

Welcome and Introduction

Wandsworth Council is currently considering ideas to develop sites across the Borough as part of its Homes for Wandsworth Programme. The aim of the programme is to deliver much-needed new council rent homes to meet the needs of local residents now, and for generations to come.

We are currently looking at the Lennox Estate as somewhere that could potentially provide new homes alongside improvements to open spaces, play spaces and community facilities. Demolition of existing homes is not being considered as part of this project.



We're looking at building new council rent homes on the northern part of the estate.

This will mean:

- New homes will be for council rent and existing residents of Lennox Estate in housing need or looking to downsize will be given priority for allocation of the new homes
- No net loss of open space
- Increase in play space and improvements to existing play areas
- Introduction of controlled parking in order to prevent non-estate residents from parking on the estate. Free permits to be provided for existing estate residents
- Improved access onto Upper Richmond Road
- No loss of community or education facilities

Why are we here today?

This is our second engagement event. In our first, you provided helpful feedback around what works well about the estate at the moment, and where you think improvements could be made. We are still at the early stages of the design process, but have used your feedback to come up with some principles that could be used to guide the designs for new homes and spaces. We would like to get your feedback on these principles today.

We have focused on the northern part of the estate, as development in this area will not require the demolition of any existing homes, and could also help improve:

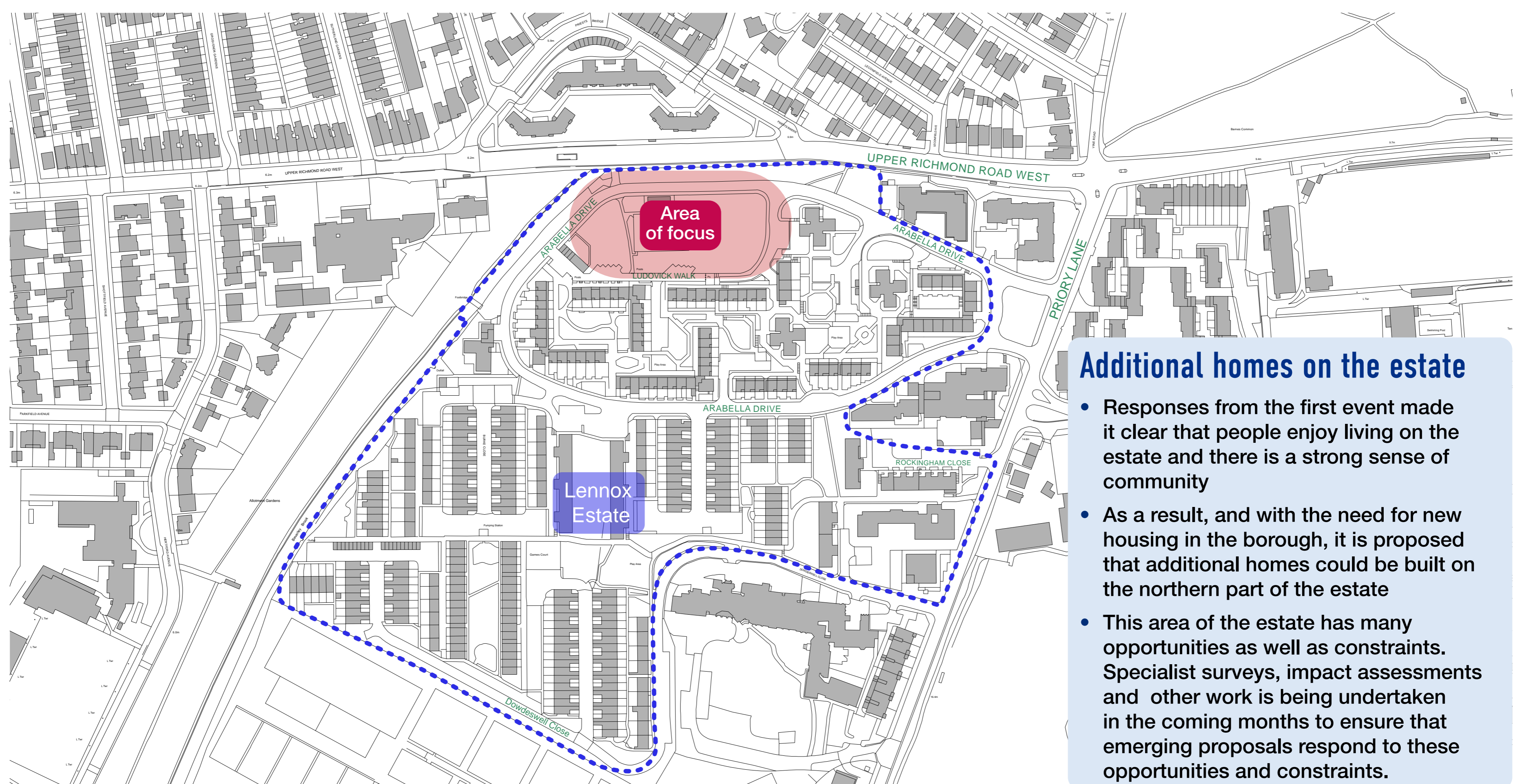
- The usable open space and public realm
- Play facilities for the estate
- How vehicles move around the estate and where they can park
- Pedestrian routes across the estate, and connections to Upper Richmond Road

This is
our second
consultation event.
Further events will be
held over the next
6-9 months

Respond online

We have an online platform at www.lennox-homesforwandsworth.co.uk where the boards can be viewed.

The questionnaire from this event will also be available to complete online (please provide your responses by 5th March).



Additional homes on the estate

- Responses from the first event made it clear that people enjoy living on the estate and there is a strong sense of community
- As a result, and with the need for new housing in the borough, it is proposed that additional homes could be built on the northern part of the estate
- This area of the estate has many opportunities as well as constraints. Specialist surveys, impact assessments and other work is being undertaken in the coming months to ensure that emerging proposals respond to these opportunities and constraints.

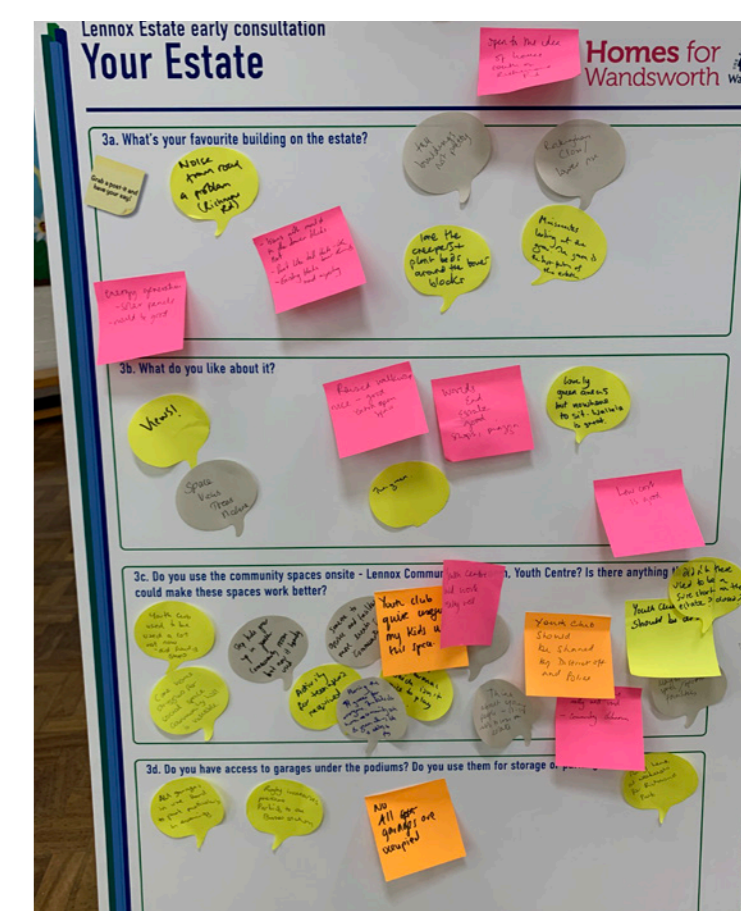
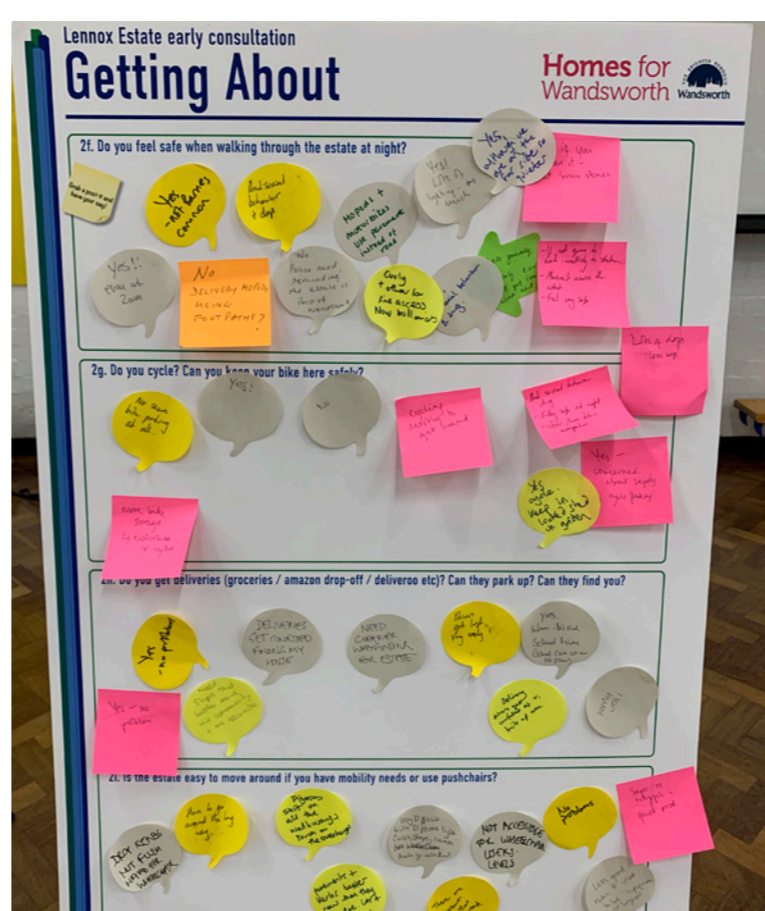
Where we are now

Our engagement so far

The first in-person engagement event was held at the Paddock Upper School on Tuesday 13th June 2023.

The event was well attended and we received over 250 individual comments across the boards and online.

A summary of the things you told us are summarised on this board and we have been using it to inform the next stages of the design process.



Your comments so far

The existing estate

The central green space is well used for relaxing, playing and sitting

There are issues with fly-tipping, dog mess, and anti-social behaviour

The sense of community on the estate is very strong. The club room and youth centre were well used but have declined recently - this is a fantastic opportunity to bring these back into use

The existing planting and mature trees are a great asset to the estate

Parking and vehicles speeding is often an issue

Connections

The pedestrian entrances and interface between the estate and Upper Richmond Road could be improved

Routes are poor for people with reduced mobility or people with pushchairs

The estate is well connected to nearby services and facilities

Pedestrian routes are poorly signed, and visitors often get lost

Future change

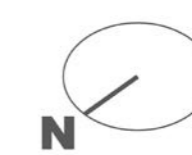
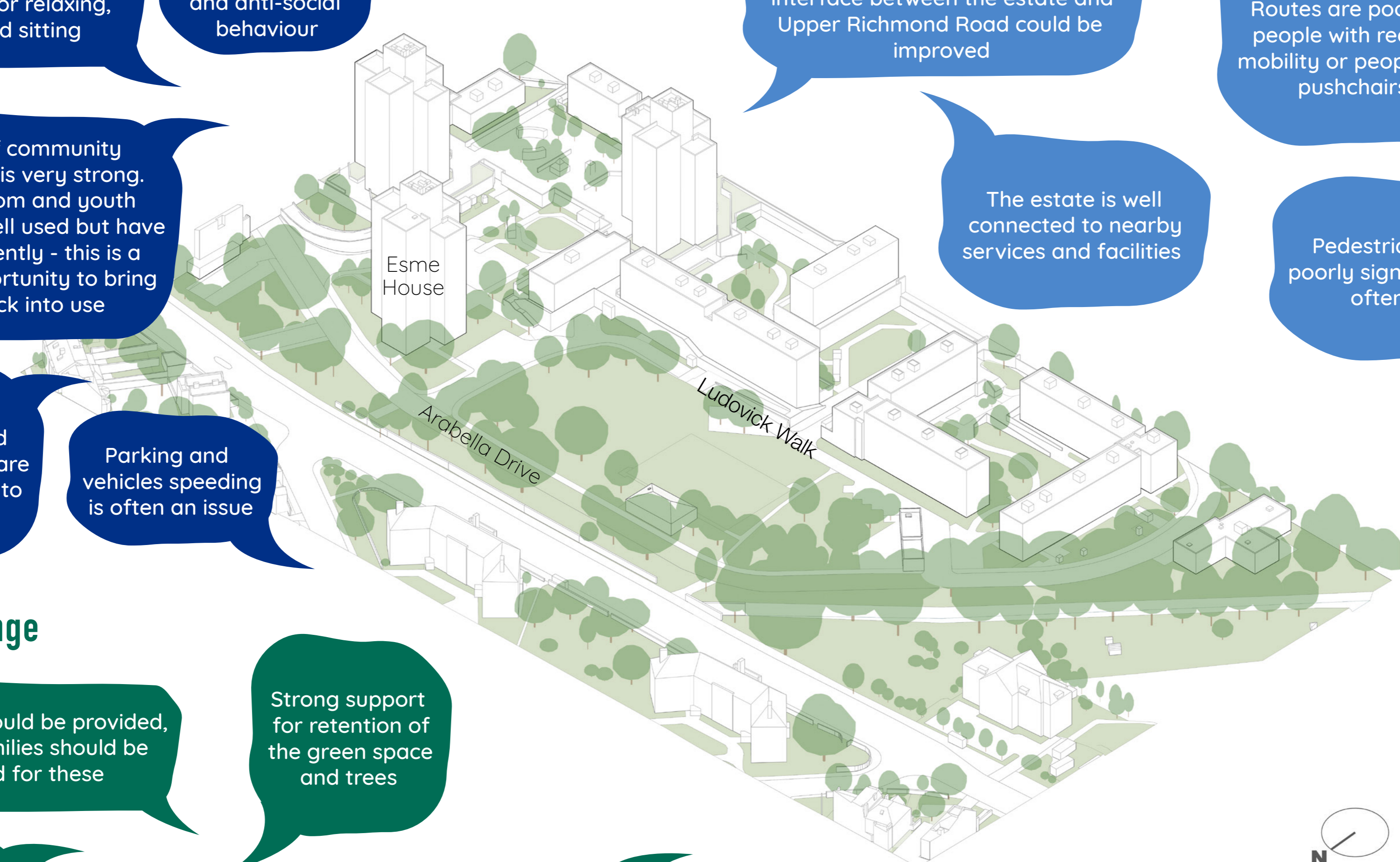
New homes should be provided, and local families should be prioritised for these

Strong support for retention of the green space and trees

Access to Beverley Brook could be good, as long as it is well maintained and safe

New cycle storage is essential

There was a strong desire for new community growing spaces and increasing biodiversity across the estate



Guiding principles for development on the Lennox Estate

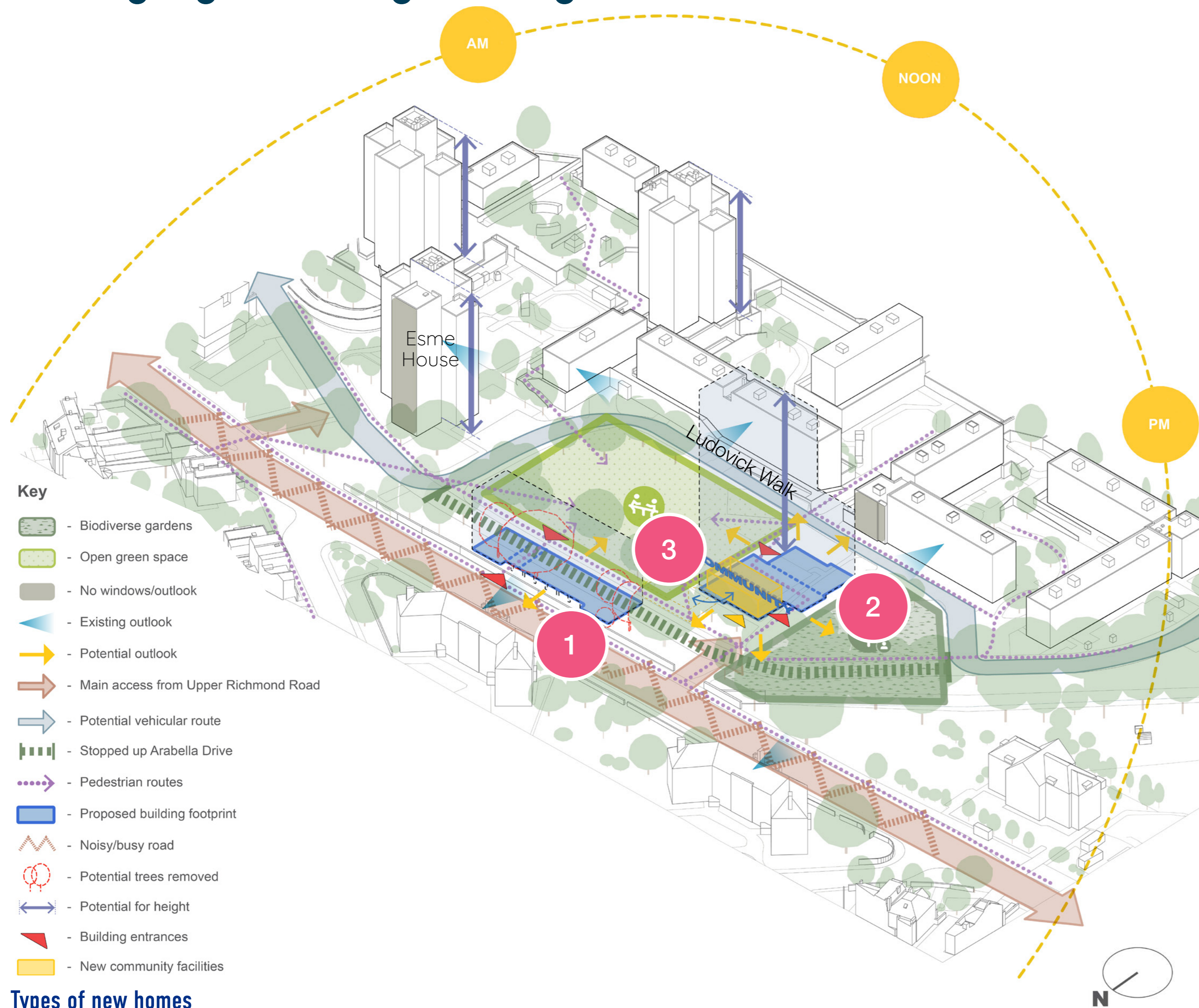
The original guiding principles were supported by responses to the first engagement event. Development on the Lennox Estate should contribute to:

- Creating healthy and happy communities
- Connecting the estate and surrounding neighbourhoods
- Promoting a safe and secure environment
- Making the most of amenity space and local facilities
- Improving biodiversity and access to nature



Buildings

Emerging building arrangements



Key opportunities

We have thought carefully about the potential location for new buildings and the diagram adjacent provides an indication of where we think they could go. These locations have been chosen to:

- Locate buildings away from mature trees
- Provide homes with front doors on to Upper Richmond Road to improve this relationship with the road
- Locate buildings on existing road and paved areas to minimise impact on green space
- Locate new buildings a sufficient distance from existing homes to retain privacy and reduce the potential impact of overshadowing

Building new homes on the estate also means:

- Providing a range of different sized homes, including houses
- Emerging design will reference existing buildings to feel part of the estate
- Providing high quality energy efficient new homes
- Providing new homes which are all for Council Rent
- Improving community facilities
It is our intention to reprovide a brand new community facility in the lower floor areas of the taller block (illustrated in yellow on the drawing to the left).

Types of new homes

Examples below (1-3) were designed by PTE, the architects appointed for this project.



1 Gallery-accessed homes. Dover Court Estate, Islington



3 Homes integrated with high quality public spaces. Dover Court Estate, Islington



2 Opportunity for high quality taller building. City Park West, Chelmsford.



3 Dover Court Estate, Islington



3D model showing potential massing of new buildings



Computer generated image of similar project to deliver council homes at Patmore Estate, Battersea. Part of the Homes for Wandsworth programme designed by PTE architects



Computer generated image of similar project to deliver council homes in Randall Close, Battersea. Part of the Homes for Wandsworth programme designed by PTE architects

These two examples that been delivered by Wandsworth Council.



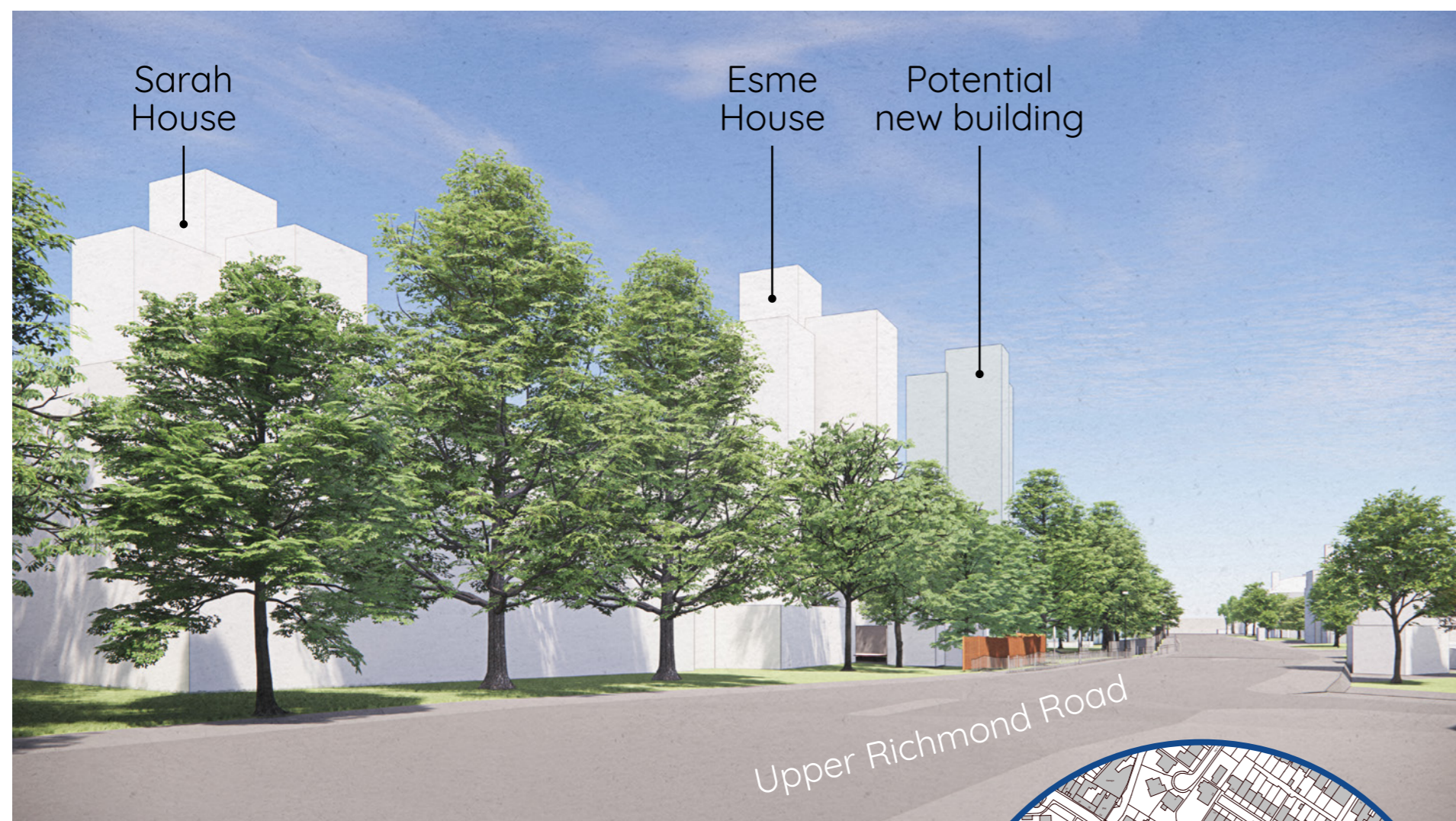
New houses and flats, Gideon Road, Battersea



New homes of varying sizes, Sphere Walk, Battersea

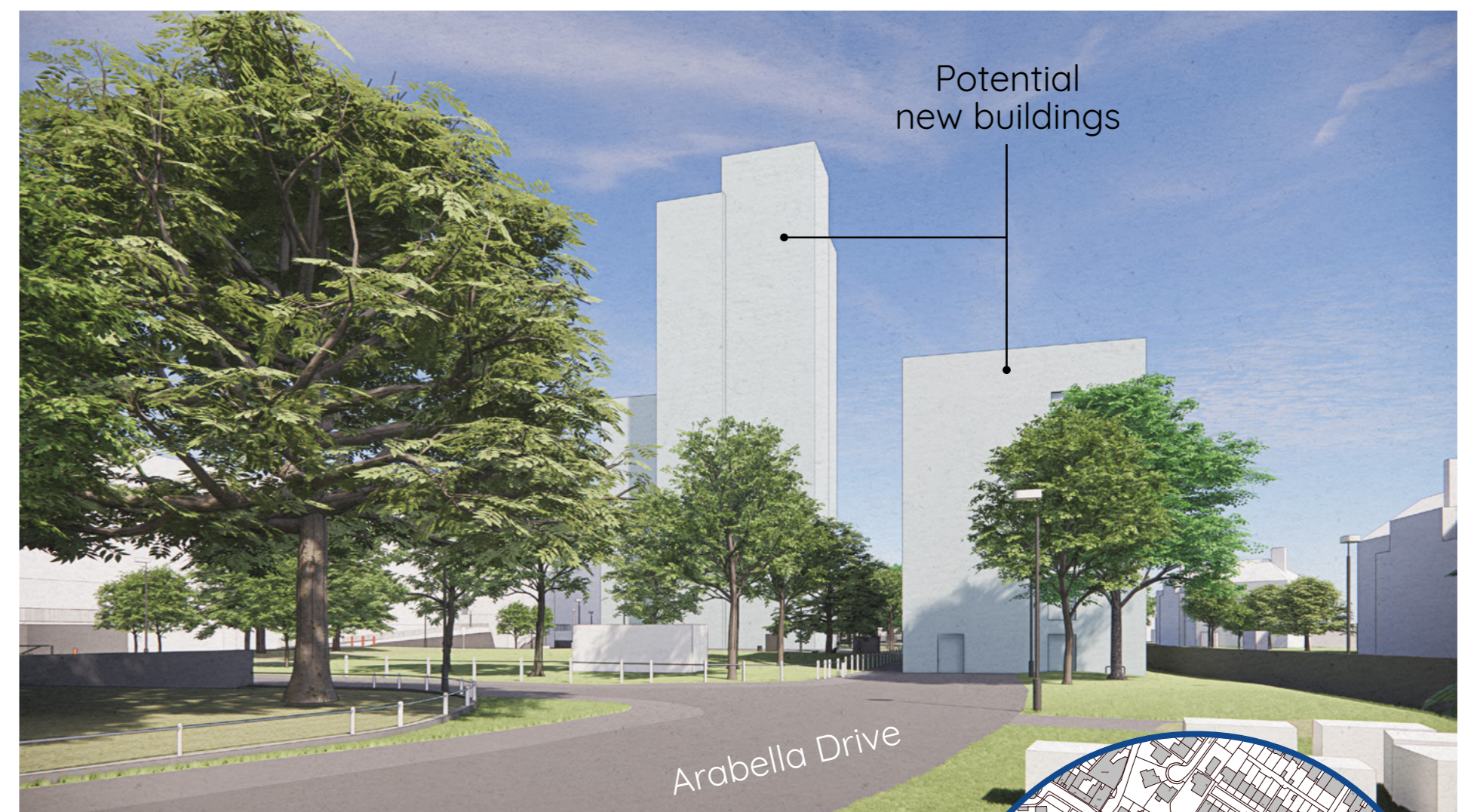
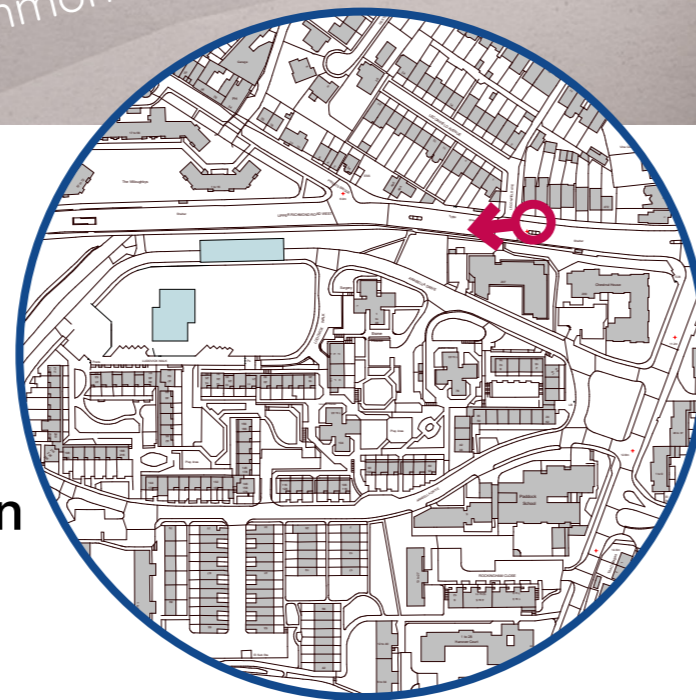
Buildings

Potential views of new homes

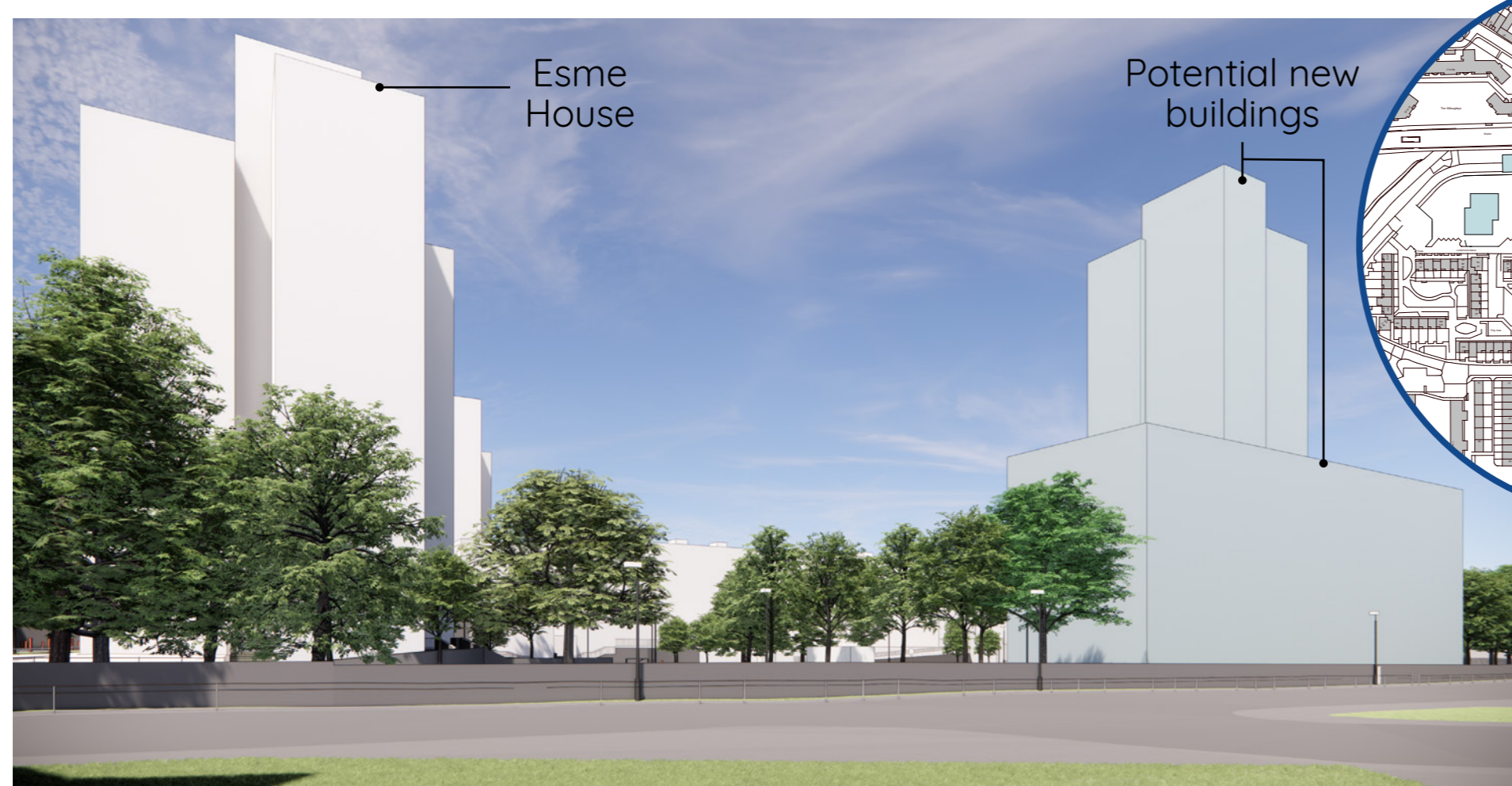
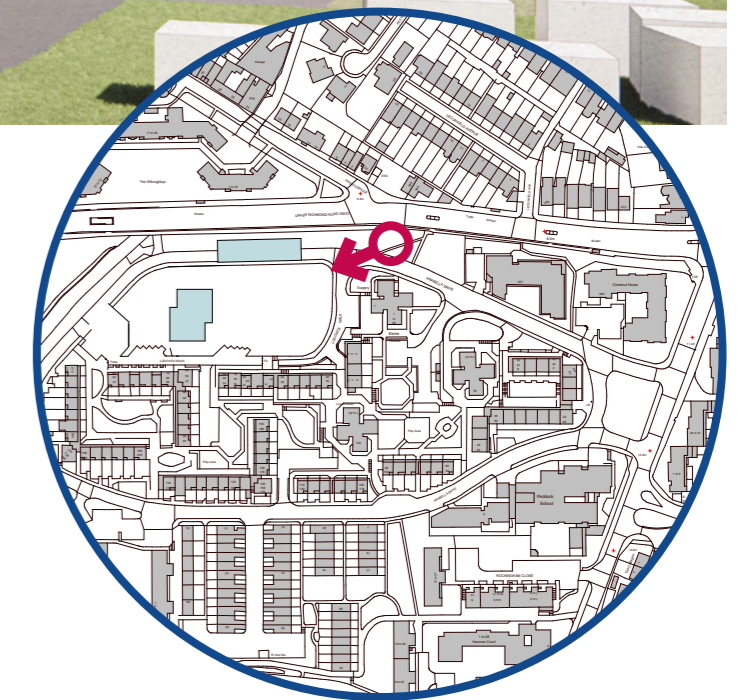


This 3D model view is looking along Upper Richmond Road from north-east of Lennox Estate. This shows a potential taller building as seen from the road.

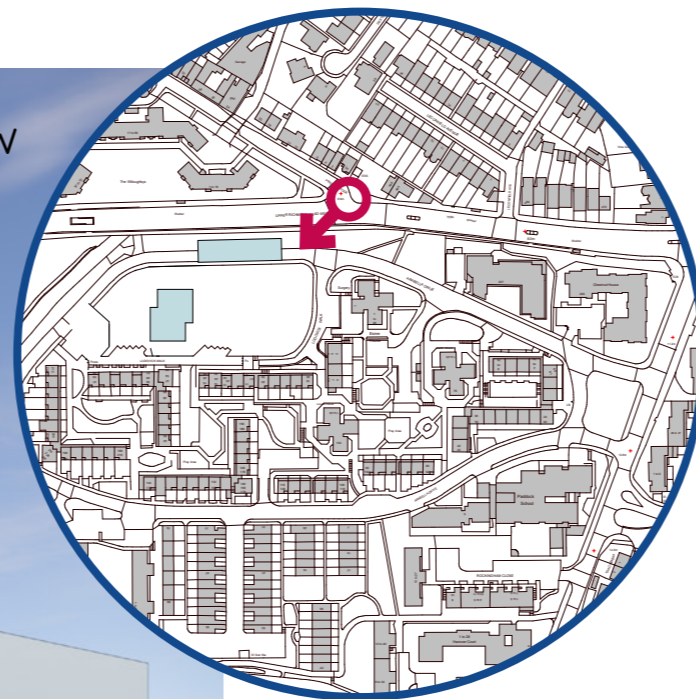
In this view you can also see Esme House and how there is a potential to improve the pedestrian links from the estate to Upper Richmond Road, including removing the existing wall.



This 3D model view is looking towards potential new homes from Arabella Drive. It shows a potential taller building and a mid-rise building looking onto Upper Richmond Road.



This 3D model view is looking towards Lennox Estate from where Priests Bridge meets Upper Richmond Road. This shows the potential taller and mid-rise buildings seen from across the road.



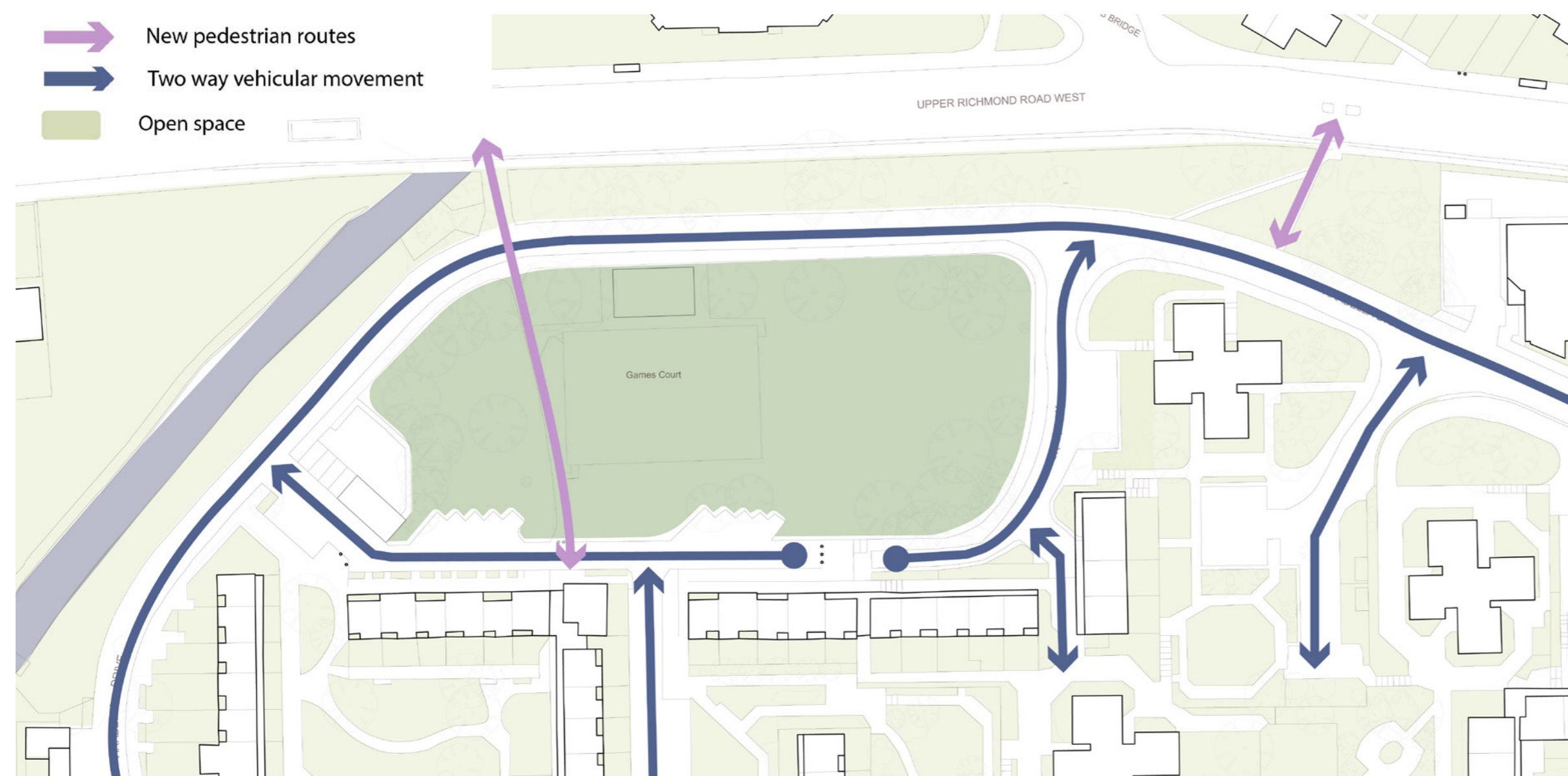
1a. What do you think about the different types of homes being proposed?



1b. What aspect of your home do you value the most? What is the most important thing to provide when proposing a new home?

Getting About

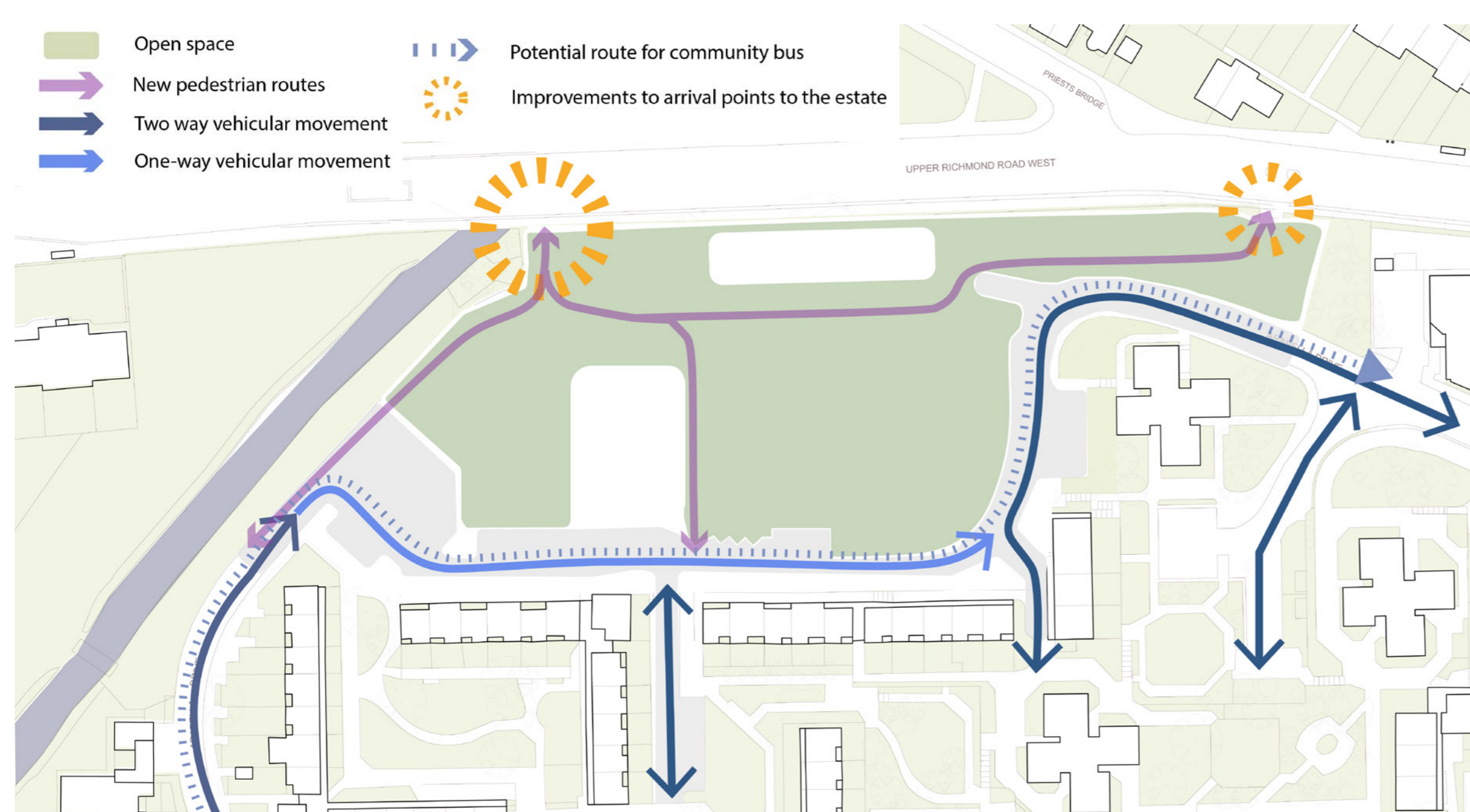
Existing Movement around the Estate



Existing movement around the estate

- Large parts of the estate are covered by roads and hard surfaces. These roads are not driven on a lot, but have a lot of cars parked on them.
- Pedestrians like the proximity to local facilities, services, and bus stops. However, the two pedestrian entrances from Upper Richmond Road could be nicer to use.
- Pedestrian routes across the estate are poorly signposted, and the change in levels can make it confusing even for residents.
- There are some spaces on the estate that feel unsafe, are poorly lit, and attract antisocial behaviour.

Emerging movement strategy



Key opportunities

- It is proposed that the northern section of Arabella Drive is closed to vehicles, and a new low-traffic one-way vehicular route could be introduced along Ludovick Walk. This would allow vehicles to access parking, and also allow emergency access to all properties.
- By closing part of Arabella Drive, not only will more space be created on the estate, but this will also make pedestrian movement safer and easier
- New pedestrian entrances to Upper Richmond Road will give a better sense of arrival to the estate.
- Routes across the new open space will make it easier to access nearby services and facilities.
- Clear pedestrian routes in front of new homes, alongside new lighting, will make it feel much safer to walk through the estate any time of day or night.
- There is an opportunity to re-route the 969 bus route, to still stop on the estate. We are aware the 969 operates only two days a week.



Ludovick Walk could become a low-traffic through route, with pedestrian priority crossings



Clear pedestrian and cycle routes, with new planting



Opportunities for natural play in safe environments

2a. Do you have any comments on the proposed changes to the road layout?

Grab a post-it and have your say!

2b. Do you have any comments on the proposed pedestrian routes?

Getting About

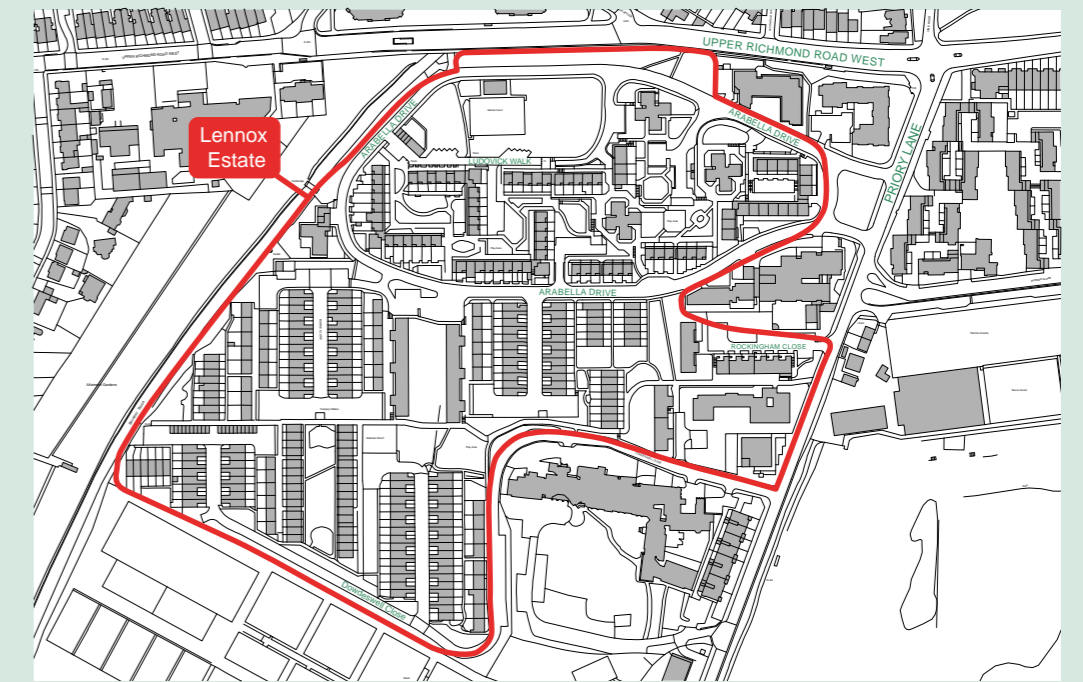
Existing parking arrangements



Parking is currently unrestricted on the estate, and there are some instances of anti-social parking where cars block garage entrances, and park on single or double yellow lines.

Proposed Estate-wide Parking Scheme

- We have undertaken several parking surveys to understand how people currently park on the estate.
- Results from the surveys indicate that it is likely that some people parking on the estate are not residents (such as people parking to use Barnes Station).
- To better manage parking, and to help combat anti-social parking, it is proposed to use a Parking Regulation Scheme (PRS) across the whole of the Lennox Estate. This will be a free residents' parking scheme, not a Controlled Parking Zone (CPZ).
- The scheme would mean that only residents who live on the estate would be able to park here. Existing residents should find it easier to park on the estate in the long-term.
- All existing estate residents would receive a permit to park their vehicles at no cost, and visitor permits would also be available. This would include residents who transfer to any new homes from the existing estate, who would be able to retain a PRS permit. All future occupiers of the new development would not be able to apply for a parking permit on the Lennox Estate.



Emerging parking arrangements



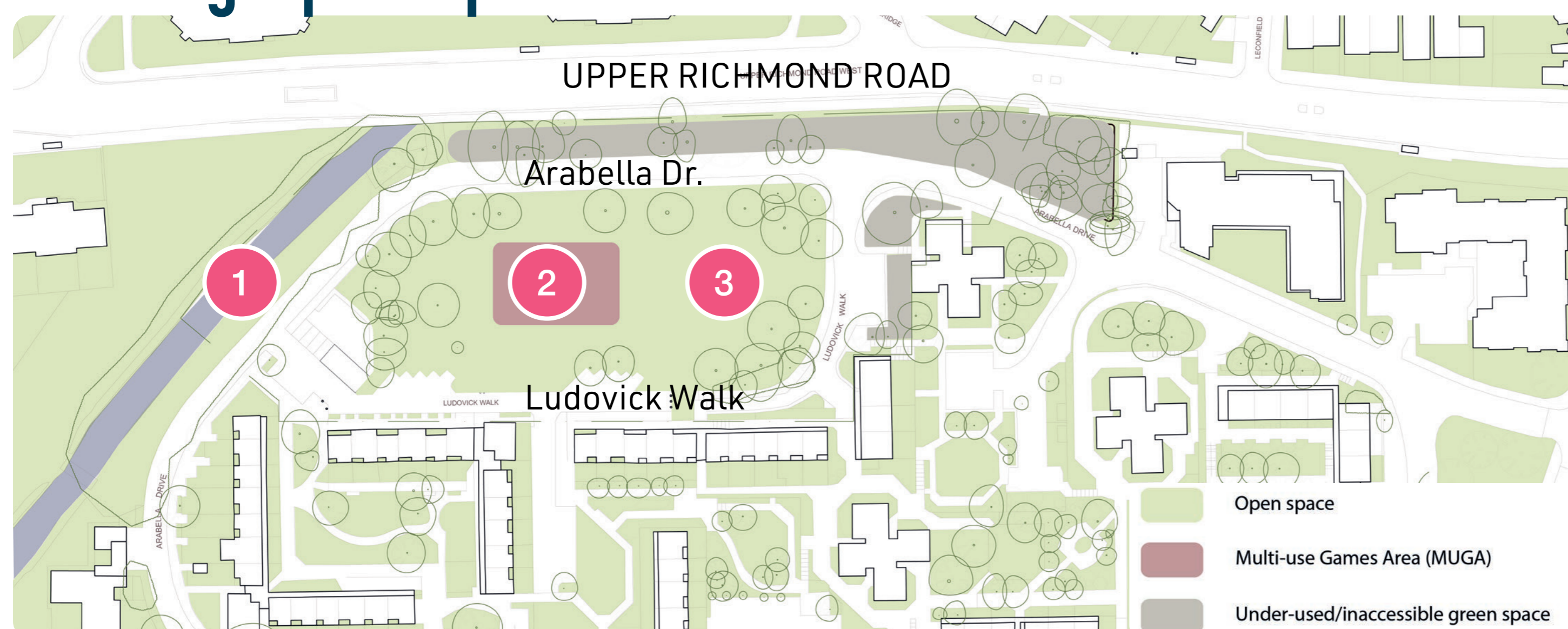
- The proposed development will be car-free. This means that new residents would not be able to apply for a parking permit to park within the estate. The exception to this is the provision of disabled parking spaces for new residents, and the re-provision of existing parking spaces.
- It is intended to provide one new car club space. This is a shared car that will be owned and operated by a provider, available for estate residents to use. It is intended to reduce demand for parking.
- The few new parking spaces will be designed to blend into the landscape design.
- New parking could be provided where the waste management depot currently exists. Discussions between the Council and the operators are currently ongoing to find an appropriate solution for the future of the depot.

3a. Do you have any comments on the proposed parking arrangements?



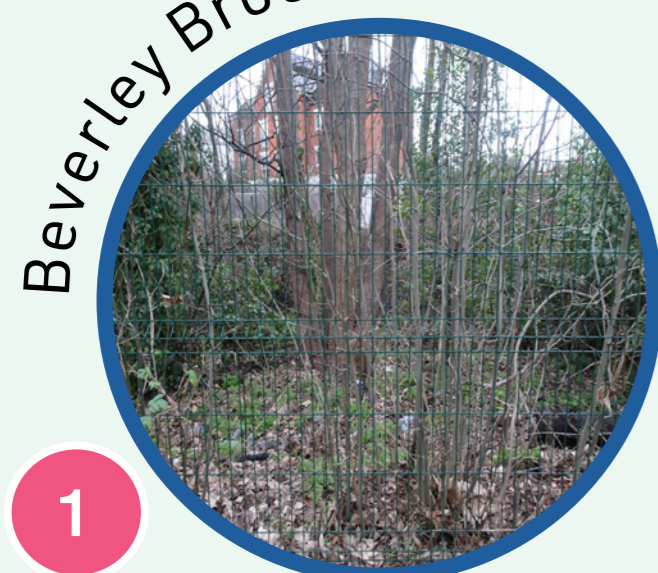
Open Space

Existing Open Space



- The northern part of the existing estate contains most of the open space, trees, and green infrastructure.
- The central open space is attractive and enjoyed by residents.
- However, there are opportunities to improve the quantity, quality, and accessibility of this open space.

Beverley Brook



Currently inaccessible to residents
Surrounded by fencing

Multi-use Games Area (MUGA)



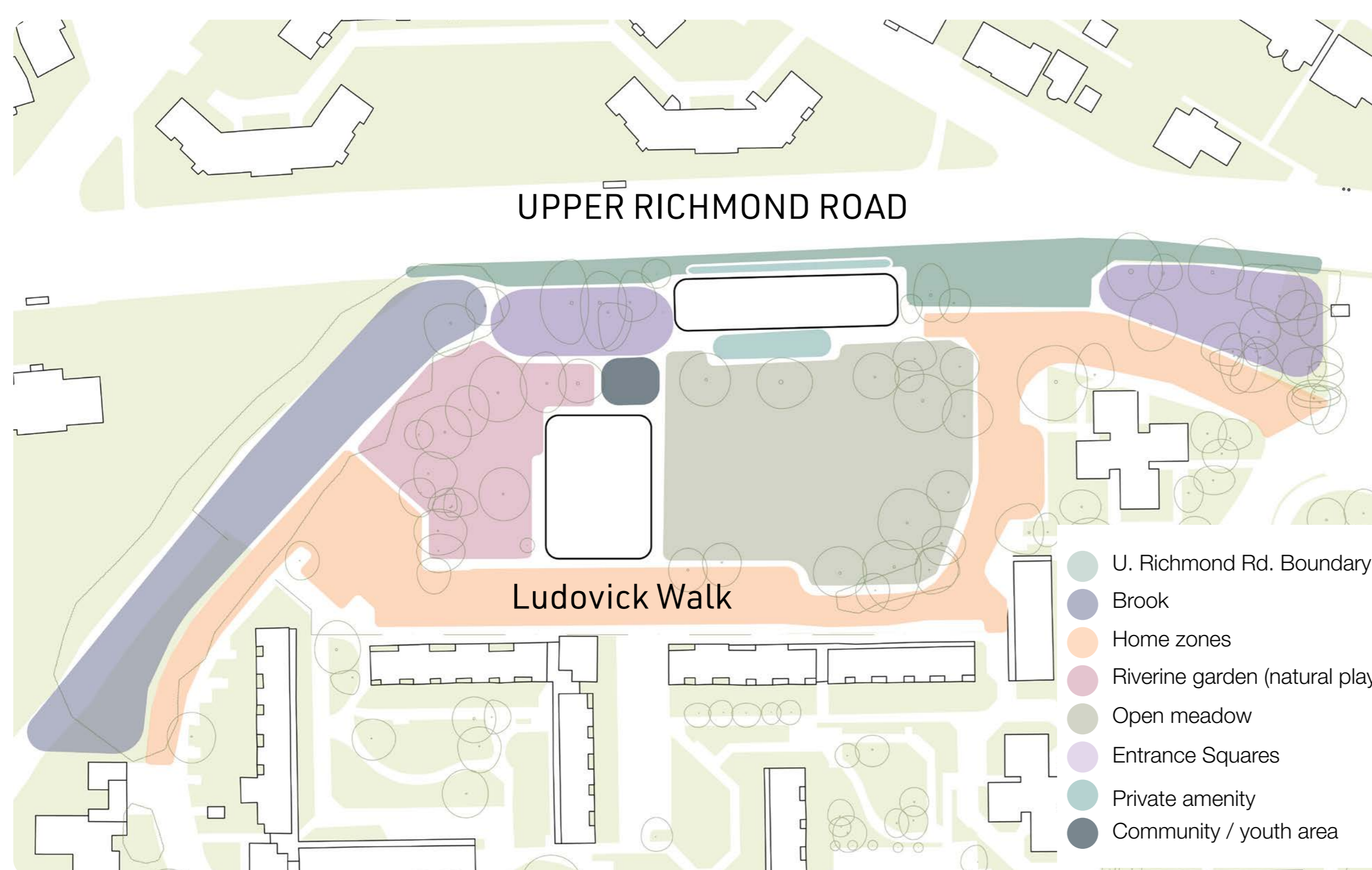
We want to better understand how this is used to help us design a new facility that really works for residents

Central Green Space

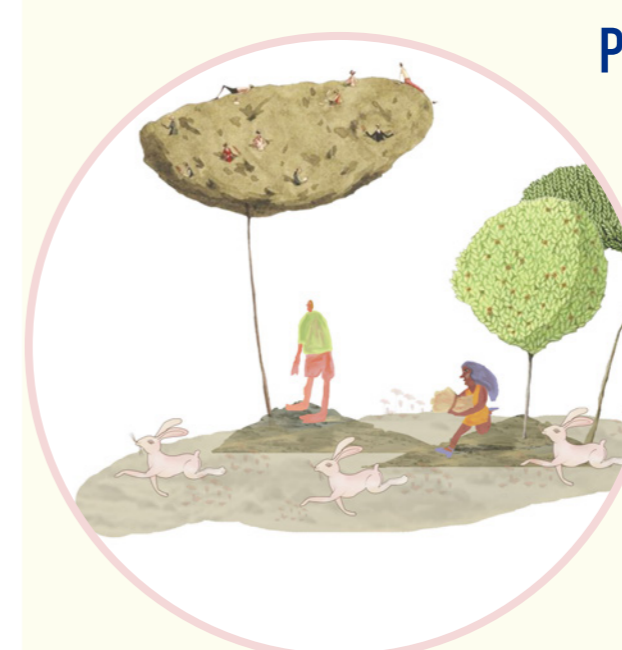


Enjoyed by residents, and people relax, sit and play on the grass
There could be opportunity to provide other types of play and planting

Emerging Layout and Character Areas



We think...



Play should:

- be more than just a climbing frame.
- include adventurous, explorative and sensory play
- encompass dedicated space for young girls.



More diverse users and usage welcomed by:

- re-arranging, the currently well-used MUGA, to consider how more people can benefit from the physical and mental health benefits of exercise and access to the outdoors



Nature should be nurtured by:

- creating more habitats for birds, insects and diverse flowers
- preserving as many trees as possible

Key opportunities

- By closing part of Arabella Drive, a new area is unlocked to provide green space and new homes.
- It is proposed that the quality and quantity of open space is improved.
- By removing the wall along Upper Richmond Road, new open space will also be freed up at the northern edge of the site.
- Improved entrances and active frontage onto Upper Richmond Road to create a better pedestrian environment on both sides.
- New open space could include natural play elements, community growing spaces and nature-friendly planting.
- New dedicated play facilities will replace the MUGA. This could include a new MUGA, or more natural play facilities, an outdoor gym or table tennis.
- Re-think edge to the Brook to make it visually permeable and inviting to wildlife.

...do you agree?

Open Space

4a. Which of these opportunities do you think is most important?

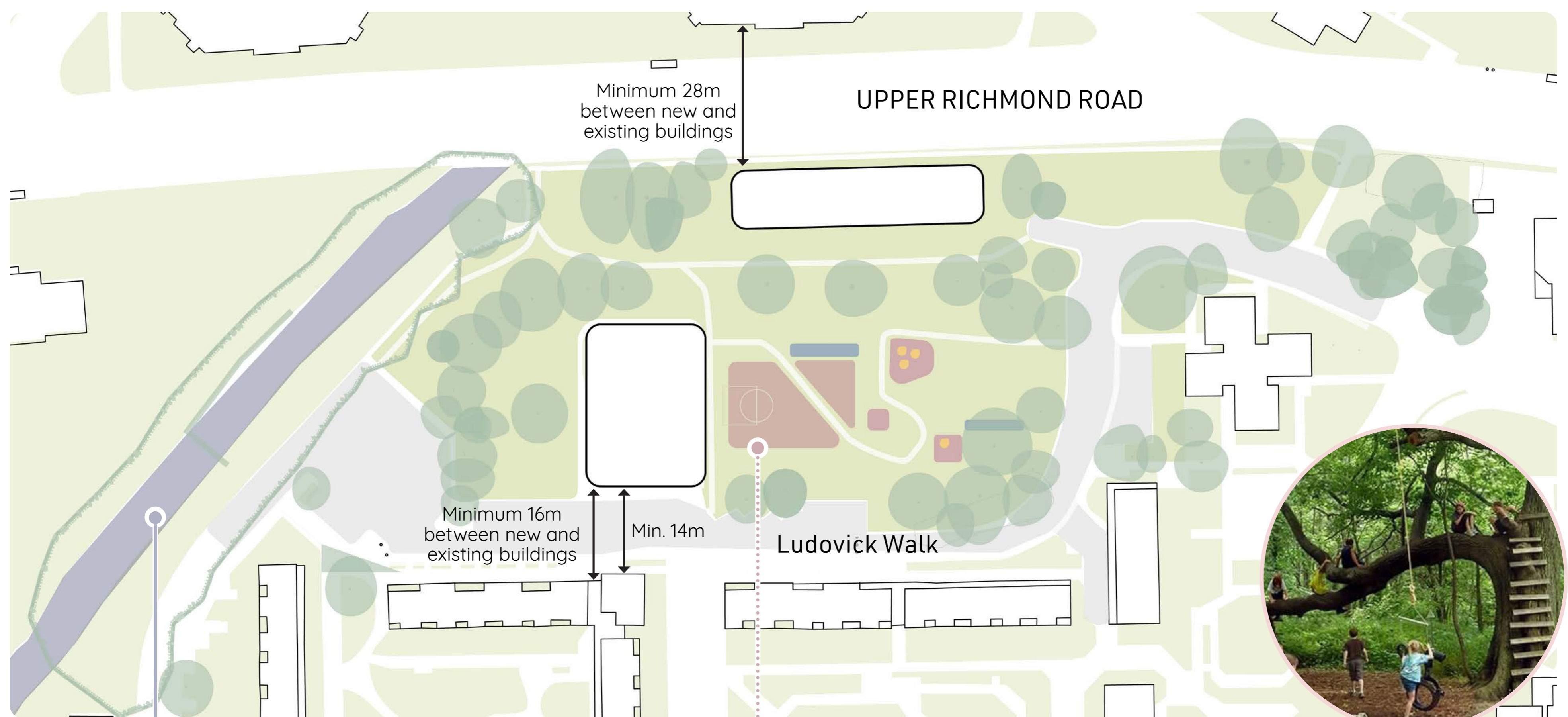


4b. Are there any current uses or potential uses that are particularly important for you and the Lennox Estate community?

4c. Do you have any comments about the proposed layout of buildings and open space?

Character of the open space

Emerging Landscape Plan



Beverley Brook

- We've talked to Barnes Conservation Team about Beverley Brook.
- They are carrying out surveys to understand what species are currently living in the brook and rebuilding vital habitats.
- The design team are keen to explore ways of increasing visual connection to the brook, whilst respecting its ecological sensitivity.

Play facilities

- The existing community room/boxing club may need to be relocated as a result of these proposals. It is our intention to reprovide a brand new community facility in the lower floor areas of the new taller block.
- New play facilities will be provided. These could include a new playground, more natural and adventurous play elements, play space for girls, and sensory and inclusive play elements.
- We think new play facilities should be focussed in the central open space between the new buildings.

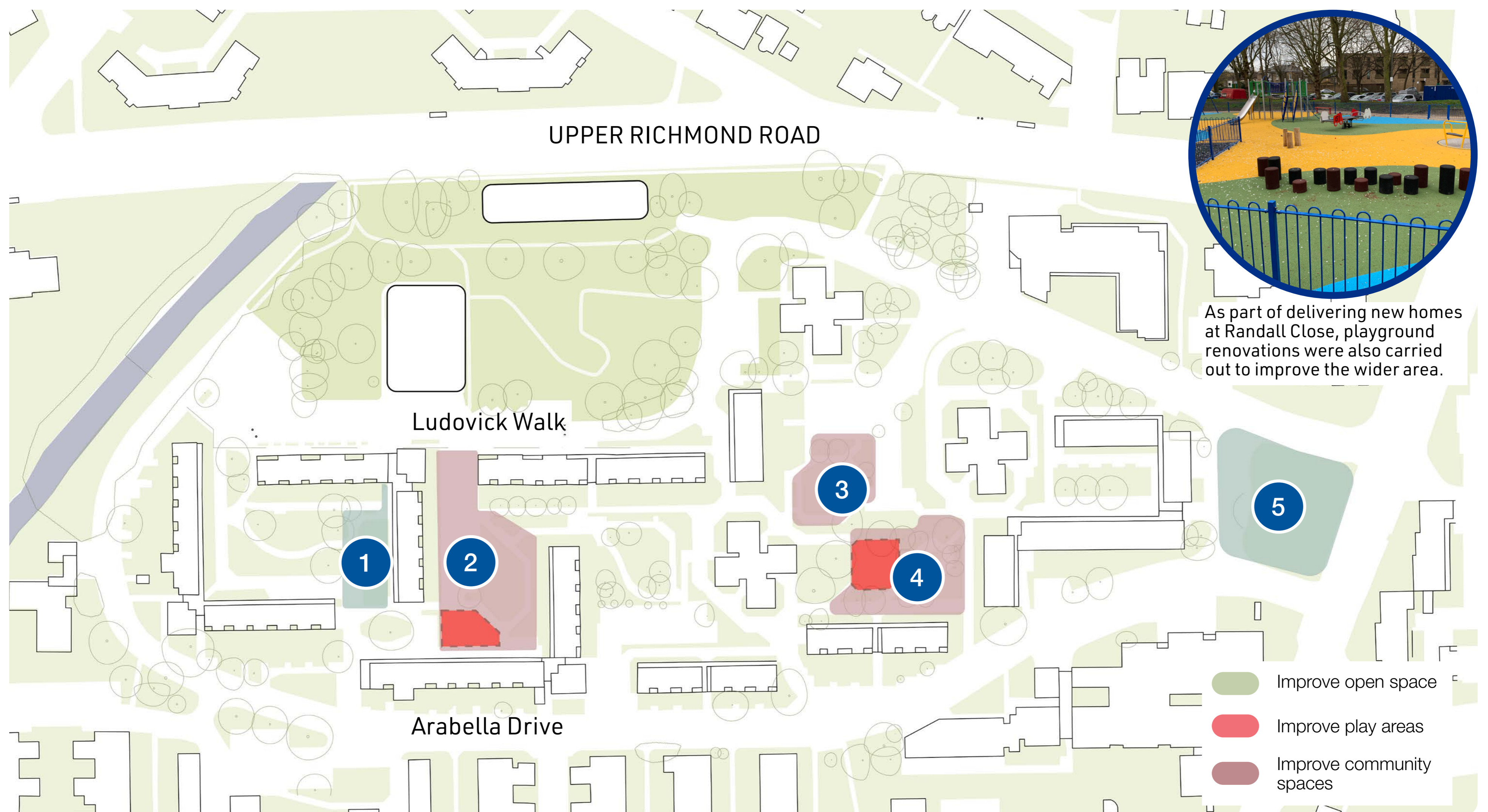
Trees and biodiversity

- Retaining as many trees as possible is a priority. However, to build new homes, we will probably need to remove a small number of trees that are already in poor condition and will probably not survive much longer than 10 years. New replacement trees will be planted in their place.
- Particular focus for new planting and habitat creation could be on the western half of the estate, linking with Beverley Brook.
- We will also:
 - Introduce new site-specific planting
 - Work with local groups to support their work and/or bolster awareness of the biodiversity crisis
 - Demonstrate a biodiversity 'net gain', improving the ecological value of the estate compared to the existing condition.

5a. How do you currently use the Multi-use Games Area (MUGA)? Does this space feel safe and inviting?

5b. What types of play space would you like to see on the estate? e.g. inclusive play, play space for girls, natural, play safe spaces for young people to hang out

Wider improvements to the estate



1 Area outside community room

2 Toddler play area

3 Courtyard

4 Age 4-11 Play Area

5 Eastern Entrance Square



Key opportunities

Alongside building new homes on the estate, Wandsworth Council are also committed to exploring wider opportunities to improve other aspects of the estate. These could include:

- Upgrading play facilities elsewhere on the estate
- Improving other open spaces on the estate
- Making routes feel safer through lighting and signage
- Installing new cycle parking facilities
- Upgrading bin storage solutions
- Upgrading seating throughout the estate
- Providing car club spaces for estate vehicle sharing
- Enhanced planting throughout to make it more naturalistic and inviting for humans and wildlife

6a. Are there any other improvements that you think we should consider for the wider estate?

For example: benches, accessible routes, more / better planting.