Lennox Estate
Summary Report of Engagement Event 2

Tibbalds Planning and Urban Design

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1. Introduction and overview

This report has been prepared by Tibbalds Planning and Urban Design to summarise the second of a series of engagement events on the Lennox Estate. The estate is located in the Roehampton Ward of London Borough of Wandsworth and in close proximity to the Borough boundary with Richmond to the north and west.

The Lennox Estate has been identified as a potential location for new housing alongside improved open spaces, play spaces and community facilities as part of the Homes for Wandsworth programme. The project is in the early stages of development with no fixed location, scale, massing or required number of units established at this stage.

Demolition of existing homes is not being explored as part of this project and a set of guiding principles have been established to help inform design development which are that 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

Purpose of the engagement process

A bespoke set of engagement activities have been put together to gather the views of residents and involve them in the development of proposals for the estate. The main intention is to ensure that residents of the estate have an opportunity to feed into design development from the outset and that they remain informed about the plans as the project progresses.

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2. Engagement event 2

The second in-person engagement event was held at the Paddock Upper School which is located adjacent to the Lennox Estate at its eastern edge. The event was held on Tuesday 20th Febuary 2024 between 4:30pm and 8pm. Flyers were distributed to residents on the estate two weeks beforehand and sent via Royal Mail. A second set of invites were issued to include contact details for the housing team for residents that had queries before the event.

The event was well attended with 65 people formally signing in , and a total of approximately 100 people attending the event overall. Of the people who signed in, nearly all of the attendees currently lived on the estate, with a few external visitors.

Exhibition boards were presented (see Appendix 1) which provided the following information:

- A welcome and introduction to the project.
- Where we are now - which set out the feedback from the last engagement event.
- Buildings - which set out the emerging building arrangement.
- Getting About – which set out information about emerging movement strategy through and around the estate.
- Open Space – which set out information about the emerging open space strategy on the estate.
- Character of the open space - which set out the emerging landscape plan.
- Wider improvements to the estate- key opportunities to improve the wider estate.

With each board there were questions on the topic to collect comments and feedback. Over 113 individual comments were made across the boards.

In addition to the boards and feedback sheets members of the project and client team were in attendance and to assist with answering any specific questions.

In parallel to the in-person event, an online engagement website was made available. The website hosted the same boards and prompting questions as the in-person exhibition boards The website went live on the day after the exhibition and the online survey was available for residents to complete for 2 weeks. There were 14 survey responses received

The comments from the online website have been summarised in Appendix 2 and reflected in the key findings. Demographic information was not recorded of in-person visitors but a summary of this information for online participants is included at Appendix 3.

Fig 1: Engagement boards presented on 20th February

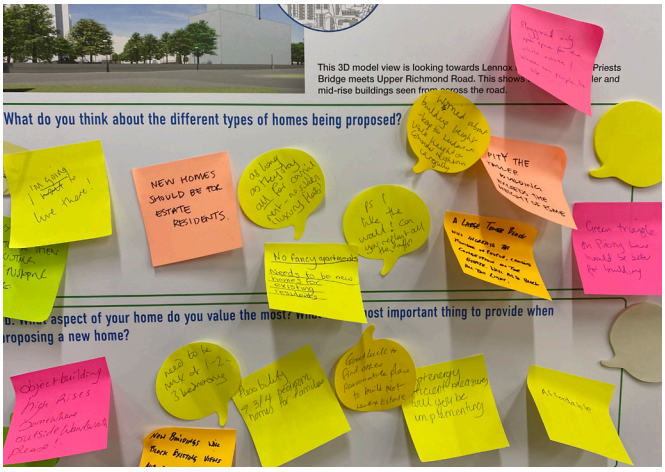

Fig 2: Engagement boards presented on 20th February

2. **Engagement event 2 and online feedback**

Key findings

The key findings from the in-person and online engagement undertaken in February 2024 are as follows:

The Existing estate

- There was a significant amount of feedback talking about the maintenance of the estate. This is negatively impacting people's perception of the new development as they feel that the maintenance issues will only worsen with additional homes / residents. These are issues of fly tipping, noise, upkeep of open spaces and dog mess. Online feedback expressed a lack of trust in the council to deal with these concerns effectively.
- A number of residents spoke about anti-social behaviour being an issue on the estate, with concern about new buildings and residents contributing to this issue.
- Disappointment was expressed about current plans not including access to Beverley Brook:One quote was "Terrible missed opportunity to open up access to Beverley Brook in the current plans." This sentiment was present in the in person and online feedback.

Buildings and design

- There is a desire to see a mixture of homes in the new buildings, ranging in size and between 2-4 bed homes. It was clearly expressed in the comments that this is estate is heavily used by families and the new types of units should reflect this.
- Affordability of homes is something that was mentioned as an aspect of their homes that people value and should be considered in the new design.
- Energy efficiency and sustainability such as electric car charging points, recycling bins ect are things that residents would like to see implemented.
- There were multiple comments around the height of the new blocks and many expressed concern about the height of the tower block. There were some comments that anything over 4-5 floors would overwhelm the estate. People were worried about how a tall building would affect safety, visibly and overwhelm the estate with the influx of people.
- There is a desire for the design of new buildings to reflect the existing in appearance. "Keep colour of brick works near enough to rest of estate".
- Online feedback expressed a stronger concern about the height of the new buildings and that the proposal is insensitive to the existing environment. "I do not believe an 18 story block (>50% taller than those already on the site) is warranted, in the character of the area or reasonable when it's the case that the surrounding areas are primarily 2 to 4 story buildings."

Movement and connectivity

- There is a consensus that the estate is used a lot by families and any changes around movement and connectivity should reflect this. One resident said, "Bicycles are great, but this is an estate full of families which cannot all get on a bike!"
- There is concern that movement around the estate will become unsafe if routes are not overlooked. They worry that removing open space would impact safety of residents.
- There were a number of comments and discussions around parking, with some differing opinions. A large number were concerned about where the additional residents will park as parking in the evenings and overnight is already limited. "The problem is the extra 200 people who need to park at night". Although some residents felt that the need for permits was unnecessary since there are always available spaces. "Are there really issues around parking on the estate to justify requiring permits? It seems there is always free spaces somewhere".
- There was a lot of interest in the proposal for the introduction of a residents permit scheme, with residents keen to hear how this would work and coming with concerns about costs.
- There is some concern about what the impact of using Ludovick Walk as a one-way vehicular movement route, especially on parents doing the school run. "New road is a nightmare for drop off kids, no parking, one way street, difficult for all of us!!"
- Residents have expressed a desire to see more integrated and better designed parking. "Improved

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landscaping to incorporate parking more 'aesthetically' is a good thing".

- Online feedback echoed the same sentiment on movement and connectivity, raising further concerns about traffic and parking.

Open space

- Similarly to the previous consultation, there was a strong response stating the importance of open green space to the residents. Residents linked the central green to play, socialisation, safety, and health.
- Play
  - Many residents expressed how well used and the MUGA is in the community, with it being a flexible space used for different sports and games. They expressed how crucial a space it was to them during covid, stating "Sports Pen - currently exercise, football, multi-sports, scootering. Vital during lockdown."
  - They worry that the MUGA will not be as well used or will be neglected if it is moved to a location that does not have an adequate level of natural surveillance.
  - There was a desire to see more innovative types of play introduced in the space and curiosity around what play space for girls would look like.
  - It was important to residents that play spaces are in areas with seating. "Benches for older residents to sit. Places for children to play".
  - There is a desire for the local youth group to be more involved in the specific design of play space. "Youth group to be involved in the design of the play space and open space".
  - Online feedback also emphasised how important the current play space is to the community and how well the current play space functions. Residents who did not use these spaces also commented on how well used, inviting and safe they seamed.
- Social
  - Residents stated that the current open green spaces act as a space for people to relax and socialise.
  - The current green spaces contain daffodils and are overlooked, making them feel safe and inviting to residents.
- Safety
  - Spaces allow other areas on the estate to be easily overlooked and therefore make the whole estate feel safer. There was concern expressed about the impact removing these open spaces would have on safety and anti-social behaviour. "Area is safe because it is open plan. If closed will increase (sense of) danger…"
- Health
  - Concern was expressed around how removal of open green space could negatively affect people's physical and mental health and it felt contradictory to wider government sentiment around trying to improve this. "GPs & healthcare are prescribing green space…"
  - Residents were pleased to see the effort being put into retaining open space where possible. "Pleased most of the green is retained".

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Lennox Estate early consultation

Homes for Wandsworth

Wandsworth

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:

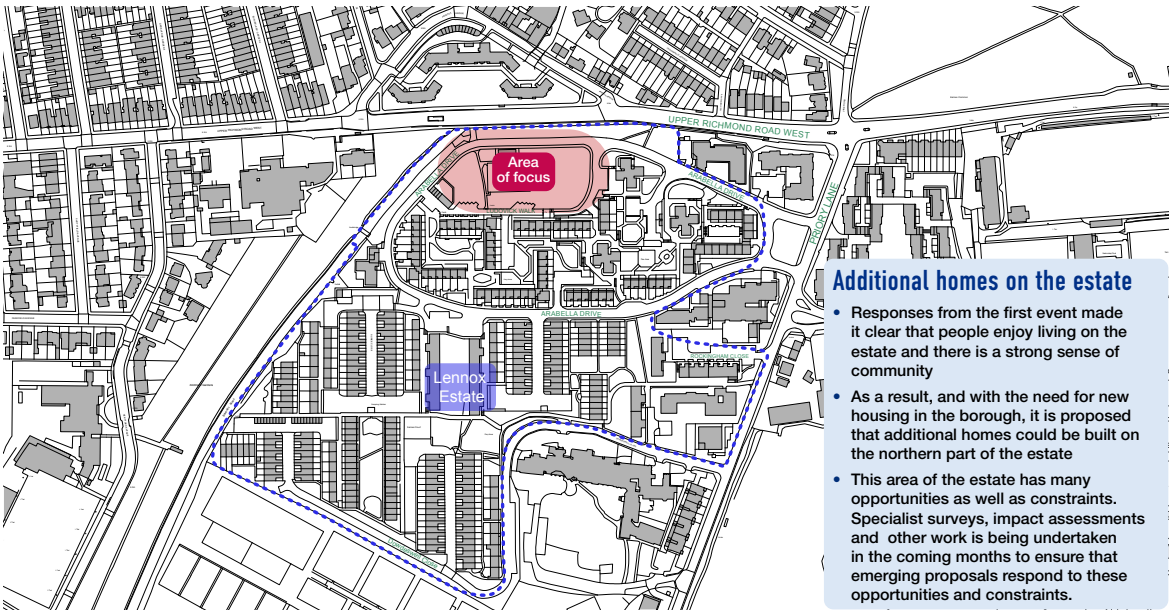
- The usable open space and public realm
- Play facilities for the estate
- How vehicles move around the estate and where they can park
- Pedestrian routes across the estate, and connections to Upper Richmond Road

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.

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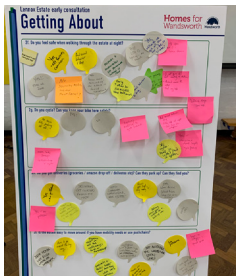
Where we are now

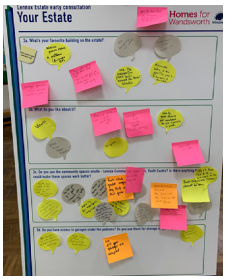
Our engagement so far

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

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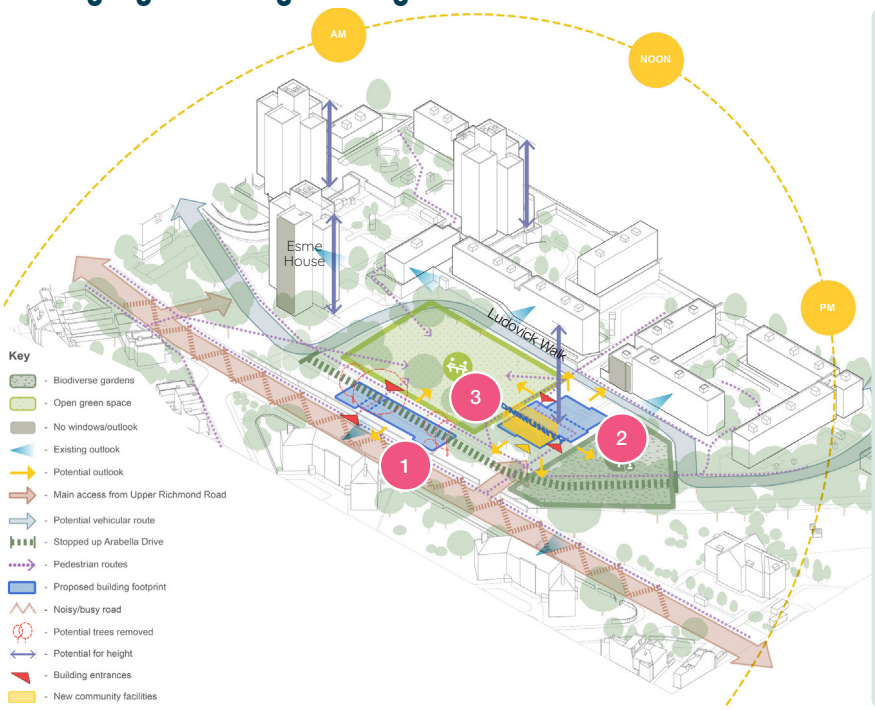
Buildings

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

Types of new homes

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

New family homes. Dover Court Estate, Islington

Gallery-accessed homes. Dover Court Estate, Islington

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

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

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

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

These two examples that have been delivered by Wandsworth Council.

New houses and flats, Gideon Road, Battersea

New homes of varying sizes, Sphere Walk, Battersea

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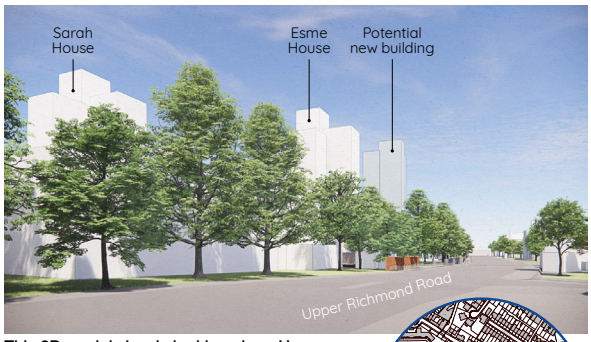
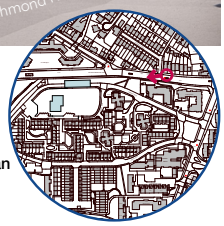
Buildings

Potential views of new homes

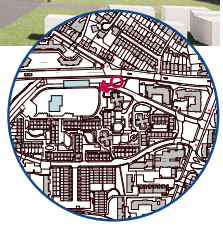


This 3D model view is looking along Upper Richmond Road from north-east of Lennox Estate. This shows a potential taller building as seen from the road.

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 mid-rise building looking onto Upper Richmond Road.



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

Grab a post-it and have your say!

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

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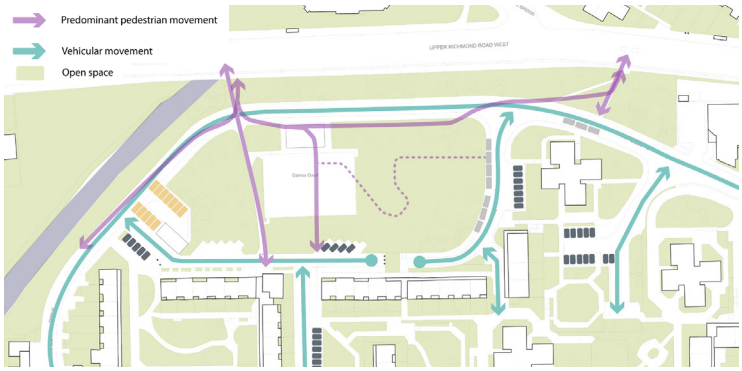
Getting About

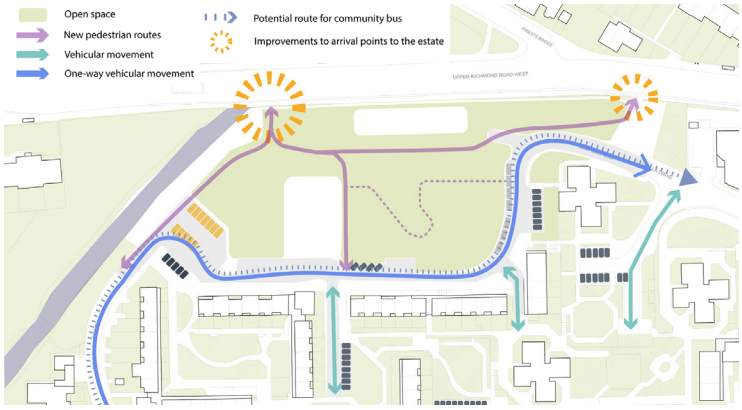
Existing Movement around the Estate



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?

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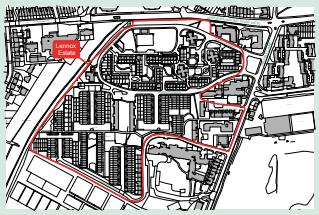
Getting About

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?

Examples of good parking design

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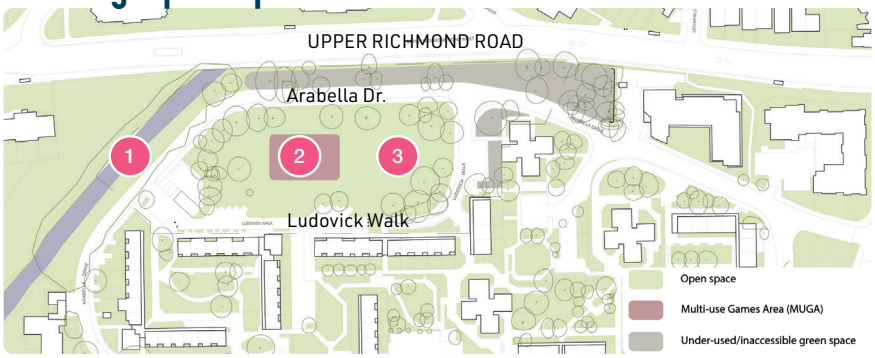
Open Space

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

1

Currently inaccessible to residents

Surrounded by fencing

Multi-use Games Area (MUGA)

2

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

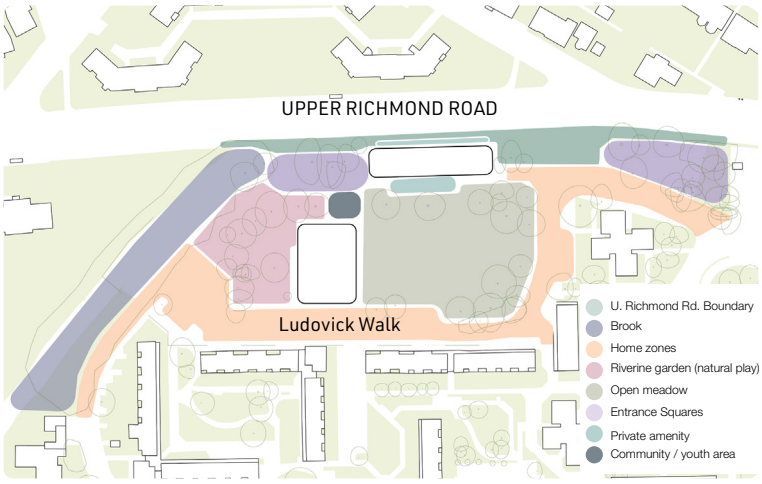
Central Green Space

3

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



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 side
- 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.

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

...do you agree?

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Open Space

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

Grab a post-it and have your say!

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?

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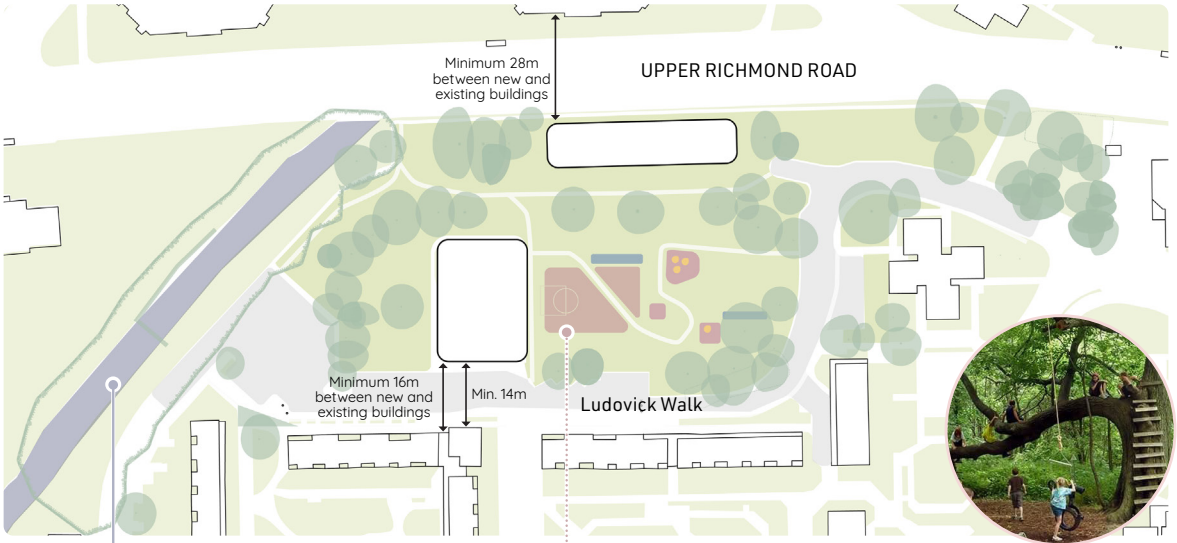
Character of the open space

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 it's ecological sensitivity.

Play facilities

- The existing community room/boxing club may need to be relocated as a result of these proposals. The Council are currently considering appropriate solutions to this.
- 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

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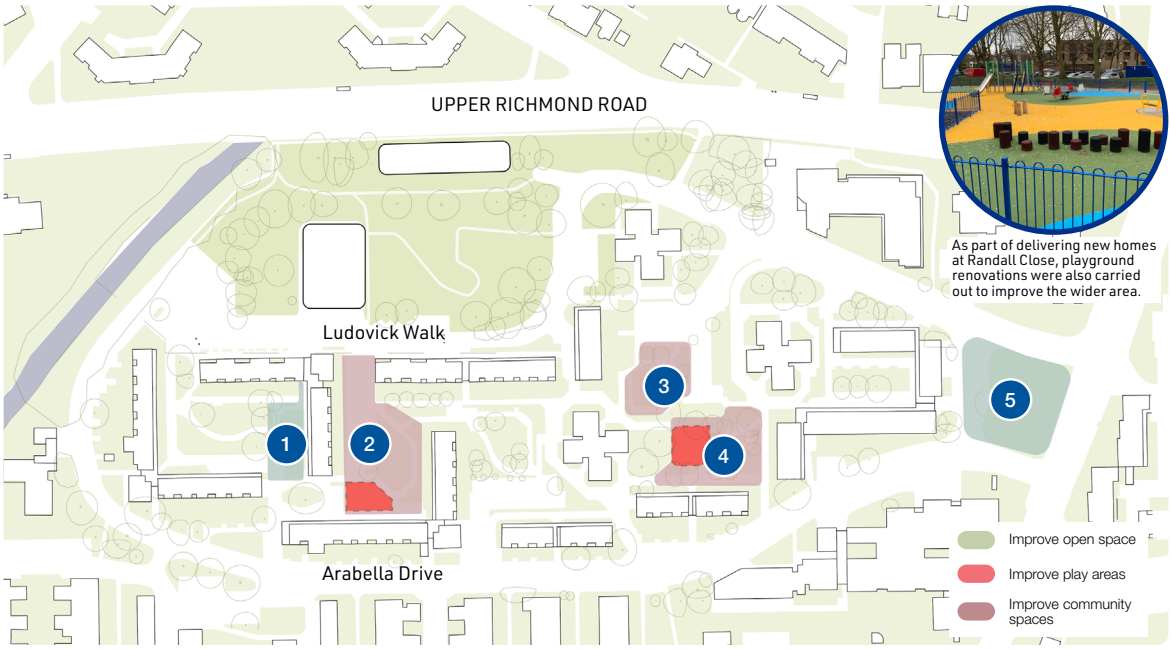
Wider improvements to the estate



As part of delivering new homes at Randall Close, playground renovations were also carried out to improve the wider area.

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 throghout 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.

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Appendix 2: Summary of comments from Online Questionnaire

The online questionnaire was open between 21st February and 5th March 2024 and received 14 unique participants. A summary of the feedback is as follows:

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

- A general feeling that the amount of building is excessive and low-rise blocks are preferred
- Concern that an 18-story block is inappropriate
- "I do not believe an 18 story block (>50% taller than those already on the site) is warranted, in the character of the area or reasonable when it's the case that the surrounding areas are primarily 2 to 4 story buildings."
- Some residents liked the overall design

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

- Local facilities and recreational areas
- Sensibly proportioned rooms – some residents disliked the idea of open plan living
- An appreciation for having green spaces close by
- The majority of feedback to the question explained how they valued the quietness and peacefulness around their homes

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

- There were strong concerns around traffic and parking on the site
- Concerns around the loss of Arabella Drive north for vehicles. This being a particular issue during school pick up and drop of times
- A lack of trust that this road layout would work well considering the amount of traffic
- A worry that the new road layout will be a hazard, making walking to school route more dangerous

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

- Concern that the pedestrian traffic under the building next to the proposed block has been substantially underestimated
- A general feeling that pedestrian safety is compromised
- A desire to widen and improve pedestrian entrances

3a) Do you have any comments on the proposed parking arrangement?

- Concern about there being sufficient car parking spaces and where these would be accommodated
- A desire that East Sheen Primary school is consulted on this parking issue
- A sense that the parking arrangement doesn't seam realistic
- A worry that the proposal will make the parking issue much worse

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

- An overwhelming sentiment was expressed that it is critical that the play area is kept
- Some residents felt that not opening up the brook is a big, missed opportunity
- Few residents strongly object to the wall being removed as it provides a sense of security and privacy

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

- Play space – football, basketball, cricket, other play space is heavily used and valued
- Existing ring road acting as a buffer to the estate gives a sense of safety

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

- Concern on the height of the buildings, in particular any taller buildings next to Ludovick Walk as this will feel imposing on important community spaces
- A desire to ensure the route between the community clubroom and exit to URR is maintained
- Concern that green space is being removed.
- Worries that the proposal will hurt the existing community

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

- Muga is used heavily by local community
- Those in the community who do not use the muga can also see that it is heavily used and generally safe and inviting
- The muga is seen as a community asset

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

- Retaining existing play spaces and muga
- Bringing back the old youth club
- Play space for younger kids
- Specific Muga spaces, over non-specific play spaces as they better serve and nurture the community
- Open green space

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

- Waste disposal and maintenance is an issue
- Lack of trust in council maintenance and upkeep abilities
- Increasing landscaping that will hep with noise pollution
- More benches

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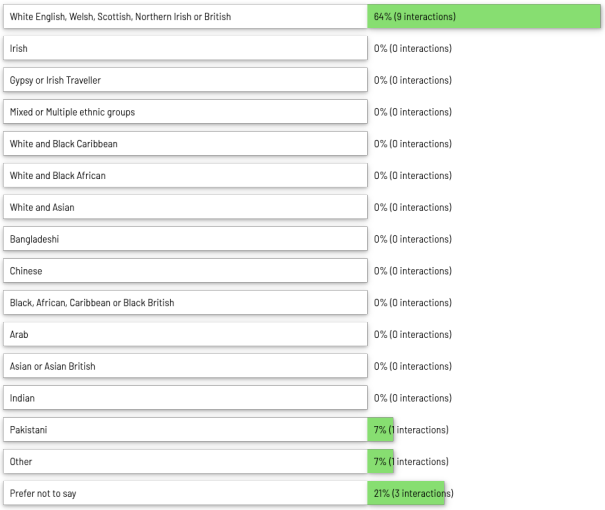
Appendix 3: Summary of comments from Online Questionnaire

Ethnicity

All interactions



Top lower layer super output areas (LSOAs)

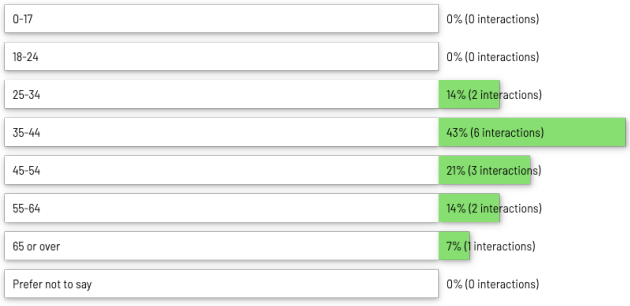
All interactions

Gender

All interactions

Age

All interactions



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Top ward or electoral divisions

All interactions

Roehampton (Wandsworth)	93% (13 interactions)
Mortlake & Barnes Common (Richmond upon Thames)	7% (1 interactions)

Top middle layer super output areas (MSOAs)

All interactions

Wandsworth 013	93% (13 interactions)
Richmond upon Thames 003	7% (1 interactions)

Top civil parishes

All interactions

Wandsworth, unparished area	93% (13 interactions)
Richmond upon Thames, unparished area	7% (1 interactions)

Top postcode zones

All interactions

SW15	93% (13 interactions)
SW14	7% (1 interactions)

Top parliamentary constituencies

All interactions

Putney	93% (13 interactions)
Richmond Park	7% (1 interactions)

Top local authority areas

All interactions

Wandsworth	93% (13 interactions)
Richmond upon Thames	7% (1 interactions)

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Appendix 4: Summary of comments from In Person consultation

WELCOME & INTRO	WHERE WE ARE NOW	1 - BUILDINGS	2 - GETTING ABOUT	3 - GETTING ABOUT	4 - OPEN SPACE	5 - CHARACTER OF THE OPEN SPACE	6 - WIDER IMPROVEMENTS TO THE ESTATE
How will you decide who gets new housing? Lottery? Or random allocation?	There are other areas you can build on in Wandsworth, so why are coming back to the Lennox Estate again!	Build the flats on the site of the school and rebuild the school too	Don't take our only safe place away	Where would new occupiers park? Move them to Woking Close? Bicycles are great but this is an estate full of families which cannot all get on a bike!	**4A - Which of these opportunities do you think is most important?**	More recycling bins	Lighting/general security measures in warren of paths and access routes
Provide more information about housing need vs housing delivery across Wandsworth	We love our space as it is. More investment in current areas such as youth club (which has already been cleared) and facilities like mobile gym near wall. Parking should not be restricted and bicycles will not accommodate families.	Concerned about height of taller building - should be 4/5 storeys	**2A - Do you have any comments on the proposed changes to the road layout?**	A road right in front of Ludovick Walk is dangerous and limit already existing parking, noise pollution, pollution effecting health. Wheelchair users, children will all be at risk! Quite frankly shows the council has no understanding re: 1) Safety of elderly 2) Safety of children 3) Pollution impact on health	Beverley Brook needs to be protected	Outdoor gym / skatepark etc	Keep colour of brick works near enough rest of estate
The crowded long waiting list of houses really is not our fault or responsibility to share the overcrowded buildings		**1A - What do you think about the different types of homes being proposed?**	One way road will be a nightmare! To drive around the estate just to park in front of my house.	These people (who use Barnes station) only use the parking during the day. It doesn't really affect the amount of cars on site. The problem is the extra 200 people who need to park at night	More drug crime, stealing and attacks will happen with more housing and people in the estate	Gigl surveys wildlife - they survey	Better cleaning services for estate as a building will cause more dirt and garbag How much will service charge increase all this?
Electric charging spaces		I'm going to live there!	Pleased most of the green is retained	Car parking is already limited so where will new residents park? How much will it cost to park in the future?	Open up the brook	Who is going to maintain all this new proposed greenery? And how much will it cost residents in service charge?	Impact on access to school
		Putney society - any taller then the existing, will be pushing your luck	Concern for new residents living next to Upper Richmond Road. What about air pollution	How will you ensure that non-residents do not just park on woking close	Lennox Estate to be considered a part of Roehampton more. We are not the Alton Estate - poor relation	Estate already highly populated. There will be more pressure on services, eg GP, schools	EV charging additional charge points
		New homes should be for estate residents	Totally unfair for enough crowded estate, we wish to propose not to build high rise building in our area please. Very populated and pollution!	Time restricted parking would be useful, or limit to 2 hours	Terrible missed opportunity to open up access to Beverley Brook in the current plans.	There are already housing projects that the conservatives had proposed in Clapham Junction & Alton Estate. Why are the council continually targeting this estate. There isn't enough green space per person on the estate	Signage improvement across the estate
		No fancy apartments - needs to be new homes for existing residents	New road layout will cause traffic in front of Ludovick, making it dangerous. People on school run will find it difficult to drop off and collect children	Improved landscaping to incorporate parking more 'aesthetically' is a good thing	Playground only open space for the whole estate! Where can people be safe	**5A - How do you currently use the MUGA? Does this space feel safe and inviting?**	All this investment and Beverley Brook remains fenced off. Very poor
		I like the wall! Can you replant all the daffs	**2B - Do you have any comments on the proposed pedestrian routes?**	Parking now is almost impossible. Have a walkaround the estate tonight and you'll see! How can you even think of building more houses that will bring more cars!	People can access Beverley Brook in Barnes and in Richmond Park. Very disapppointing that this is not planned here.	Green is used for London Air Ambulance	Want to keep the estate not overcrowd households (?) please
		Worried about building height - keep to Ludowick Walk height & consider neighbours carefully	Concern about road being right in front of flats. Will be noisy and polluted.		**4B - Are there are current uses or potential uses that are particularly important for you and the LE community?**	The pen and green are vital to everyone	Improvements. Accessibility. No drop k Poor surface treatment.
		Pity the taller building exceeds the height of ESME	New road is a nightmare for drop off kids, no parking, one way street, difficult for all of us!! Just leave us alone		Preserve green space as much as possible.	MUGA is used for lots of things! Cycling, catch, basketball, football,cricket, kites and more	Noise is an issue. Moped rider going up ramp. Bollards
		A large tower block will increase the number of people, causing congestion on the estate. Will also block all the light.	Walking past a tower block at night will be dangerous as can't see ahead		Community centre Food bank?	Sports Pen - currently exercise, football, multi-sports, scootering. Vital during lockdown. Green space = picnics, parties, fun.	It would be great if there was somethin similar to a 'thames path' along Beverle Brook.
		Green triangle on Priory Lane would be better for building			People need more places to play - don't lose open spaces	Green and pen used by everyone on estate. Area is safe because it is open plan. If closed will increase danger and criminal and drug use on estate	Esme recycling should be considered. Currently on Arabella (drive?)
		1B - What aspect of your home do you value the most? What is the most important thing to provide when proposing a new home?			MUGA is used quite a bit but what does dedicated space for young girls look like?	Summertime with the heat is unbearable with overcrowded children outdoor and late night, music, concern sleeping, working next day, earn to pay the mortgage.	Additional bins so that rubbish doesn't g put in recycling bins
		Object building high rises. Somewhere outside Wandsworth please!			It will take away light and safety going home. Lots of people living in one house! It is highly populated.	**5B - What types of play space would you like to see on the estate?**	Recycling / composting / food recycling
		Need to be mix of 1-2-3 bedrooms			Please enough. Crowded estate. Don't spoilt. Thanks	More seating	Benches for older residents to sit. Place children to play
		New buildings will block existing views and de-value cost of my property			New council rent homes are a great idea!	New and different types of play - trampolines	Bulk St to stop flytipping
		Flexibility - 3/4 bedroom homes for families			Estate is great for families - nurseries and schools	Nothing for really small children. Swings would be good	Clean up blocked drains on the end of Daudeswell Close please
		Good luck to find other reasonable place to build - not Lennox Estate			Already have a youth centre and green space for dog walkers so don't need to ruin it!	Are you just to give us more cost to pay! Object high rise	Safe bike storage & moped parking wit CCTV protection
		What energy efficient measures will you be implementing			**4C - Do you have any comments about the proposed layout of buildings and open space?**	High rise could bring overcrowding in the estate. Pollution is an issue of the estate	Upkeep & maintenance of play spaces
		Affordable			Need free parking space for east sheen primary school	Soft play area	Disruption to existing residents for how long?
					...but not on the estate	Young children already have a playgroup. Teenagers and disabled already use pen	Improve this alley (footpath) with bette lighting at night
					Estate is crowded already		Consider aesthetics, eg colour schemes could be more subtle / calmer (more elegant look).
					No need for parking permits		Better and more effective methods for recycling
					High deprivation - this will increase mental health problems, increase pollution that can increase death to socially deprived		Recycling bins to be provided in better locations on Ludovick Walk
					GPs & healthcare are prescribing green space. You are making an already overcrowded estate and making it dangerous		Maintenance of play areas - should be cleaner & fixed more
					Are there really issues around parking on the estate to justify requiring permits? It seems there is always free spaces somewhere		Signage for no dogs mess / pigeon mes
					Residents at the newly built flats wouldn't get permits. There's also mention that existing residents will have preference to these flats. Does that mean that existing residents that have a car and move to the new flats would be in trouble?		Youth group to be involved in the desig the play space and open space
					Need to increase amount of green space not reduce it!		
					Access for emergency services will be affected		

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