

22-014 Lennox Estate, Infill works
Stage 0-1 Report
December 2022

**Pollard
Thomas
Edwards**

Project Partners

Client

Wandsworth Borough Council

Local Authority

Wandsworth Borough Council

Architects

Pollard Thomas Edwards

Revisions

Rev	-
Date	21-12-22
Notes	Stage 0-1

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1 Introduction & Brief

1.0 Aims & Objectives

Introduction

Pollard Thomas Edwards have been appointed by Wandsworth Borough Council to test the feasibility of infill opportunities for the Lennox Estate. This Stage 0-1 Report has been prepared for Wandsworth Borough Council to enable initial consultation with key stakeholders and viability assessments for the identified sites.

Aims and Objectives

With a growing population, delivering high quality, affordable homes to meet the needs of Wandsworth's existing and future households is a key challenge for the borough.

In order to support the delivery of Wandsworth's housing and affordable housing requirements, the Council is building 1,000 homes as part of its 'Housing for All' development programme. This programme aims to help people of all backgrounds living or working in the borough to secure a home through a variety of tenures.

The programme will not only bring forward affordable homes, but also provide improved public spaces and children's play facilities, new community rooms, new cycling and pedestrian connections and improved green spaces including tree planting. Smaller, privately rented units which are often the only feasible option for residents faced with the high costs of housing and the shortage of affordable properties will also be provided.

One of the guiding principles of all sites in the programme, is a broader view as to whether improvements could be made to the wider estate in order to deliver benefits to neighbouring residents and minimise the impact of new developments. These areas may be outside the initial red-line boundary of each site, which may be adjusted prior to planning applications being submitted.



Aerial view from the south



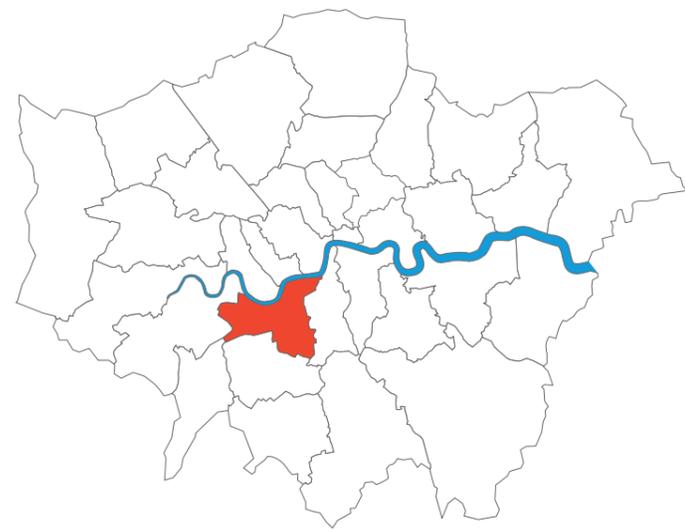
2 Wider Site Context

2.0 Wider Context

The Lennox estate is located directly adjacent to the administrative boundary of Wandsworth and Richmond Upon Thames. Mortlake and Barnes Station are located approximately 15 minutes walk away to the north. Upper Richmond Road and Priory Lane form the primary vehicular routes which support the local bus routes.

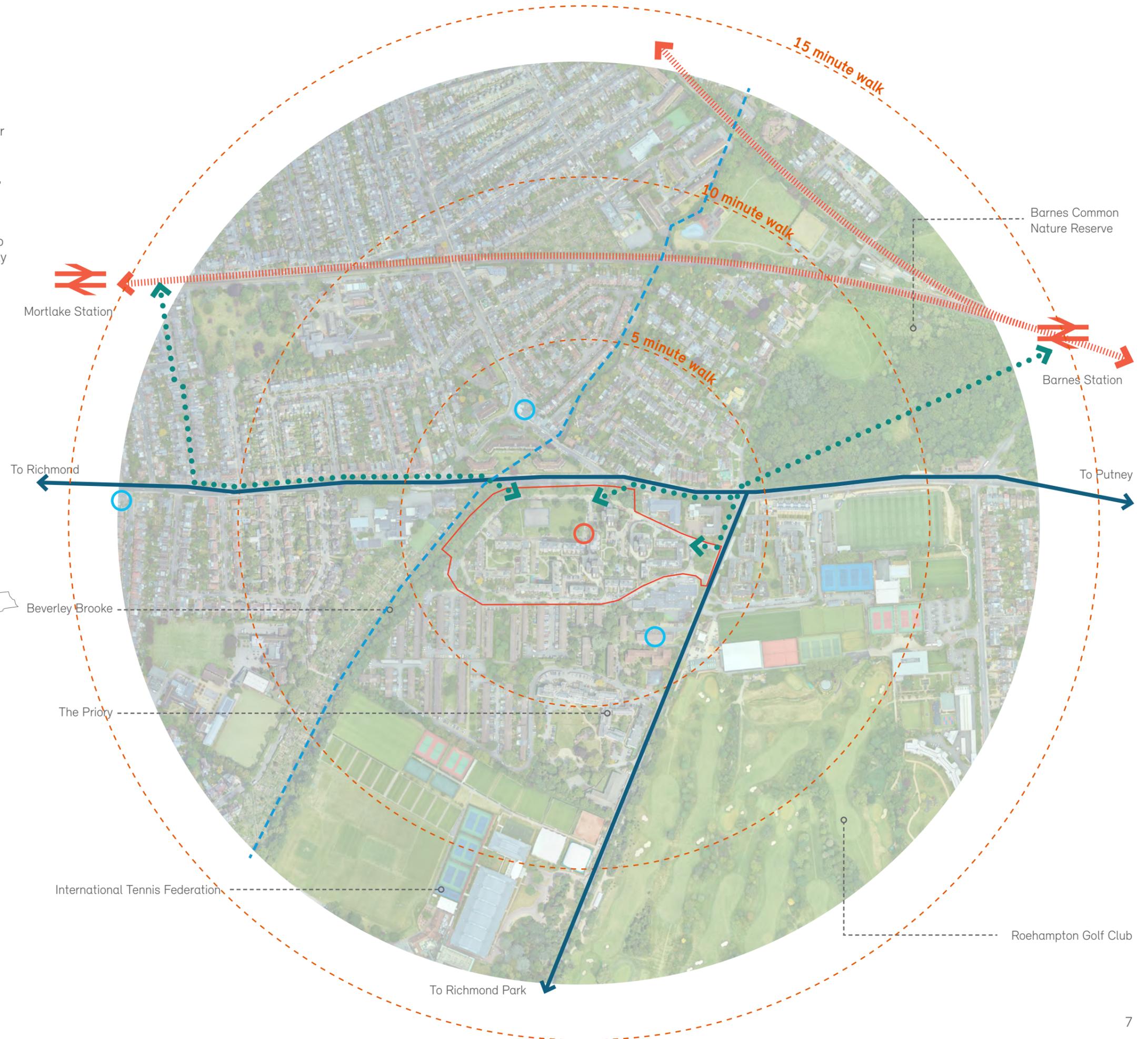
There are a handful of local shops to the north and south, however the primary high street is located further along Upper Richmond Road to the west.

Most of the pedestrian traffic into the estate is via the two access points from Upper Richmond Road. The estate only has one vehicular access point from Priory Lane



London Boroughs Map

KEY	
	Lennox Estate
	Local Shops
	Trainline
	Bus Route
	Pedestrian/Cycle route to stations
	Administrative Boundary



2.1 The Site

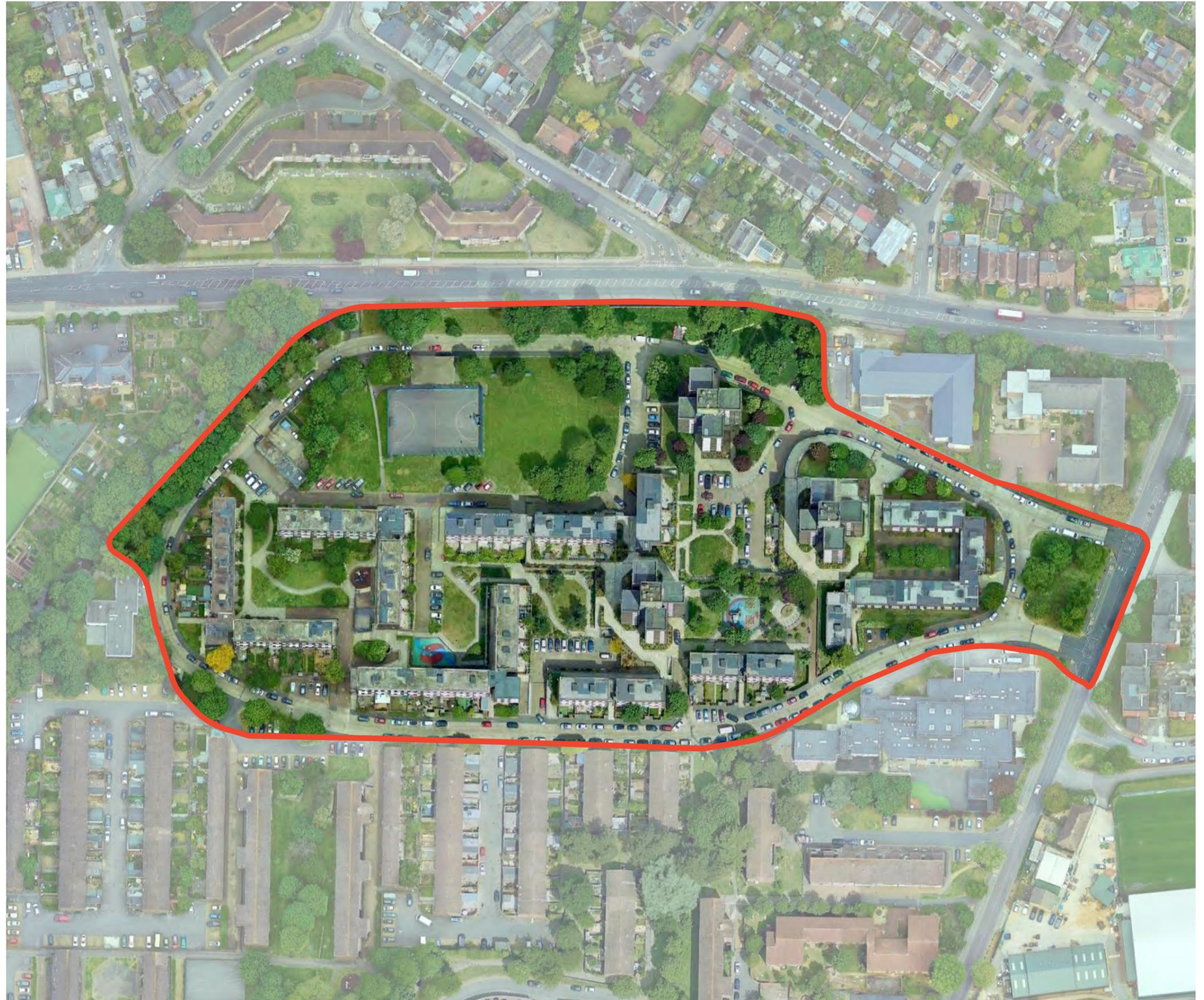
Project Aspirations

This report considers the Lennox Estate as it is today and how it might be improved in the future. Key aspirations include providing the estate with improved amenity spaces, better children's play facilities, enhancing the existing community rooms and providing clarity to circulation within the estate. This report will also investigate if existing estate assets, such as the garages and ancillary spaces are being used to the best advantage for the community.

Alongside this there is the opportunity to create phased interventions into the estate that could have a significant impact on the quality of the existing homes and spaces in between by:

- Creation of a focal/entry point to the estate
- Potential locations for new homes
- Enhancement of public open space
- Improved routes through the estate
- Improved legibility of public/private spaces

With a growing population, delivering high quality homes to meet the needs of Wandsworth's existing and future households is a key challenge for the borough. One of the guiding principles is a broader view as to what improvements could be made to the wider estate in order to deliver benefits to neighbouring residents and to provide new homes for Wandsworth.



2.2 Site Photos



01 -



02 -



03 -



SITE KEY



04 -



05 -



06 -



07 -



08 -



09 -

2.2 Site Photos



01 -



02 -



03 -



04 -



05 -



06 -



07 -



08 -



09 -



SITE KEY

2.2 Site Photos



01 -



02 -



03 -



SITE KEY



04 -



05 -



06 -



07 -



08 -



09 -

2.3 Historical Maps

Historical maps, document and archive photographs have been studied to understand the development of the site and changes in site usage. The history of the site can be largely summarised as follows:

C18th: Predominantly rural with delineated fields

C19th: Priory built to the south with some terraces appearing to the north

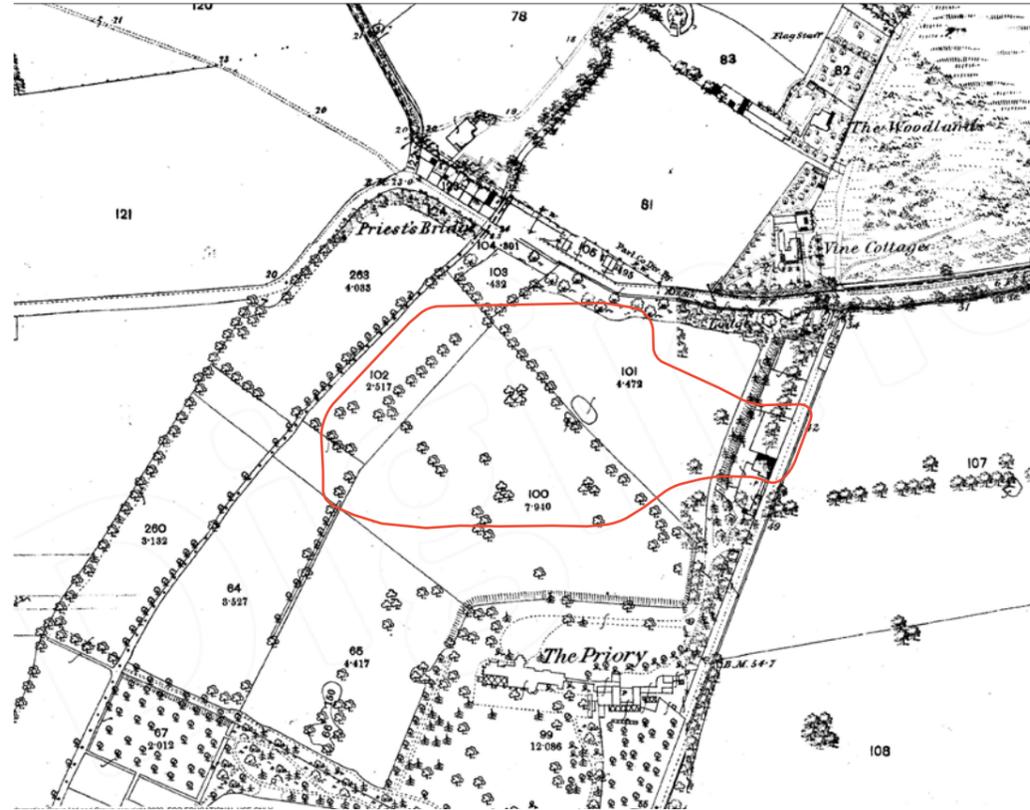
C20th (early): new Upper Richmond Road with urban terraces to the north

C20th (late): New housing estate to the south of Upper Richmond Road

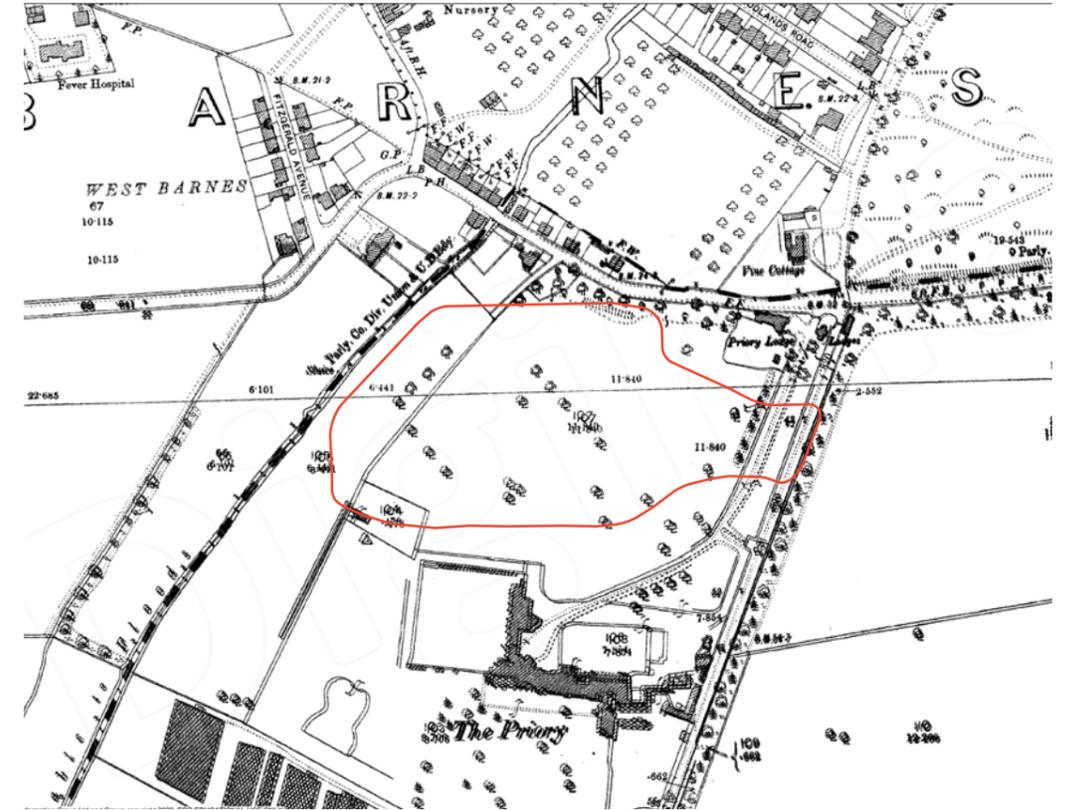
Looking at the sites' historic layers reveals that the location of Lennox Estate during the 18th - 19th century was predominately green space, with tree-lined avenues, woodland to the north, grazing cattle on open grass land and meandering footpaths. Interestingly, the main road to the northern edge of the site, running east-west remains a key route dating back to the 18th century.

As London densifies the green spaces are slowly lost and redrawn as suburban grain.

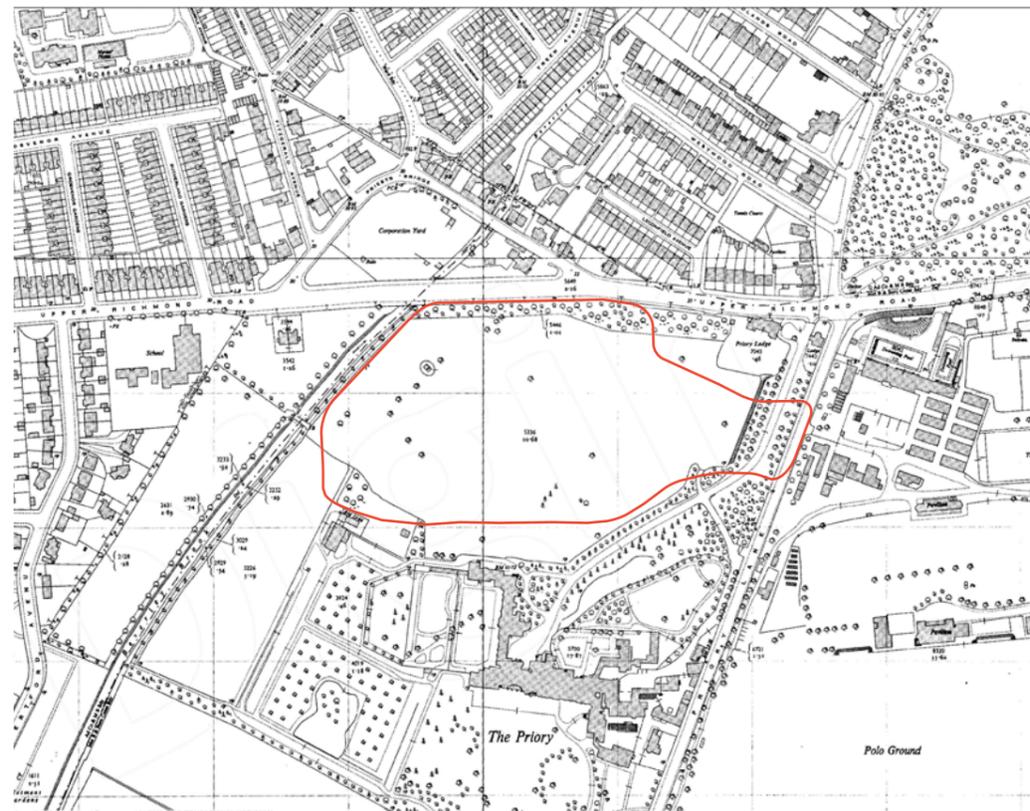
The only building of note is the sizeable Priory building to the south, constructed in 1811 in the Gothic revivalist style as a grand private mansion. It is now London's longest private psychiatric hospital specialising in rehabilitation.



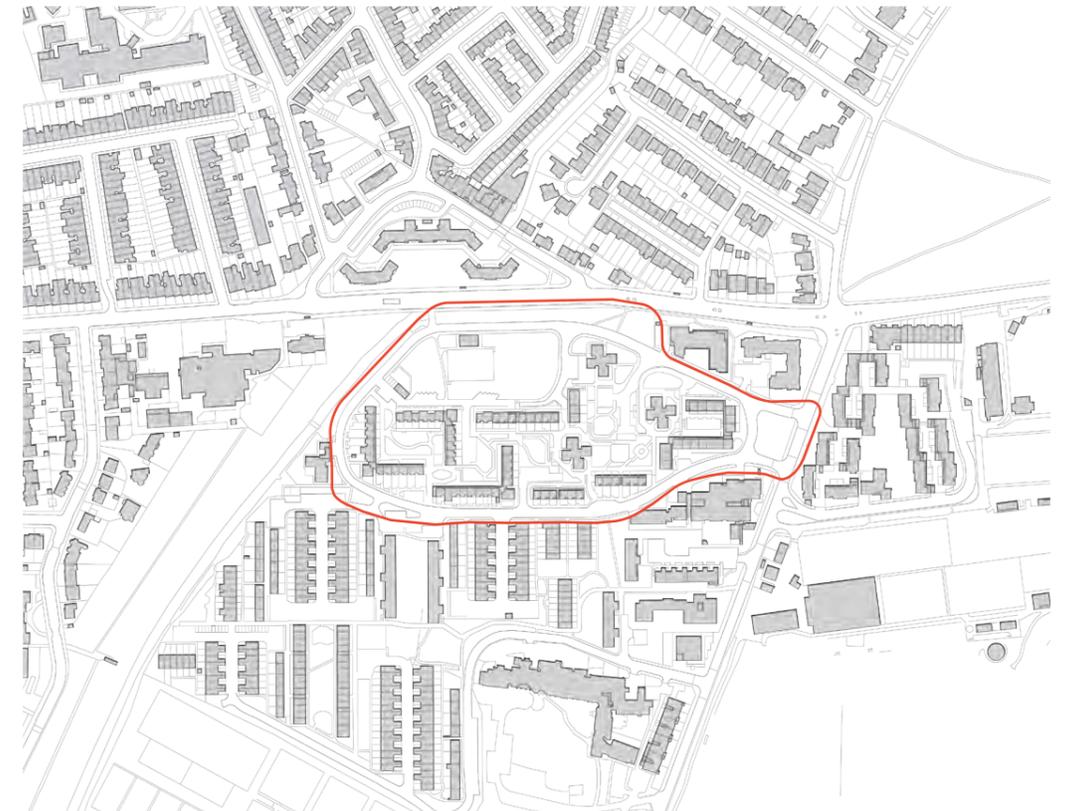
1860's



1890's



1950's



Present Day

KEY

— Site Boundary

2.4 Origins of Lennox Estate

The Lennox Estate was built in 1972 for the Greater London Council (GLC) by Gollins, Melvin, Ward & Partners. It was constructed on the site that formed part of the Priory Nursing Home, displacing the Parish's last herd of cows.

The history of the named tower blocks relates to the daughters of the Duke and Duchess of Richmond. The land was originally owned by the Lennox family who were Irish aristocrats in the Georgian period, dating back to 1740 – 1832.

The Duke and Duchess of Richmond had four daughters, Caroline, Emily, Louisa and Sarah. The girls were the great granddaughters of King Charles II. They were well-educated, bilingual children who were fluent in French.

Taken from: http://www.wandsworth.gov.uk/NR/Wandsworth/asp/pressreleases/hhomes_lennox.pdf



Roehampton Club, Roehampton, 1921



Roehampton Club, Roehampton, 1921



The residential area surrounding Dover House Road and Putney Park Lane, Roehampton, 1935



The residential area surrounding Dover House Road and Putney Park Lane, Roehampton, 1935



Fairacres, Roehampton, 1937



Colourplate engraving - The Priory, 1827

2.5 Putney Parking Zones

Roehampton Parking Zones

Lennox Estate sits within the Roehampton parking zone at north eastern edge of the borough.

The site is bordered to its north by a priority red route Upper Richmond Road. It also sits adjacent to the administrative boundary line between the boroughs of Richmond Upon Thames and Wandsworth.

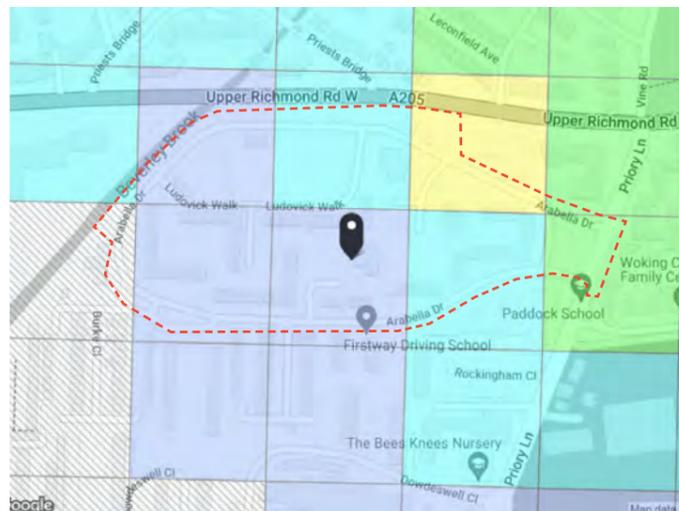
There are only two parking zones within the Roehampton area, with no controlled parking management/restrictions close to the site.

PTAL Levels

PTAL level or Public Transport Accessibility Level is a measure which rates locations by distance from frequent public transport services.

Lennox Estate has a relatively low PTAL level varying from levels 1 - 4 across the site.

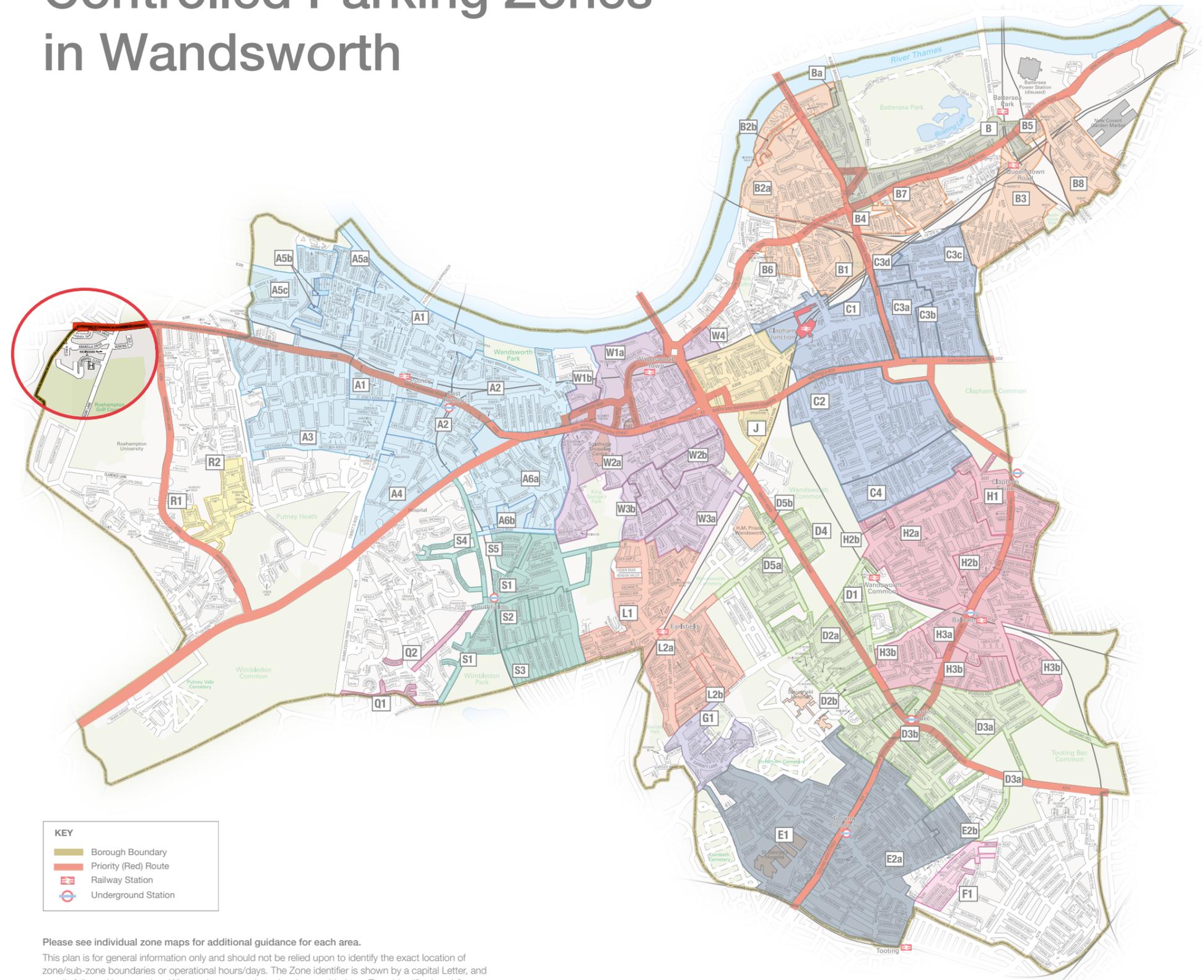
There is potential to improve accessibility across the estate.



Map Key - PTAL

0 Worst	1A
1B	2
3	4
5	6A
6B Best	Project Boundary

Controlled Parking Zones in Wandsworth



KEY

- Borough Boundary
- Priority (Red) Route
- Railway Station
- Underground Station

Please see individual zone maps for additional guidance for each area.

This plan is for general information only and should not be relied upon to identify the exact location of zone/sub-zone boundaries or operational hours/days. The Zone identifier is shown by a capital letter, and usually followed by a number. Where a lower case letter has been added to a Zone identifier (e.g. L2a, H3b), it is for illustrative purposes only to indicate the various operational hours/days that exist in some Zones and will not appear on permits. This plan gives no indication of eligibility for a CPZ permit. When parking, drivers should always check the parking signs relating to the bay in which they are parked. Any errors identified should be reported to parkingpolicy@richmondandwandsworth.gov.uk

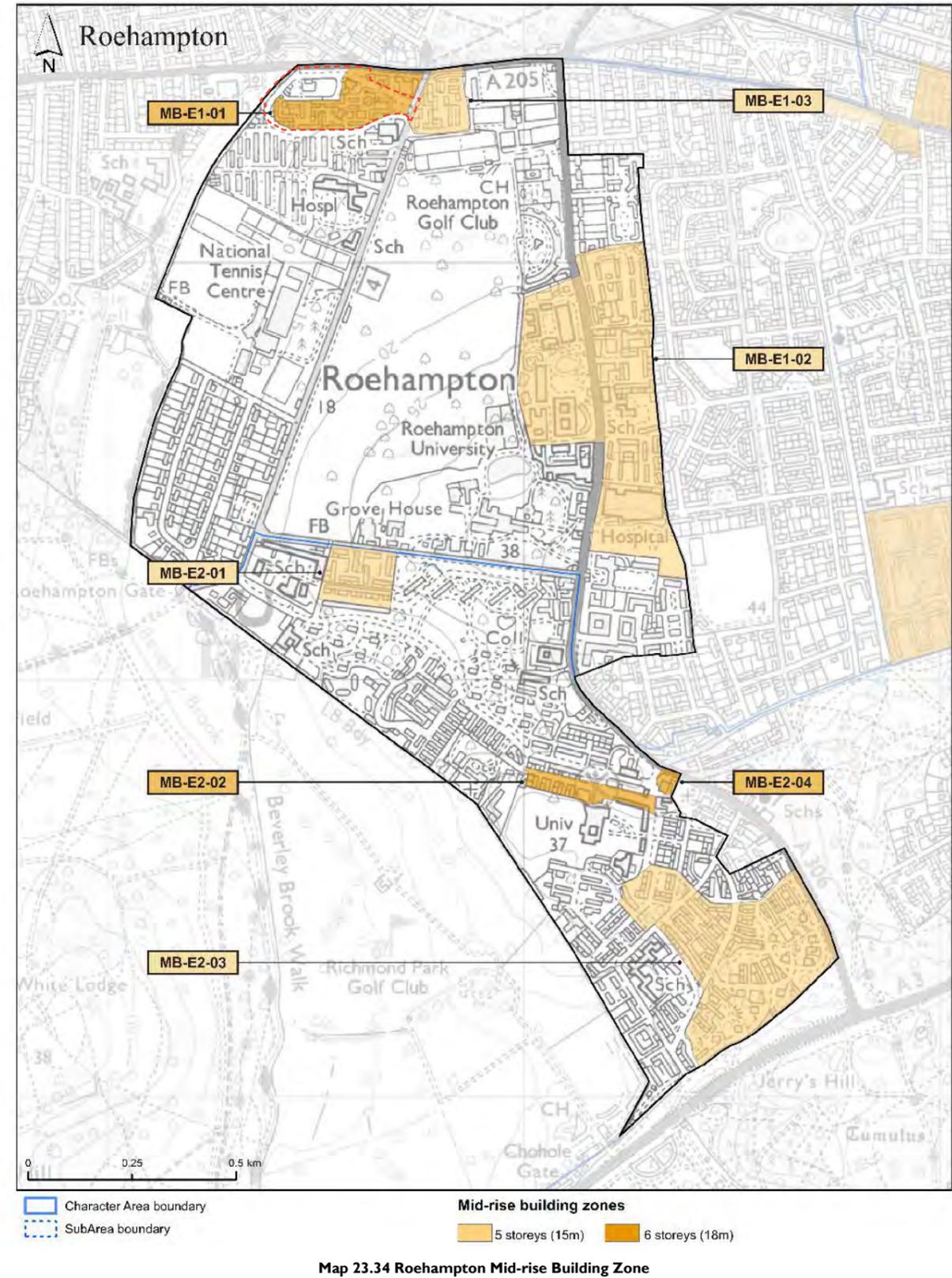
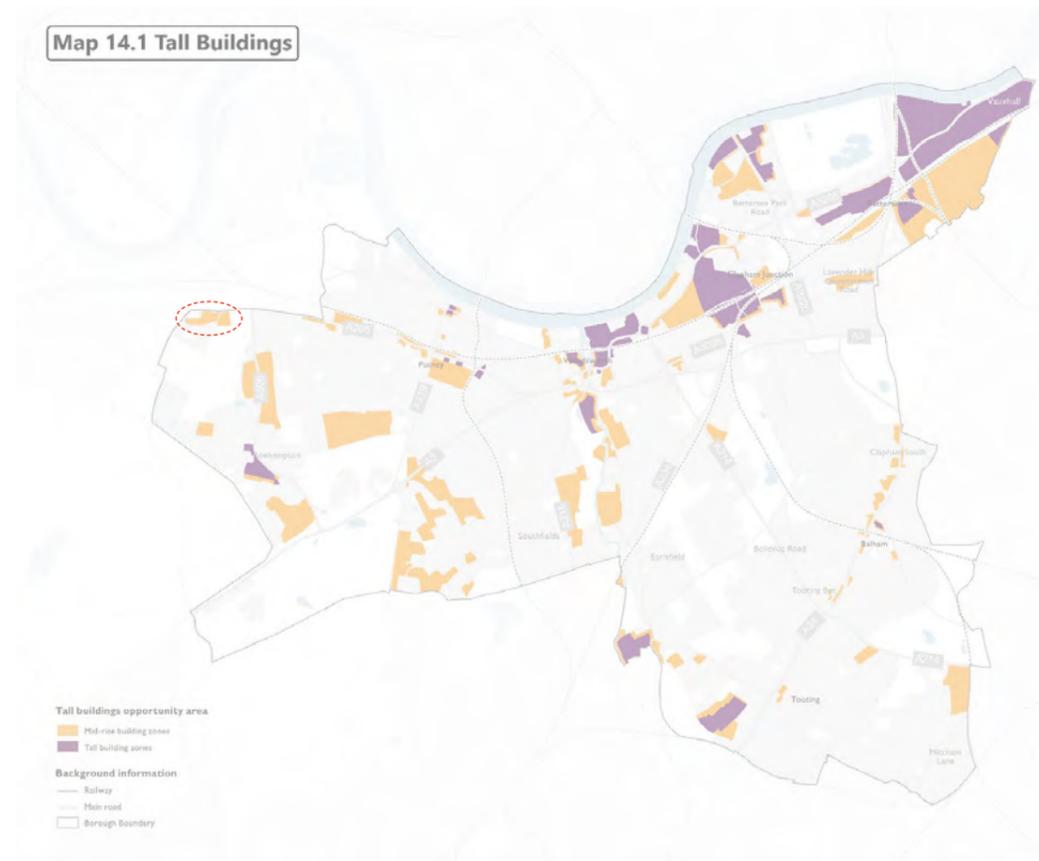
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Designed and produced by Wandsworth Design & Print. wdp@wandsworth.gov.uk EC.472 (11.21)

2.6 Wandsworth Council Mid Rise & Tall Buildings Policy

The Lennox estate sits within Wandsworth's Mid-rise building zone. This places a restriction of up to 6 storeys or 18m in height.

There is no zone currently covering the open green space to the north west, so a case may be made for a taller building within this location, especially due to the presence of the 10-15 storey towers already located on the estate.



3 Wider Site Analysis

3.0 View of the Lennox Estate



View from the South-East



3.1 Open Space

Lennox Estate is nestled amongst a number of large green spaces. The majority of the surrounding green spaces are privately owned by the National Tennis Federation and the Roehampton Golf Club to the south. The publicly accessible Barnes Common Nature Reserve to the north east allows for pedestrian and cycle access to Barnes station. There is an opportunity to open up access to the currently fenced off Beverley Brooke and through the adjacent green space to the north west of the site.

Within the estate much of the green space is inaccessible or unusable. Large areas of hard standing raised terrace walkways dominate the site. A complex series of ramps, stairs and raised walkways make the site difficult to navigate.

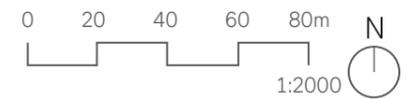
There is great potential to improve green spaces across the estate whilst improving accessibility and way finding.



- KEY**
- - - Site Boundary

 - Existing Buildings
 - Public Green Spaces
 - Private Green Spaces
 - Play Area

 - 1 Lennox Estate
 - 2 Barnes Common Nature Reserve
 - 3 Roehampton Gold Club
 - 4 International Tennis Federation
 - 5 The Priory
 - 6 Beverley Brooke



3.2 Building Heights

The surrounding context primarily consists of 2 - 3 storey terraced houses interspersed by the odd 4 storey flat block.

Within the estate there is a greater variety of building heights. The site is predominantly populated by a series of liner blocks ranging from 4-5 storeys. There are three taller towers located to the centre of the site which range from 10-15 storeys. A smaller gallery access block is situated to the east of the site, which ranges from 2-3 storey in height.



KEY

- - - Site Boundary

- 1 storey

- 2 storey

- 3 storey

- 4 storey

- 5 storey

- 6 storey

- 7 storey

- 8 storey

- 9 storey

- 10 storey

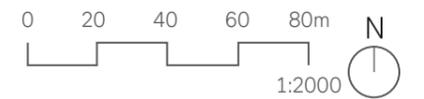
- 11 storey

- 12 storey

- 13 storey

- 14 storey

- 15 storey



3.3 Building & Land Uses

The estate sits within a variety of different building and land uses. To the north it is primarily a private residential area with a school, some retail and a hospital to the north west. There is also the large area of public open space of Barnes Common Nature Reserve. To the south of the estate it is dominated by commercial and privately owned land used for sports and leisure. There is another school which borders the site to the south as well as a small shopping precinct

Within the estate it is predominately residential with the majority of the land being publicly accessible. There are two community clubrooms within the estate as well as a disability services & support organisation to the western edge and two care homes to the northeastern edge.

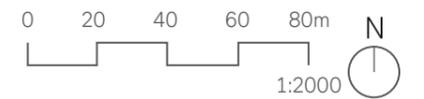


3.4 Building Typology

The surrounding local context has an array of different building typologies.

The northern half of the estate is populated solely by flat blocks. The southern half of the site constitutes a mixture of terraces with semi detached houses bookending each run. There are also a number of flat blocks interspersed amongst the terrace houses.

There is an opportunity to diversify the northern half of the estate with a number of smaller house types as well as new liner flat blocks.



3.5 Flood Risk

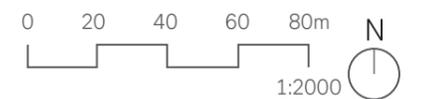
The flood risk analysis highlights where surface and river flooding should be considered.

The highest risk area is to the western edge of the site due to the proximity of Beverley Brook. Any changes to the landscaping/removal of trees along this boundary edge will have an impact on the flood risk.



KEY

- Site Boundary
- Surface Flood Risk High
- Surface Flood Risk Medium
- Surface Flood Risk Low



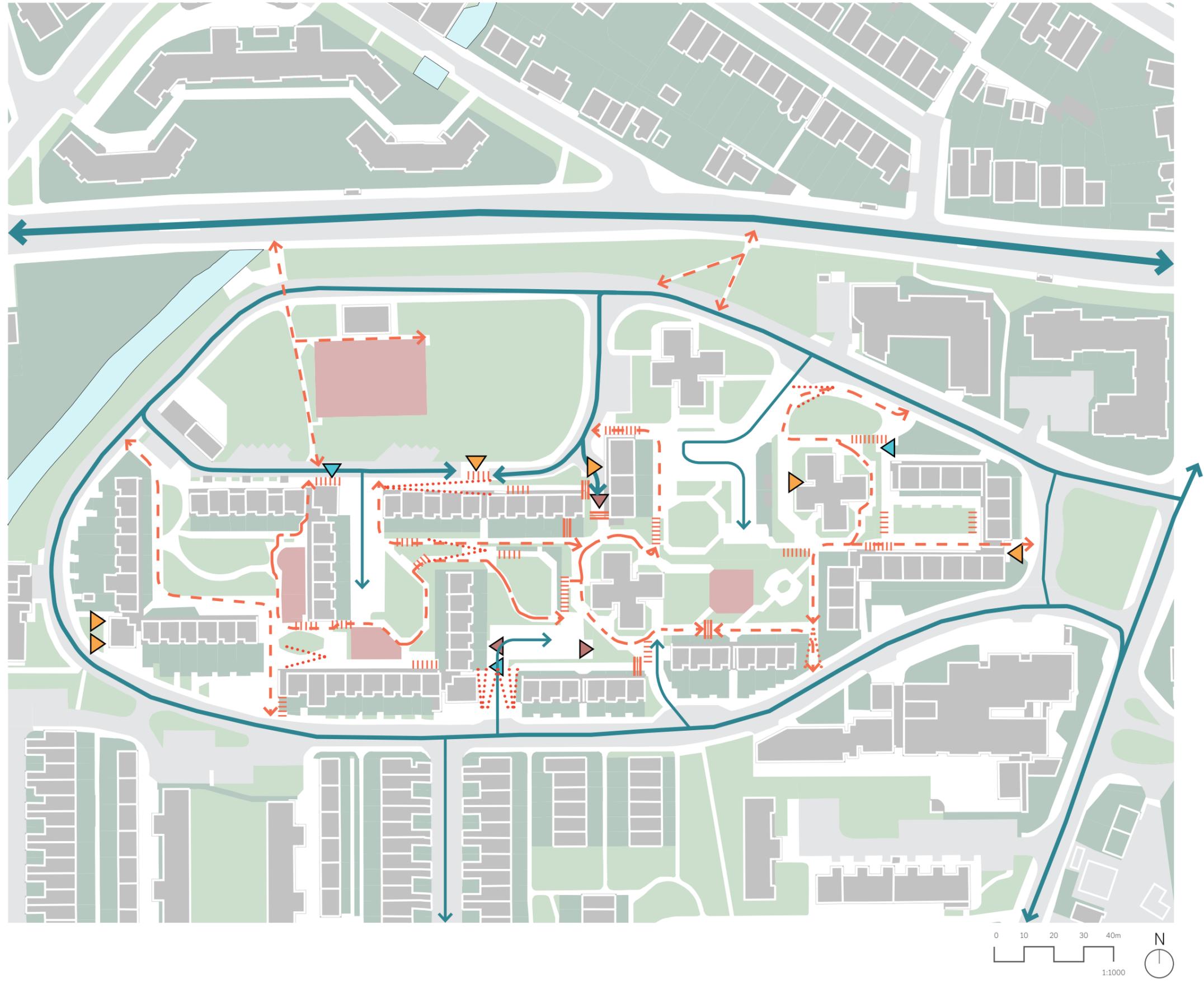
4 Site - Opportunities & Constraints

4.0 Site Wide - Access & Movement

The accessibility of the estate is a key issue. There is a matrix of different convoluted publicly accessible routes that wind their way through the estate. The topography slopes upwards from east to west across the site. There are a number of raised podiums which result in numerous ramps and stairs required to connect to each level.

The main vehicular route Arabella Drive runs around the perimeter of the estate severing any connections to the southern part of the estate. The main green open space to the north west is enclosed to the south by another vehicular route Ludovick Walk.

Some of these routes are walled in on all side, with poor passive surveillance and may feel very unsafe to walk, particularly in night-time hours.

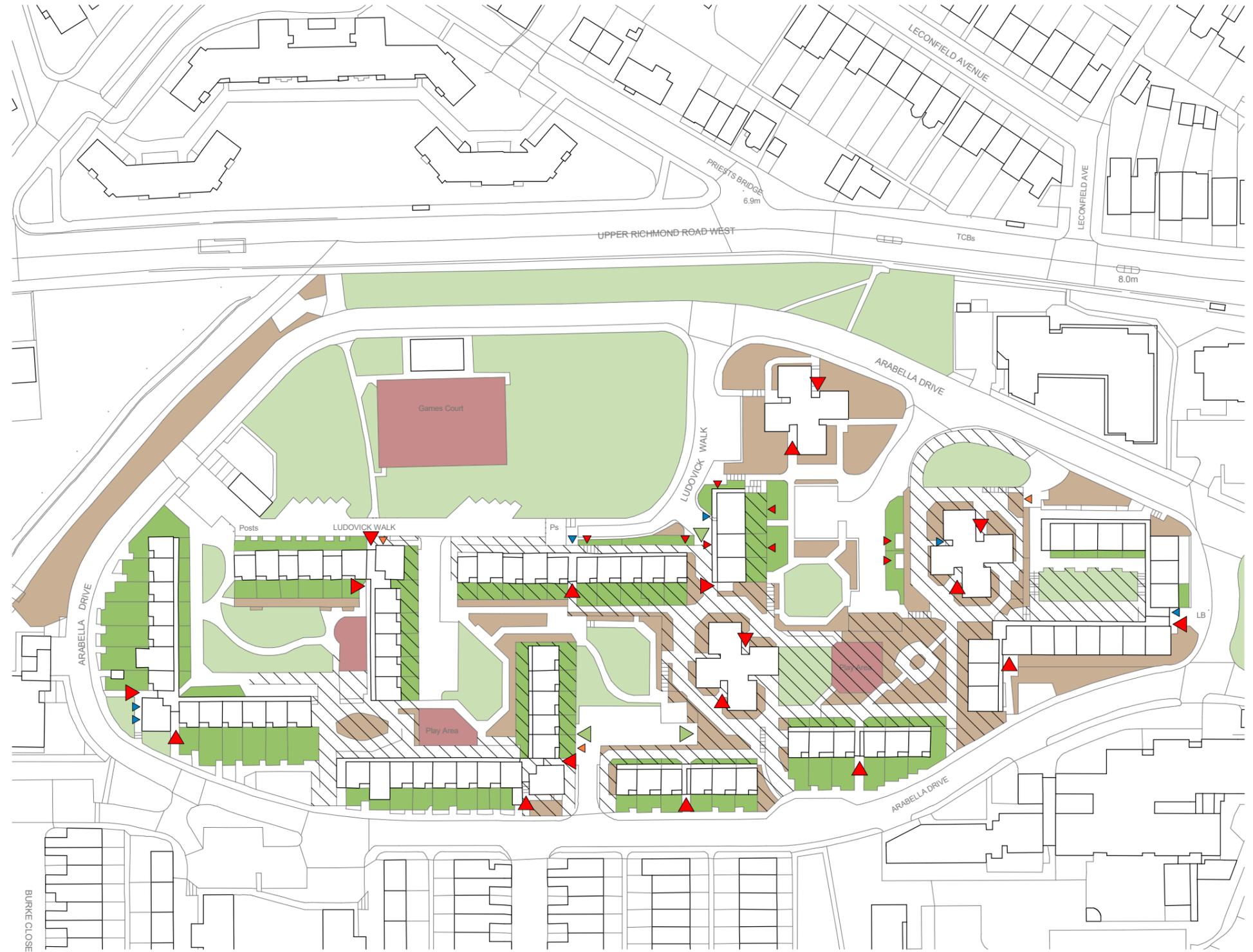


4.1 Site Wide - Quantum Space Calculations

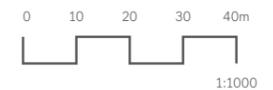
Any new development being proposed for the estate will need to carefully consider how this will impact the public open space.

Most of the green space located on top of podium is inaccessible as it is enclosed by raised concrete planters, or has been fenced in.

Any proposals for new homes will have to analyse the effect on green space, if possible expanding the amount of useable green space and proposing uses of value to residents.

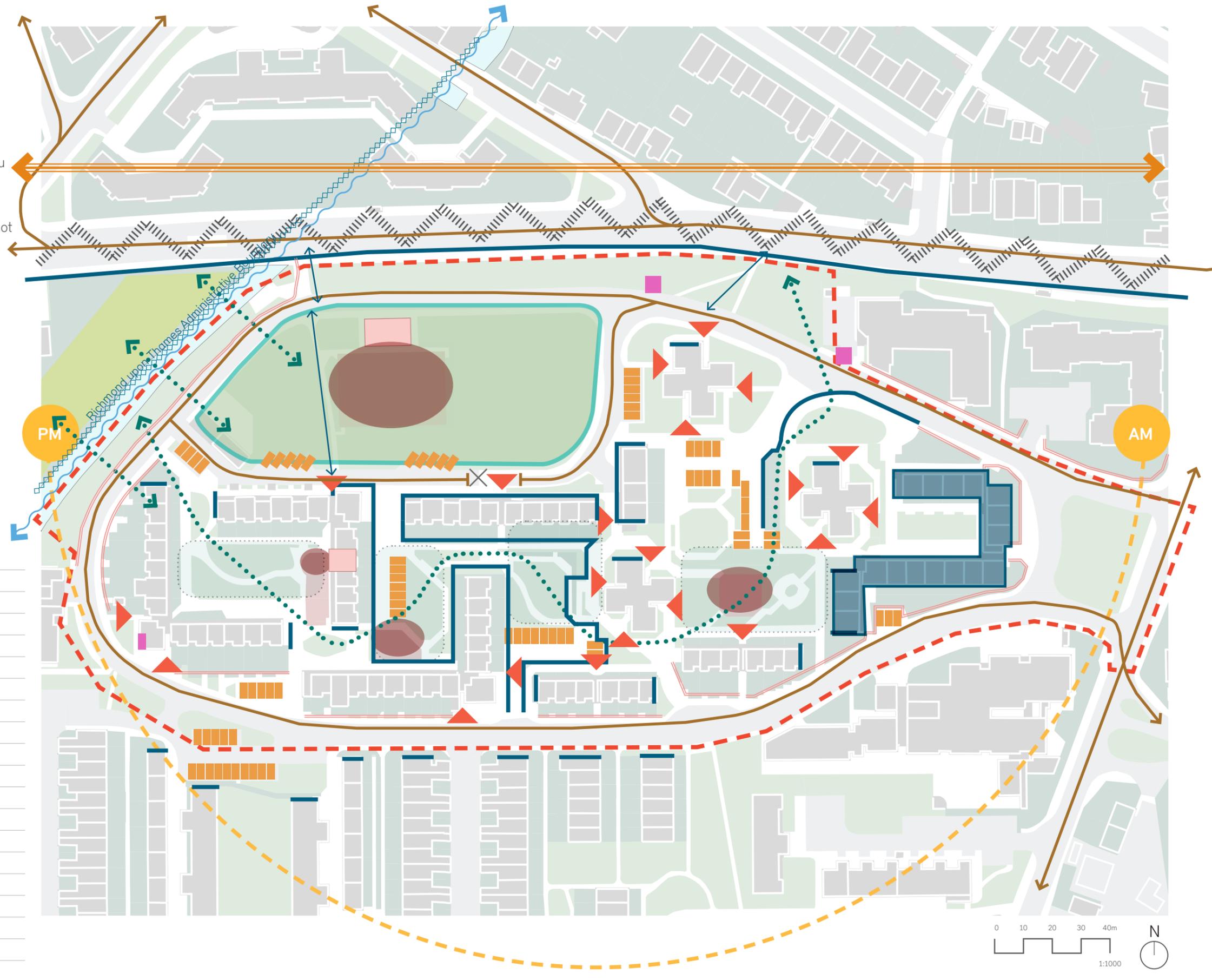


KEY	Area's (m ²)
Existing Residential Buildings	
Accessible - Public Open Space	- 9395
Raised Podium Area	- 6767
Inaccessible - Public Open Space	- 4511
Private Gardens	- 3588
Play Space	- 1290
Building Entrance	
Refuse	
Plant	
Undercroft Carpark Entrance	



4.2 Site Wide - Opportunities & Constraints

- Circuitous Vehicular Routes
- Raised podium causing accessibility issues
- Blank inactive frontages
- Convoluted pedestrian routes
- No parking control
- No clear delineation between public and private space
- Busy/Noisy Upper Richmond Road
- Lack of connection to Beverley Brook
- Poor estate legibility, a lack of understanding where you are within the wider estate
- Existing community facilities require improvement
- Increase and enhance open green space
- Sheltered accommodation inaccessible and therefore not fit for purpose.



KEY

- - - Site Boundary
- Existing Residential Buildings
- Existing Community Facilities
- Public Green Spaces
- Private Green Spaces
- Play Area
- ⊗ Selected Sites
- ↔ Water Feature
- ▲ Building Entrance
- ↔ Existing pedestrian/cycle route
- ⋯ Potential Green Walk/Green Links
- ↔ Main vehicular route
- Blank Frontage
- ↔ Heathrow Flight Path
- Fence Line/Wall
- ⋯ Administrative Boundary Line
- ||||| Vehicle noise & pollution
- Designated Parking Space
- Bins
- Sheltered Accommodation

4.3 Site Wide - Levels & Routes

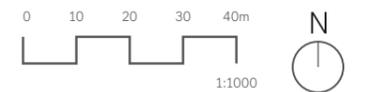
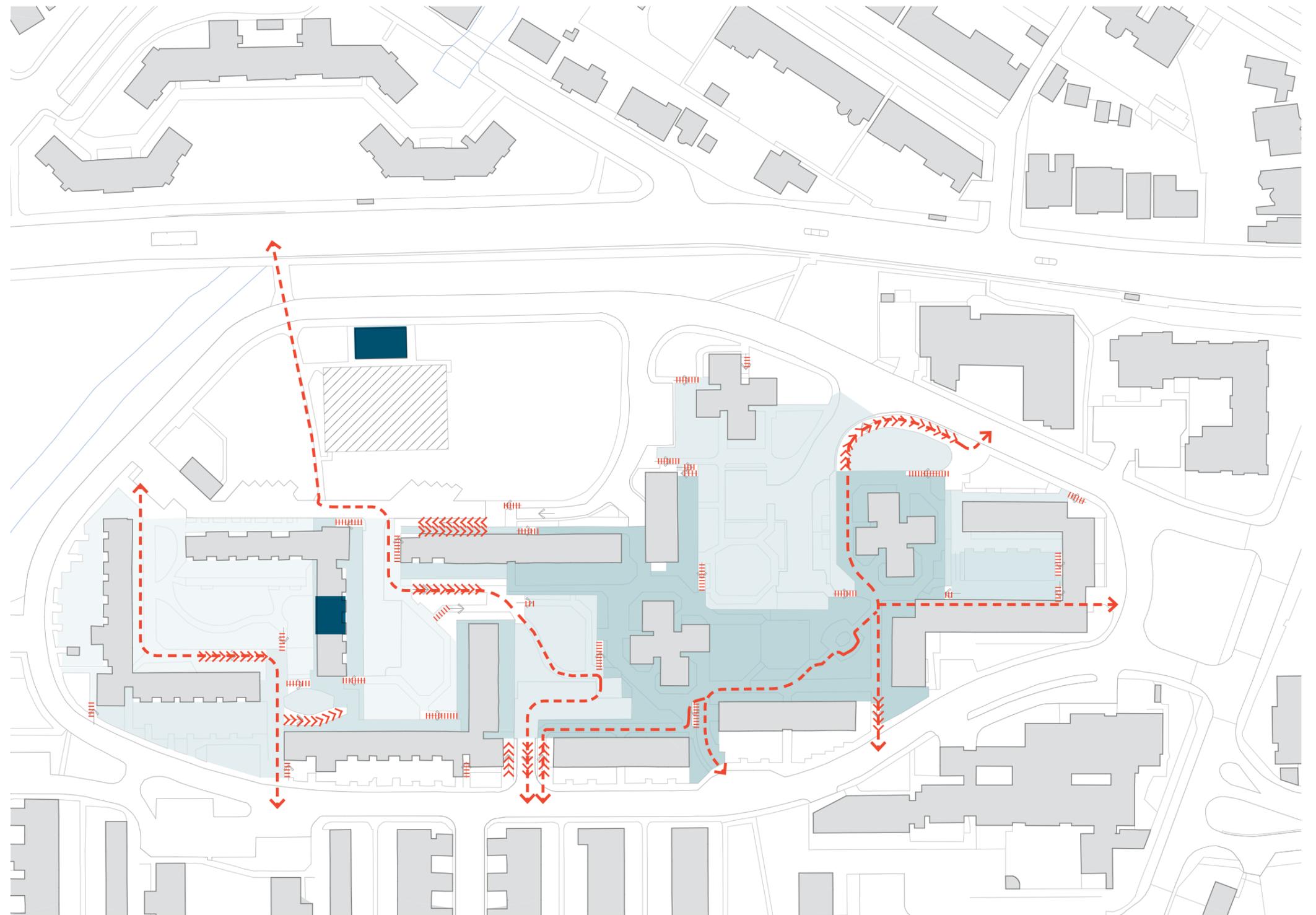
There are only a handful of step free routes which run north south across the site, some of which are not DDA compliant.

There are opportunities to improve connectivity and accessibility across the entire estate.



KEY

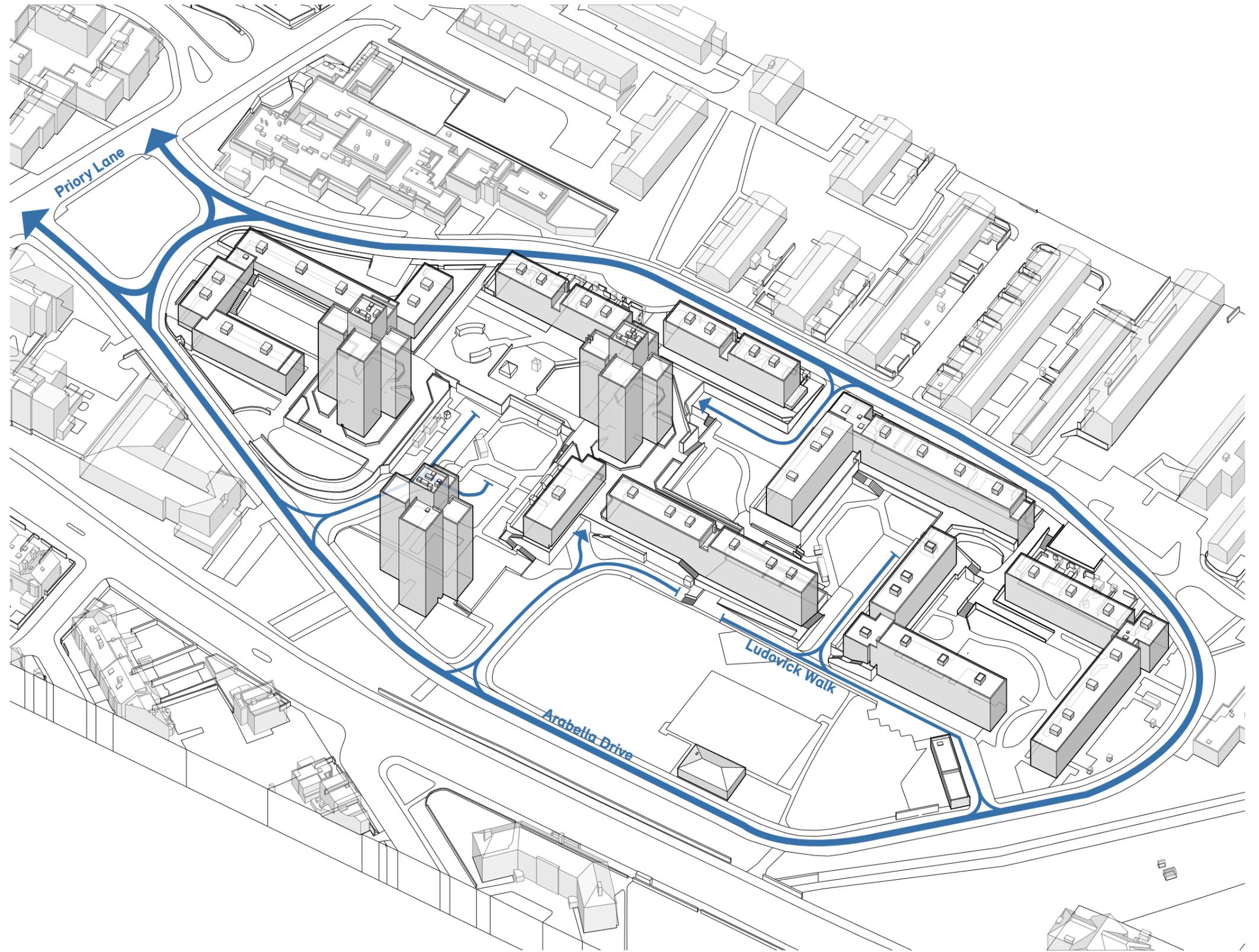
- Existing Residential Buildings
- Lowest Level
- Lower Level
- Mid Level
- Upper Level
- Utmost Level
- Ramp
- Step Free Access
- Stairs
- Community Facilities



4.4 Site Axonometric - Existing Vehicular Routes

The only vehicular access point is to the east via Priory Lane. The primary vehicular route, Arabella Drive, encircles the estate with smaller routes leading off to courtyard parking within the site.

A secondary route, Ludovick Walk, runs along the south side of the large open space connecting into the undercroft podium. There is no through access to Ludovick Walk.

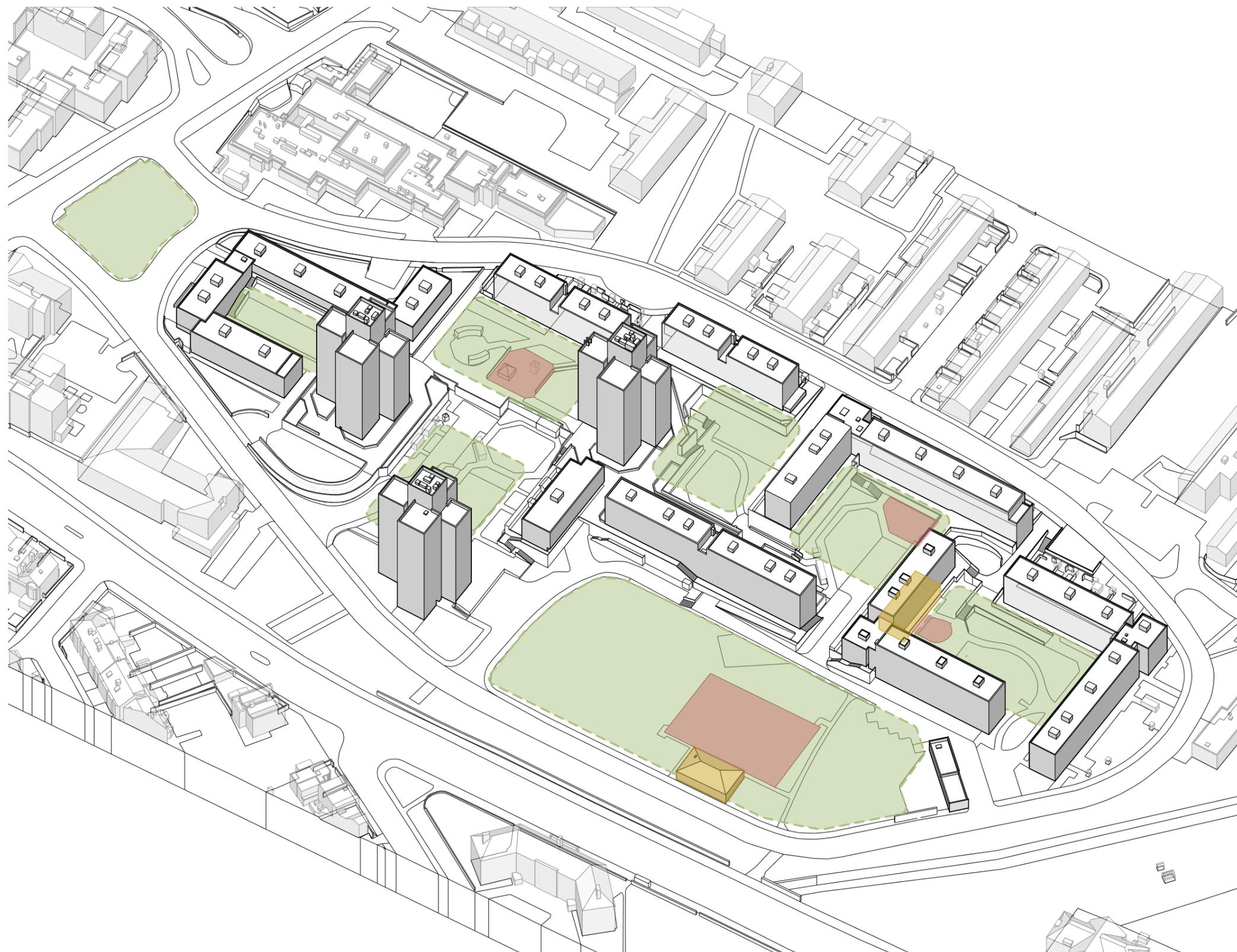


4.5 Site Axonometric - Existing Green, Play & Community spaces

The estate is organised in a rectilinear arrangement with buildings situated around courtyard spaces. There are a number of small play spaces dotted around the estate as well as a large MUGA at the centre of main green space, which is used by Chelsea Kicks football youth club.

There are two community spaces within the estate, one which is nestled amongst the residential buildings and the other situated overlooking the MUGA.

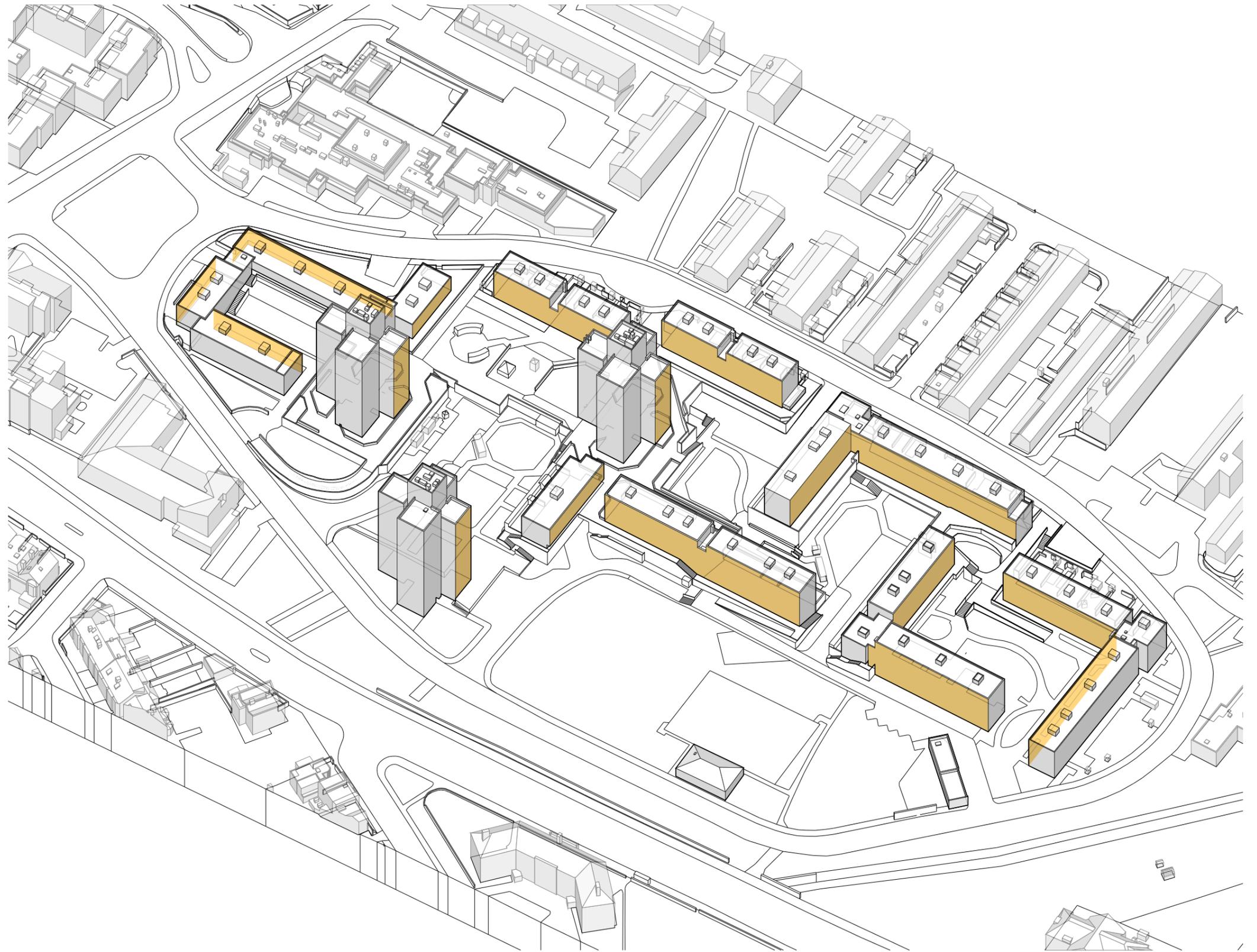
Understanding the communities needs will be key to how the facilities can be improved to better support the local community.



4.6 Site Axonometric - Existing Fronts

The estates' main building typology consists of 4-5 storey dual aspect stacked duplex blocks. Generally they have their main outlook into the courtyard. The blocks to the south along Arabella Drive at ground level have their back gardens facing the street, resulting in inactive street frontages.

The towers do not have a defined front as such as every face has an outlook apart the northern elevations. They do not have any external private amenity space.

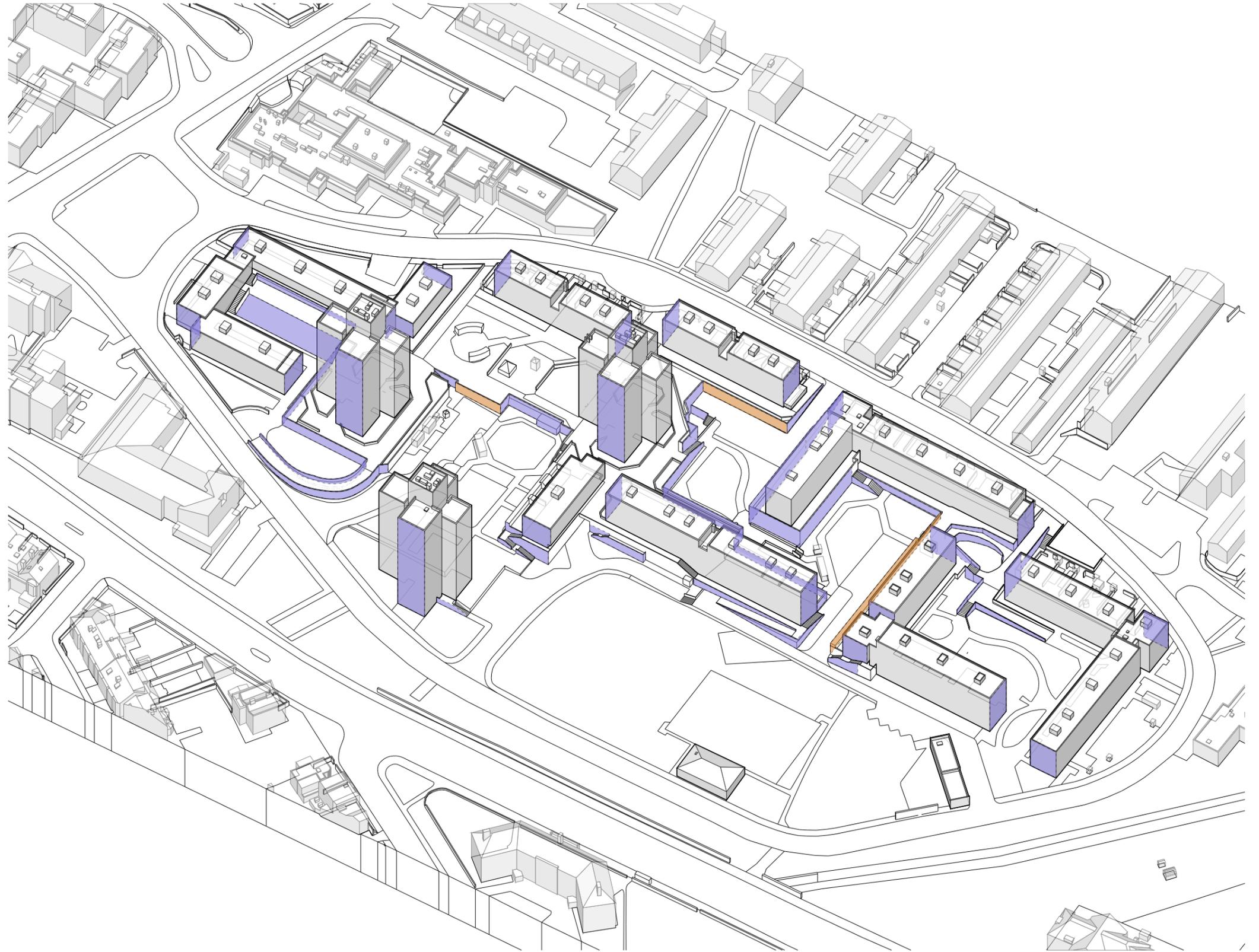


4.7 Site Axonometric - Existing Blank Frontages

Its clear from the amount of area highlighted in purple that there are a lot of blanks frontages within the estate. A large majority of these are created by the raised podium, which in turn creates inactive courtyard spaces at ground floor level.

The areas highlighted in yellow are existing garages. A survey to understand how well these are used would help to support if they could be demolished to make way for active fronting homes.

The are a number of blank gables which do present opportunities for smaller strategic infill development.



4.8 Site Axonometric - All Existing Conditions

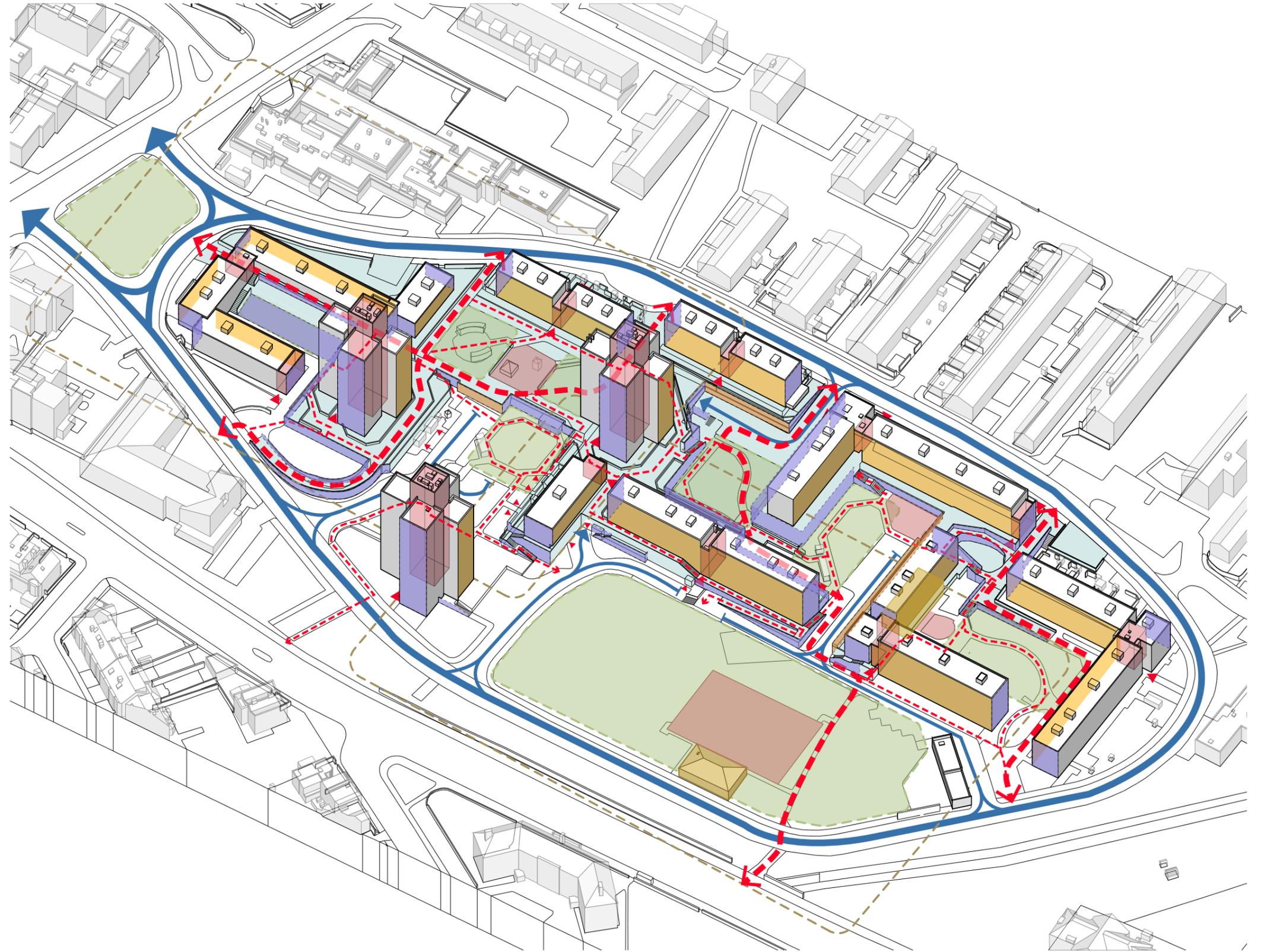
After analysing the current conditions of the estate several key themes have arisen that any new development should address.

1. Improve Access, Legibility & therefore Safety.

- Address issues of inactive frontages
- Define and enhance green open space
- Create a front door to the estate off Priory Lane

2. Create new homes, reprovide better homes

3. Improve community facilities



5 Infill Opportunities & Constraints

5.1 Infill works - Opportunities and Constraints

Constraints

- Blank frontages
- Noise & pollution from Upper Richmond Road & Heathrow flight path.
- Uncontrolled parking
- Poor legibility and navigability of estate
- Mature trees
- Circuitous vehicular routes
- Green open space
- Utilities
- MUGA & Community facilities

Opportunities

- To enhance the current pedestrian connections to the northern boundary and create active frontage
- To rationalise the currently circuitous road system to allow for greening of the site
- To open up to Beverley Brooke making an asset out of the natural landscape feature whilst also improving biodiversity
- Provide new homes
- Create sense of enclosure and activity around green space.
- Improve MUGA + community facilities

KEY

Existing Residential Buildings

Public Green Spaces

Private Green Spaces

Play Area

Existing CAT A Trees

Existing CAT B Trees

Parked Car

Community Facilities

Building Entrance

Outlook

Existing pedestrian/cycle route

Existing Water Feature (Beverley Brooke)

Existing Vehicular Route

Stairs

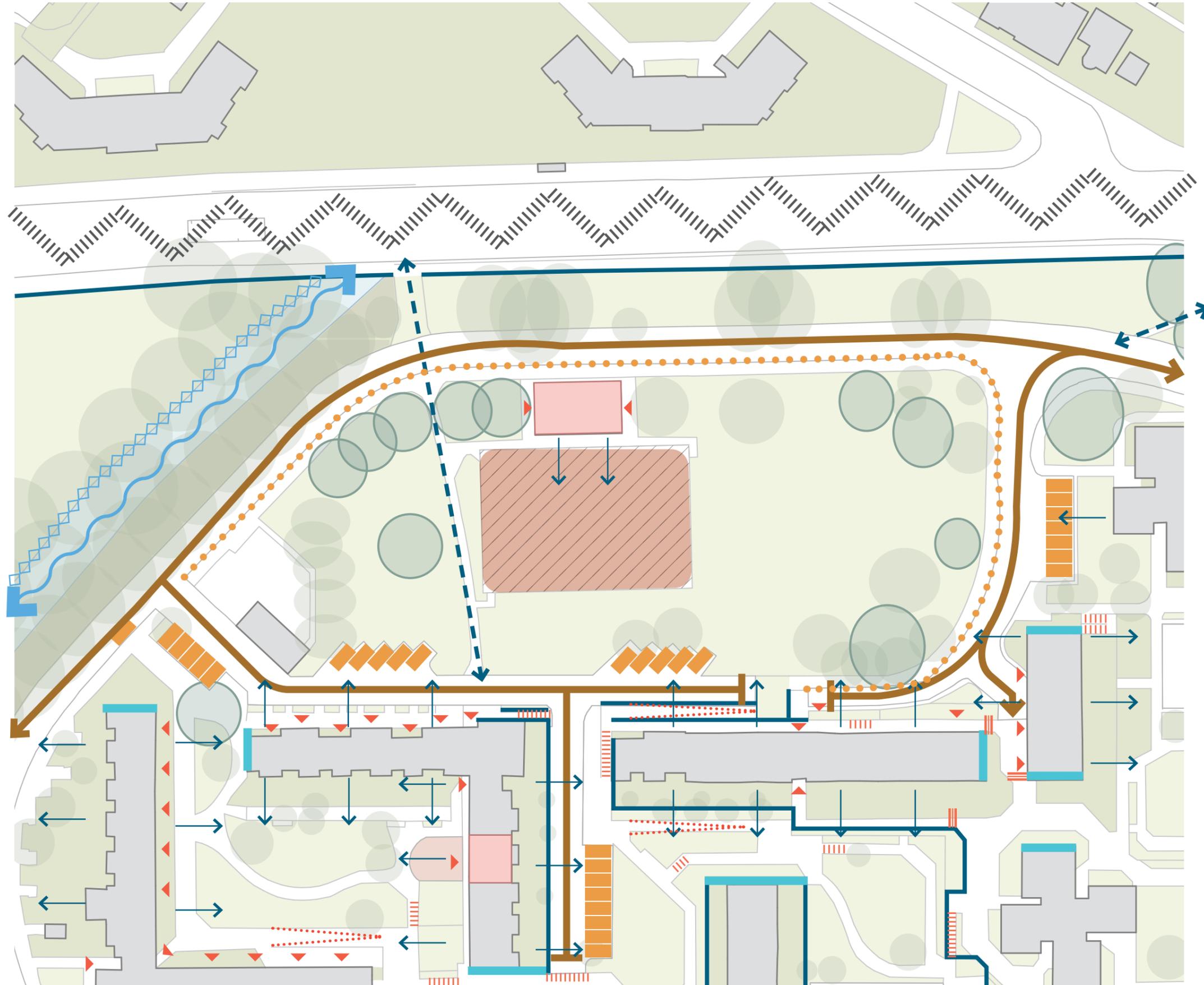
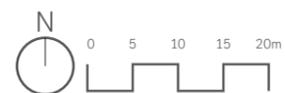
Ramp

Blank Gable Opportunity

Blank Frontage

Administrative Boundary

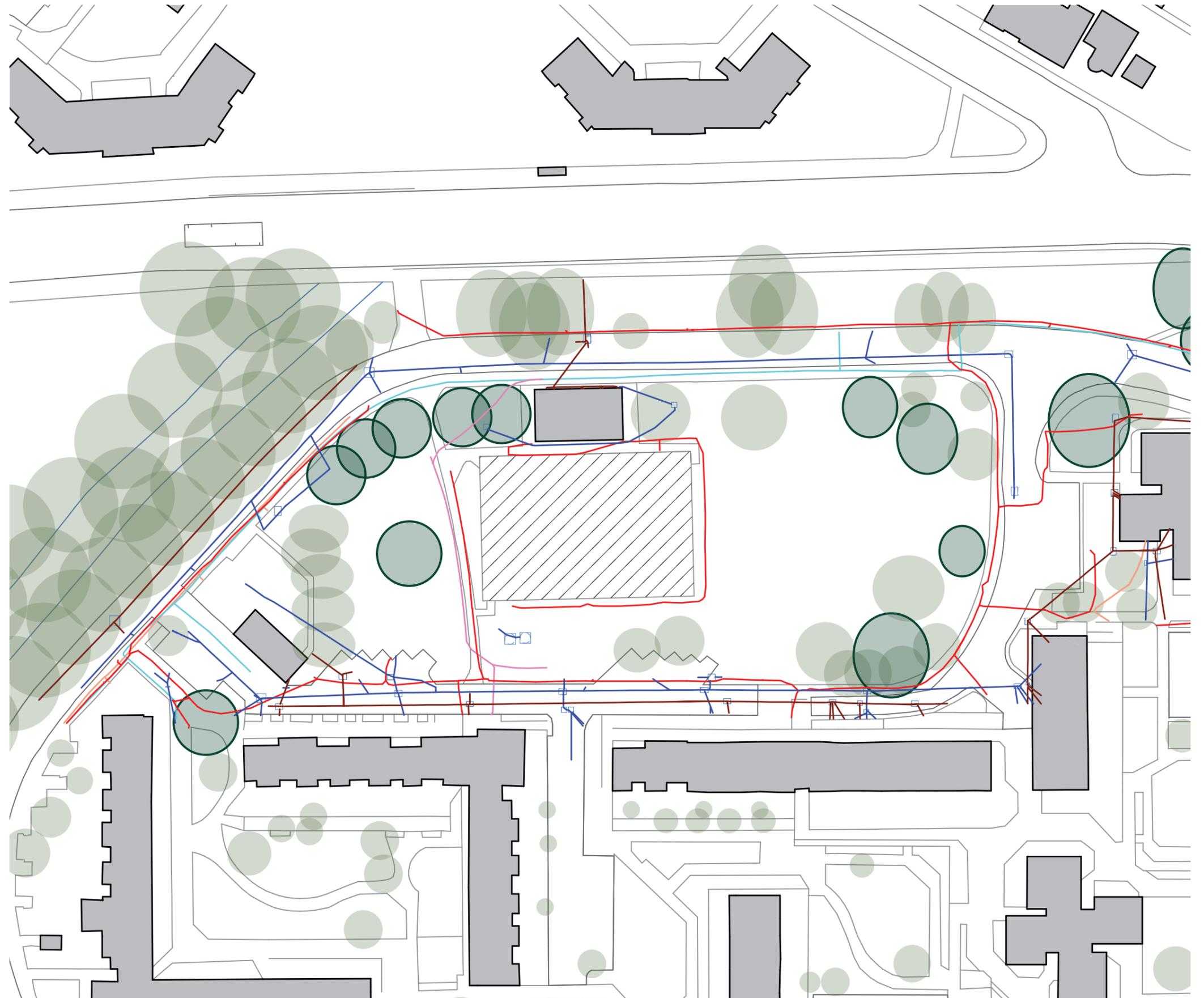
Unregulated parking



5.2 Infill works - Utilities

There is great potential in trying to consolidate the road system which currently surrounds the green open space. If reduced to a single route to the south, the space that is released could be given over to urban greening or be built upon reducing any potential impact new development may have on usable public open space.

On review of the utilities survey information there are no major easements such as mains sewers or gas lines along Arabella Drive.



KEY

● Existing Residential Buildings

□ Chamber

— Foul Water

— Water

— Storm Water

— Electrical

— Comms

— BT

↔ Potential Road Connection

