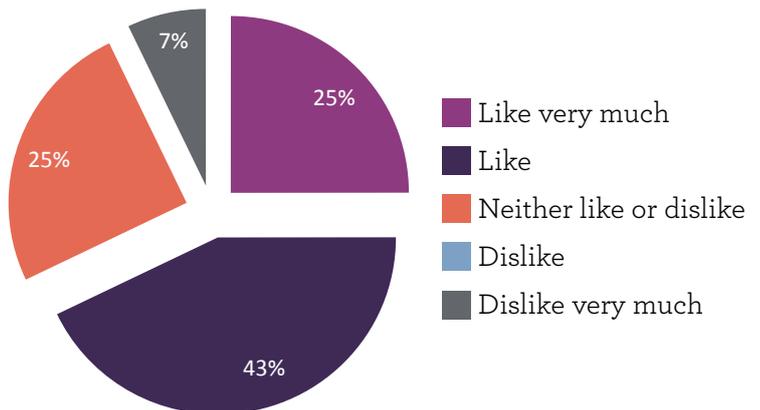
### b. On-street parking

Response	Number of responses	Percentage
Like very much	1	4%
Like	9	33%
Neither like or dislike	8	30%
Dislike	6	22%
Dislike very much	3	11%
<b>TOTAL</b>	<b>27</b>	<b>100%</b>



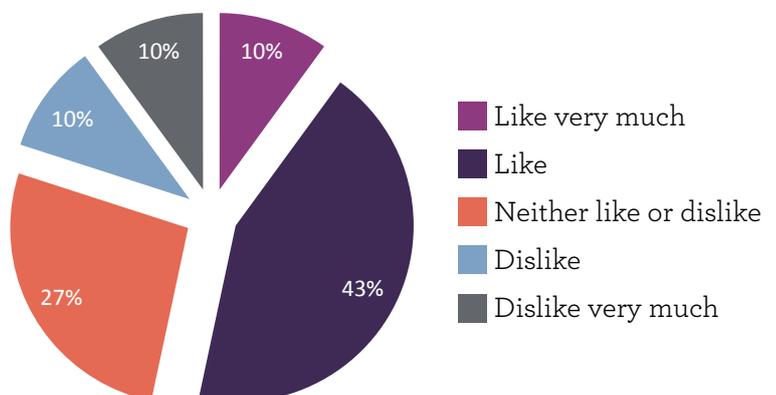
### c. On-plot parking

Response	Number of responses	Percentage
Like very much	7	25%
Like	12	43%
Neither like or dislike	7	25%
Dislike	0	0%
Dislike very much	2	7%
<b>TOTAL</b>	<b>28</b>	<b>100%</b>



### d. Podium parking

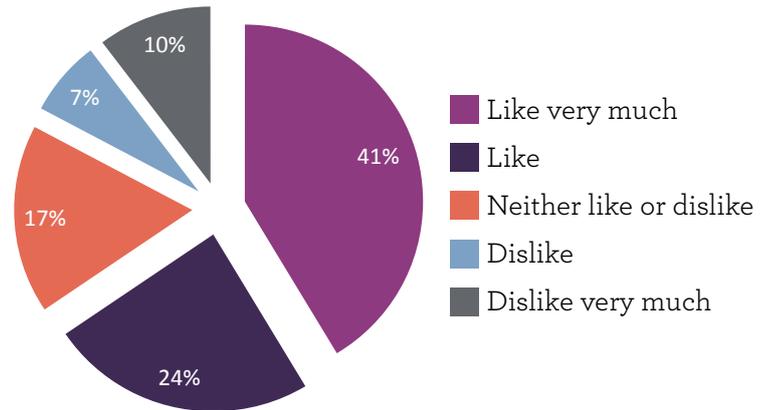
Response	Number of responses	Percentage
Like very much	3	10%
Like	13	43%
Neither like or dislike	8	27%
Dislike	3	10%
Dislike very much	3	10%
<b>TOTAL</b>	<b>30</b>	<b>100%</b>



## Feedback from questionnaires distributed at the event...

### e. Garage parking

Response	Number of responses	Percentage
Like very much	12	41%
Like	7	24%
Neither like or dislike	5	17%
Dislike	2	7%
Dislike very much	3	10%
<b>TOTAL</b>	<b>29</b>	<b>100%</b>



### Any other comments

Residents were given the opportunity to provide written feedback, which has been put into categories and summarised below:

#### Homes

‘I like the idea of the balconies coming off separate rooms in the house and also that there may be room for a utility room’

‘I prefer a separate kitchen as it keeps smells confined but if combined there must be enough room for a table. The kitchens at Orchard Village were a great size’

‘The living room should be on the ground floor’

‘The room sizes should be bigger’

‘Extra storage space should be provided’

‘I would like a separate kitchen, with room for a table and chairs’

‘I have a need for a shower/wet room in the bathroom instead of a bath and I want a ground floor 1 bedroom flat’

‘I think that the kitchen and living room should be open plan but have maybe a door or a small wall to separate it’

‘Why does the upper floor stacked maisonette have smaller rooms?’

‘I have a loft space and I am concerned as I will not get some storage space’

## Feedback from questionnaires distributed at the event...

'As I live in a split level property I want to be offered either a maisonette, house or mews house'

'I prefer type B more than the type A 3 bedroom flats we were shown'

'We prefer separate toilet and bathroom like we already have now. We are a family of 4 and need a separate toilet'

'We do not want a water meter in the new home'

'I would not want to live in a flat above shops/restaurants'

'100% freeholders should not incur any new service charges'

'Garage, loft and garden spaces must be included in overall unit size'

### The park

'Worried about owners with dogs'

'Would like somewhere for skaters, as there a lot of them on the estate'

'Who is the park owned and maintained by? Would it be an extra cost for people who live in the area or will it be privately funded?'

'Need to cater for all ages, including teenagers, young professionals. There should be more private space that is not overshadowed'

'Planted areas should have sensory elements (i.e. lavender/jasmine etc.), kids play areas keeping to natural type of equipment, i.e. timber based and rustic (comparable to children's play areas in Morden Hall Park)'

'Preference is to keep open areas vehicle free and to provide secure vehicle parking, either in communal compound area with landscaping over or on site garage parking for individual properties'

'A road going through the park may create safety problems which I'm apprehensive about, but I also think there should be a connection to Abbey Recreation Ground but it should still have its own identity'

## Feedback from questionnaires distributed at the event...

'It would be nice to have areas for gardening if you don't have an outdoor space. Ensure outdoor spaces for elderly people to feel safe and happy'

'I would like a window in the kitchen'

### Parking

'Need something to stop non-residents parking as they take permitted spaces'

'Parking does not appear to take into consideration the play area/activity zone next to road where there is risk of children running onto the street'

'Extra parking space in front garden must be included as now'



# Welcome

**Welcome to the latest consultation on the future of your neighbourhood. Thank you for all your comments so far. With your help we have made some important changes to the master plan to make sure it will work best for you and your community.**

We are here today to explain the plans, answer your questions and listen to your views. Please fill in a questionnaire and let us know what you think. You can also contact your regeneration officer with any questions on **020 3441 8518**.

## Why regeneration?

We are committed to making sure you have high-quality homes that are safe, secure and meet your needs.

The regeneration will offer a much wider choice of homes than are currently on your neighbourhood. In almost every case the new homes will be larger than the homes they replace and none will be smaller. Every home will have a private garden, balcony or terrace.

We have worked closely with you to make sure the designs of the homes are attractive, energy-efficient and spacious. They will be flexible and adaptable to give you choice and to meet your changing needs.

Circle Housing Merton Priory is a charity and any surplus it makes goes into enhancing the life chances of residents through its investment in local communities.





# Residents offer

## For existing Circle Housing Merton Priory tenants

We've listened carefully to what residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay and helps keep the community together.

If regeneration goes ahead we promise the following:



new homes for all existing tenants



keep the same tenancy rights you have now



disturbance payment of £3,000



Relocation payment of £4,900 per household



free, professional packing and removals



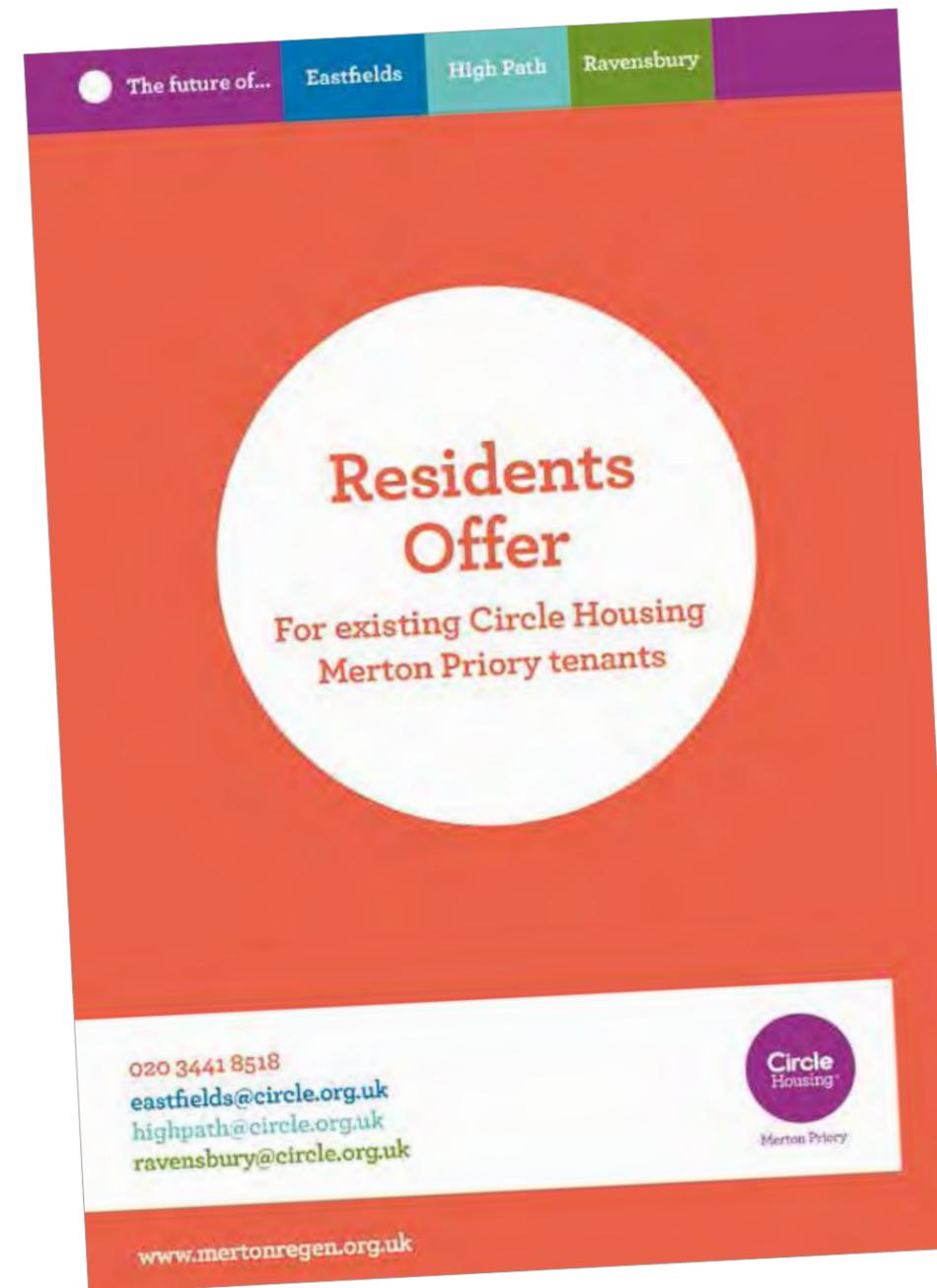
free handyman service to help older and vulnerable tenants



help if you need to move temporarily because of regeneration



new energy-efficient fridge freezer, washing machine, cooker and dishwasher.





# Residents offer

## For non-resident homeowners (leaseholders and freeholders)

We've listened carefully to what residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay and helps keep the community together.

### If regeneration goes ahead we promise the following:

-  open market value for your property, plus a 7.5 per cent additional payment
-  legal fees and other costs reimbursed
-  payment of Stamp Duty Land Tax
-  opportunity to buy a new home at market value





# Residents offer

## For resident homeowners (leaseholders and freeholders)

We've listened carefully to what residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay and helps keep the community together.

If regeneration goes ahead we promise a range of options to meet your needs, including the following:



a new replacement home at no additional cost to you if you choose to stay, or



open market value for your home plus 10 per cent if you prefer to leave, or



a shared equity option for those who prefer it

**Plus:**



a disturbance payment of £3,000 per household



free and independent valuation of your home



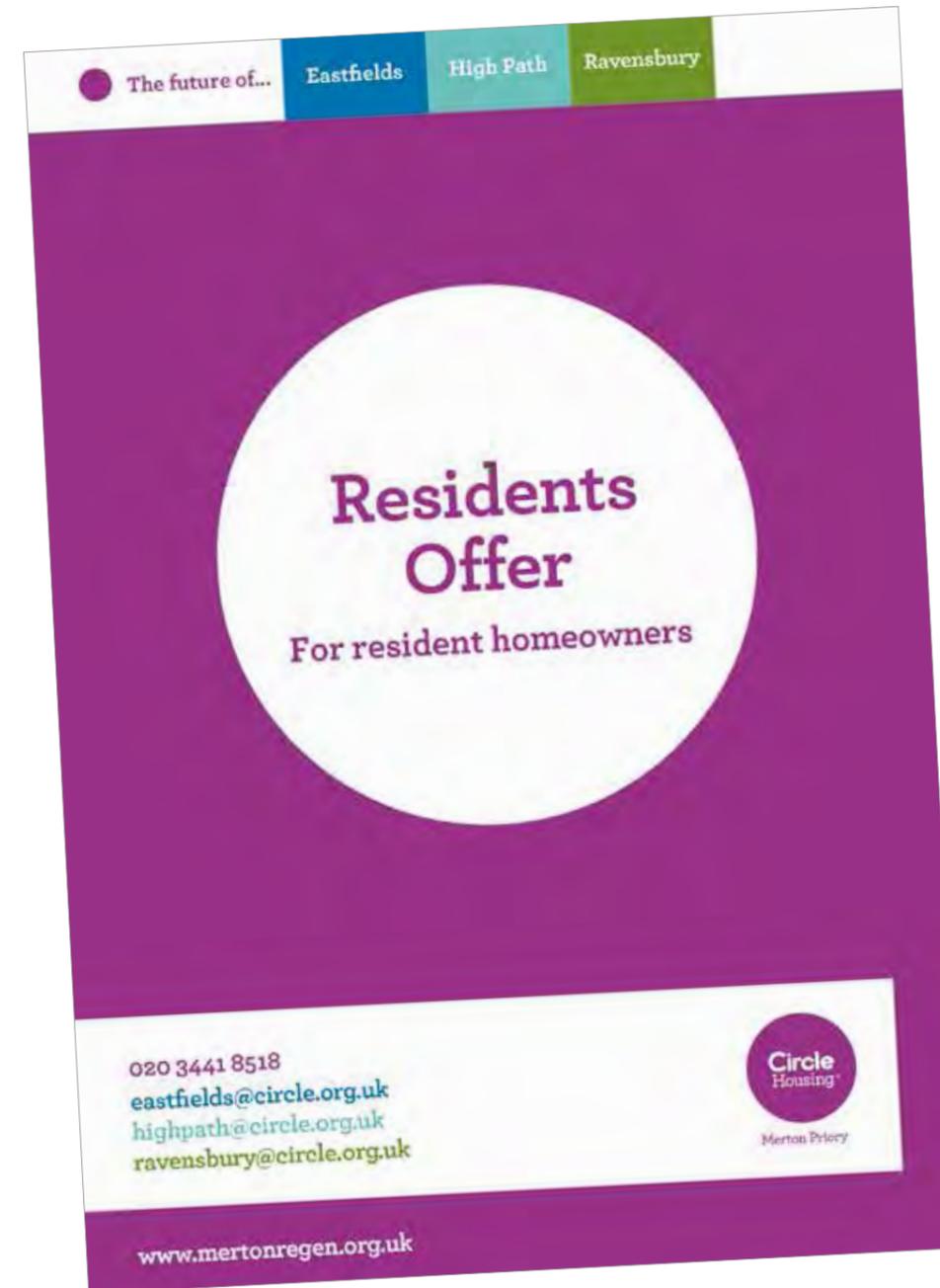
legal fees and other costs reimbursed



payment of Stamp Duty Land Tax



help if you need to move temporarily because of regeneration





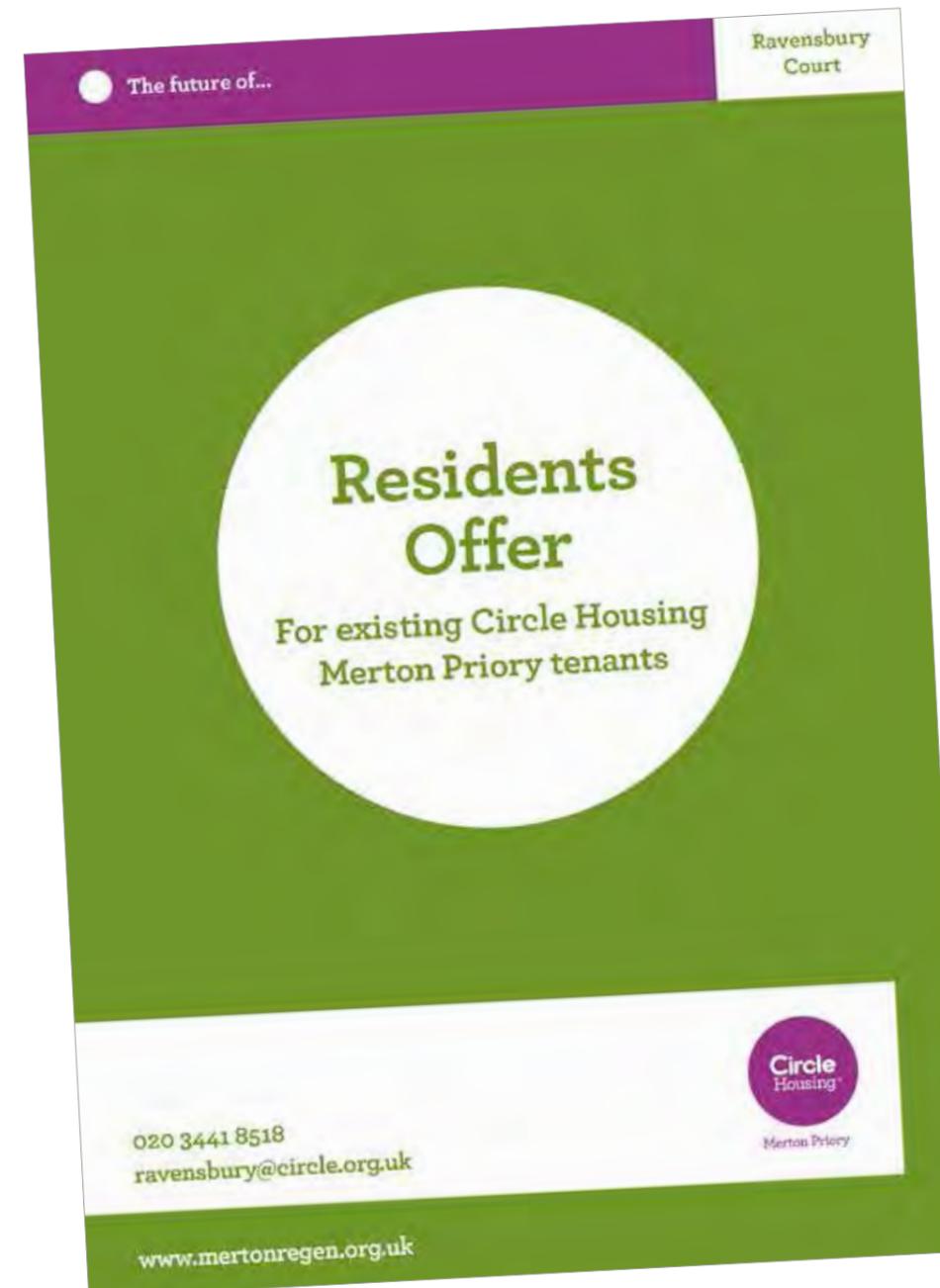
# Ravensbury Court Residents offer

## For existing Circle Housing Merton Priory tenants

We've listened carefully to what Ravensbury Court residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay in Ravensbury Court and helps keep the community together.

If regeneration goes ahead we promise the following:

-  a refurbished and improved home for all
-  keep the same tenancy rights you have now
-  disturbance payment of £1,000
-  no need to move out of your home when the improvement work is being done
-  free handyperson service to help older and vulnerable tenants





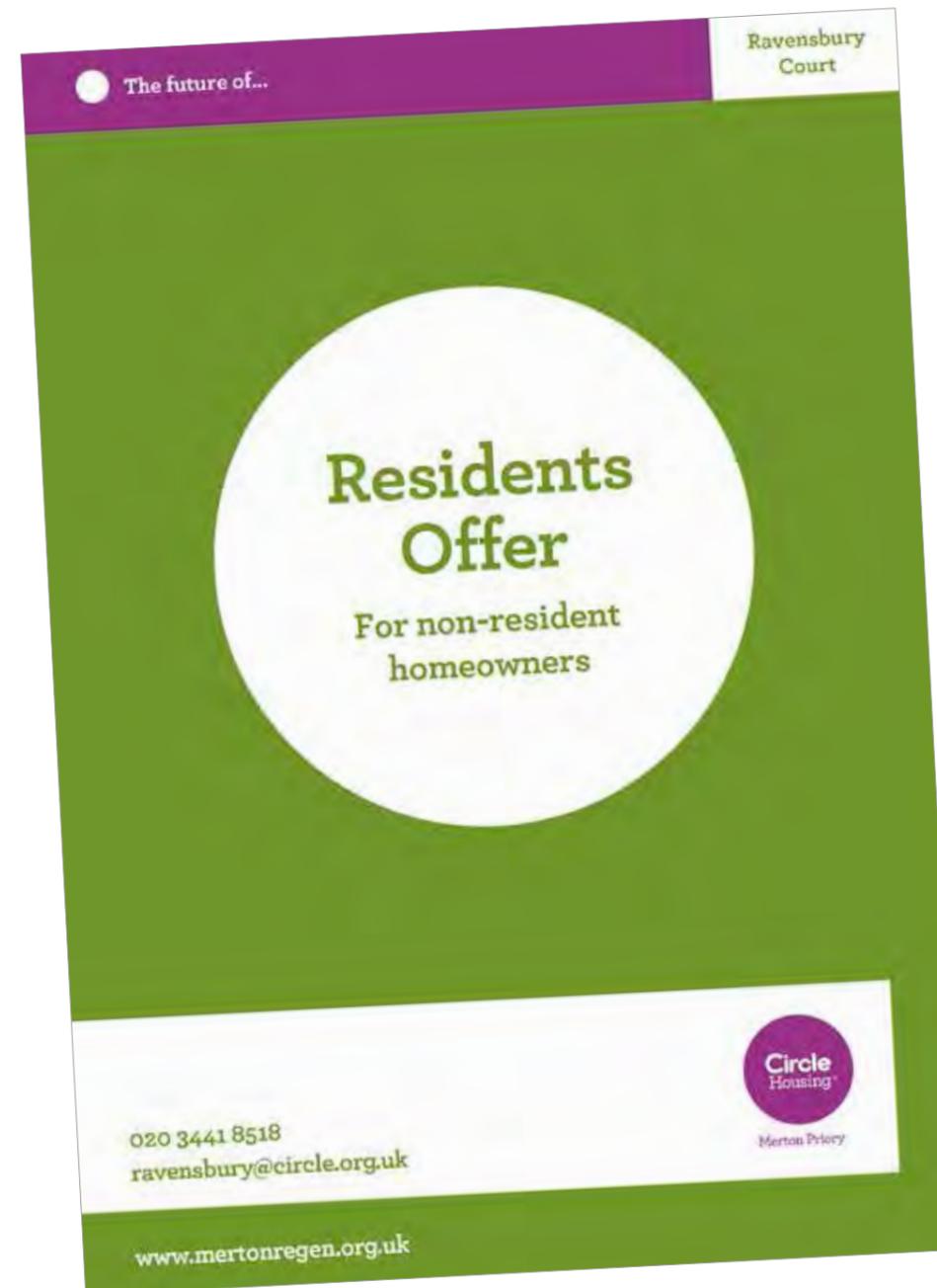
# Ravensbury Court Residents offer

## For non-resident homeowners (leaseholders and freeholders)

We've listened carefully to what Ravensbury Court residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay in Ravensbury Court and helps keep the community together.

If regeneration goes ahead we promise the following:

-  a refurbished and improved Ravensbury Court
-  the terms of your lease would not be affected in any way
-  no need for your tenants to move out when the improvement work is being done
-  a say in what improvements are made to your property
-  option to buy into internal improvements





# Ravensbury Court Residents offer

## For resident homeowners (leaseholders and freeholders)

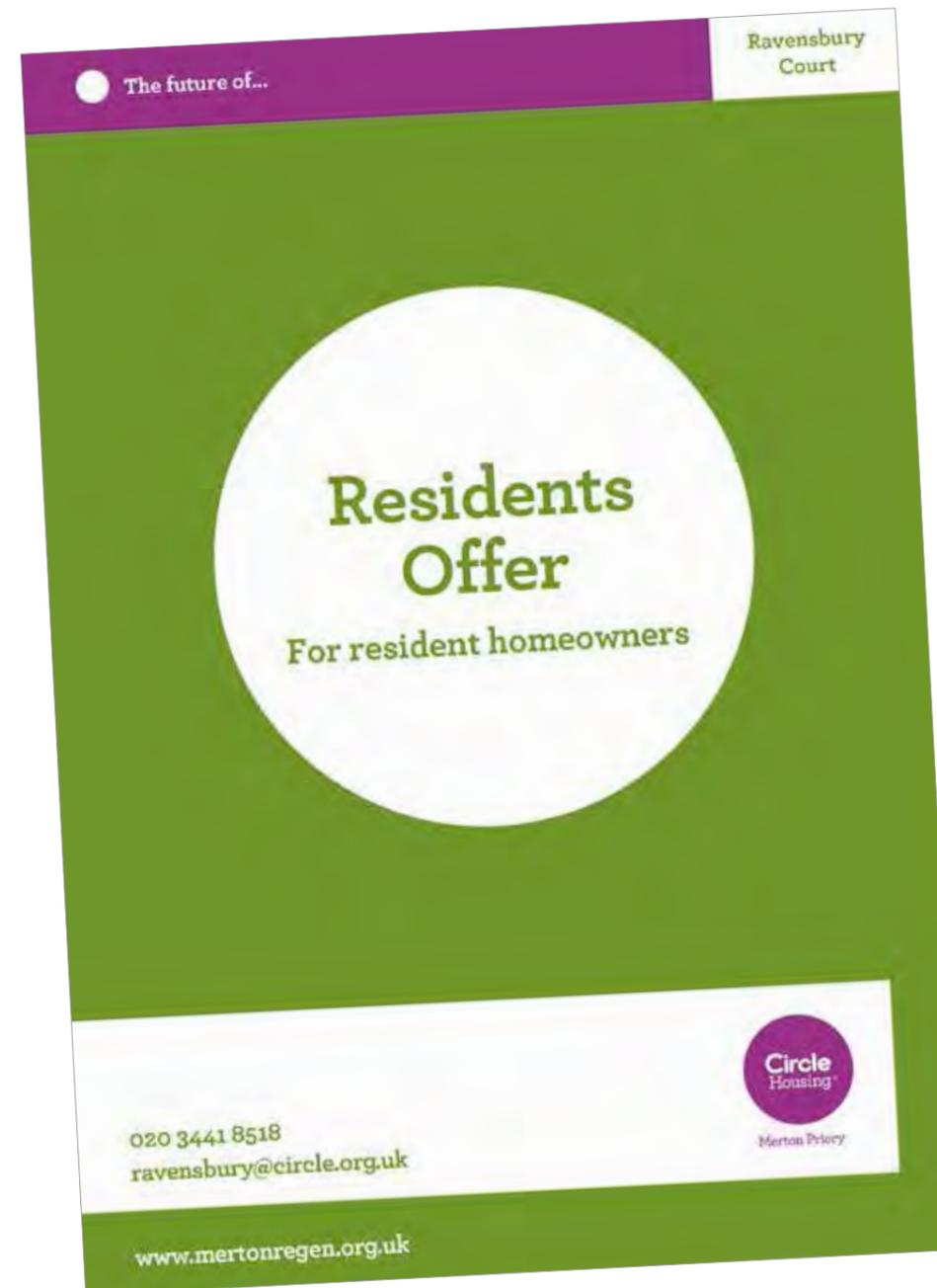
We've listened carefully to what Ravensbury Court residents have told us about their hopes and expectations for the Residents Offer. We believe the Offer local people have helped us produce is fair, gives everyone the opportunity to stay in Ravensbury Court and helps keep the community together.

If regeneration goes ahead we promise a range of options to meet your needs, including the following:

-  external improvements and repairs for all
-  option to buy into internal improvements
-  a say in what improvements are made to your property
-  your financial contribution to the improvements limited to no more than £15,000
-  payment of £1,000 per household
-  no need to move out of your home when the improvement work is being done
-  no change to your lease

**Or:**

-  a new Circle Housing Standard 125 year lease at no extra cost on completion of the refurbishment works





# Benefits for you and your neighbourhood

If regeneration goes ahead it will bring benefits to the community including:

- **Creating new jobs for local people** – Regeneration will create jobs and apprenticeships during construction and in the new, improved neighbourhood. This will add to the opportunities already available through our Routes2Work programme. For more information about Routes2Work, please visit [www.circleopportunities.org.uk](http://www.circleopportunities.org.uk) or contact us on 0300 500 3000 from a landline, 020 3441 8612 from a mobile or by email at [routes2work@circle.org.uk](mailto:routes2work@circle.org.uk)
- **Expanding and improving open, green space** – Each home will have private outdoor space. We know residents also want to see green space throughout their neighbourhood. We have included communal outdoor space with planting, trees and seating as well as activity and play areas.
- **Investing in local schools** – We will provide funding to Merton Council to create more primary and secondary school places. The council could use this money to expand local schools or build new ones for existing and future residents.
- **Better public transport** – We will invest in local public transport improvements so that your neighbourhood is better connected to nearby areas.
- **New and improved community facilities** – You said community facilities are important to you. The master plan will include new and improved community space that can be used for meetings, events, classes and clubs.



Sketch of proposed High Path neighbourhood



Sketch of a proposed mews street in Ravensbury



Sketch of proposed landscaping in central green area in Eastfields





# Next steps

Please talk to our team and fill in a feedback form to tell us what you think.



We're happy to arrange another time to talk through the Residents Offer and master plan as well as answer any of your questions.

## Contact us

020 3441 8518

The Grange, 1 Central Road, Morden, Surrey, SM4 5PQ

[www.mertonregen.org.uk](http://www.mertonregen.org.uk)

[eastfields@circle.org.uk](mailto:eastfields@circle.org.uk)

[highpath@circle.org.uk](mailto:highpath@circle.org.uk)

[ravensbury@circle.org.uk](mailto:ravensbury@circle.org.uk)



## Independent advice

You can also contact NewmanFrancis for independent advice on Freephone 0800 644 6040 (charges apply for calls from mobiles).

Tel 020 8555 2139

[mertonregen@newmanfrancis.org](mailto:mertonregen@newmanfrancis.org)



## Independent survey

Over the next few weeks an independent opinion survey will be carried out to get your views on regeneration. This will be done by Membra, a leading independent research and survey agency.

You will be asked your views on the proposed regeneration, master plan and Residents Offer. Membra's staff will visit every resident's home. Additional arrangements will be made for older and more vulnerable residents. You can find out more about Membra by visiting [www.membra.co.uk](http://www.membra.co.uk)

More information about the survey will be sent to you soon.



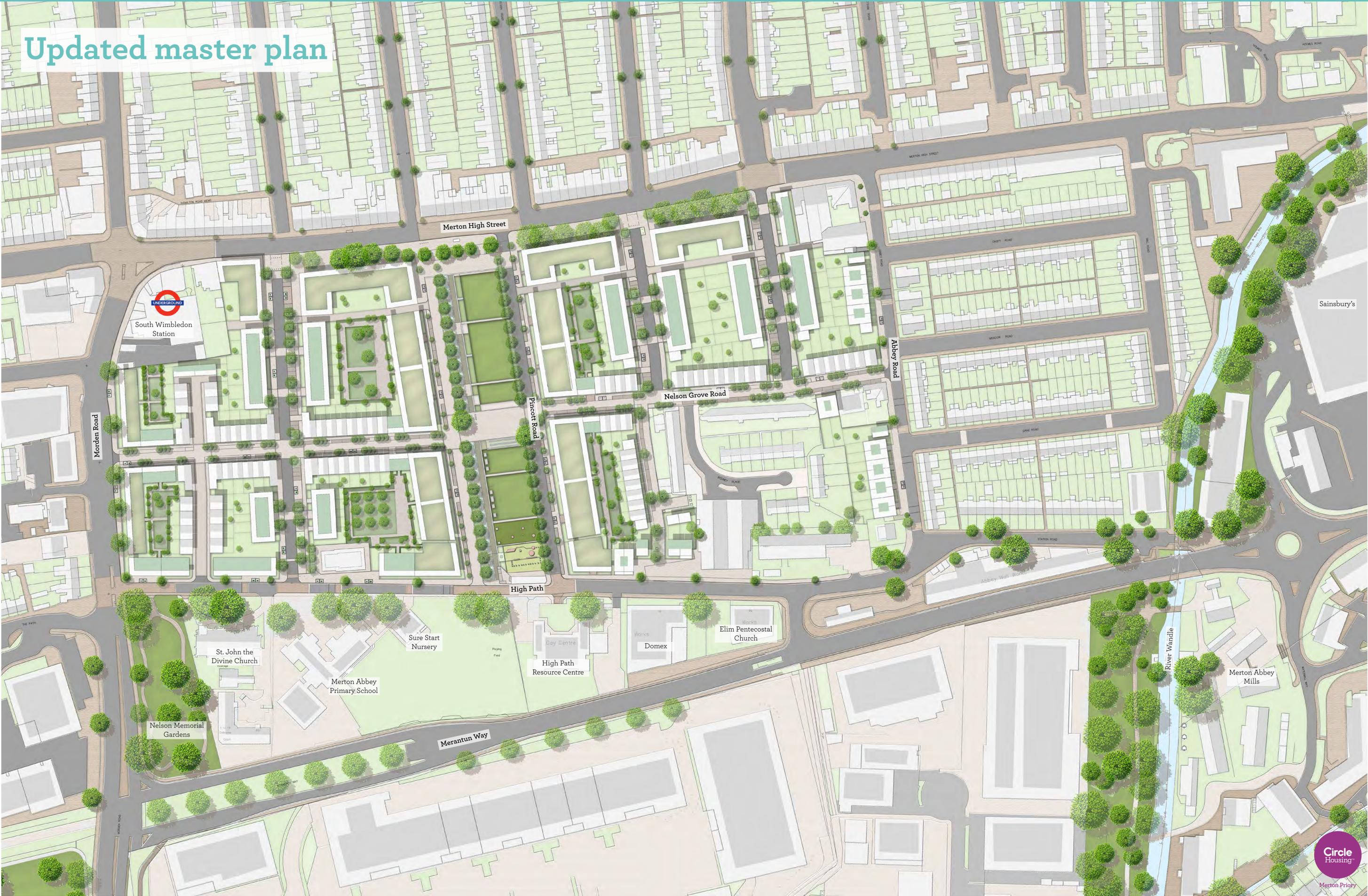


# Updated master plan





# Updated master plan





# Merton High Street and the new neighbourhood park



Artist's impression of the proposed neighbourhood park  
(Not to scale)



# Mews street towards St. John's Church

# Merton High Street



# Design inspiration ideas





# Proposed types of homes

## 2 bedroom 4 person mews house

**Includes:**

- Overall area of 96 sqm (1,033 ft sq)
- Kitchen/dining: 13 sqm (140 ft sq)
- Living room: 16.9 sqm (182 ft sq)
- Master bedroom: 14.5 sqm (156 ft sq)
- Double bedroom: 12.1 sqm (130 ft sq)
- Bathroom: 4.2 sqm (45 ft sq)
- Downstairs W/C: 3.3 sqm (36 ft sq)
- Storage: 3.2 sqm (34 ft sq) in individual storage spaces
- Amenity: Rear garden - 43 sqm (463 ft sq)
- Combined terrace area - 35 sqm (377 ft sq)

**Additional features:**

- Garage car parking and cycle storage: 16.7 sqm (180 ft sq)
- Underground rubbish collection provided on-street



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

## 3 bedroom 5 person mews house

**Includes:**

- Overall area of 108 sqm (1,163 ft sq)
- Kitchen/dining: 14.8 sqm (159 ft sq)
- Living room: 16.2 sqm (174 ft sq)
- Master bedroom: 14.7 sqm (158 ft sq)
- Double bedroom: 12.4 sqm (133 ft sq)
- Single bedroom: 10.5 sqm (113 ft sq)
- Bathroom: 4.2 sqm (45 ft sq)
- Downstairs W/C: 2.8 sqm (30 ft sq)
- Rear garden: 84.3 sqm (907 ft sq)
- Combined terraces: 22.7 sqm (244 ft sq)

**Additional features:**

- Garage car parking and cycle storage: 18.2 sqm (196 ft sq)
- Underground rubbish collection provided on-street
- Storage: 3.6 sqm (39 ft sq) in individual storage spaces



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

## 3 bedroom 5 person townhouse

**Includes:**

- Overall area of 106 sqm (1,141 ft sq)
- Combined kitchen/dining/living: 31.9 sqm (343 ft sq)
- Master bedroom: 14.2 sqm (153 ft sq)
- Double bedroom: 12.7 sqm (137 ft sq)
- Single bedroom: 9.8 sqm (105 ft sq)
- Bathroom: 6.4 sqm (69 ft sq)
- Downstairs W/C: 2.9 sqm (31 ft sq)
- Rear garden: 47.1 sqm (507 ft sq)
- Combined terrace and balconies: 30 sqm (323 ft sq)

**Additional features:**

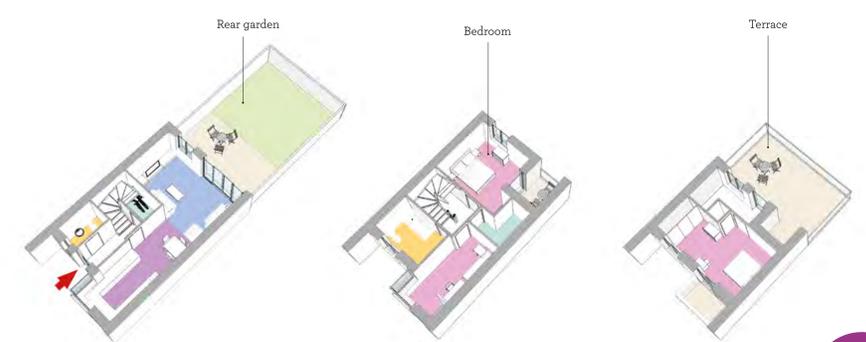
- On street parking
- Underground rubbish collection provided on-street
- Storage: 6.9 sqm (74 ft sq) in individual storage spaces

Existing 3 bed townhouse:  
Dowman Close: 95 sqm (1,023 ft sq)



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

(Examples not to scale)



# Proposed types of homes

## 1 bedroom 2 person flat

**Includes:**

- Overall area of 53 sqm (570 ft sq)
- Open plan kitchen/dining/living: 23 sqm (248 ft sq)
- Double bedroom: 14 sqm (151 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 3.8 sqm (41 ft sq)
- Balcony: 8.3 sqm (89 ft sq)
- Balcony storage: 1.2 sqm (13 ft sq)

**Existing 1 bed flat:**

May Court: 47 sqm (506 ft sq)

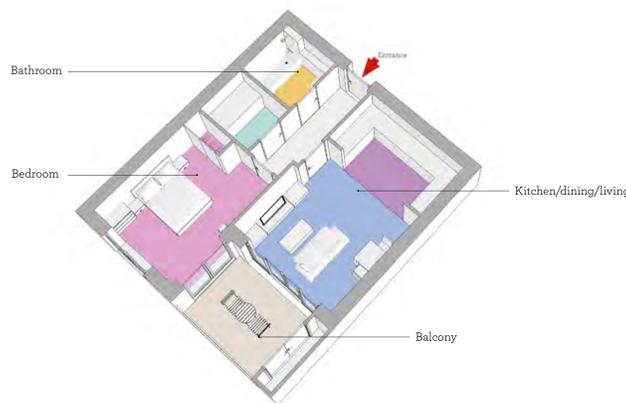
**Additional features:**

- Generous windows/secure cycle storage/built in wardrobes
- Access to balcony from bedroom



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

## 2 bedroom 4 person flat

**Includes:**

- Overall area of 74 sqm (797 ft sq)
- Open plan kitchen/dining/living: 27sqm (291 ft sq)
- Double bedroom: 13.5 sqm (145 ft sq)
- Twin bedroom: 13 sqm (140 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 2.8 sqm (30 ft sq)
- Balcony: 10 sqm (108 ft sq)
- Secondary storage: 1 sqm (11 ft sq)
- Balcony storage: 2.4 sqm (26 ft sq)

**Existing 2 bed flat:**

Ramsey House 61 sqm (657 ft sq)

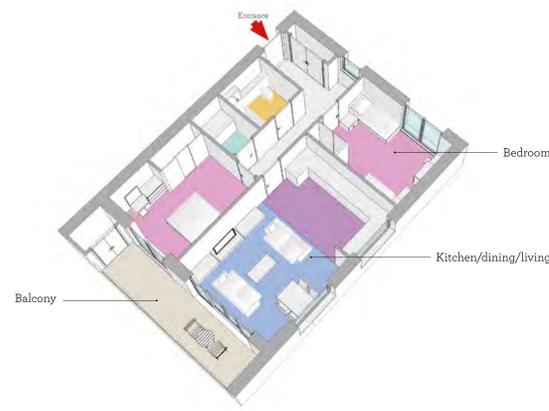
**Additional features:**

- Generous windows/secure cycle storage/built in wardrobes
- Access to balcony from bedroom



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

## 3 bedroom 5 person flat (Type A)

**Includes:**

- Overall area of 90 sqm (969 ft sq)
- Combined kitchen/dining: 13 sqm (140 ft sq)
- Living room: 16 sqm (172 ft sq)
- Master bedroom: 14 sqm (151 ft sq)
- Double bedroom: 13 sqm (140 ft sq)
- Single bedroom: 9 sqm (97 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 3 sqm (32 ft sq)
- Terraces: 40 sqm (431 ft sq)

**Existing 3 bed flat:**

Priory Close: 77 sqm (829 ft sq)

**Additional features:**

- Built in wardrobes/generous windows/secure cycle storage
- Access to terraces from all living spaces



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

## 3 bedroom 5 person flat (Type B)

**Includes:**

- Overall area of 90 sqm (969 ft sq)
- Combined kitchen/dining: 13 sqm (140 ft sq)
- Living room: 16 sqm (172 ft sq)
- Master bedroom: 14 sqm (151 ft sq)
- Double bedroom: 13.5 sqm (145 ft sq)
- Single bedroom: 9.5 sqm (102 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 6 sqm (65 ft sq)
- Terraces: 40 sqm (431 ft sq)

**Existing 3 bed flat:**

Priory Close: 77 sqm (829 ft sq)

**Additional features:**

- Built in wardrobes/generous windows/secure cycle storage
- Access to terraces from all living spaces



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

(Examples not to scale)



# Proposed types of homes

## 1 bedroom 2 person flat

**Includes:**

- Overall area of 53 sqm (570 ft sq)
- Open plan kitchen/dining/living: 23 sqm (248 ft sq)
- Double bedroom: 14 sqm (151 ft sq)
- Bathroom: 4 sqm (43 ft sq)
- Utility room/store: 3.8 sqm (41 ft sq)
- Balcony: 8.3 sqm (89 ft sq)
- Balcony storage: 1.2 sqm (13 ft sq)

**Existing 1 bed flat:**

May Court: 47 sqm (506 ft sq)

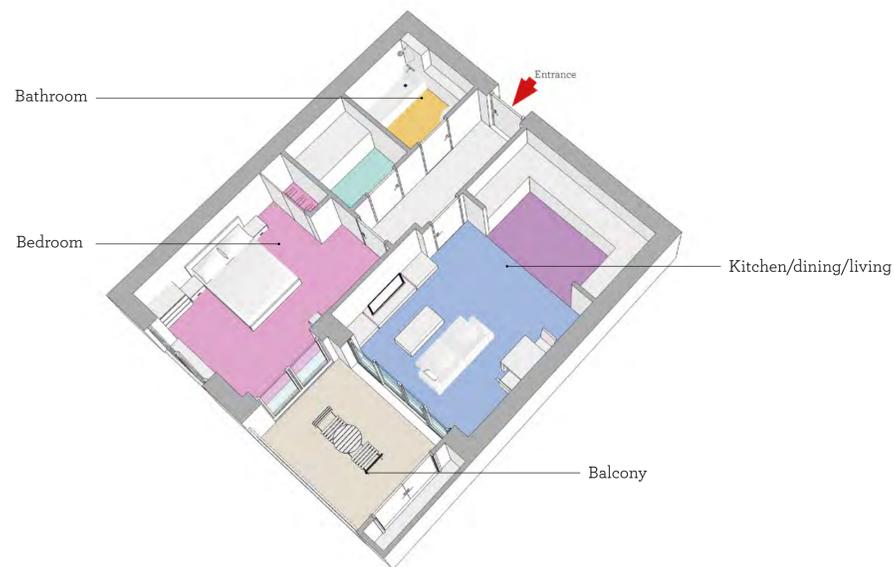
**Additional features:**

- Generous windows/secure cycle storage/built in wardrobes
- Access to balcony from bedroom



Plan layout

■ Living  
 ■ Kitchen  
 ■ Bedroom  
 ■ Bathroom  
 ■ Store  
 ■ Outside space



3D perspective view

(Examples not to scale)



# Proposed types of homes

(Examples not to scale)

## 2 bedroom 3 person wheelchair person flat

**Includes:**

- Overall area of 74 sqm (796 ft sq)
- Open plan kitchen/dining/living: 25 sqm (269 ft sq)
- Double bedroom: 16 sqm (172 ft sq)
- Single bedroom: 11 sqm (118 ft sq)
- Bathroom: 6.4 sqm (69 ft sq)
- Utility room/store: 2 sqm (22 ft sq)
- Podium garden: 30 sqm (312 ft sq)

**Additional features:**

- Fully wheelchair accessible home/secure cycle storage/built in wardrobes
- Access to garden from bedroom and living room



Plan layout

- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space



3D perspective view

## Ground floor stacked maisonette

**Includes:**

- Overall area of 101 sqm (1,087 ft sq)
- Kitchen: 10.4 sqm (112 ft sq)
- Living/dining: 20.5 sqm (221 ft sq)
- Master bedroom: 13.9 sqm (150 ft sq)
- Double bedroom: 12 sqm (129 ft sq)
- Single bedroom: 9.1 sqm (98 ft sq)
- Bathroom: 4.4 sqm (47 ft sq)
- Downstairs W/C: 3 sqm (32 ft sq)
- Rear garden: 48 sqm (517 ft sq)

**Additional features:**

- Storage provision: 3.1 sqm (33 ft sq) including utility room
- Cycle storage
- Underground rubbish collection provided on-street

Existing 2 bed maisonette:  
Doel Close: 70 sqm (753 ft sq)



Plan layout

- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space



Ground Floor

3D perspective view



First Floor

## Upper floor stacked maisonette

**Includes:**

- Overall area of 101 sqm (1,087 ft sq)
- Kitchen: 11.6 sqm (125 ft sq)
- Living/dining: 20.5 sqm (221 ft sq)
- Double bedrooms: 12 sqm (129 ft sq)
- Single bedroom: 7.7 sqm (83 ft sq)
- Bathroom: 4.4 sqm (47 ft sq)
- W/C: 3.4 sqm (37 ft sq)
- Utility/store: 2.2 sqm (24 ft sq)
- Roof terrace: 48 sqm (517 ft sq)
- Storage: 0.9 sqm (10 ft sq) in dwelling storage
- Terrace storage: 3.7 sqm (40 ft sq) in terrace storage

**Additional features:**

- Cycle storage
- Underground rubbish collection provided on-street

Existing 2 bed maisonette:  
Doel Close: 70 sqm (753 ft sq)



Plan layout

- Living
- Kitchen
- Bedroom
- Bathroom
- Store
- Outside space



Second Floor



Third Floor



Fourth floor terrace

3D perspective view

(Examples not to scale)



# Proposed types of homes

## 4 bedroom 6 person podium townhouse

**Includes:**

- Overall area of 117 sqm (1,259 ft sq)
- Kitchen/dining: 15.2 sqm (164 ft sq)
- Living room: 17 sqm (183 ft sq)
- Master bedroom: 14.4 sqm (155 ft sq)
- Double bedroom: 12.1 sqm (130 ft sq)
- Single bedroom: 9.7 sqm (104 ft sq)
- Single bedroom: 9.4 sqm (101 ft sq)
- Bathroom: 5.1 sqm (55 ft sq)
- Downstairs W/C: 2.8 sqm (30 ft sq)
- Rear podium garden: 50 sqm (538 ft sq)

**Additional features:**

- Undercroft parking in podium car park/ integrated bike storage
- Underground rubbish collection provided on-street
- Direct access to communal courtyard amenity
- Balcony: 2.8 sqm (30 ft sq)
- Storage: 5.1 sqm (55 ft sq) in individual storage spaces



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

## 3 bedroom 6 person corner house

**Includes:**

- Overall area of 115sqm (1,238 ft sq)
- Kitchen/dining: 17.4 sqm (187 ft sq)
- Living room: 17.6 sqm (189 ft sq)
- Master bedroom: 13.2 sqm (142 ft sq)
- Double bedroom: 13.2 sqm (142 ft sq)
- Double bedroom: 12.2 sqm (131 ft sq)
- Bathroom: 4.4 sqm (47 ft sq)
- Downstairs W/C: 2.9 sqm (31 ft sq)
- Patio: 32.7 sqm (352 ft sq)
- Combined terraces 54.6 sqm (588 ft sq)
- Storage: 6.3 sqm (68 ft sq) in individual storage spaces

**Additional features:**

- On-plot car parking and cycle storage
- Underground rubbish collection provided on-street
- Dedicated utility room



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

## 4 bedroom 8 person multi-generation house

**Includes:**

- Overall area of 167 sqm (1798 ft sq)
- Combined kitchen/dining/living: 25 sqm (269 ft sq)
- Annex combined kitchen/dining/living: 19.4 sqm (209 ft sq)
- Living room: 17 sqm (183 ft sq)
- Master bedroom: 12.9 sqm (139 ft sq)
- Double bedrooms: 12.4 sqm (133 ft sq)
- Annex double bedroom: 12.1 sqm (130 ft sq)
- Bathroom: 4.2 sqm (45 ft sq)
- Downstairs W/C: 3.1 sqm (33 ft sq)
- Second floor W/C: 2.9 sqm (31 ft sq)
- Shared courtyard: 31.3 sqm (337 ft sq)

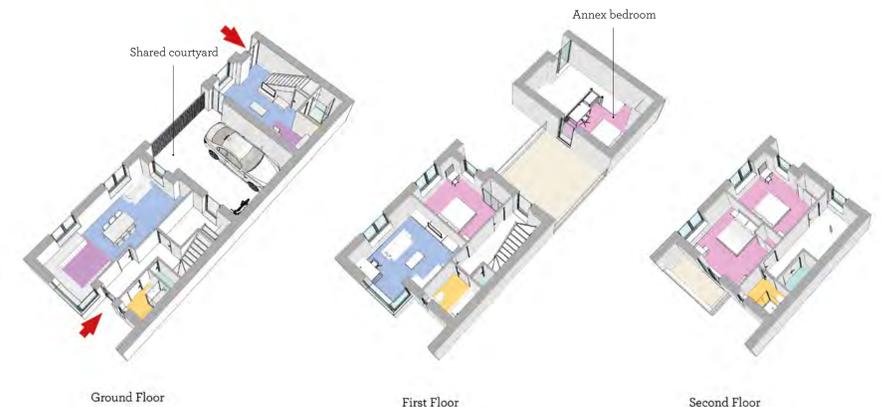
**Additional features:**

- On plot parking with cycle storage
- Underground rubbish collection provided on-street
- Dedicated utility room: 5.9 sqm (64 ft sq)
- Shared terrace: 21.3 sqm (229 ft sq)
- Balcony: 3.7 sqm (40 ft sq)
- Storage: 4.9 sqm (53 ft sq) in individual storage spaces



Plan layout

Living Kitchen Bedroom Bathroom Store Outside space



3D perspective view

(Examples not to scale)



# Secure communal gardens

## Garden 1

Example sketch of communal garden



- 1 - Communal garden
- 2 - Pathway
- 3 - Seating areas
- 4 - Planting to separate private and communal spaces
- 5 - Private gardens

Garden 1 location



Design points:

- Planting to separate private and communal areas and create privacy
- Seating set in between planting to create quiet areas

Example images of gardens



## Garden 2

Example sketch of communal garden



- 1 - Communal garden
- 2 - Pathway
- 3 - Seating areas
- 4 - Planting to separate private and communal spaces
- 5 - Private gardens

Garden 2 location



Design points:

- Larger grass area with tree planting
- Planting to separate private and communal areas and create privacy

Example images of gardens



## Garden 3

Example sketch of communal garden



- 1 - Communal garden
- 2 - Pathway
- 3 - Seating areas
- 4 - Planting to separate private and communal spaces
- 5 - Private gardens

Garden 3 location



Design points:

- Simple designs with planting for all year round
- Planting to separate private and communal areas and create privacy

Example images of gardens





# New neighbourhood park

Plan of the park



Example images

Market area



Central area



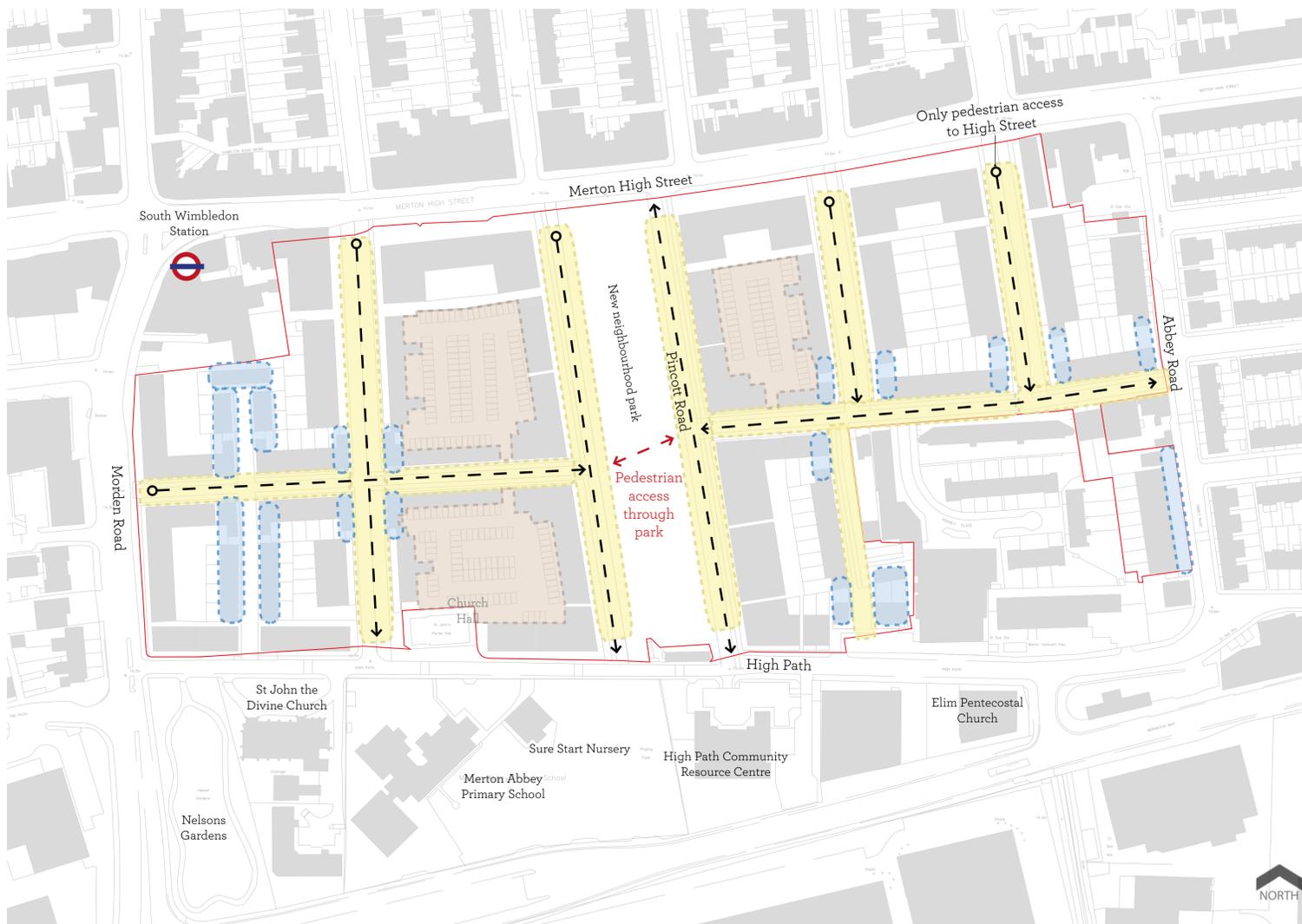
Children's play area





# Parking on High Path

The map below shows how parking on High Path is proposed. Most of the parking is within the brown undercroft zones which are underneath the green communal courtyards accessed by residents only. Other parking is on-street (shown by the yellow zones) and garage and on-plot parking (shown by the blue zones)



- Secure on-plot/garage parking
- Secure podium parking for residents
- Well overlooked on-street parking
- Vehicular route
- - No vehicular access

- Garage parking for some of the homes with direct access from the street
- Secure, on-street parking along the streets which are well over-looked
- Secure podium parking for residents within the flats
- On-plot parking for some of the homes



Example of car club vehicle



Example of on street parking



Example of on-plot parking



Example of podium parking



Example of garage parking

# High Path residents' feedback summary



Event:	Residents Offer Consultation
Event Dates:	Saturday 30th May 2015 (11am-3pm) Thursday 4th June 2015 (3:30pm-7:30pm) Wednesday 10th June 2015 (3:30pm-7:30pm)
No. of attendees:	224
No. of respondents:	144
PRP attendees:	Spyros Katsaros, Zeke Osho, Angeli Ganoo-Fletcher, Alexandra Andone, Stephen Walker, Rachel He, James Bush, Manisha Patel, Roumpini Perakaki
Circle attendees:	Paul Quinn, Tim Sargeant, Donna Brown, Setura Mahdi, Adam Richards, Shirley Price, Doreen Jones, Judith Hewitt, Farrida Deen, Luke Chandler, Colin Barns

This report summarises the comments and issues residents raised during the High Path Residents Offer consultation event and through questionnaires which were handed out.

The event was mainly focussed around the Residents Offer for existing residents. The event also included an update on the changes made to the draft master plan presented through diagrams, house models and a video. Other images included the different examples of homes and the latest plan of the proposed new neighbourhood park. PRP and Circle Housing representatives were available to talk to residents through the design and help answer any questions residents had as they walked around the exhibition. Residents were asked to fill in questionnaires. The feedback given will help shape the master plan.

### Key comments and issues:

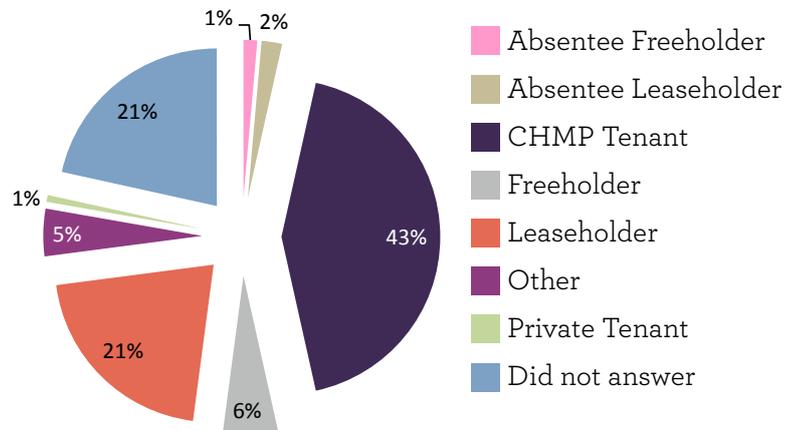
- 82% of residents who responded felt that the master plan was clearly, or at least mostly explained to them
- 70% of residents who responded liked the updated layout of the master plan
- 74% of residents who responded liked the new housing examples displayed
- 75% of residents who responded felt that the Residents Offer had been clearly, or at least mostly explained to them
- 55% of residents said they liked the Residents Offer, compared to 38% who did not, or who were indifferent



## Feedback from questionnaires distributed at the event...

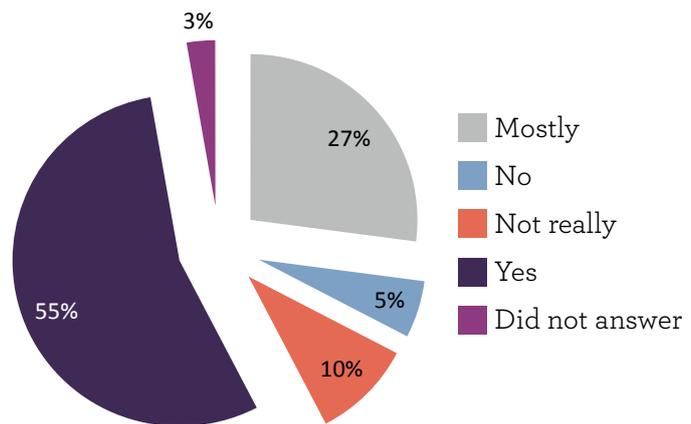
### 1. I am a . . .

Response	Number of responses	Percentage
Absentee Freeholder	2	1%
Absentee Leaseholder	3	2%
CHMP Tenant	62	43%
Freeholder	8	6%
Leaseholder	30	21%
Other	7	5%
Private Tenant	1	1%
Did not answer	31	21%
<b>TOTAL</b>	<b>144</b>	<b>100%</b>



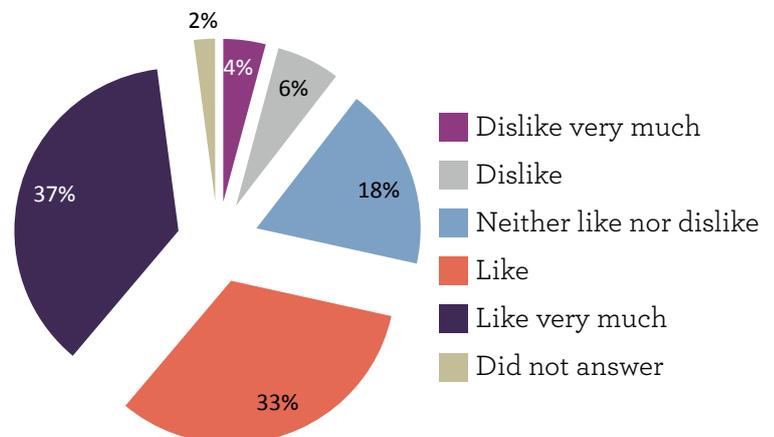
### 2. Has the master plan been clearly explained to you?

Response	Number of responses	Percentage
Mostly	39	27%
No	8	5%
Not really	14	10%
Yes	79	55%
Did not answer	4	3%
<b>TOTAL</b>	<b>144</b>	<b>100%</b>



### 3. What do you think of the updated layout for your neighbourhood?

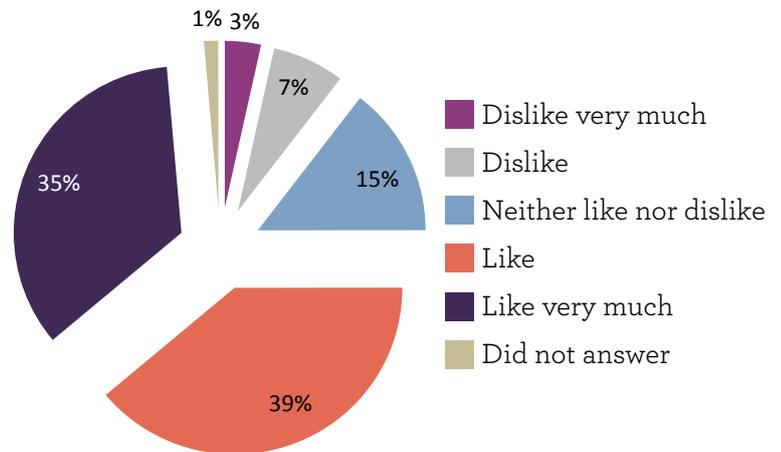
Response	Number of responses	Percentage
Dislike very much	6	4%
Dislike	9	6%
Neither like nor dislike	26	18%
Like	47	33%
Like very much	53	37%
Did not answer	3	2%
<b>TOTAL</b>	<b>144</b>	<b>100%</b>



## Feedback from questionnaires distributed at the event...

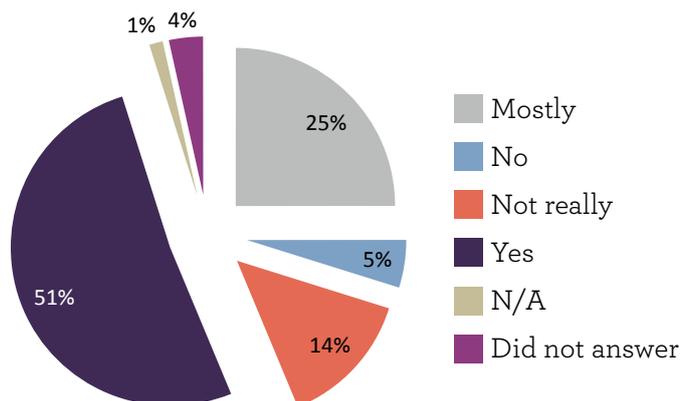
### 4. What do you think of the new housing types for your neighbourhood?

Response	Number of responses	Percentage
Dislike very much	5	3%
Dislike	10	7%
Neither like nor dislike	21	15%
Like	56	39%
Like very much	50	35%
Did not answer	2	1%
<b>TOTAL</b>	<b>144</b>	<b>100%</b>



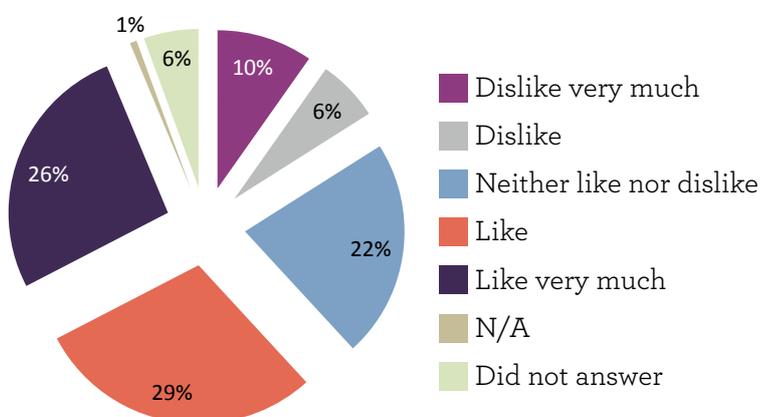
### 5. Has the Residents Offer been clearly explained to you?

Response	Number of responses	Percentage
Mostly	36	25%
No	7	5%
Not really	20	14%
Yes	74	51%
N/A	2	1%
Did not answer	5	4%
<b>TOTAL</b>	<b>144</b>	<b>100%</b>



### 6. What do you think of the Residents Offer?

Response	Number of responses	Percentage
Dislike very much	14	10%
Dislike	9	6%
Neither like nor dislike	32	22%
Like	42	29%
Like very much	38	26%
N/A	1	1%
Did not answer	8	6%
<b>TOTAL</b>	<b>144</b>	<b>100%</b>



## Additional comments received:

Very nice, just want it to happen soon.

Concerns with over crowding. Concerns fixtures and fittings i.e. kitchen will not be as good as existing.

Looking good.

At the moment Circle Housing Merton Priory are not maintaining properties, will they be maintaining homes properly?

Master plan looks excellent. Very exciting for local people, businesses and stakeholders.

External balconies similar to the present balconies on Norfolk House would take up less floor space.

I would prefer a separate kitchen and living room for a 1 bedroom flat. Would prefer enclosed balcony.

Are there any communal gardens? What is the actual figure in pounds for a three bedroom flat?

I like the plan very much and would rather like a new flat if possible.

I hope the apartments would have secure entry to all properties.

3 bedroom homes show toilet and bathroom as one.

Over a third of homes in High Path, especially 1940s red blocks have WC separate to bathroom in all 2, 3, 4 bedroom properties. If homeowners wanted and have existed up until now with separate WC then it should be endorsed and accommodated.

There is also a concern regarding the limited kids play area on High Path which has been planned as it is less than what's currently existing on High Path.

Each resident should have their own parking bay numbered so no one else can park in it. As it stands at the moment people are selling off their visitors permits so anybody can park and go off to work on the tube, which means people like myself come home from work and have nowhere to park.

## Feedback from questionnaires distributed at the event...

Too much mis-information being 'banded' around definitely require a 'wet room' and not a bathroom.

Being in a disabled situation definitely need a ground floor one bed flat:

- would prefer daylight in each room (windows)
- would prefer air conditioning for ventilation
- would prefer laundry facilities particularly drying area
- would prefer no lifts, which tend to be out of order
- would prefer water filtered taps for drinking etc
- would prefer frosted/semi-transparent glazing
- would prefer sloping roofing for more efficient drainage of rainwater
- would prefer trees in large pots (mobile)
- would prefer sockets for own heaters/coolers"

Totally changed from the original proposed regeneration document.

Residents need to scrutinize the wording and types of questions that Membra will ask in their 'independent opinion survey'. Results of survey should only be deemed valid when a (75%+) majority of households can be shown to have contributed.

No to regeneration.

I feel after seeing the plans and models if regeneration goes ahead it will be a great project and will really help the likes of myself stuck in a one bedroom with children.

Need a medical centre, dental surgery and pharmacy.

It is very important to get correct property valuation if I decided to sell my house. At the moment the impression I get is otherwise by just hearing from other people's valuations.

When will the prices of houses be available as I am interested to see whether I would like to stay and buy a new home or just sell my house to Circle Housing and buy somewhere else.

Severely limited options for non-resident leaseholders. As a previous resident that may consider returning in the future, it feels that the Offer is discriminatory simply because I am not resident just at the moment.

I like the new plans very much and would appreciate a property with lift access.

I like the layout of the houses and the way the neighbourhood will look. I did



## Feedback from questionnaires distributed at the event...

comment about the bathrooms needing ventilation as the current bathrooms do not have this and this causes a lot of condensation which has caused mold on the ceiling.

I do like the open plan kitchen/living rooms, but would prefer a separate kitchen as I feel the room size becomes smaller when the kitchen is integrated.

I did like the style and size of the kitchens at Orchard Village as they are a fantastic size.

I would like to have more information please regarding when you will start and how long it will take.

I would like to have a small shed or storage space outside my house/flat, like the one I have now.

Parking needs to be for residents only as people sell their properties.

The car park security is very important if the process carries on.

Play areas are not laid out as previously requested.

Town houses not laid out in the plan.

We are interested in buying a property in High Path.

I do agree that the plans are a great improvement on the current design of the estate, but that does not mean that I wish the regeneration project goes ahead.

I am at present undecided and have little confidence in Circle Housing Merton Priory's ability to carry it out due to their record on repairs and maintenance.

The staff were very helpful and the architect in particular was approachable and informative.

When is the regeneration going to take place? I want to know if I can buy a new property.

I am happy about the updated plan. My first preference is a maisonette on the ground floor.

Concerned about location and height of building.

Not happy with the property replacement options.



Feedback from questionnaires distributed at the event...

I am concerned about not being able to return to High Path.

Concerned about the offer for landlords.

I am happy with masterplan and residents offer.

Concerned about compensation for noise and disturbance (neighbouring resident)

Very good.

Likes the masterplan and offer. Concerned about whether furniture will fit.

Dislike offer of appliances and not sure about heights of buildings and general masterplan.

Prefers a ground floor maisonette.

Would like to be rehoused into one of the earlier phases. Do not like open plan and would like a window in kitchen.

Like current location.

How will Council Tax be affected on the new properties?

Will there be a variety of options available for existing disable homeowners?

Disagree with neighbourhood park.

More information needed on maisonettes.

I am unhappy about the Offer for landlords.

Will there be bike storage?

I am happy with the designs.

I would like my son to be rehoused separately.

I am concerned about parking, will it be permits only?