

## Lennox Estate

### Summary Report of Public Engagement Event 4

Tibbalds Planning and Urban  
Design

January 2025



**Tibbalds**

planning and urban design

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## 1. Introduction and overview

This report has been prepared by Tibbalds Planning and Urban Design on behalf of the Wandsworth Council in their capacity as landowner and developer to summarise the fourth 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 proposed development location is in the north of the estate in and around Arabella Drive. Proposals for two new buildings and associated open spaces were presented to residents in November 2024.

Demolition of existing homes is not being explored as part of this project and a set of high-level 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

These overarching guiding principles served as a foundation for developing a more detailed set of principles as the project progressed:

- New homes will be for council rent
- Existing residents of Lennox Estate will be given priority for new homes via a Local Lettings Plan. Residents that are overcrowded, under occupying or have other priority housing needs will be prioritised for new homes.
- New and improved open and green spaces
- New play spaces and sports facilities
- Controlled parking and free permits for existing Estate residents

- Improved walking and cycling routes
- No loss of community or education facilities

### *Purpose of the engagement process*

At the start of the design process a bespoke set of engagement activities were put together to gather the views of residents and involve them in the development of proposals for the estate. The main intention has been to ensure that the residents of the estate are informed about the progress being made on the project and understand

## Overview

The fourth in-person engagement event was held at the Paddock Upper School, located at the perimeter of the estate on Tuesday 26th November 2024 between 4:00pm and 8pm. Newsletters were distributed to residents on the estate one and half weeks beforehand to publicise the event and sent via Royal Mail.

The event was attended by 37 people formally signing in and a total of approximately 45 people attended the event overall when those who did not sign in are taken into consideration. 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, including background information about the Homes for Wandsworth programme, the aims of the new project and current timeline.
- Building heights and look – including information about the proposed heights of development and how they have changed since the proposals were last shared with residents as a result of their feedback. The boards also included some images of what buildings might look like in terms of materiality at ground level.
- New homes: Sizes and layouts – this board set out the range of unit sizes that are proposed and provided some illustrative internal arrangements for different types of homes.
- Open space and green space – which set out information about the open space and landscape strategy.
- Play and community - which set out information about play space, where it might be located and what a new multi use games area might look like.
- Parking and vehicle access - which set out the changes being made to roads, vehicle access and parking.
- Proposed new development – this board summarised the proposals highlighting the projects key aims.

- Wider improvements to the estate – this board identified a series of opportunities for improvements that have been identified in the wider estate.
- Case study – this board presented another Homes for Wandsworth scheme that has recently been delivered to give residents an idea about the types of project that have been coming forward across the Borough.

A feedback form was issued to attendees at the exhibition with questions on each topic set out as well as an opportunity to provide more general feedback. Over 30 individual comments were made across the boards and via feedback forms and the website.

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 questions as the in-person exhibition boards and in person questionnaire. The website went live on the day after the exhibition and the online survey was available for residents to complete for two weeks. One online survey response was received.

The comments from the in person event and online website have been included in Appendix 2 and reflected in the key findings.



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## 2. Key Findings

All comments from the event have been recorded in the table in Appendix 2 and summarised under key themes in this section of the report.

### *Buildings and Design*

- The consensus among residents was that lowering the height from 18 to 14 stories was more sensitive to the existing estate. Comments such as, “It’s good the building height is lower,” and “I think the proposed designs and heights for the buildings would work well in respect to the existing buildings and the homes opposite on Upper Richmond Road,” reflected this sentiment. However, a few residents still felt the building heights were too tall.
- Residents generally appreciated the more detailed designs shown at the engagement event, with comments like, “I think the feel of the design is good.”
- Some residents, however, expressed concerns about the long-term quality of the development. One resident noted, “Although the modern look and style are appealing, ensuring the homes are maintained long-term is crucial, especially regarding the building materials used. Some new builds seem to develop issues within the first ten years, whereas the current homes have been well-maintained for many years.”

### *Movement and Connectivity*

- Residents responded positively to the visuals representing the new entrance to the estate via Upper Richmond Road. One said, “The new central access to the estate from Upper Richmond Road looks good.”
- The primary concern around movement and connectivity related to vehicular traffic. While many residents acknowledged the benefits of closing a section of Arabella Drive, they were apprehensive about its practical implications, particularly on parking. One resident remarked, “I’m not opposed to the ideas presented; however, I do have concerns about whether there will be enough parking for the increased number of homes on the estate.” Others raised concerns about the long-term functioning of parking permits, with one saying, “I find it hard to believe parking permits will remain free 10 years after the development is completed.”

### *Open Space*

- Residents appreciated the images of the green space and games court but remained apprehensive, asking questions about safety, size and other details.
- Some residents were unhappy about the removal of trees, despite assurances from the team that new trees would be planted. One resident said, “We are going to lose more established trees. New trees are a waste of time.” On the other hand, some residents welcomed the improved quality of the green spaces, with one noting, “Utilizing the green spaces and creating more open areas seems like a good idea. Ensuring proper maintenance will be the main concern.”

### *The Wider Estate*

- The proposed improvements to the wider estate were well received, with little feedback on how they could be further enhanced. Residents commented, “Yes, the estate needs to be improved as it looks very scruffy at the moment,” and expressed a desire for more nature and green spaces.

### *Other/General Comments*

- Other discussions with residents at the engagement event revolved around the need for community spaces, the priority of allocating new homes, and the strain on local infrastructure. The team recorded this feedback and passed it on to the relevant departments.
- The consensus from the event was that residents felt the design had been adapted to incorporate their views and opinions where possible. One resident described the proposal as “a vast improvement overall.”



Fig 1: Photo from the Lennox Estate public engagement event



Fig 2: Artwork from the youth multi media competition



Fig 3: Photo from the Lennox Estate public engagement event



Fig 4: Photo from the Lennox Estate public engagement event

## Come and see!

Using the information you have told us, alongside technical studies and surveys that have taken place, we have more detailed proposals for buildings and spaces that we would like to show you.

At the exhibition you will be able to see more information about:

- Plans for improvements across the wider estate area.
- How cars, people and bicycles will access the estate and arrangements for parking.
- What new buildings could look like and how tall they might be.
- The proposals for new areas of open space and play space.

**Multimedia competition entries will be exhibited and winner announced!**

### Our primary objectives:

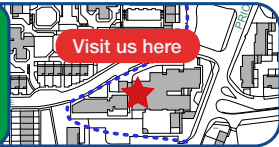
- New homes will be for council rent
- Existing residents of Lennox Estate will be given priority for new homes
- No overall loss of green space
- New play spaces and sports facilities
- Controlled parking and free permits for existing estate residents
- Improved walking and cycling routes
- No loss of community or education facilities

**Residents exhibition!**


**Time:** 4 - 8pm

**Date:** Tuesday 26th November

**Location:** Paddock School



**Come to the event and tell us your views!**



# Lennox Estate News

## Newsletter 2

**Welcome** to the latest edition of the Lennox Estate newsletter!

Over the last six months we have been working hard on plans for the northern area of the Lennox Estate, in and around Arabella Drive. Your feedback has helped us develop designs for the new buildings and spaces.

Therefore, you are warmly invited to view our updates and voice your thoughts as we work towards a planning application.

**Keep up to date via our website here:**



[www.lennox-homesforwandsworth.co.uk/](https://www.lennox-homesforwandsworth.co.uk/)


**Please join us for:**


**Residents exhibition**

**Time:** 4 - 8pm

**Date:** Tuesday 26th November

**Location:** Paddock school



<https://lennox-homesforwandsworth.co.uk/>


## What you told us!

Last time, you told us how important **green spaces** are, how you wanted the new buildings to be **sensitive to their surroundings**, and that the organisation and management of **parking** is important to you.

When we visited this summer, we held activities for young residents that involved drawing and games! Here's what they said about the open spaces and play spaces on Lennox Estate:

- They wanted to see more **swings, seesaws and slides**.
- That more **trees, plants and flowers** are also important to younger residents.
- You said you would like a **community garden** and **children's gardening club**.
- They like to use the **games court** for a range of activities including **cycling, football and basketball**.
- They like a mixture of **open spaces for sports** and quite spaces with benches.

We heard that you were worried about the removal of green space. Our new design keeps the green space where it is and adds a new pocket park!



## Whats next ?

We are here

**Summer 2024**

We held Summer events for young people and a multi media competition. The project team have been working on more detailed designs for new buildings and open spaces.

**Autumn 2024**

Exhibition to show you the latest designs for new buildings and spaces. We will also display all the entries for the art competition and announce the winners!

**Winter 2024/25**

Review of resident feedback and further development of plans.

## Beverley Brook

Did you know that the Lennox Estate has its own brook? Beverley Brook runs along the Northwestern edge of Lennox Estate and is an important ecosystem in the area. It is a vital habitat for a range of species of plants and animals.

The design team for the Lennox Estate project have been exploring how we can help educate residents about the brook and improve views of the brook from Lennox Estate!




<https://lennox-homesforwandsworth.co.uk/>

<https://lennox-homesforwandsworth.co.uk/>



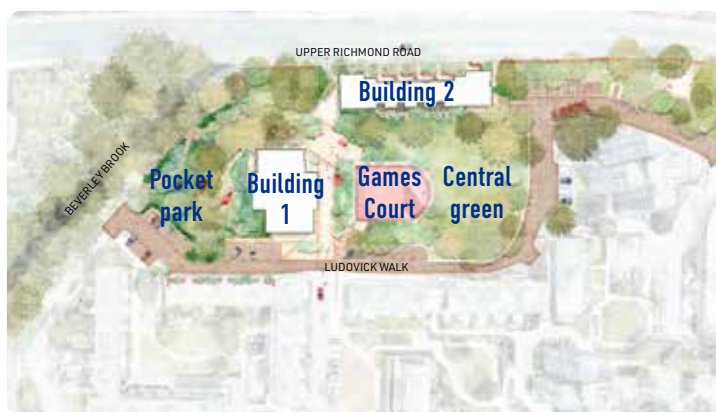
## Lennox Estate Engagement Event



# Introduction and process

Wandsworth Council is in the process of designing and consulting on a number of 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.

Designs for new homes and open spaces in the north of the Lennox Estate are currently being prepared as part of this programme. We have been speaking to the residents of Lennox Estate to get their views on the development as it progresses.



## Proposed New Development

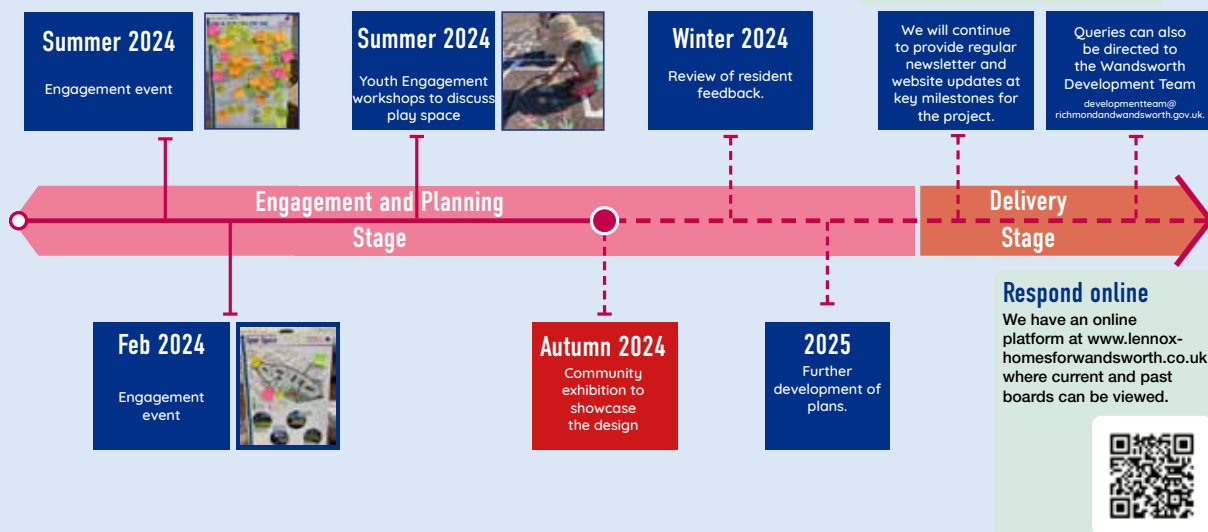
- New homes will be for council rent
- Existing residents of Lennox Estate will be given priority for new homes via a Local Lettings Plan. Residents that are overcrowded, under-occupying or have other priority housing needs will be prioritised for new homes.
- New and improved open and green spaces
- New play spaces and sports facilities
- Controlled parking and free permits for existing estate residents
- Improved walking and cycling routes
- No loss of community or education facilities

## What is happening next?

After hearing from you today, and alongside other feedback and through the project website, we will further develop the proposals for the site. We will carefully consider all feedback received.

### Surveys and impact assessments

We have carried out technical studies to gain a better understanding of Lennox Estate. These reports are available under the 'downloads' section on the project website.



## Building heights

### You said:

When we visited you in February 2024, you told us that you thought that the building we had proposed was too tall. We went back and adjusted the design to be more in keeping with the other heights on Lennox Estate. We worked out a solution that maximises the amount of homes and public green space!

"Absolutely ridiculous a 18 storey tower block is a insult to all that live on the estate."

"Enlarging / improving the pedestrian entrances would be good"

"I am shocked at the proposal to install such high rise buildings."

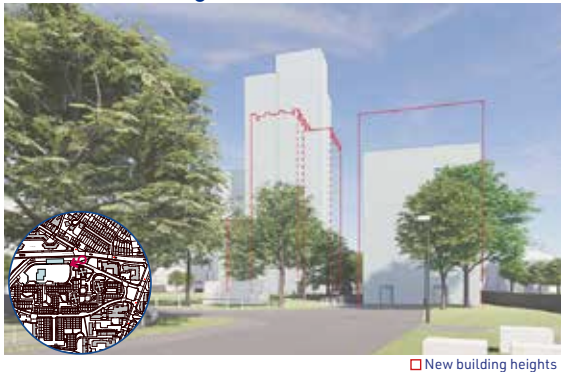
"The design of 18 storey building is inappropriate in its context and fails to take the opportunities available for improving the character and quality"

"Keep the existing outdoor spaces please"

"The taller building is too tall."



### Old vs new heights

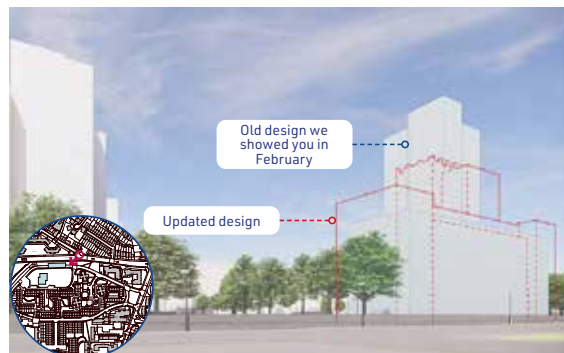


□ New building heights



### We did:

- The height of the tall building has decreased from 18 storeys to 14 storeys.
- The footprint of the taller building has decreased, increasing open space.
- The lower building fronting on to Upper Richmond Road has increased in height by 1 storey which means a greater range of unit sizes can be provided.
- The positioning of the blocks have shifted slightly to improve the routes through the estate.
- The design of the central ball court has been refined following your feedback - see more information on the play board.
- A wider set of play space and open space improvements have been identified across the whole estate.



## New homes: heights and look

### You said:

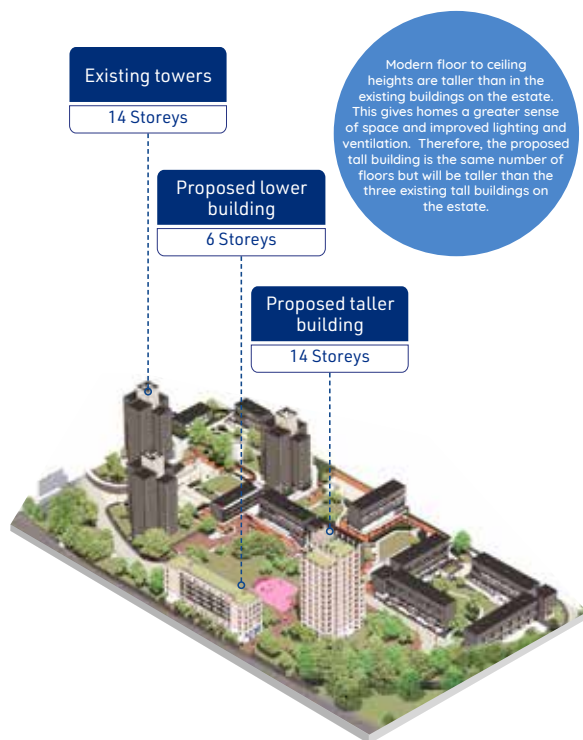
"In principle more housing is good."

We want to see a mixture of 2-4 bed homes

"I do not believe an 18 story block is warranted, in the character of the area or reasonable"

#### Key issues raised:

- Housing was needed and welcomed, particularly catering to families
- Concerns about the height of new development in relation to its surroundings
- Material and aesthetic should reflect existing character



### We did:



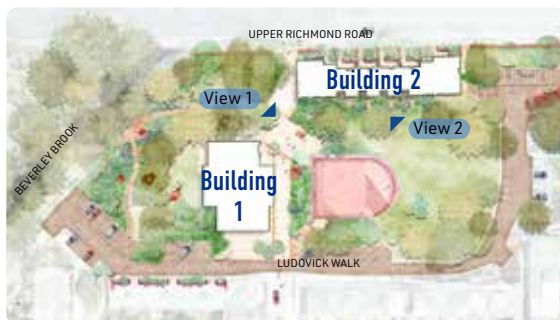
View 1

The development will create a new entrance forecourt for the Lennox Estate from Upper Richmond Road, providing direct pedestrian link into the estate that is well overlooked by active uses.



View 2

The development will face the central green space, activating it sensitively with gardens for new homes and the introduction of swales and rain gardens. This will overlook the open space, providing a level of surveillance for safety.



The lower building will face Upper Richmond Road, creating new entrances to increase footfall and surveillance, making the road feel more people friendly and safe.



The taller building will connect with the ground at a human scale, with an active, public ground floor that extends activity into pathways and open spaces.



## New homes: sizes and layouts

### Layout of new homes

The new homes have been designed to have:

- Dual aspect providing good levels of ventilation
- Plenty of natural sunlight and daylight
- Durable and long lasting material finishes
- Allow fresh air whilst keeping the homes warm
- Include private outdoor space in the form of a garden or balcony
- Meet minimum housing quality standards
- Well insulated, energy efficient homes



3 Bed, 5 person family home



2 Bed, 4 person family home



1 Bed, 2 person home

### Size of new homes

The development will provide new homes in a range of sizes that are designed to meet housing need on the Lennox Estate and across the Borough. As part of the project 9 new homes for wheelchair users will be provided. The team have been working closely with the Council's occupational therapist to make sure that the design will meet all requirements for wheelchair users.

Two bedroom homes have been designed to accommodate 4 people making them suitable family accommodation. 58% of homes will be family sized units (2 bed or larger).

- ▶ Main building entrance
- ▶ Private home entrance
- ▶ Community entrance
- ▶ Community space
- ▶ Bins/Bikes/Plantrooms
- ▶ Residential homes



Ground Floor Plan



Typical Upper Floor Plan



## Open space and green space

### You said:

"People like to look after and care for local community gardens. There is a sense of pride for the local space."

"The trees are the best thing about the estate."

"The proposal would demonstrably harm the amenities enjoyed by local residents, in particular... valuable green space"

"It would be good to make Beverley Brook more of an asset and accessible"

"No loss of green space"

#### Key issues raised:

- Green space, landscape and trees are important to the residents of the estate, as well as a crucial part of its character
- Loss of trees and green space should be avoided wherever possible
- Connections with Beverley Brook and valued and should be enhanced

### We did:

By designing the buildings to be taller, with a smaller footprint, we have been able to preserve as much green space as possible.

#### Existing condition



- Green space
- Games court
- Designated open space (policy boundary)

#### Proposed landscape distribution



- Green space
- Games court

#### Existing and new trees



#### This means:

- An overall increase of 92 trees
- Better quality green spaces
- Less roads and better integrated pathways and walkways
- Retained trees
- 98 Proposed trees
- 6 Removed trees

### Landscape Strategy



While the new development will impact some of the existing green and open spaces within the development site, closing Arabella Drive will provide additional space for both development of new homes and replacement green space for residents.

The character of Ludovick walk will also change to highlight its function as a place to hang out, walk and cycle - as well as for cars.

Increasing the amount of trees and planting at key locations across the site creates the opportunity to make new types of green space.

The proposals set out distinct landscape character areas across the development site:

1. Beverley Brook waterfront
2. Pocket Park
3. Northern forecourt
4. Games court / play area
5. Central Green
6. Private gardens
7. Planted verge



The edge of Beverley Brook will be made more visible from pedestrian routes, while maintaining a separation from amenity to space to create and protect habitats for wildlife.



Improved open spaces will include natural play elements, flexible community amenity space, and wilder planted areas for rest and respite.



New dedicated play facilities will replace the games court. This will include a new games court, and more natural play facilities.



Plants inspired by local planting, chosen based on their sensory qualities to invite interaction.

## Play and community

### You said:

"People like to look after and care for local community gardens. There is a sense of pride for the local space."

"We want benches for older residents to sit. Places for children to play"

"Care home struggles for social space. The community hall is valuable"

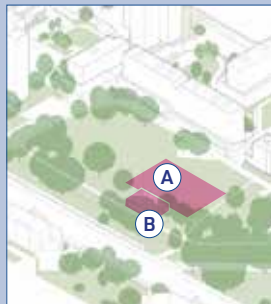
"Sports Pen - currently exercise, football, multi-sports, scooting. Vital during lockdown."

#### Key issues raised:

- Protecting and enhancing existing assets, such as the boxing gym and community hall, should be part of proposals
- Play facilities could be adapted, as long as children using it are able to keep playing the wide range of games they play - and more!
- Play and outdoor facilities should cater to different generations, including older people.

### What is changing?

#### Existing condition



(A) The existing games court is 24m x 35m and has a Tarmac surface finish.

(B) The Lennox Youth Club is located next to the existing ball court. It does not regularly open for use at the moment but there is a plan for it to be operated as a boxing gym in the future.



### We did:

- (A) The existing games court will be re provided. The new design will be more accessible and inclusive for a wider range of residents. The new games area will 19m by 26m and will be able to be used for a wide range of activities..
- (B) A flexible community space will be provided as part of the new taller building. The space is being designed as a flexible community space that could be used by a variety of occupiers. The detailed proposals will be discussed with local community organisations that may use the space in the future.



### New ball court and games area



View 3



Playable and interactive street furniture will activate the Central Green, key routes and public spaces



Play will be carefully located to benefit from overlooking from residential uses to provide passive surveillance



Play and exercise amenity will cater to children, adults and older people - creating spaces of intergenerational interaction



The new MUGA will be provided with seating for different users, making it a space for performance and spectacle, as well as sports.

## Parking and vehicle access

### You said:

"The problem is the extra 200 people who need to park at night"

Improved landscaping to incorporate parking more 'aesthetically' is a good thing

"Bicycles are great, but this is an estate full of families which cannot all get on a bike!"

#### Key issues raised:

- New housing and residents should not add to the traffic and parking pressures
- Existing residents value having free and accessible parking
- New landscaping and better routes for walking and cycling would be beneficial

### We did:

We carried out a Parking and Traffic Flows survey in May 2023 and additional surveys in September 2023 to better understand the existing condition of parking and traffic in the Lennox Estate and to understand the impact of the proposed new development.

#### Existing condition



- The Council cannot currently restrict parking within the estate.
- There are currently **368 kerbside parking spaces** and **10 accessible bays** in the northern part of the estate. Only around **80%** of these spaces are occupied at night in the north of the estate, and around **70%** in the south of the estate.

#### Proposed changes across Lennox Estate

- A Parking Regulation Scheme (PRS) is proposed across the full extent of the Lennox Estate meaning that only residents can park here.
- **346 PRS parking bays** will be provided across the estate, meeting **100% of the current demand**.
- **10 accessible bays** (blue-badge holders) will be re provided across the estate and additional accessible bays will be provided for new residents.
- **Only the existing residents of the estate can apply for a parking permit** for the PRS parking bays. These permits will be free of charge to existing estate residents with a maximum of four permits and one visitors permit available per household
- **Visitor parking permits can be obtained free of charge** from the Council so that visiting friends / family / carers / tradespersons etc will be able to park.

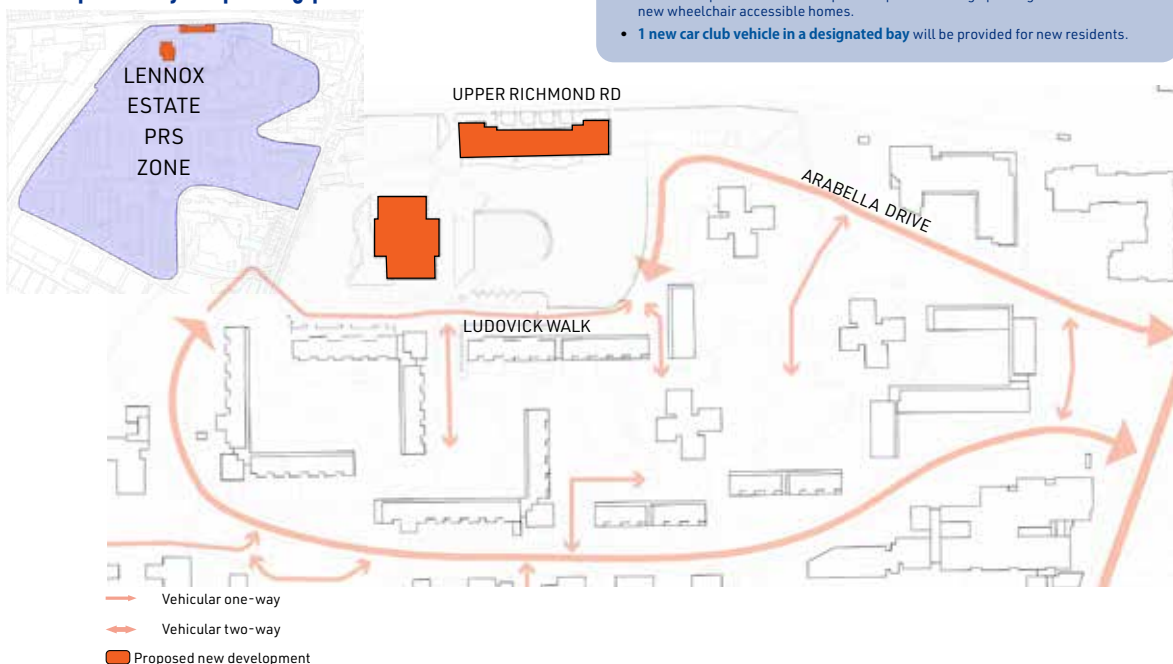
#### Proposed changes for the new development

- The section of Arabella Drive that currently runs around the northern and western edge of the site will be removed.
- A **new one-way road** along Ludovick Walk will connect with Arabella Drive.
- **No general needs car parking** will be provided as part of this development for new residents.
- **9 accessible parking bays** (blue badge holders only) will be provided as part of the new development as we are required to provide enough parking to cater for the 9 new wheelchair accessible homes.
- **1 new car club vehicle in a designated bay** will be provided for new residents.

#### Existing condition



#### Proposed layout parking provision





# Proposed new development

## Key moves and interventions

**81** new homes for council rent!

Taller building : 56 new homes

Lower building : 25 new homes

- 58% of new homes will be family homes (4 people or more)
- 10% of new homes will be designed for wheelchair users

Improved entrance to Lennox Estate from Upper Richmond Road.

1

2 new buildings to create new homes for council rent, including a good proportion of family sized homes.

2

Creating a visual connection to Beverley Brook.

3

Closing part of Arabella Drive to traffic and reducing general parking to create more people friendly spaces.

4

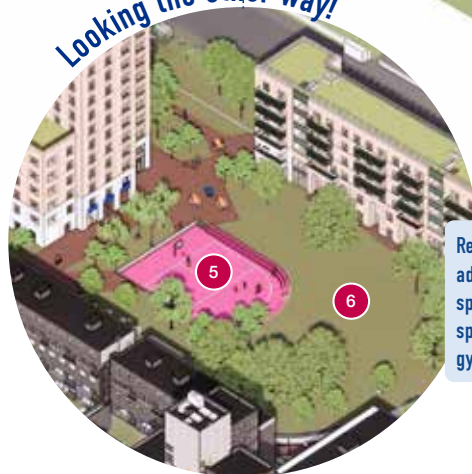
Improving quality and usability of green spaces like the central green, and retaining trees wherever possible and planting new trees .

6

Re-providing games court and adding a variety of new play spaces including natural play, space for scooting and outdoor gym equipment.

5

Looking the other way!





## Wider Estate improvements

### Improvements across Lennox Estate

Investment through the new development is enabling wider improvements to the estate.

We have identified the following improvements that will take place as part of this project:



**A** New space outside Community Room



**B** Informal and natural play near the Brook



**C** New landscaped play space



**D** New seating area and orchard in existing courtyard



**E** Improved public realm to create an attractive entrance from Priory Lane

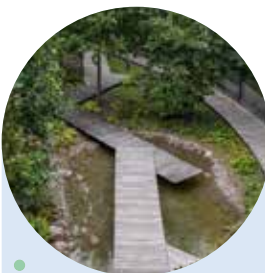


#### These improvements include:

- Improvements to walking and cycling routes - to better connect different part of the estate together!
- Improved lighting across the estate, making routes and open spaces feel safer!
- Enhancements to open and green spaces across the estate!
- Make underused spaces around the estate greener and more playful!
- Improve the play facilities to meet the needs of children of different ages, backgrounds and needs!
- Manage flooding and puddling on roads and public spaces through landscape

#### Wider improvements around the estate:

- Improvements to play facilities and public realm
- Landscape and planting enhancements
- Public realm improvements outside community facilities
- Public realm improvements at key entrances and gateways to the estates
- Sustainable Urban Drainage (SuDS) features including raingardens and swales



Swales and rain gardens will make the landscaped spaces transform after rainfall, creating new watery environments and habitats for wildlife



Playspaces will be transformed to provide a range of facilities catering to different ages, genders and backgrounds



Landscape and lighting improvements to the eastern forecourt will mark the gateway to Lennox Estate from Priory Lane

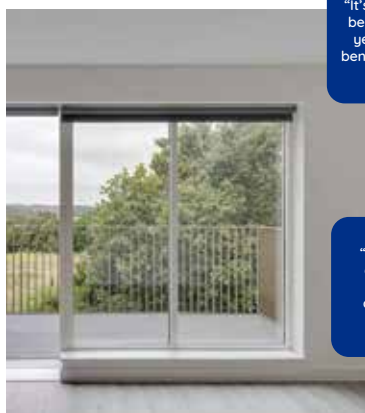


Improvements to pedestrian and cycle routes will make them more attractive and safe for a wider range of users

# Case study

Homes for Wandsworth Programme, which aims to deliver 1,000 new homes for council rent across Wandsworth. We will own and manage the new homes, and local residents will be prioritised. Fontley Way was a scheme that completed in spring 2024.

### What residents have told us on ...



#### Interior

"It's a beautiful place to be in, and for my eight year-old son it's very beneficial for his health."

- April

"This is absolutely beautiful."

- Mahamud

"The space has been amazing, especially for my 10-year-old son, as he is diagnosed with diabetes, asthma and ADHD."

- Donna

### Landscaping and community facilities

"We've got space down here to ride bikes and a garden for a little football pitch."

- Mason

"The Manresa Clubroom is about a minute's walk from here, which is great,"

- April

"We've got a lovely green area in the bottom and the play park in the corner."

-April



### Building design

"We feel so relaxed and comfortable here, we really love the house so much because of the garden, the safety and the storage"

- Mrs Farah

"There's more space and it makes me feel calm."

- Mason

"This is completely brand new and not far away from where we used to live. The kids were happy, 100 per cent."

- Mahamud

### Appendix 3: Comments from questionnaire (online and in person)

General comments	What do you think about the aims set for the lennox Estate? Do you think the Proposal captured them well?	What do you think about the change in building heights since the last exhibition?	What do you think about the look and feel for the design of the new homes?	What do you think about the green and open spaces that will form part of the new development?
	I think that part of the estate looks very scruffy at the moment and needs to be upgraded	It's good that the building height is lower.	I think that the feel of the design is good. We need more green areas.	I think that the layout is good.
Unprofessional behaviour from staff		The height is still too big		
Hope the new boxing club is going to keep that area clean.				
Access to the brook would be interesting, given it is already open to the public access both before the estate and after it	The new central access to the estate from Upper richmond road looks good. It makes the journey south west of the estate even longer than it currently is. Could that be improved? Most people would eaithe be going towards richmond or Putney so a main enterence in the middle seems suboptimal. The current enterences seam to cater best for residents needs.			
How about adding a boris bike hub inside the estate somewhere? Or more facilities for secure bikes storage				
a vast improvement overall.				
		lower high hise is a bit acceptable		
Message to the Designers of the Green Green Station Development: Let's be clear—this project is a disaster waiting to happen. By moving forward with this plan, you're destroying one of the largest football pitches in the area, a space that has been vital to our community for years. Generations have grown up playing there, building connections, and creating memories. And for what? Years of disruptive construction for a development that provides no parking and disregards the needs of the people who live here. This isn't progress—it's destruction disguised as development. You're not listening to the community, and your priorities couldn't be clearer: profit over people. Instead of destroying what makes this area special, why not focus on creating something the community actually needs, like an updated community center or improved green spaces? It's time to rethink this plan. Stop dictating what will happen and start working with the people whose lives this will affect. We're watching, and we'll hold you accountable for the choices you make.	Who's paying for you? Who funds your positions? We do. You're supposed to be our representatives, our servants, yet you've forgotten that. I've spoken to countless residents in my area, and they're all saying the same thing: you're not listening to us. I've reached out to others beyond our community, and it's the same story everywhere—you're not listening. The community doesn't want these 14- or 18-story flats—whatever you want to call them. We've been shouting it over and over. What we need is clear: a modern, up-to-date community center that truly serves the people. And what about the kids growing up here? Their voices are being ignored too. You're not listening to them either. Stop pretending you care. Stop saying you're listening while filling out all your paperwork and pushing ahead with decisions the community never asked for. You're dictating to us, not working with us. We will hold you accountable. You work for us, and it's time to remember that. Stop ignoring us and start doing what you were elected to do: serve the people.			
	The aims that have been set for the Lennox estate are an effective way to regenerate the estate and provide affordable homes. The prospective proposals have captured the aims that have been outlined effectively.	I did not attend the previous presentation	Ensuring there would be lift accessibility for those with disabilities. Concerns regarding the building materials used with regards to the grenfell cladding building issues. Although the modern look and style is appealing ensuring the homes would be maintained long term regarding the building materials used as some new builds seem to have issues within the first ten years, as the current homes have been well sustained for many years.	I think the proposed designs and heights for the buildings would work well in respect to the existing buildings and the homes opposite on upper richmond road.

What do you think about the proposed changes to games court within the central green area?	Do you have any other comments you would like to make about play spaces on the estate more generally?	What do you think about the proposals for improvements across the whole estate?	Are there other improvements that could be made that have not been identified yet?	How do you feel about the proposed changes to traffic, parking, and pedestrian routes within the estate?	Is there anything else you would like to tell us?
Yes we need more green areas	Yes the new area for the games court is better than the old one.	I think the design of the play area is good as long as it is made safe. What is a child falls on it?	Yes the estate needs to be improved as it looks very scruffy at the moment.	I think that the changes to traffic and parking needs to be improved.	Mabey more nature please.
We are going to lose more established trees. New trees are a waste of time.				Don't want to look at the traffic on upper richmond road	
				The road system is centimeters away from peoples houses.	
				is there anywhere else in wandsworth where these are parking permits free of charge? I find it hard to believe it will remain free 10 years after the development would be completed.	
		Utilising the green spaces and creating a more open spaces seems like a good idea ensuring the maintenance of these would be the only concern.		Regeneration of the Lennox estate as whole is a good initiative.	I'm not opposed to the ideas presented however I do have concerns regarding whether enough parking would be available for the new amount of homes being built on the estate.



