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# **Tooting Common Management and Maintenance Plan**

Prepared by LUC in association with CFP, Huntley Cartwright and JMP Consultants  
September 2015

**Project Title:** Tooting Common Management and Maintenance Plan

**Client:** Wandsworth Council

Version	Date	Version Details	Prepared by	Checked by	Approved by Director
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Planning & EIA  
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Landscape Planning  
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# Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
	Background and purpose of the plan	1
	Structure and scope	1
	Study area	2
<b>2</b>	<b>Understanding the site and its heritage</b>	<b>5</b>
	Physical description	5
	Natural landscape	7
	Designations	8
	Current use	11
	Ownership and leases	13
	Outline history	16
	Summary of the significance of Tooting Common	18
<b>3</b>	<b>Planning context</b>	<b>20</b>
	Summary of the boundary review	24
<b>4</b>	<b>Management and maintenance arrangements</b>	<b>29</b>
	Wandsworth Council	29
	Grounds maintenance contract	32
	Highways, Transport for London, Network Rail and Utilities	34
	The Friends of Tooting Common	35
	Tooting Common Management Advisory Committee	35
	South London Swimming Club	35
	The Woodfield Project	35
	The Wandsworth Historical Society	35
	Other interested organisations (list not exhaustive)	35
	Events & Activities	36
	Policing of open spaces in Wandsworth	37
<b>5</b>	<b>Tree survey</b>	<b>38</b>
	Historic trees	38
	The current tree stock	40
<b>6</b>	<b>Ecology baseline review</b>	<b>42</b>
	Ecology baseline	42
	Implications	43
<b>7</b>	<b>Hydrology</b>	<b>46</b>
	Site features and background information	46
	Existing flooding problems	51
	Flood risks	52
	Waterbody sustainability	53
	Historical management aspirations	54
	New or revised maintenance practices and capital projects	55
<b>8</b>	<b>Visitor accessibility</b>	<b>56</b>
	The historic path network	56
	Current access and circulation	58
	Existing infrastructure audit	63
	Landscape materials palette	64
	De-urbanisation of the Common	67
<b>9</b>	<b>Visual survey and analysis</b>	<b>69</b>
<b>10</b>	<b>Built structures</b>	<b>79</b>
<b>11</b>	<b>Land use</b>	<b>82</b>

Visitor requirements and patterns	82
Maintenance and Management Regimes	86
Implementation of Events	87
Conflicts of Use	90
Community Safety	91
Formal and Informal sporting activities	92
<b>12 Consultation</b>	<b>96</b>
Resident survey	96
Stakeholder workshops and meetings	97
<b>13 Issues and opportunities</b>	<b>99</b>
Planning policy context	99
Management and maintenance requirements	99
Trees	100
Ecology	101
Hydrology	102
Visitor accessibility	103
Views and vistas	104
Built structures	104
Land use	105
<b>14 Management and maintenance aims and objectives</b>	<b>108</b>
Conservation and management strategy	108
The restoration scheme	108
The need for improved management	108
Management and maintenance aims	109
Management and maintenance objectives	110
Future management and maintenance requirements	111
<b>15 Action plan</b>	<b>117</b>
<b>16 Review</b>	<b>132</b>
<b>Appendix 1</b>	
Bibliography	
<b>Appendix 2</b>	
Relevant planning policy	
<b>Appendix 3</b>	
Ecology policy and legal considerations	
<b>Appendix 4</b>	
Wandsworth Council's open space events policy	
<b>Appendix 5</b>	
Landscape materials palette	
<b>Appendix 6</b>	
Dog control order map	
<b>Appendix 7</b>	
CFP household survey report	
<b>Appendix 8</b>	
CFP stakeholder workshop report	
<b>Appendix 9</b>	
Stakeholder meeting reports	
<b>Appendix 10</b>	
Infrastructure audit results	

## Tables

Table 3.1: Boundary review	26
Table 4.1: Tooting Common Heritage Project (TCHP) steering group	30
Table 5.1: Historic tree avenues	39
Table 9.1: Value/Importance of the view as a whole.	73
Table 9.2: Key views within Tooting Common	74
Table 10.1: Built structures on Tooting Common	79
Table 14.1: Management and maintenance recommendations by character area	111
Table 15.1: Action Plan	117

## Figures

Figure 1.1: Location plan	3
Figure 1.2: Study area boundary and site features	4
Figure 2.1: Designations	10
Figure 2.2: Ownership	15
Figure 3.1: Site boundaries	25
Figure 8.1: Comparison between late C19 path network and existing path network	57
Figure 8.2: Access and circulation	60
Figure 8.3: Current vehicular access (Credit: Wandsworth Council)	62
Figure 8.4: Fixed object field data	66
Figure 8.5: Access and circulation options	68
Figure 9.1: Design elements and views	72
Figure 11.1: Zones/Land use	89
Figure 11.2: Main reason for visiting Tooting Common	93

# 1 Introduction

## Background and purpose of the plan

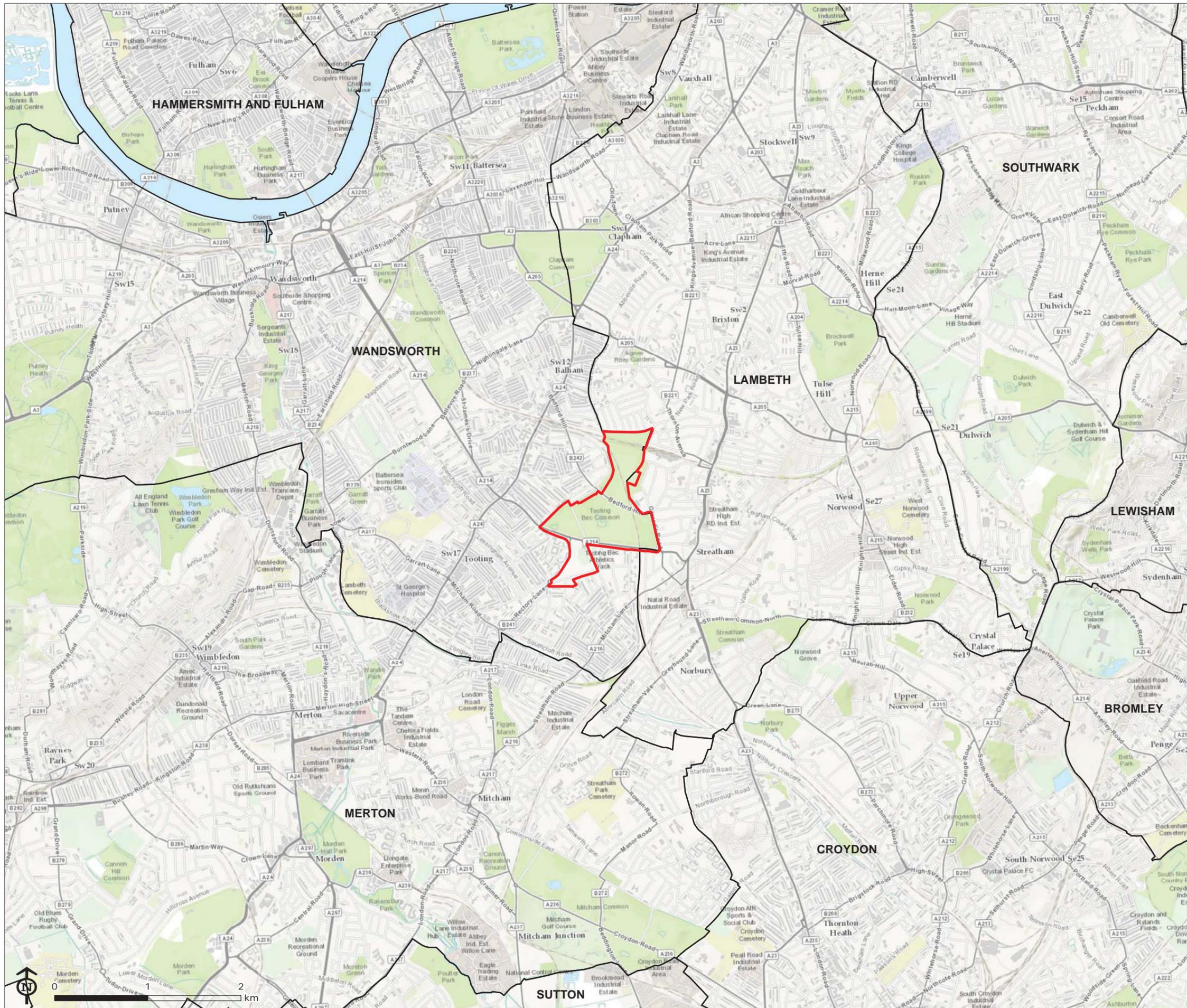
- 1.1 Wandsworth Council has won initial funding from the Heritage Lottery Fund (HLF) for a project to explore the cultural and natural heritage of Tooting Common. The project – called the *Tooting Common Heritage Project* – involves restoring biodiversity and habitats, unravelling hidden history, conserving and restoring heritage features, teaching people about the Common's rich past and biodiversity and providing new volunteering opportunities and skills that people can use in the future. Initial funding has been awarded to Wandsworth Council to develop these plans and to apply for a full grant in the coming years. The project is currently live and any thoughts and views regarding Tooting Common will be shared as new information becomes available.
- 1.2 LUC has prepared this Management and Maintenance Plan which accompanies the other documents in the second round submission to the HLF undertaken by the project team which include the Conservation Plan and Activity Plan.
- 1.3 As well as following the *HLF Management and Maintenance Plan guidance (2012)*, the format and content of this Management and Maintenance Plan follows guidance provided in "*Raising the Standard*" – *The Green Flag Award Guidance Manual (updated 2009)*.
- 1.4 The purpose of this Management and Maintenance Plan is to:
  - Develop a strategy for the way in which Tooting Common is managed and maintained, to ensure an enjoyable experience for present and future users;
  - Identify and address who is responsible for each aspect of management;
  - Identify, discuss and resolve issues relating to Common infrastructure, site users and available resources;
  - Support applications to the Green Flag Award scheme;
  - Develop prioritised actions which will inform the project to conserve and enhance the common, open access land and Site of Metropolitan Importance for Nature Conservation;
  - Develop outline costs for the management and maintenance of Tooting Common following the implementation of the proposals set out in the Conservation Plan.
- 1.5 The compilation of the Management and Maintenance Plan will complement a phase two HLF Heritage Grant and application alongside an Activity Plan and a Conservation Plan which will be produced separately although information would be shared throughout the process. Once adopted the Plan will cover a period of 10 years throughout it will be continuously reviewed and updated.

## Structure and scope

- 1.6 The remainder of this report is set out over fourteen chapters beginning with a description of the site, an overview of the historic context and significance of the Common along with the present strategic and policy background information.
- 1.7 Following consultation and assessment of the issues and opportunities identified the proposed management arrangements and maintenance requirements are described to ensure that the objectives are achieved. These will help to safeguard the restored landscape for the future and to provide an enjoyable experience for visitors of the Common.
- 1.8 Appendices provide background information and give sources of information useful for the informed, efficient and responsive management of the Common.

## Study area

- 1.9 Tooting Common is located in south-west London within the London Borough of Wandsworth and on the boundary with the London Borough of Lambeth to the east. Streatham is also situated in the east and Balham in the west. Tooting Common is historically two commons; Tooting Bec Common and Tooting Graveney Common. It spans an area of 92 hectares (221 acres) and is the largest open space in the Borough. The address of Tooting Common is: Tooting Bec Road, SW16 1RT (OS grid reference TQ 29264 72315).
- 1.10 The plan takes in the whole of the site including Tooting Bec Common to the north and Tooting Graveney to the south.
- 1.11 A location plan is provided in **Figure 1.1**, which also shows the boundary of the Common and site features including built structures are identified in **Figure 1.2**.



# Tooting Common Management and Maintenance Plan

**Figure 1.1:**  
Location Plan

- Study area boundary
- London Borough boundary

Map Scale @ A3: 1:40,000



Figure 1.2:  
Study Area Boundary and Site Features

 Study area boundary



Map Scale @ A3: 1:8,000



## 2 Understanding the site and its heritage

- 2.1 This section provides a baseline understanding of Tooting Common and its components through identifying the physical properties of the site as well as the historical information which influence the current management and conservation of the site.

### Physical description

#### Geology

- 2.2 Tooting Common has a geology consisting of Gravel and Head (weathered bedrock) in the southern half with an area of London Clay formation within Tooting Graveney Woods. London Clay is mostly identified in the northern half of the Common.

#### Topography

- 2.3 The topography of the Common is generally flat with a range of approximately 25 to 40 metres above sea level (MASL). The eastern edges of the common north of Tooting Bec Road are at their highest at 42.3 MASL and the south western end of the Common and Furzedown Road at 37.2 MASL.

#### Hydrology

- 2.4 The main water feature on the Common is the Lake which was formed from a former gravel pit c. 1895. The 'yachting pond' (current ecology pond) was created around the start of the C20. These are the only two formal water features on the Common today. There are various ditches within the common which drain localised areas of the Commons.
- 2.5 Historically two watercourses drained the area including Falcon Brook flowing south to north along the approximate line of the railway and The Woodbourne (or Streatham Brook) entered the common from the northeast (on the line of the present Mount Ephraim Road) and flowed eastwards to the York Ditch (a third watercourse on the line of the present Dr Johnson Avenue). Although no longer in existence, these historical natural features to some extent formed the framework on which the present structure of the common developed.<sup>1</sup>
- 2.6 Further information on the hydrology of Tooting Common is described in **Chapter 7**.

#### Archaeology

- 2.7 The following summary is found within the executive summary of the *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment, 2015*<sup>2</sup>.

"Archaeological remains that may be present on the Common are as follows:

**World War 2 air defences.** A barrage balloon site was located in the north and a rocket battery in the south. Following the war prefabricated houses were constructed in two areas of the Common. There is a moderate potential for buried remains of the air defences, of low or medium heritage significance, and for footings of prefabs, of low significance.

**Late 19th and 20th century development.** During the late 19th and 20th centuries buildings, avenues, railways and leisure facilities were constructed on the Common. There is a high potential for surviving buried remains, of low heritage significance. Evidence of small-scale gravel extraction, carried out from at least the 16th century, would be of low significance.

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<sup>1</sup> Wandsworth Borough Council. *Conservation Area Character Statement 43: Garrads Road*

<sup>2</sup> Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

**Roman remains.** The Common was between two major Roman roads, within a rural landscape of scattered farmsteads. The roads will have attracted activity, although there is little evidence. The Greater London Historic Environment Record refers to a minor Roman road crossing the Common and a possible cemetery but there is no corroborating archaeological evidence. In light of the lack of past investigation, the potential of this period is currently uncertain, as is the significance of any remains that might be present.

**Prehistoric remains.** The fertile Gravels, close to predictable sources of water would have attracted early occupation. There is little evidence for such, although as with the Roman period this may reflect the lack of any formal investigation. Current understanding of the nature and extent of prehistoric activity is limited and the potential for remains is uncertain.

The Common has low potential for medieval and early post-medieval remains as it was peripheral common land used for pasturing animals by the residents of the nearby settlements of Balham, Tooting and Streatham. This will have left little evidence in the archaeological record.

Archaeological survival potential is high across the Common as the majority has never been disturbed from either building development or mechanised ploughing. Potential will be lower in areas where buildings and sports facilities have been constructed, and where there were allotments previously.”

### LiDAR and aerial photography survey

- 2.8 The following summary is found within the conclusion of the Tooting Common London - London Borough of Wandsworth Lidar and aerial photo survey, 2015<sup>3</sup>.

“The analysis of LiDAR data has identified a considerable number of areas of ground disturbance on the Common. The majority appear to be modern landscaping features. However, some features are of uncertain nature and possibly worthy of further investigation, as outlined in the archaeological desk-based assessment. These comprise three ponds, two banks, a ditch and three earthwork banks possibly associated with the World War 2 rocket battery.

The aerial photographs showed no features of possible archaeological interest as parchmarks, but did show the wartime use of the Common, for allotments and air defence.”

### Archaeological geophysical survey

- 2.9 The following summary is found within the conclusion of the *Archaeological geophysical survey on Tooting Common, Wandsworth, London, 2015*<sup>4</sup>.

“The survey has identified a few features of minor archaeological interest. To the west of the Lido there is evidence for an infilled ditch or drain which may preserve the line of a former watercourse, and also for a set of features which are provisionally interpreted as a row of Second World War era hut bases. To the north of Bedford Hill, there is another possible drain or ditch and a feature tentatively suggested to represent a late post-medieval brick clamp. All of these features have been detected by magnetometer survey; the small earth resistance survey conducted at Bedford Hill provided no archaeologically useful information.

As well as the above findings, the survey has achieved its aim of investigating the putative bank and ditches identified by the LiDAR survey at the western edge of the Bedford Hill site. These can now be dismissed as spurious features caused by the slight subsidence of two almost parallel modern service trenches. The results of this work thus show that geophysical survey does have some utility for the archaeological investigation of Tooting Common. However, it is recommended that some of the identified features should be ground-truthed by intrusive investigation to give a better indication of the reliability of the survey results and interpretation. Also, if any further survey were to be commissioned, careful consideration should be given to the fact that large parts of the Common (not including the present survey areas) have been disturbed by wartime and post-war allotments (Riggott 2015a, 13). The residual debris from these, comprising bonfire

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<sup>3</sup> Museum of London Archaeology (MOLA), 2015. *Tooting Common London - London Borough of Wandsworth Archaeological Lidar and aerial photo survey*. London: MOLA

<sup>4</sup> Walford, J. (Museum of London Archaeology (MOLA)), 2015. *Archaeological geophysical survey on Tooting Common, Wandsworth, London*. London: MOLA

waste and small pieces of scrap metal, could potentially have an adverse effect on the success of any magnetometer surveys within the affected areas.”

### Built structures

- 2.10 This list below provides an overview of the principal built structures and facilities that lie within the vicinity of the Common including:
- Furzedown Lodge
  - Café
  - Tooting Bec Lido
  - Keeper’s Lodge
  - Changing Rooms
  - Woodfield Pavilion (outside of registered common land under Commons Act 2006)
  - Boxing club building
  - Children’s centre and nursery club building
  - Tooting Bec athletics track and gym building
  - Railway architecture
  - Maintenance crew hut
  - Machinery and equipment stores
- 2.11 Further built structure information is provided in **Chapter 10**.

## Natural landscape

### Ecology

- 2.12 Tooting Common supports acid grassland, woodland and standing water habitats each of which are recognised as priority Biodiversity Action Plan (BAP) habitats in the London and Wandsworth BAPs. A 'BAP species & suitability for BAP habitats' map was produced in 2012 by Greenspace Information for Greater London for Wandsworth Council to help target habitat management, enhancement and creation.
- 2.13 In addition, the Common supports many mature trees including those identified as veteran trees of particular wildlife, landscape and heritage interest. Tooting Common is a Site of Metropolitan Importance for Nature Conservation (Site M124).
- 2.14 Further ecological information is provided in **Chapter 6**.

### Trees

- 2.15 Trees provide an important framework within the landscape of Tooting Common. They provide, to a large extent, its containment around much of the boundary and partly foiling built development and allowing glimpsed views.
- 2.16 The Common also contains veteran trees and tree avenues which are of varying condition. These are distributed throughout the site dating from the early C17, C18 and C19. The tree avenues are associated with events and/or designed, and believed to have been planted by notable local residents and land owners, including Sir Henry Maynard, the Duke of Bedford and Ralph Thrale of Streatham Park. These avenue features were designed to commemorate (including visits by royalty), strengthen parish boundaries and provide dramatic viewpoints within the Common in the fashionable formal styles of the period.
- 2.17 Further arboricultural information is provided in **Chapter 5**.

## Designations

### Designations

2.18 **Figure 2.1** outlines the historic and environmental designations within the vicinity of the study area boundary of Tooting Common. These designations are described below.

#### *Environmental designations*

- Tooting Common is **registered common land** consisting of Tooting Bec Common (Reference: CL30) and Tooting Graveney Common (Reference: CL31). The areas of land were registered under the Commons Registration Act 1965. The majority of land historically known as Tooting Bec Common is registered common land under the Commons Act 2006 and open access land under the Countryside and Rights of Way Act 2000 – Section 15. The Woodfield Recreational Ground is on the Tooting Common Land Register under the control of Wandsworth Council but is omitted from the Commons Act 2006 and Countryside and Rights of Way Act 2000 – Section 15 (open access land).
- Tooting Common is a **Site of Metropolitan Importance for Nature Conservation** (Site M124). These designated areas contain the best examples of the habitats that are of particular importance within London. They are protected through planning policy at both a London, Regional and National level.
- Tooting Common is an area of **Metropolitan Open Land** (MOL) which affords the same level of protection as the Metropolitan Green Belt. Designation is intended to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important.
- **Biodiversity Action Plans:** Tooting Common supports acid grassland, woodland and standing water habitats each of which are recognised as priority Biodiversity Action Plan (BAP) habitats in the London and Wandsworth BAPs. A 'BAP species & suitability for BAP habitats' map, has been produced for Wandsworth Council in 2012.

#### *Listed buildings*

- 2.19 Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Secretary of State for their special architectural or historic interest. The local planning authority are required to have 'special regard' to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest which it possesses.
- 2.20 **Grade II Furzedown Lodge** (located at the south of the Common on the corner of Furzedown Drive and Furzedown Road). List Entry No. 1065529: Circa 1862-67. Regency gothic style single-storey villa, formerly the lodge to Furzedown House and farm.
- 2.21 Numerous listed buildings of various grades are located outside of the study area boundary and predominately within conservation areas.

#### *Conservation areas*

- 2.22 Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. The local planning authority must pay 'special attention' to the desirability of preserving or enhancing the character and appearance of any buildings or other land in a conservation area. Trees may be protected either because they are in conservation areas or through Tree Preservation Orders.
- 2.23 **Garrad's Road Conservation Area (part only)** is located to the south east of Tooting Bec Common.
- 2.24 Tooting Bec Common provides an important tree lined backdrop to the borough and contains features relating to many layers of historic land uses. Oak trees on the eastern edge commemorate a visit of Elizabeth I to the area in the late 16th century. A line of elms along the southern boundary (Tooting Bec Road), define the edge to this part of the common.
- 2.25 **Streatham Park Conservation Area (part only)** is located to the south eastern edges of Tooting Graveney Common and under Wandsworth Council's authority.

- 2.26 The area within the study area boundary encompasses the public green space between Furzedown Road and Clairview Road and also the land surrounding Furzedown Lodge at the junction of Furzedown Drive and Furzedown Road. The lower density detached and semi-detached late nineteenth and early twentieth century houses face the common with woodland surviving from large estates that were sold for development around the end of the nineteenth century.
- 2.27 **Heaver Estate Conservation Area (part only)** is located to the western edge of Tooting Common and under Wandsworth Council's authority.
- 2.28 The adjacent high quality buildings built by developer Alfred Heaver were constructed on a grid pattern of streets between c. 1890-1910. The highest status houses were built fronting Tooting Common. Keeper's Lodge and its curtilage are included within the conservation area.
- 2.29 Additional adjacent conservation areas:
- Garrad's Road Conservation Area – Lambeth Council
  - Hyde Farm Estate Conservation Area – Lambeth Council
  - Heaver Estate Conservation Area – Wandsworth Council
  - Culverden Road Conservation Area - Wandsworth Council

*Archaeological site(s) from the Greater London Historic Environment Records (GLHER)*

- 2.30 There are five key archaeological sites noted on the Greater London Historic Environment Records (GLHER). These are shown in **Figure 2.1** and listed below:
- GLHER no. 020776/00/00 – Cemetery (Roman 43AD to 409AD)
  - GLHER no. 020777/00/00 - Road (Roman 43AD to 409AD)
  - GLHER no. 031564/00/00 – Gravel pit (Post Medieval – 1540AD to 1900AD)
  - GLHER no. 031563/00/00 – Gravel pit (Post Medieval – 1540AD to 1900AD)
  - GLHER no. 031562/00/00 – Gravel pit (Post Medieval – 1540AD to 1900AD)

*Archaeological Assessment*

- 2.31 Further detail regarding archaeological analysis, priority areas and features/findspots are contained within the Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment, 2015<sup>5</sup>.

*Features of historical merit*

- 2.32 There are a number of historical features throughout the site which although not designated, are appreciated for their historical merit and context within the wider Common. These include:
- Drinking fountain
  - Tooting Bec Lido
  - Historic tree avenues
  - The lake
  - Keeper's Lodge
  - Railway architecture
  - Ring of trees planted to memorialise Dr Johnson Tree, under which he is reputed to have written his dictionary
  - Boundary markers
  - Arts and Crafts style café
  - Fossilised tree

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<sup>5</sup> Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

GLHER number	Description
020776/00/00	Cemetery (Roman - 43 AD to 409 AD)
020777/00/00	Road (Roman - 43 AD to 409 AD)
031564/00/00	Gravel pit (Post Medieval - 1540 AD to 1900 AD)
031563/00/00	Gravel pit (Post Medieval - 1540 AD to 1900 AD)
031562/00/00	Gravel pit (Post Medieval - 1540 AD to 1900 AD)



## Tooting Common Management and Maintenance Plan

**Figure: 2.1 Designations**

- Study area boundary
- Borough boundary
- Access and Rights of Way**
- Capital Ring long distance route
- Off road cycle route
- Countryside & Rights of Way Act - Section 15
- Historic**
- ▲ GLHER record
- Grade II Listed building
- Conservation area
- Archaeological priority area
- Wildlife**
- Site of Metropolitan Importance for Nature Conservation

Map Scale @ A3: 1:9,000



## Current use

### Public access

#### *Entrances and access*

- 2.33 The Common is freely accessible to the public at no cost.
- 2.34 Tooting Common is fairly porous with numerous key access points along its boundary and internal footway routes. Principal routes include the off road cycle route and footways which cross from south to north through the western portion of the common along with the 'Capital Ring' long distance route which bisects Tooting Bec Common from the south east to the north west. Within the site there are two car parks, one to the south east of Dr Johnson Avenue and adjacent to the Lido off Tooting Bec Road.

**Tooting Bec Lido:** Tooting Bec Lido is open to the public 6am to 8pm from the end of May to 31 August 2015. And from 6am to 5pm during September 2015.

Winter swimming at Tooting Bec Lido is only available to SLSC members. Winter opening at the Lido is from 1 October 2014 to May 2015.

Pool opening – 7am or dawn, whichever is the later, until 2pm. Last swim is half an hour before closing time and swimmers must leave the pool 15 minutes before closing. SLSC membership card must be shown before signing in.

- **Tooting Bec Athletics Track:** Tooting Bec Athletics Track is open at the following times:

Monday to Friday 8am to 9pm

Saturday and Sunday 8am to 7pm

Bank Holidays 9am to 4pm

#### *Transport links*

- 2.35 The common can be reached through the use of public transport with the following stations/stops nearby:

**Rail:** Streatham Hill Station 500m to NE and Streatham Station 400m to SE

**Tube:** Balham Station 500m to NW and Tooting Bec Station 500m to SW

**Bus:** Buses 249 and 319 pass along Tooting Bec Road. Bus 315 passes along Bedford Hill. (generally every 15 minutes on weekdays and every 30 minutes at weekends)

**Travelling by car:** Within the site there are two car parks, one to the south east of Dr Johnson Avenue and adjacent to the Lido off Tooting Bec Road.

### Events

- 2.36 The common provides for a range of social needs of the community. It provides sports facilities for a range of clubs, provides play facilities and is popular for walking. Fitness training sessions also take place and the common is a base for group and school learning activities.
- 2.37 A range of regular events take place on an annual or bi annual basis. After discussion with Suzz Bell events coordinator at Wandsworth Council a selection of past and ongoing events are highlighted below:
- 1st – 4th May Bank Holiday weekend: Urban Ninja Obstacle Course
  - 9th May: South London Storytelling event
  - 11th May: Tooting Dog show
  - May: Drakes Family Funfair
  - 26th July: Health Fair
  - July: Open air Cinema
  - Summer months: Circus
  - 8th August: Folk and blues festival
  - August: Jamaica national day

#### *Additional past notable events:*

- 23rd July 2012: Olympic torch relay
- October/November: Fireworks display

#### **Informal and semi-formal activities**

2.38 A number of facilities and features are located throughout the common with more passive recreation typical of this size of site including:

- Walking/dog walking
- Jogging/running
- Picnicking
- Eating/drinking at the café
- Birdwatching/feeding water fowl
- Relaxing

2.39 Toilet facilities are currently provided at the athletics track and gym.

#### **Organised sport and activity facilities**

2.40 More active recreation facilities include:

- Tooting Bec Lido
- Sports pitches and changing rooms
- Woodfield Pavilion
- Playgrounds
- Tennis courts
- Cricket pitch
- Boxing club building
- Children's centre and nursery building
- Running routes
- Horse riding routes
- Lake fishing (permits required)
- Frisbee pitches
- Touch rugby pitches
- Athletics track
- Gym
- Infield
- Fitness studio

#### **Groups and organisations**

- 2.41 **Tooting Common Management Advisory Committee:** Tooting Commons Management Advisory Committee meets approximately every 6 weeks to discuss issues that affect all users of the commons. It is made up of local residents and representatives of local societies, clubs and groups. One of the objectives of the TCMAC is to "promote public interest and participation in the protection and appreciation of the commons."
- 2.42 **Wandsworth Council:** The council are leading the Tooting Common Heritage Project which includes exploring the cultural and natural heritage of Tooting Common which has the potential to be a 3 year HLF-funded project involving a range of stakeholders and the community.
- 2.43 **The Friends of Tooting Common:** The FoTC group meets regularly and has helped to organise community events within the common, lead guided walks and conduct fundraising activities. Their aim is to increase public involvement on the commons and to increase the sense of community. The group are a charitable trust which had a constitution and agreement of association formed in 2012.
- 2.44 **South London Swimming Club:** The SLSC is a members' club whose home is Tooting Bec Lido. It is the largest fresh water pool in England and the group are one of England's oldest swimming clubs, founded in 1906 and have been holding races at Tooting Bec Lido since 1908. The group is helping to restore Tooting Bec Lido and they also work to preserve outdoor swimming pools for future generations. The two recent projects include the Tooting Bec Lido Improvement Project –

grant funded by Sport England and conservation and restoration of heritage through the HLF funding as part of the Tooting Common Heritage Project

2.45 **The Woodfield Project:** A local registered charity The Woodfield Project has interest in land east of the Tooting Commons Triangle, known as the Woodfield Recreation Ground. The group would like to widen awareness and interest in the site amongst the wider communities of local residents, schools and commons users to help improve facilities and use. A key aim of the charity is to turn the Woodfield Pavilion into a horticulture and conservation hub for the local community

2.46 Other interested organisations (list not exhaustive):

- Tooting History Group
- Wandsworth Historical Society
- Balham Amateur Boxing Club
- Open Spaces Society
- London Wildlife Trust
- Streatham Society
- Balham Society
- Herne Hill Harriers athletic club

### Byelaws

2.47 A set of byelaws were adopted for Tooting Common using the Greater London Council parks, gardens and open spaces bye-laws.

*Note: The Cycle Track Act and Tooting Bec Common and Tooting Graveney Common Cycle Track Order 2013 are applied to the site. The pathways on Tooting Common will now be shared use between cyclists and pedestrians with pedestrians having right of way. The paths will no longer be segregated and this may affect behaviour of the cyclists.*

## Ownership and leases

### Ownership

2.48 Tooting Common is unregistered land under the control of Wandsworth Council and therefore not on the Land Register. The majority of land historically known as Tooting Bec Common is registered common land under the Commons Act 2006 and open access land under the Countryside and Rights of Way Act 2000 – Section 15. The Woodfield Recreational Ground is on the Tooting Common Land Register under the control of Wandsworth Council but is omitted from the Commons Act 2000 and Countryside and Rights of Way Act 2000 – Section 15 (open access land).

2.49 Furzedown Lodge and its surrounding curtilage is owned by Wandsworth Council and is a tied property (it is currently occupied as part of this historic arrangement). This arrangement may cease after the current resident vacates. The lodge is located at the south of the common on the corner of Furzedown Drive and Furzedown Road. Similarly Keeper's Lodge is owned by Wandsworth Council and is a tied property.

### Leases

2.50 Wandsworth Council leases contracts associated with provision of activities and concessions in the common. Tooting Common includes the following leases and covenants:

- Café: Leased for private business use which is open throughout the year. There are a number of concessionaires' obligations.
- Tooting Bec Lido
- Tennis courts
- Redgra sports pitch
- The Woodfield Pavilion
- Balham Amateur Boxing club
- Children's centre and nursery club
- Contractor Compound

- Tooting Common Tractor Yard

# Tooting Common Management and Maintenance Plan

Figure 2.2:  
Site Ownership



- Study area boundary
- ▨ Open access land under the CROW Act 2000 – Section 15
- ▨ Under the control of Wandsworth Council
- 1: Keeper's Lodge owned by Wandsworth Council (currently a tied property)
- 2: Land registered and under control of Wandsworth Council
- 3: Grade II Listed Furzedown Lodge owned by Wandsworth Council (currently a tied property)
- 4: Wandsworth Council leased building to Balham Amateur Boxing Club
- 5: Wandsworth Council leased Café to current business owners
- 6: Wandsworth Council leased Children's Centre and Nursery Club Building
- 7: Wandsworth Council leased Tooting Bec Lido to current leisure company
- 8: Wandsworth Council leased Maintenance Crew Hut and Staff Yard to Site Contractor
- 9: Wandsworth Council leased Sports Pitch
- 10: Wandsworth Council leased Tennis Courts
- 11: Wandsworth Council leased Tractor Yard to Site Contractor
- 12: Wandsworth Council leased Woodfield Pavillion
- Railway

Map Scale @ A3: 1:7,000



## Outline history

- 2.51 Traditionally Commons were situated within the poorest areas of land (hence a large proportion of Tooting Common is on gravel). Throughout much of its history Commoners Rights were attached to particular households not people and these gave certain grazing and wooding rights which were controlled by the Court Leet and Court Baron of the Manor. The Court, headed by the Lord of the Manor's Steward, appointed tythingmen and jurymen to regulate the Commons. This management existed at Tooting Common until 1866 with the passing of the Metropolitan Commons Act preventing the Lord of the Manor of Tooting Graveney from taking any more land for development and between 1873-1875 with the acquisition of both Commons by the Metropolitan Board of Works.
- 2.52 The following section describes briefly the key changes within the landscape of Tooting Common throughout early history up until the present day.

### Early history up to c. 1699

#### Key changes and associations - Early history up to c. 1699

- Potential for Prehistoric and Roman settlements
- **C14:** Hyde Farm Estate developed to the north.
- **1404:** The causeway feature is recorded (near current Elmbourne Road and Tooting Bec Road).
- **AD 1485- AD 1699:** boundary feature developed adjacent to the York Ditch (current Dr Johnson Avenue). This marked the historic parish boundary between Streatham (common land of Tooting Bec) and Tooting Graveney.
- **Late C16:** Oaks running obliquely to Garrad's Road from Tooting Bec Road to Bedford Hill were planted as part of an avenue possibly by Robert Forth. A double line of elms were also planted during this time probably by the Duke of Bedford along southern boundary of Common.
- **1600:** Dr Johnson Avenue is planted with an avenue of oak trees believed to commemorate a visit to Tooting by Queen Elizabeth I.

### 18<sup>th</sup> century

#### Key changes and associations – 18<sup>th</sup> century

- **c. 1729:** An additional line of trees were probably planted between the current Dr Johnson Avenue and Garrad's Road to the north of Tooting Bec Road by Ralph Thrale of Streatham Park.
- **1740s:** Streatham Park developed by the Thrale family to the south of the Common. Common land was enclosed to enlarge the estate.
- **1746:** Rocque's map shows largely pasture within the Common. The northern edges of the Common are enclosed and under arable during this time.
- **C18:** Dr Johnson the 18th-century English writer and lexicographer was connected with the area through his friendship with the Thrale family who lived nearby in Streatham Park.

Portrait of Samuel Johnson commissioned for Henry Thrale's Streatham Park gallery by Sir Joshua Reynolds. Date: 1772.



## 19th century

### Key changes and associations – 19th century

- **C19:** Two pounds (enclosures for livestock) were located within the common.
- **Early C19:** Bedford Hill thoroughfare was constructed.
- **1850s-1860s:** The railways were constructed.
- **1860s:** Bedford Hill Avenue was planted.
- **1862-1867:** Furzedown Lodge was constructed.
- **1866:** Metropolitan Commons Act was passed preventing the Lord of the Manor of Tooting Graveney from taking any more common land for development.
- **1873-1875:** The Metropolitan Board of Works acquired both Commons.
- **1876:** The Priory to the north-west of the Common was the focus of a notable Victorian inquest regarding the Bravo poisoning mystery.
- **1879:** Keeper's Lodge was constructed.
- **1880s :** The Horse Chestnut Avenue was planted.
- **1882:** A "fine old stump" known as Dr Johnson Elm was recorded.
- **1888:** A Keeper's Hut, designed in the Gothic style was constructed near Bedford Hill.
- **1890s:** A golf course was created between Tooting Bec Road and Bedford Hill.
- **1895:** The lake was formed with adjacent keeper's hut.
- **1898:** London County Council positioned the fossilised tree adjacent to the Lake.
- **1880-1 & 1899-1902:** Troops camped at Tooting Common before transport during Boer War.

Tooting Bec Common. Date: n.d. Credit: Patrick Loobey Collection



Family on Tooting Common. Date: n.d. Credit: Patrick Loobey Collection



## The 20th century until the present day

### Key changes and associations – The 20<sup>th</sup> century until the present day

- **c. 1901:** Telfer's Cottage was demolished at the north-eastern tip of the Common.
- **1905:** The small lake was created (later Yachting Pond in 1916 now ecology pond).
- **1906:** Tooting Bec Lido and Arts and Crafts café were constructed with subsequent later C20 enhancements.
- **1930s:** The Woodfield Pavilion and recreation ground were constructed and the golf course closes. During this time the athletics track was also built and the drinking fountain erected.
- **1935:** Woodfield House was demolished to the east of the Common.
- **1939-1945 WWII:** Air raid shelters, prefabricated housing, allotments and air defence features were located on the Common.
- **1949:** By this time the tennis courts and putting green had been constructed.
- **1971:** The London Borough of Wandsworth administered both Commons.
- **1971 to present day:** Sport and play provision increased with football pitches installed on Lido field, Dr Johnson field and the Triangle.
- **1987:** The Great Storm caused the loss of a large number of trees within the Common.
- **1996:** The boundary of the administrative area of the London Borough of Wandsworth was changed to include the whole of Tooting Common.

## Summary of the significance of Tooting Common

2.53 The importance and significance of the historic landscape of Tooting Common is summarised below:

2.54 *Tooting Common is long established and originally formed from two tracts of post later medieval common land known as Tooting Graveney and Tooting Bec which included pasturage, hydrological*

*features and gravel quarrying. The site can be used to trace changes made during the ages when the Common became a valuable open space bordered by manorial estates which were used by notable visitors and residents. Visitors to the area included Elizabeth I (1533-1603) in the C17 and English writer and lexicographer Dr Samuel Johnson (1709-1784) in the C18. Some remnants of the large peripheral C19 estates remain including the Grade II listed Regency gothic Furzedown Lodge to the south of the Common and adjacent historic tree avenues including Dr Johnson Avenue.*

- 2.55 The Common maintains a diverse and important range of habitats and species and it is designated a Site of Metropolitan Importance for Nature Conservation. The main habitats of ecological value within the site are the acid grassland, mature and veteran trees and semi-natural deciduous woodland habitats. In addition the Common provides an important amenity, recreational and educational resource in terms of the diversity of landscape types within the Common and also as an extended piece of open space, freely accessible to the public, within a very built up environment. A notable and popular historic leisure feature within the site includes the C20 Tooting Bec Lido which incorporates Art Deco design features and originated and remains the largest freshwater open air pool in England and one of the largest in Europe at just over 90m. The lido is also believed to be the earliest purpose-built open air pool in London.*
- 2.56 As populations rise and housing density increases, the value of such open space at Tooting Common will increase and hence its significance will also increase.*

## 3 Planning context

- 3.1 The national and local policy context summary relating to Tooting Common is set out below. This section concludes with a description of boundary features and including key heritage features such as listed buildings.
- 3.2 A full planning policy context can be found within **Appendix 2**.

### National Planning Policy

- 3.3 The National Planning Policy Framework<sup>6</sup> (NPPF) was published in March 2012 to replace the Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). The NPPF explains the statutory provisions and provides guidance to local authorities and others on planning policy and the operation of the planning system.
- 3.4 The framework outlines 12 core planning principles aimed at guiding plan-making and planning decisions at the national and local level, the most relevant of which are:
- contribute to conserving and enhancing the natural environment;
  - conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; and
  - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

### *Conserving and Enhancing the Historic Environment*

- 3.5 To conserve and enhance the historic environment, local planning authorities are required to take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - the desirability of new development making a positive contribution to local character and distinctiveness; and
  - opportunities to draw on the contribution made by the historic environment to the character of a place<sup>7</sup>.
- 3.6 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably grade I and II\* listed buildings, grade I and II\* registered parks and gardens should be wholly exceptional<sup>8</sup>.

### *Conserving and Enhancing the Natural Environment*

- 3.7 Local planning policies should identify and map, preserve, restore and connect local ecological networks of importance for biodiversity. Biodiversity, particularly priority species populations linked to national and local targets should be monitored using suitable indicators<sup>9</sup>.

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<sup>6</sup> [National Planning Policy Framework, March 2012](#)

<sup>7</sup> Paragraph 126, [NPPF, March 2012](#)

<sup>8</sup> Paragraph 132, [NPPF, March 2012](#)

<sup>9</sup> Paragraph 117, [NPPF, March 2012](#)

- 3.8 Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted, whereas those that pose significant harm that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, should be refused. Development incorporating biodiversity should be encouraged, whereas development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless the need for, and benefits of, the development in that location clearly outweigh the loss<sup>10</sup>.
- 3.9 Furthermore, developments should aim to prevent significant adverse impacts on health and quality of life as a result of noise and protect areas of tranquillity prized for their recreational and amenity value for this reason<sup>11</sup>.
- 3.10 By encouraging good design, local planning authorities should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation<sup>12</sup> and sustain compliance with EU limit values or national objectives for pollutants taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. New developments in Air Quality Management Areas should be consistent with the local air quality action plan<sup>13</sup>.

#### *Promoting Healthy Communities*

- 3.11 Local planning authorities must maximise the provision of high quality open spaces and opportunities for sport and recreation by preparing robust and up-to-date assessments of the needs for open space, sports and recreation facilities to justify new and improved provision<sup>14</sup>.
- 3.12 Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment clearly shows the open space, buildings or land to be surplus to requirements; or
  - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss<sup>15</sup>.

#### **Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967 (MHLG 1967)<sup>16</sup>**

- 3.13 Local Authorities may provide and maintain facilities both indoor and outdoor on common land for recreational or competitive tournament subject to consent of the Minister. The Minister may seek to engage the public in consultation regarding the proposals being sought by the Local Authority.

#### **Commons Act 2006<sup>17</sup>**

- 3.14 Section 38 of the Commons Act 2006 applies to land which is subject to a scheme of management under the Metropolitan Commons Act 1866 or Commons Act 1899.
- 3.15 Certain types of works on common land can be carried out without consent from the Secretary of State because they are exempt. Other works will require deregistration of the land, because an application for consent under Section 38 is unlikely to succeed. It is ultimately up to the applicant to determine whether consent is needed, and which part of the legislation applies.

<sup>10</sup> Paragraph 118, [NPPF, March 2012](#)

<sup>11</sup> Paragraph 123, [NPPF, March 2012](#)

<sup>12</sup> Paragraph 125, [NPPF, March 2012](#)

<sup>13</sup> Paragraph 124, [NPPF, March 2012](#)

<sup>14</sup> Paragraph 73, [NPPF, March 2012](#)

<sup>15</sup> Paragraph 74, [NPPF, March 2012](#)

<sup>16</sup> HM Government (2015) Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967, <http://www.legislation.gov.uk/ukla/1967/29/contents/enacted>

<sup>17</sup> Planning Portal (2015) Common Land Guidance <http://www.planningportal.gov.uk/planning/countryside/commonland/guidance>

- 3.16 The guidance provides advice on how to determine the type of work proposed, consultation and guidance on application, options to carry out works on common land, where the proposals are neither small scale nor exempt from the need to obtain consent.

*Common Land Guidance Sheet 1b<sup>18</sup>*

- 3.17 Provides a list of works which do not need consent. This Guidance sheet is periodically updated and should be reviewed in order to determine whether proposals require consent.

**Regional Planning Context**

*The London Plan*

- 3.18 The London Plan<sup>19</sup> is unique in England and Wales in that it is the only remaining statutory regional spatial strategy. London Boroughs are required to prepare development plans (usually referred to as Local Plans), and make planning decisions, that conform to the London Plan. The most relevant planning policies to Tooting Common are:

- Policy 2.18 – Green Infrastructure: the network of open green spaces
- Policy 7.4 – Local Character
- Policy 7.6 – Heritage Assets and Archaeology
- Policy 7.17 – Metropolitan Open Land
- Policy 7.18 – Protecting Local Open Space and Addressing Local Deficiency
- Policy 7.19 – Biodiversity and Access to Nature
- Policy 7.21 – Trees and Woodlands

*All London Green Grid: The Wandle Valley Area Framework<sup>20</sup>*

- 3.19 The document sets out a number of programmes for the creation of the All London Green Grid, Wandle Valley Area. This includes:
- Tooting Bec Common Management Plan- A clear and realistic framework for maintaining, managing and improving the Common, taking local people's views into account in developing policies and practices.
  - Tooting Bec playground - The development of a natural play space within boundary of the existing conventional play space.

*Wandsworth Local Plan and Development management documents*

- 3.20 The London Borough of Wandsworth has adopted a Local Plan which sets out the spatial development for the Borough until 2026. The following provides a summary of the most relevant policies concerning Tooting Bec/Graveney Commons:
- CS PL4: Open space and the natural environment<sup>21</sup>
  - CS PL10: The Wandle Valley<sup>22</sup>
  - Policy DMS 2: Managing the historic environment<sup>23</sup>
  - Policy DMO1: Protection and enhancement of open spaces<sup>24</sup>
  - Policy DMO 2: Playing fields and pitches, sport, play and informal recreation<sup>25</sup>
  - Policy DMO 4: Nature conservation<sup>26</sup>

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<sup>18</sup> Planning Portal (2015) [Common Land Guidance Sheet 1b](#)

<sup>19</sup> [London Plan](#), Mayor of London, 2011

<sup>20</sup> Greater London Authority (2011) [All London Green Grid: The Wandle Valley Area Framework](#)

<sup>21</sup> London Borough of Wandsworth (2010) [Core Strategy](#), CS PL4: Open space and the natural environment

<sup>22</sup> London Borough of Wandsworth (2010) [Core Strategy](#), CS PL10: The Wandle Valley

<sup>23</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMS 2

<sup>24</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO1

<sup>25</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO 2

- Policy DMO 5: Trees<sup>27</sup>

## Other relevant Local planning policy Documents

### *Parks Strategy*<sup>28</sup>

3.21 The strategy has three aims which are to:

- To understand and manage the cultural assets that parks and green spaces represent through effective publicly accountable management plans.
- To understand and enhance the visitor experience of parks and green spaces through the monitoring of use and the provision of information on programmes and activities occurring in open spaces.
- To devise and implement a range of methods to maintain and improve standards in delivering excellent parks and green spaces through working in partnership with volunteer and community groups.

3.22 Improvements to play and open space provision are set out in the Council's 'Play Strategy' and 'Parks Management Strategy' (see Policy PL4).

### *Surrounding conservation areas*

3.23 A selection of relevant documents include:

- Wandsworth Council, n.d. *Culverden Road Conservation Area Appraisal and Management Strategy* [pdf] Wandsworth Council. Available at: <[http://www.wandsworth.gov.uk/downloads/file/7024/culverden\\_ca\\_appraisal\\_and\\_management\\_strategy](http://www.wandsworth.gov.uk/downloads/file/7024/culverden_ca_appraisal_and_management_strategy)> [Accessed 08 May 2015]
- Wandsworth Council, 1998. *Garrad's Road Conservation Area Character Statement* [pdf] Wandsworth Council. Available at: <[http://www.wandsworth.gov.uk/downloads/file/1375/garrads\\_road\\_ca\\_character\\_statement\\_1998](http://www.wandsworth.gov.uk/downloads/file/1375/garrads_road_ca_character_statement_1998)> [Accessed 08 May 2015]
- Lambeth Council, 1982. *Garrad's Road Designation Report* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/CA12GarrardsRoadDesignationReport1982.pdf>> [Accessed 08 May 2015]
- Wandsworth Council (Wandsworth Conservation & Design Group), 2011. *Heaver Estate Conservation Area Appraisal and Management Strategy (parts 1 & 2)* [pdf] Available at: <[http://www.wandsworth.gov.uk/downloads/download/378/heaver\\_estate\\_conservation\\_area](http://www.wandsworth.gov.uk/downloads/download/378/heaver_estate_conservation_area)> [Accessed 08 May 2015]
- Lambeth Council, 1996. *Hyde Farm Estate Conservation Area Appraisal* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/HydeFarmEstateDesignationAppraisal.pdf>> [Accessed 08 May 2015]
- Wandsworth Council, 2009. *Streatham Park Conservation Area Appraisal & Management Strategy* [pdf] Available at: <[http://www.wandsworth.gov.uk/downloads/download/446/streatham\\_park\\_conservation\\_area](http://www.wandsworth.gov.uk/downloads/download/446/streatham_park_conservation_area)> [Accessed 08 May 2015]

### *Local listing*

3.24 The Selection Criteria for Local Listing was subject to a public consultation as a forerunner to the Supplementary Planning Document (SPD) on the Historic Environment, a draft of which is in preparation. Wandsworth Borough Council will be refreshing their local list process and this will consider possible additions to the list. Further information at Wandsworth Council Website, 2015. Available at:

<sup>26</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO 4

<sup>27</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Adopted Version, pp110-111

<sup>28</sup> London Borough of Wandsworth (2015) [Parks Strategy: Executive Strategy](#)

[http://www.wandsworth.gov.uk/info/1004/planning\\_policy/1225/supplementary\\_planning\\_documents\\_spds/3](http://www.wandsworth.gov.uk/info/1004/planning_policy/1225/supplementary_planning_documents_spds/3) [Accessed 20 July 2015]

#### *London Parks and Gardens Trust*

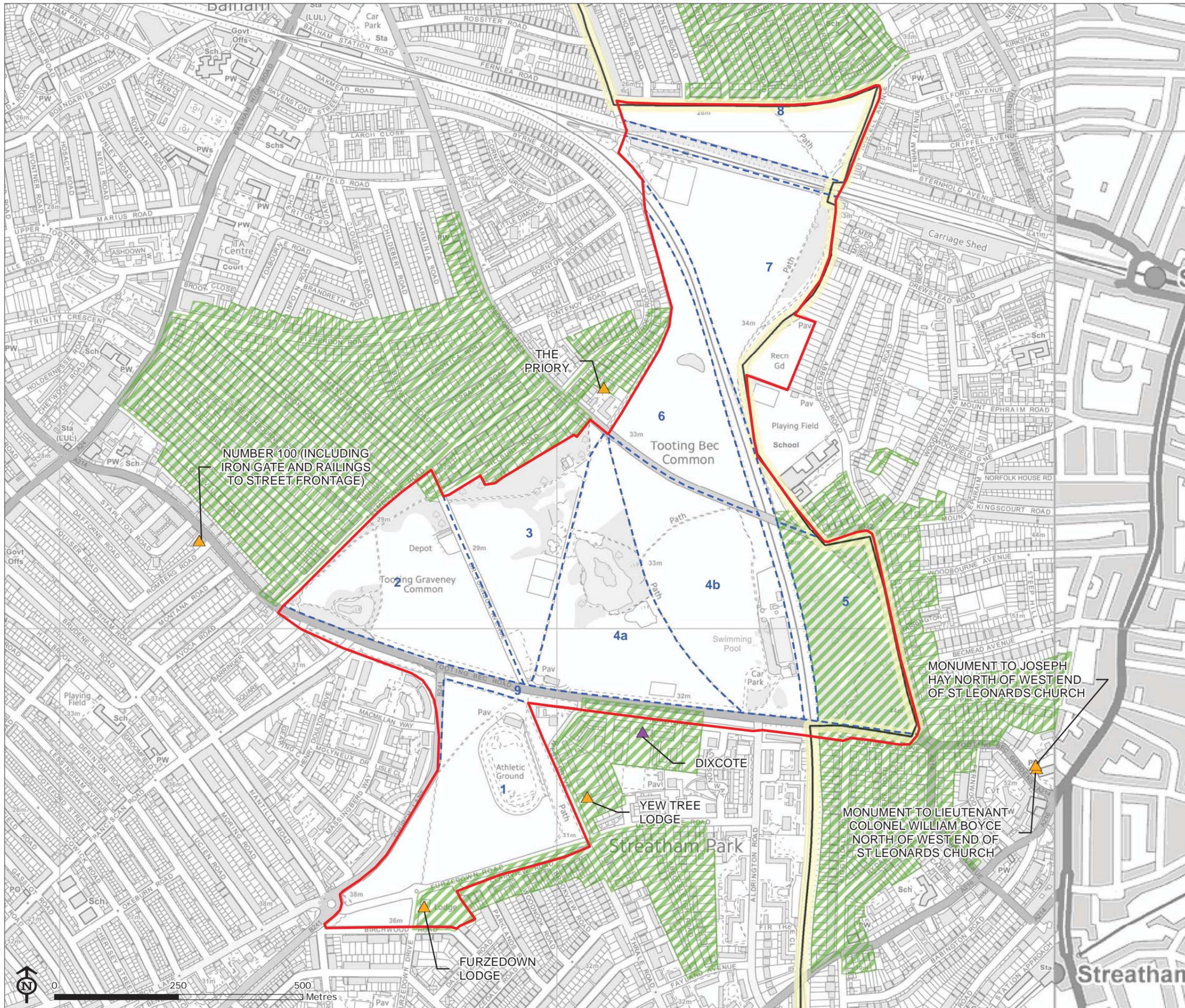
- 3.25 Tooting Common is noted on the Inventory of London's Green Spaces of Local Historic Interest prepared by the London Parks and Gardens Trust. Further information at London Gardens Online Website, 2015. Available at: <http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=WND063> [Accessed 29 April 2015]

## Summary of the boundary review

- 3.26 The quality of boundary treatment and entrances into Tooting Common is important in creating the 'first impression' for visitors entering the Common or crossing through main vehicular transportation routes including Tooting Bec Road and Bedford Hill. The margins are also an important consideration in terms of impacts upon the setting of the surrounding area (including designated sites) and security.

### **Boundary treatments**

- 3.27 A large proportion of the Common enclosure between highway land and the Common verges is defined by low boundary post and rail fencing. This fencing is of varying condition and consisting of a variation of concrete and plastic posts due to ongoing ad-hoc repairs. Post and rail fencing and railings are generally advantageous in providing permeable views into the Common, but with the qualification that they consequently allow views of traffic on adjacent roads from within the Common. Close boarded fencing, palisade fencing and walling has been used for screening and privacy throughout the site with security fencing used for Tooting Bec Lido, the athletics track and bisecting railway lines. Historic boundary markers are still located within the Common and these date from the late C19.
- 3.28 **Figure 3.1** details the character areas used for the Conservation Plan. This assists in assessing the boundaries to each of these areas and the surrounding designations and features. Listed buildings are shown within 250m of the study area boundary.



# Tooting Common Management and Maintenance Plan

**Figure 3.1: Site Boundaries**

- Study area boundary
- London Borough boundary
- ▲ Grade II Listed Building
- ▲ Grade II\* Listed Building
- Conservation area
- Character area boundary

**Character areas:**

1. Tooting Graveney Woods
2. Dr Johnson Field
3. Cafe Field
- 4a. Main Pond
- 4b. Lido Field
5. Streatham Woods
6. Bedford Hill Woods
7. The Triangle
8. Emmanuel Road
9. Tooting Bec Road

Map Scale @ A3: 1:7,500



3.29 **Table 3.1** below outlines the key considerations for those character area boundaries.

**Table 3.1: Boundary review**

Character Area	Description	Image
<p>1. Tooting Graveney Woods</p>	<ul style="list-style-type: none"> <li>• Area largely unfenced with sections of intermittent post and rail fencing and timber bollards especially adjacent properties and highway. Late C19 historic boundary markers surround the area.</li> <li>• Approximately five primary access points and ten secondary access points.</li> <li>• Grade II Listed Furzedown Lodge within southern margin. Grade II* Listed Dixcote and Grade II Listed Yew Tree Lodge located to the east.</li> <li>• Streatham Park Conservation Area is located to the southern and eastern margins.</li> </ul>	
<p>2. Dr Johnson Field</p>	<ul style="list-style-type: none"> <li>• Area largely bound by post and rail fencing along the south and north-west margins adjacent properties and highway.</li> <li>• Depot and Keeper's Lodge has more robust secure fencing, walls and hedging.</li> <li>• Approximately four primary access points and four secondary access points.</li> <li>• Dr Johnson Avenue located along eastern margins.</li> <li>• Heaver Estate Conservation Area is located to the north-western margins.</li> </ul>	
<p>3. Café Field</p>	<ul style="list-style-type: none"> <li>• Area bound along northern edge by close boarded fencing of varying style and chain link fencing.</li> <li>• Post and rail surrounds car park to the south.</li> <li>• Approximately four primary access points.</li> <li>• Horse Chestnut Avenue and off road cycle route is located to the eastern edge.</li> <li>• Heaver Estate Conservation Area is located to the north-western margins.</li> </ul> <p>NB: Some of the boundary treatments will belong to the adjacent properties and not the common.</p>	

Character Area	Description	Image
4. a) Main pond	<ul style="list-style-type: none"> <li>• Area bound along southern edge by post and rail fencing adjacent highway.</li> <li>• Timber post and metal rail surrounds car park to the south.</li> <li>• Approximately two primary access points and four secondary access points.</li> <li>• Horse Chestnut Avenue and off road cycle route is located to the western edge.</li> <li>• Capital Ring long distance route is located to the eastern edge.</li> <li>• Streatham Park Conservation Area is located to the southern margins.</li> </ul>	
4. b) Lido Field	<ul style="list-style-type: none"> <li>• Area bound along eastern edge by railway line with metal palisade security fencing which also surrounds Tooting Bec Lido.</li> <li>• Post and rail fencing surrounds southern edge by highway.</li> <li>• Approximately one primary access point and three secondary access points.</li> </ul>	
5. Streatham Woods	<ul style="list-style-type: none"> <li>• Area bound along western edge by railway line with metal palisade security fencing. Surrounding boundaries are largely unbound except for tree plantings.</li> <li>• Approximately four primary access points and eight secondary access points.</li> <li>• Garrad's Road Conservation Area encompasses the area.</li> </ul>	
6. Bedford Hill Woods	<ul style="list-style-type: none"> <li>• Area bound along western edge by close boarded fencing, railings and walls adjacent rear of properties. Late C19 historic boundary markers line the route.</li> <li>• Metal security fencing is located along railway line to the east.</li> <li>• Approximately one primary access point and one secondary access point.</li> <li>• Grade II Listed The Priory is located to the south-west of the area.</li> <li>• Culverden Road Conservation Area is located to the west of the area.</li> </ul> <p>NB: Some of the boundary treatments will belong to the adjacent properties and not the common.</p>	

Character Area	Description	Image
7. The Triangle	<ul style="list-style-type: none"> <li>• Area bound along western edge by railway line with metal palisade security fencing and adjacent school to the south-east.</li> <li>• Area bound to the north by raised railway line with concrete wall.</li> <li>• Approximately three primary access points and two secondary access points.</li> </ul>	
8. Emmanuel Road	<ul style="list-style-type: none"> <li>• Area bound along southern edge by railway line with metal palisade security fencing.</li> <li>• Post and rail fencing surrounds portions within the north, east and west.</li> <li>• Approximately three primary access points and two secondary access points.</li> <li>• Hyde Farm Estate Conservation Area is located to the northern margins.</li> </ul>	
9. Tooting Bec Road	<ul style="list-style-type: none"> <li>• Area bordered by historic estate railings, post and rail fencing and highway railings.</li> <li>• Streatham Park Conservation Area covers the central southern portion and Garrad's Road Conservation Area is located within the east.</li> </ul>	

## 4 Management and maintenance arrangements

- 4.1 This section provides an overview of the current arrangements for the management and maintenance of Tooting Common.

### Wandsworth Council

- 4.2 Tooting Common is owned by Wandsworth Council and managed by the Parks and Leisure Services department. An organogram showing the structure of the department relating to the management of parks and open spaces is shown in **Figure 4.1**. Key posts responsible for the day-to-day management of Tooting Common are described below.

#### **Principal Parks Officer – Biodiversity and Parks Development**

- 4.3 The Principal Parks Officer is responsible to the Chief Parks Officer (Operations) and is primarily responsible for the management, development and delivery of key elements of the Council's front-services including:

- Biodiversity services management
- Biodiversity development
- Parks strategy
- Parks, commons and open spaces development

- 4.4 The post holder is responsible for the supervision for the parks development team with responsibility for strategy, communications and horticultural development of parks and open spaces.

#### **Principal Parks Officer – Contract Management**

- 4.5 The Principal Parks Officer – Contract Management is responsible to the Assistant Chief Parks Officer for all aspects of the day-to-day performance and contract management of Contractors employed to carry out horticultural and sports pitch maintenance and litter picking to the Borough's commons, parks, open spaces, cemetery services, social services sites and highways amenity areas. The post directs and supervises the following three Contract Officers responsible for:

- Biodiversity Management and Development
- Sports Turf and Green Space
- Ornamental and Green Space

#### **Contract Officer – Biodiversity Management and Development**

- 4.6 The Contract Officer – Biodiversity Management and Parks Development is responsible to the Principal Parks Officer (Contract Management) for the day-to-day management of the biodiversity function of the Parks Maintenance contract across the Boroughs Parks and Open Spaces. The post is responsible for indirectly supervising up to 80 staff employed by private contractors on all aspects of horticultural and cleaning of Parks, Commons, Sports Fields and Highways Amenity, with particular emphasis on promoting biodiversity on sites throughout the borough. The Officer carries out daily inspections of contractor's routine and non-routine work checking compliance with contract specifications and specific task instructions.
- 4.7 In addition to the contract management, the post also works alongside the Principal Parks Officer – Biodiversity and Parks Development to promote awareness and understanding of ecology in the Borough's open space to people who live, work and study in the Borough.

## Arboriculture

4.8 The tree stock at Tooting Common is managed by the Council’s arboricultural team, which consists of an Arboricultural Manager and four Arboricultural Officers. The team is supported by an Administrative Officer. Works are commissioned to a contractor; City Suburban, as required to respond to health and safety assessments and tree management works.

4.9 **Existing role:** Pat Langley (Arboricultural Manager)

## Tooting Common Heritage Project (TCHP)

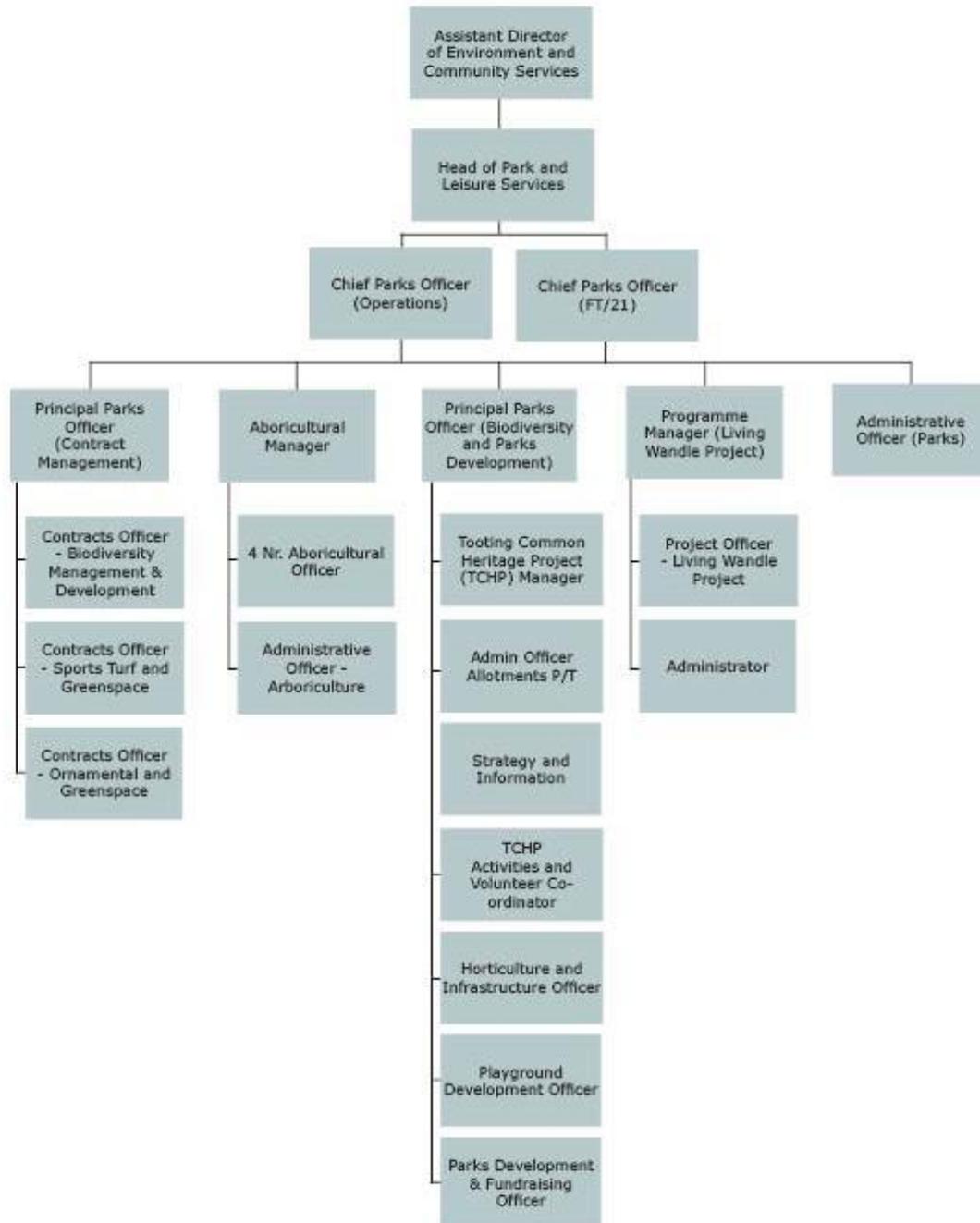
4.10 A separate project board and steering group has been set up consisting of existing Wandsworth Council officers for the delivery of the Tooting Common Heritage Project. The steering group consists of existing Council Officers as well as two posts on fixed term contracts to deliver the TCHP. These two posts include TCHP Manager and TCHP Activities and Volunteer Coordinator. Both posts report to the Principal Parks Officer as the lead on the TCHP. The TCHP steering group list is presented within **Table 4.1**.

**Table 4.1: Tooting Common Heritage Project (TCHP) steering group**

Name	Organisation/Project	Role within their organisation
Anthony Gilmore	<b>The Woodfield Project</b> <i>Woodfield Pavilion &amp; Recreation Ground</i>  (Also a member of the Tooting Common Management Advisory Committee)	Chair
Janet Smith	<b>Wandsworth Historical Society</b> <i>The Common Story</i>  (Also a member of the Tooting History Group and The South London Swimming Club)	Secretary
Margy Sullivan	<b>The South London Swimming Club</b> <i>The Tooting Bec Lido Improvement Project (TBLIP)</i> <i>Tooting Bec Lido</i>	Chair of TBLIP
Pamela Greenwood	<b>Wandsworth Historical Society</b> <i>The Common Story</i>  (And a professional archaeologist)	Vice Chair
Pat Langley	<b>Wandsworth Borough Council</b> <i>Historical trees and surveys</i>	Arboricultural Manager
Richard Glassborow	<b>The Woodfield Project</b> <i>Woodfield Pavilion &amp; Recreation Ground</i>  (Also the Chair of the Tooting Common Management Advisory Committee)	Trustee

Name	Organisation/Project	Role within their organisation
Ruth Macleod	<b>Wandsworth Heritage Service</b> <i>The Common Story and Heritage Training</i>	Heritage Officer
Simon Hemsley	<b>The Woodfield Project</b> <i>Woodfield Pavilion &amp; Recreation Ground</i>  (Also a member of the Tooting Common Management Advisory Committee and Friends of Tooting Common)	Trustee
Stephen Lacey	<b>The Woodfield Project</b> <i>Woodfield Pavilion &amp; Recreation Ground</i>  (Also the Chair of Unigate Wood)	Trustee
Valerie Selby	<b>Wandsworth Borough Council</b> <i>Commissioning officer for the HLF funded TCHP project</i>	Principal Parks Officer (Biodiversity and Parks Development)

**Figure 4.1: Organogram of the Parks and Leisure Service department**



## Grounds maintenance contract

- 4.11 The current grounds maintenance contractor is Quadron which commenced an eight-year Parks and Cemeteries Maintenance Contract in February 2013. There is an option to extend the contract for a further four years.
- 4.12 All maintenance works outside of the core contract are determined by the Contracts Officers with each Officer primarily responsible for their own areas (e.g. sport, horticulture or ecology) although provide support to each other during peak periods.
- 4.13 Quadron has a staff yard on Tooting Common which includes machinery and equipment stores, welfare facilities and a mess room. The address is as follows:

The Staff Yard

Dr Johnson Avenue

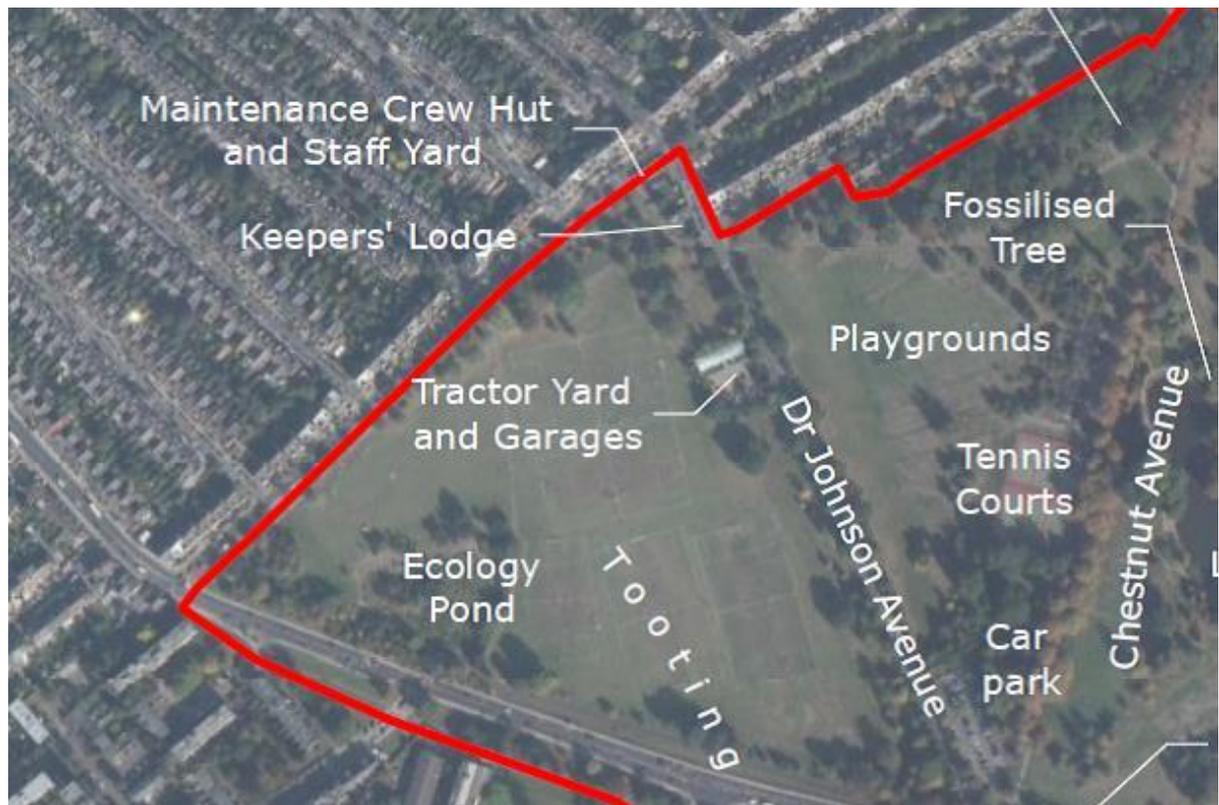
Tooting

London

SW17 8JU

- 4.14 In addition there is a tractor yard adjacent south of the staff yard which includes machinery and equipment stores. The location of these facilities is shown on **Figure 4.2**.

**Figure 4.2: Location of the staff yard at Tooting Common**



- 4.15 Other staff yards/ facilities in Wandsworth which are used by Quadron include:

- Battersea Park: contractor's yard (including welfare facilities and mess room), recycling compound and holding yard.
- Wandsworth Common: Handyman service workshop
- Wandsworth Cemetery: Contractor's yard (including welfare facilities and mess room)
- Putney Vale Cemetery: Contractor's yard (including welfare facilities and mess room)
- Morden Cemetery: Contractor's yard (including welfare facilities and mess room)

- 4.16 Maintenance of the shared use paths and roads on Tooting Common are carried out by the Highways Department. The remaining footpaths are generally the responsibility of Property Services. All other buildings and sport facilities are covered by different leases or are run by other services.

- 4.17 The total Bill of Quantity works for Tooting Common is £166,765 which includes Handymen charged as 25% of total value. These costs are broadly fixed but with Retail Payment Index applied annually. In addition to the annual maintenance operations, by-order works for 2014/15

are estimated to be in the region of £45,000. The annual cost of maintaining Tooting Common is approximately £212,000<sup>29</sup>.

### **Performance and quality monitoring**

- 4.18 A client – contractor meeting is held every two weeks and is attended by the Contract Officers and Quadron’s Wandsworth Assistant Contract Manager and Supervisors. In addition a senior contract management and senior parks staff meeting is held monthly which is attended by the Head of Parks and Leisure Services, Chief Parks Officer - Operations, Principal Parks Officer – Contract Management, Bereavement Services Manager, and the Quadron Wandsworth Contract Manager. The Managing Director for Quadron is also invited to these meetings.
- 4.19 A quarterly contract review meeting is attended by the Assistant Director of Environment and Community Services and senior parks staff as well as representatives from Quadron including the Managing Director, Director of Operations and Wandsworth Contract Manager.

### **Highways, Transport for London, Network Rail and Utilities**

- 4.20 Maintenance of public footpaths, trunk roads, red routes and the cycleway on Tooting Common are maintained by the Highways Department and Transport for London. Any trees within four metres of these highway roads are the responsibility of the Highway Authority. All other trees on the Common and surrounding roads are the responsibility of Wandsworth Council.
- 4.21 Network Rail is responsible for the maintenance of the railway track, rail depots and the soft estate railway embankment. The boundary of ownership and responsibility marked by fencing, for which Network Rail have responsibility.
- 4.22 Limitations on tree management due to utilities services, many of which are underground occur on the Common.

### **Leases and Covenants**

- 4.23 Provision of activities and concessions associated with buildings and sport facilities in the Common are covered by different leases or are run by other services, and include;
- Café: Leased for private business use which is open throughout the year. There are a number of concessionaires’ obligations.
  - Tooting Bec Lido
  - Tennis courts
  - Redgra sports pitch
  - The Woodfield Pavilion
  - Balham Amateur Boxing Club
  - Children’s centre and nursery club
  - Contractor Compound
  - Tooting Common Tractor Yard
- 4.24 Documents covering legal duties and boundaries of each party are contained within lease agreements between the Mayor and Burgesses of the London Borough of Wandsworth and the operative. Currently the lease for the café is out to tender. There also a consultation process underway for the operation of the redgra pitch on Triangle field.

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<sup>29</sup> This figure does not take account of the nominal “discount” for the sports booking service as this borne across the full contract sum.

## The Friends of Tooting Common

- 4.25 The FoTC group meets regularly and has helped to organise community events within the Common, lead guided walks and conduct fundraising activities. Their aim is to increase public involvement on the commons and to increase the sense of community. The group are a charitable trust which had a constitution and agreement of association formed in 2012.

## Tooting Common Management Advisory Committee

- 4.26 Tooting Commons Management Advisory Committee meets approximately every 6 weeks to discuss issues that affect all users of the commons. It is made up of local residents and representatives of local societies, clubs and groups. One of the objectives of the TCMAC is to "promote public interest and participation in the protection and appreciation of the commons."

## South London Swimming Club

- 4.27 The SLSC is a members' club whose home is Tooting Bec Lido. It is the largest fresh water pool in England and the group are one of England's oldest swimming clubs, founded in 1906 and have been holding races at Tooting Bec Lido since 1908. The group is helping to restore Tooting Bec Lido and they also work to preserve outdoor swimming pools for future generations. The two recent projects include the Tooting Bec Lido Improvement Project – grant funded by Sport England and conservation and restoration of heritage through the HLF funding as part of the Tooting Common Heritage Project

## The Woodfield Project

- 4.28 A local registered charity The Woodfield Project has interest in land east of the Tooting Commons Triangle, known as the Woodfield Pavilion Recreation Ground. The group would like to widen awareness and interest in the site amongst the wider communities of local residents, schools and commons users to help improve facilities and use. The Woodfield Project is working on the conservation and restoration of the Woodfield Pavilion's heritage through the HLF funding as part of the Tooting Common Heritage Project.

## The Wandsworth Historical Society

- 4.29 The Society founded in 1953 aims to promote an interest in the history and archaeology of the Borough of Wandsworth. The group will assist with historical research at Tooting Common.

## Other interested organisations (list not exhaustive)

- Tooting History Group
- Balham Boxing Club
- Open Spaces Society
- London Wildlife Trust
- Tooting History Group
- Balham Society
- Herne Hill Harriers
- Streatham Society

- Tooting Bec Athletics Track

## Events & Activities

- 4.30 The common provides for a range of social needs of the community. It provides sports facilities for a range of clubs, provides play facilities and is popular for walking. Fitness training sessions also take place and the park is a base for group and school learning activities.
- 4.31 A range of regular events take place on an annual or bi annual basis these are listed in **Chapter 2** under current use.
- 4.32 Wandsworth Council has an Events Team responsible for the management of large scale events at Tooting Common which includes Head of Security, Events and Arts; Events Operations Manager; Filming Manager and Senior Arts Development Officer. The events team operate within a published Wandsworth Events Strategy. The events team vet applications from event organisers and enforce the events policies on frequency, size and type of events, timing and location of events within the Common. **Appendix 4** contains Wandsworth Council's Open Spaces Events Policy.
- 4.33 Smaller scale events are organised by interested organisations of the Common, working with the Parks Officers and Contract Managers to provide historical and wildlife walks and talks. The TCHP Activity Coordinator will develop a scheme of community events and activities at the Common. This will include working with the Woodfield Project to promote the community use of the building and recreation ground for events and volunteering.



Open air cinema event July 2015

## Policing of open spaces in Wandsworth

- 4.34 Policing of Tooting Common is provided by Wandsworth's Parks and Events Police Services (P&EPS). The P&EPS provide a daily service of two-three officers patrolling the Common for eight hours per day between 6am to midnight.
- 4.35 The P&PEP enforce bye-laws, dog control orders and other park regulations as well as policing events. The specific bye-laws that are enforced by the service are detailed at the following website: Wandsworth Council Website, 2015. *Greater London Council Parks, Gardens and Open Spaces Bye-laws* [pdf] Available at: <[http://www.wandsworth.gov.uk/downloads/file/678/greater\\_london\\_council\\_parks\\_gardens\\_and\\_open\\_spaces\\_bye-laws](http://www.wandsworth.gov.uk/downloads/file/678/greater_london_council_parks_gardens_and_open_spaces_bye-laws)> [Accessed 21 July 2015]
- 4.36 Categories include:
- Damage and injury
  - Trespass
  - Buildings and obstructions
  - Traffic
  - Horses, dogs and other animals
  - Nuisances
  - Sale of articles
  - Exhibition of advertisement etc
  - Plying for hire
  - Public meetings
  - Soliciting or gathering money
  - Games, drilling etc
  - Obstructing Officers at the Council etc
  - Offenders, penalties etc
- 4.37 Officers are attested as constables by a magistrate and have powers within the parks, commons and open spaces in Wandsworth. They have a specific duty to ensure that these spaces remain safe and welcoming places for everyone to visit.
- 4.38 The responses to 999 and 101 calls are the responsibility of the Metropolitan Police Service as well as serious crime incidents that occur in the Common.

## 5 Tree survey

### Historic trees

#### Overview

- 5.1 Historic trees are explored in detail within the *Tooting Common Heritage Tree Survey, 2015*<sup>30</sup> and their management details and condition assessed within the *Tooting Common Tree Condition Survey – Summary Report, 2015*<sup>31</sup>.
- 5.2 There are a number of historic pollards identified within the Common which can be associated with the historic management as wood pasture. In addition the Common still has some surviving historic tree avenues which originated from the influence of adjacent wealthy landowners from the C16. These avenues also helped to define boundaries, commemorate events and conform to the more fashionable formal design tastes of the period.
- 5.3 The principal historic tree avenues within Tooting Common are highlighted below.

Map of Tooting Common showing location of main avenues. Trees marked are those which are present today (Contains Ordnance Survey data ©Crown copyright and database right 2015). Credit: The Landscape Group<sup>32</sup>



<sup>30</sup> The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*

<sup>31</sup> Treework Environmental Practice, March 2015. *Tree Condition Survey – Summary Report*

<sup>32</sup> The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*

*Ancient and veteran trees*

5.4 A tree survey carried out in March 2015 identified 97 trees which could be classed as ancient or veteran and these are distributed widely throughout the site. The veteran trees are primarily English oak (79 of 97).

*Tree avenues*

5.5 There are a number of significant historic tree avenues within the Common including the following described in **Table 5.1** below. Information has been summarised from the Tooting Common Heritage Tree Survey, 2015<sup>33</sup>:

**Table 5.1: Historic tree avenues**

Historic Tree Avenue	Description	Image
<p>Dr Johnson Avenue</p>	<p>c. 1600 - It is thought an avenue of oak trees was planted by local resident Sir Henry Maynard along what is now Dr Johnson Avenue believed to commemorate a visit to Tooting by Queen Elizabeth I in 1600.<sup>34</sup> The original avenue continued south beyond Tooting Bec Road to the current Ullathorne Road.<sup>35</sup></p> <p><b>Current situation:</b> Largely oak, 49 trees in good condition and 34 as in fair condition. 3 trees showing signs of Acute Oak Decline.</p> <p><b>Grid ref of image:</b> TQ 28929 71923 (looking north-west)</p>	
<p>Garrad's Road Avenue</p>	<p>Late C16 - Oaks running obliquely to Garrad's Road from Tooting Bec Road to Bedford Hill were planted as part of an avenue possibly by Robert Forth. Avenue appears to focus on the site of Tile Kiln Farm. This was believed to commemorate the visit of Queen Elizabeth I to his Streatham house.<sup>36</sup></p> <p><b>Current situation:</b> Largely oak, 53 trees in good condition, 40 in fair condition, 1 tree dead and 3 recorded as poor. 3 trees showing signs of Acute Oak Decline.</p> <p><b>Grid ref of image:</b> TQ 29710 71820 (looking north)</p>	

<sup>33</sup> The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*

<sup>34</sup> Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

<sup>35</sup> Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

<sup>36</sup> Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

Historic Tree Avenue	Description	Image
Horse Chestnut Avenue	<p>1870s/1880s – Likely to have been planted soon after Tooting Common was purchased by the Metropolitan Board of Works.</p> <p><b>Current situation:</b> Largely horse chestnuts and there are a number of gaps. 30 trees in good condition and 43 in fair condition, 2 trees were dead and 2 were recorded as poor. 20 identified as showing signs of bleeding canker disease.</p> <p><b>Grid ref of image:</b> TQ 28964 71926 (looking north-east)</p>	
Tooting Bec Road Avenue	<p>Late C16 - A double line of elms were planted during this time probably by the Duke of Bedford. These mark the southern boundary along Tooting Bec Road from the current Ambleside Avenue to Dr Johnson Avenue.</p> <p>c. 1729 - An additional line of trees were probably planted between the current Dr Johnson Avenue and Garrad's Road to the north of Tooting Bec Road by Ralph Thrale of Streatham Park.</p> <p><b>Current situation:</b> Varied species, A large proportion of original avenues lost to Dutch elm disease adjacent to Tooting Bec Road. Generally recent plantings.</p> <p><b>Grid ref of image:</b> TQ 29604 71810 (looking east)</p>	
Bedford Hill Avenue	<p>1860s – London plane trees were planted to line the Bedford Hill access route.</p> <p><b>Current situation:</b> Largely London planes line Bedford Hill.</p> <p><b>Grid ref of image:</b> TQ 29110 72394 (looking south-east)</p>	

## The current tree stock

- 5.6 As stated by the *Tooting Common Tree Condition Survey – Summary Report, 2015*<sup>37</sup> “The tree species found on the Common are mostly a mix of native and naturalised broadleaves, including pedunculate, or English, oak (*Quercus robur*), small-leaved lime (*Tilia cordata*), ash (*Fraxinus excelsior*), hawthorn (*Crataegus monogyna*), sycamore (*Acer pseudoplatanus*), elm (*Ulmus* sp.) and birch (*Betula pendula*). Of these, pedunculate oak make up 25% of the population.

<sup>37</sup> Treework Environmental Practice, March 2015. *Tree Condition Survey – Summary Report*

- 5.7 A well distributed range of age classes represents a healthy tree population that is sustainable into the future and, in more natural environments, shows that natural regeneration is occurring. The Tooting Common tree population has a reasonably balanced age class distribution, although there are a lower proportion of young trees than might be expected for an environment of this type. Ninety-seven trees were classified as Ancient/Veteran, which is a significant population.”

### Tree management objectives

- 5.8 The following tree management objectives for the site as a whole are stated within *the Tooting Common Tree Condition Survey – Summary Report, 2015*<sup>38</sup>:

“Tree management objectives for the Common should reflect its heritage, conservation, biodiversity and amenity assets.

Specific overarching objectives should be set for the future management of the trees on the Common. The following list gives some suggested objectives, based on the key issues identified and the status of the Common as a SINC and important public open space.

#### 1. *Balanced Tree Risk Management*

- Take a balanced approach to risk management.<sup>39</sup>
- Periodically inspect trees based on target zones to manage risk.
- Prune or remove trees when the risk becomes intolerable, having regard to the ‘target’.
- Retain mature trees for as long as possible (within resource constraints).

#### 2. *Maintain a Sustainable Tree Population*

- Maintain a good age class mix by new planting, protecting established trees and retaining mature and ancient/veteran trees for as long as possible.
- Actively manage new tree establishment to reduce losses.
- Ameliorate soil compaction and waterlogging where acute.
- Manage people movement (e.g., temporary exclusion) to protect vulnerable trees and allow woodland understorey generation.

#### 3. *Improve Biodiversity*

- Encourage a better vertical structure in the woodlands.
- Ensure the continuity of the veteran tree habitat.
- Control invasive species (e.g. holly, cherry laurel).
- Leave standing and lying deadwood in situ where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues.

#### 4. *Curate the Historical Tree Heritage*

- Manage the ancient/veteran oaks to ensure their long lifespan and habitat continuity.
- Collect seeds from historic oaks and propagate new specimens from them.
- Develop a plan for the ongoing management of the ageing avenues.
- Reinstate the formal avenue along Tooting Bec Road.
- Ensure new planting reflects the historic species mix whilst considering resilience.<sup>40</sup>

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<sup>38</sup> Treework Environmental Practice, March 2015. *Tree Condition Survey – Summary Report*

<sup>39</sup> See National Tree Safety Group (2011). *Common Sense Risk Management of Trees*. Edinburgh: Forestry Commission

<sup>40</sup> Treework Environmental Practice, March 2015. *Tree Condition Survey – Summary Report*

## 6 Ecology baseline review

- 6.1 This section has been prepared following an initial review of ecological information provided by the Council to date, including:
- Biological records provided by Greenspace Information for Greater London (GiGL, December 2013)
  - *Heritage Tree Survey, 2015*
  - *Tree Condition Survey – Summary Report, 2015*
  - *Tooting Common Baseline Habitat Assessment – Interim report – Draft, 2015*
  - *Management Plan for Tooting Common Woodlands 2005 to 2010 – A report for Wandsworth Borough Council*
  - Site walkover with Council, 11 December 2014
  - Phase 1 habitat map/BAP habitat map (GiGL, date unknown)
  - Information regarding grassland management regimes
  - Draft mapping and recommendations following 2015 Phase 1 Habitat and Ecology Surveys (Salix Ecology)
- 6.2 Information on ecological policy and legal considerations is provided in **Appendix 3**.

### Ecology baseline

#### Designated sites

- 6.3 Tooting Common is designated as a Site of Metropolitan Importance for Nature Conservation Importance by the Greater London Authority. This is designated on the basis of the mosaic of habitats which the site supports (including woodland, grassland, wetlands, scrub, mature trees) and the species which these support. In particular, the site supports acid grassland, a national and local priority habitat.

#### Habitats

- 6.4 Key habitats present within the site of particular value for nature conservation comprise:
- Semi-natural broadleaved woodland.
  - Mature and ancient trees (as parkland or avenue trees).
  - Acid grassland.
  - Neutral grassland.
  - Ponds and wetlands.

#### Species

- 6.5 A number of protected and / or notable species have been recorded on the site and in the vicinity. These include Species of Principle Importance for Nature Conservation and Local Biodiversity Action Plan priority species. The following species or species groups identified within the GiGL records are considered of particular interest given the habitats present on site and potential management implications:
- Bats (pipistrelle species and noctule identified within GiGL records, other species highly likely to be present)
  - Amphibians (common toad and common frog identified within GiGL records)
  - Invertebrates, including stag beetle, white-letter hairstreak and other notable species associated with woodland/trees/scrub.
  - Birds (kingfisher, reed bunting [wetlands], lesser spotted woodpecker, willow warbler, spotted flycatcher, house sparrow, starling [woodland/mature trees/scrub]).

## Implications

6.6 Given the above findings, the following priority habitats have been identified for specific consideration within the Habitat and Management Plan with key issues and management implications identified.

Priority habitat	Description and target species	Issues	Management implications
Semi-natural broadleaved woodland	Various parcels of woodland are located around the site, mostly of similar age range and structure. Support range of priority bird and invertebrate species in particular, as well as roosting opportunities for bats.	<ul style="list-style-type: none"> <li>- Low species diversity, in particular given the sparse ground flora</li> <li>- Low structural diversity and age range</li> <li>- Anti-social behaviour (actual and perceived)</li> <li>- Safety issues associated with dead wood / tree stability</li> <li>- Invasive species.</li> </ul>	<ul style="list-style-type: none"> <li>- Potential opening of canopy/glade creation to encourage development of understorey and tree regeneration.</li> <li>- Potential for localised planting or protection of young trees.</li> <li>- Cyclical understorey management to create open site lines (potential conflict with above).</li> <li>- Retention of dead wood as standing where appropriate or fallen where it does not conflict with health and safety concerns and form part of formal designed areas including tree avenues.</li> <li>- Tree management to address safety issues where required.</li> <li>- Consideration of impacts of tree works on bats and nesting birds.</li> <li>- Management/control of invasive species.</li> </ul>
Ancient and/or veteran trees	Notable trees are identified throughout the site as either parkland trees, or associated with woodlands or avenues. Support range of priority bird and invertebrate species in particular, as well as roosting opportunities for bats.	<ul style="list-style-type: none"> <li>- Prolong health and vitality of trees</li> <li>- Recruitment required to maintain tree population and heritage features</li> <li>- Safety issues associated with dead wood / tree stability</li> <li>- Tree diseases</li> </ul>	<ul style="list-style-type: none"> <li>- Potential for nearby vegetation management to improve tree health (particularly in woodland).</li> <li>- Planting of replacement trees.</li> <li>- Retention of dead wood as standing where appropriate or fallen where it does not conflict with</li> </ul>

Priority habitat	Description and target species	Issues	Management implications
			<p>health and safety concerns and form part of formal designed areas including tree avenues.</p> <ul style="list-style-type: none"> <li>- Tree management to address safety issues where required.</li> <li>- Consideration of impacts of tree works on bats and nesting birds.</li> <li>- Could be accommodated within a Tree Strategy</li> </ul>
Acid grassland	<p>Various patches located through the site of varying value in terms of presence/abundance/diversity of characteristic species.</p> <p>Potential habitat for notable, characteristic invertebrates, and foraging resource for wildlife.</p>	<ul style="list-style-type: none"> <li>- Recreation pressure, including trampling/ poaching/ dog fouling</li> <li>- Colonisation / increased abundance of coarser grasses/herbs</li> <li>- Colonisation / abundance of scrub/trees including inappropriate planting</li> <li>- Shading and or nutrient enrichment as a result of nearby trees/woodland</li> <li>- Potential for recreation / restoration of new areas</li> </ul>	<ul style="list-style-type: none"> <li>- Potential measures to manage recreation measures (e.g. create mown paths, use of logs/planting barriers).</li> <li>- Education.</li> <li>- Appropriate grassland management to favour acid grassland / decrease coarser grasses/herbs subject to monitoring.</li> <li>- Selected removal of trees/scrub.</li> <li>- Identification of key areas for potential restoration / recreation through scrapes.</li> </ul>
Neutral grassland	<p>Areas with relaxed mowing regimes allowing development of meadow grassland habitat.</p> <p>Potential habitat for notable, characteristic invertebrates, and foraging resource for range wildlife.</p>	<ul style="list-style-type: none"> <li>- Colonisation / abundance of scrub/trees including inappropriate planting/herbs</li> </ul>	<ul style="list-style-type: none"> <li>- Appropriate grassland management to favour diverse grassland / decrease coarser grasses/herbs subject to monitoring.</li> <li>- Potential opportunities for enhancement through seeding/plug planting.</li> </ul>
Ponds and wetlands	Lake, pond, wet depressions and ditches.	<ul style="list-style-type: none"> <li>- Water quality of lake.</li> </ul>	<ul style="list-style-type: none"> <li>- An ephemeral pond created by workings</li> </ul>

Priority habitat	Description and target species	Issues	Management implications
	<p>Amphibian habitat, nesting opportunities for notable bird species and diverse invertebrate habitat. Foraging resource for range wildlife.</p>	<ul style="list-style-type: none"> <li>- Conflicts with site users, including fishing, feeding of water fowl and introduction of non-natives (plants and animals such as terrapin).</li> <li>- New ponds created in Tooting Bec wetland given previous water retention issues.</li> <li>- Colonisation / abundance of marginal vegetation reducing level of open water and increasing drying. Particularly pond and wet depressions.</li> <li>- Invasive species.</li> </ul>	<ul style="list-style-type: none"> <li>for a Thames Water ring-main project offers a base for additional habitat works in a less-formally-used part of the Common.</li> <li>- The ecology pond has space for additional scrapes within the former pond basin.</li> <li>- Further potential for water edge habitat enhancement at the lake.</li> <li>- Education.</li> <li>- Cyclical vegetation management / sediment removal.</li> <li>- Invasive species monitoring and control.</li> <li>- Avoid use of pesticides and fertilisers to encourage wildlife.</li> <li>- Potential for creation of new wetlands / waterbodies.</li> </ul>

## 7 Hydrology

- 7.1 The following chapter considers the hydrology of Tooting Common and has been informed by a walkover survey, review of background information, as well as review of recent and historic flooding events.

### Site features and background information

- 7.2 The main water feature on the Common is the Lake which was formed from a former gravel pit some time in or before the C19.
- 7.3 The 'yachting pond' (current ecology pond) was created around the start of the C20. During January to February 2014 Froglife worked in partnership with Wandsworth Council, the Tooting Common Management Advisory Committee (TCMAC) and the Friends of Tooting Common (FoTC) to create a series of amphibian ponds within the footprint of the old ecology pond in Tooting Common. It was part of Froglife's London-wide amphibian and reptile conservation project, called Dragon Finder, which aims to:
- To improve and increase suitable habitat for reptiles and amphibians at a range of sites across London.
  - To educate people about conservation issues and raise awareness of things they can do for wildlife in their local area.
  - To provide training in amphibian and reptile identification, monitoring and habitat management.
- 7.4 The creation of the amphibian pools on Tooting Common were funded through a grant WREF (Western Riverside Environmental Fund) and the Heritage Lottery Fund.
- 7.5 At the moment this site is referred to both as the 'Froglife pond', 'the amphibian pool' and 'the old ecology pond'. However, Wandsworth Council are planning a school event/competition in the delivery stage of the Tooting Common Heritage Project to rename the pond.
- 7.6 The lake and ecology pond are the only two permanent water features on the Common today.
- 7.7 The ecology pond had fallen into some disrepair some years ago, the 1988 Management and Maintenance Plan (MMP) recorded it to be in poor state then. This is believed to be due to historical failure of the liner that originally contained the pond. The pond is sited over the sandy/gravelly ground that characterises the southern part of the Common and could not sustain a permanent water body without an impermeable liner. Recently three 'amphibian-scrapes' have been created in the former pond and are lined with clay to help retain such water as may fall on them (the 'Froglife' project).
- 7.8 The Lake is used for fishing as well as being a key habitat for other park wildlife, predominantly wildfowl. It is not clear how extensively the water-body is lined though there is reference in the past to degradation of a timber edging that was permitting leakage. Mains water is regularly used to top up the Lake level as leakage or evaporation remove water from the Lake. A number of aerators are used continuously to manage the water-quality by maintaining oxygen levels in the water.
- 7.9 The Falcon Brook, one of London's 'lost rivers' rose originally on the flank of Streatham Hill and flowed westwards to cross the northern end of the Common on its way to the Thames. Sources differ on whereabouts this runs east of the Common. One suggests that it runs via a large-dia sewer under Drewstead Road ([www.londonslostrivers.com](http://www.londonslostrivers.com)) whilst another ([www.hatmandu.net](http://www.hatmandu.net)) favours a route via Telford Avenue, where another large-diameter sewer runs. These two branches converge at the eastern railway bridge by Drew Cottages.

- 7.10 The Brook is then conveyed in a large diameter sewer (marked as 'combined' on Thames Water records) which runs parallel with the carriage sidings and Balham – Crystal Palace line on its southern side, before turning north and passing beneath the railway bridge by the play facility and heading northwards under Cavendish Road. This latter was originally named Dragmire Lane at its southern end, which suggests some water-related problems in days gone by.
- 7.11 The York Ditch, which ran along the course of what is now Dr Johnson Avenue, was reportedly a former tributary of the Falcon Brook and its subsequent course between the Avenue and the Brook is reported to head northward through Tooting Bec to a confluence somewhere north of Balham station. A small diameter storm sewer runs the length of the Avenue which is thought to be the culverted remnant of the original Ditch, and discharges to the combined sewer network by Keeper's Lodge. Any remnant of the Ditch farther south, east of what is now the athletics track, appears to be conveyed in a large combined sewer (even though it is marked as a foul sewer on Thames Water's plan) which then turns westward along Tooting Bec Road.
- 7.12 A map of historical features ([www.friendsoftootingcommon.org.uk](http://www.friendsoftootingcommon.org.uk)) also records an 18th century pond behind Culverden Road about 200m south of the railway bridge over the path and another pond of similar vintage (residue of clay extraction) at the north-east corner of the segment between the railway and Emmanuel Road. Neither of these features appear to have survived as such to the present day.
- 7.13 An isolated ephemeral pond north of Tooting Bec Road and east of the railway was reportedly created by the residual form of temporary workings for the London Water Ring Main at this point in the early 1990s. The water level in this feature appears to be linked to the local water table and reportedly rises and falls annually, weather permitting.
- 7.14 A site walkover in December 2014 identified two specific instances of deliberate ditching works to drain localised areas of the Commons. The first of these runs northward up the western side of the railway embankment behind Culverden Road as shown in the photo below (looking southwards, railway to LH side of view). The channel is well-defined and, on the day, reasonably free of significant obstruction though holding plenty of leaf-litter. It originates immediately south of the willow copse at the northern end of this segment of the Common.



- 7.15 This channel terminates just before the railway crosses over the cycleway/footpath and the ditch discharges into a small headwall/inlet as shown below. This arrangement looks prone to permitting leaf-litter to be carried into the downstream drain through the inlet opening though the small scale of the feature would make total exclusion of such matter very difficult indeed without risking total blockage and potential flooding of the adjoining path.



- 7.16 The second instance of such provision is on the eastern side of the Common, beside and to the north of the Streatham & Clapham High School land. This channel appears to be operating more as a boundary drain to pick up water from higher ground beyond the Common limits, as it runs close to and broadly parallel with the boundary at higher levels than the bulk of the Common land nearby. It originates beside the school campus where the Common narrows between the railway (LH side) and the school (RH side in photo below).



- 7.17 The channel was relatively dry on the day of the walkover with little or no water in it. Further north the Common land opens out again and the channel follows the line of the eastern boundary as it bends away from the railway. The channel continues northward to a point close to a pavilion building within the school land: it appears to be piped beneath a driveway access across the boundary before continuing only a short distance beyond.



- 7.18 The channel then terminates and discharges any flow conveyed into a small inlet structure. The onward course of this drain is unknown. The drain inlet is protected by a mesh grille to stop leaf-litter entering the drain. An informal footpath continues through and behind a copse beyond this point and it was noticeable on the walkover that almost immediately beyond this inlet the path became very boggy over some distance. The ground here is very boggy with a steady but small surface flow northwards, which eventually dissipated westwards into the copse. It is not immediately clear where this water originates as the ditch was effectively dry on the day of inspection. The water on the 'path' appears to be welling up from the ground rather than flowing overland onto the path and may represent a local lense of more permeable ground that permits such behaviour.
- 7.19 Other items noted during the Commons walkover concerned:
- Ephemeral ponding on the northern side of Bedford Hill around the treeline bordering the road where this runs south of the former 'Gaelic football pitch' which has on at least one occasion recently become so bad that it had spread onto the carriageway. Although this ponding occurs annually, it does not appear to be causing the trees any obvious distress.
  - Waterlogging of ground alongside paths, particularly the 'Horse Chestnut Avenue' path between Bedford Hill and Tooting Bec Road. This was generally linked with 'off-line' use by pedestrians, cyclists or maintenance vehicles compacting the ground beside the surfaced paths which was then unable to drain as readily as before.
  - The car-park off Dr Johnson Avenue reportedly suffers from puddling. A number of gullies serve the parking area, though some were blocked by silt and leaf-litter.
  - The eastern bridge under the Balham – Crystal Palace line has various rainwater downpipes from the bridge deck that feed into channels at the bottom of the abutments. It is not immediately clear where these channels drain to, though it is likely to be to the nearby trunk sewers.
  - Ditches north and east of the changing-rooms building off Tooting Bec Road appear to be border features rather than outright drainage features. In particular, for the feature running eastward from the building along the edge of the adjacent wooded strip, the bank of spoil from the ditch is on the northern side and would prevent any water running off the open land into the centre of the Common from actually getting into the channel. Its appearance also strongly suggests that it has no active drainage function.

## Existing flooding problems

- 7.20 The main ongoing flooding problem occurs at the play facility building (Triangle Children's Centre) east of Balham Junction. Flooding here was noted in the 1988 MMP. The immediate cause is considered to be one or more of the following:
- Excess surface water running-off the playing-field area to the east and south, for which the playground and building lie at the low-point (approx 10.2ha catchment within the Commons boundaries).
  - Similar excess water running down the path behind Culverden Road and through the pedestrian/cycleway underpass beneath the railway to a low point (approx 4.4ha catchment within the Commons boundaries).
  - Overflow from one or other of the public sewers that pass this point. A 910mm diameter foul sewer runs south of and parallel with the Sydenham Hill railway spur from Drew Cottages to a point just north-west of the playground. A 300mm foul sewer runs up the cyclepath/ footpath behind Culverden Road, under the railway and meets the larger sewer north-west of the playground. The sewer then continues northwards through the bridge opening towards Emmanuel Road as a 1070mm diameter pipe. The drainage gullies present on or beside the paths beside the playground almost certainly connect to one or other of these sewers. The large sewer is understood to convey the Falcon Brook (see earlier notes) and when this source rises the sewers could become overloaded. The key risk from this source however is that of sewage pollution to the floodwater and residual contamination of the playground.
- 7.21 The topographic information shows that the playground is located in a localised 'bowl' about 400mm deep. This is created by a slight rise in the cyclepath/footpath north-west of the playground which prevents any surface water from running northwards towards Emmanuel Road until it has risen high enough to overtop this 'crest'.
- 7.22 Work was carried out on the Children's Centre building in 2013/2014 which included measures to prevent flooding. These are thought to have been aimed at preventing flooding within the building and are not thought to have been intended to resolve the wider problem. It was stated at the time that *"...the flood defence works we are carrying out mean that there should no longer be any disruption to these services from heavy rainfall accumulating on the common, which has been a problem in the past."* (Cllr K Tracey, LBW web-site). Earlier work is understood to have filled in a short ditch along the eastern edge of the playground area that had originally been created to intercept run-off from the playing fields area (though without any outlet) in an attempt to solve the problem.
- 7.23 The ponding on the northern side of Bedford Hill along the treeline is thought to be caused by excess run-off from the land immediately north of this point. The 'watershed' between this area and that which falls and drains northwards towards the playground facility mentioned above is about midway across the former 'Gaelic football' pitch. A localised low area bordering the road allows water to collect and the clayey nature of the soil prevents the water from soaking away into the ground fast enough. The photos below illustrate the problem.



(Source: Flickr, Sixthland)

7.24 Parts of the Common become waterlogged and very boggy during the winter months. These appear mainly to lie within the northern part of the Common, north of Bedford Hill, which is characterised by clayey ground whereas the southern part of the Common lies on sandy gravelly soil and is much better at self-draining. This behaviour should not be incompatible when taken in the context of an informal parkland and does not represent any shortfall in land maintenance: it is simply how land of this nature behaves during the wetter part of the year. The exceptions to this are the playing pitches which have a defined use and which therefore need to be effectively drained to remain usable during this period.

## Flood risks

- 7.25 The 1988 MMP referred to "... large areas of the Common which are inundated with ground water for most of the year ..." (cl.2.2.4) and "widespread waterlogging" (cl.2.9.1). It also referred to 'inundation' of some major pathways during wet weather: this specifically mentioned "parts of Chestnut Avenue, the footpath behind Drewstead Road and the footpath behind Culverton Road [sic]" (cl. 3.2.22). Poor drainage of some of the playing pitches was reported (cl. 3.3.2, 3.3.3ff).
- 7.26 The Plan recorded drainage problems at the Triangle Childrens' Centre play facility south of Emmanuel Road between the two railway lines (cl. 3.3.26ff) and included a specific recommendation that this should be redesigned (cl. 3.3.33 and 4.3.6).
- 7.27 Parts of the Common lie within a Critical Drainage Area centred on the northern end of the Common behind Culverden Road. The CDA description identifies surface flooding derived from water from the Common itself and from a considerable length of the railway line towards Streatham which falls northwards towards Balham Junction.
- 7.28 This is clearly illustrated by the 'surface flooding' indicative flood-risk mapping extract from the Environment Agency website as shown below.
- 7.29 This extract shows a flowpath (shaded dark blue) running northwards along the railway and shedding westwards onto the Common behind Culverden Road as the railway comes out of cutting and onto embankment. The topography then apparently directs water round the rear gardens off Culverden and Byrne Roadsup towards Balham station. The Lidar survey contours and the fences or walls to the Common boundary at this point suggest however that this flow is more likely to be directed northwards through the railway underpass and into the area around the Triangle Childrens' Centre.



(Source: EA website 2015)

- 7.30 Other flow paths can be seen along Emmanuel Road and south of the railway emanating from the east and likely to be associated with the Falcon Brook, flowing westwards across the Common and again converging upon the Childrens' Centre.
- 7.31 Further south three other parts of the Common are also predicted to be at risk of surface flooding in severe storm conditions. The athletics facility and the adjoining areas of low ground south of Tooting Bec Road are at risk, as is a corridor following West Drive and the path up the eastern edge of this segment of the Common. This latter corridor corresponds with the former alignment of the York Ditch. North of Tooting Bec Road, excess surface water from the south and east will spill off Dr Johnson Avenue onto the playing fields west of this road and collect in low ground immediately behind the maintenance depot at The Lodge.



(Source: EA website 2015)

- 7.32 Finally surface water flowing down Woodbourne Avenue, Mount Ephraim Road and along what is probably the 'bourne' route between the two crosses Gerrard's Road and spills onto the Common. It crosses the Common and spills down into the railway cutting. In the case of Woodbourne Road, the road-name itself offers strong evidence of ephemeral flows: 'bourne' is an old English term for a stream, often a seasonal ephemeral-flowing watercourse that appears or disappears as the underlying water table rises or falls.
- 7.33 These overland flow routes represent behaviour that in general will only occur in the severest weather conditions. They are however also indicative of where low-level waterlogging or ponding will occur, as is evidenced by the problems experienced at the Childrens' Centre and beside Bedford Hill. The absence of similar problems in the same conditions on the southern part of the Common is attributed to the difference in ground conditions and the better-draining soil on the southern half of the Common.

## Waterbody sustainability

- 7.34 The Lake is currently fed by such rain as falls directly on it or as may flow overland or through the ground into it from the higher land east of the Lake towards the railway and Lido. It is topped up when necessary from a mains supply to maintain the water level against losses through infiltration into the ground through the pond liner or from evaporation during dry periods. No figures are available for the actual volume of usage at the Lake as this is apparently taken from a wider supply that also serves other facilities on the Common.

- 7.35 Water quality in the Lake, as an isolated and static water body, is managed through the use of aerators submerged in the Lake. These have been found to be sufficient to support a stable quality of water that is adequate for the Lake's purpose.
- 7.36 It is suggested that a meter be fitted to the water-supply spur used to feed the Lake so that the specific usage for this purpose can be recorded and the corresponding cost of this usage identified. At present there is no clear case to suggest that the current arrangements are inadequate or overly expensive. Consequently no consideration has been given at this time to alternative sources of water.
- 7.37 In recent years a small reed-bed feature was created at the south-east corner of the Lake and water was pumped from the Lake into this bed with the aim of using the reed-bed as a filter to assist in improving/maintaining water quality. The system has fallen out of use and it was not considered to have been effective in that purpose. The reedbed remains but is gradually drying out and will in time revert to the same character as the adjacent scrub on the margins of the Lake. It is recommended that the derelict pumping chamber is decommissioned and filled in to remove a potential safety hazard.
- 7.38 The former 'yachting pond' is no longer a pond and has not functioned as one for some considerable time. The recent creation of the Froglife amphibian basins within this feature is understood to be self-sustaining and not in any need of additional water resource beyond that which naturally falls upon the site. The use of the former pond to accommodate these features is understood to preclude any restoration of the pond as a body of water. Cost of reinstatement to a full pond has been prohibitive in the past.

## Historical management aspirations

- 7.39 A number of water-related aspirations for action were raised in the 1988 MMP, though their continued promotion is questioned. These were as follows:
- Cl.3.3.56 suggested (re-)creating a pond for dogs to play in to relieve conflict between dogs and wildfowl on the Lake and the 'yachting pond' (current ecology pond). The original 'dog-pond' lay a short distance south-east of the Lake and has been latterly used for a reedbed feature.
  - Cl. 3.3.79 suggested recreating original natural watercourses and/or the York Ditch alongside Dr Johnson Avenue.
  - Cl. 3.4.26 proposed treating some areas to recreate wet grassland areas although it is believed no areas were treated as such as part of the Plan's implementation.
- 7.40 None of these three proposals are considered suitable for retention in this MMP. The 'dog-pond's' position would mean that water would have to be pumped up into it to sustain it. Such a feature is considered unnecessary and would require disproportionate resources to accomplish.
- 7.41 The former York Ditch, as noted at the beginning of this chapter, has been diverted through the public sewer system. Recreating this feature alongside Dr Johnson's Avenue would attract little flow as the catchment south of Tooting Bec Road is diverted westward via sewers along the road. A ditch alongside the Avenue would carry little flow and, being situated on the more permeable ground that characterises the southern part of the Common, could well have little or no flow in it at all. Its re-creation would serve little purpose in the current landscape.
- 7.42 The modification of areas within the Common to create wet grassland areas on parts that are not already so characterised is likely to be poorly received by the public using the Common and is not considered to be practicable where the land is already relatively free-draining. There needs to be careful consideration of biodiversity aims through wet grassland creation against the needs of access by the public.
- 7.43 In summary, none of the three aspirations presented in the 1988 MMP are considered appropriate to retain in the new Plan going forward.

## New or revised maintenance practices and capital projects

### *Maintenance*

- 7.44 The present maintenance practices that have direct bearing upon land drainage comprise the following:
- Annual clearance of the ditch-courses behind Culverden Road and on the eastern boundary behind the Streatham & Clapham High School.
  - Cleansing of drainage gullies serving the various cycle/footpaths on the Common.
  - Topping-up of water levels in the Lake.
  - As-needed repairs to the Lake lining and structures.
- 7.45 Air blasting and backfilling regimes have been carried out at the playing pitches during the 2000s. There is no active drainage in situ.
- 7.46 The highway drainage for the various roads crossing or bounding the Common is understood to discharge into public sewers along those roads. No dedicated highway drains are recorded. Maintenance of the road drainage is undertaken by the highway authority and is outside the scope of the MMP.

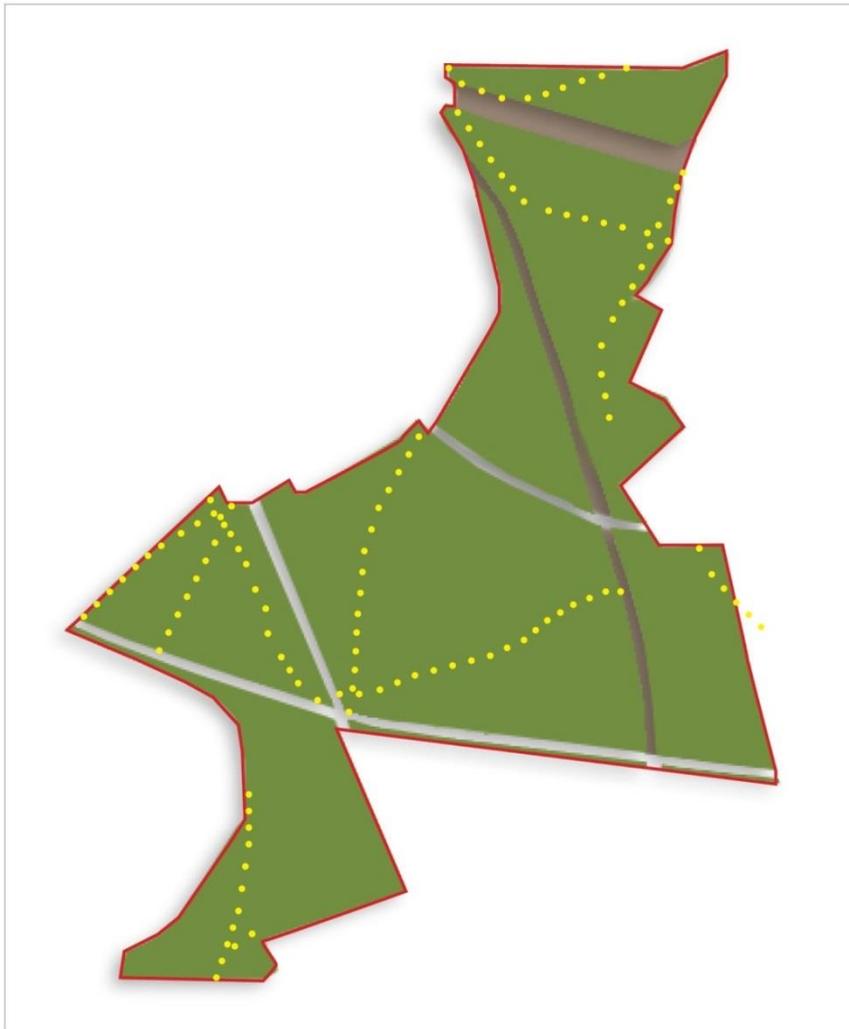
### *Capital works*

- 7.47 Two situations are considered to require capital works to address current problems;
- The first of these is the occasional flooding around the Childrens' Centre at the northern end of the Common. In order to 'break' the bowl in which the playground and building sit, it is recommended that the cycle/footpath passing the facility on its western side be reprofiled up to and partially through the railway bridge. Ground levels at the playground are at or just below 27.0mOD: the path rises slightly to about 27.3mOD before falling northwards to a level of about 26.2mOD at the northern side of the bridge.
  - In tandem with this it is suggested that some of the drainage gullies serving the cycle/footpath hereabouts have their covers/gratings reset as they are not all considered to be effective compared with the surrounding ground levels.
  - The second situation is the water collecting beside Bedford Hill. Here it is suggested that a new land-drain could be laid behind the footway and connected into the highway drains (via the road gullies) in order to relieve the ponding of water in this area. However this option needs to be balanced against the biodiversity requirement to provide more wetland habitat, with the suggestion of leaving the southern section of the ditch beside Bedford Hill open in its current condition to encourage biodiversity.

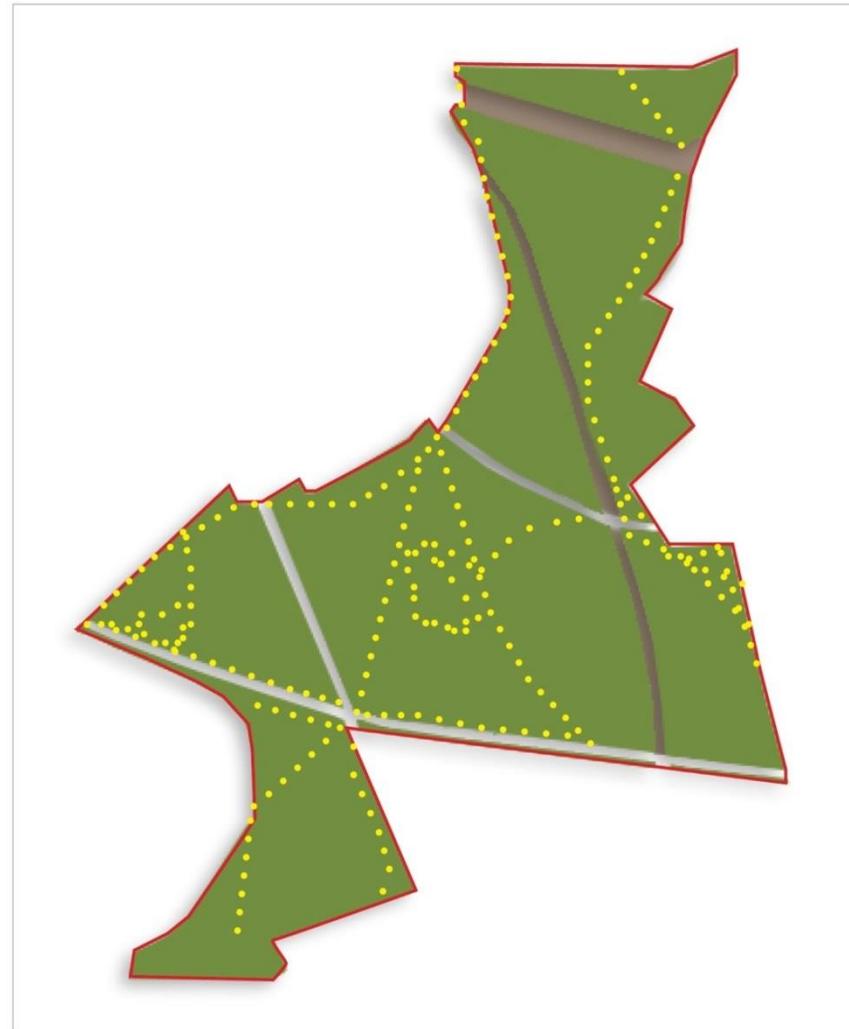
## 8 Visitor accessibility

### The historic path network

- 8.1 Tooting Common has historically been a porous site with numerous key access points along its boundary, this allowed Commoners Rights to be implemented which were attached to particular households not people and gave certain grazing and wooding rights which were controlled by the Court Leet and Court Baron of the Manor. Strategic formal gateways and lodges were located along its margins to regulate its use as common land for the respective manors. This management existed at Tooting Common until 1866 with the passing of the Metropolitan Commons Act preventing the Lord of the Manor of Tooting Graveney from taking any more land for development and between 1873-1875 with the acquisition of both Commons by the Metropolitan Board of Works.
- 8.2 **Figure 8.1** shows the historic path network dated from the first edition ordnance survey plan of 1868-75 compared with the existing primary pedestrian access routes. It can be seen that the enhanced connectivity and increased numbers of footpaths follows the development of the amenity and formal sports features including the tennis courts, café, lake and playgrounds within the core of Tooting Common. Ordnance survey plans from 1916 show footpaths beginning to bisect open areas which are currently used as sports pitches. In contrast to 1916 the circulation routes which developed post-war from the ordnance survey plans of 1949-53 are broadly similar to those identified today.
- 8.3 Given the close fit in pedestrian circulation post-war it's recommended that these primary routes continue to be maintained and enhanced as they are in line with the existing sporting facilities and Common features which were provided from the mid C20.



Footpath layout as shown on the Ordnance Survey 1st edition 25" map of 1868-75



Present day footpath layout at Tooting Common

**Figure 8.1: Comparison between late C19 path network and existing path network**

## Current access and circulation

- 8.4 The Common is freely accessible to the public at no cost and is therefore a popular site for passive and more active sport and recreation. There are a number existing larger scale primary access points which are in more prominent locations alongside smaller scale secondary access points. These access points are outlined in **Figure 8.2** which also presents those primary circulation routes which encompass the site and the distribution of public transport provision under 1km distance from the Common.

### Pedestrian access

- 8.5 As highlighted by **Figure 8.2** the key primary pedestrian routes can be identified. Much of the circulation is kept to the periphery of the open areas. Notably the Capital Ring long distance route crosses the Common from Riggindale Road at the south-eastern edge of the Common. The route then passes north near Tooting Bec Lido entrance heading north-westwards to Bedford Hill near the café and along the north-western edges of the Common at the back of Culverden Road exiting the Common opposite Fontenoy Road.
- 8.6 The surrounding and bisecting roads also provide important circulation within the Common. Tooting Bec Road has allocated horse-rides along its northern side which are also popular for running.
- 8.7 The majority of the footpaths are surfaced with grey/black tarmac but most have been more suitably replaced to compacted hoggin and fine gravels which sits more harmoniously in the Common setting. Most are in reasonable repair but some require attention for cracks and bumps.
- 8.8 The Common can be reached on foot through the use of public transport with the following stations/stops nearby:
- Rail: Streatham Hill Station 500m to NE and Streatham Station 400m to SE
  - Tube: Balham Station 500m to NW and Tooting Bec Station 500m to SW
  - Bus: Buses 249 and 319 pass along Tooting Bec Road. Bus 315 passes along Bedford Hill. (generally every 15 minutes on weekdays and every 30 minutes at weekends)

### Running routes

- 8.9 There are a number of Run England marker posts throughout the Common. Allocated running routes within Tooting Common are as follows:
- **1k (blue route):** SE of ecology pond – E along Tooting Bec Road to Dr Johnson Avenue – NW along Dr Johnson Avenue – W along perimeter – return to old yachting pond
  - **3k (green route):** SE of ecology pond – E along Tooting Bec Road to Garrad's Road – N along Garrad's Road – W along Bedford Hill – SW towards the lake – NW towards Bedford Hill – SE along margins – return to ecology pond
  - **5k (red route):** Route encompasses the perimeter of the Common to the north and including Tooting Bec Road.

### Options and opportunities

1. Maintaining the widespread network of paths which provides appropriate access in all weathers and has capacity to take intensive usage.
2. Opportunities to reduce overall extent of hard surfacing where paths are duplicated or carriageways excessively wide. Examples of areas of path duplication includes the southern end of the Triangle character area at the eastern end of Bedford Hill and the eastern margins of the Streatham Woods character area near Garrad's Road.
3. Subsidiary tarmac paths in poor condition or localised areas of damage should be replaced following expiry with self-binding gravel such as Coxwell gravel to enhance natural appearance and drainage.
4. Consider creating a series of circulation routes offering the opportunity for visitors of all abilities to experience points of interest within the Common. One route will be promoted

as a heritage walk to provide access to key points of historic interest including key view points, sites of associations and events and the lake. Leaflets can be provided in the café.

5. Consider pedestrianisation of Dr Johnson Avenue to reintegrate the highway land back in to the Common and improve connectivity. This will also enhance the tree avenue as a pedestrian feature with key historic viewpoints.
6. Primary and secondary entrance points should be reassessed with an improved setting and rationalised/replacement signage.

### Cycle routes

- 8.10 **Figure 8.2** identifies the off-road cycle route within the site which is currently part of segregated shared use paths. This principal route enters the Common from the south at Furzedown Road roundabout heading north and north-eastwards alongside the athletics track. The route then runs along the full length of the Horse Chestnut Avenue, around the back of Culverden Road and finally northwards through the underpass and exiting at Fernlea Road. Cycle racks are located near the car park adjacent Dr Johnson Avenue, Tooting Bec Lido, tennis courts and café.
- 8.11 As stated within the Operational Review of Tooting Bec Common Cycle Route – Final Report (2008) “The off-road cycle route has both strategic and local functions. It provides a link in a longer cycle route between Norbury and Clapham (a route previously known as LCN route 5), and provides an alternative to the busy A23 Streatham Hill dual carriageway.”<sup>41</sup>
- 8.12 The route has recently had its white line removed along the Horse Chestnut Avenue for un-segregated shared use. The aim is to slow cyclists down along this route as it’s currently one of the most densely used section of the route and would require cyclists to take more care (than if allowed a free run on a segregated cycle path). Removal of the white line would also improve the appearance of the paths.
- 8.13 Sustrans are currently working with Transport for London on a project to deliver a number of Quietways in and around London. Quietways will be quiet, direct cycle routes, which follow back streets, and run through parks or along waterways. Sustrans is currently working with TfL, Boroughs and Managing Authorities to pilot and deliver a number of new approaches to cycling measures. Wandsworth Council are in liaison with Sustrans on these alternative and/or new approaches to cycle routes within the Borough.

### Options and opportunities

1. If cycle routes are to be maintained, continue to implement un-segregated shared use throughout the route (removing white lines). This will aim to slow cyclists and improve path surface appearance.<sup>42</sup>
2. Improve the availability of cycle racks at the margins of the Common.
3. Introduce (or strengthen the existing) speed reduction measures through physical measures, legal measures and enforcement measures for safety.<sup>43</sup>
4. Improve regulation of cycling behaviour through creating awareness through the Borough’s school cycle training programmes; cycling do’s and don’ts within maps, leaflets and guides and occasional public liaison initiatives e.g. information stalls.<sup>44</sup>

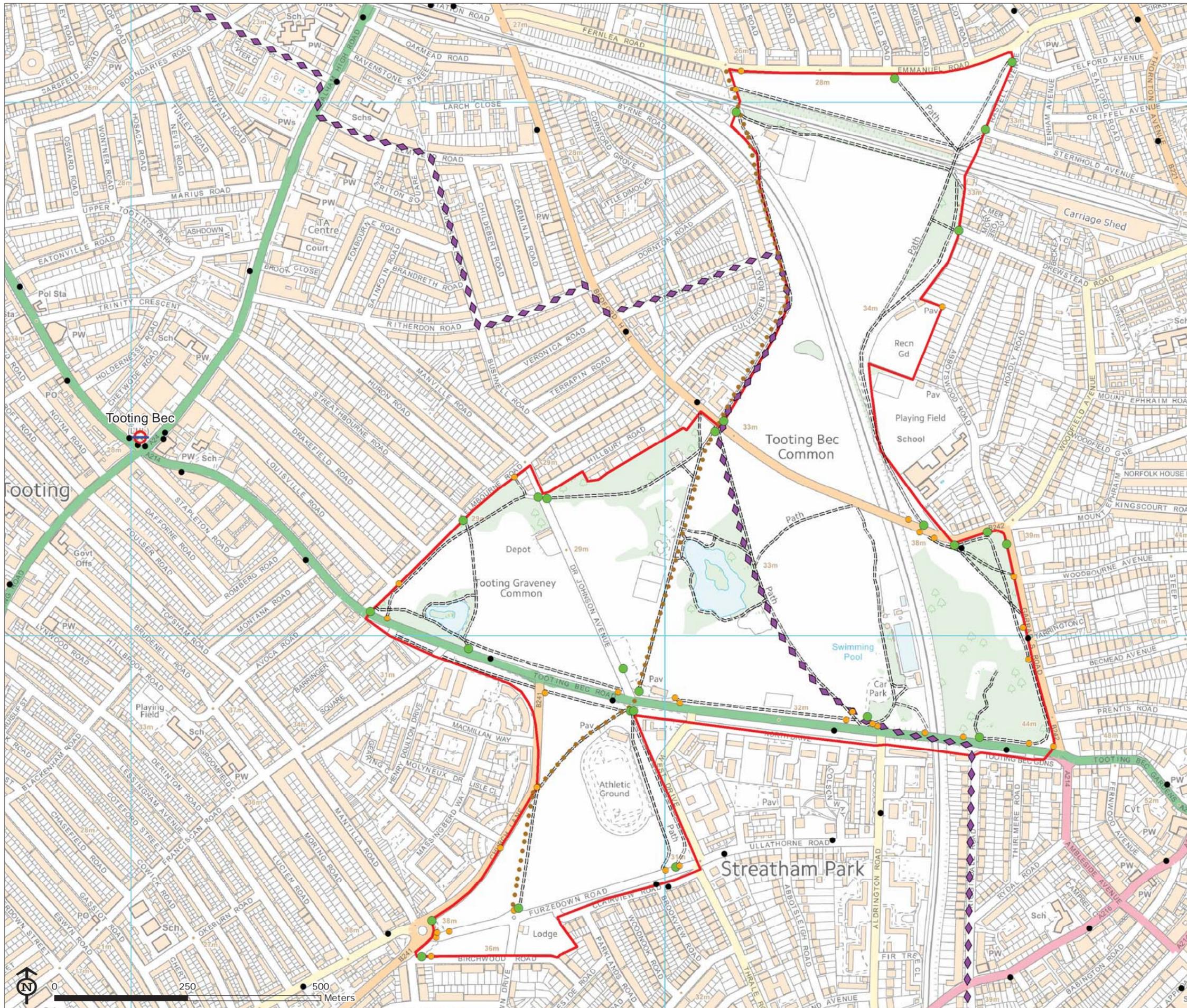
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<sup>41</sup> Mayer Brown Ltd. (2008). *Operational Review of Tooting Bec Common Cycle Route, London Borough of Wandsworth – Final Report*. Woking: Mayer Brown Ltd

<sup>42</sup> Mayer Brown Ltd. (2008). *Operational Review of Tooting Bec Common Cycle Route, London Borough of Wandsworth – Final Report*. Woking: Mayer Brown Ltd

<sup>43</sup> Mayer Brown Ltd. (2008). *Operational Review of Tooting Bec Common Cycle Route, London Borough of Wandsworth – Final Report*. Woking: Mayer Brown Ltd

<sup>44</sup> Mayer Brown Ltd. (2008). *Operational Review of Tooting Bec Common Cycle Route, London Borough of Wandsworth – Final Report*. Woking: Mayer Brown Ltd



## Tooting Common Management and Maintenance Plan

**Figure 8.2:**  
Access and circulation

- Study area boundary
- Primary access point
- Secondary access point
- ◆ Capital Ring long distance route
- Off road cycle route
- Primary pedestrian circulation route
- Bus stop
- London Underground station

Map Scale @ A3: 1:7,000



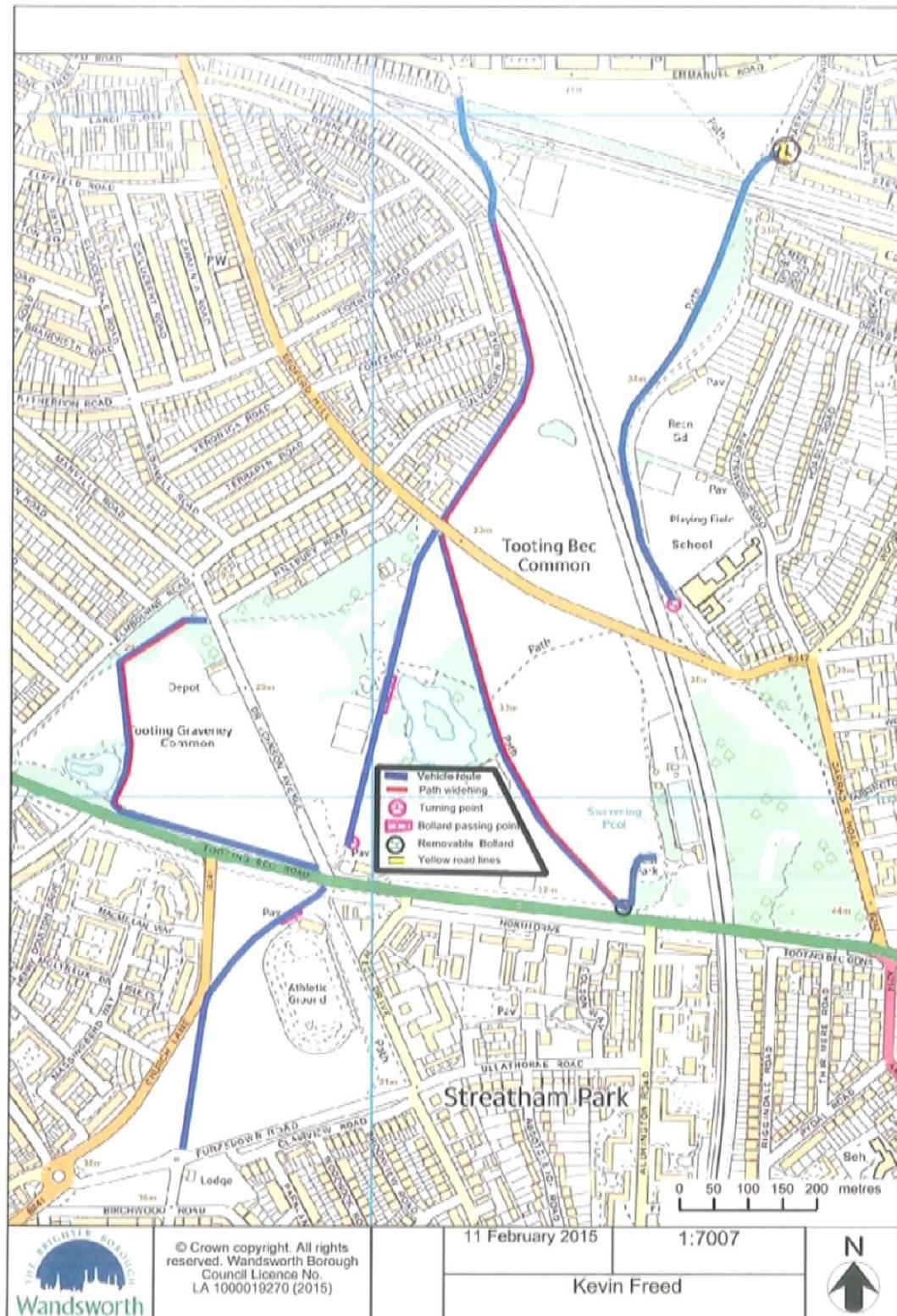
### **Vehicular access**

- 8.14 Roads located around the periphery of the Common provide good vehicular connections to the different areas within the site, although there is limited car parking especially during peak periods in the summer months especially near Tooting Bec Lido. Within the Common there are two car parks, one to the south east of Dr Johnson Avenue and adjacent to the Lido off Tooting Bec Road.
- 8.15 Tooting Bec Road (A214) and Bedford Hill (B242) are the principal highway routes which bisect the Common.
- 8.16 The current Contractor requires vehicular access to maintain parts of the Common and its facilities. **Figure 8.3** outlines the current key vehicular routes within Tooting Common excluding surrounding roads and details turning points, bollards and path widening. It can be seen that the vehicular routes encompass allocated off road cycle routes and the Capital Ring long distance route as well as the north-east and north-western margins given their hard surface width. There is inevitably an increased likelihood of conflict between different user groups using these popular routes.

### *Options and opportunities*

1. Consider pedestrianisation of Dr Johnson Avenue to reintegrate the highway land back in to the Common and improve connectivity. This will also enhance the tree avenue as a pedestrian feature with key historic viewpoints.

Figure 8.3: Current vehicular access (Credit: Wandsworth Council)



## Existing infrastructure audit

- 8.17 During early 2015 an asset data collection exercise was carried out by LUC utilising tablet PC's in the field to record the different assets and features within Tooting Common. Data was collected which recorded the following information:
- Feature type
  - Condition (Good, Fair or Poor)
  - Comments
  - Photo of feature
- 8.18 There were 553 item entries recorded within Tooting Common and these encompassed various site infrastructure categories which are summarised below. **Figure 8.4** presents the distribution of the fixed objects by category throughout the Common. An interactive map and spreadsheet can be interrogated to search particular aspects and view filtered data and photos of each individual asset. The spreadsheet and map can be found in **Appendix 10**.

### Hard surfaces

- 8.19 The majority of the footpaths are surfaced with grey/black tarmac which in many localised areas is beginning to deteriorate and crack. The shared use unsegregated and segregated paths are generally in good condition although hard surface signage is showing signs of wear.
- 8.20 Recently many tarmac paths have been suitably replaced to compacted hoggin and fine gravels which sits more harmoniously in the Common setting.
- 8.21 There are other localised areas consisting of brick paved, steps and wooden boardwalks generally in a good condition.

### Fencing, gates and barriers

- 8.22 There is a mixture of fencing style throughout the Common. The area is predominately surrounded by post and rail fencing which is largely located adjacent to the highway. Further detail regarding boundaries is also found in **Table 3.1**. The peripheral post and rail fencing is variable in quality with some areas of localised damage and differing posts (concrete or plastic) used due to ongoing ad-hoc repairs. A new traditional palette of robust post and rail fencing would be timely and in keeping with historic boundary treatments.
- 8.23 Close boarded fencing, palisade fencing and walling has been used for screening and privacy for more secure areas throughout the site with security fencing used for Tooting Bec Lido, the athletics track and bisecting railway lines. Play areas have differing metal fencing styles.
- 8.24 Gates and barriers are distributed largely with the margins of the Common. For example black and white metal gallows gates and timber gates are located along the horse rides adjacent Tooting Bec Road. These gates enable vehicular access although their condition is generally fair to poor.

### Benches and seats

- 8.25 There are a large number and distribution of benches and seats in the Common of a variety of styles, mostly of good quality and repair and with a range of memorial plaques. The majority of benches are the recycled black plastic bench. Many of these benches have unfortunately experienced graffiti damage which have been painted over in places.
- 8.26 Resilient benches which are of a consistent style and provide a reduced surface area for graffiti are recommended.

### Litter bins and dog bins

- 8.27 The litter bins are predominately of a green metal style with a black plastic lid. The dog bins are either standalone or attached to litter bins and of a red metal style with a black plastic lid. These are largely of fair to good condition. These are supplemented as necessary with large cage baskets for events although some are located near the café. In the main the bins are unobtrusive,

although there are cases where they fail to co-ordinate with the benches or other furnishings or are inappropriately located.

### Signage

- 8.28 Good quality smaller green signs and case boards comprising green-painted cast metal cases with adequate space for the display of information have been installed throughout the Common. These are generally in appropriate locations by the entrances, at key points of interest and provide a helpful range of local information. However, there is a lack of maps for orientation throughout the site particularly a lack of larger pictorial site maps at primary access points including adjacent the car park near Dr Johnson Avenue, along Furzedown Road to the south and Emmanuel Road to the north.
- 8.29 While there is caution about proliferation of interpretive boards and signs there are specific opportunities near the lake and adjacent to the car park near Dr Johnson Avenue where additional ground plaques or interpretive information would be of benefit near historic and wildlife features. Roadside signage is less coordinated and relatively intrusive and there is an abundance of cycle route/restriction signage. A range of signage could be used to identify buildings e.g. toilets and cafés.

### Lighting

- 8.30 There are over 100 lamp columns in the Common, the majority of basic utilitarian design. These are appropriately distributed along main paths within the Common and adjacent to the highway.
- 8.31 Lighting remains important in function as the Common carries much after-dark pedestrian commuter traffic in winter (in addition Wandsworth Council staff and the Contractor require safe access to store yards and compounds).
- 8.32 The existing level and extent of lamp lit paths is generally acceptable and appropriate, but should not be extended with some consideration to reduction. There are particular concerns about the level of illumination on shared cycleway/footpaths where there is already some level of conflict. There is potential for lower level lighting and/or ornamental traditional style lighting columns.

### Other items

- 8.33 There are a number of other structures and features which have been accrued incrementally by the Common and form an important part of the built landscape. These include historic boundary markers and plaques alongside railway infrastructure.
- 8.34 Additional subsidiary items recorded include cycle racks, timber bollards and service boxes.

## Landscape materials palette

- 8.35 A snapshot of the current condition and palette of site infrastructure assets is shown in the photo sheet in **Appendix 5**. This also briefly describes a number of issues affecting the current condition of assets. **Appendix 5** also highlights images of a proposed site palette which consists of natural materials for signage and paths which aims to be more sustainable and harmonious with the naturalistic areas of the Common. Examples of fine metal slatted black benches are shown along with complimentary black metal bins. A range of low level lighting for consideration is also listed. It is hoped that an adopted consistent design palette will address some of the lacklustre site furniture and equipment currently in-situ through helping to guide future replacements and refurbishments over the life of the plan at an organised and gradual pace.
- 8.36 Early discussion with the Principal Parks Officer (Contract Management) and Quadron suggest that this design palette is desirable and welcome. Their main concern is that the furniture is robust and as far as possible vandal resistant. There are instances where timber furniture has been set alight, hence the use of current non-flammable materials.
- 8.37 Wandsworth Council should also consider the findings of the TCHP activity project in determining an identity for Tooting Common, and how this relates to forming a realistic and operational design

palette for the Common. A policy for this Management and Maintenance Plan will be to work with all relevant bodies to agree a design palette for the Common.

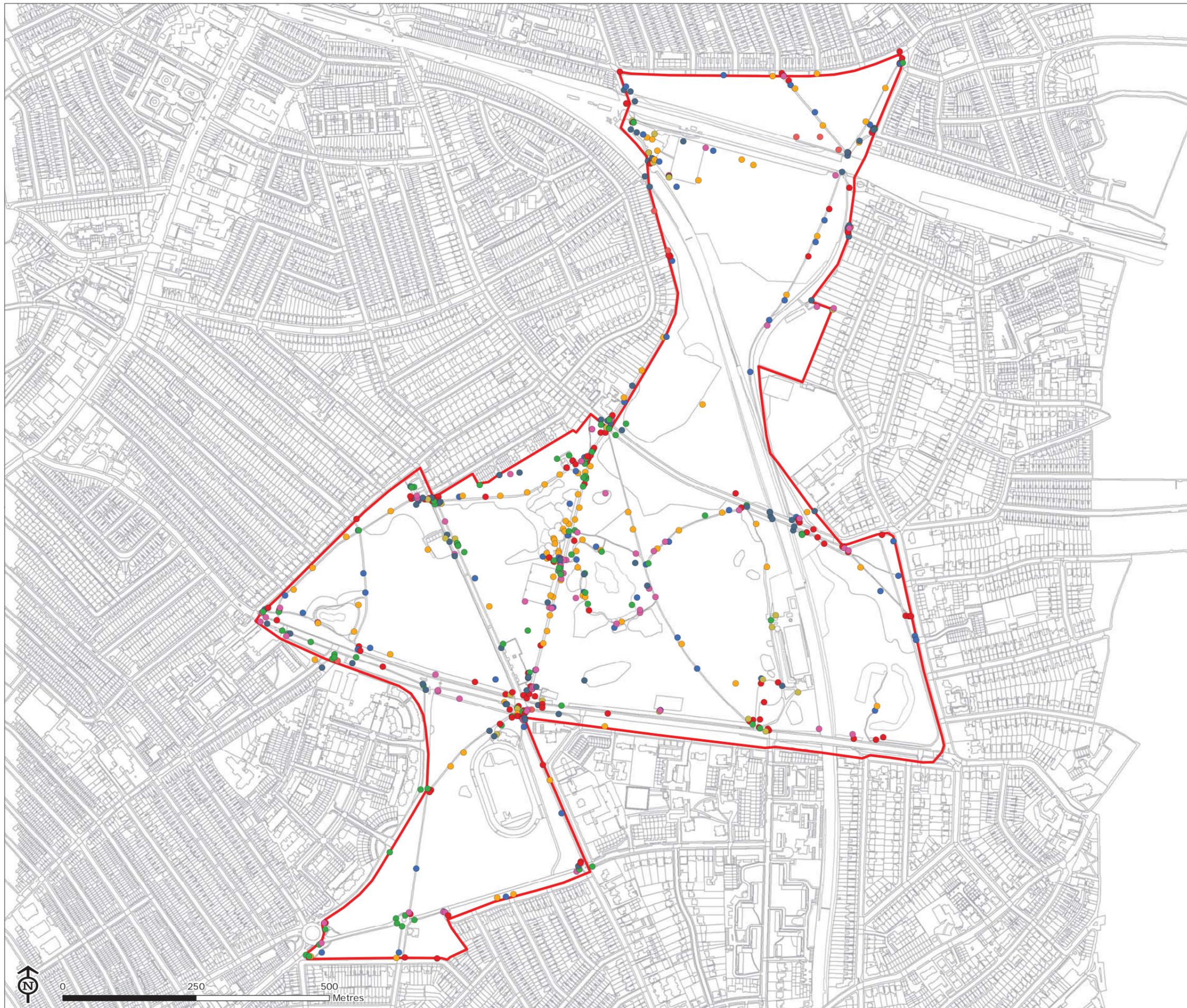
### **Disability access**

- 8.38 Many areas of the Common have effectively considered appropriate disabled access. The recent path network surrounding the popular lake feature is a good example providing safe level access through the installation of compacted hoggin.
- 8.39 Areas for potential disabled access enhancement include:
1. Improving wheelchair accessibility along the central path running from south to north within Bedford Woods.
  2. Improving wheelchair accessibility along the north-western path near Tooting Bec Lido.
  3. Improving wheelchair accessibility along western path within Streatham Woods.
  4. Improving wheelchair accessibility along western and southern margins of Tooting Graveney Woods.
  5. Improved lighting at underpasses to improve visibility and security.
  6. Increase in allocated disabled parking provision. Potential for a mini-bus drop off point for use as a disability access facility.
  7. Site-wide localised enhancements particularly near primary access points including widening shared use paths at highway junctions, dropped kerbs and tactile paving installation.

# Tooting Common Management and Maintenance Plan

Figure 8.4:  
Fixed Object Field Data

- Study area boundary
- Barrier
- Bin
- Boundary marker
- Fencing
- Gate
- Hard surface
- Lighting
- Milestone
- Seating
- Signage
- Other



Map Scale @ A3: 1:7,000



## De-urbanisation of the Common

- 8.40 As discussed previously alterations to the pedestrian routes should include the surfacing of desire lines with natural, rural looking and free draining surfacing, such as self-binding gravels e.g. Breedon or Coxwell gravel. These would help to accommodate the routes that visitors wish to take across the Common. In tandem with this small sections of duplicated tarmacked paths should be removed from the common, where they are not used by visitors and replaced with grass.
- 8.41 De-urbanisation of the common would be assisted by the closure of Dr Johnson Avenue and the rerouting or removal the cycleway away from Horse Chestnut Avenue and parts of Graveney Woods. Such proposals will be subject to cross consultation with departments within Wandsworth Council. These include Highways and Engineering Departments who are the departments responsible for roads and cycleways within the common. Closure and re-routing proposals will be subject to appropriate consultation and consideration, which is outside the scope of this plan.

### Potential access routes

- 8.42 **Figure 8.5** outlines potential waymarked routes for cycling (re-routing from Horse Chestnut Avenue) and pedestrian access in consideration of the need for de-urbanisation. This includes a specific shorter route incorporating key historic features. These routes have been identified following consultation and assessment of site use, ecological impacts and popularity of features and spaces.

#### *Long route*

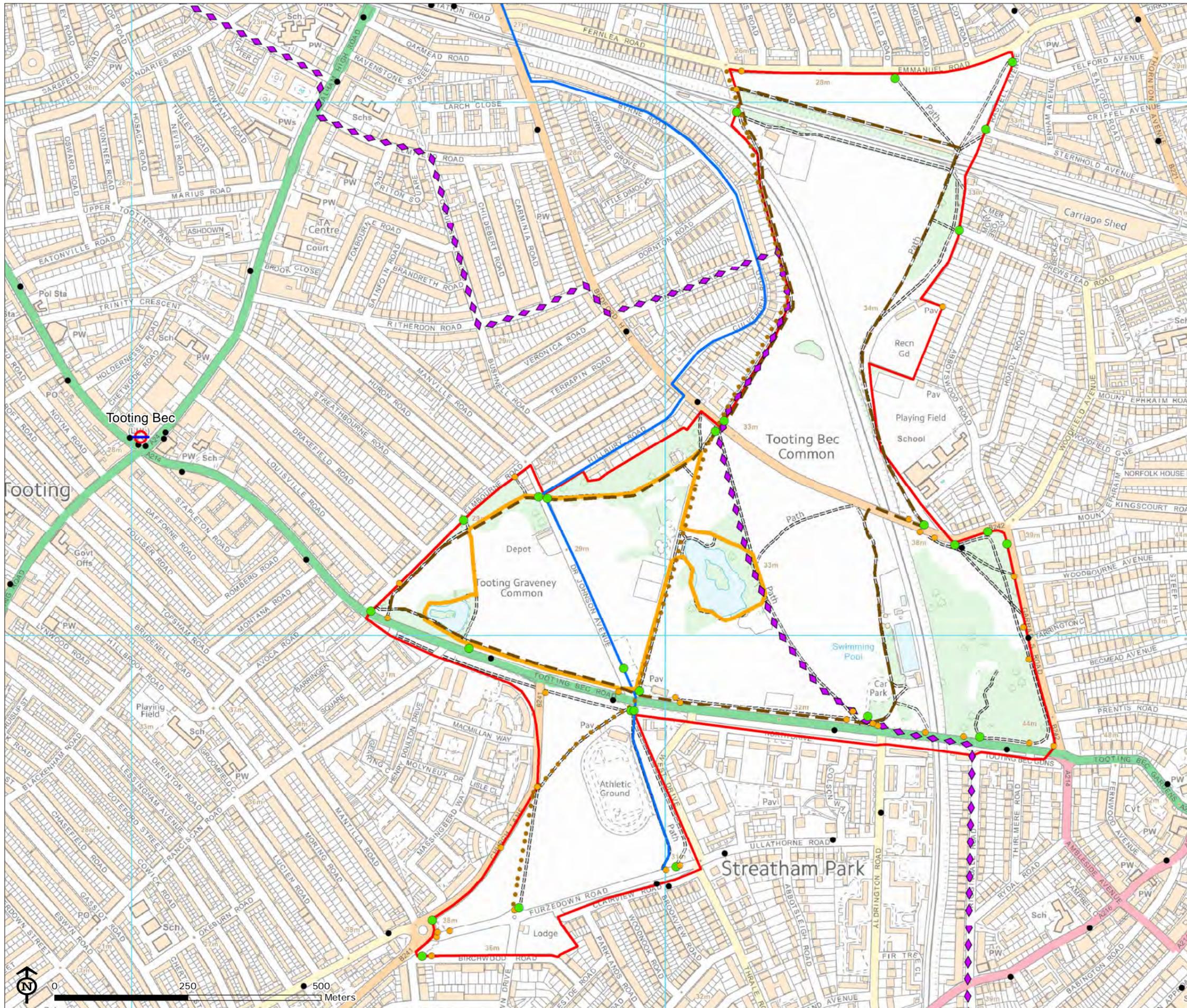
- 8.43 The long route encompasses the northern margins of Tooting Bec Road and heads northwards adjacent Tooting Bec Lido. The route then connects with the eastern edges of the Common and southern margins of the railway line near Emmanuel Road. The route returns along the western margins towards the ecology pond.

#### *Cycle route*

- 8.44 The cycle route enters from the south at Furzedown Road and heads north along the eastern edges of the Common adjacent to the athletics track. The route then heads north-westwards along Dr Johnson Avenue until it reaches its northern end. The route next moves north-east along Hillbury Road outside of the Common.

#### *Short/Heritage walk*

- 8.45 The short/heritage walk circulates around the popular amenity areas encompassing the northern margins of Tooting Bec Road between the ecology pond and Dr Johnson Avenue. The route then heads north along Horse Chestnut Avenue skirting around the lake and returning back, passing the café, then along the western edges back to the ecology pond.



## Tooting Common Management and Maintenance Plan

Figure 8.5: Access and Circulation Route Options

- Study area boundary
  - Primary access point
  - Secondary access point
  - ◆ Capital Ring long distance route
  - ◆ Off road cycle route
  - Primary pedestrian circulation route
  - Bus stop
  - ⊖ London Underground station
- Potential Routes
- Long route
  - Short heritage route
  - Cycle route

Map Scale @ A3: 1:7,000



## 9 Visual survey and analysis

### Historic land use, design elements and views

- 9.1 The result of the years of development and varied design influence and land use as well as the natural environment of the Common has produced a landscape which today can be appraised at a number of levels.
- 9.2 Primarily Tooting Common has its origins as a source of resources and common land and as a setting for the surrounding housing which increased dramatically from the late C19. In addition Tooting Common is a record of design values, land use and influences over the years; a feature within the surrounding environment; a record of the use made of the Common and its grounds and as a collection of different compartments each with their own character and mosaic of habitats.

### Use as a common and a setting for estates and housing

#### *Tooting Common*

- 9.3 Traditionally Commons were situated within the poorest areas of land (hence a large proportion of Tooting Common is on gravel). Commoners Rights were attached to particular households not people and these gave certain grazing and wooding rights which were controlled by the Court Leet and Court Baron of the Manor. The Court, headed by the Lord of the Manor's Steward, appointed tythingmen and jurymen to regulate the Commons. This management existed at Tooting Common until 1866 with the passing of the Metropolitan Commons Act preventing the Lord of the Manor of Tooting Graveney from taking any more land for development and between 1873-1875 with the acquisition of both Commons by the Metropolitan Board of Works.
- 9.4 The developments which surrounded the Common were largely gentry villas and farms with adjacent smaller settlements. During the late C19 development escalated markedly with the relentless pressure of urbanisation. The adjacent wealthy residents inevitably aimed to enhance and appreciate their natural outlook and subsequently from the C18 designed features such as avenues began to be planted and spilled out from their estates. These formal designed elements were fashionable during the time and would accentuate viewpoints towards estates, farms and features and helped define boundaries.
- 9.5 Avenues have been identified in Rocque's C18 maps within similar areas of land including Dulwich, Mitcham and Putney Heath. Latterly during the C19 the nearby Wandsworth Common to the north-west had notable avenue plantings of Poplar and London Plane, and planting of Turkey Oaks at viewpoints such as junctions of paths.<sup>45</sup>
- 9.6 As large open spaces with a rural character, Commons were frequently included in the views from surrounding houses, and thus influenced the pattern of urban development on their fringes.<sup>46</sup>

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<sup>45</sup> Lambert, D. and William, S. 2005. *Commons, Heaths and Greens in Greater London Report*, short Report for English Heritage

<sup>46</sup> Lambert, D. and William, S. 2005. *Commons, Heaths and Greens in Greater London Report*, short Report for English Heritage



Rows of late C19 housing in the Queen Anne style within the Hyde Farm Conservation Area to the north of Tooting Common

- 9.7 Some components of the setting have changed since the early C20 predominately the increase in highway infrastructure and the erosion of the more pronounced peripheral avenues surrounding the Common.

#### **A feature within the surrounding environment today**

- 9.8 The Common landscape provides a number of assets:
- The open common land provides a clean canvas and framework for the trees and the glimpses of the historic tree avenues from the surrounding roads, paths and houses;
  - Vegetation provides an important buffer to the heavy traffic within the area;
  - The flat landscape and lack of development allows for wide panoramas of skyline;
  - The open land also provides a protection from additional spread of development along its margins, so providing open space for the public to appreciate but also a valuable wildlife habitat;
  - The mixed planting of trees provides some screening to highway infrastructure but still provides attractive glimpsed views particularly from the south;
  - With its variety of habitats, the Common contributes to the biodiversity value of the area.



View looking north-west along Dr Johnson Avenue

### A record of design values and influences over the years

- 9.9 A number of people have had an influence on the design and land use of the Common, which influence is seen today in the different character areas and within the Common largely through the establishment of tree avenues and built structures. An important component of many of the design influences has been the creation of views within the Common and out to the surrounding built environment.

#### *Views*

- 9.10 **Figure 9.1** summarises the key views and associated architectural eye catchers within the Tooting Common site. These indicative views are also shown in relation to surrounding listed buildings, conservation areas and existing primary and secondary access points. The visual character of the Common is dependent upon the quality and nature of views.
- 9.11 It can be seen that primary access points are largely located at the termination of key viewpoints. In the most part this should continue to be the case ensuring that those entrances receive appropriate rationalised signage without unnecessary clutter which may impact on the view. Site furniture and equipment should ideally be located to the outside or periphery of sightlines.
- 9.12 The Common should be managed to conserve and enhance its overall character and locally distinct variations of character areas within, whilst maintaining and complementing the diversity of historical, natural and recreational settings. The key views and vistas to, from, and within the Common should be protected and, where appropriate, strengthened. Built features contributing positively to landscape character should be conserved, although the introduction of new features should be carefully considered in relation to impacts on the historic character of the Common.

# Tooting Common Management and Maintenance Plan

Figure 9.1:  
Design Elements and Views

- Study area boundary
  - ▲ Grade II Listed Building
  - ▲ Grade II\* Listed Building
  - Primary access point
  - Secondary access point
  - Conservation area
  - Architectural eyecatcher:
    - A. Furzedown Lodge
    - B. Athletics Track Pavilion
    - C. Drinking Fountain
    - D. Tooting Bec Lido
    - E. Keeper's Lodge
    - F. The Cafeteria
    - G. Woodfield Pavilion
    - H. Railway Architecture
- Views**
- ↔ Viewpoint between conservation areas and Common
  - - - - - Historic views along past tree avenues
  - ↔ Key existing views:
    1. c.1729 axis believed to underpin a scheme by Ralph Thrale (originally between Dr Johnson Avenue and Garrad's Road)
    2. Late 16th century axis believed to underpin a scheme by Robert Forth
    3. Late 19th century axis
    4. c.1600 axis believed to underpin a scheme by Sir Henry Maynard
    5. Late 19th century axis underpinning the Metropolitan Board of Works scheme
    6. Late 19th century axis

Map Scale @ A3: 1:7,500



- 9.13 As described by English Heritage (2008) the value of a view as a whole may be determined through its designated status, overall heritage significance in the view, the presence of heritage assets and whether it forms part of a designed view. The value and importance of a view may be summarised as shown in **Table 9.1** below.

**Table 9.1: Value/Importance of the view as a whole.**

Value/Importance	Definition
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks or gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.
Medium	The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks or gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.  It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens, or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

This information within this table was produced by English Heritage in 2008. The title of the document *Seeing the History in the View: A method for assessing heritage significance within views*.

- 9.14 **Table 9.2** below aims to summarise key views and design interventions as outlined in **Figure 9.1**. Further detail regarding the historic tree avenues are found within **Table 5.1**. The assessments take account English Heritage's guidance document *Seeing the History in the View: A method for assessing heritage significance within views (2008)* which provides a method for understanding and assessing heritage significance within views.

**Table 9.2: Key views within Tooting Common**

Viewpoint location	Description	Image
<p>View looking north-west along Dr Johnson Avenue</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Medium</b> - Although the trees are not the original plantings. The Avenue delineates historic planting believed to be c. 1600 by Sir Henry Maynard to commemorate a visit to Tooting by Queen Elizabeth I in 1600.<sup>47</sup> The avenue also marks the historic boundary between Streatham and Tooting Graveney. It also marks the boundary of the two commons of Tooting Graveney and Tooting Bec.</p> <p><i>Threats</i></p> <p>Acute Oak Decline has been identified. Guidance within 2015 Tree Condition Survey to be followed.</p> <p><b>Grid ref of image:</b> TQ 28945 71868 (looking north-west)</p>	
<p>View looking north along Garrad's Road Avenue</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Garrad's Road Conservation Area</li> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Medium</b> - Oaks running obliquely to Garrad's Road from Tooting Bec Road to Bedford Hill were planted as part of an avenue possibly by Robert Forth in late C16. Avenue appears to focus on the site of Tile Kiln Farm. This was believed to commemorate the visit of Queen Elizabeth I to his Streatham house.<sup>48</sup></p> <p><i>Threats</i></p> <p>Acute Oak Decline has been identified. Guidance within 2015 Tree Condition Survey to be followed. Monitor for signs of leaf miner, bleeding canker and other threats.</p> <p><b>Grid ref of image:</b> TQ 29710 71820 (looking north)</p>	

<sup>47</sup> Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

<sup>48</sup> Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

Viewpoint location	Description	Image
View looking north along Horse Chestnut Avenue	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Low</b> –Likely to have been planted in 1870s/1880s soon after Tooting Common was purchased by the Metropolitan Board of Works. There are currently gaps within the avenue planting with the area requiring planned succession and enhancement.</p> <p><i>Threats</i></p> <p>20 trees identified as showing signs of bleeding canker disease. Guidance within 2015 Tree Condition Survey to be followed. Avenue to be fully recorded and documented before any significant work takes place.</p> <p><b>Grid ref of image:</b> TQ 28964 71926 (looking north-east)</p>	
View looking east along Tooting Bec Road Avenue	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Low</b> –Original plantings c. 1729 were probably planted between the current Dr Johnson Avenue and Garrad’s Road to the north of Tooting Bec Road by Ralph Thrale of Streatham Park. Currently newer planting along original line as historically impacted by Dutch elm disease.</p> <p><i>Threats</i></p> <p>Highway infrastructure, development and Dutch elm disease have significantly impacted upon the original avenue over the centuries and will require careful ongoing consideration. Guidance within 2015 Tree Condition Survey to be followed.</p> <p><b>Grid ref of image:</b> TQ 29604 71810 (looking east)</p>	
View looking south-east along Bedford Hill Avenue	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Low</b> – London plane trees believed to be planted in the 1860s to line the Bedford Hill access route.</p> <p><i>Threats</i></p> <p>Highway infrastructure, surface flooding within the vicinity. Guidance within 2015</p>	

Viewpoint location	Description	Image
	<p>Tree Condition Survey to be followed.</p> <p><b>Grid ref of image:</b> TQ 29110 72394 (looking south-east)</p>	
<p>View looking east towards Furzedown Lodge</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> <li>Archaeological Priority Area</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Medium</b> – Grade II listed Furzedown Lodge building c. 1862-1867 within the view. The lodge served Furzedown House, constructed in the late C18. It is one of the last remaining gate-lodges in the Streatham and Tooting area.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance.</p> <p><b>Grid ref of image:</b> TQ 28716 71455 (looking east)</p>	
<p>View looking east towards Streatham Park Conservation Area housing</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> <li>Streatham Park Conservation Area</li> <li>Archaeological Priority Area</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Medium</b> – Example view of the setting to Streatham Park Conservation Area with the detached and semi-detached late C19 and early C20 houses which face the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance.</p> <p><b>Grid ref of image:</b> TQ 28899 71510 (looking east)</p>	
<p>View looking south-east towards Garrad's Road Conservation Area housing</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> <li>Garrad's Road Conservation Area</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Medium</b> – Example view of the setting to Garrad's Road Conservation Area with the early C20 Art Deco and Art Nouveau houses which face the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance and unchecked tree growth.</p>	

Viewpoint location	Description	Image
	<p><b>Grid ref of image:</b> TQ 29671 72043 (looking south-east)</p>	
<p>View looking north-west towards Heaver Estate Conservation Area housing</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Medium</b> – Example view of the setting towards Heaver Estate Conservation Area. Housing by developer Alfred Heaver between c.1890-1910 in a Queen Anne style which face the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance and unchecked tree growth.</p> <p><b>Grid ref of image:</b> TQ 28575 72085 (looking north-west)</p>	
<p>View looking west towards Culverden Road Conservation Area housing</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Medium</b> – Example view of the setting towards Culverden Road Conservation Area of late C19 housing which back on to the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance. Inconsistent and unmaintained boundary fencing with threats of invasive plants spreading from gardens.</p> <p><b>Grid ref of image:</b> TQ 29251 72449 (looking west)</p>	
<p>View looking north-east towards Hyde Farm Estate Conservation Area housing</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>Registered common land</li> <li>Site of Metropolitan Importance for Nature Conservation</li> <li>Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Medium</b> – Example view of the setting towards Hyde Farm Estate Conservation Area of late C19 Queen Anne style terraced housing, some built by Ernest Dashwood. These face the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance.</p> <p><b>Grid ref of image:</b> TQ 29494 73057 (looking north-east)</p>	

Viewpoint location	Description	Image
View looking south-west towards Dr Johnson Avenue	<p><i>Designations</i></p> <ul style="list-style-type: none"> <li>• Registered common land</li> <li>• Site of Metropolitan Importance for Nature Conservation</li> <li>• Metropolitan Open Land</li> </ul> <p><i>Heritage importance of items</i></p> <p><b>Low</b> – Typical view of open common land and view towards eastern edge of Dr Johnson Avenue. Guidance within 2015 Tree Condition Survey to be followed.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance.</p> <p><b>Grid ref of image:</b> TQ 28866 72262 (looking south-west)</p>	

**A collection of different areas each with their own character**

9.15 Today Tooting Common is composed of a number of different character areas reflecting the progressive development of the overall design and of the varied roles played by different areas in the site. The various character areas are shown in **Figure 3.1. The character areas are** explored in greater detail within the *Tooting Common Conservation Plan (2015)*.

# 10 Built structures

10.1 An overview of the key built structures within Tooting Common is described below in **Table 10.1**. Their location is also shown in **Figure 1.2**: Study area boundary and site features plan.

**Table 10.1: Built structures on Tooting Common**

Built structures	Description	Image
Furzedown Lodge	<p>Grade II listed building c. 1862-1867. Regency gothic style single-storey villa, formerly the lodge to Furzedown House and farm.</p> <p><b>Grid ref:</b> TQ 28731 71450</p>	
Café building	<p>Arts and crafts style café building c.1906 currently in use. One of the more characterful structures in the park and is typical of park/Common structures of its date.</p> <p><b>Grid ref:</b> TQ 29026 72328</p>	
Tooting Bec Lido	<p>Tooting Bathing Lake (aka Tooting Bec Lido) dates to 1906 when the pool was dug as a project for the unemployed, an idea proposed by Reverend John Hendry Anderson (Wandsworth Borough Councillor and vicar of St Nicholas Church, Tooting). Tooting Bathing Lake as it was then known opened on the 28 July. The architect was H J Marten (Borough Surveyor). It was and remains the largest fresh water pool in England. In 1931 a filtration system was added and the changing rooms were improved. In 1936, a cafe was built along with cubicles with proper doors. New showers and a paddling pool were also added. In 2002 improvements to the Lido included a jacuzzi, saunas, new changing rooms and an Art Deco style entrance block. The pool was drained and repainted in 2005 in advance of a summer programme of events to celebrate the Lido's centenary. More fundamental works to reline the pool and relay paving, requiring a prolonged closure</p>	

Built structures	Description	Image
	<p>period, took place over the winter of 2006–07.</p> <p><b>Grid ref:</b> TQ 29455 71976</p>	
Keeper's Lodge	<p>In 1879 the Keeper's Lodge was built by Elmbourne Road for the Metropolitan Board of Works by Messrs Laing. A good example of Board architecture. Decorative brick plaque on south front with date and monogram of "MBW". On the west side of the lodge a well was dug for the domestic water supply.<sup>49</sup></p> <p><b>Grid ref:</b> TQ 28748 72277</p>	
Changing rooms	<p>Late C20 timber clad building.</p> <p><b>Grid ref:</b> TQ 28991 71895</p>	
Woodfield Pavilion	<p>The Woodfield Pavilion was constructed in the 1930s and is currently boarded up and disused. The pavilion has obvious 1930s features. The building comprised a large hall divided into two changing rooms, male and female toilets and kitchen area with shower. The Woodfield Pavilion is currently protected by occupation.</p> <p><b>Grid ref:</b> TQ 29483 72624</p>	
Boxing club building	<p>Adjacent to the Tooting Triangle Natural Play Space the Green Balham Boxing Club and Community Centre building is c. 1998.</p> <p><b>Grid ref:</b> TQ 29198 72936</p>	

<sup>49</sup> Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

Built structures	Description	Image
<p>Children's centre and nursery club building</p>	<p>Adjacent to the Tooting Triangle Natural Play Space the late children's centre and nursery club building is late C20. The red bricked building 'Fayland Children's Centre (Triangle Site) and Tooting Locality Nursery' is modern in appearance.</p> <p><b>Grid ref:</b> TQ 29209 72926</p>	
<p>Tooting Bec Athletic Track and Gym Building</p>	<p>Constructed c. 1937-1938 with late C20 alterations.</p> <p><b>Grid ref:</b> TQ 28916 71811</p>	
<p>Maintenance crew hut and staff yard</p>	<p>Early C20 brick building adjacent to Keeper's Lodge and staff yard.</p> <p><b>Grid ref:</b> TQ 28733 72304</p>	
<p>Tractor yard and machinery and equipment stores</p>	<p>Late C20 garage buildings with metal doors within tractor yard.</p> <p><b>Grid ref:</b> TQ 28775 72188</p>	

# 11 Land use

- 11.1 This chapter looks at the way the Common is used in terms of visitor requirements, demands for use on the Common and any conflicts which arise. This section begins to look at the management of the Common as well as issues relating to access and safety.

## Visitor requirements and patterns

### Surveys and consultation

#### *Household survey*

- 11.2 In order to inform this Management and Maintenance Plan, CFP carried out a household survey in January 2015, regarding the use of Tooting Common. The full Household Survey Report is contained in **Appendix 7** with a summary contained in **Chapter 12**.
- 11.3 CFP's survey found that the most popular areas of the Common to visit are the Lake and Lido Field, the Café Field and Dr Johnson Field and typically visits to the Common last for between 30 minutes to 2 hours.
- 11.4 The primary reason to visit Tooting Common is to walk, exercise and to relax. Visiting the two children's play areas is also popular alongside visits to the Lido.
- 11.5 The Common remains popular for sports use, with informal sports use suggested to be more popular than formal or organised sports. Running or jogging is the most popular sporting activity amongst visitors and two in five respondents indicated that they use the Lido for swimming.
- 11.6 CFP also looked at the location of respondent visitors to the eight character areas within the Common. This showed that respondents mostly visited the part of the Common closest to their home. The exception was Lake and Lido Field and Café Field where visitor location was spread throughout the whole of the 800m buffer zone. **Appendix 7** contains maps showing the location of respondents and the area of the Common most visited.

#### *Stakeholder workshops*

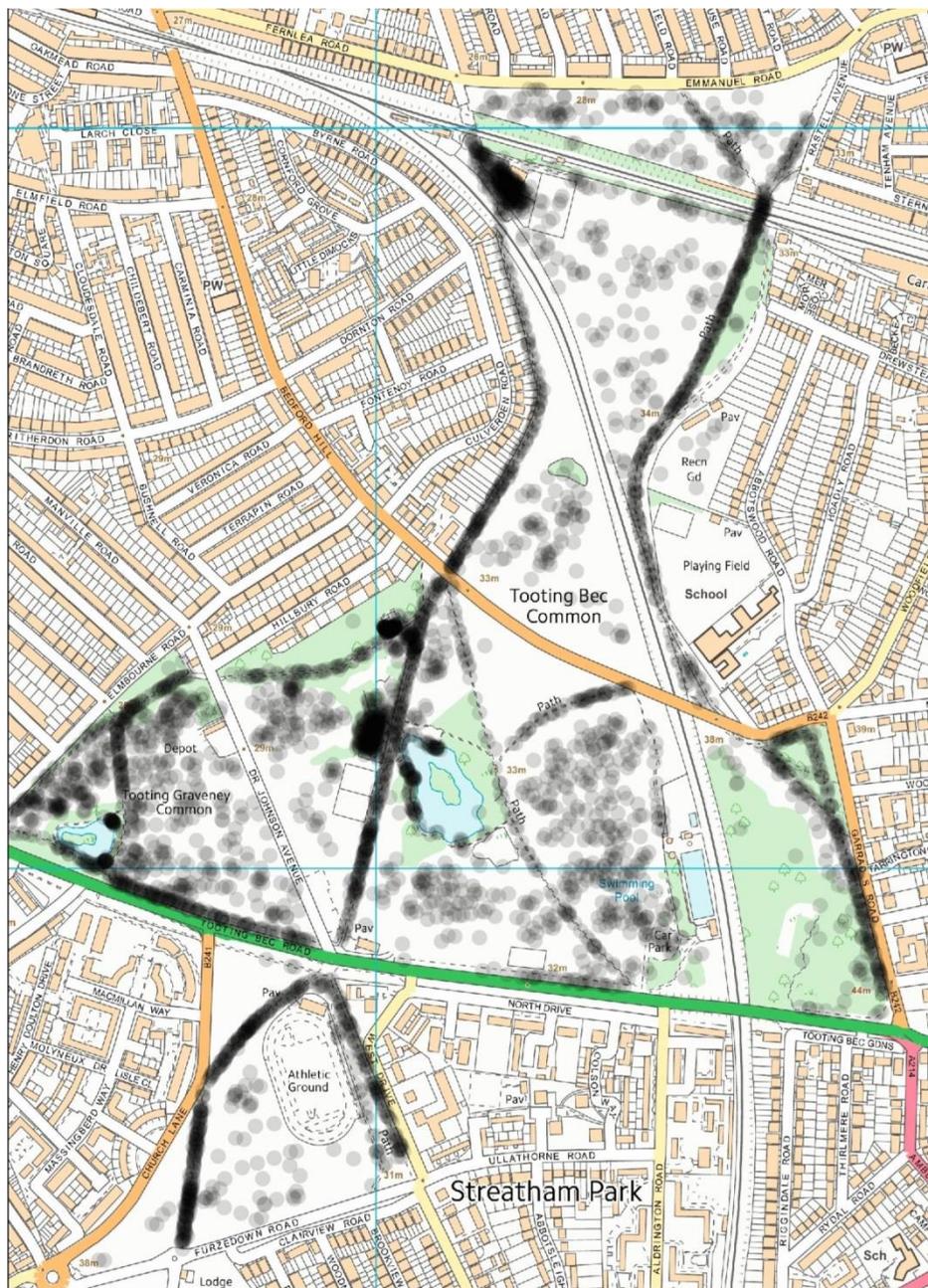
- 11.7 CFP also ran two stakeholder workshops to inform the development of the Management and Maintenance Plan. Workshop one looked at the issues affecting the use of the Common and the solutions for each issue. The event found that the key issues that the plans needed to address included the following:
- Biodiversity (trees, woodlands, wetlands & grassland)
  - Appropriate path surfacing
  - Appropriate signage & furniture
  - Community toilets
  - Improve café & secure future
  - Sustain sporting use (but control floodlighting)
  - Manage conflict (cycling & dogs)
  - Events policy
  - Trails, guided routes & interpretation (heritage & fitness)
  - Developing audiences - schools & young people, gender (sports)
- 11.8 A summary of CFP's consultation workshop report is contained in **Chapter 12**, with the full report in **Appendix 8**.

#### *Visitor survey*

- 11.9 The Tooting Common Heritage Project (TCHP) Activities Coordinator carried out a visitor survey in spring and summer 2015 mapping 3899 people over 20 hours. The Visitor Survey for 2015 returned a site estimate which when added to sports booking figures for the Common gives an annual site visit estimate of **2.62 Million** people.
- 11.10 Visitors were mapped during the visitor survey, indicating visitor hot-spots and areas prone to high levels of footfall whilst also showing the distribution of different activity and user types across the Common. The visitor survey builds on the findings of CFP consultation, confirming the findings as detailed below.

### **Distribution**

The image below from Wandsworth Council's *Tooting Common Visitor Survey (2015)* shows the general distribution of visitors, with key areas of use being the main footpaths through the Common, the two playground areas and the café. The areas of Lido Field and Tooting Graveney Common( i.e. Character area 2: Dr Johnson Field) are also noticeably busy as are seating positions around the two bodies of water. These general observations on key areas of use concur with the results from the household survey results carried out by CFP.

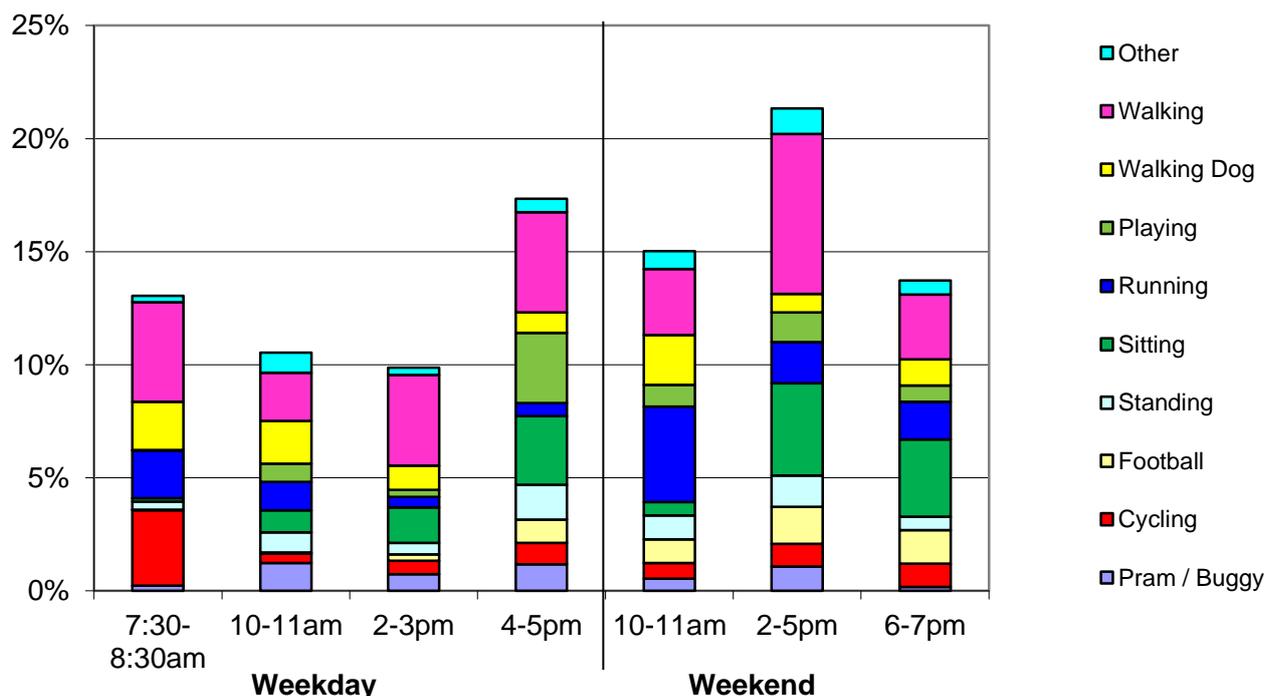


*This plan was produced by Wandsworth Council in 2015. Report title: Tooting Common Visitor Survey*

## Activity

The chart below from Wandsworth Council's *Tooting Common Visitor Survey (2015)* shows the distribution of different activities throughout the different timeslots of the survey, with distinct patterns of use noticeable in cycling, running, dog walking and play activity on the Common. These general observations on key activities concur with the results from the household survey results carried out by CFP.

### Primary Activity When Visiting Tooting Common



*This table was produced by Wandsworth Council in 2015. Report title: Tooting Common Visitor Survey*

- 11.11 Active pursuits account for a huge 46.8% of all visits to the Common and coupled with the Sports Figures, this shows the value the space has for the local community and the potential benefits it can offer for physical and mental well being.

#### **Graveney Wood and Dr Johnson Field (Character areas 1: Tooting Graveney Woods and 2: Dr Johnson Field)**

- 11.12 Graveney Wood and Dr Johnson Field accounts for around 30% of total visitors to the site. The area of Dr Johnson Field, along with Lido Field, is the most popular area of open space on the Common, providing a venue for many ad hoc sporting activities as well as sitting space on warm days.
- 11.13 The woodland areas of Graveney Wood are less widely used, with the majority of footfall in this area using the central footpath, which is particularly popular with cyclists and commuters, showing heavy levels of activity on early weekday mornings. This route is also widely used as a through route by school traffic.

#### **Bedford Hill Wood, Lake and Lido Field (Character areas 3: Cafe Field, 4a: Main Pond, 4b: Lido Field and 6: Bedford Hill Woods)**

- 11.14 The Lido Field and Bedford Hill section of the Common is the busiest with an estimated 253 visits per hour and a total estimate of 1.07 Million visits to this part of the Common per annum.

- 11.15 This section was estimated as being around 25% busier at weekends than during the day, although this is in reality probably nearer 50%. The results for this section are affected by a large count recorded one weekday afternoon during the Easter Holidays (339 in 34 minutes – surveyor ran out of paper and could not complete!)
- 11.16 Cycling amongst commuters is a popular activity on early weekday mornings. Dog walking is also a popular activity through the morning and early afternoon and many people sit or play football in the open spaces of Lido Field and other areas in the mid and late afternoons. Use of the playing equipment by the Lake accounts for a large number of visitors in the afternoon. Running is not as popular in this section as others.
- 11.17 Interestingly Bedford Hill Woods didn't feature as a high level of use from respondents to the household survey. This maybe due to the timing of the visitor count, taking place in the Easter holidays, in good weather conditions and the use extending into the grassland area beyond Bedford Hill Woods.

**Streatham Wood, Triangle Field, Emmanuel Road (Character areas 5: Streatham Woods, 7: The Triangle and 8: Emmanuel Road)**

- 11.18 The eastern side of the main railway line, is the least used area of the Common, with an annual visit estimate of 0.79 million. Weekend visits were 44% higher than weekdays. It is, however, the most widely used part of the Common by runners, with nearly 50% of all observed runners on the Common observed in this section. It is also very popular with Dog Walkers (14.4% of visitors to this section), but the least popular section with cyclists (18% of cyclists on the Common).

**Surveys and consultation summary**

- 11.19 The results of CFP's consultation and the *TCHP Visitor Survey (2015)* show that Dr Johnson Field, Café Field, Main Pond and Lido Field are the most popular areas for visitors to the Common, this is in part due to the facilities that these areas provide and visitor requirements for more formal recreation. The areas to the north and east of the Common are not so heavily used and used more for informal recreational activities, with the exception of the Tooting Triangle playground. These results suggest that the balance of formal vs informal use on the Common should be maintained. No new formal activities should be planned within the northern and eastern areas to maintain the formal vs informal balance.

**Maintenance and Management Regimes**

- 11.20 Current maintenance and management regimes for Tooting Common have been informed by key documents including:
- *Tooting Common Management Plan 1988*
  - *Tooting Common Woodland Management Plan 2005-2010*
- 11.21 The management and maintenance is implemented by Quadron via the Horticultural Maintenance Contract. This contract includes responsibility for the following works:
- Horticultural maintenance
  - Sports pitch booking service
  - Maintenance of buildings furniture, fixtures and fittings (Handyman and Engineer's duties)
  - Building and premises cleaning duties
  - Litter picking, sweeping and clearance duties
  - Ecological maintenance tasks
  - Grounds maintenance and provision of sports facilities
  - Hard surfaces: chemical weed control, self-binding gravel paths and surfaces
  - Event preparation and staging
  - Routine daily unlocking and locking of sites
  - Ranger/Patrol service

### Arboriculture

- 11.22 Tree works are carried out under a separate Contract for the Provision of Tree Maintenance Services awarded to City Suburban Tree Surgeons. This contract includes responsibility for the following works:
- Tree felling and removals
  - Tree surgery works
  - Removal and replanting of saplings
  - Stump removal
  - Root pruning
  - General tree maintenance
  - Ad hoc and emergency services
- 11.23 As part of the TCHP studies have been produced which consider the management of trees, woodlands and ecological aspects of the Common including:
- Treework Environmental Practice, March 2015. *Tree Condition Survey – Summary Report*
  - The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*
  - Scott A. and Nicholson B. *Management Plan for Tooting Common Woodlands 2005 to 2010 – A report for Wandsworth Borough Council*
  - Salix Ecology. 2015. *Tooting Common Baseline Habitat Assessment*
- 11.24 The following sections of this Management and Maintenance Plan will identify management and maintenance regimes for the Common. These will consider the existing and emerging studies to include restoration of the historic tree avenues and management of acid grassland.

### Implementation of Events

- 11.25 Wandsworth Council has an Events Team responsible for the management of large scale events at Tooting Common. The events team operate within a published Wandsworth Events Strategy. The events team vet applications from event organisers and enforces the events policies on frequency, size and type of events, timing and location of events within the Common. **Appendix 4** contains Wandsworth Council's Open Spaces Events Policy.
- 11.26 The events strategy sets out the protocols for the implementation of large scale events including; maximum size of audiences, frequency of events, noise limits and weekend events.
- 11.27 The consultation workshops and stakeholder interview with Wandsworth's events team, carried out by CFP, show that there is a demand from organised groups for more events at the Common. This includes large regular events such as Park Run, which is currently subject to a committee decision.
- 11.28 At present large scale events are held in the Main Pond Field, between the pond and the Tooting Bec Road on an area of flat level ground. This is an appropriate location to hold events, as it is near to parking and the main road/access points and other facilities in the Common. It has minimum impact on habitat areas. However it should not become an enlarged space and encroach onto the wider Common.

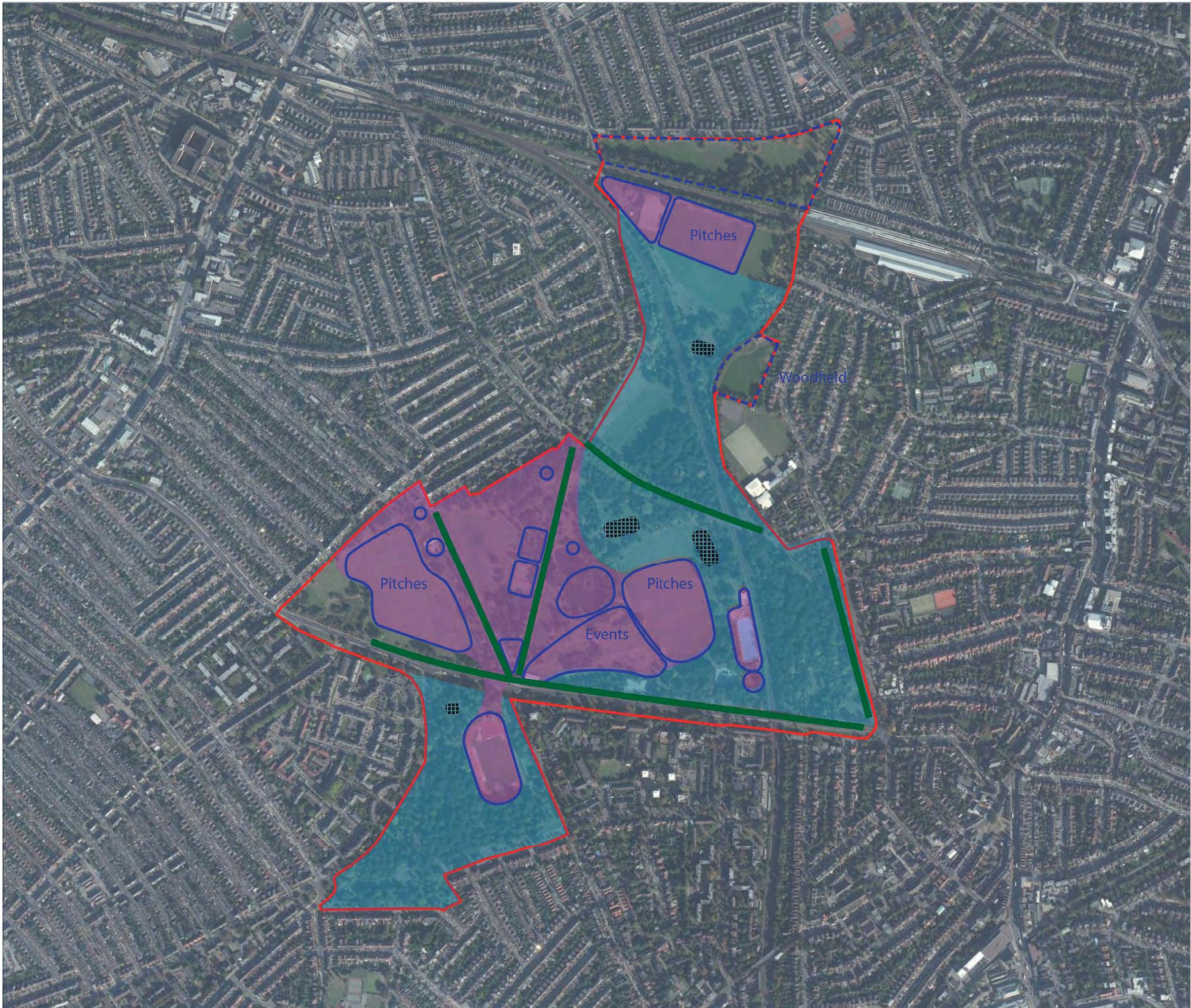
### Options and opportunities

1. The events team suggest that in order to run more events that toilet provision and electricity supply is required.
2. Drop off points would be needed for large vehicles to supply equipment for the staging of the events, plus additional parking for attendees.
3. TCHP Activity Plan seeks to work with targeted community groups to provide small scale activities, working with volunteers and schools on specific heritage, conservation of horticulture projects. As part of the Activity Plan, protocols will be produced on the scale, frequency, and management of these activities. It is likely that the TCHP Activities Coordinator and Wandsworth Events team will overlap and liaise on certain events where they have common interests.

4. The Woodfield Project seeks to restore the Woodfield Pavilion and use the building and grounds for community events and volunteer days. This is an opportunity to allow for the provision of small scale events, without impacting on in the Common as a whole.
5. In addition to the compliance with the events strategy and emerging protocols for activities as part of the Activity Plan, the area of location of events should be defined to minimise the impact on habitats and other informal recreational use of the Common. Toilet provision will need to be provided on a temporary basis when events are running and future electricity supply investigated. The events should be located in the zoned area shown on **Figure 11.1** formal access shaded pink.
6. Defined routes for event vehicles should be planned to avoid damage to grassland and events.
7. Pre and post event site condition surveys should be carried out to assess damage with all remedial works implemented by Quadron.

**Figure 11.1:  
Zones/Land use**

-  Study area boundary
-  Passive amenity and biodiversity site
-  Recreation and sport zone
-  opportunity areas
-  Tree avenues
-  Existing acid grassland area



Map Scale @ A3: 1:8,000



## Conflicts of Use

### Demographics

- 11.29 The *Tooting Common Visitor Survey (2015)* carried out as part of the development of the *Activity Plan (2015)* noted the following key highlights on the demography of the immediate area and users of the Common:

*The highest percentage of users were in the 20-44 year age bracket (51.7 %) and white (60.7%). The split between genders were similar at 49.3 % female and 50.7 % male.*

- 11.30 The age breakdown of observed visitors to Tooting Common showed a similar distribution to the local 2011 Census Data, with a slight skewing towards a younger audience on the Common which may be due to its playground areas and use as a through route for pre and post-school teenagers, with the 4 -5 pm weekday time period being the busiest for teenage users.
- 11.31 The ethnicity of observed visitors to Tooting Common does not reflect the diversity of the local community. In line with findings for other areas of green space in urban areas, the Common is predominantly used by those who could be described as from a white background (75%). However, diversity is significantly higher than other comparable green spaces which show much lower diversity, such as the Royal Parks which have a visitor ethnicity of around 87% white, (*TCHP Activity Plan, August 2015*)

### Activity

- 11.32 *The Visitor Survey (2015)* show the huge use of Tooting Common as an amenity resource for the local community and the popularity of active pursuits across the Common. With distinct patterns of use noticeable in cycling, running, dog walking and play activity on the Common.
- 11.33 Active pursuits account for a huge 46.8% of all visits to the Common and coupled with the sports figures this shows the value the space has for the local community and the potential benefits it can offer for physical and mental well-being.
- 11.34 During the workshop consultation process and through anecdotal recordings, it is clear that the potential for conflict between some of these user groups exist (cyclists, runners and dog walkers). To some extent, these activities have shown a natural distribution to different areas on the Common with runners tending to stick to the periphery paths around the Common (following recently marked running routes) and avoiding the central path, which is heavily used by cyclists. Dog walkers, as might be expected, tend to stick to the wide, open spaces of the Common.
- 11.35 The demands upon the Common from greater sports use and events will conflict with the demand from users of the Common to retain wild, naturalistic areas. Zoning of the Common into formal and informal areas as per **Figure 11.1** should be considered as a way to reduce conflict and contain the spread of conflicting activities.

### Cycling

- 11.36 The household survey results by CFP found that 42% of consultees felt the greatest conflict of users on the Common was between cyclists and walkers. 55% felt that there was conflict between cyclist and other users of the common.
- 11.37 The conflict with cyclists seems to mainly relate to the commuter cyclists using the Horse Chestnut Avenue cycleway, which is a shared path with pedestrians. Cyclists are normally in great numbers (*TCHP, Activity Plan, August 2015*) and tend to cycle at a fast speed. The route became desegregated in April 2015, prior to this a cycleway and pedestrian way was marked by a white line along the path to segregate users.
- 11.38 The effects of the recent desegregation of the cycleway /pedestrian way on reducing the conflicts between cyclist and pedestrians remains to be monitored. However it is evident, that consideration should be given to measures to reduce the conflicts that still may occur in other parts of the common.

### Options and opportunities

1. Barriers to slow cyclists.

2. Surfacing to slow cyclists.
3. Signage notifying of regulations, speed limits.
4. Enforcement of cycling regulations.
5. Demounting of cyclists through the Common.
6. Education on the dangers of fast cycling/ cycling etiquette.
7. Following approval of pedestrianisation of Dr Johnson Avenue, cycling may be relocated at this location.

### *Dog walking*

- 11.39 Conflicts with dog walkers and other users as well as dogs affecting bird life in the ponds have been a long standing issue. Dog free zones have been designated within the Common. These areas do not allow dogs, except on a lead. Dog free zones should remain or increase to include additional popular public areas. There should be ongoing enforcement where necessary including through licenced dog walking and improved understanding and definition of the dog restrictions. Current dog restrictions are shown on a map of Tooting Common in **Appendix 6**.
- 11.40 Mature trees on the eastern edge of Streatham Woods have had their trunks damaged through the training of attack dogs. This has been a long standing issue, which has proved difficult to control. Further interpretation of the effects of bark damage on trees within information material on the common is suggested to raise the awareness and visitor surveillance of this issue.

## Community Safety

- 11.41 Anecdotal evidence suggests that Tooting Common has a long history of crime and nefarious activity. With reports of Streatham Woods being used for prostitution and gay cruising and the ecology pond frequented by rough sleepers. There have been reports of assaults on the Common and worries about dog attacks.
- 11.42 Consultation with Steve Biggs, Wandsworth Parks and Events Police Inspector, noted that the main problems they patrol at Tooting relate to rough sleeping, illegal fishing and anti-social behaviour around the ecology pond as well as control of traveller incursions.
- 11.43 All statistics collated by the Parks and Events Police are shared with Wandsworth Council and it does seem that crime levels in surrounding residential areas are generally higher than within the Common. This suggests that there is a perceived issue of public safety on the Common rather than an actual problem.
- 11.44 Respondents to the household survey were asked how safe they feel on the common. The majority (79.45) felt safe or very safe (13.5%). Where respondents felt unsafe, this was largely due to a feeling that the Common is inadequately lit at night.
- 11.45 Consultation with Wandsworth's parks and biodiversity teams note that they carry out management of shrub areas at strategic points in the Common where improving safety is greatest, ie Streatham Woods, to provide clear sight lines and remove dark areas of cover.

### *Options and opportunities*

- 11.46 Measures to improve safety should be implemented in consultation with the Parks Police and Wandsworth Parks managers to include:
1. Maintaining the visibility of police presence in the Common.
  2. Improve lighting at access points, where users feel vulnerable. Although no additional lighting will be considered unless it is outside the common curtilage and/or after first considering ecological impacts.
  3. Scrub clearance along the secluded routes.

4. Consider a police officer 'surgery' at regular intervals to be held at the Contractors depot/lodge
5. Advertise the presence of police patrols on notice boards.

## Formal and Informal sporting activities

### *Existing formal and informal sporting activities*

11.47 Formal sporting activities at Tooting Common include;

- Football
- Tennis
- Cricket
- Frisbee
- Touch rugby
- Swimming (Lido)
- Boxing (Balham Boxing club)
- Athletics (Tooting Bec Athletics Club and Herne Hill Harriers athletic club)

11.48 The football pitches are located at Dr Johnson Field, Lake and Lido Field. Within Triangle Field there is a redgra pitch, four touch rugby pitches and two ultimate frisbee pitches. The tennis courts are situated in the Café Field next to the playground. The cricket and softball are also in Café Field. There is an additional cricket strip in the Triangle field.

11.49 The formal sporting pitches are located in two main areas; the Triangle and in a 'hub' area north of Tooting Bec Road in Dr Johnson Field, Café Field and Lake and Lido field.

11.50 The formal sports pitches are well used at the weekends and the tennis courts booked regularly. It is noticeable that the level of use of the pitches is variable between week days and weekends, with the demand for the pitches high at the weekends and quieter in the week.

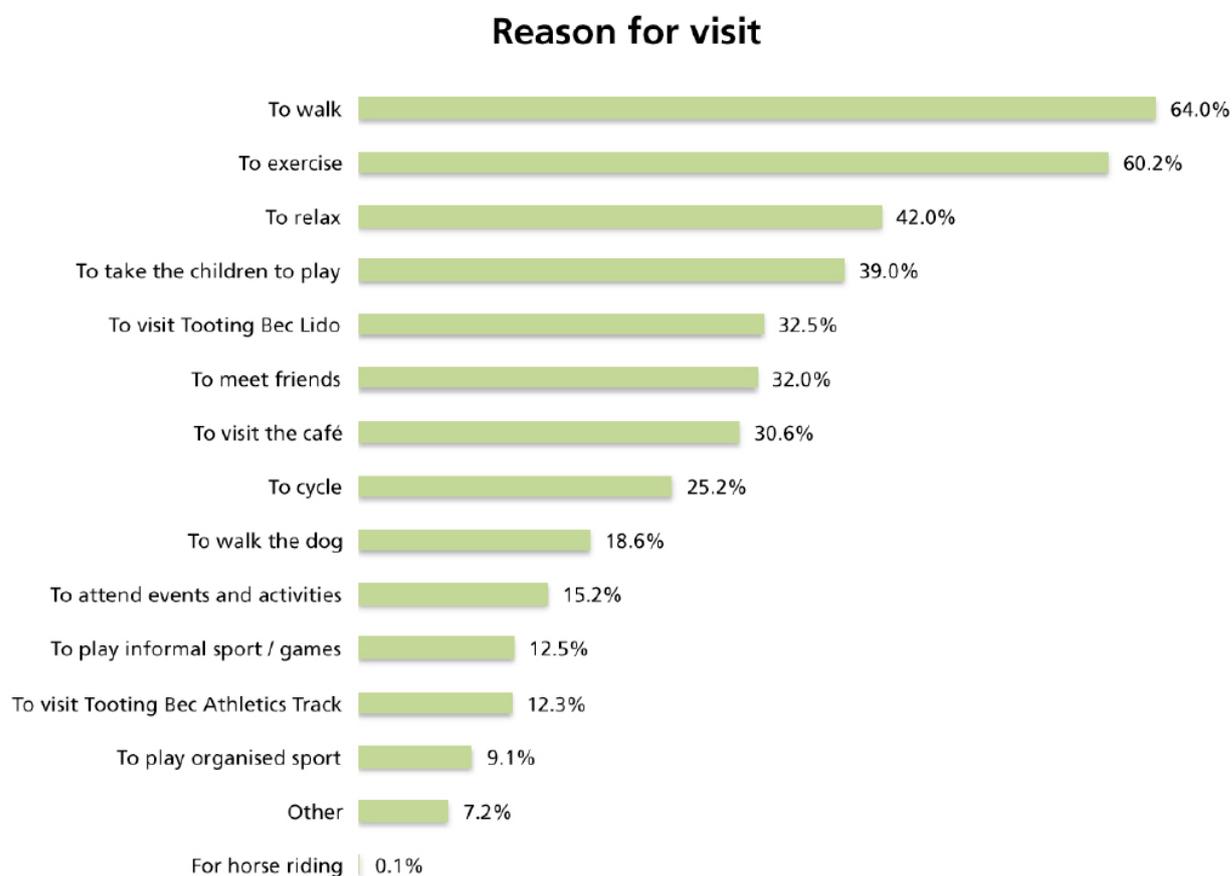
11.51 Informal activities include:

- Walking
- Dog walking
- Running
- Cycling
- Sitting
- Play including informal sports
- Relaxing
- Socialising

11.52 The whole common is used for informal activities. There are certain preferred areas for different activities dependant on the facilities and access provided. For example visitors with young children frequent the two play areas, cyclists tend to be found using the hard surfaced cycle paths and runners prefer to run around the routes on the boundaries of the Common.

11.53 The household surveys found that the primary reason to visit Tooting Common is to walk, exercise, and relax. The Common remains popular for both informal and formal/organised sport. Running and jogging is the most popular sporting activity amongst visitors, followed by swimming (visit to Lido) and tennis. An extract from the CFP *Household Survey Report (2015)* outlines the main reasons for visiting Tooting Common, this is shown in **Figure 11.2**.

**Figure 11.2: Main reason for visiting Tooting Common**



### *Options and opportunities*

1. Respondents to the house hold survey cited toilet facilities as an improvement to their sporting enjoyment of the common.
2. New activities included provision of outdoor fitness equipment as well as hosting run events, such a Parkrun. Womens rugby was cited as a future additional sport during the second workshop.
3. A Third Sector Survey carried out by CFP in May 2015, received responses from key sports stakeholders including South London Swimming Club, Nordic Walking, and Tooting Bec Athletics Club. These clubs explained they would use the common more to extend the activities they provide including running, coaching, and informal events.
4. Horse-riding was an activity offered on the common in the past and the manege still exists in Lake and Lido Field. It appears that this has now ceased. The demand for horse-riding should be investigated further.
5. The use and operation of the redgra pitch on the Triangle Field is currently out to consultation.
6. The opportunity to use Woodfield recreation ground for more informal sporting activities, including volunteer activities should continue to be explored via the Activities and Volunteer Coordinator.
7. The stakeholders attending the workshops felt that the balance of formal to informal recreational activity was right, and that formal sports should not be increased. However, it was noted that the multi-use of the common for both formal and informal activities was

part of the attraction and character of the common. Informal areas should not be restricted to zones.

8. A further options study should include centralising the sports activities into one zone, removing the sports pitches from Triangle field so that the formal sports areas concentrated in the area immediately north of Tooting Bec Road.

### **Educational Resources**

- 11.54 An Education Survey Report carried out by CFP in May 2015 found that of the 38 schools that responded within 800m of the Common only 23 currently use the Common, and of these only four use it on a weekly basis. The schools use the common for science sport, nature studies and forest school.
- 11.55 Barriers to using the common for education include lack of information on use of the Common, problems with staff to student ratios, lack of facilities on the Common, and lack of easy access.
- 11.56 Half of the schools that responded said they would use Common more frequently i.e. once/half term or more. In order to increase their use of the Common they would require information on activities and details of venues and facilities as well as health and safety information.
- 11.57 The TCHP Activities and Volunteer Coordinator has indicated that schools are a target audience for the Activity Plan, linking with emerging proposals for the Woodfield Pavilion Project.

### **Playgrounds**

- 11.58 The location of the two playgrounds within Tooting Common is shown in **Figure 1.2: Study area boundary and site features plan**. Tooting Triangle playground is located to the north-west of Tooting Common which was remodelled in 2012 and the Lakeside playground to the west of the Common north of the tennis courts and adjacent to the lake. These facilities are a popular space for children and families.

### *Consultation*

- 11.59 A discussion and consultation exercise was held between LUC and Teresa Constantinou (Playground Development Officer at Wandsworth Council) on 27<sup>th</sup> May 2015. A full report is within **Appendix 9**.

### *Options and opportunities*

- 11.60 In summary key issues and opportunities identified included:
  1. Ongoing issue with surface flooding at the Tooting Triangle site. Willow planting has helped alleviate some of this problem.
  2. Potential conflicts between the current proximity and location of Balham Boxing Club and Tooting Triangle children's playground.
  3. A family friendly café and toilet facility would be beneficial within the Tooting Triangle playground. The current expression of interest for the use of the Redgra area provides scope for proposals from applicants for provision of additional facilities.
  4. Emmanuel Road field was noted as an area that is used informally by local residents and groups for sports activities, including games and football 'club' training. There may be an opportunity to consider moving the play area in Triangle field to Emmanuel Field.
  5. The location of the tennis kiosk may be inappropriate within the Lakeside playground and has been broken into in the past. Consider removal altogether and use of existing buildings (the café).

### Improved safer routes to and from the Common

- 11.61 83% of people who visit the common walk. 26 schools are within 800m of the common. Proposals for safer routes will be linked to the Activity Plan and assessment of routes to and from the Common including school locations.
- 11.62 Comments received from the workshops noted that the lights on the pedestrian crossing on Tooting Bec Road change too quickly to allow safe crossing by young people.
- 11.63 Further options relating to disabled access and the Equality Act (2010) is described in **Chapter 8** under sub-heading disability access.

#### *Options and opportunities*

- 8. Potential for a mini-bus drop off point for use of school transport within the Common. This could also double up as a disability access facility.
- 9. Extended crossing times.
- 10. Bedford Hill Road is difficult to cross near the railway line. Potential for a crossing point towards the east near the railway line would improve pedestrian safety.
- 11. Enhanced lighting at underpasses to make more welcoming and improve safety.

## 12 Consultation

- 12.1 This section provides a summary of the household survey and stakeholder workshops which were carried out as part of the preparation of the Management and Maintenance Plan and accompanying Conservation Plan.

### Resident survey

- 12.2 In January 2015, a large-scale household survey was conducted regarding the use of Tooting Common. A total of 1,000 surveys were delivered to random sample of households within 800m of Tooting Common, with the survey also available online. A total of 749 surveys were completed, with 644 (86%) completed online and 105 surveys (14%) returned from the household survey. Four in five responses were received from residents within 800m of the Common and around two thirds (63%) were from Wandsworth residents.
- 12.3 Similar to previous research, such as the 2008 London Parks and Benchmarking Research Project and the 2013 Wandsworth Residents Survey, the 2015 household survey found that most people visit Tooting Common as part of a group, with just under half of respondents (48%) stating they visit the Common as a family.
- 12.4 The majority of visitors to Tooting Common travel on foot (83%), similar to the proportion of visitors reporting that they walk to the Common in the 2008 consultation (80%). The proportion of cyclists completing the 2015 survey fell from 21% in 2008 to 8% whilst journeys by public transport accounted for only 1% of responses received (against 3% in 2008).
- 12.5 The most popular areas of the Common to visit are the Lake and Lido Field, the Café Field and Dr Johnson Field and typically visits to the Common last for between 30 minutes to 2 hours. The results of consultation carried out suggests that dwell time has been increasing over time, with the 2015 survey finding that 46% of respondents visit Tooting Common for more than 1 hour. In 2008, just 15% of respondents stated that they remained in the Common for over 1 hour and research for Wandsworth's 2007 Open Space Strategy found that visits to Commons were for typically less than 10 minutes.
- 12.6 The primary reason to visit Tooting Common is to walk, exercise and to relax. Visiting the children's play area is also a popular alongside visits to the Lido. Half of respondents to the 2015 household survey found walking routes to be good, whereas cycling routes were more likely to be rated as fair. The proportion of respondents believing there is a conflict of use between walkers and other users and cyclists and other users, has increased over time.
- 12.7 The Common remains popular for sports use, with informal sports use suggested to be more popular than formal or organised sports. Running or jogging is the most popular sporting activity amongst visitors and two in five respondents indicated that they use the Lido for swimming (41%).
- 12.8 The majority of common users report that they feel safe when using the Common (93%) and the proportion of Common users feeling safe has increased over time. Only two thirds of young people consulted in the development of Wandsworth's Open Space Strategy felt parks and open spaces were safe, with vandalism the most frequently cited barrier to use.
- 12.9 The 2013 residents survey found that six in ten residents agreed that parks and opens spaces are better looked after (60%) than in 2011. The majority of respondents to the 2015 household survey (71%) felt that the quality of Tooting Common had stayed the same over the past three years and the proportion of respondents believing the quality of Tooting Common to have declined has fallen from 36% in 2008 to 20% in 2015.
- 12.10 Overall, 62% of respondents to the 2015 household survey regarded the current quality of Tooting Common to be good, with respondents most likely to be satisfied with the

environmentally responsible management of the Common and least satisfied with how the Common is properly promoted and celebrated.

- 12.11 Across all consultation carried out at the Common, respondents have consistently stated the belief that the current character of Tooting Common is 'natural in some parts' (82% in 2008 and 85% in 2015). In 2008, four in five respondents (81%) wished for the Common to be more natural in the future, whilst in 2015, 57% believed the character of the Common should stay the same.
- 12.12 Research for Wandsworth's 2007 Open Space Study found that poor facilities were one of the main barriers that prevent people from visiting Open Spaces. Two thirds of respondents to the 2015 household survey (64%) reported that they would like to see new facilities provided in Tooting Common, particularly toilet or refreshment provision, similar to levels of support expressed in previous consultation (62%). For the Common's existing heritage assets, respondents have been most likely to value the Lido and the Common's ancient and veteran trees, and less likely to value the railway architecture, the drinking found and the café.

## Stakeholder workshops and meetings

- 12.13 As part of the consultation to inform the development of the 10 year Management and Maintenance Plan and Conservation Plan for Tooting Common, 2 stakeholder workshops were run on 24 February 2015 and 16 June 2015. The first workshop was attended by 19 people and the second by 17 people. Those invited to attend the workshops were stakeholders already engaged with the authority in discussions around the management and development of Tooting Common, supplemented with representatives from a range of other community based organisations.
- 12.14 The first stakeholder workshop was held during the initial stage of developing the Management and Maintenance Plan and was used to set out the context of the development of the Management and Maintenance Plan and Conservation Plan and gain feedback from participants about the key issues affecting the common. The workshop looked at issues, solutions and then prioritisation of the proposed solutions.
- 12.15 The event found that the key issues that the plans needed to address include:
- Biodiversity (trees, woodlands, wetlands & grassland)
  - Appropriate path surfacing
  - Appropriate signage & furniture
  - Community toilets
  - Improve café & secure future
  - Sustain sporting use (but control floodlighting)
  - Manage conflict (cycling & dogs)
  - Events policy
  - Trails, guided routes & interpretation (heritage & fitness)
  - Developing audiences - schools & young people, gender (sports)
- 12.16 The second workshop held in June 2015 was used to present some feedback to participants about the work carried out to date to develop the plans and to look more closely at finding potential solutions around a small number of points. Three exercises were run to consider:
- the concept of zone the park for passive amenity and biodiversity, recreation and sport, and other opportunity areas;
  - Options around access and circulation;
  - Facilities and design palette options.
- 12.17 Overall, there appeared to be support for zoning as proposed on the draft plans that were present with a consensus that the areas currently used for formal sports should not increase in future years.
- 12.18 It was noted by participants that Emmanuel field was used by residents and groups locally for informal activities including play and sports, and that the popular use of Emmanuel field had not featured in the results of the household survey. This maybe due to the lack of respondents local to that area to the household survey or that, indeed users of the area are located outside of the zone for the survey. In conclusion, the workshop participants agreed that due to its popularity

and perceived need, that Emmanuel field was an opportunity area for informal activities on the common.

- 12.19 Exercise 2 concluded that the main area of conflict was between pedestrians and commuter cyclists and that a range of measures including highways changes, routes and surfacing changes within the common, signage, enforcement and education measures should be considered.
- 12.20 The final exercise found that the needs for toilet provision could potentially be met by increasing access to other sporting and community toilet provision. The concept of developing trails and waymarked routes was also supported subject to developing appropriate signage that did not clutter the common. There was widespread support for developing a consistent palette of appropriate materials.

### **Results**

- 12.21 The completed reports from individual meetings are contained within **Appendix 9**.

## 13 Issues and opportunities

- 13.1 Drawing on the preceding evaluation and analysis, this chapter identifies the issues and opportunities that may affect the site as a whole, its component character areas and/or individual features.

### Planning policy context

Planning policy context	
1(a)	Awareness of national and local planning policy including the National Planning Policy Framework (NPPF) and Wandsworth Local Plan and Development management documents.
1(b)	Appropriate planning control for designated areas including listed buildings, conservation areas, open access land, common land and Site of Metropolitan Importance for Nature Conservation.
1(c)	Appropriate management of priority habitats identified by Biodiversity Action Plans, Species of Principle Importance for Nature Conservation and Local Biodiversity Action Plan priority species.
1(d)	Lack of special architectural or historic interest designation for Tooting Common as a whole. Potential to extend conservation protection for the whole Common.
1(e)	Lack of heritage listing for buildings and structures including local heritage listing.

### Management and maintenance requirements

Management and maintenance requirements	
2(a)	Management will need to balance the demands for formal recreation, informal recreation, nature conservation and historic values of the Common.
2(b)	Challenges of inappropriate use of the site or anti-social behaviour such as vandalism.
2(c)	New works are to have minimal environmental impact, both in terms of the capital works and their continuing use. Where possible, materials specified as any part of a capital works project will come from sustainable sources. This will include supporting local suppliers and businesses and selecting appropriate materials (e.g. FSC certified or similar).
2(d)	Further potential to use by-products of woodland/ tree management wherever possible in projects after first considering and prioritising the biodiversity value and their use within the site.
2(e)	Potential to regularly review and re-write (at years 5 and 10) the management plan internally and with the Tooting Common Management Advisory Committee (TCMAC).

Management and maintenance requirements	
2(f)	Opportunity to further involve the Tooting Common Management Advisory Committee (TCMAC) and stakeholder groups in the management process so that they are aware of what standards Wandsworth Council are working to and the reasons for actions taken.
2(g)	The presence of any legally protected species and site designations must be taken into account in the management of the site.
2(h)	Review the landscape horticultural maintenance contract bill of quantities to include increased habitat management operations e.g. acid grassland management and woodland management and balance with the need to manage vegetation for personal safety. Develop management and maintenance objectives and actions.
2(i)	Maintain and enforce dog restrictions and bird feeding restrictions to prevent pest problems (rats).
2(j)	Maintain police presence.

## Trees

Trees	
3(a)	Recognition and interpretation of the range of designed tree features including lines, avenues and specific trees of historical origin and significance, and need to plan for renewal and/or restoration.
3(b)	Further potential for increasing standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues. This will help to encourage invertebrates, fungi and birds and conform with the Picturesque style in keeping with parts of the Common. For further information see English Heritage landscape advice note document <i>The Treatment of Dead Wood in Historic Parks and Gardens (2011)</i> <sup>50</sup> .
3(c)	The need to ensure appropriate management of veteran trees to enhance longevity and ecological value particularly where there are already signs of significant decay. Manage the veteran tree resource through implementation of selected individual veteran tree management plans.
3(d)	Opportunity for future planting of new trees across the site in reference to its historic character and species mix. Succession should be planned for historic trees and avenues through implementation of heritage tree management plans.
3(e)	Higher priority needs to be given to after-care beyond initial planting and establishment of new stock.
3(f)	Requirement to sensitively manage and control the spread of invasive species including sycamore and Turkey oak (non-native and host to a parasitic wasp).
3(g)	Requirement to continue to monitor trees regularly for safety and signs of disease.

<sup>50</sup> English Heritage, 2011. *Landscape Advice Note: The Treatment of Dead Wood in Historic Parks and Gardens* [pdf] Available at: <[http://www.english-heritage.org.uk/content/learn/conservation/2544404/LAN\\_-\\_the\\_treatment\\_of\\_deadwood.pdf](http://www.english-heritage.org.uk/content/learn/conservation/2544404/LAN_-_the_treatment_of_deadwood.pdf)> [Accessed 30 July 2015]

Trees	
3(h)	Higher priority needs to be given to assessment of ground treatment for mature trees to relieve compaction/introduce fertiliser.
3(i)	Provide temporary exclusion areas to protect vulnerable trees and allow woodland understorey generation.
3(j)	The historic trees within the site could potentially be impacted by climate change in a number of ways. Changes in temperatures and rainfall pattern, for example, could threaten the site's valuable tree stock and alter the range of species suitable for planting. It could also lead to an increase in the diversity and activity of pests and diseases.
3(k)	Requirement to obtain all relevant statutory permissions prior to works affecting trees. All tree works within the conservation areas will only be carried out once permission from the Council has been sought. It is an offence to carry out work to those trees covered by a Tree Preservation Order without first getting permission from the local authority. Except in an emergency, five days written notice must be given before works on a dead or dangerous tree that is subject to a Tree Preservation Order or is within a conservation area. The Forestry Commission will need to be contacted regarding felling licences.

## Ecology

Ecology	
4(a)	Need for a full Phase I and Phase II ecological baseline survey collating data on as many species and habitats as feasible and undertake subsequent monitoring. In addition development of an Ecological Monitoring strategy to inform ongoing management to ensure targeted and useful data collection.
4(b)	Scrub offers valuable wildlife habitat but obscures views encouraging antisocial behaviour.
4(c)	In some locations, high public access and associated disturbance and dog fouling, for example, limit the ecological value of the Common.
4(d)	Need for integrated habitat management appraisal including the creation of a network of formal wildlife corridors through the Common and consideration of links to the wider area.
4(e)	Requirement to manage the acid grasslands to increase extents with appropriate cutting regimes, removal of arisings and removal of encroaching scrub/tree species including potential removal of inappropriate planted species. Opportunity for implementation of scrapes. Similarly, opportunity to identify areas of neutral grassland for enhancement by scarification and wildflower sowing/plug planting.
4(f)	Potential restoration and re-naturalisation of the lake and waterbodies to improve wetland habitat diversity.
4(g)	Further potential for water edge habitat enhancement and re-naturalisation at the lake.
4(h)	Management of the waterfowl population to prevent dominant species such as Canada Geese reducing diversity and interest, including protecting any marginal enhancements.
4(i)	Requirement to manage the woodland and scrub to enhance nature conservation value.
4(j)	Sensitively manage and control ornamental and invasive tree and shrub species within

Ecology	
	woodlands.
4(k)	Avoiding use of herbicides and fertilisers to encourage wildlife.
4(l)	Potential to provide barrier planting to detract visitors to ecologically sensitive sites (e.g. gorse, holly, hawthorn or buckthorn), although this should be sited so as to minimise impacts on existing habitats, such as shading and nutrient enrichment (leaf fall).
4(m)	Potential to investigate other potential funding sources to support environmental and heritage enhancements.
4(n)	Potential for further interpretation on ecological value.
4(o)	In general native communities of flora and fauna could be encouraged to evolve naturally subject to appropriate management practices, natural regeneration and the existing seed bank. However, re-seeding with wildflowers may be used in certain areas.
4(p)	There is an identified lack of pollen and nectar sources at the Common. To be addressed through grassland enhancement and scrub planting (see above).

## Hydrology

Hydrology	
5(a)	The lake is a key focal point of the Common but experiences problems with water quality. A system including a small reed-bed created to address this matter has fallen out of use and should be fully decommissioned to remove redundant elements.
5(b)	There is an ongoing occasional flooding problem around the Triangle Children's Centre, caused primarily by run-off from the Common south and east of this point. There is potential to raise path above water level.
5(c)	There is an ongoing occasional flooding problem beside Bedford Hill caused by run-off from the Common north of the road. There is potential to install a drainage pipe along Bedford Road.
5(d)	There are potential flow paths for surface water which cross parts of the Common but which would occur only in the most extreme storm conditions.
5(e)	An ephemeral pond created by workings for a Thames Water ring-main project offers a base for additional habitat works in a less-formally-used part of the Common.
5(f)	The former yachting pond (current ecology pond) has been re-used in part for amphibian ponds and there is space for additional scrapes within the former pond basin.
5(g)	Manage the Common's watercourses and ditches to slow the flow of water and manage the surface of the Common to increase water absorption by limiting compaction and poaching of the soils. Ditches should receive periodic annual clearance.

## Visitor accessibility

Visitor accessibility	
6(a)	Maintain and enhance existing rights of way.
6(b)	Opportunity to rediscover and re-use historic circulation routes.
6(c)	There is currently very little interpretation in the Common of its significance/values or specific features – either in the form of interpretation panels, leaflets or learning events/activities.
6(d)	Lack of technical vehicles for delivering site interpretation such as PDA/ smart-phone/ tablet Apps to provide visitors with a greater understanding of the site's history and importance.
6(e)	Insufficient access arrangements to the toilets at the athletics track and provision of toilets as a whole throughout the Common.
6(f)	Paths or desire lines in some areas acceptable but not optimum width for wheelchair users.
6(g)	Lack of blue badge bays close to the common for disabled visitors.
6(h)	Lack of car parking during busy periods when used by commuters and the summer months especially with Tooting Bec Lido use.
6(i)	Joggers and dog walkers have created desire lines around the periphery of the common, which some users have described as unsightly.
6(j)	Poor condition of localised areas of tarmac paths which are also unattractive and less harmonious with the natural appearance of the Common.
6(k)	The play and sport areas are hugely popular and have conflicting demands on the surrounding more natural areas of the Common used by the public.
6(l)	Insufficient directional signage to the common from the surrounding area.
6(m)	Entrances not readily identifiable due to lack of formal naming or labelling.
6(n)	Separation created by the vehicular highway along the historic tree avenue at Dr Johnson Avenue.
6(o)	Requirement for compliance with the Equality Act (2010) and lack of an updated disability and access audit.
6(p)	The negative impact of both moving traffic and the infrastructure that attends the public highway, since part of most visitors' arrival at the Common involves crossing or walking alongside busy main roads.
6(q)	Conflict between cyclists and pedestrians on shared use paths which are segregated.
6(r)	Potential to review dog walking and site based dog walking policies for the public.
6(s)	Lack of availability of cycle racks at the periphery of the Common.
6(t)	Railway underpasses are not inviting and deter people from entering the Common. These

Visitor accessibility	
	are under the ownership of Network Rail.
6(u)	Signposts around the Common require improvement with consideration given to providing signs that are readily understandable by all but which do not detract from the setting of the Common.
6(v)	Awareness of strategic links and corridors with surrounding open spaces to improve access and support wildlife as outlined in the <i>All London Green Grid Wandle Valley Area Framework (8)</i> by the Greater London Authority (2011) <sup>51</sup> .
6(w)	Consult with highways and engineering departments to achieve de-urbanisation of the Common through re-routing cycleways.
6(x)	Bedford Hill Road is difficult to cross near the railway line. Potential for a crossing point towards the east near the railway line would improve pedestrian safety.

## Views and vistas

Views and vistas	
7(a)	Loss of historic tree avenues including principally along Tooting Bec Road.
7(b)	Deterioration and lack of succession planning of historic tree avenues primarily including the Horse Chestnut Avenue, Dr Johnson Avenue and Bedford Hill.
7(c)	Vehicular highway currently intrusive along historic tree avenue sightline along Dr Johnson Avenue.
7(d)	Encroachment of established perimeter vegetation and trees adjacent conservation areas.
7(e)	Caution against proliferation of interpretive boards and signs, site furniture and equipment to prevent obscuring of sightlines at historic features/viewpoints.
7(f)	Ensure vegetation encroachment is controlled surrounding architectural eyecatchers.
7(g)	Ensure formal low-level grounds maintenance surrounding curtilage of historic lodges.
7(h)	Screen intrusive buildings e.g. Balham boxing club with climbers and/or native shrub planting. Consider relocation of sites as a long term plan.

## Built structures

Built structures	
8(a)	In general, work to historic structures should be carried out in accordance with the British Standard <i>Guide to the Conservation of Historic Buildings BS7913 (2013)</i> , and <i>Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)</i> .

<sup>51</sup> Greater London Authority, 2011. *All London Green Grid Wandle Valley Area Framework 8*.

<b>Built structures</b>	
8(b)	Current lack of a detailed review of existing buildings. This Buildings Review should include identification of redundant buildings that might be removed and any need for new buildings, new space provision or alternate use of existing buildings.
8(c)	Current lack of a Design Guide appropriate for the Common's 'countryside' character. Work with parks officer to define a landscape materials palette.
8(d)	Current lack of a planned built environment conservation and maintenance programme.
8(e)	Maintain the appropriate setting to historic built structures e.g. continued low-level formal grounds maintenance surrounding the lodges.
8(f)	Potential to remove or screen intrusive buildings (e.g. Boxing Club building), improving setting with vegetation and attractive climbers.
8(g)	Requirement for restoration and refurbishment of the Woodfield Pavilion for community use (currently boarded up and disused). The Woodfield Pavilion is currently protected by occupation. NB improvements planned as part of the Tooting Common Heritage Project.
8(h)	Requirement for improving the setting and functionality of the Lido. NB Tooting Bec Lido Improvement Project.
8(i)	New lease requires leaseholder to provide a toilet facility at the café.
8(j)	Requirement to conserve and enhance Victorian railway architecture through vegetation control.
8(k)	Deterioration to redgra sports pitch near Tooting Triangle playground.
8(l)	Deterioration to Dr Johnson Avenue car park requiring new detailed design and which has no legal ability to enforce restrictions on commuter parking.
8(m)	Potential to enhance the athletics track pavilion and its setting which is obscured through existing fencing and vegetation.
8(n)	The drinking fountain should be conserved and, if feasible, restored to full use.
8(o)	Works (e.g. tree removal, vegetation clearance, building removal/restoration) to consider the potential for impacts on legally protected species (e.g. bats, birds).
8(p)	Any works affecting historic buildings, structures and causing ground disturbance should also be the subject of appropriate archaeological mitigation. An archaeological watching brief may suffice in many instances, but a need for more extensive work cannot be ruled out.
8(q)	Requirement to maintain all listed buildings and historic structures, allowing them to be visible and, where appropriate, interpreted and physically accessible.

## Land use

<b>Land use</b>
<b>Infrastructure</b>

<b>Land use</b>	
9(a)	A strategy is required to guide the future provision of site infrastructure assets throughout the Common and within each character area. A furniture and site equipment palette could be developed and implemented which is appropriate to the historic character of the Common.
9(b)	Potential to develop sensitively designed and located on-site interpretation in keeping with primary and secondary entrances to improve the understanding and orientation within the Common.
9(c)	Maintaining the widespread network of paths which provides appropriate access in all weathers.
9(d)	Opportunities to reduce overall extent of hard surfacing where paths are duplicated.
<b>Events</b>	
9(e)	Requirement to carefully manage events and fairs to attract visitors but ensure that there is no long-term damage to the landscape fabric of the Common and minimisation of disruption to local communities. This should be achieved through limits on size and frequency and through coordinated event and Common management and by design adoption with reference to events strategy.
9(f)	Concern to limit the extent of area used for events in order to protect adjacent habitats.
9(g)	Good opportunities for small-scale events at the Lido and the Woodfield Pavilion through the Tooting Common Volunteer and Activity Coordinator.
<b>Community</b>	
9(h)	The Common would benefit greatly from more resources to undertake physical maintenance, manage and recruit volunteers and increase the opportunities available for local people to actively engage with the Common.
9(i)	Potential to carry out an annual survey to review and monitor common user satisfaction.
9(j)	The Common experiences problems with anti-social behaviour which has been largely reduced through the adoption of appropriate management operations.
9(k)	Opportunity to develop and implement an Activity Plan which will provide a solid understanding of who currently visits the Common and encourage existing and new audiences to visit the Common.
9(l)	Lack of a Sports Advisory Forum to advise Wandsworth Council and the Tooting Commons Management Advisory Committee (TCMAC) on sporting matters.
9(m)	Lack of promotion of Tooting Common through websites and newsletters.
9(n)	Current lack of a focal point for interpretation and community activities.
9(o)	Lack of links between the Common and other heritage assets in the London borough and area.
9(p)	Potential to expand the range of events and learning opportunities linked to the Commons heritage, recreation and environment, giving more people an opportunity to become involved.

<b>Land use</b>	
9(q)	Heavy use of the Common for dog walking causes conflicts with other users.
9(r)	Educate and provide safer routes from schools. Consider drop-off points at Common and extended crossing times.
9(s)	Promote work of the Tooting Common Volunteer and Activity Coordinator to extend audience and activities on the Common, with schools as a target audience.
9(t)	Lack of interpretation and information about facilities, interests and what can/can't do within the Common.
<b>Facilities</b>	
9(u)	There is a lack of car parking provision particularly during the summer months.
9(v)	There is a lack of toilet provision throughout the Common.
9(w)	Lack of a family friendly café and toilet facilities near the Tooting Triangle playground.
9(x)	Opportunity to further promote and provide managed sports activities in the current identified sports areas. Investigate other potential funding sources to support sport facility enhancements.
9(y)	Balance of formal to informal recreation should not be increased in favour of formal recreation.
9(z)	Consider a long term aspiration to remove formal sport, the playground and Balham boxing club from the Triangle.
9(zi)	Consider forming a zone in the Common for formal recreation to restrict spread of formal sporting areas.

## 14 Management and maintenance aims and objectives

- 14.1 This section outlines the vision and supporting objectives which will guide the future management of Tooting Common. It begins with a description of the restoration proposals.

### Conservation and management strategy

- 14.2 The overall strategy is:

*"Retain, enhance and de-urbanise the Common to conserve the essential character of the Common. Restore the historic and natural heritage of the Common whilst integrating recreation and landscape conservation. Restore biodiversity and habitats, heritage features, improving access and the visitor experience. Increase the levels of awareness, learning and engagement reconnecting people with the heritage of the Common so they understand its special qualities and character as a Common as opposed to a park."*

### The restoration scheme

- 14.3 Proposals for the restoration of the heritage of Tooting Common have been formed from consideration of the statement of significance, the issues and opportunities, consultation, vision and policies within the Tooting Common Conservation Plan.
- 14.4 The proposals seek to restore the historic character of the Common as well as maintain and enhance its significance. Some of the proposals involve a continuation of the current management proposals for the Common; others require changes in management or a change to layout of features and facilities. These will be subject to further consultation and debate from Wandsworth Council and stakeholders.
- 14.5 As part of the Tooting Common Heritage Project, Wandsworth Council has included capital projects, as listed below, which have been captured within the restoration proposals:
- Woodfield Project
  - Tooting Bec Lido Project
  - Fossilised tree project
  - Drinking fountain project
  - Acid grassland restoration
  - Management of veteran trees and historical tree avenues

### The need for improved management

- 14.6 Wandsworth Council recognises that the need for restoration has been borne through a combination of factors including the following:
- Gradual encroachment of scrub and self-sown trees and loss of trees and tree avenues has resulted in a loss of understanding of the historic landscape structure.

- Insertion of new features and functions without a full understanding of the historic landscape structure and function of the Common.
- Lack of investment in management, maintenance and repair of major items such as the car parking, access provision, historic structures, trees, grassland and woodland areas.

## Management and maintenance aims

14.7 Identified aims for Tooting Common are to:

- **Positively welcome people** into the Common, in terms of both physical and social access whilst balancing the need to provide a sanctuary for wildlife in their natural habitats.
- Ensure a **healthy, safe and secure** experience for Common users.
- Provide a **well-maintained and clean** Common - maintaining the landscape, buildings and infrastructure of the Common to consistently high standards.
- Improve the **environmental quality** and **sustainability** of practices carried out in the Common.
- Maintain and increase the **diverse mosaic of habitats** within the Common with encouragement of its de-urbanisation. Maintain the **restored historic built and landscape character** whilst increasing awareness and understanding of the Common's heritage.
- Provide opportunities to increase **community use and involvement**, particularly through events, education, interpretation and building partnerships.
- Develop the Common as a local amenity, a source of pride, which realises the full potential of its historic and natural attributes and ensures **effective promotion** of the Common as a community resource.
- Ensure all those involved (including the local community) in the management and maintenance of Tooting Common **effectively use the Management and Maintenance Plan** as a working document.

14.8 It should be noted that each aim and its associated objectives do not exist independently from the others and have been organised in this way for ease of use.

## Management and maintenance objectives

14.9 This section identifies overriding objectives for management associated with each of the nine topic areas listed below:

P: Planning Policy Context

M: Management and Maintenance Requirements

T: Trees

E: Ecology

H: Hydrology

VA: Visitor Accessibility

V: Views and Vistas

B: Built Structures

L: Land Use

14.10 The overriding objectives by criteria are outlined below:

**P1** Protect and conserve through appropriate designations and policies the historic aspects of the Common. Take due account of the distinctive histories of its component parts and the Common as a whole.

**M1** Management and maintenance will need to balance the demands for formal recreation, informal recreation, nature conservation and historic values of the Common. Historic and planned elements of the Common's designed and natural landscape should receive improvements to their appearance, accessibility and public facilities.

**T1** Conserve, enhance and reinstate where appropriate historic trees and historic tree avenue features with consideration of ecological benefits and statutory permissions. Invasive non-native species should be controlled with preference for natural regeneration within woodland areas.

**E1** Conserve and enhance the diverse mosaic of habitats present on the Common and restore the extent of key habitats where they have been lost or diminished. Encourage quiet enjoyment and appreciation of the natural world by its visitors.

**H1** Conserve hydrological features including ponds, ditches, and drainage systems to ensure that they provide sustainable drainage and deliver nature conservation, educational and recreational benefits.

**VA1** Recognise the need to be as inclusive as possible, increasing the Common's availability to a diversity of users with an enhancement of provision of facilities. Recognise that the Common's main users are those who come for informal activity.

**V1** Maintain existing views and consider the restoration of lost views where appropriate.

**B1** Provide buildings that are fit for purpose and aesthetically pleasing, enhancing examples of good architecture and seeking to reduce the impact of those that are functional but detract from the natural qualities of the Common.

**L1** Maintain the right for everyone to use and enjoy the Common's natural aspect by accommodating a wide variety of informal public uses whilst maintaining the integrity of the cultural and natural heritage balancing the interests of recreation and ecological value/landscape character, including the protection of sensitive habitats, through careful management techniques.

## Future management and maintenance requirements

- 14.11 Future resources will need to be set at the appropriate level to ensure the restored elements within the landscape are managed, maintained and enhanced long beyond the initial capital works. It will also be essential that staff have the required skills and knowledge to carry out the tasks.
- 14.12 Wandsworth Council will carry out post restoration maintenance largely within existing revenue. Although in addition:
- Drinking fountain: Wandsworth Council will make a £5000 in-kind contribution (match-funding) for fountain water checks (£500 p/a) and general maintenance over five years as part of the Tooting Common Heritage Project.
  - Fossilised tree: Wandsworth Council will make a £2,500 in-kind contribution (match-funding) for the fossil tree to cover increased management and maintenance costs for five years.
- 14.13 In addition the Activity Plan and volunteer support will address and assist in specialist resourcing and maintenance requirements.

### Management and maintenance recommendations by character area

- 14.14 **Table 14.1** details proposed management and maintenance recommendations by character area based on an understanding of the site through site assessments and informed by the *Tooting Common Baseline Habitat Assessment (2015)* and corresponding habitat maps. These recommendations aim to be incorporated within existing maintenance regimes to enhance the biodiversity value within the Common and its sensitive areas.
- 14.15 Due to the wide distribution of veteran trees throughout the Common there should be appropriate management of veteran trees to enhance longevity and ecological value throughout the site. A tree management strategy may consider their protection and management further.

**Table 14.1: Management and maintenance recommendations by character area**

Management and maintenance recommendations by character area
1. Tooting Graveney Woods
<b>Grassland</b>
General: <ul style="list-style-type: none"> <li>• <i>Desire lines should be mown regularly to direct pedestrians away from longer grassed areas and prevent trampling.</i></li> <li>• <i>Seedlings should be removed from grassland areas.</i></li> </ul>
Grassland located to the north-west of the compartment: <ul style="list-style-type: none"> <li>• <i>Cut acid grassland in September and remove arisings or leave in discrete piles away from acid grassland.</i></li> </ul>
Grassland surrounding acid grassland: <ul style="list-style-type: none"> <li>• <i>Potential to create scrapes surrounding this location with annual monitoring with the support of trained volunteers in June/July. Scraped material should be removed from the site and the area allowed to naturally regenerate and not seeded. Remove the stand of poor semi-improved grassland.</i></li> <li>• <i>Areas surrounding stands of acid grassland (excluding scrapes) should be cut 3 x a year</i></li> </ul>

## Management and maintenance recommendations by character area

*(April, August and September), leaving cutting between early May to early July and removing arisings).*

Grassland within glades:

- *The grassy glades within the woodland should be maintained through the annual removal of saplings and cutting back bramble and grass in September, leaving 50%. Select young trees may be selected for protection to enhance age structure.*

Semi-improved neutral grassland to the east of the athletics track and other open areas within the compartment:

- *Consider scarification and wildflower sowing/plug planting.*
- *Cut on rotation in late August/September with a third left uncut per year. Cutting height 50-75mm, removing arisings.*

### Trees, scrub and woodland

- *Retain trees and shrubs surrounding the depression.*
- *Manage the woodland and scrub through zoning to enhance nature conservation by rotational coppicing and cutting back. Maintain and create further glades with scalloped edges and identification of self-sown native trees to be protected during scrub management as the preferred method of woodland renewal. If new planting is required native species of local provenance will be used which are in keeping with the existing woodland character. Further information within Operations Note 011 - Managing Woodland Open Space for Wildlife<sup>52</sup>.*
- *Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues.*
- *Lightly thin woodland through removal of non-native invasive trees and shrubs e.g. Turkey oak, Norway maple and sycamore. Treat stumps with an appropriate herbicide to prevent re-growth.*
- *Potential for further loggeries and stumperies for stag beetles involving the community.*
- *Widen paths and create a scrub zone at path edges where possible.*

## 2. Dr Johnson Field

### Grassland

Broad strip of rough grassland at southern edge:

- *Increase floral diversity through management e.g. scarification and wildflower sowing/plug planting to enhance nectar and pollen rich species.*

North-facing well-drained bank on the south margin:

- *Cut the grass regularly to maintain bare ground habitats for invertebrates.*

Ecology pond margins:

- *There is space for additional scrapes within the former pond basin which could be*

<sup>52</sup> Stephens, P. for the Forestry Commission, 2005. *Managing Woodland Open Space for Wildlife* [pdf] Available at: <[http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/\\$FILE/ewgs-on011-ride-mangt.pdf](http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/$FILE/ewgs-on011-ride-mangt.pdf)> [Accessed 30 July 2015].

## Management and maintenance recommendations by character area

*implemented with annual monitoring with the support of trained volunteers.*

- *Management of grassland and herb communities surrounding pond with annual cutting and removal of arisings (possible spring and autumn cuts).*

### Trees, scrub and woodland

- *Retain areas around the ecology pond as sparsely-vegetated habitat.*

## 3. Café Field

### Grassland

Grassland to the west of the tennis courts:

- *Scrape the area of improved grassland to encourage development of acid grassland communities, including potential removal of some semi-mature trees. Cut establishing grassland regularly with removal of arisings to encourage development of acid grassland flora. Monitor grassland development.*

### Trees, scrub and woodland

- *Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues.*
- *Remove Turkey oak and treat stumps with a suitable herbicide to prevent regeneration.*

## 4a. Main Pond

### Grassland

General:

- *Maintain the existing roughland patchwork through selective rotational management. Extend this habitat outwards and around the perimeter where opportunities arise.*

Grassland to the east of the café:

- *Semi-improved grassland to the east of the cafe should be increased in extent by a general relaxation of the mowing regime in surrounding grassland areas (cut 3 x a year (April, August and September), leaving cutting between early May to early July and removing arisings).*
- *Consider scarification and wildflower sowing/plug planting.*

### Trees, scrub and woodland

- *Remove/thin low value trees and scrub around the pond to reduce shading.*
- *Remove non-native invasive species from the island including false-acacia and bamboo.*

### Water

- *Investigate options for re-naturalising enhancements to the Lake and its management. Consider timber stakes and chicken wire with horizontal wires at intervals surrounding future marginal planting to protect from waterfowl and allow establishment. Surrounding zoned scrub clearance should be carried out in tandem.*

## Management and maintenance recommendations by character area

### 4b. Lido Field

#### Grassland

Acid grassland to the north-east:

- *Continued management of existing acid grassland, with annual cut and removal of arisings.*
- *Implement shallow scrapes on rotation (every 3-4 years) with selective ongoing removal of scrub (retaining gorse) and young trees.*
- *Improve acid grassland connectivity to the north and south of path. Create new areas through scrapes and relaxing mowing near path. Cut 3 x a year (April, late August and September) to encourage establishment of acid grassland/removal of nutrients, with removal of arisings.*
- *Monitor success with support of volunteers to inform management regimes.*

Neutral grassland to the north of the area:

- *Cut the areas of semi-improved once a year (late August/September) with removal of arisings.*
- *Consider scarification and wildflower sowing/plug planting.*

#### Trees, scrub and woodland

- *Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues.*
- *Plant and maintain low level informal barrier planting (e.g. gorse, holly, hawthorn or buckthorn) along western edge of eastern acid grassland to detract visitors to sensitive acid grassland although ensuring this does not increase shading/nutrient enrichment through leaf fall.*
- *Remove/thin out the two large copses to the south of the area of acid grassland. Remove all Turkey oak and treat stumps with a suitable herbicide to prevent regeneration.*
- *Remove/control bramble from acid grassland areas and from around gorse scrub in September.*

### 5. Streatham Woods

#### Grassland

Grassland within glades:

- *The grassy glades within the woodland should be maintained through the annual removal of saplings and cutting back bramble and grass in September, leaving 50%.*

#### Trees, scrub and woodland

- *Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues.*
- *Manage the woodland and scrub through zoning to enhance nature conservation by rotational coppicing and cutting back. Maintain and create further glades with scalloped edges and identification of self-sown native trees to be protected during scrub*

## Management and maintenance recommendations by character area

*management as the preferred method of woodland renewal. If new planting is required native species of local provenance will be used which are in keeping with the existing woodland character. Further information within Operations Note 011 - Managing Woodland Open Space for Wildlife<sup>53</sup>.*

### Water

- *Remove scrub from the bottom of Winter Pond (seasonal pond).*
- *Increase the availability of muddy/semi-aquatic resources and habitats throughout the area. Implement and extend opportunities for creating sensitively located trial holes (leaving in situ for a year). This is to identify groundwater sites and create natural depressions filled with water for wildlife in informal areas.*

## 6. Bedford Hill Woods

### Grassland

Grassland to the south and western margins:

- *The semi-improved grassland should be cut on rotation once a year late in summer. A third of the area, should, however remain uncut in any one year. All arisings should be removed.*

Grassland within the central portion at the western margins of woodland:

- *The semi-improved acid grassland along the eastern boundary of the compartment could be managed by more regular cutting to increase species diversity with 3 x a year cut (April, August and September), leaving cutting between early May to early July and removing arisings). Consideration of scrapes.*

Grassland within glades:

- *The grassy glades within the woodland should be maintained through the annual removal of saplings and cutting back bramble and grass in September, leaving 50%.*

### Trees, scrub and woodland

- *Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues.*
- *Manage the woodland and scrub through zoning to enhance nature conservation by rotational coppicing and cutting back. Maintain and create further glades with scalloped edges and identification of self-sown native trees to be protected during scrub management as the preferred method of woodland renewal. If new planting is required native species of local provenance will be used which are in keeping with the existing woodland character. Further information within Operations Note 011 - Managing Woodland Open Space for Wildlife<sup>54</sup>.*
- *Remove Turkey oak and treat stumps with a suitable herbicide to prevent regeneration.*

### Water

- *Increase the availability of muddy/semi-aquatic resources and habitats throughout the*

<sup>53</sup> Stephens, P. for the Forestry Commission, 2005. *Managing Woodland Open Space for Wildlife* [pdf] Available at: <[http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/\\$FILE/ewgs-on011-ride-mangt.pdf](http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/$FILE/ewgs-on011-ride-mangt.pdf)> [Accessed 30 July 2015].

<sup>54</sup> Stephens, P. for the Forestry Commission, 2005. *Managing Woodland Open Space for Wildlife* [pdf] Available at: <[http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/\\$FILE/ewgs-on011-ride-mangt.pdf](http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/$FILE/ewgs-on011-ride-mangt.pdf)> [Accessed 30 July 2015].

## Management and maintenance recommendations by character area

area. Implement and extend opportunities for creating sensitively located trial holes (leaving in situ for a year). This is to identify groundwater sites and create natural depressions filled with water for wildlife in informal areas.

### 7. The Triangle

#### Grassland

Grassland to the south:

- *The improved grassland should be cut on rotation once a year late in summer. A third of the area, should, however remain uncut in any one year. All arisings should be removed from the site.*
- *Consider scarification and wildflower sowing/plug planting in the south.*

#### Trees, scrub and woodland

- *Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues.*

### 8. Emmanuel Road

#### Grassland

Grassland to the southern margins:

- *The improved grassland should be cut on rotation once a year late in summer. A third of the area, should, however remain uncut in any one year. All arisings should be removed from the site.*
- *Consider scarification and wildflower sowing/plug planting in south.*

#### Trees, scrub and woodland

- *Older oaks along the southern margins could be brought out more through gradual thinning of surrounding trees. This will require specialist input to ensure no adverse impact on trees, including as part of a Tree Strategy.*

### 9. Tooting Bec Road

#### Grassland

General:

- *Grass cutting regimes should be relaxed where feasible and near woodland margins where it does not conflict with health and safety concerns with the adjacent highway. A highway visibility cut of 3 x a year is proposed cutting once a month during May, July and September.*

#### Trees, scrub and woodland

- *Low growth shrubs and shrubs within visibility splays or adjacent to the highway (or footpath) shall be cut twice per year in May/June and October/November so that the finished height does not exceed 500mm above the adjacent highway. All arisings are to be collected and removed. There should be a tree height clearance of 5.5m adjacent to the highway.*

## 15 Action plan

- 15.1 This section sets out the programme which will be carried out to meet the management aims and objectives for Tooting Common. It lists each management objective, how each will be achieved and who is responsible for achieving them. Where appropriate a timescale is given. The programme will be reviewed annually, and targets monitored to ensure timescales have been achieved.
- 15.2 In assessing the issues and formulating actions for managing the site as both a heritage resource and as an amenity for visitors we make reference to the guidance used by the Green Flag Award organisation as the principles on which they judge entrants for the award can be used as a benchmark national standard for the management of parks and green spaces in the UK<sup>55</sup>. The criteria of community involvement and marketing is explored further within the *Activity Plan (2015)*.
- 15.3 Delivery timescales are defined as follows:  
**Short Term:** Defined as delivery within 1-2 years;  
**Medium Term:** Defined as delivery within 3-5 years; and  
**Long Term:** is defined as delivery within 6 + years (all aspirational goals would fall in this category)
- 15.4 For each essential action the **Table 15.1** identifies indicative potential costs. The following cost ranges have been used:
- **Low:** <£1,000
  - **Low-Medium:** £1,000-2,000
  - **Medium:** £2,000-£10,000
  - **Medium-High:** £ 10,000-£50,000
  - **High:** £50,000-£100,000
  - **Major:** >£100,000
  - **TBC** - cost to be determined by further feasibility studies
  - **N/A** - Not applicable
  - **CWEB** - Covered within existing budgets
- 15.5 A qualified quantity surveyor would need to be appointed to provide more detailed costs when actions are taken forward for implementation.

**Table 15.1: Action Plan**

1. A Welcoming Place						
Aim: Positively welcome people into the Common, in terms of both physical and social access whilst balancing the need to provide a sanctuary for wildlife in their natural habitats						
Character area	Relates to issue and opportunity	Objective	Implementation/Task	Timescale/frequency	Responsibility	Resources
1-9	6(c), 6(l), 6(u), 9(b), 9(t)	Maintain and improve interpretative and directional signage within and near the Common ensuring clear information is available and easily interpreted, paying particular attention to the key 'gateways' (with contact details, byelaws).	Keep clear of graffiti, update information when necessary and ensure consistency in design. Repair damage, wear and tear.	As required Review information panels on a quarterly basis	Principal Parks Officer (Biodiversity and Parks Development)/ Parks Officers/ maintenance staff	Medium-High
1-9	6(o), 9(c)	Commitment to providing equality of access and ensuring that the Common and built structures are accessible to all and compliant with the Equality Act 2010.	Ensure surfaces are stable, level and obstruction free through maintenance with good access to facilities. Refer to the produced access and disability audit to inform the management strategy.	Ongoing	Principal Parks Officer (Contract Management)	CWEB

<sup>55</sup> Green Flag Award Website, 2015. Available at: <http://greenflagaward.org/judges/judging-criteria/> [Accessed 27 July 2015]

4a, 4b	6(g), 6(h), 8(l), 9(u)	Provide safe and accessible, but discrete parking.	Implement a study to provide a solution which provides sufficient safe and accessible car parking, but which has minimal impact on the significance of the site.  In the short term, consider improving the setting of the existing car park near Dr Johnson Avenue.	Medium Term	Principal Parks Officer (Contract Management)/ Chief Parks Officer	TBC, Wandsworth Council, landscape consultants and contractors, civil engineers and contractors.  Capital costs
1-9	6(w)	Work effectively with access related partners.	Arrange an annual review of the Common with relevant partners e.g. TFL and Wandsworth Council Highways department.	Ongoing	Principal Parks Officer (Contract Management)/ Tooting Common Management Advisory Committee (TCMAC)	CWEB
1-9	6(o)	Produce a disability and access audit.	Address the barriers to access and comply with the Equality Act (2010) through a disability and access audit. The results of the audits must be considered in the context of an intended use and its potential impact on historic fabric. Prepare, and update as required, an access map for the Common.	Medium Term	Principal Parks Officer (Biodiversity and Parks Development)	Medium-High, professional fees
3	6(e), 8(i), 9(v)	Improve toilet provision.	Provide improved toilet facilities that include fully accessible sensitively designed disabled toilets for all Common users including at the Woodfield Pavilion and new requirements at the café as per lease.	Medium Term	Café leaseholder/ The Woodfield Project	Medium-High
N/A	9(o), 9(u)	Further potential for increasing visits by public transport, for example liaison with Transport for London.	Work with service providers such as Transport for London and local authorities to improve directional signage outside the Common and highlight the best routes from existing public transport links, since it is highly desirable that visitors to the Common come by public transport.	Medium Term	Tooting Common Management Advisory Committee (TCMAC)/ Principal Parks Officer (Biodiversity and Parks Development)/ Wandsworth Council Highways and Transportation department	Medium-High
1-9	6(p), 6(x), 7(c)	Further consideration needed within the interface between key transportation routes and the Common.	Undertake a Traffic Management Review to consider, in partnership with others, initiatives to reduce the impact of both moving traffic and the infrastructure that attends the public highway, since part of most visitors' arrival at the Common involves crossing or walking alongside busy main roads.	Long Term	Wandsworth Council Highways and Transportation department	Medium-High
N/A	9(x)	Seek additional resources and funds for sport and recreation enhancements.	Promote and provide managed sports activities in the current identified sports areas. Investigate other potential funding sources to support sport facility enhancements.	Short Term	Chief Parks Officer/ Quadron Services Ltd./ Leisure and Sports service	CWEB
2, 3	6(w)	Improve access and visual connectivity within the Common.	Consult with highways and engineering departments and consider pedestrianisation of Dr Johnson Avenue to reintegrate the highway land back in to the Common and improve connectivity. This will also enhance the tree avenue as a pedestrian feature with	Long Term	Chief Parks Officer/ Principal Parks Officer (Biodiversity and Parks Development)/ Wandsworth Council Highways and Transportation department	Major

			key historic viewpoints.			
1-9	6(n), 6(q), 6(s)	Further potential to increase cycling on routes outside the Common, thereby reducing pressure and conflict on the Common.	Consult with highways and engineering departments to consider re-routeing cycleways to the periphery of the Common to improve pedestrian safety and enhance visitor experience for active and passive recreation. Make links to the Traffic Management Review. Provide cycle racks at suitable locations. The cycle route can be redirected along Dr Johnson Avenue following pedestrianisation approval.	Long Term	Chief Parks Officer/ Principal Parks Officer (Biodiversity and Parks Development)/ Wandsworth Council Highways and Transportation department	Major
1-9	4(c), 6(i), 6(r)	Reduce negative impacts of dogs using the common through education of the public and improved dog control.	Review dog walking, developing a Dog Code to address the conflicts that can arise through lack of control and negligence in collecting dog faeces.	Medium Term	Principal Parks Officer (Biodiversity and Parks Development)/ Parks and Events Police Service	Medium
6, 7, 8	6(t)	Improve visibility and appearance through appropriate lighting in darker areas near key entrances.	Enhance railway underpasses through improved lighting installation after first considering ecological impacts and conducting discussion with Network Rail who are responsible for the structures.	Medium Term	Principal Parks Officer (Contract Management)/ Principal Parks Officer (Biodiversity and Parks Development)/ Network Rail	Medium
1-9	6(f), 6(j), 6(m), 6(u), 9(d)	Enhance appearance and stability of footways through more natural looking stable surfaces.	Poor subsidiary tarmac paths or localised areas of damage should be replaced following expiry with self binding gravel such as Coxwell gravel and following 20 year plan for maintaining the commons buildings and infrastructure.	Long Term	Chief Parks Officer/ Property Services	High
1-9	6(b), 6(c), 6(u)	Provide attractive, educational and well way-marked routes for pedestrians.	Consider creating a series of circulation routes offering the opportunity for visitors of all abilities to experience points of interest within the Common. One route will be promoted as a heritage walk to provide access to key points of historic interest including key view points, sites of associations and events and the lake. Leaflets can be provided in the café.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager	Medium-High
1-9	6(v)	Understand peripheral green infrastructure assets and potential enhancement.	Strengthening strategic links and corridors with surrounding open spaces through tree planting and signage to improve access and support wildlife as outlined in <i>the All London Green Grid Wandle Valley Area Framework (8)</i> by the Greater London Authority (2011) <sup>56</sup> .	Long Term	Principal Parks Officer (Biodiversity and Parks Development)	High

## 2. Healthy, Safe and Secure

Aim: To ensure a healthy, safe and secure experience for Common users.

Character area	Relates to issue and opportunity	Objective	Implementation/Task	Timescale/frequency	Responsibility	Resources
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<sup>56</sup> Greater London Authority, 2011. *All London Green Grid Wandle Valley Area Framework 8*.

N/A	3(g)	Ensure health and safety policies and risk assessments are in place, in practice and reviewed.	Carry out health and safety risk assessments of all structures, paths, benches, infrastructure, soft landscape areas and trees.  Carry out tree safety inspections and keep an up to date record.	Ongoing (Annually)	Principal Parks Officer (Contract Management)/ Parks Horticulture & Infrastructure Officer	CWEB
3, 7	N/A	Ensure play facilities and equipment are safe to use.	Play area inspection	Daily visual Weekly recorded Annual independent inspection	Playground Development Officer/ maintenance staff	CWEB
1-9	9(i), 9(p), 9(r)	Ensure young visitors aspirations are catered for.	Undertake a review of the play facilities in the Common; determine future aspirations, objectives, design and management. Potential to upgrade and improve the children's play areas to incorporate more natural play and explore opportunities to remove the boundary fencing.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)/ Playground Development Officer	Medium-High
N/A	N/A	Ensure all plant equipment and maintenance machinery is safe	Regular servicing of equipment Checks on machinery Appropriate staff training	Minimum annually Daily As required	Contracts Officer (Biodiversity Management & Development)/maintenance staff	CWEB
N/A	N/A	Have procedures in place for events such as emergencies, fire procedures and first aid.	Ensure qualified first aider is on site and that the person is known to be so.	At all times	Principal Parks Officer (Contract Management)/ Contracts Officer (Biodiversity Management & Development)	CWEB
N/A	6(r), 9(q), Z(i)	Encourage responsible dog ownership and good practice in the Common.	Enforcement of byelaws. Enforcement of Dog Fouling of Land Act. Educate dog owners through interpretation by posting of byelaws and other guidance in main information boards. Consider creation of children friendly zones where dogs are discouraged.	At all times At all times At all times Short Term	Parks and Events Police Service	CWEB
4a	2(i)	Control the feeding of birds.	Put in place and enforce a policy and procedure for the control and feeding of birds.	Short Term	Principal Parks Officer (Biodiversity and Parks Development)/ Contracts Officer (Biodiversity Management & Development)/Principal Parks Officer (Contract Management)/ Parks and Events Police Service	CWEB
N/A	N/A	Increase the sense of safety and security in the Common.	Ensure the Grounds Maintenance staff are provided with training in public liaison, first aid, security measures and career development. Make sure they have a recognised uniform and sign written vehicles.	At all times	Principal Parks Officer (Biodiversity and Parks Development)/Contracts Officers/ maintenance staff/ Parks and Events Police Service	CWEB
N/A	2(j)	Liaise with local police to address crime issues and problems at the local level.	Wandsworth Council to work closely with police and Wandsworth Parks and Events Police Services. Maintain the visibility of police presence in the Common and	As required	Wandsworth Council/ Principal Parks Officer (Biodiversity and Parks Development)	CWEB

			advertise the presence of police patrols on notice boards. Consider and implement a police officer 'surgery' at regular intervals to be held at the Contractors depot/lodge.			
N/A	4(n), 6(c)	Promote the role that Tooting Common plays in improving the quality of life of local residents (e.g. health/ contact with nature).	Develop activities through the Tooting Common Heritage Project Activities and Volunteer Coordinator and Tooting Common Management Advisory Committee (TCMAC).	Ongoing	Tooting Common Heritage Project Activities and Volunteer Coordinator/ Tooting Common Management Advisory Committee (TCMAC)	CWEB
N/A	9(p)	Create sense of local ownership by involving the local community in management.	Through the Tooting Common Heritage Project Activities and Volunteer Coordinator, Tooting Common Management Advisory Committee (TCMAC) and schools activities.	Ongoing	Tooting Common Heritage Project Activities and Volunteer Coordinator	CWEB
1-9	7(d)	Maintain visibility into and across the Common where appropriate/at specific points to encourage public surveillance.	Carry out vegetation management in accordance with the maintenance schedule. Ensure that good sightlines are maintained to provide good views of traffic and allow public surveillance.	As required	Contracts Officer (Biodiversity Management & Development)	CWEB

### 3. Well Maintained and Clean

Aim: To provide a well maintained and clean Common.

Character area	Relates to issue and opportunity	Objective	Implementation/Task	Timescale/frequency	Responsibility	Resources
1-9	2(b), 6(a)	Ensure that the Common is kept clean and litter free.	Target response times, incorporate recycling, and adhere to specification for emptying bins.	Daily	Principal Parks Officer (Contract Management)/ Contracts Officers/ maintenance staff	CWEB
N/A	2(b), 9(j)	Have procedures in place to deal with vandalism and graffiti.	Respond to acts of vandalism/graffiti.	Within 48 hours or immediately if offensive.	Wandsworth Council graffiti removal service	CWEB
1-9	2(a)	Grounds maintenance to be delivered to the highest standard throughout the Common with consideration to specialised items of grounds maintenance.	Carry out all maintenance in accordance with the maintenance schedule. Carry out regular inspections to ensure work is of a high standard. Ensure that all staff working at Tooting Common are aware of the content of the management and maintenance plan.	As required by the schedule Daily Ongoing as part of new staff induction process	Principal Parks Officer (Contract Management)	CWEB
1-9	8(a)	Ensure structures are maintained to a high standard.	Carry out all maintenance in accordance with the maintenance schedule.	As required by the schedule	Wandsworth Council Property Services	TBC
7	8(k)	Enhance redgra sports pitch.	Pursue and implement enhancements to redgra sports pitch near Tooting Triangle playground which is currently within consultation.	Medium Term	Chief Parks Officer	High
N/A	N/A	Ensure the Grounds Maintenance staff are provided with training and career development in horticulture and landscape management.	Staff appraisal. Training development plan.	Annually	Principal Parks Officer (Contract Management)	CWEB

1-9	7(e), 8(c), 9(a)	Maintain consistency in site furniture and equipment design.	Develop a Design Guide appropriate for the Common's 'countryside' character. This would be especially aimed at infrastructure other than buildings including site furniture, fencing, signage, and path surfaces	Ongoing	Parks Horticulture & Infrastructure Officer/ Tooting Common Management Advisory Committee (TCMAC)	Medium
2, 4a, 5	5(e), 5(g)	Actively manage the water bodies.	Carry out water quality checks Control and manage vegetation Make reference to the baseline conditions and recommendations within the <i>Tooting Common Baseline Habitat Assessment (2015)</i> .	Ongoing	Contracts Officer (Biodiversity Management & Development)	CWEB
7	5(b)	Alleviate flooding issues near the Triangle Children's Centre.	Potential to raise the path above water level around the Triangle Children's Centre.	Long Term	Chief Parks Officer	TBC
4b, 6	5(c)	Alleviate flooding near Bedford Hill.	Potential to install a drainage pipe along Bedford Hill to prevent flash flooding by the highway. This should be alongside incorporating ecological enhancements. Make reference to the baseline conditions and recommendations within the <i>Tooting Common Baseline Habitat Assessment (2015)</i> .	Long Term	Chief Parks Officer/ Principal Parks Officer (Contract Management)/ Principal Parks Officer (Biodiversity and Parks Development)/ Wandsworth Council Highways and Transportation department	TBC
N/A	2(a)	Strive to attain and maintain a Green Flag Award for quality.	Complete Green Flag Award application.	On completion of the restoration works	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Management Advisory Committee (TCMAC)	CWEB

#### 4. Sustainability

Aim: To improve the environmental quality and sustainability of practices carried out in the Common.

Character area	Relates to issue and opportunity	Objective	Implementation/Task	Timescale/frequency	Responsibility	Resources
N/A	4(k)	Minimise use of pesticides and fertilisers.	Ensure pesticide use is minimised via controlled droplet application and spot weed treatment and fertiliser application restricted.	Ongoing	Contracts Officer (Biodiversity Management & Development)	CWEB
N/A	2(c), 2(d)	Encourage waste recycling.	Review potential locations and provide green waste recycling / capability within the depot area facilities and ensure staff are aware of policy.  Include recycling requirement within operating specification for restored Woodfield Pavilion.	On completion of the restoration works	Chief Parks Officer/ Principal Parks Officer (Contract Management)	Medium
N/A	2(h), 4(d), 4(i)	Employ and develop management and maintenance practices to promote biodiversity.	Develop programme of active management for the woodlands.  Continue to engage Friends Group/Tooting Common Management Advisory Committee/educational users in conservation management activities e.g. managing and monitoring acid grassland	On completion of the restoration works	Principal Parks Officer (Contract Management)/ Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Activities and Volunteer Coordinator	CWEB

			scrapes in appropriate locations.			
N/A	2(c), 2(d)	Ensure sustainability in management.	All capital works should be assessed for sustainability impacts and efforts should be made to "close the loop" with regard to recycling materials.	Ongoing	Wandsworth Council Property Services/ Chief Parks Officer	CWEB
N/A	4(k)	Keep pollution to a minimum and be energy and water efficient.	Adhere to Wandsworth Council Environmental Statement in operations.	Ongoing	Principal Parks Officer (Contract Management)	CWEB
N/A	4(i)	Ensure staff are trained to understand environmental issues, principles of sustainability and management practices to increase biodiversity.	Provide staff training specific to the requirements of Tooting Common through the internal appraisal process.	Ongoing	Chief Parks Officer	CWEB
5. Conservation and Heritage						
Aim: Maintain and increase the diverse mosaic of habitats within the Common with encouragement of its de-urbanisation. Maintain the restored historic built and landscape character whilst increasing awareness and understanding of the Common's heritage.						
Character area	Relates to issue and opportunity	Objective	Implementation/Task	Timescale/frequency	Responsibility	Resources
<b>General</b>						
1-9	1(a), 1(b), 1(c), 2(g)	Use existing statutory legislation to protect the site and its components.	Be aware of legislation which is applicable to the site and its elements, including its heritage, landscape and ecological significance.	Ongoing	Chief Parks Officer/ Principal Parks Officer (Biodiversity and Parks Development)/ Wandsworth Council and Lambeth Council Planning Department	CWEB
1-9	N/A	Ensure appropriate management of natural features, wildlife and flora, landscape features and structural features.	Ensure all maintenance is carried out according to the maintenance schedule. Train maintenance staff in specialist historic planting/conservation skills.	As required by the schedule  On completion of the restoration works	Principal Parks Officer (Contract Management)/ Principal Parks Officer (Biodiversity and Parks Development)	CWEB
1-9	6(c), 7(d), 7(f), 7(g)	Maintain important views from the site and inform the public of their historic significance.	Vegetation management in accordance with the maintenance schedule. Information provision on views.	As required by the schedule Medium Term	Principal Parks Officer (Contract Management)/ Contracts Officer (Biodiversity Management & Development)	CWEB
N/A	6(c)	Raise awareness of all aspects of the heritage value of the Common.	Develop information panels and other methods of interpreting the heritage value of the Common. This can be achieved by preparing and implementing an interpretation plan for the Common that will deliver better understanding and appreciation of the Common's heritage and social history.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager	Medium-High
N/A	2(a), 8(a)	Protect the fabric and historical integrity of the Common.	Carry out maintenance in accordance with the maintenance schedule and recommendations and proposals with the <i>Conservation Plan (2015)</i> and <i>Management and Maintenance Plan (2015)</i>	As required by the schedule	Principal Parks Officer (Contract Management)/ Wandsworth Council Property Services	CWEB

N/A	4(n), 6(c)	Ensure that all Tooting Common visitors gain a general awareness of the Common's landscape and natural heritage with the target of raising the level of awareness and value placed by users on heritage.	Implement and make reference to the <i>Tooting Common Heritage Project Activity Plan (2015)</i> and proposed activities.	During restoration projects and ongoing	Principal Parks Officer (Contract Management)/ Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Activities and Volunteer Coordinator/ Tooting Common Heritage Project Manager	CWEB
<b>Ecology</b>						
N/A	4(n), 6(c)	Provide ecological and biodiversity information for visitors including historic land management practices.	Update and provide seasonal ecological interpretation within the Woodfield Pavilion	On completion of the restoration works	Principal Parks Officer (Contract Management)/ Principal Parks Officer (Biodiversity and Parks Development)	CWEB
1-9	1(c)	The Common contains diverse wildlife habitats including acid grassland, mature and veteran trees and semi-natural deciduous woodland habitats. The nature conservation values found throughout the site will be conserved and enhanced.	Management should seek to contribute towards London and Wandsworth Biodiversity Action Plan (BAP) objectives.	Ongoing	Principal Parks Officer (Biodiversity and Parks Development)	CWEB
1, 4b, 7 and smaller localised areas (including potential)	4(e)	Maintain and extend acid grassland extents.	Continue to manage the acid grasslands with appropriate cutting regimes, removal of arisings and removal of encroaching scrub/tree species including potential removal of inappropriate planted species. Consider implementation of scrapes. Make reference to the baseline conditions and recommendations within the <i>Tooting Common Baseline Habitat Assessment (2015)</i> .	Ongoing	Principal Parks Officer (Contract Management)/ Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager/ Contracts Officers/ maintenance staff	CWEB
1-9	4(e)	Identify areas for neutral grassland enhancement.	Identification of areas of neutral grassland to be enhanced through appropriate cutting regimes, and scarification and sowing of wildflower seed mixes.	Ongoing	Principal Parks Officer (Biodiversity and Parks Development)/ Contracts Officer (Biodiversity Management & Development)	CWEB
2	4(f)	Improve the biodiversity value of the ecology pond.	The former yachting pond (current ecology pond) has been re-used in part for amphibian ponds and there is space for additional scrapes within the former pond basin. Make reference to the baseline conditions and recommendations within the <i>Tooting Common Baseline Habitat Assessment (2015)</i> .	Medium Term	Contracts Officer (Biodiversity Management & Development)	Medium
1-9	4(a)	Provide an Ecological Monitoring Strategy within the Common.	Develop a targeted and realistic Ecological Monitoring Strategy in consultation with local community and voluntary groups to ensure collection of monitoring data which can usefully inform management activities whilst also providing opportunities for community engagement and education. Target species could include birds, bats, grassland invertebrate surveys (acid and neutral), aquatic invertebrate surveys, and lepidoptera (butterflies and moths). This would build on existing monitoring activities.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium

4a	4(f), 4(g), 4(h), 5(a)	Re-naturalise the Lake.	Investigate options for re-naturalising enhancements to the Lake and its management. Consider timber stakes and chicken wire with horizontal wires at intervals with coir rolls surrounding future marginal planting to protect from waterfowl and allow establishment. Surrounding zoned scrub clearance should be carried out in tandem. Make reference to the baseline conditions and recommendations within the <i>Tooting Common Baseline Habitat Assessment (2015)</i> .	Long Term	Principal Parks Officer (Biodiversity and Parks Development)/ Contracts Officer (Biodiversity Management and Development)/ Tooting Common Heritage Project Manager	Medium-High
1-9	4(f), 5(g)	Manage the hydrology within the Common.	Manage the Common's watercourses and ditches to slow the flow of water and manage the surface of the Common to increase water absorption by limiting compaction and poaching of the soils. Ditches should receive periodic annual clearance.	Ongoing	Contracts Officer (Biodiversity Management and Development)/ Contracts Officers/ maintenance staff	CWEB
5, 6	N/A	Increase the availability of muddy/semi-aquatic resources and habitats throughout the Common.	Implement and extend opportunities for creating sensitively located trial holes (leaving in situ for a year). This is to identify groundwater sites and create natural depressions filled with water for wildlife in informal areas (particularly within Streatham Woods). Make reference to the baseline conditions and recommendations within the <i>Tooting Common Baseline Habitat Assessment (2015)</i> .	Ongoing	Principal Parks Officer (Biodiversity and Parks Development)/ Contracts Officer (Biodiversity Management and Development)	CWEB, Volunteer support
1-9	3(b)	Encourage dead wood habitat within the Common.	Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues. This will help to encourage invertebrates, fungi and birds and conform with the Picturesque style in keeping with parts of the Common. For further information see English Heritage landscape advice note document <i>The Treatment of Dead Wood in Historic Parks and Gardens (2011)</i> <sup>57</sup> .	Ongoing	Arboricultural Officers/ Contracts Officers/ maintenance staff	CWEB
1-9	3(f), 4(b), 4(j)	Control and reduce non-native and invasive vegetation species.	Sensitively manage and control the spread of invasive species including sycamore and Turkey oak (non-native and host to a parasitic wasp), and ornamental shrub species within woodlands.	Ongoing	Contracts Officer (Biodiversity Management and Development)/ Arboricultural Officer/Contracts Officers/ maintenance staff	CWEB
1-9	3(a), 3(d), 4(i)	Enhance the biodiversity value of woodland compartments.	Manage the woodland and scrub through zoning to enhance nature conservation by rotational coppicing and cutting back. Maintain and create further glades with scalloped edges and identification of self-	Ongoing	Contracts Officer (Biodiversity Management and Development)/ Arboricultural Manager/ Contracts Officers/ maintenance staff	CWEB, Volunteer support

<sup>57</sup> English Heritage, 2011. *Landscape Advice Note: The Treatment of Dead Wood in Historic Parks and Gardens* [pdf] Available at: <[http://www.english-heritage.org.uk/content/learn/conservation/2544404/LAN\\_-\\_the\\_treatment\\_of\\_deadwood.pdf](http://www.english-heritage.org.uk/content/learn/conservation/2544404/LAN_-_the_treatment_of_deadwood.pdf)> [Accessed 30 July 2015]

			sown native trees to be protected during scrub management as the preferred method of woodland renewal. If new planting is required native species of local provenance will be used which are in keeping with the existing woodland character. Further information within Operations Note 011 - <i>Managing Woodland Open Space for Wildlife (2005)</i> <sup>58</sup> . Refer to Management and Maintenance recommendations for further detail.			
1-9	3(a), 3(c), 3(d)	Manage and protect veteran trees and continue historic management practices.	Develop a Tree Strategy to include active management and protection of veteran trees, including the potential re-establishment of pollards, creation of new pollards where appropriate, and gradual thinning of vegetation of trees/vegetation surrounding woodland veteran trees. Follow recommendations in the <i>Heritage Tree Report (2015)</i> .	Ongoing	Arboricultural Officers/ Contracts Officers/ maintenance staff	CWEB
4b	4(e), 4(l)	Protect acid grassland from heavy trampling.	Plant and maintain low level informal barrier planting (e.g. gorse, holly, hawthorn or buckthorn) along western edge of eastern acid grassland to detract visitors to sensitive acid grassland and provide some shelter. Although this should be sited so as to minimise impacts on existing habitats, such as shading and nutrient enrichment (leaf fall).	Long Term	Contracts Officer (Biodiversity Management and Development)/ Principal Parks Officer (Biodiversity and Parks Development)	Medium
1-9	1(c), 4(e)	Maintain ecologically diverse grasslands.	Sensitive grassland areas should receive specified treatment according to specialist ecological advice. Refer to Management and Maintenance recommendations for further detail.	Ongoing	Contracts Officer (Biodiversity Management and Development)/ Principal Parks Officer (Biodiversity and Parks Development)	CWEB
1-9	4(a)	Carry out regular biodiversity monitoring.	Conduct regular monitoring of habitats and flora and fauna by specialists, in-house staff and with supervised volunteers.	Ongoing	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Activities and Volunteer Coordinator	TBC, Specialist fees
1-9	4(p)	Assess and address deficiencies in pollen and nectar sources.	Develop a long term program to identify and address deficiencies of pollen and nectar sources at the Common. Consider areas for scarification, seeding and plug planting.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)	TBC, Specialist fees
2	4(f)	Enhance the ecology pond area.	There is space for additional scrapes within the former pond basin.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)/ Contracts Officer (Biodiversity Management and Development)	Medium
<b>Historic</b>						
1-9	1(a), 1(b), 1(c), 3(k), 4(a), 8(o),	Ensure that before any work is carried out on the site, a full assessment of the	Ensure that changes to the site or its components include a detailed survey of the	Ongoing	Principal Parks Officer (Contract Management)/ Principal Parks	TBC, Specialists on potential impacts

<sup>58</sup> Stephens, P. for the Forestry Commission, 2005. *Managing Woodland Open Space for Wildlife* [pdf] Available at: <[http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/\\$FILE/ewgs-on011-ride-mangt.pdf](http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/$FILE/ewgs-on011-ride-mangt.pdf)> [Accessed 30 July 2015].

	8(p)	impact of the works on the archaeology, built elements, landscape and ecology of the site is carried out and assessed to comply with the appropriate legislation.	site, including archaeology, history, ecology (including protected species) and an assessment of the impact of the change on the site and its significance.		Officer (Biodiversity and Parks Development)	
1-9	1(d)	Provide further heritage protection and understanding of the landscape at Tooting Common and its components.	The Common, surrounding housing and its historic features designated as a conservation area on account of its special architectural or historic interest. This can be achieved by a conservation area appraisal.	Short Term	Wandsworth Council and Lambeth Council Planning Departments	Medium-High, specialists on range of appropriate legislation, professional fees
1-9	1(e)	Provide further heritage protection and understanding of Tooting Common and its built structures.	Local heritage and full listing should be considered for a range of historic buildings within the common on account of their special architectural or historic interest.	Ongoing	Wandsworth Council and Lambeth Council Planning Departments	Medium-High, specialists on range of appropriate legislation, professional fees
1-9	7(d), 7(f), 7(g), 8(e)	Ensure widely distributed smaller historic features are kept clear and accessible.	Conserve, enhance and reveal historic boundary markers and signage through vegetation clearance.	Ongoing	Principal Parks Officer (Contract Management)/ Contracts Officers/maintenance staff	CWEB
N/A	1(a), 1(b), 1(c), 8(a)	Refer to the Conservation Plan in guiding the future of the Common.	Implement the recommendations and proposals to restore the historic landscape and structures as set out in the Conservation Plan.	Ongoing	Chief Parks Officer/ Wandsworth Council Property Services	CWEB
N/A	2(e), 2(f)	Monitor and review the Conservation Plan (CP) to help ensure that the policies and actions reflect current knowledge of the site and its users.	Use new information and insights in reviews of the CP to ensure that the CP and the management policies therein reflect the latest available information.	Ongoing	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Management Advisory Committee (TCMAC)	CWEB
N/A	N/A	Seek additional resources and funds for conservation and heritage enhancements.	Investigate other potential funding sources to support environmental and heritage enhancements.	Ongoing	Parks Development and Fundraising Officer	N/A
1-9	3(c), 3(e), 7(a), 7(b)	Tooting Common's heritage tree stock should be carefully managed.	A tree management strategy should be produced and implemented for a 10 year period.	Ongoing	Arboricultural Manager	High, Arboricultural consultants fees
1-9	3(d), 3(j)	Plan future tree planting in reference to conservation research, aims and policies.	Formulate a tree planting programme for the next 10 years, to achieve historic tree avenue planting and reinstatement with appropriate succession planned and implemented. This should be in reference to the <i>Tree Condition Survey – Summary Report (2015)</i> and the <i>Tooting Common Heritage Tree Survey (2015)</i> .	Medium Term	Arboricultural Manager/ Principal Parks Officer (Biodiversity and Parks Development)	High
7	8(g), 9(n), 9(w)	Restore the Woodfield Pavilion.	Restoration and refurbishment of the Woodfield Pavilion for community use with toilet facility. Make reference to the assessment within the <i>Woodfield Recreation Ground – Outline business plan: A vision for Woodfield (2015)</i> .	Medium Term	The Woodfield Project/ Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager	Major, NB Tooting Common Heritage Project capital works project
4b	8(h)	Restore the Lido.	Improve setting and functionality of the Lido including additional heritage interpretation facilities and refurbished changing rooms and fountain. Make reference to the assessment and opportunities within the	Medium Term	South London Swimming Club (SLSC)/ Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager	Major, NB Tooting Common Heritage Project capital works project

			<i>Tooting Bec Lido Heritage Conservation and Interpretation Plan (2015).</i>			
3	8(n)	Restore the drinking fountain.	Restore the drinking fountain following research.	Medium Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager	Medium, NB Tooting Common Heritage Project capital works project  <i>Wandsworth Council will make a £5000 in-kind contribution (match-funding) for fountain water checks (£500 p/a) and general maintenance over five years as part of the Tooting Common Heritage Project.</i>
4a	N/A	Enhance setting and cleanliness of the fossilised tree.	Enhance setting and cleanliness of the fossilised tree including sympathetic planting, enhanced railing enclosure. Detailed designs required. Make reference to the <i>Assessment of the Tooting Common Fossil Tree for the Tooting Common Heritage Project (2015)</i> .	Medium Term	Principal Parks Officer (Biodiversity and Parks Development)/ Contracts Officer (Biodiversity Management and Development)/ Tooting Common Heritage Project Manager	Medium-High, NB Tooting Common Heritage Project capital works project  <i>Wandsworth Council will make a £2,500 in-kind contribution (match-funding) for the fossil tree to cover increased management and maintenance costs for five years.</i>
1-9	7(d), 7(f), 7(g), 8(j)	Maintain sightlines to historic buildings and architectural eye catchers.	Continue to carry out formal grounds maintenance to the curtilage surrounding historic lodges and vegetation controlled surrounding architectural eye catchers.	Ongoing	Principal Parks Officer (Contract Management)/ Contracts Officer (Biodiversity Management and Development)/ Contracts Officers/maintenance staff	CWEB
1-9	7(h), 8(f)	Seek opportunity to move or screen visually intrusive structures.	Remove or screen inappropriate and unsympathetic late C20 building and structure accretions with native shrub plantings.	Ongoing	Chief Parks Officer/ Borough Valuer/ Contracts Officer (Biodiversity Management and Development)	TBC & CWEB
1-9	8(b)	Identify redundant buildings and structures and opportunities to improve facility provision.	Carry out a detailed review of existing buildings. This Buildings Review should include identification of redundant buildings that might be removed and any need for new buildings, new space provision or alternate use of existing buildings. It should identify mis-matches and make proposals to re-locate functions where necessary. The aim is that the overall footprint of buildings and their curtilages on the Common should not increase.	Short Term	Chief Parks Officer/ Borough Valuer/ Wandsworth Council Property Services	TBC
1-9	8(b)	Review building adaption procedures to achieve quality and function.	Review the procurement of new buildings or adaptation of existing buildings. New buildings and existing buildings should be considered in context and should strive for high quality architecture which is sustainable, relates to the locality, has	Ongoing	Chief Parks Officer/ Borough Valuer/ Wandsworth Council Property Services	TBC

			stylistic integrity and meets current and future functional needs.			
1-9	8(q)	All listed features and historic structures should be conserved, enhanced, presented and promoted to reflect the generations of people who have visited and lived near the Common.	Maintain all listed buildings and historic structures, allowing them to be visible and, where appropriate, interpreted and physically accessible.	Ongoing	Chief Parks Officer/ Borough Valuer/ Wandsworth Council Property Services	TBC
1-9	8(d)	Provide a cyclical programme for the built environment.	Develop a 20 year plan for maintaining the commons buildings and infrastructure.	Ongoing	Borough Valuer/ Wandsworth Council Property Services	TBC, Professional fees
1-9	8(p)	Increase the archaeological baseline knowledge on Tooting Common.	Prepare a brief archaeological research agenda and strategy for Tooting Common, building on the work carried out for the Tooting Common Heritage Project, and review this at suitable intervals (every five years). The research project could include mapping of archaeological sites, geophysics, building recording and archival research.	Ongoing	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager	Medium

## 6. Community Involvement

Aim: Provide opportunities to increase community use and involvement, particularly through events, education, interpretation and building partnerships.

Character area	Relates to issue and opportunity	Objective	Implementation/Task	Timescale/frequency	Responsibility	Resources
N/A	6(d)	Provide readily accessible and widely distributed interactive information on Tooting Common.	Explore technical vehicles for delivering site interpretation such as PDA/ smart-phone/ tablet Apps to provide visitors with a greater understanding of the site's history and importance.	Medium Term	Tooting Common Heritage Project Manager	Medium
N/A	9(s)	Increase the involvement of the site in the national curriculum and school use.	Increase the educational opportunities of the site through supporting and establishing a teacher's pack.	Short Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Activities and Volunteer Coordinator	CWEB
1, 2, 3, 4b, 7, 8	6(k), 9(zi)	Maintain the existing sporting facilities.	Develop the role of existing sporting facilities in providing opportunities to promote good health, community cohesion, social inclusion, quality of life and lifelong learning.	Ongoing	Contracts Officer (Sports Turf and Greenspace)/ Head of Parks and Leisure/ Wandsworth Council Leisure and Sports department	CWEB
N/A	9(l)	Set up a sports stakeholder group at Tooting Common and integrate within the Tooting Commons Management Advisory Committee (TCMAC).	Establish a Sports Advisory Forum to advise Wandsworth Council and the Tooting Commons Management Advisory Committee (TCMAC) on sporting matters.	Medium Term	Head of Parks and Leisure	Low-Medium
N/A	9(h)	Encourage community and volunteer support.	Expand the scale and operations of the community and volunteer groups through recruitment and training programmes so they become long-term stakeholders.	Medium Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium
1-9	9(e), 9(f)	Provide events but manage to avoid detrimental impacts upon the historic and ecological diverse landscape.	Manage events and fairs to attract visitors but ensure that there is no long-term damage to the landscape fabric of the Common and minimisation of disruption to	Ongoing	Principal Parks Officer (Contract Management)/ Events Operations Manager	CWEB

			local communities. Delivery will be according to the Open Spaces Events Policy. Pre-event and post-event condition surveys are suggested to assess damage and allow appropriate remedial works.			
N/A	9(k)	Produce and implement the Activity Plan.	Implement the Activity Plan. It will set out aims and objectives to encourage existing and new audiences to visit the Common and heritage learning and participation activities which can be offered at the site. This could be achieved by strengthening links with local groups/schools and through more outreach work and by building awareness of the Common and its offer.	Ongoing	Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium
N/A	9(i)	Maintain visitor feedback.	Establish a regular programme of visitor surveys and develop methods of providing feedback on actions taken.	Ongoing	Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium, Volunteer support
1-9	6(c)	Enhance interpretation at key entrances and enhance facilities for learning.	Provide a better welcome and orientation at points of arrival and further develop the Café as a focal point for interpretation and community activities alongside the refurbishment of the Woodfield Pavilion to provide facilities for learning and activity.	Medium Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager	Medium
1-9	9(s)	Increase local community involvement and awareness in archaeological research.	Involve visitors and local community in archaeological investigations to reveal more of the early history of the Common.	Medium Term	Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium
1-9	4(a)	Provide an Ecological Monitoring Strategy within the Common with volunteer support.	Develop an Ecological Monitoring Strategy in consultation with local community and volunteer groups.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)/ Contracts Officer (Biodiversity Management & Development)/ Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium
N/A	9(o)	Improve links with similar sites.	Strengthen the links between the Common and other heritage assets in the London borough and area.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)	Medium

## 7. Marketing

Aim: Develop the Common as a local amenity, a source of pride, which realises the full potential of its historic and natural attributes and ensures effective promotion of the Common as a community resource.

Character area	Relates to issue and opportunity	Objective	Implementation/Task	Timescale/frequency	Responsibility	Resources
N/A	9(m)	Increase online information regarding Tooting Common.	Increase the amount of information provided about Tooting Common on the Wandsworth Council website. Details about the design evolution and intervention should be provided.	Medium Term	Tooting Common Heritage Project Manager/ Tooting Common Heritage Project Activities and Volunteer Coordinator	Low-Medium
N/A	9(t)	Compile researched information on Tooting Common for public appreciation and use.	Production of a guidebook. The guidebook should be written in a user-friendly fashion and should take account of the considerable amount of archaeological and historical research that has been carried out over the	Medium Term	Tooting Common Heritage Project Manager/ Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium

			last 40 years.			
1-9	9(o)	Further promote the common and provide stronger links with surrounding commons.	Raise awareness of the site and what it has to offer i.e. pre-visit to tell potential visitors what is on offer – use Wandsworth Council website, contact with London and Partners (official promotional organisation for London) and, most importantly stronger links to other local commons such as Wandsworth Common, Clapham Common and Streatham Common (e.g. creating package visit opportunities).	Long Term	Tooting Common Heritage Project Manager/ Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium
3	6(c)	Increase small-scale provision of information at the café.	Consider upgrading the café with leaflet dispenser space for information regarding the Common.	Medium Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Activities and Volunteer Coordinator	Low-Medium
N/A	6(c), 6(d), 9(m)	Provide regular updates on the common through various media.	Improve the way the Common is promoted through a new website and newsletter.	Long Term	Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Heritage Project Manager/ Tooting Common Heritage Project Activities and Volunteer Coordinator	Medium

#### 8. Management

Aim: Ensure all those involved in the management and maintenance of Tooting Common effectively use the Management Plan as a working document.

Character area	Relates to issue and opportunity	Objective	Implementation/Task	Timescale/frequency	Responsibility	Resources
N/A	N/A	Implement the Management and Maintenance Plan and make available to staff at all levels and by different common user groups	Copy to be available in staff office. Other on-site staff to have copies.	On completion of the restoration works	Chief Parks Officer/ Principal Parks Officer (Contract Management)/ Principal Parks Officer (Biodiversity and Parks Development)	CWEB
N/A	N/A	Ensure effective monitoring of the Management and Maintenance Plan	Implement monitoring process by meetings between Council/ Tooting Common Management Advisory Committee (TCMAC) and user groups thereby continually reviewing and updating the Management Plan.	Annually, On completion of the restoration works (re-write at years 5 and 10)	Chief Parks Officer/ Principal Parks Officer (Biodiversity and Parks Development)/ Tooting Common Management Advisory Committee (TCMAC)	CWEB
N/A	N/A	Ensure management is financially sound. Council to commit to provide necessary funding to maintain to necessary standard	Follow Best Value aims to provide excellent quality of service and relevance to local people.	During restoration and ongoing	Wandsworth Council	CWEB

## 16 Review

- 16.1 The Management and Maintenance Plan will be continually reviewed, revised and re-written. The cycle for the Management and Maintenance Plan is to:
- Write and adopt the Management and Maintenance Plan
  - Operate according to the aims and objectives held within the plan
  - Monitor the operation of the Management and Maintenance Plan
  - Review the working of the Management and Maintenance Plan
  - Revise and improve the Management and Maintenance Plan where necessary to reflect on-going developments such as visitor survey feedback and revised financial projections.
- 16.2 Wandsworth Council will be responsible for carrying out monitoring to ensure that maintenance work has been carried out satisfactorily. The Principal Parks Officer (Contract Management) will be responsible for the day to day implementation of the Management and Maintenance Plan and will monitor maintenance standards within the common. (S)he will also ensure that all other relevant council officers are involved in monitoring and review of management and maintenance work and the plan itself as necessary.
- 16.3 In addition the following methods of monitoring and review will be implemented:
- Site user surveys will be used to monitor the success of the management plan.
  - The Green Flag Award annual feedback will be used to guide review of the Management Plan if an application for the award is implemented.
  - An annual report will be presented to the Tooting Common Management Advisory Committee (TCMAC) who will feed into the monitoring and review of the plan and general standards of management/maintenance.
  - The Tooting Common Management Advisory Committee (TCMAC) to hold monthly meetings to monitor standards, progress and review the management plan.
- 16.4 The Management Maintenance Plan covers a period of 10 years following the completion of the restoration works. It will be subject to continual review as it is used and Wandsworth Council will carry out a full review annually to enable any improvements and alterations to be made as necessary. The Management and Maintenance Plan will be formally rewritten in the 5th and 10th year after completion of the restoration works.
- 16.5 During the restoration phase of the project the Management and Maintenance Plan will be updated to reflect the final scheme. In addition the existing grounds maintenance contract schedule will be reviewed and amended to provide guidance to those implementing the maintenance of the restoration scheme as built.

# **Appendix 1**

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**Appendix 2**

Relevant planning policy

## Relevant planning policy

The national and local policy context relating to Tooting Common is set out below.

## National Planning policy Framework

The overarching aim of the NPPF is to achieve sustainable development, which is the mutual integration of economic, social, and environmental concerns.

### *Promoting Healthy Communities*<sup>59</sup>

Local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions. Specific to open spaces, Local Authorities should:

- Promote safe and accessible environments, which encourage active and continual uses.
- Seek to ensure that open spaces are of high quality; promote opportunities to engage in sport and recreation for health and well-being.
- Existing open space, sports and recreational land, should not be built on unless the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- Protect and enhance public rights of way and access, for example by adding links to existing rights of way networks including National Trails.
- Managing development within a Local Green Space should be consistent with policy for Green Belts.

### *Green Belts*<sup>60</sup>

The essential characteristics of Green Belts are their openness and their permanence. Local Authorities should plan positively to enhance the beneficial use of them by supporting opportunities to provide access, opportunities for outdoor sport and recreation, enhance landscapes, visual amenity and biodiversity and improve damaged and derelict land.

### *Conserving and enhancing the natural environment*<sup>61</sup>

Local planning decisions should ensure the protection of wildlife or geodiversity sites or landscape which is commensurate with their status and gives appropriate weight to their importance. Local planning authorities should:

- Plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure
- Promote the preservation, restoration, and re-creation of priority habitats, ecological networks, and the protection and recovery of priority species populations.
- Avoid noise from giving rise to significant adverse impacts on health and quality of life  
Identify and protect areas of tranquillity, which are prized for their recreational and amenity value.

### *Conserving and enhancing the historic environment*<sup>62</sup>

Local Authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets, the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring and opportunities to draw on the contribution made by the historic environment to the character of a place. In addition Local authorities should seek to:

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<sup>59</sup> Department for Communities and Local Government (2012) [National Planning Policy Framework](#), Ch8

<sup>60</sup> Department for Communities and Local Government (2012) [National Planning Policy Framework](#), Ch9

<sup>61</sup> Department for Communities and Local Government (2012) [National Planning Policy Framework](#), Ch11

<sup>62</sup> Department for Communities and Local Government (2012) [National Planning Policy Framework](#), Ch12

- Avoid substantial harm to or loss of a grade II listed building, park or garden as well as notably scheduled monuments.
- Assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of Local planning.

### **National Planning Practice Guidance (NPPG)**

NPPG is a web-based resource providing practical guidance on how to implement of the NPPF.

#### *Open space, sports and recreation facilities, public rights of way and local green space*<sup>63</sup>

Open space should be taken into account in planning for new development and considering proposals that may affect existing open space. Local Authorities should have regard to the duty to cooperate where open space serves a wider area. In managing designated green spaces, Local Authorities are required to consider how they conserve the features that make a green area special and locally significant.

#### *Biodiversity, ecosystems and green infrastructure*<sup>64</sup>

Section 40 of the Natural Environment and Rural Communities Act 2006, places a duty on all public authorities to minimise impacts on biodiversity and provide net gains in biodiversity where possible. They should consider the opportunities that individual development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area.

#### *Conserving and Enhancing the Historic Environment*<sup>65</sup>

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. The risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation.

### **Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967 (MHLG 1967)**<sup>66</sup>

Local Authorities may provide and maintain facilities both indoor and outdoor on common land for recreational or competitive tournament subject to consent of the Minister. The Minister may seek to engage the public in consultation regarding the proposals being sought by the Local Authority.

### **Commons Act 2006**<sup>67</sup>

Section 38 of the Commons Act 2006 applies to land which is subject to a scheme of management under the Metropolitan Commons Act 1866 or Commons Act 1899

Certain types of works on common land can be carried out without consent from the Secretary of State because they are exempt. Other works will require deregistration of the land, because an application for consent under Section 38 is unlikely to succeed. It is ultimately up to the applicant to determine whether consent is needed, and which part of the legislation applies.

The guidance provides advice on how to determine the type of work proposed, consultation and guidance on application, options to carry out works on common land, where the proposals are neither small scale nor exempt from the need to obtain consent.

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<sup>63</sup> Department for Communities and Local Government (2015) [National Planning Practice Guidance](#), Open space, sports and recreation facilities, public rights of way and local green space

<sup>64</sup> Department for Communities and Local Government (2015) [National Planning Practice Guidance](#), Biodiversity, ecosystems and green infrastructure

<sup>65</sup> Department for Communities and Local Government (2015) [National Planning Practice Guidance](#), Conserving and enhancing the historic environment

<sup>66</sup> HM Government (2015) Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967, <http://www.legislation.gov.uk/ukla/1967/29/contents/enacted>

<sup>67</sup> Planning Portal (2015) Common Land Guidance <http://www.planningportal.gov.uk/planning/countryside/commonland/guidance>

### *Common Land Guidance Sheet 1b*<sup>68</sup>

Provides a list of works which do not need consent. This Guidance sheet is periodically updated and should be reviewed in order to determine whether proposals require consent.

### **Forthcoming National Planning Practice Guidance**

A drafting group including English Heritage and Heritage Environment Forum members are currently reviewing the outcome of consultation on detailed historic environment guidance linked to the NPPG. Final versions of these documents, (termed Technical Advice in Planning) will replace both the PPS5 Planning and the Historic Environment: Historic Environment Planning Practice Guide (2010) and various pieces of English Heritage guidance early 2015. The documents that were issued for consultation are summarised below.<sup>69</sup>

### *Historic Environment Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans*<sup>70</sup>

Requires a plan for the maintenance to make a positive contribution to local character and distinctiveness. They should also seek to conserve heritage assets potentially engages all aspects of planning.

### *Historic Environment Good Practice Advice in Planning Note 2: Decision-Taking in the Historic Environment*<sup>71</sup>

Provides a good practice guide for structuring and assembling relevant information to support an application affecting a heritage asset. The guide highlights the need for developers and decision makers to understand the significance of any affected heritage asset and, if relevant, the contribution to its setting of its significance. The guide highlights the need to access expert information including sources of information held by local interest groups and societies.

Local Authorities are encouraged to ensure that new development takes appropriate opportunities to improve the character of an area.

### *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*<sup>72</sup>

The purpose of this English Heritage Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and PPG in relation to assessing the setting, curtilage, character and context of the heritage asset.

## Regional Planning Context

### *Greater London Parks, Gardens and Open Spaces bye-laws*<sup>73</sup>

Governs the access to parks, use and management of facilities (including biodiversity), building and obstructions, traffic, control of animals, nuisances, sales and exhibitions and permitted recreational activities.

### **London Plan**

In 2014, the Mayor published Draft Further Alterations to the London Plan (FALP) for a twelve-week period of public consultation. It is hoped that the FALP will be published (adopted) by March 2015. The following summarises the London Plan (FALP) latest iteration currently under review by the secretary of state.<sup>74</sup>

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<sup>68</sup> Planning Portal (2015) [Common Land Guidance Sheet 1b](#)

<sup>69</sup> English Heritage (2014) [Forthcoming English Heritage Guidance Publications](#)

<sup>70</sup> English Heritage (2014) [Historic Environment Good Practice Advice In Planning Note 1: The Historic Environment In Local Plans](#)

<sup>71</sup> English Heritage (2014) [Historic Environment Good Practice Advice In Planning Note 2: Decision-Taking in the Historic Environment](#),

<sup>72</sup> English Heritage (2014) [Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets](#),

<sup>73</sup> Greater London Council (1965) [Greater London Council Parks, Gardens and Open Spaces Bye Laws](#)

<sup>74</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan 2014](#)

### *Policy 2.18 – Green Infrastructure: the network of open green spaces<sup>75</sup>*

The policy encourages a more integrated approach to the management of the parks and green space network such that it delivers a wider range of functions, which are identified in the All London Green Grid Supplementary Planning Guidance<sup>76</sup>.

The Borough is required to:

- undertake qualitative and quantitative assessments of green and open space need;
- produce open space/green space strategies, based on best practice guidance<sup>77</sup>; to
- realise the current and potential value of open space and support delivery of the widest range of linked environmental and social benefits.
- Developments must incorporate enhanced green infrastructure integrated into the wider network and public realm to improve accessibility for all.

### *Policy 7.4 – Local Character<sup>78</sup>*

The policy requires the Borough to characterise local natural and cultural heritage to conserve and enhance notable landscapes, buildings and places.

Developments must improve an area's visual or physical connection with natural features and if possible contribute to establishing an enhanced character. Buildings, streets and open space designs should:

- Have regard to the form, function, structure and heritage of a place, including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces
- Have a positive impact on the relationship between urban and natural features;
- Be human in scale to maintain and create a positive relationship between buildings and street level activity and
- Maintain the positive contributions to character of existing buildings and structures.

The Mayor's Shaping Neighbourhoods: Character and Context Supplementary Planning Guidance<sup>79</sup> provides additional information.

### *Policy 7.6 – Heritage Assets and Archaeology<sup>80</sup>*

The policy requires the Borough to work with statutory organisations, such as English Heritage and Natural England, and developers to identify, protect, enhance and improve access to built, landscaped and buried heritage assets, their character and settings.

Developments should identify, record, value, protect, conserve, restore, re-use and incorporate heritage assets, where appropriate, being sympathetic to their form, scale, materials and architectural detail.

### *Policy 7.8 Heritage Assets and Archaeology<sup>81</sup>*

The policy requires Local Authorities and developers to incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

### *Policy 7.17 – Metropolitan Open Land<sup>82</sup>*

The policy requires the Borough to provide protection, equivalent to the provisions provided by Green Belt policy, to large blocks or corridors of open space which form distinctive landscapes that either:

- Contribute to the physical structure of London as a clearly distinguishable spaces

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<sup>75</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan](#) 2014, Policy 2.18

<sup>76</sup> Greater London Authority (2012) [All London Green Grid Supplementary Planning Guidance](#)

<sup>77</sup> Greater London Authority and CABE (2009) [Best Practice Guidance](#)

<sup>78</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan](#) 2014, Policy 7.4

<sup>79</sup> Greater London Authority (2013) [Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context](#)

<sup>80</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan](#) 2014, Policy 7.6

<sup>81</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan](#) 2014, Policy 7.8

<sup>82</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan](#) 2014, Policy 7.17

- Include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve a significant proportion of London
- Contains historic, recreational, biodiversity features or landscapes of national or metropolitan value and
- Form a link in the City's network of green infrastructure and meet one of the above criteria.

#### *Policy 7.18 Protecting Open Space and Addressing Deficiency<sup>83</sup>*

The policy requires the Borough to provide all residents with access to open space, consistent with audits of all forms of open space and assessments of need. These should be both qualitative and quantitative, and have regard to the cross-borough nature and use of many of these open spaces.

Loss of local protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area.

#### *Policy 7.19 – Biodiversity and Access to Nature<sup>84</sup>*

The policy requires the Borough to use the Mayor's Biodiversity Strategy<sup>85</sup> to identify, protect and manage statutory nature designations, Sites of Importance for Nature Conservation, areas deficient in accessible wildlife sites described in the London Plan Implementation Report 'Improving Londoners Access to Nature'<sup>86</sup> and green and blue corridors of movement for species.

Furthermore, the Borough should publish policies and proposals to protect species and habitats in line with regional BAP targets. The Mayor and the London Biodiversity Partnership have identified targets for the re-creation and restoration of priority habitats outlined in Table 7.3 of the London Plan<sup>87</sup>.

Developments adversely affecting protected species, priority species or Sites of Importance for Nature Conservation should be resisted on the basis of the following hierarchy:

- Avoid adverse impact to the biodiversity interest
- Minimize impact and seek mitigation and
- Seek appropriate compensation only in exceptional cases where the benefits of the proposal clearly outweigh the biodiversity impacts.

#### *Policy 7.21 Trees and Woodlands*

The policy requires the Borough to protect and manage tree and woodland enhancement in accordance with the London Tree and Woodland Framework Guidance<sup>88</sup> implementing a tree and woodland strategy<sup>89</sup> that retains existing trees of value, including 'veteran' trees and ancient woodland outside of designated sites, replacing lost trees and appropriately planting additional trees, such as large-canopied species, in new developments.

### **All London Green Grid: The Wandle Valley Area Framework<sup>90</sup>**

The document sets out a number of programmes for the creation of the All London Green Grid, Wandle Valley Area. This includes:

- Tooting Bec Common Management Plan- A clear and realistic framework for maintaining, managing and improving the Common, taking local peoples views into account in developing policies and practices.
- Tooting Bec playground - The development of a natural play space within boundary of the existing conventional play space.

<sup>83</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan](#) 2014, Policy 7.18

<sup>84</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan](#) 2014, Policy 7.19

<sup>85</sup> Greater London Authority, (2002) [Connecting with Nature – the Mayors Biodiversity Strategy](#)

<sup>86</sup> Greater London Authority, (2008) [Improving Londoners Access to Nature – London plan Implementation Report](#), (Consolidated with Alterations since 2004)

<sup>87</sup> Greater London Authority (2015) [Draft Further Alterations to the London Plan](#) Table 7.3

<sup>88</sup> Greater London Authority, (2005) [A Tree and Woodland Framework for London](#),

<sup>89</sup> Greater London Authority (2013) [Green Infrastructure and Open Environments Supplementary Planning Guidance](#)

<sup>90</sup> Greater London Authority (2011) [All London Green Grid: The Wandle Valley Area Framework](#)

## Wandsworth Local Plan and Development management documents

The London Borough of Wandsworth has adopted a Local Plan which sets out the spatial development for the Borough until 2026. The following provides a summary of the most relevant policy concerning Tooting Bec/Graveney Commons.

### *CS PL4: Open space and the natural environment<sup>91</sup>*

The Council will protect and improve Metropolitan Open Land, such as the major commons.

The Council will support developments which make a positive contribution to the wider network of open spaces, playing fields for participation in sport, recreation and children's play.

The biodiversity value of the borough will be protected and enhanced including habitats identified in the London Biodiversity Action Plan. Therefore, development should include new or enhanced habitat or design and landscaping which promotes biodiversity, and provision for management, particularly in areas identified as deficient in nature conservation.

### *CS PL10: The Wandle Valley<sup>92</sup>*

The council is committed to improving the accessibility within the corridor and to the riverside will be pursued including the provision of pedestrian and cycle ways. In addition, they will support opportunities for formal and informal recreation that support the concept of the Wandle Valley Regional Park.

All proposals should include measures to protect and enhance the River Wandle as a valuable resource for wildlife and biodiversity, including wildlife corridors and green chains.

### *Policy DMS 2: Managing the historic environment<sup>93</sup>*

The council seek to ensure that applications affecting a heritage asset or its setting are consistent with PPS 5<sup>i</sup>, the London Plan and relevant English Heritage guidance alongside any Conservation Area Appraisals and management strategies and where appropriate a Heritage Statement.

The council will support applications which sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself, and the surrounding historic environment.

### *Policy DMO1: Protection and enhancement of open spaces<sup>94</sup>*

The council will protect MOL from inappropriate development in accordance with the London Plan and National Planning Policy. Development will only be permitted where it is linked to the functional use of the open space and it does not harm the character, appearance or function of the open space. Cumulative impacts of development will be taken into account in this assessment.

### *Policy DMO 2: Playing fields and pitches, sport, play and informal recreation<sup>95</sup>*

The council will resist proposals which leads to the loss of children's play space, sports pitches, playing fields, or land last used for outdoor sport, or which would prejudice the land's use for sport in terms of quality or quantity of facilities. Unless, in the case of children's play spaces, there is no identified need for the facilities or if the site is replaced by equivalent facilities in an appropriate location.

The council will support improvements such as floodlighting which will improve access to or use of facilities provided there are no unacceptable impacts upon open space, local amenity or biodiversity.

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<sup>91</sup> London Borough of Wandsworth (2010) [Core Strategy](#), CS PL4: Open space and the natural environment

<sup>92</sup> London Borough of Wandsworth (2010) [Core Strategy](#), CS PL10: The Wandle Valley

<sup>93</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMS 2

<sup>94</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO1

<sup>95</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO 2

#### *Policy DMO 4: Nature conservation<sup>96</sup>*

The council will support proposals which aim to support net gains for biodiversity, particularly new habitats and biodiversity features should consider native and priority species, taking into account species' adaptability to climate change. Proposals in areas deficient in access to nature, (defined by GiGL), will be required to incorporate enhancements to nature conservation.

#### *Policy DMO 5: Trees<sup>97</sup>*

The council will seek to protect trees from development and support proposals which provide adequate replacement planting or in accordance with good arboricultural practice.

## Other relevant Local planning policy Documents

#### *Parks Strategy<sup>98</sup>*

The strategy has three aims which are to:

- To understand and manage the cultural assets that parks and green spaces represent through effective publicly accountable management plans.
- To understand and enhance the visitor experience of parks and green spaces through the monitoring of use and the provision of information on programmes and activities occurring in open spaces.
- To devise and implement a range of methods to maintain and improve standards in delivering excellent parks and green spaces through working in partnership with volunteer and community groups.

Improvements to play and open space provision are set out in the Council's 'Play Strategy' and 'Parks Management Strategy' (see Policy PL4).

#### *Surrounding conservation areas*

A selection of relevant documents include:

- Wandsworth Council, n.d. *Culverden Road Conservation Area Appraisal and Management Strategy* [pdf] Wandsworth Council. Available at: <[http://www.wandsworth.gov.uk/downloads/file/7024/culverden\\_ca\\_appraisal\\_and\\_management\\_strategy](http://www.wandsworth.gov.uk/downloads/file/7024/culverden_ca_appraisal_and_management_strategy)> [Accessed 08 May 2015]
- Wandsworth Council, 1998. *Garrad's Road Conservation Area Character Statement* [pdf] Wandsworth Council. Available at: <[http://www.wandsworth.gov.uk/downloads/file/1375/garrads\\_road\\_ca\\_character\\_statement\\_1998](http://www.wandsworth.gov.uk/downloads/file/1375/garrads_road_ca_character_statement_1998)> [Accessed 08 May 2015]
- Lambeth Council, 1982. *Garrad's Road Designation Report* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/CA12GarrardsRoadDesignationReport1982.pdf>> [Accessed 08 May 2015]
- Wandsworth Council (Wandsworth Conservation & Design Group), 2011. *Heaver Estate Conservation Area Appraisal and Management Strategy (parts 1 & 2)* [pdf] Available at: <[http://www.wandsworth.gov.uk/downloads/download/378/heaver\\_estate\\_conservation\\_area](http://www.wandsworth.gov.uk/downloads/download/378/heaver_estate_conservation_area)> [Accessed 08 May 2015]
- Lambeth Council, 1996. *Hyde Farm Estate Conservation Area Appraisal* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/HydeFarmEstateDesignationAppraisal.pdf>> [Accessed 08 May 2015]

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<sup>96</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO 4

<sup>97</sup> London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Adopted Version, pp110-111

<sup>98</sup> London Borough of Wandsworth (2015) [Parks Strategy: Executive Strategy](#)

- Wandsworth Council, 2009. *Streatham Park Conservation Area Appraisal & Management Strategy* [pdf] Available at: <[http://www.wandsworth.gov.uk/downloads/download/446/streatham\\_park\\_conservation\\_area](http://www.wandsworth.gov.uk/downloads/download/446/streatham_park_conservation_area)> [Accessed 08 May 2015]

### *Local listing*

The Selection Criteria for Local Listing was subject to a public consultation as a forerunner to the Supplementary Planning Document (SPD) on the Historic Environment, a draft of which is in preparation. Wandsworth Borough Council will be refreshing their local list process and this will consider possible additions to the list. Further information at Wandsworth Council Website, 2015. Available at: <[http://www.wandsworth.gov.uk/info/1004/planning\\_policy/1225/supplementary\\_planning\\_documents\\_spds/3](http://www.wandsworth.gov.uk/info/1004/planning_policy/1225/supplementary_planning_documents_spds/3)> [Accessed 20 July 2015]

### *London Parks and Gardens Trust*

Tooting Common is noted on the Inventory of London's Green Spaces of Local Historic Interest prepared by the London Parks and Gardens Trust. Further information at London Gardens Online Website, 2015. Available at: <<http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=WND063>> [Accessed 29 April 2015]

## Lambeth Local Plan and Site allocations

Since 2013, the Local Authority has been developing a new local plan. The Lambeth Local Plan Proposed Submission was submitted in March 2014. The following review will provide a summary of the relevant plans and policies set out in Lambeth Local Plan Proposed Submission taking into account 29th September 2014: Schedule of proposed main modifications.

According to the current proposal map, Tooting Common is within 500m of a Local and Major town centres and a strategic industrial area, four Conservation Areas (CA48, CA12, CA354 and CA44), Site of Nature Conservation, Woodlands recreational ground which is also a MOL and an Archaeological Priority Area<sup>99</sup>. The following information provides a summary of the relevant policies, which affect these designated sites.

### *Policy Q5: Local Distinctiveness<sup>100</sup>*

The Local Authority expects proposals to support the local distinctiveness of Lambeth. Proposals will be supported where it is shown that design of development is a response to positive aspects of the local context in terms of siting, orientation and layout and relationship; materials; and quality and architectural detailing (including fenestration and articulation).

Where development proposals deviate from locally distinct development patterns, applicants will be required to show in their design /heritage statements that will make a positive contribution to its local and historic context.

### *Policy Q9 Landscaping<sup>101</sup>*

The council will support proposals which demonstrate:

- Retains and enhances existing planting and landscape features of value and protects them during construction;
- Protects and enhances existing designated habitats and creates new habitats/areas of nature conservation interest and biodiversity value;

<sup>99</sup> London Borough of Lambeth (2011), [Lambeth Local Development Framework- Core Strategy Proposals Map Adopted January 2011](#),

<sup>100</sup> London Borough of Lambeth (2014) [Examination of Lambeth Local Plan Proposed Submission \(November 2013\)](#) – Schedule of proposed main modifications, 29 September 2014, Policy Q5

<sup>101</sup> London Borough of Lambeth (2014) [Examination of Lambeth Local Plan Proposed Submission \(November 2013\)](#) – Schedule of proposed main modifications, 29 September 2014, Policy Q9

- Makes use of plant species that are in keeping with the character of the existing vegetation on the site and in the general area;
- Provides strong boundary treatments, including trees and shrubs where appropriate;
- Provides means of access routes and or parking areas which are compliant with highway safety requirements and parking space standards and
- Is attractive and well designed, taking a co-ordinated approach with any adjoining landscaping schemes

*Policy Q10: Trees<sup>102</sup>*

The Local Authority will seek to ensure that:

- Development does not result in the loss of trees of significant amenity, historic or ecological/habitat conservation value, or give rise to a threat, immediate or long term, to the continued wellbeing of such trees.

*Policy Q18: Historic environment strategy<sup>103</sup>*

The council will prepare a Historic Environment Strategy, which will assist developers and other interested parties in understanding the justifications behind its approach to development management in policies Q19, Q20, Q21, Q22, Q23, Q24, Q25 and Q26 and the wider local issues relating to the historic environment.

Through the Lambeth Historic Environment Strategy, and through its decision making prior to preparation of the HES, the council will sustain or enhance the historic environment; especially where it might address issues preventing heritage at risk from being brought back to viable use/good repair.

Use the Lambeth Historic Environment Strategy to prepare appraisals, guidance documents and SPDs to help guide development in a positive manner.

The council will work in partnership with English Heritage, neighbouring boroughs and other relevant groups on heritage issues.

*Policy Q22: Conservation areas<sup>104</sup>*

The council will support development proposals affecting conservation areas:

- Where they preserve or enhance the character or appearance of conservation areas by respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials etc.
- Protects the setting (including views in and out of the area).

*Policy EN1: Open space and Biodiversity<sup>105</sup>*

The Council will would seek to:

- Prevent development which would result in loss, reduction in or significant harm to the nature conservation or biodiversity value of an open space or Sites of Importance for Nature Conservation (SINC).
- Support proposals which protect, enhance, create or manage nature conservation and biodiversity interest in accordance with the borough's Biodiversity Action Plan (BAP) and the Mayor's Biodiversity Strategy.
- Support proposals, which encourage improved access to, existing open space, including facilities available for biodiversity and nature conservation.

<sup>102</sup> London Borough of Lambeth (2014) [Examination of Lambeth Local Plan Proposed Submission \(November 2013\)](#) – Schedule of proposed main modifications, 29 September 2014, Policy Q10

<sup>103</sup> London Borough of Lambeth (2014) [Examination of Lambeth Local Plan Proposed Submission \(November 2013\)](#) – Schedule of proposed main modifications, 29 September 2014, Policy Q18

<sup>104</sup> London Borough of Lambeth (2014) [Examination of Lambeth Local Plan Proposed Submission \(November 2013\)](#) – Schedule of proposed main modifications, 29 September 2014, Policy Q22

<sup>105</sup> London Borough of Lambeth (2014) [Examination of Lambeth Local Plan Proposed Submission \(November 2013\)](#) – Schedule of proposed main modifications, 29 September 2014, Policy EN1

Green Belt. Policy 7.17 (Metropolitan Open Land) of the London Plan will be applied to areas of open space designated as MOL in the Borough.

# Appendix 3

## Ecology policy and legal considerations

## Policy and Legal Considerations - Ecology

Statutory nature conservation sites and protected species are a 'material consideration' in the UK planning process (DCLG 2012). Where planning permission is not required, for example on proposals for external repair to structures, consideration of protected species remains necessary given their protection under UK and EU law.

Natural England Standing Advice aims to support Local Planning Authorities decision making in respect of protected species (Natural England 2012). Standing advice is a material consideration in determining the outcome of applications, in the same way as any individual response received from Natural England following consultation.

**The Conservation of Habitats and Species Regulations 2010** transpose the requirements of the European Habitats Directive (Council Directive 92/43/EEC) and Birds Directive (Council Directive 79/409/EEC) into UK law, enabling the designation of protected sites and species at a European level.

**The Wildlife and Countryside Act 1981** (as amended) forms the key piece of UK legislation relating to the protection of habitats and species.

**The Countryside Rights of Way Act 2000** provides additional support to the Wildlife and Countryside Act 1981; for example, increasing the level of protection for certain species of reptiles.

**The Protection of Badger Act 1992** provides specific protection for this species.

**The Wild Mammals Protection Act 1996** sets out the welfare framework in respect to wild mammals, prohibiting a range of activities that may cause unnecessary suffering.

**Species and Habitats of Principal Importance for Conservation in England and Wales** and priority habitats and species listed on the London Biodiversity Action Plan (BAP) and Wandsworth BAP are species which are targeted for conservation. The government has a duty to ensure that involved parties take reasonable practice steps to further the conservation of such species under Section 41 of the Natural Environment and Rural Communities Bill 2006. In addition, the Act places a biodiversity duty on public authorities who 'must, in exercising their functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity' (Section 40 [1]). Criteria for selection of national priority habitats and species in the UK include international threat and marked national decline.

**The National Planning Policy Framework** (DCLG 2012) states (Section 11), that the planning system should minimise impacts on biodiversity, providing net gains in biodiversity where possible. It also states that local planning authorities and planning policies should:

- Plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- Take account of the need to plan for biodiversity at a landscape-scale across local authority boundaries.
- Identify and map components of the local ecological networks, including: international, national and local sites of importance for biodiversity, and areas identified by local partnerships for habitat restoration or creation.
- Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species populations, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan.

## Bats

All British species of bat are listed on the Wildlife and Countryside Act 1981 (as amended) Schedule 5. It is an offence to deliberately kill, damage, take (Section 9(1)) a bat; to intentionally or recklessly disturb a bat whilst it occupies a place of shelter or protection (Section 9(4)(b)); or to deliberately or recklessly damage, destroy or obstruct access to a bat roost (Section 9(4)(c)). Given the strict nature of these offences, there is an obligation on the developer and owner of a site to consider the presence of bats.

All British bats are listed on the Conservation of Habitats and Species Regulations 2010, Schedule 2. Regulation 41 strengthens the protection of bats under the 1981 Act against deliberate capture or killing (Regulation 41(1) (a)), deliberate disturbance (Regulation 41(1) (b)) and damage or destruction of a resting place (Regulation 41(1) (d)).

A bat roost is defined as any structure or place which is used for shelter or protection, irrespective of whether or not bats are resident. Buildings and trees may be used by bats for a number of different purposes throughout the year including resting, sleeping, breeding, raising young and hibernating. Use depends on bat age, sex, condition and species as well as the external factors of season and weather conditions. A roost used during one season is therefore protected throughout the year and any proposed works that may result in disturbance to bats, and loss, obstruction of or damage to a roost are licensable.

Development works that may cause killing or injury of bats or that would result in the damage, loss or disturbance of a bat roost would require a Natural England (NE) Mitigation Licence. Licensed works require evidence that the works entailing detrimental impacts are unavoidable, as well as appropriate mitigation, which may include seasonal constraints and provision of alternative habitat and/or roosting structures. A NE Mitigation Licence application can only be submitted on completion of surveys and receipt of planning consent. The application typically takes six weeks to process, after which mitigation could commence.

All UK species of bat are also listed on the UK BAP. Under the NERC Act, 2006 the Government has a duty to ensure that parties take reasonable practicable steps to further the conservation of these species.

### Reptiles

All UK reptiles and amphibians are legally protected from intentional and reckless killing and injury under the Wildlife and Countryside Act 1981 (as amended).

### Hedgehog

Hedgehogs are protected under Section 6 of the Wildlife & Countryside Act 1981 (as amended) and by the Wild Mammals Protection Act, 1996. They are recognised as Species of Principal Importance for the Conservation of Biodiversity under Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act (2006) and are listed on the London and Wandsworth BAP. They may not be trapped without a licence from Natural England.

### Nesting Birds

Birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). This Act gives protection to all species of bird with regard to killing and injury, and to their nests and eggs with regard to taking, damaging and destruction. Certain species listed on Schedule 1 of the Act, are afforded additional protection against protection.

### Invertebrates

The majority of invertebrate species are not subject to specific legal protection, although many are identified as being notable given their rarity. This includes species listed as Red Data Book species, or as being Nationally or Locally Notable (identified using criteria established by the IUCN and used by the JNCC). Invertebrate species are also identified as species of principal importance under the Natural Environment and Rural communities Act 2006, or as priority species under local and regional Biodiversity Action Plan Species.

Certain invertebrate species are subject to legal protection under national legislation. Of particular relevance in London, and to Tooting Common, is the stag beetle *Lucanus cervus*, which is protected in the UK under the Wildlife and Countryside Act, 1981, and is also identified as an Annex 2 species under the EC Habitats Directive (under which Special Areas of Conservation may be designated for Annex 2 species). Stag beetle is also a London and Lambeth Biodiversity Action Plan priority species, with Greater London as one the most important areas for this species in the UK, with its range concentrated in the southern and western boroughs.

**Appendix 4**

Wandsworth Council's open space events policy

WANDSWORTH BOROUGH COUNCIL

COMMUNITY SERVICES OVERVIEW AND SCRUTINY COMMITTEE –  
27TH NOVEMBER 2014

EXECUTIVE – 1ST DECEMBER 2014

Report by the Director of Housing and Community Services on the proposed Events Policy for the Borough's parks, commons and open spaces (excluding Battersea Park).

SUMMARY

In July 2014 (Paper No. 14-365), the Executive approved a consultation exercise on proposals to introduce an Events Policy for the management of events in/on the Borough's parks, commons and open spaces, excluding Battersea Park which already has an agreed policy in place (Paper No. 11-850). This Paper contains the results of the consultation and the proposals for the introduction of the policy.

The Executive are recommended to approve the Events Policy for the Borough's parks, commons and open spaces.

The Overview and Scrutiny Committee are asked to support the recommendation.

The Director of Finance comments that income generated by normal activities and events held in the open spaces will accrue to the planned Leisure and Culture Staff Mutual. If any new 'exceptional' events take place, income will be shared 30% to the Staff Mutual, 70% to the Council after taking account of any additional costs incurred by either party.

**RECOMMENDATIONS**

1. The Community Services Overview and Scrutiny Committee are recommended to support the recommendation in paragraph 3.
2. If the Community Services Overview and Scrutiny Committee approve any views, comments or recommendations on this report, these will be submitted to the Executive for their consideration.
3. The Executive are recommended to approve the Events Policy for the Borough's parks, commons and open spaces as described in paragraphs 14 and 15.

**INTRODUCTION**

4. Whilst Battersea Park has been the principal venue in the Borough for outdoor events for many years, other parks, commons and open spaces have historically hosted a variety of events of differing sizes. These have ranged from very large events such as the Wandsworth Borough Show (Tooting Common, Putney Lower

## **Open Spaces Events Policy**

Common and King George's Park) and annual Fireworks Displays (Tooting Common, King George's Park and Wandsworth Park), to less extensive annual events such as funfairs, circuses, outdoor cinemas, community-based events, sporting events, and cultural or social events linked with the Tooting Bec Lido.

5. More recently, Tooting Common hosted the London 2012 Games Olympic Torch Relay Evening Celebration event which attracted a ticketed audience of 10,000 people, and a number of 'street parties' linked with the Queen's Diamond Jubilee took place in/on parks and open spaces across the Borough.
6. Whilst the hosting of small community events is possible in the vast majority of the Borough's parks and open spaces, only the following spaces have been, are or could be used to host events for more than 200 people. As such, this policy primarily relates to:-
  - (a) King George's Park, SW18 (Southfields);
  - (b) Tooting Common, SW17 (Bedford and Furzedown);
  - (c) Wandsworth Common, SW18 (Wandsworth Common and Northcote);
  - (d) Wandsworth Park, SW15 (Thamesfield); and
  - (e) Barn Elms Sports Centre, SW13 (London Borough of Richmond).

### **EXISTING DAY TO DAY MANAGEMENT OF EVENTS, COMPLIANCE MONITORING AND ENFORCEMENT**

7. The responsibility for the day-to-day management of events in/on parks, commons and open spaces, including compliance with relevant legislation and the Terms and Conditions, rests with the Council's Events Team, which since 1st April 2014, operates within the Shadow Staff Mutual for Leisure and Culture Services.
8. The responsibility for policing events in/on parks, commons and open spaces, including the enforcement of relevant bye-laws, rests with the Attested Constables of the Council's Events Support Service (ESS). It should also be noted that it is the Head of the ESS who determines what level of policing is required for any given event, and this is non-negotiable by event organisers.
9. All event enquiries are subject to the submission of a formal application form by event organisers, and a requirement to submit both an event management plan and risk assessment for approval, before an event may go ahead.
10. For larger events, organisers are required to attend detailed planning meetings (Safety Advisory Groups) with the following agencies (where relevant):-
  - (a) The Council's Events Team;
  - (b) The Council's Events Support Service;
  - (c) The Council's Parks Service;
  - (d) The Council's Leisure and Sports Service;
  - (e) The Council's Environmental Services Division (Health and Safety, Licensing, Noise and Food Teams);
  - (f) The Council's Highways and On-street Service;
  - (g) Metropolitan Police Service;
  - (h) London Ambulance Service;
  - (i) London Fire and Emergency Planning Authority; and

- (j) Transport for London.

**GENERAL CONTROLS AND EVENT RESTRICTIONS**

11. A number of general controls and event restrictions apply to all events in/on parks, commons and open spaces, and these are as follows:-
- (a) specific park, common and open space legislation;
  - (b) Town and Country Planning Act 1990;
  - (c) Licensing Act 2003; and
  - (d) relevant Wandsworth and GLC park and open space bye-laws.

**CONSULTATION ON THE PROPOSED EVENTS POLICY**

12. Officers have consulted with the following user groups and stakeholder organisations regarding these proposals and their full responses are attached as appendices. A breakdown of specific points that have been raised by each of the consultative groups is provided in Appendix 1, together with relevant officer comments and the following copies of the responses are provided:-
- (a) Tooting Common Management Advisory Committee (Appendix 2);
  - (b) Friends of Tooting Common (Appendix 3); and
  - (c) Wandsworth Common Management Advisory Committee (Appendix 4).
13. As part of their submission, the Friends of Tooting Common made a suggestion to change the original wording of the proposed Events Policy, relating to a proposed amendment to the paragraph on the frequency of different categories of events. The original wording is as follows in italics, and the suggested wording provided has been reflected in the Proposed Events Policy section (see paragraph 14 (i) below):

*Frequency. Recognising that there needs to be a balance between the hosting of events and other uses of parks, commons and open spaces, no individual site shall be used for Category C events (between 5,000 and 10,000 people) on more than two consecutive weekends throughout the year or more than twice in any month.*

**PROPOSED EVENTS POLICY**

14. A number of specific controls and event restrictions formed the basis for the proposed draft Events Policy for consultation, and would apply to all events in/on parks, commons and open spaces, as follows:-
- (a) The Council's Terms and Conditions for Events. The Council already has in place extensive Terms and Conditions (regulations) for the use of parks and open spaces for events.
  - (b) Premises Licences. For events involving the sale of alcohol or certain forms of entertainment, a separate licence would also be required via an application to the Council's Environmental Services Division.
  - (c) Grass Areas. Grass areas shall not be used for events over the winter months between 30th September and 1st April, with the exception of Barn Elms Sports Centre for events directly linked with winter sports or the annual Boat Race.

## ***Open Spaces Events Policy***

- (d) Ecological Sites. Events shall not be located on any sites of specific ecological importance.
- (e) Sports Pitches. Events shall not be permitted to compromise the maintenance and operation of sports pitches.
- (f) Care of Grass, Trees and Infrastructure. Care of grass, trees and the general infrastructure of parks, commons and open spaces shall be subject to the rigorous enforcement of the Terms and Conditions.
- (g) Time Limits. A time limit of 10.00pm shall be imposed on all events. It should be noted that most events normally end by 8.00pm, but some sporting and public events may require an extension to the later time.
- (h) Maximum Audience Size. Events shall not exceed a maximum audience size of 10,000 people and event organisers shall be required to produce control measures for the Council's approval, to ensure this.
- (i) Frequency. Recognising that there needs to be a balance between the hosting of events and other uses of parks, commons and open spaces, the following restrictions on event frequencies shall apply for Category B (between 2500 and 5000 people) and Category C events (between 5,000 and 10,000 people):
- there will not be a Category C or B event at any site on the same park, common or open space on consecutive weekends;
  - there will not be more than four Category C events on the same park, common or open space in any six month period; and
  - there will not be more than six Category B events on the same park, common or open space in any 6 month period.
- (j) Noise Limits. Noise shall be regulated by the specific limitations contained within the Terms and Conditions, including but not limited to, noise shall not exceed 75 db (A), when 10 metres from an Event site.
- (k) Weekend Events. Weekend events shall be limited to those that are open to the general public including ticketed events (e.g. music events), or events to which there is an open application for participation (e.g. charity fun runs). Weekend events within stand alone facilities (e.g. Bowling Greens), or areas with existing fenced or gated access shall also be permitted, subject to there being minimal disruption of the primary purpose of the site.
- (l) Variations to Event Restrictions. Variations to the Events Policy shall only be possible if they have been consulted upon and approved by the Council's Executive.

**PROPOSED PROCESSES FOR CONSULTATION ON EVENTS**

15. In order to ensure the right balance between the use of parks and open spaces for events and normal use by members of the public, it is proposed that the following processes for routine consultation on events, are adopted:-

**Category A Events up to 2,500 people**

<b>Events Team</b>	<b>Parks Service</b>	<b>MACS / Friends</b>
Events Team manage applications as per existing arrangements →  Current level of applications = 14 / annum across all parks, commons and open spaces.	Notified of event enquiries to ensure no clashes with planned works and updated Events Diaries distributed to Parks Management →	Updated Events Diaries distributed to MACs / Friends groups.

**Category B Events from 2,500 – 5,000 people**

<b>Events Team</b>	<b>Parks Service</b>	<b>MACS / Friends</b>
Events Team consider application →  Current level of applications = 1 / annum across all parks, commons and open spaces.	Event application discussed with Parks Service →	Relevant MACs / Friends groups consulted on event proposals.

**Category C Events from 5,000 – 10,000 people**

<b>Events Team</b>	<b>Parks Service</b>	<b>MACS / Friends</b>
Events Team consider application →  Current level of applications = 0 / annum across all parks, commons and open spaces.	Event application discussed with Parks Service →	Relevant MACs / Friends groups consulted on event proposals.

**COMMENTS OF THE DIRECTOR OF FINANCE**

16. The Director of Finance comments that income generated by normal activities and events held in the open spaces will accrue to the planned Leisure and Culture Staff Mutual. If any new 'exceptional' events take place, income will be shared 30% to the Staff Mutual, 70% to the Council after taking account of any additional costs incurred by either party. It is considered that this arrangement will incentivise the Staff Mutual and provide a fair return to the Council. These arrangements were outlined and agreed in Paper No. 14-152 to the Executive in February 2014.

## ***Open Spaces Events Policy***

### **CONCLUSION**

17. The current level of event applications across all parks, commons and open spaces (excluding Battersea Park) is extremely low and the above policy seeks to confirm and bring together existing arrangements and restrictions into a single document, with the added proposal for how events will be consulted upon in future. The policy is designed to give clarity to the public and stakeholders in respect of controls relating to events.

---

The Town Hall  
Wandsworth  
SW18 2PU

BRIAN REILLY  
Director of Housing and Community Services

19th November 2014

### **Background papers**

There are no background papers to this report.

All reports to Overview and Scrutiny Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council's website ([www.wandsworth.gov.uk/moderngov](http://www.wandsworth.gov.uk/moderngov)) unless the report was published before May 2001, in which case the Committee Secretary (David Jones-Owen tel: 020 8871 7032 or email [djones-owen@ wandsworth.gov.uk](mailto:djones-owen@wandsworth.gov.uk)) can supply it if required.

# Appendix 5

## Landscape materials palette

# Tooting Common Photo Sheet - Existing Site Condition



Recycled plastic bench with graffiti



Wooden bench with minor deterioration near old yachting pond



Wooden and metal bench



Inconsistent wooden and metal bench with deterioration



Wooden bench



Wooden bench with wavy back



Lakeside playground sloping bench



Lakeside playground metal picnic bench in fair condition

# Tooting Common Photo Sheet - Existing Site Condition



Traditional wooden bench in fair condition



Weathered wooden and metal bench within tennis courts



Lakeside playground curved wooden bench



Recycled plastic bench



Carved wooden bench



Weathered rustic bench



Inconsistent metal wire-mesh bin



Example green litter bin

# Tooting Common Photo Sheet - Existing Site Condition



Example red dog bin



Example green litter bin and red dog bin



Inconsistent green litter bin



Inconsistent metal tulip litter bin



Inconsistent corroded metal litter bin



Graffiti on bins



Example running route signage and post



Example shared use path signage

# Tooting Common Photo Sheet - Existing Site Condition



Example unattractive and empty large notice board



Traditional metal finger post



Example small signage



Large notice boards



Large Tooting Bec Lido sign



Weathered signage for horse riders



Unclear green finger post



Green notice board



# Tooting Common Photo Sheet - Existing Site Condition



Example tarmac shared use path with localised damage



Example desire line



Informal compacted stone path



Brick sett path



Wear to path on cycle signage



Newly installed compacted hoggin path



Deteriorated tarmac path



Example tarmac primary circulation path with minor wear

# Tooting Common Photo Sheet - Proposed Site Palette



Proposed wooden and metal bench



Proposed black metal bench



Proposed black metal bench



Signage showing further information/links to key locations



Timber post signage



Timber noticeboard



Timber signage and noticeboards



Information at key gateways explaining historical background

# Tooting Common Photo Sheet - Proposed Site Palette



Example black metal litter bin



Example of possible lighting used within footpaths - exact design to be developed at a later date



Example of possible lighting used within footpaths - exact design to be developed at a later date

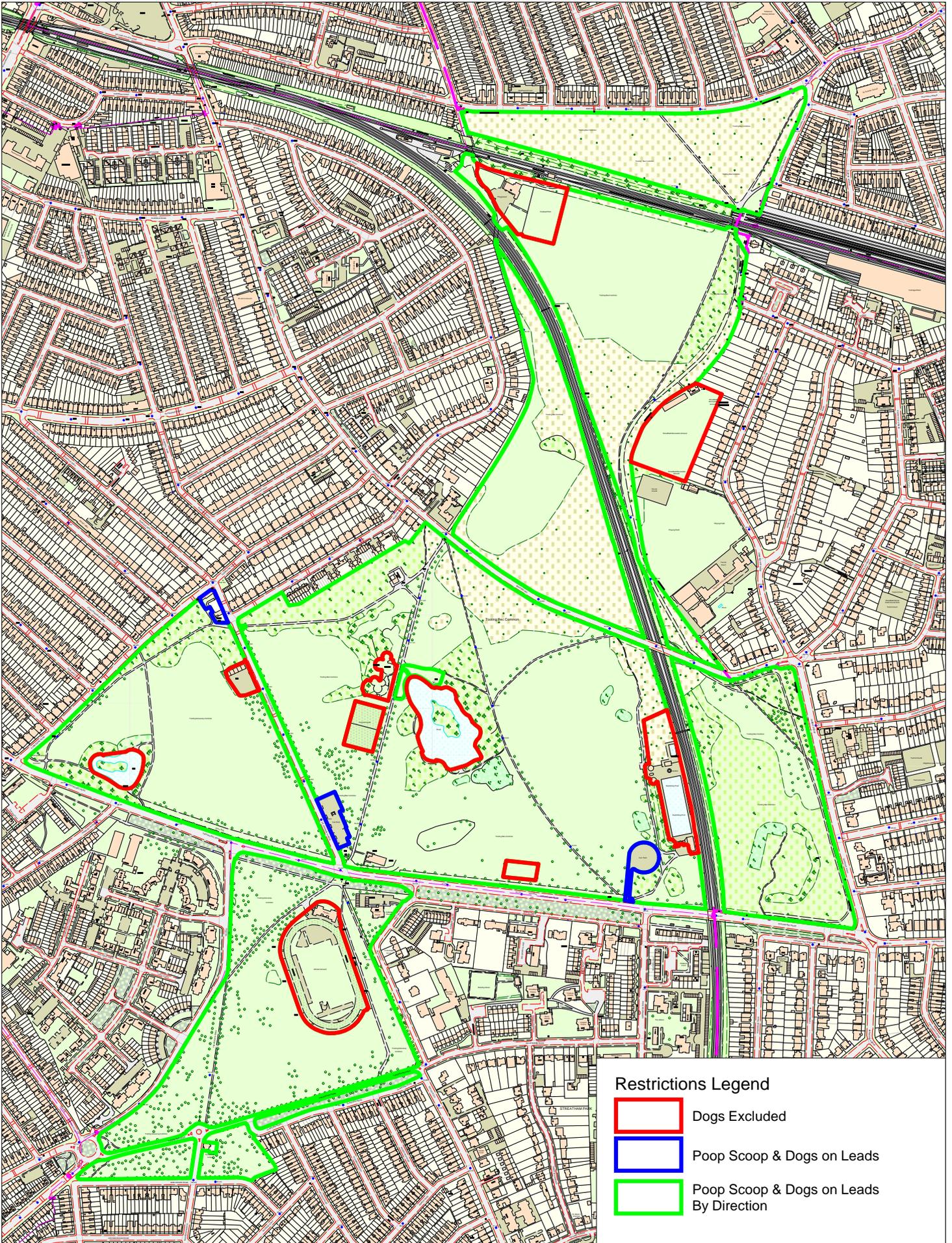


Example Coxwell gravel path

**Appendix 6**

Dog control order map

# Tooting Commons



**Appendix 7**

CFP household survey report



people spaces places

# **Tooting Common Heritage Project**

## Household Survey Report

Issue number: 2-2

Status: FINAL

Date: 29<sup>th</sup> June 2015

Prepared by: Neil Eccles

Authorised by: Adrian Spray

# Tooting Common

## Household Survey Report

### Contents

1	Introduction.....	1
2	Respondent Profile.....	2
3	Analysis .....	4
3.1	Visiting Tooting Common .....	4
3.2	About Tooting Common .....	9
3.2.1	Walking in Tooting Common.....	9
3.2.2	Cycling in Tooting Common.....	10
3.2.3	Participation in sport .....	11
3.2.4	Safety.....	12
3.2.5	Quality .....	12
3.2.6	Impact on Local Community.....	14
3.2.7	Character of Tooting Common .....	14
3.2.8	New facilities .....	15
3.2.9	Heritage.....	15
3.2.10	Volunteer Activities.....	17

### Appendix A – Household survey

### Appendix B – Household survey letter and plan

## Visitor Survey Summary

In January 2015, a large-scale household survey was conducted regarding the use of Tooting Common. A total of 1,000 surveys were delivered to random sample of households within 800m of Tooting Common, with the survey also available online. A total of 749 surveys were completed, with 644 (86%) completed online and 105 surveys (14%) returned from the household survey. Four in five responses were received from residents within 800m of the Common and around two thirds (63%) were from Wandsworth residents.

Similar to previous research, such as the 2008 London Parks and Benchmarking Research Project and the 2013 Wandsworth Residents Survey, the 2015 household survey found that most people visit Tooting Common as part of a group, with just under half of respondents (48%) stating they visit the Common as a family.

The majority of visitors to Tooting Common travel on foot (83%), similar to the proportion of visitors reporting that they walk to the Common in the 2008 consultation (80%). The proportion of cyclists completing the 2015 survey fell from 21% in 2008 to 8% whilst journeys by public transport accounted for only 1% of responses received (against 3% in 2008).

The most popular areas of the Common to visit are the Lake and Lido Field, the Café Field and Dr Johnson Field and typically visits to the Common last for between 30 minutes to 2 hours. The results of consultation carried out suggests that dwell time has been increasing over time, with the 2015 survey finding that 46% of respondents visit Tooting Common for more than 1 hour. In 2008, just 15% of respondents stated that they remained in the Common for over 1 hour and research for Wandsworth's 2007 Open Space Strategy found that visits to Commons were for typically less than 10 minutes.

The primary reason to visit Tooting Common is to walk, exercise and to relax. Visiting the children's play area is also a popular alongside visits to the Lido. Half of respondents to the 2015 household survey found walking routes to be good, whereas cycling routes were more likely to be rated as fair. The proportion of respondents believing there is a conflict of use between walkers and other users and cyclists and other users, has increased over time.

The Common remains popular for sports use, with informal sports use suggested to be more popular than formal or organised sports. Running or jogging is the most popular sporting activity amongst visitors and two in five respondents indicated that they use the Lido for swimming (41%).

The majority of common users report that they feel safe when using the Common (93%) and the proportion of Common users feeling safe has increased over time. Only two thirds of young people consulted in the development of Wandsworth's Open Space Strategy felt parks and open spaces were safe, with vandalism the most frequently cited barrier to use.

The 2013 residents survey found that six in ten residents agreed that parks and opens spaces are better looked after (60%) than in 2011. The majority of respondents to the 2015 household survey (71%) felt that the quality of Tooting Common had stayed the same over the past three years and the proportion of respondents believing the quality of Tooting Common to have declined has fallen from 36% in 2008 to 20% in 2015.

Overall, 62% of respondents to the 2015 household survey regarded the current quality of Tooting Common to be good, with respondents most likely to be satisfied with the environmentally responsible management of the Common and least satisfied with how the Common is properly promoted and celebrated.

Across all consultation carried out at the Common, respondents have consistently stated the belief that the current character of Tooting Common is 'natural in some parts' (82% in 2008 and 85% in 2015). In 2008, four in five respondents (81%) wished for the Common to be more natural in the future, whilst in 2015, 57% believed the character of the Common should stay the same.

Research for Wandsworth's 2007 Open Space Study found that poor facilities were one of the main barriers that prevent people from visiting Open Spaces. Two thirds of respondents to the 2015 household survey (64%) reported that they would like to see new facilities provided in Tooting Common, particularly toilet or refreshment provision, similar to levels of support expressed in previous consultation (62%). For the Common's existing heritage assets, respondents have been most likely to value the Lido and the Common's ancient and veteran trees, and less likely to value to the railway architecture, the drinking found and the café.

## **1 Introduction**

In order to inform the development of the 10 year Management and Maintenance Plan for Tooting Common, a large-scale household survey was conducted regarding use of Tooting Common between 16<sup>th</sup> January 2015 and 6<sup>th</sup> February 2015. The survey was hosted online and hard copy surveys were distributed to 1,000 residential properties within 800m of the Tooting Common. The survey was promoted in the Common through posters as well as through social media and press releases. A total of 749 surveys were completed. 644 surveys were completed online (86.0%), with 105 surveys returned from the Household Survey (14.0%).

A copy of the household survey can be found in the appendix to this report.

Where possible, the results outlined in this report have been compared against the findings of an earlier study carried out in 2008 in which a household survey was carried out by Bone Wells Associates on behalf of the London Commons Benchmarking Group. The results presented from the earlier consultation do not always add up to 100.0% and this is either due arithmetical errors or as a result of being multiple choice.

## 2 Respondent Profile

A total of 749 surveys were completed by individuals, of which 63.2% were female, an over-representation of females compared population of Wandsworth and Greater London. Four in five respondents (79.3%) described themselves as White British, which again is an over-representation compared to the Borough. Only 5.3% of respondents were from a Black or Minority Ethnic Background compared to nearly a quarter of population in Wandsworth (23.6%) and over a third in Greater London (35.2%). Approximately 3% of respondents indicated that they had some form of disability or limiting long-term illness that affected their use of Tooting Common, below the average for Wandsworth (11.2%) and Greater London (14.2%).

Table 1 below shows the age profile of respondents compared against the demographic profile of those resident in Wandsworth and Greater London.

Age of respondent	Household Survey		Wandsworth	London
	n	%	%	%
10 or under	1	0.1%	12.6%	14.3%
11 - 20	2	0.3%	8.3%	11.5%
21 - 40	266	36.1%	46.9%	36.0%
41 - 60	353	47.9%	20.6%	23.8%
61 - 75	106	14.4%	7.9%	9.6%
Over 75	9	1.2%	3.7%	4.8%
<b>Total</b>	<b>737</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Table 1 Age Profile

Almost half of all respondents (47.9%) were aged between 41 and 60 years old which is far higher than the proportion of people within this age range that live in Wandsworth or Greater London. The views of those aged under 20 were vastly under-represented, with respondents most likely to be of working age (84.0% were aged between 21 and 60 years old). Consultation is now taking place by Wandsworth Council to engage schools and young people as part of the development of the Tooting Common Heritage Project.

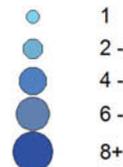
Figure 1 shows the distribution of respondents to the household survey who gave a valid postcode to illustrate that responses were received from all parts of the Common's 800m catchment. This plan also shows that the highest rates of response were received from Upper Tooting and Furzedown, with 63% of respondents living in Wandsworth. Responses were also received from households elsewhere across Lambeth and Merton however 82% of respondents lived within 800m of the Common.

# Tooting Common Heritage Project

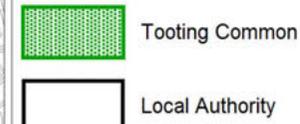
Figure 1  
Location of Respondents

## LEGEND

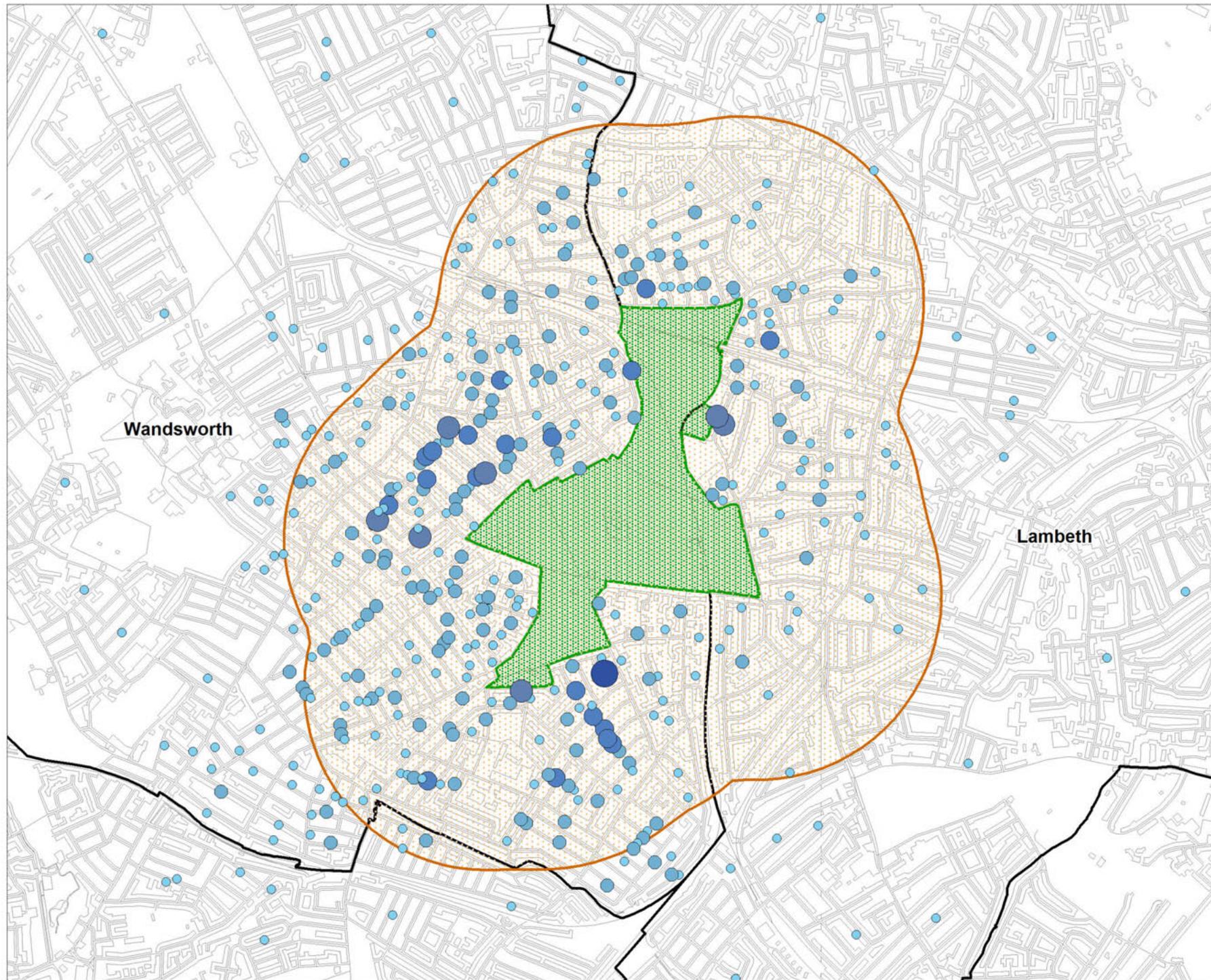
### Number of Responses



### Boundary



### Buffer



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Drawn by: NE	Checked by: AS	Date: 11/02/15
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### 3 Analysis

#### 3.1 Visiting Tooting Common

Table 1 below shows that the Lake and Lido Field was the most frequently cited area of the Common respondents used, followed by the Café Field and Dr Johnson Field. These results emphasize the importance of the central areas of the Common but also show that there is wide spread use of all areas of the Common with the exception of Streatham Woods and Bedford Hill Woods.

	n	%
1: Tooting Graveney Woods	104	14.3%
2: Dr Johnson Field	127	17.5%
3: Café Field	144	19.8%
4: Lake and Lido Field	153	21.0%
5: Streatham Woods	12	1.7%
6: Bedford Hill Woods	26	3.6%
7: Tooting Triangle Field	84	11.6%
8: Emmanuel Road	77	10.6%
<b>Total</b>	<b>727</b>	<b>100.1%</b>

Table 2 Most frequently used single area

Respondents were then asked to indicate the frequency in which they use these areas of Tooting Common. The graph overleaf shows that respondents were most likely to use the Café Field on a weekly or more frequent basis, with the least amount of respondents (14.3%) indicating that they never or rarely use this area of the Common. Chart 1 also shows that almost half of respondents indicated that they do not or rarely use Streatham Woods .

## Frequency of visit by area of Common

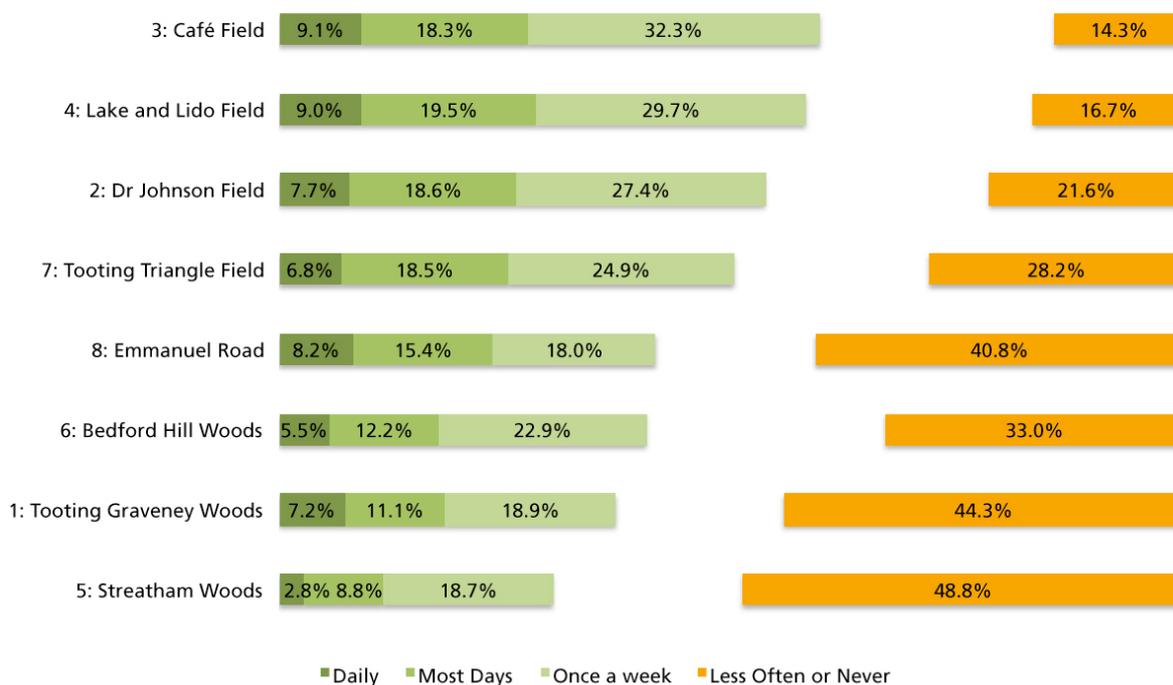


Chart 1 Frequency of visit by area of the Common

The largest proportion of respondents spend between 30 minutes to 1 hours in the Common (45.6%) and slightly smaller proportion of respondents indicated that they between 1 and 2 hours in Common (38.7%). One in twelve respondents (8.1%) spent less than 30 minutes in Tooting Common, whilst fewer than 10% of respondents stated they spent more than 2 hours in the Common.

	n	%
Less than 30 minutes	59	8.1%
30 minutes to one hour	332	45.6%
1 to 2 hours	282	38.7%
2 to 4 hours	53	7.3%
4 hours or more	2	0.3%
<b>Total</b>	<b>728</b>	<b>100.0%</b>

Table 3 Length of stay

The most popular method of travel to Tooting Common reported by respondents was travel on foot. Around four in five of respondents indicated they travelled to the Common in this manner (79.6%), with one in twelve respondents stating that they cycle to the Common (8.3%). A slightly smaller proportion of respondents indicated that they drive to the Common (6.9%). Compared to the results of the 2008 survey, the 2015 survey was completed by fewer users of public transport, such as the bus, train or tube as well as a much smaller proportion of visitors who cycle to the Common.

	2015 Survey		2008 Survey
	n	%	%
On foot	604	83.1%	79.6%
By bicycle	60	8.3%	21.4%
Bus	6	0.8%	2.0%
Train / Tube	5	0.7%	1.0%
Drive	50	6.9%	6.0%
Other	2	0.3%	0.0%
<b>Total</b>	<b>727</b>	<b>100.0%</b>	<b>-</b>

Table 4 Method of travel

Table 5 below shows that almost all respondents visit the Common from home (98.8%) and unlike the results of the 2008, only 4 respondents stated they visit the Common from their work or school.

	2015 Survey		2008 Survey
	n	%	%
Home	719	98.8%	99.1%
Work	4	0.5%	6.8%
Shops	1	0.1%	3.8%
School	3	0.4%	6.0%
Other	1	0.1%	0.0%
<b>Total</b>	<b>728</b>	<b>100.0%</b>	<b>-</b>

Table 5 Origin of journey

Respondents were then asked how long it takes them to travel to the Common. Table 6 below demonstrates that around nine in ten respondents (89.0%) travel for less than 15 minutes, which mirrors the results of the 2008 household survey. Respondents were most likely to indicate that they travel for less than 5 minutes to the Common however the proportion of respondents traveling for this length of time had fallen from 50.4% in 2008 to 39.1% in 2015.

	2015 Survey		2008 Survey
	n	%	%
Less than 5 minutes	284	39.1%	50.4%
5 - 10 minutes	240	33.1%	33.5%
10 - 15 minutes	122	16.8%	10.5%
15 - 20 minutes	50	6.9%	2.5%
20 - 30 minutes	21	2.9%	1.3%
More than 30 minutes	9	1.2%	0.4%
<b>Total</b>	<b>726</b>	<b>100.0%</b>	-

Table 6 Travel time

Table 7 shows that almost half of all respondents (47.6%) stated that they visit the Common with family, whilst around a third of respondents indicated that they visit Tooting Common alone. Where respondents visited as part of a special interest group, they were most likely to cite football team (12) or walking group (6).

	n	%
With family	344	47.6%
Alone	256	35.5%
With friends	102	14.1%
As part of a special interest group	20	2.8%
<b>Total</b>	<b>722</b>	<b>100.0%</b>

Table 7 Profile of visits

The household survey found that the main reasons for visiting Tooting Common were for to walk (64.0%), to exercise (60.2%) and to relax (42.0%). Around one in five respondents indicated they took their children to Tooting Common to play (39.0%), only a third of respondents stated they used Tooting Bec Lido and three in ten (30.6%) visit the café.

## Reason for visit

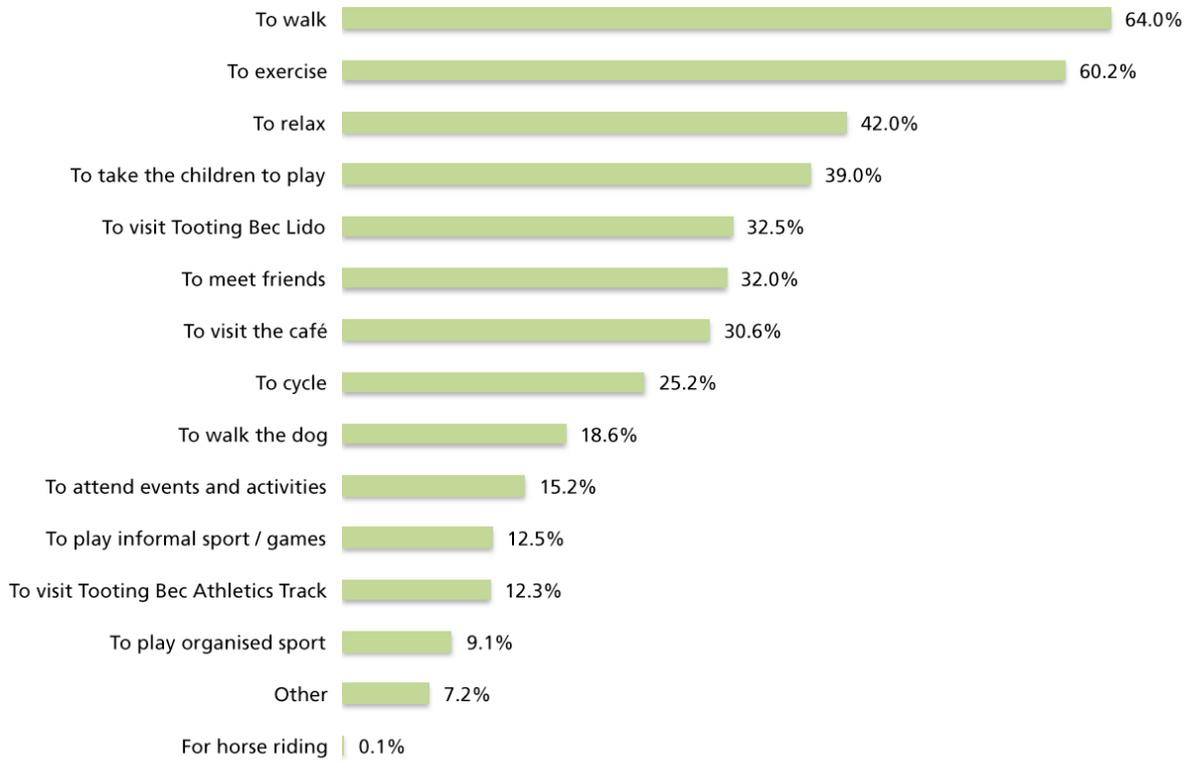


Chart 2 Main reason for visiting Tooting Common (n=726)

### 3.2 About Tooting Common

#### 3.2.1 Walking in Tooting Common

Table 8 below shows that almost half of respondents felt the quality of walking routes in Tooting Common were good (49.6%), with a third of respondents regarding them to be fair. Compared to the results of the 2008 survey, it can be seen that the proportion of respondents believing the quality of walking routes to be either very good or good has declined.

	2015 Survey		2008 Survey
	n	%	%
Very good	84	11.6%	17.9%
Good	358	49.6%	52.7%
Fair	239	33.1%	25.0%
Poor	33	4.6%	3.1%
Very Poor	8	1.1%	0.4%
<b>Total</b>	<b>722</b>	<b>100.0%</b>	-

Table 8 Satisfaction with quality of walking routes

Respondents were asked if they felt there was any conflict between walkers and other users of Tooting Common. Table 9 below shows that whilst the majority of respondents felt there wasn't any conflict between such users (57.7%), the proportion of respondents who felt there was conflicts of use has increased from 29.2% in 2008 to 42.3% in 2015.

	2015 Survey		2008 Survey
	n	%	%
Yes	304	42.3%	29.2%
No	414	57.7%	71.3%
<b>Total</b>	<b>718</b>	<b>100.0%</b>	-

Table 9 Conflict between walkers and other users

When respondents were asked what could be done to improve provision for walking in Tooting Common, respondents were most likely to call for issues between walkers and cyclists to be addressed as well as rectifying drainage problems, which at times, appear to hinder the ability of respondents to use pathways across the Common.

### 3.2.2 Cycling in Tooting Common

The table below shows that the main reason respondents cycle in Tooting Common is for Leisure (66.5%), broadly similar to the findings of the 2008 survey. Two in five respondents (40.1%) indicated that they use the Common to travel through to elsewhere or as short cut and around a third (34.4%) cycle in Tooting Common for exercise – far lower than proportion using the Common for this purpose in 2008 (48.8%). Around a quarter of respondents use the Common for commuting to work (24.3%), increasing from 20.0% in 2008.

	2015 Survey		2008 Survey
	n	%	%
Leisure	224	66.5%	67.5%
Travelling through / short cut	135	40.1%	50.0%
Exercise	116	34.4%	48.8%
Commuting to work	82	24.3%	20.0%
Other	14	4.2%	3.8%
<b>Total</b>	<b>571</b>	<b>100.0%</b>	-

Table 10 Reason for cycling

The largest proportion of respondents indicated that they felt the quality of cycling routes through the common were fair (48.8%), whilst one in four (24.7%) regarded the cycling routes to good. Whilst the proportion of respondents believing the quality of cycling routes to be poor has decreased from 22.8% in 2008 to 16.3% in 2015, table 11 shows that the proportion of respondents believing the quality of cycling routes to be either very good or good has decreased, with increases in the proportion of respondents who rate the cycling routes as fair or very poor.

	2015 Survey		2008 Survey
	n	%	%
Very good	15	3.3%	7.6%
Good	112	24.7%	21.7%
Fair	221	48.8%	37.0%
Poor	74	16.3%	22.8%
Very poor	31	6.8%	7.6%
<b>Total</b>	<b>453</b>	<b>100.0%</b>	-

Table 11 Satisfaction with quality of cycling routes

When respondents were asked what could be done to improve cycling provision at Tooting Common, respondents frequently cited the need for more cycling routes across the Common, supporting the recent ruling by the Secretary of State that the path network be desegregated

and the white line removed, often citing the example of Clapham Common where this has taken place. Respondents often cited the over-riding principle that all users of the Common should be considerate, with giving way to each other made a priority. Such work will rectify the other frequently cited complaint that marking were often faded or unmarked and rights of way swapped at different locations on the Common.

Respondents were asked if they felt there was any conflict between cyclists and other users of Tooting Common. Table 12 below shows that the majority of respondents felt there was a conflict between cyclists and other users (54.5%), which contrasts with the findings of the 2008 household survey where the majority of respondents felt there was no conflict (61.0%).

	2015 Survey		2008 Survey
	n	%	%
Yes	258	54.5%	39.8%
No	215	45.5%	61.0%
<b>Total</b>	<b>473</b>	<b>100.0%</b>	-

Table 12 Conflict between cyclists and other users

### 3.2.3 Participation in sport

The table below shows that running or jogging (69.2%) was the most popular sport respondents participated in at Tooting Common, followed by swimming (41.6%) and tennis (22.7%).

	2015 Survey		2008 Survey
	n	%	%
Running / Jogging	339	69.2%	N/A
Swimming	204	41.6%	N/A
Tennis	111	22.7%	67.9%
Football	92	18.8%	37.0%
Other	59	12.0%	12.3%
Frisbee	50	10.2%	30.9%
Cricket	34	6.9%	18.5%
Rugby	21	4.3%	6.2%
<b>Total</b>	<b>910</b>	<b>100.0%</b>	-

Table 13 Participation in sport at Tooting Common

When respondents were asked what could be done to improve sports provision at Tooting Common, respondents stated that drainage should be improved given the poor quality surfaces available, toilet facilities should be provided, usage of the Common and any formal facilities should remain "affordable", with consideration given to providing outdoor or fitness equipment as well as hosting events such as Parkrun.

### 3.2.4 Safety

Respondents were asked to indicate how safe they feel in the Common and the table below shows that the majority of respondents felt either safe (79.4%) or very safe (13.5%), higher than the proportion of respondents feeling either safe or very safe in the 2008 household survey (81.7%). Where respondents indicated that they felt unsafe using the Common, this was largely as a result of believing the park is inadequately lit at night.

	2015 Survey		2008 Survey
	n	%	%
Very safe	98	13.5%	9.6%
Safe	576	79.4%	72.1%
Unsafe	27	3.7%	15.3%
Very unsafe	6	0.8%	0.4%
Never thought about it	18	2.5%	2.6%
<b>Total</b>	<b>725</b>	<b>100.0%</b>	<b>100.0%</b>

Table 14 Perception of safety at Tooting Common

### 3.2.5 Quality

When asked to rate the overall quality of Tooting Common, the household survey found that the majority of respondents regarded the quality to be good (62.3%), with around one in five (22.3%) believing the current quality of the Common to be average.

	n	%
Very good	89	12.2%
Good	455	62.3%
Average	163	22.3%
Poor	16	2.2%
Very poor	7	1.0%
<b>Total</b>	<b>730</b>	<b>100.0%</b>

Table 15 Overall quality of Tooting Common

When asked to consider the change on quality over the past three years, table 16 shows that the majority of respondents felt the quality of Tooting Common had remained the same (70.6%). Comparing the findings of the 2015 household survey to the 2008 household survey, it can be seen that the proportion of respondents who believed the quality of Tooting Common to be increasing has declined from 35.5% in 2008 to 19.9% in 2015, with increases in the proportion of respondents believing the quality had either remained static or declined.

	2015 Survey		2008 Survey
	n	%	%
Improved	140	19.9%	35.5%
Stayed the same	498	70.6%	56.0%
Declined	67	9.5%	6.6%
<b>Total</b>	<b>705</b>	<b>100.0%</b>	-

Table 16 Change in quality over time

The household survey listed a series of criteria broadly based on Green Flag criteria and asked respondents to score different elements of the management and maintenance of the Common on a scale where 1 is poor and 10 is excellent. The chart below shows that the respondents were most likely to score the environmentally responsible management of the Common highest (6.9) alongside the contribution the space makes to wildlife and local heritage (6.8). Respondents scored the marketing, promotion and celebration of common the lowest (5.1).

### How would you score the following statements about Tooting Common?



Chart 3 Scoring against statements (where 1 is poor and 10 is excellent)

### 3.2.6 Impact on Local Community

Respondents were asked if they felt Tooting Common had a positive impact on the local community and table 17 below shows that the vast majority of respondents either strongly agreed (55.2%) or agreed (37.7%) with this statement.

	n	%
Strongly agree	400	55.2%
Agree	273	37.7%
Neutral	44	6.1%
Disagree	5	0.7%
Strongly disagree	3	0.4%
<b>Total</b>	<b>725</b>	<b>100.0%</b>

Table 17 Positive Impact on local community

### 3.2.7 Character of Tooting Common

Table 18 below shows that around four in five respondents (84.8%) believe the current character of Tooting Common to be natural in some parts, with one in eight respondents (12.5%) believing the Common to be really natural. These results can be seen to be broadly in line with the findings of the 2008 survey.

	2015 Survey		2008 Survey
	n	%	%
Really natural	90	12.5%	15.2%
Natural in some parts	612	84.8%	82.1%
Quite formal	20	2.8%	2.2%
<b>Total</b>	<b>722</b>	<b>100.0%</b>	-

Table 18 Current character of Tooting Common

Respondents were then asked to indicate how they would like to see the character of Tooting Common change in the future. Just over half of respondents indicated that they would like to see the current character of the Common retained (56.8%), whilst around two in five (39.1%) felt the Common could be more natural in the future (39.1%). Few respondents stated they would like to see the Common become more formal (4.1%) and this was also reflected in the results from the 2008 survey.

	2015 Survey		2008 Survey
	n	%	%
Be more natural	277	39.1%	80.9%
Stay the same	402	56.8%	N/A
Be more formal	29	4.1%	19.1%
<b>Total</b>	<b>708</b>	<b>100.0%</b>	<b>100.0%</b>

Table 19 Future character of Tooting Common

### 3.2.8 New facilities

Table 20 below shows that around two thirds of respondents (64.1%) felt there was a need for new facilities not currently provided in the common. The most frequently requested new facility was toilet provision (cited by 283 respondents), followed by refreshment provision (cited by 43 respondents) and outdoor gym or fitness equipment (cited by 21 respondents).

	n	%
Yes	453	64.1%
No	254	35.9%
<b>Total</b>	<b>707</b>	<b>100.0%</b>

Table 20 Need for new facilities

### 3.2.9 Heritage

Respondents were asked to indicate how much they valued the heritage features in Tooting Common on a scale of 1 to 10, where 1 is poor and 10 is excellent. The chart below shows that the highest rated heritage feature excluding other suggestions was Tooting Bec Lido (7.8), closely followed by the ancient and veteran trees (7.7) and the woodland (7.7). Respondents were least likely to value the railway architecture (6.2), the drinking fountain (6.7) and arts and crafts style café (6.9).

## How much do you value the following heritage features?

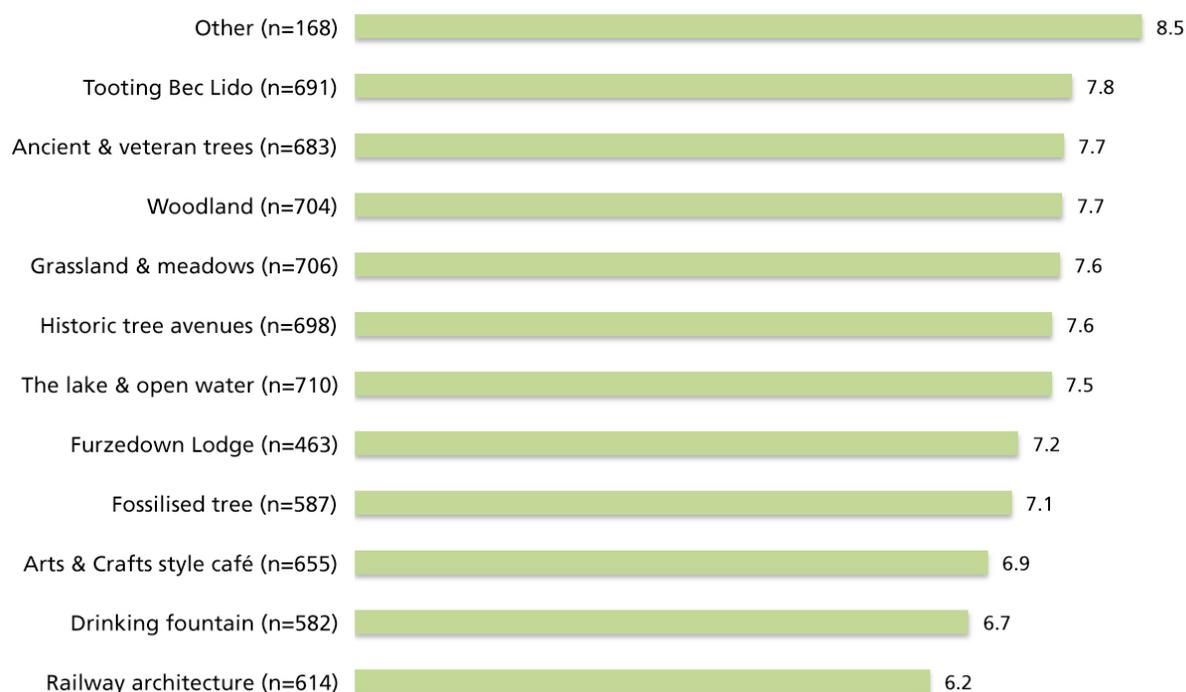


Chart 4 Value of Heritage features (where 1 is poor and 10 is excellent)

The household survey asked respondents to state if they would be interested to learn more about the heritage of Tooting Common and the table below shows that the 70.8% of respondents expressed an interest.

	n	%
Strongly agree	132	18.6%
Agree	371	52.3%
Neutral	187	26.3%
Disagree	14	2.0%
Strongly Disagree	6	0.8%
<b>Total</b>	<b>710</b>	<b>100.0%</b>

Table 21 Demand to learn more about heritage

### 3.2.10 Volunteer Activities

Respondents were asked to indicate the types of volunteer activities they would be interested in taking part in at Tooting Common. As table 22 illustrates, there was interest in broad range of volunteer activities, with the most interest for gardening for wildlife (23.2%) and woodland creation and tree planting (22.4%).

	n	%
Gardening for wildlife	87	23.2%
Woodland creation & tree planting	84	22.4%
Local history research	58	15.5%
Discussing park management issues	38	10.1%
Helping to deliver events & activities	37	9.9%
Scrub clearance	22	5.9%
Developing community arts projects	21	5.6%
Assisting with school visits	13	3.5%
Grassland & meadow management	11	2.9%
Oral history projects	4	1.1%
<b>Total</b>	<b>375</b>	<b>100.0%</b>

Table 22 Interest in volunteer activities

## **Appendix A**

### **Household survey**

## Household Survey

The London Borough of Wandsworth has commissioned CFP and LUC to develop long term plans for the future management and maintenance of Tooting Common. Please take a few minutes to provide your views about your use of the space, any issues that may affect your enjoyment of the common and how it may be safeguarded for the future.

### Your Response

1. Are you responding as an individual or on behalf of an organisation? (Tick one only)
- Individual.....  1      On behalf of an organisation (please state)   2
2. Please tell us your full postcode so that we can better understand how far visitors travel to Tooting Common
- |   |   |  |  |  |  |  |  |
|---|---|--|--|--|--|--|--|
| S | W |  |  |  |  |  |  |
|---|---|--|--|--|--|--|--|

### Visiting Tooting Common

3. On average, how often do you visit the following areas of Tooting Common? (Tick one only per line)
- (Please refer to plan)
- |                           | Daily                      | Most Days                  | Once a week                | Every 2 weeks              | Monthly                    | Less Often                 | Never                      |
|---------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| 1: Tooting Graveney Woods | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | <input type="checkbox"/> 6 | <input type="checkbox"/> 7 |
| 2: Dr Johnson Field       | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | <input type="checkbox"/> 6 | <input type="checkbox"/> 7 |
| 3: Café Field             | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | <input type="checkbox"/> 6 | <input type="checkbox"/> 7 |
| 4: Lake and Lido Field    | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | <input type="checkbox"/> 6 | <input type="checkbox"/> 7 |
| 5: Streatham Woods        | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | <input type="checkbox"/> 6 | <input type="checkbox"/> 7 |
| 6: Bedford Hill Woods     | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | <input type="checkbox"/> 6 | <input type="checkbox"/> 7 |
| 7: Tooting Triangle Field | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | <input type="checkbox"/> 6 | <input type="checkbox"/> 7 |
| 8: Emmanuel Road          | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 | <input type="checkbox"/> 6 | <input type="checkbox"/> 7 |
4. Which single area of the common do you visit the most? (Tick one only)
- 1.....  2.....  3.....  4.....  5.....  6.....  7.....  8.....
5. On average, how much time do you spend at Tooting Common during a typical visit? (Tick one only)
- Less than 30 minutes .....  1      1 to 2 hours.....  3      4 hours or more .....  5
- 30 minutes to one hour.....  2      2 to 4 hours.....  4
6. Where do you usually travel from? (Tick one only)
- Home.....  1      Shops.....  3      Other (please state) .....  5
- Work.....  2      School.....  4
7. How do you usually travel to Tooting Common? (Tick one only)
- On foot.....  1      Bus .....  3      Drive.....  5
- By bicycle.....  2      Train / Tube .....  4      Other .....  6
8. Approximately how long does your journey usually take? (Tick one only)
- Less than 5 minutes .....  1      10 - 15 minutes .....  3      20 - 30 minutes.....  5
- 5 - 10 minutes.....  2      15 - 20 minutes .....  4      More than 30 minutes .....  6
9. Please tell us who you normally visit Tooting Common with? (Tick one only)
- Alone .....  1      With friends .....  2      With family .....  3      As part of a special interest group .....  4

Please state the special interest group you visit with:

**10. In general, why do you visit Tooting Common? (Tick all that apply)**

- |  |   |   |   |
|--|---|---|---|
| To walk ..... <input type="checkbox"/> 1                         | To relax..... <input type="checkbox"/> 5          | For horse riding .... <input type="checkbox"/> 9                    | To visit Tooting<br>Bec Athletics Track <input type="checkbox"/> 13     |
| To walk the dog .... <input type="checkbox"/> 2                  | To visit the café .... <input type="checkbox"/> 6 | To play organised<br>sport ..... <input type="checkbox"/> 10        | To attend events<br>and activities ..... <input type="checkbox"/> 14    |
| To take the<br>children to play ..... <input type="checkbox"/> 3 | To exercise ..... <input type="checkbox"/> 7      | To play informal<br>sport / games ..... <input type="checkbox"/> 11 | Other (please<br>state) ..... <input type="checkbox"/> 15               |
| To meet friends..... <input type="checkbox"/> 4                  | To cycle ..... <input type="checkbox"/> 8         | To visit Tooting<br>Bec Lido..... <input type="checkbox"/> 12       | <div style="border: 1px solid black; height: 30px; width: 100%;"></div> |

**Walking**

**11. How satisfied are you with the quality of walking routes (paths and roads) at Tooting Common? (Tick one only)**

- |                                      |                                 |                                 |                                 |                                      |                                       |
|--------------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------------|---------------------------------------|
| Very good <input type="checkbox"/> 1 | Good <input type="checkbox"/> 2 | Fair <input type="checkbox"/> 3 | Poor <input type="checkbox"/> 4 | Very Poor <input type="checkbox"/> 5 | Don't Know <input type="checkbox"/> 6 |
|--------------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------------|---------------------------------------|

**12. Do you feel there is any conflict between walkers and other users of Tooting Common? (Tick one only)**  
 Yes .....  1      No.....  2

**13. Is there anything that could be done to improve provision for walking in Tooting Common?**

**Cycling**

**14. If you cycle to Tooting Common or through the Common, please tell us why. (Tick all that apply)**

- |   |   |   |
|---|---|---|
| Leisure ..... <input type="checkbox"/> 1  | Commuting to work ..... <input type="checkbox"/> 3        | Other (please state) ..... <input type="checkbox"/> 5                   |
| Exercise ..... <input type="checkbox"/> 2 | Travelling through / short cut <input type="checkbox"/> 4 | <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |

**15. How satisfied are you with the quality of cycle routes and roads at Tooting Common? (Tick one only)**

- |                                      |                                 |                                 |                                 |                                      |                                       |
|--------------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------------|---------------------------------------|
| Very good <input type="checkbox"/> 1 | Good <input type="checkbox"/> 2 | Fair <input type="checkbox"/> 3 | Poor <input type="checkbox"/> 4 | Very poor <input type="checkbox"/> 5 | Don't know <input type="checkbox"/> 6 |
|--------------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------------|---------------------------------------|

**16. Do you feel there is any conflict between cyclists and other users of Tooting Common? (Tick one only)**  
 Yes .....  1      No.....  2

**17. Is there anything that could be done to improve cycling provision at Tooting Common?**

**Sport**

**18. If you participate in sport in Tooting Common, what formal and informal sport(s) do you participate in? (Tick all that apply)**

- |  |   |   |
|--|---|---|
| Running / Jogging ..... <input type="checkbox"/> 1 | Football ..... <input type="checkbox"/> 4 | Frisbee ..... <input type="checkbox"/> 7                                |
| Swimming ..... <input type="checkbox"/> 2          | Tennis ..... <input type="checkbox"/> 5   | Other (please state) ..... <input type="checkbox"/> 8                   |
| Rugby ..... <input type="checkbox"/> 3             | Cricket..... <input type="checkbox"/> 6   | <div style="border: 1px solid black; height: 20px; width: 100%;"></div> |

**19. Is there anything that could be done to improve sports provision at Tooting Common?**

**About Tooting Common**

**20. How safe do you feel in the common? (Tick one only)**

- |                                      |                                 |                                   |  |   |
|--------------------------------------|---------------------------------|-----------------------------------|--|---|
| Very safe <input type="checkbox"/> 1 | Safe <input type="checkbox"/> 2 | Unsafe <input type="checkbox"/> 3 | Very unsafe <input type="checkbox"/> 4 | Never thought about it <input type="checkbox"/> 5 |
|--------------------------------------|---------------------------------|-----------------------------------|--|---|

21. If you do not feel safe please tell us why

22. Overall, how would you rate the current quality of Tooting Common? (Tick one only)

- Very good  1      Good  2      Average  3      Poor  4      Very poor  5      Don't know  6

23. What has been the change in quality of Tooting Common over the last 3 years? (Tick one only)

- Improved.....  1      Stayed the same .....  2      Declined.....  3

24. How would you score the following statements about Tooting Common?

(Tick one per line, where 1 is poor and 10 is excellent)

	1	2	3	4	5	6	7	8	9	10	D/K
It is a welcoming place to visit	<input type="checkbox"/>										
It is a safe place to visit	<input type="checkbox"/>										
It is clean and well maintained	<input type="checkbox"/>										
It is managed in an environmentally friendly way	<input type="checkbox"/>										
It makes a contribution to wildlife and local heritage	<input type="checkbox"/>										
There are enough opportunities to become involved	<input type="checkbox"/>										
It is properly promoted and celebrated	<input type="checkbox"/>										

25. Do you feel Tooting Common has a positive impact on the local community? (Tick one only)

- Strongly agree  1      Agree  2      Neutral  3      Disagree  4      Strongly Disagree  5      Don't Know  6

26. How would you describe the current character of Tooting Common: (Tick one only)

- Really natural  1      Natural in some parts  2      Quite formal  3      Don't Know  4

27. In the future, would you like the character of Tooting Common to: (Tick one only)

- Be more natural       Stay the same       Be more formal       Don't Know

28. Do you feel there is a need for any facilities not currently provided in the common? (Tick one only)

- Yes (please state below) .....  1      No .....  2

29. How much do you value the following heritage features?

(Tick one per line, where 1 is poor and 10 is excellent)

	1	2	3	4	5	6	7	8	9	10	D/K
Historic tree avenues	<input type="checkbox"/>										
Ancient & veteran trees	<input type="checkbox"/>										
Grassland & meadows	<input type="checkbox"/>										
The lake & open water	<input type="checkbox"/>										
Woodland	<input type="checkbox"/>										
Fossilised tree	<input type="checkbox"/>										
Drinking fountain	<input type="checkbox"/>										
Tooting Bec Lido	<input type="checkbox"/>										
Furzedown Lodge	<input type="checkbox"/>										
Arts & Crafts style café	<input type="checkbox"/>										
Railway architecture	<input type="checkbox"/>										
Other _____	<input type="checkbox"/>										

30. Would you like to learn more about the heritage of Tooting Common? (Tick one only)
- Strongly agree      Agree      Neutral      Disagree      Strongly Disagree      Don't Know
- 1       2       3       4       5       6
31. Please tell us about anything that prevents you from visiting Tooting Common or limits your enjoyment of the space or please provide any other comments:

32. Would you be interested in taking part in any of the following volunteer activities? (Tick one only)
- |  |                            |  |                             |
|--|----------------------------|--|-----------------------------|
| Gardening for wildlife .....           | <input type="checkbox"/> 1 | Helping to deliver events & activities ..... | <input type="checkbox"/> 6  |
| Woodland creation & tree planting..... | <input type="checkbox"/> 2 | Discussing park management issues.....       | <input type="checkbox"/> 7  |
| Grassland & meadow management.....     | <input type="checkbox"/> 3 | Developing community arts projects .....     | <input type="checkbox"/> 8  |
| Scrub clearance.....                   | <input type="checkbox"/> 4 | Oral history projects .....                  | <input type="checkbox"/> 9  |
| Local history research .....           | <input type="checkbox"/> 5 | Assisting with school visits.....            | <input type="checkbox"/> 10 |

## About You

### Monitoring Data Only

The following responses will be used only for monitoring and broad statistical purposes only.

33. How old are you? (Tick one only)
- |                  |                            |               |                            |               |                            |                      |                            |
|------------------|----------------------------|---------------|----------------------------|---------------|----------------------------|----------------------|----------------------------|
| 10 or under..... | <input type="checkbox"/> 1 | 21 - 40 ..... | <input type="checkbox"/> 3 | 60 - 75 ..... | <input type="checkbox"/> 5 | Rather not answer .. | <input type="checkbox"/> 7 |
| 11- 20 .....     | <input type="checkbox"/> 2 | 41 - 60 ..... | <input type="checkbox"/> 4 | Over 75.....  | <input type="checkbox"/> 6 |                      |                            |
34. Are you... (Tick one only) Male .....
- |                            |             |                            |                      |                            |
|----------------------------|-------------|----------------------------|----------------------|----------------------------|
| <input type="checkbox"/> 1 | Female..... | <input type="checkbox"/> 2 | Rather not answer .. | <input type="checkbox"/> 3 |
|----------------------------|-------------|----------------------------|----------------------|----------------------------|
35. Do you consider yourself to have a disability or long term illness that affects your use of Tooting Common? (Tick one only)
- |           |                            |          |                            |                         |                            |
|-----------|----------------------------|----------|----------------------------|-------------------------|----------------------------|
| Yes ..... | <input type="checkbox"/> 1 | No ..... | <input type="checkbox"/> 2 | Rather not answer ..... | <input type="checkbox"/> 3 |
|-----------|----------------------------|----------|----------------------------|-------------------------|----------------------------|
36. Which of the following best describes your ethnic group? (Tick one only)
- |  |                             |   |                             |
|--|-----------------------------|---|-----------------------------|
| White - English / Welsh / Scottish / Northern Irish / British..... | <input type="checkbox"/> 1  | Asian/ Asian British - Bangladeshi .....                              | <input type="checkbox"/> 11 |
| White - Irish .....  | <input type="checkbox"/> 2  | Asian/ Asian British - Chinese .....                                  | <input type="checkbox"/> 12 |
| White - Gypsy or Irish Traveller.....                              | <input type="checkbox"/> 3  | Asian/ Asian British - Any other background .....                     | <input type="checkbox"/> 13 |
| White - Any other background.....                                  | <input type="checkbox"/> 4  | Black/ African/ Caribbean/ Black British - African .                  | <input type="checkbox"/> 14 |
| Mixed/ Multiple ethnic groups - White & Black Caribbean .....      | <input type="checkbox"/> 5  | Black/ African/ Caribbean/ Black British - Caribbean .....            | <input type="checkbox"/> 15 |
| Mixed/ Multiple ethnic groups - White & Black African .....        | <input type="checkbox"/> 6  | Black/ African/ Caribbean/ Black British - Any other background ..... | <input type="checkbox"/> 16 |
| Mixed/ Multiple ethnic groups - White & Asian....                  | <input type="checkbox"/> 7  | Other ethnic group - Arab.....  | <input type="checkbox"/> 17 |
| Mixed/ Multiple ethnic groups - Any other background .....         | <input type="checkbox"/> 8  | Other ethnic group - Gypsy / traveller.....                           | <input type="checkbox"/> 18 |
| Asian/ Asian British - Indian .....                                | <input type="checkbox"/> 9  | Any other background.....   | <input type="checkbox"/> 19 |
| Asian/ Asian British - Pakistani.....                              | <input type="checkbox"/> 10 | Rather not answer .....   | <input type="checkbox"/> 20 |

**Thank you for completing our survey.**

**The closing date for responses is Friday 6<sup>th</sup> February 2015.**

### Data Protection - How information will be used

The information you have provided will only be used for the purpose of statistical research. Community First Partnership (CFP) Ltd will on behalf of Wandsworth Council process and analyse the data you have provided in accordance with The Data Protection Act 1998 and the Market Research Society Code of Conduct. CFP Ltd are registered with the Information Commissioner. CFP Ltd will share all data with Wandsworth Council and Land Use Consultants for the purposes of improving services. We will not share your personal data with any other organisation.

## **Appendix B**

### **Household Survey Letter and Plan**



Addr1  
Addr2  
Addr3  
Town  
Postcode

Dear resident,

**Re: Tooting Common Heritage Project – Household Survey**

I am writing to you about Tooting Common, and the Tooting Common Heritage Project.

As you might know, Wandsworth Council has secured a development grant from the Heritage Lottery Fund (HLF) to help formulate long term plans for the management and maintenance of Tooting Common. Wandsworth Council has commissioned us at Community First Partnership (CFP) to help develop these plans. To help us do this, I am writing to ask for your views about Tooting Common, your use of the space, any issues that affect your enjoyment of it and how it may be safeguarded for the future.

We want to ensure that a wide cross section of residents are involved in the survey, and so we are asking you as one of 1,000 randomly selected households to give your views about Tooting Common. I would be very grateful if you or a member of your household could spend a little time completing the enclosed questionnaire. It should not take very long. The information that you provide will be confidential and only summary data will be published. The summary, and information about what we will do as a result, will be provided on the Council's website: [www.wandsworth.gov.uk/tootingcommonheritage](http://www.wandsworth.gov.uk/tootingcommonheritage)

The Tooting Common Heritage Project covers Tooting Bec Common and Tooting Graveney Common and the enclosed map shows the areas included in the project. It also shows the eight "zones" we refer to.

Please return the completed questionnaire in the pre-paid envelope provided by Friday 6th February 2015.

The survey is also available online at [www.cfpuk.co.uk/tootingcommon](http://www.cfpuk.co.uk/tootingcommon). If you know other people who might have comments about the Common, please ask them to do the survey too.

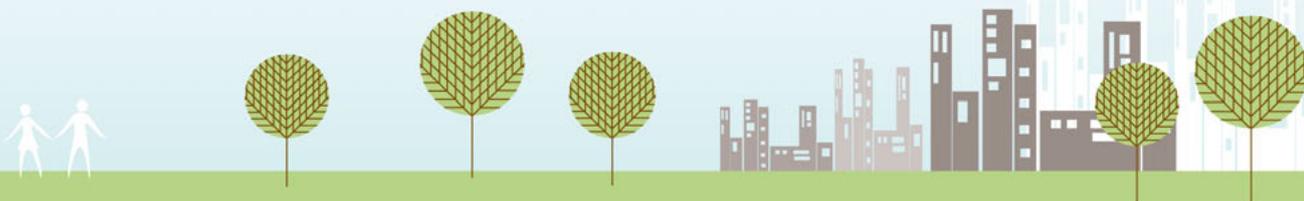
If you have any concerns about this letter please contact Susanna Kryuchenkova, Tooting Common Heritage Project Manager at Wandsworth Council on 0208 871 6995 or by email [skryuchenkova@wandsworth.gov.uk](mailto:skryuchenkova@wandsworth.gov.uk)

There will be more consultations as we develop proposals for the Common and these will be advertised on the Council's website. If you would like to us to contact you about future consultations, please email Susanna Kryuchenkova.

I look forward to receiving your view. Thank you.

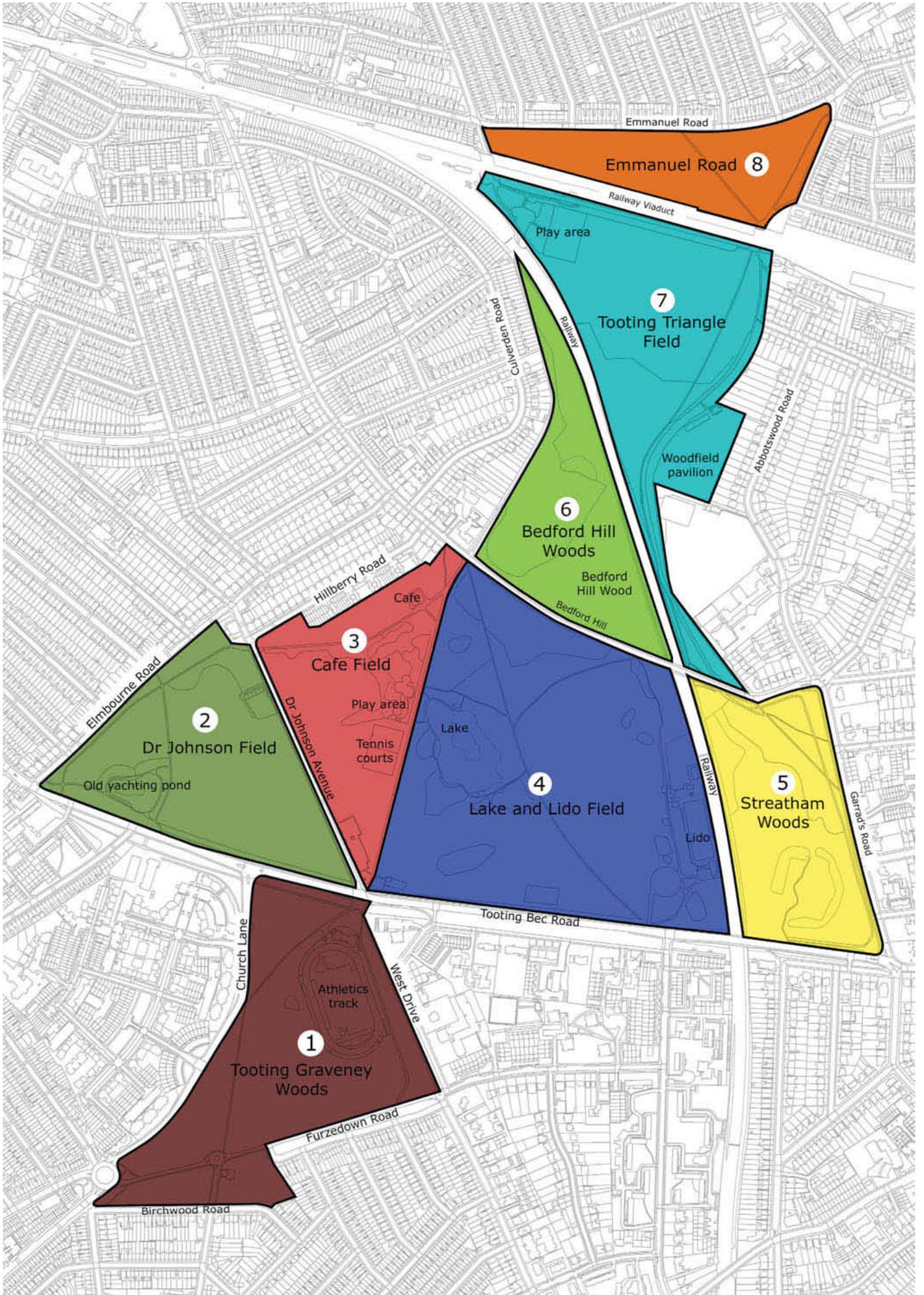
Yours faithfully

Adrian Spray



The Coach House • 143 - 145 Worcester Road • Hagley • Worcestershire • DY9 0NW  
t: 01562 887884 • f: 01562 887087 • e: [info@cfpuk.co.uk](mailto:info@cfpuk.co.uk) • w: [@cfpukteam](http://cfpuk.co.uk)

Company Registration Number: 4738700



Emmanuel Road

Emmanuel Road 8

Railway Viaduct

Play area

7

Tooting Triangle Field

Woodfield pavilion

Abbotswood Road

6

Bedford Hill Woods

Bedford Hill Wood

Bedford Hill

Hillberry Road

3

Cafe Field

Cafe

Play area

Tennis courts

Lake

4

Lake and Lido Field

Lido

Railway

5

Streatham Woods

Garrard's Road

Elmbourne Road

2

Dr Johnson Field

Old yachting pond

Dr Johnson Avenue

Church Lane

1

Tooting Graveney Woods

Athletics track

West Drive

Tooting Bec Road

Furzedown Road

Birchwood Road

**Appendix 8**

CFP stakeholder workshop report



people spaces places

# **Tooting Common**

## **Stakeholder Workshop 2 Report**

Issue number: 2

Status: FINAL

Date: 09 July 2015

Prepared by: Adrian Spray

Authorised by: Ian Baggott

# Tooting Common

## Stakeholder Workshop 2 Report

### Contents

1	Introduction.....	1
2	Method .....	2
2.1	Summary of Exercises .....	2
2.1.1	Exercise 1 – Character Zones.....	2
2.1.2	Exercise 3 – Facilities .....	3
3	Findings.....	4
3.1	Exercise 1 – Character Zones .....	4
3.2	Exercise 2 – Access & Circulation.....	6
3.3	Exercise 3 – Facilities .....	9

### Appendix A – Copy of Presentation

## 1 Introduction

As part of the consultation to inform the development of the 10 year Management and Maintenance Plan and Conservation Plan for Tooting Common, a stakeholder workshop was held on 16 June 2015. This event was by invitation to existing stakeholders and was attended by 17 people.

Those in attendance were:

<b>Name</b>	<b>Organisation</b>
Alyson Salkild	Salkild Design
Andy Davison	Places for People Leisure
Anthony Gilmour	The Woodfield Project
Barry Sellers	Local Resident & WBC Principal Planner
Brian Bloice	Streatham Society
Elizabeth Powell	The Woodfield Project/Tooting Common Management Advisory Committee
Graham Gower	Streatham Society
Janet Smith	Wandsworth Historical Society / Tooting History Group
Jeremy Clyne	Open Spaces Society
John Rattray	The Balham Society
Joyce Bellamy	LPGT
Lilias Gillies	Wandsworth Older People's Forum
Natalie Taylor	Looking Glass Day Nursery & Preschool
Nicole Griffiths	Lambeth Green party
Peter Ramell	Friends of Tooting Common
Peter White	Volunteer Bird Recorder
Rossetta Grant	Looking Glass Day Nursery & Preschool

The event was the second of two stakeholder events to inform the development of the 10 year Management and Maintenance Plan and Conservation Plan for Tooting Common. The first event was held on 24 February 2015 and is recorded in a separate report.

## 2 Method

The evening consisted of a short presentation followed by group exercises. The presentation included:

- Welcome and introduction to wider HLF project – Adrian Spray, CFP
- Development of the Management & Maintenance Plan, Conservation Plan and an overview of emerging findings – Jenny Esdon, LUC
- Consultation processes and summary of findings – Adrian Spray, CFP

### 2.1 Summary of Exercises

#### 2.1.1 Exercise 1 – Character Zones

Following introductions, the group reviewed a plan showing Tooting Common character zones, which classified the Common usage into the following categories:

- Passive amenity and biodiversity
- Recreation and sport zone
- Opportunity areas

Participants were then asked to consider and discuss the land use and zoning shown on the plan and comment on:

- Classification – passive amenity & biodiversity / Recreation & sport zone;
- Boundaries of zones (any comments on the northern recreational areas);
- Balance of formal vs informal;
- What goes into the opportunity areas?;
- How do we know where the zones are? (physical markers or management tool?);
- Should site furniture styles reflect zones?;
- Visitor requirements and patterns;
- Conflicts between users and solutions.



## Exercise 2 – Access & Circulation

Following introductions, the group reviewed a plan showing current and potential access and circulation routes at Tooting Common. Each group was asked to discuss and comment with reference to the following questions:

- Do current pedestrian, cyclist & vehicle routes satisfy current needs
- What changes are needed to existing routes?
- Area any alternative or additional routes required? If so where?
- What should routes look like? - materials , surfacing etc
- What form of way marking or signage is appropriate?

### 2.1.2 Exercise 3 – Facilities

Following introductions, the group reviewed a plan showing the location of key facilities and some design palette options. Each group was asked to discuss and comment on the following issues:

- Toilet provision to be increased through new café lease, Woodfield pavilion, athletics track. Any other potential provision for community toilets? Lido?;
- Furniture style / materials – current position has been arrived at by trial and error based on what works / survives;
- Cycle parking and other furniture – can it be included on areas of existing hardstanding. Soft landscape areas would count as loss of common. Additional cycle parking will be installed at the Lido;
- Cycle signage – previous solutions located in path surfaces have not proved durable. What’s the next best option?;
- Lighting – what form – high level, bollard level? Surface level lighting has not been successful / durable.

## 3 Findings

### 3.1 Exercise 1 – Character Zones

#### Group A

- Zoning should consider active vs passive recreation.
- Area 4 – Lake and Lido Fields is the main dog walking area.
- Area 4 - Lake and Lido Fields is the main sporting area and is well used. It is the area historically that football has been played on. Dr Johnson Field is also well used for football.
- Area 7 – Tooting Triangle Field is the main area where conflict between cyclists and pedestrians occurs.
- Area 7 - Tooting Triangle Field – there is some pressure for sports but this area is near the play area. Among the group there was general consensus that area 7 should be for passive recreation.
- There was some concern expressed over the proposed zoning. The current situation has not been planned and has evolved organically over time (and to a certain extent works).
- The common is well used for jogging.
- Ebony (?) Horse Riding Club used to operate locally and use the common. Around 15 years ago. Riding ceased after a particularly vicious dog attack. There appears to be some support for more horse riding on the common – but this would require formalised routes and appropriate surfacing.
- Area 8 – Emmanuel Road – is very well used, more so than the visitor survey data would suggest. The area is very popular for informal sport, school sports days and after school clubs.
- A question was asked about how the Council would respond to requests for new sports teams and the example given of a women's rugby club. This may be seen as a priority sport but should / could it be accommodated within the common? The concept of zoning in helping to identify suitable areas for sporting use received some support in this context.



- Poor drainage across many areas of the common causes issues and may affect zoning and future use. The land by the play area is affected. This drains down to Cavendish Road.
- The 'pink' zone (recreation & sport) as shown takes in areas of woodland. These should be excluded from this zone.
- Café field (zone 3) is well used for cricket. There is an artificial wicket here.
- Concern was expressed that the zoning as shown on the plan may allow 'creeping development' with the areas allocated for sport and recreation to expand over time. There was a general view that the areas for sport and recreation should not increase from the current position.
- The principle of multiple use of areas of the common should be maintained and supported in the Management and Maintenance Plan. This was widely supported by the group.
- Mitcham Common has seen an increase in demand for cricket. This brings in people from many different backgrounds.
- Opportunity areas – there was no consensus on future suggestions for the opportunity areas. One participant suggested the classification should be reviewed.
- Emmanuel Road (zone 8) has a strong community feel and this should be supported and allowed to continue. This area has a distinct character as it is a large area of the common not bisected by roads.
- Dog free areas at the moment include Woodfield Recreation Grounds, the lake surrounds and the manege area. Consideration should be given to creating additional dog free areas. This should be a recommendation for future consideration.
- Dog walking is licenced and should continue to be licenced and managed
- Woodfield Recreation Grounds has had the internal fence removed to increase access. This has caused some concern regarding potential for dog fouling and will need to be monitored.

### **Group B**

- Zones very much determined by where people leave – north and south!
- Are there playgrounds and pitches outside of the common?
- Who uses the pitches?

- More wildness is a priority – don't extend the pink (sport and recreation) zone which may be a natural evolution
- Emmanuel Road is used informally – for young people to create their own pitches (heavy and damp)
- Quality of ground determines sport zones – look at the character of the ground
- Need informal services – for unorganised sport.
- Are there natural zones formed by the roads and railways. Don't need to zone physically.
- Emmanuel triangle as a separate place
- Lack of dog control - policing byelaws
- Don't turn the common into a park
- Yes, the balance of zones is right
- Do not extend the sports areas as this will affect wild areas
- Dog walkers – zones byelaws
- Dogs at café and lake are problematic
- Important for schools to have access to sport on the common.
- Other activities – what does the consultation tell us? Tooting Common Bird Club.

### **3.2 Exercise 2 – Access & Circulation**

#### **Group A**

- The designated cycle route is intended to concentrate cycle in one part of the common. This has not been successful and the route causes problems and conflict.
- The main cause of conflict between cyclist and pedestrians is related to speeding commuter cyclists.
- Shared spaces should be created rather than single use / designated spaces
- Consider surfacing materials to naturally slow or restrict speed
- Consider signage options (although some cyclists are confused by highway signage and the definitions e.g. cycling prohibited is misinterpreted as cycling permitted)

- Move commuter cycling back onto the surrounding roads. The road network may need to be modified to accommodate this. Is there any consideration being given to introducing 20 mph zones within Wandsworth?
- We should be encouraging more people to cycle to the common
- Some of the conflict between cyclist and pedestrians is down to behaviour. We need to influence these behavioural issues.
- Routing – the cycle path routing along the Chestnut avenue is wrong, it leads to conflict.
- Furzedown Road – part of this road has been closed off (at the traffic island) around 20 years ago. Could this be more integrated into the common? Need to check if this is used as a bus route (G1?)
- Dr Johnson Avenue – there is some support for the closure of this. Historically it was part of the common. It was not a highway before the 1920s / 1930s. Removing the road would bring the common back together.
- The car park at Dr Johnson Avenue is used for commuter parking. Since the land is currently part of the common it is understood parking controls cannot currently be introduced. There may be some scope for a land swap with the car parking becoming highway land and part of Dr Johnson Avenue becoming common land.
- The concept of heritage / tree trails was supported by the group
- The form of trails on the park was discussed with no clear agreement on the form of (way)marking the trail on the common. Some strongly preferred no visible marking on the common (to avoid clutter and creating an 'urban' feel), others felt that appropriate waymarkers would not detract from the character of the common.
- Heritage walks for children were considered to be a positive activity that would attract new audiences of children and young people.
- The café and Woodfield Pavilion should act as information centres for the distribution of leaflets and visitor information.
- Digital interpretation including smartphone apps and QR codes should be considered. Such interpretation may be of interest to schools.
- Tooting Bec Road has a pedestrian crossing point (pelican crossing). The timing on this is too short for school or nursery groups to get across the road and access the common. Consideration should be given to how the crossing time can be extended at this red route.



## Group B

- Cyclists should dismount on shared routes
- Stick with the cycle route for the foreseeable future
- Slow down cyclists not stop them!
- Pedestrian / walking routes avoid common – people take shortest routes and go across the middle.
- No cycling on the common due to conflict problems. People are frightened of cyclists.
- Introducing additional cycle routes would be too controversial
- Cycling for families with 5mph speed limit
- Cyclists should go around the edge of the common – need proper provision on the roads
- Cyclists should give way to pedestrians
- Slow down with chicanes? Rumble strips? (not the character of the common). Breedon gravel? (not good for prams)
- Path surfaces to control users – e.g. cycling
- Sustrans proposal for quiet way on the common on Stretham side. Be aware of other demands outside the common inc third parties.
- Use the quiet roads for commuter cycling
- What will be the affect of the new shared path? Will it help?
- Need enforcement – bikes on other parts of the common e.g. Graveney Woods
- Access points – woods on the east act as a barrier to access from Lambeth. Through the Bedford Wood (sparrow hawks in Bedford & Graveney Woods)
- People like to walk informally on grass – unstructured walks important too.
- What are Lambeth side saying about access?
- Signage in the right place e.g. dogs
- Horticultural trail
- Historic / Heritage walks

### **3.3 Exercise 3 – Facilities**

#### **Group A**

##### Toilets

- Toilet provision at the common is limited. There are changes being planned which will increase provision at:
  - Café (under new lease)
  - Woodfield Pavilion (all week during daylight hours)
  - Athletics track – there is little knowledge of this, it needs to be better communicated
- Could toilet provision for visitors to the common be made available at the Lido? A small charge could be levied.
- Boxing club toilets are not accessible. Could this change if the all weather pitch and other development occurs in this area?

##### Facilities

- Refreshments available at the café but this area needs investment. Areas to address include:
  - Refurbished interior
  - Improved setting and landscaping to show off the architecture
  - More shelter externally
  - A buggy store?
- Woodfield Pavilion – was originally going to offer only tea and coffee making facilities but this is under review. There may be scope and demand for a café.
- Tooting Bec Athletics Track – needs some investment. It is not as well used as possible and the level of infrastructure is quite poor.
- There is no Parks Police point on the common. The Park Keepers Cottage used to be the police based but this is now leased out.

## Lighting

- There have been serious (sexual) assaults recorded near the Lido car park
- The common has a long history of crime and nefarious activity
- But crime levels in surrounding residential areas are generally higher crime areas than the common
- Consider lighting near the athletics track on the path that runs east to west.
- The spinney at the bottom of Bedford Hill is narrow, dark and 'dodgy'. It may not be lit due to biodiversity considerations
- Consider lower level lighting.
- Could lighting be sensor controlled? How do you manage personal safety and perceptions of safety with such a system?

## Other comments

- The common is quite busy at times but other green spaces such as Wandsworth Common experience bigger problems.
- There is the opportunity to grade or clear vegetation along some more secluded routes.
- Seating – need to consider both quantity and materials. Natural materials are preferred. There is the option for more formal styles of seating along the avenues.
- Café – consider portable seating.
- Seating – give consideration for children – provide lower seating in some areas.
- Bins – there are no recycling bins and no systems to sort waste. Consider introducing recycling into the busier areas such as the café and playground.
- Avoid clutter with excessive site furniture
- Consider the design of bins and other site furniture – red and greens are obtrusive. Look at Mitcham Common as an example.
- Triangle Playground uses natural materials and these appear to be lasting reasonably well.
- Entrances to the common including those at Emmanuel Road and Cavendish Road should be reviewed. Some current signage is unattractive and should be reviewed.
- Consider the approaches to the common and ensure these are welcoming – remove tarmac and other materials

## **Group B**

### Toilets

- Problem is with maintenance
- Map with all shops with toilets nearby e.g. Wandsworth
- Hours of opening e.g. toilets open in café
- Lido toilets – with a fee? Accessed externally preferable.
- Changing room provision – toilets for events only
- As part of lease in triangle buildings

### Lighting

- Main paths are lit currently
- Like to see less lighting & lower level bollards
- Get a police view on lighting needs
- Perception of safety – not a reality. What is it?

### Other Comments

- Rubbish management is a right problem
- Rubbish bins (rubbish is a problem) – do we need more bins (yes)
- Current bins not attractive
- Need for a scheme / palette for design
- Need a masterplan – design palette by a designer & as a guide to WBC
- Need for drinking fountains?
- Path surfacing – we need a mix of hard and soft surfacing to accommodate different users
- Still see Parish Council and LCC posts – continue these in a contemporary style
- Lido fencing should be green or black to blend into common
- Cycle parking needs to be considered with cycle routes / issues
- Design palette – rustic in some zones, metal in others. Zones have different designs

# Zones

Zones v. much  
determined by  
where people  
live.

N + S !

Quality of  
ground determine  
sport zones

- look at characteristics  
of the ground

need informal  
zones - for  
unorganised sport.

no demand  
Emmanuel Road

do not extend  
sport areas  
as will affect  
wild areas.

other activities

what does Consolida  
say?

TC bird club

Emmanuel Road  
Used informally  
for younger people  
- to create  
own local  
pitches  
(heavy + damp).

is there a  
natural zones  
with roads /  
valleys -

don't need to  
zone physically

Yes balance  
of zones  
is right.

dog walkers

- zones /  
by laws

digs at cafe  
+ lake  
are problematic

Are there playground  
+ pitches o/c  
of the common

who uses the  
pitches.

max width  
is a priority  
don't extend.  
put zone.  
↑  
natural evolution

is there a new  
playground on  
woodfield site?

Emmanuel  
as a

lack of dog  
control - policing.

don't turn  
Common into  
a park.

Schools to have  
access to the  
Sport on Common.

**Appendix A**

**Copy of Presentation**

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## 10 Management and Maintenance Plan for Tooting Common

Stakeholder Workshop  
16<sup>th</sup> June 2015



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## Welcome

- Adrian Spray – CFP
- Jenny Esdon – LUC
- Susanna Kryuchenkova – Wandsworth Council



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## Domestic Arrangements

- Fire procedures
- Refreshments
- Facilities
- Photography



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### Agenda



- Presentation – progress to date
- Small group discussions
- Break
- Feedback
- Q&A



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### The Tooting Common Heritage Project



The council has received initial grant funding of £273,200 from the Heritage Lottery Fund (HLF) to develop a Stage Two application to be submitted in September. If successful then the project will be awarded £1.2 million worth of grant funding to deliver various schemes on Tooting Common from January 2016 for three years.

Supporting documentation:

- A 10 Management and Maintenance Plan for Tooting Common
- A Conservation Plan for Tooting Common
- An Activity Plan for the Tooting Common Heritage Project



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### Project components



- The Lido Heritage Project
- The Woodfield Project
- The Employment, Skills and Learning (ESL) Project
- Built and natural heritage restoration
- The Common Story
- Biodiversity recording and monitoring



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### Stage Two



- **Capital works** on the Woodfield Pavilion, the Tooting Bec Lido, the 1930s drinking fountain, the fossil tree, acid grassland, the lake, veteran trees and historical tree avenues.
- Work with Groundwork London to provide an **employment, learning and skills project** around horticulture and conservation.
- Provide **training and opportunities for volunteers** in historical monitoring and archiving, veteran tree recording, biodiversity recording and species monitoring.




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### Conservation Plan Management & Maintenance Plan



- Works to date
- Key findings
- Value of Tooting Common




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### Works to date



- **Reviewed background documentation and other studies**  
Historic, ecology, trees, events, past management plans, archaeology, conservation areas
- **Survey**  
Drainage, views, site furniture, access
- **Consultation**  
House holder survey, workshop, face to face interviews and telephone interviews




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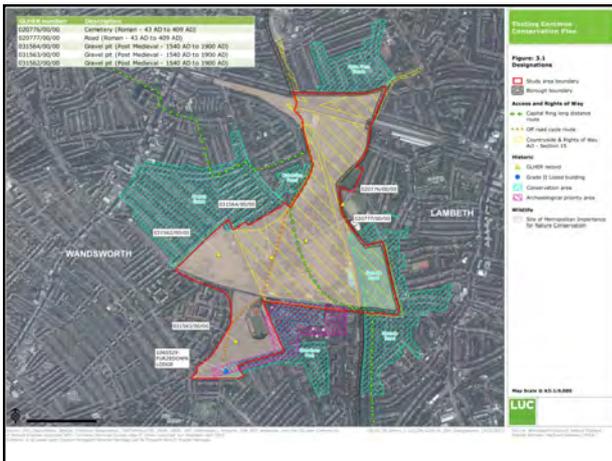
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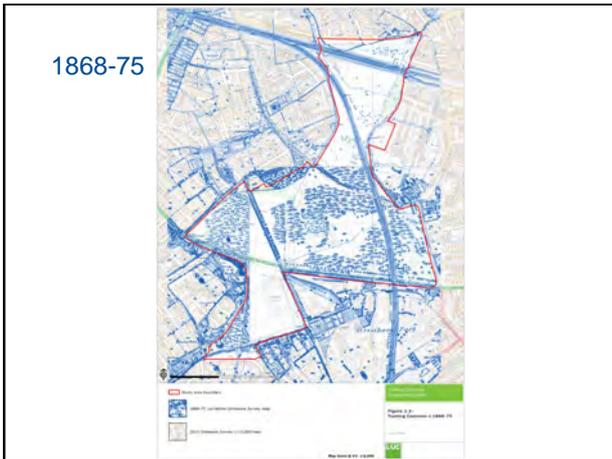
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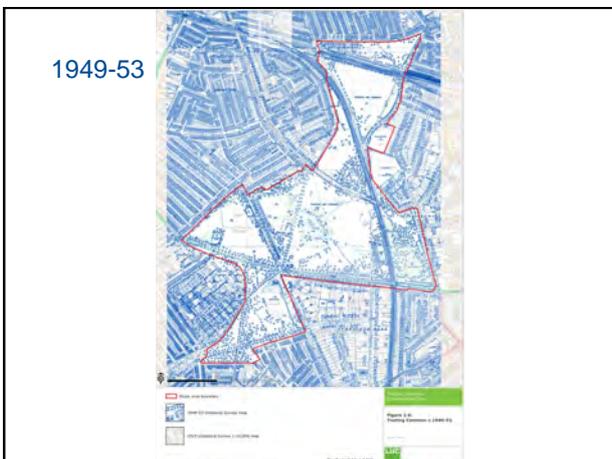
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Key findings  
Heritage trees and avenues



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Built features



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Landscape Setting and acid grassland



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### Demand for wildness Vs amenity Vs safety



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### Value and management



- Consensus on the vision for Tooting Common as a Common
- Retain openness, boundaries and character
- Contain urbanisation and amenity use
- Enhance interpretation and landscape management



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### Character areas map



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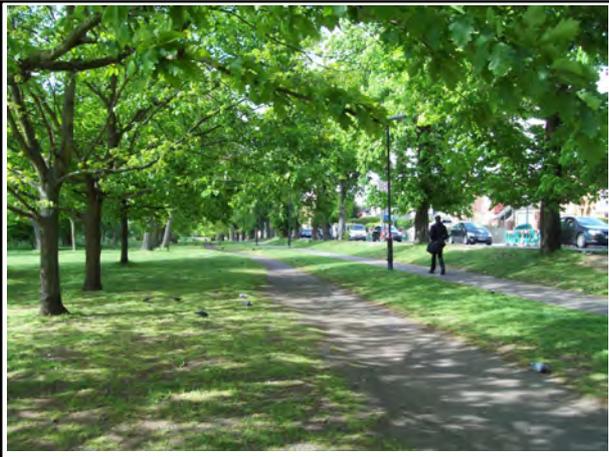
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### Recent Consultation

**Tooting Common Heritage Project** **Wandsworth**

- Household survey from 16<sup>th</sup> January to 6<sup>th</sup> February 2015
- Online and hard copies distributed to a random sample of 1,000 residential properties
- Within 800m of the Common
- 749 surveys completed

Wandsworth Council are working on detailed plans to receive £1.2 million of funding from the Heritage Lottery Fund to improve Tooting Common.

We'd like your views about Tooting Common. Your input of the plans, any issues that may affect your enjoyment of the common and how it may be improved for the future. Your views are important to us and will help demonstrate to our funders that the project should be supported.

For more information and to take part, please visit:  
[www.wandsworth.gov.uk/TootingCommonConsultation](http://www.wandsworth.gov.uk/TootingCommonConsultation)

The survey closes on 16th February and a summary of findings will be published on 6th February. Your views will be published on our website.

Wandsworth Council LUC Lottery Funded

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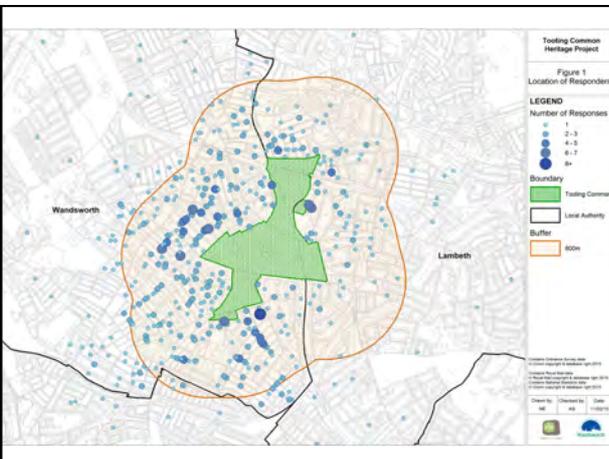
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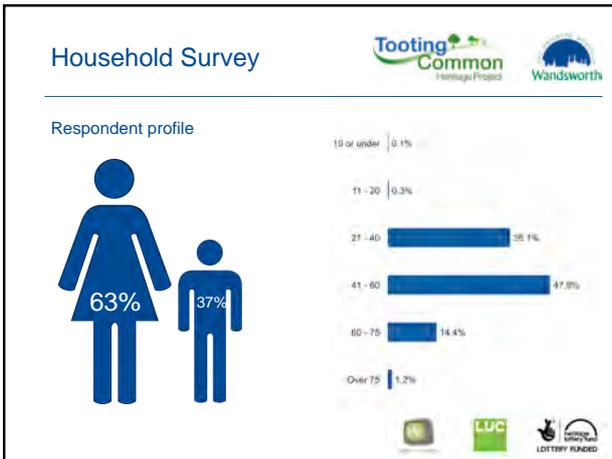
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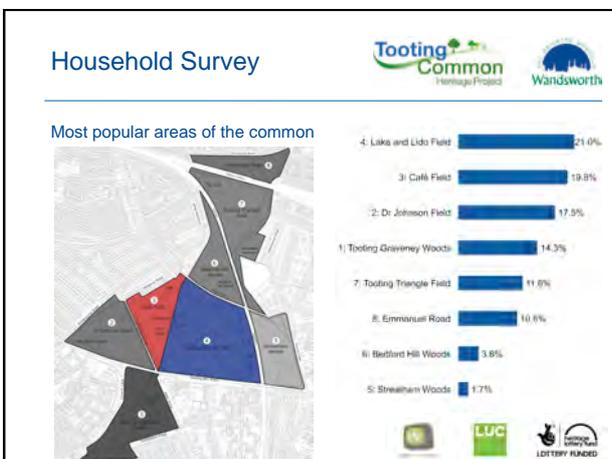
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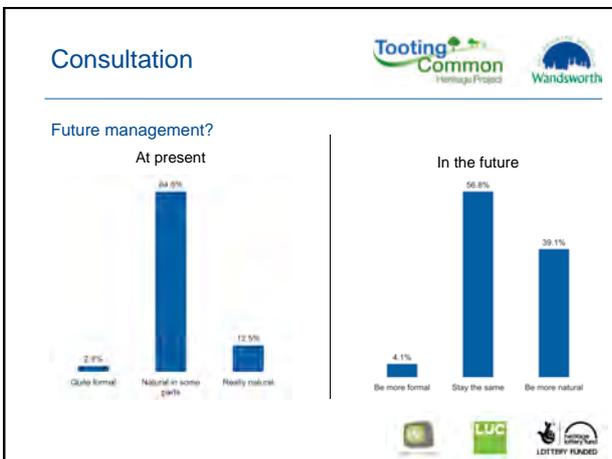
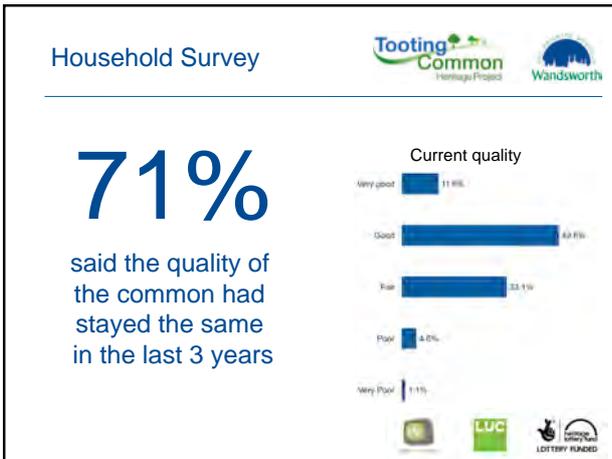
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**Stakeholder Workshop**

- 24 February 2015
- Issues
- Solutions
- Priorities



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**Stakeholder Workshop**

- Biodiversity (trees, woodlands, wetlands & grassland)
- Appropriate path surfacing
- Appropriate signage & furniture
- Community toilets
- Improve café & secure future
- Sustain sporting use (but control floodlighting)
- Manage conflict (cycling & dogs)
- Events policy
- Trails, guided routes & interpretation (heritage & fitness)
- Developing audiences - schools & young people, gender (sports)



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**Tonight's Event**

Opportunity for structured discussion and to explore:

- Character Zones
- Access & Circulation
- Facilities



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**Summary**



- Summary of key points
- Any questions?



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**Next Steps**



- Review outcome of this evenings discussions
- Complete Draft CP / MMP
- Submission to HLF – September 2015
- HLF outcome – January 2016



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**Appendix 9**

Stakeholder meeting reports

## **TOOTING COMMON - MEETING NOTES - 210415**

### **Meeting with Jack Adam (Head of Security, Events and Arts), Suzz Bell (Events Operations Manager), Maria Horn (Filming Manager) and Justine Kenyon (Senior Arts Development Officer)**

Events and activities across Tooting Common tend to be low key however the service is trying to use the Common more in 2015 in line with the newly published Wandsworth Events Strategy. These events are however, more likely to be community events.

This is largely as a result of the strong community networks in the local area, particularly around Transition Tooting and SPROUT Community Arts. Transition Town Tooting have held a 'Foodival' day in September on the Common which has been supported by Fanshen Theatre Group. SPROUT Community Arts have held volunteer led story walks in the Common with Arts Council support.

Films have been made of the Common which has been showed in the Common in an outdoor theatre.

The team is proactive in raising the profile of their services and the Common's potential however generally, they operate where people approach the Council to book events or filming in the Common.

The team try to generate additional income from events through charging for use of the existing toilets on site. This is sold to events organisers as being more cost effective that bring in 'portaloos' however the team felt that additional toilet facilities would be beneficial and make the Common more attractive to event organisers.

Further work could be carried to ensure that access walk ways / roads are re-seeded regularly and are enforced to limit damage by support vehicles. Such access arrangements / routes would be most beneficial for the Dr Johnson Field, Lake and Lido Field as well as Tooting Triangle Field. The team look to avoid events, activities and filming in the woods.

The events and filming teams felt additional sources of electrical power were needed across the Common and the team have produced a plan or wish list (available on request) of key locations.

There is a key issue with parking in and around the Common which needs to be resolved, or more thought given to a transport strategy / measures needed for when large scale events are taking place in the Common.

The team felt the Lido Car Park is not big enough and this may put off those looking to host events, activities or film at the Lido itself. That said, car parking on the grass should not be encouraged.

Issues with parking are the major limiting factor for accommodating feature films to the Common due to the number of support vehicles that would be required to be stationed immediately in and around the Common to facilitate such activity.

Wish to avoid experiences of Clapham Common where it was felt the Lambeth events team "overused" the space. Despite Tooting accommodating up to 10,000 people for the Olympic Torch relay, there needs to be a fine balance struck between maintaining the common for events and increasing biodiversity.

There needs to be consideration of noise limits for events and activities due to the residential developments in close proximity to the Common. Need to be mindful some residents adjacent to the Park live in Lambeth and don't want to give impression that Wandsworth Council are not considerate.

Horse riding or similar events would be welcomed in the Common however the team were unclear on the position regarding rides across the Common.

The team spoke about a local organisation, 'Up-Projects', who have carried out arts projects at Tooting Common. In 2012/13 they were commissioned to provide a series of art installations consisting of printed panels and signs in various locations around the Common, designed to offer an alternative perspective of how we view and engage with this unique and much loved green space. Some will remain throughout the year, and others changed with the seasons however the team agreed this was one of the most successful commissions to date and there could be potential to install other artworks in the woods and less well used areas of the Common.

As part of Up Projects commission, a downloadable mobile app was made available that helped visitors to discover and uncover some of the secrets of Tooting Common. The team suggested it may be worth working with this organisation should an audio trail be developed around the Common.

The team felt the Woodfield site would be a poor location for events due to its poor drainage, and therefore little activity took place in this area. The team felt should this be improved, they would be interested in exploring using this area of the Common.

Byelaws that formerly prohibit the flying of drones should be considered.

The future objectives of the team is how they can engage young people in Tooting Common and attract increased corporate usage. The team would be interested in up to 5,000 people events for comedy, theatre and music.

## **TOOTING COMMON - MEETING NOTES - 270515**

### **Meeting with Teresa Constantinou (Playground Development Officer)**

Teresa works with playgrounds within parks and gardens (not housing). The two playground sites are Tooting Triangle site to the north-west and Tooting Common Lakeside to the west of the Common. These sites require regular inspection and renewal including wet pour surfaces and equipment. Surface damage cannot be repaired using cones as in other areas and there is limited space. Funding is an ongoing concern.

There has been an ongoing issue with surface flooding at the Tooting Triangle site. The area was remodelled in 2012 and the design included a ditch at the northern end and this subsequently fills with water and floods up to 1.5m deep. Using playground revenue willows were planted to alleviate problem and this has helped.

The existing boxing club location may be inappropriate and used to have shared access within the Tooting Triangle site playground but now has separate access at the back. Although the community facility of the boxing club is important and there should be no discrimination it should ideally be located elsewhere as it tends to make some mothers uncomfortable with adjacent flow of adults regularly using the facility.

In terms of the type of use of the various compartments within Tooting Common, flow and access points should be looked at carefully.

Toilets and a family friendly café (allowing for pushchairs) could be an alternative potential asset adjacent the Tooting Triangle site playground. Ground surfaces should be kept level and clean where possible. Toilets would be best placed next to a refreshment facility rather than an isolated building. The nearby bridge could also be enhanced and screened in strategic places with climbers and netting used to prevent pigeon roosting.

It's recommended that the tennis kiosk should be moved out of the Lakeside playground. This has also been broken in to in the past.

## **TOOTING COMMON - MEETING NOTES - 210415**

### **Meeting with Steve Biggs, Wandsworth Parks and Events Police**

Wandsworth Parks and Events Police are responsible for the routine patrolling of the parks, commons and open spaces within Wandsworth; they enforcement of byelaws, dog control orders and other park regulations as well as policing events. In 2012, the Parks and Events Police had 35 officers however due to savings, this has been greatly reduced. Formerly subcontracted to the Metropolitan Police, from the 1st April 2015, the force has a 3 year contract with Wandsworth Council and 5 officers were retained.

Specific bylaws that are enforced by the service include:

- Cycling;
- Dog Control;
- Litter;
- BBQs;
- Anti-social behaviour
- Parking

Officers are attested as constables by a magistrate and have powers within the parks, commons and open spaces in Wandsworth. They have a specific duty to ensure that these spaces remain safe and welcoming places for everyone to visit.

In dealing with events across Wandsworth, the Parks and Events Police contribute to the revenue that the constabulary generates. When not engaged in the policing of events or the associated planning related to that, the Events Police would continue to patrol parks and open spaces within the borough. Each beat officer is assigned defined parks, commons and open spaces within different geographical areas of the Borough. This ensures officers get a good knowledge of their 'patch', can take ownership of the place, collate problems and chat to locals.

The Parks and Events Police regard themselves to be proactive and highly visible, acting both as a deterrent and for reassurance. Steve stated that the force believe "customer service" is the highest priority however they also look to promote safety in parks, commons and open spaces. Steve spoke about the service always 'listening to common users' and being able to act on their thoughts improving the services they provide.

Tooting Common is one of the largest spaces they patrol and problems they are currently encountering here is rough sleeping, illegal fishing and anti-social behaviour around the ecology pond.

The Parks and Events Police take a zero tolerance approach when enforcing bylaws and patrolling the Common, moving people on, which Steve admitted may push the problem onto elsewhere in the Borough to areas that fall under the remit of the Met Police. Steve informed that the service like to use 'Saturated Policing' to deal with major incidents, which was pioneered by the Met Police in Central London, where flood an area with officers to quickly get situations under control.

Another unique function of the Parks and Events Police is that they have been sworn in as Parks Constables for the Royal Borough of Kingston and they can be 'spot purchased' for £36 per hour with 24 hours notice. The main driver for this is that Kingston has no resource to call upon if travellers set up camp in their parks. During previous incidents, the Met Police have refused to give travellers a direction to leave and private security lacked the skills and experience to deal with the incident. Steve informed me that the Parks and Events Police have a very good track record of moving travellers on from parks, commons and open spaces within 24 hours.

To only means to reduce the propensity for travellers occupy the Common, Steve felt screen planting or carefully placed logs may be effective. However, there have had few problems at Tooting Common in recent years therefore being able to move travellers on using their existing powers is perhaps the most effective method.

Steve also recognised there is an issue with parking around the Common, particularly with the car park off Dr Johnson Avenue. Without putting in pay and display, Steve was unsure how the problem can be solved. Limited car parking in this area is also compounded, particularly at weekends when sports teams / individuals use the Common and the Parks and Events Police often have to issue notices to cars parked on Dr Johnson Avenue itself.

Steve expressed the opinion that Tooting Common might not be the most appropriate location of events and he would prefer that large scale events take place at Clapham Common or Battersea Park.

The force are keen to promote the biodiversity of the Common and are aware of the Council's work in this area. Steve stated that the Council's future objectives for the sustainable management and maintenance of the park should be clearly communicated to the force to ensure they can assist the Council further.

The fishing season is due to start in June and the force are aware that there may be problems with individuals pitching up without licences. Steve indicated the force are mindful individuals might be up and suggested they have had problems with fish being stolen. Again in enforcing the byelaws and dealing with the problem, the Parks and Events Police take a zero tolerance approach. Checking licences regularly and moving people on.

The Parks and Events Police have seen a major improvement in the number of complaints received due to professional dog walkers not having the correct licences.

All statistics and information collected by the Parks and Events Police is shared with Valerie Selby and other council officers to formulate policy and actions required.

Any updates to signage should retain basic Wandsworth Parks and Events Police general enquiries telephone number. This can be diverted to officers on patrol and occasionally to voicemail which is responded to asap.

Steve felt there would be little problems in terms of vandalism or anti-social behaviour for the Woodfield Project and the more buildings and structures within the Common are used - the better.

The current level of lighting across the common was also deemed acceptable and further lighting is not required.

## **TOOTING COMMON - MEETING NOTES - 120515**

### **Meeting with Richard Pettigrew, Tooting Bec Athletics Manager**

Richard Pettigrew is the manager at Tooting Bec Athletics Track and has managed the track for over 2 years. The track receives a subsidy of around £100,000 per year from Wandsworth Council and is run by the Council's staff mutual. A process had taken place where the Council sought external expressions of interests however it has been decided that the service will remain provided by the Staff mutual. The service is currently run at deficit and Richard expressed that they do not want to fold as an organisation.

Richard explained that they had recently received funding for modifying and improving the infield of the athletics track from Sport England to comply with national guidance. This involved moving the location of the long jump sand pit and discuss / javelin areas so that there are no conflicts of use. The track itself however, is now 30 years old and due for replacement. Richard was aware that his line manager is currently identifying sources of funding

Richard was unsure as to how his work and the athletics track fit itself into the overall Heritage Project. He explained that the major limiting factor for the continued successful and expansion of their operations lay with the existing built structures. Currently, the team and his facilities are housed in a 1920s / 1930s building that hosts a gym, male and female changing facilities and toilets, judges offices, staff offices and exercise studio space. The exercise studio space itself has a capacity of 11 therefore Richard felt there is a limit as to the viability of new classes.

The majority of gym users live within a 1 ½ mile radius. From mid-May to end of July, the athletics track is booked every weekday by schools in Wandsworth and Lambeth for use as part of their sports day. The infield is used through the winter for rugby training. Richard key performance indicators show that the track was used 71,809 in 2014/15, up from 60,000 in 2013/14. They are approaching capacity which is putting pressure of the maintenance of their facilities however Richard and his team are always looking to try new things, particularly through corporate packages and links with external partners. The track currently works with England Athletics and part pay towards an 'activator' who is responsible for visiting local schools and community organisations and getting people on the track.

Herne Hill Harriers, one of the top athletics clubs in the UK are based at Tooting Bec Athletics Track. They are very successful in attracting children onto the track however the key challenge is how to maintain their interest, as these children get older.

Another challenge Richard identified was recognising how popular the Common is for runners, how this audience can be attracted get involved with the athletics track. The proposed Park Run probably has too much cross over but a challenge for his team will be how they can link up with this.

Richard would also like to generate more links with the Lido and the South London Swimming Club.

Updates to signage, particularly in the north of the Common that mention the Athletics Track and allow them to advertise opportunities to get involved would be welcomed. Richard conceded that those visiting the northern proportion of the Common may be unaware of the athletics track. Further

any changes to generic signage across the Common should mention the athletics track and provide contact details where appropriate.

The current agreement with floodlighting is that the athletics track can be floodlit until 9pm each night, with the exception of the single 24 hour race which takes place in September.

With the perception that the Common lacks adequate toilet facilities, Richard explained that there are often pressures and conflicts that arise from using the toilets situated at the track. To access the toilets within the track building, you must pass through the changing rooms themselves. One particular conflict that arises is when children and young people are taking part in events and activities and using the changing rooms. Members of the public are directed to the track and thus have to pass through the changing rooms to use toilet facilities.

Richard's vision would be for a new 2 story facility to be constructed at the track, allowing for a larger gym and studio space, improved toilet and changing facilities as well as shelter for the tracks seating like at Battersea Park. He was unsure how the Heritage Project could assist with this, or assist with improving the tracks current facilities and is keen to explore grant funding that may be available.

## **TOOTING COMMON - MEETING NOTES - 120515**

### **Meeting with Peter White, Wandsworth Volunteer Bird Recorder**

Peter White is Wandsworth Council's Volunteer Bird Recorder, operating in Wandsworth Common and Tooting Common. He has recorded Birds in Wandsworth Common since the mid 1990s and at recorded at Tooting Common since 2003. His work began at Tooting Common following the Council's offer to pay him to conduct the Common's first bird survey. He stated that there are now around 8 bird watchers that use the common in various capacities and these are all encouraged by Peter.

In addition to his own records, Peter has looked into historical bird surveys and has estimated that the 487 different species of bird have been recorded at Tooting Common since 1887. Peter referred to Tooting Common as an 'Oasis for birds and creatures', particularly due to the fact that the Common benefits from more woodland than other Commons in London.

Peter currently runs 4 walks a year (1 per season) at both Tooting Common and Wandsworth Common which can run up to 4 hours in length. The audience for these walks tends to vary with the season and Peter does not keep any records of the numbers or demographics attending the events. Peter informed me that the purpose of his walks is to raise the profile and awareness of birds that visit the Common, with the most popular birds often the sparrowhawk. His walks tend to attract around 30 people and Peter is paid £20 for each walk he has completed.

Peter believes that the greatest threats to the Common are increased visitor numbers and more dogs, recognising that whilst an increase in the number of visitors to the Common is likely to have a detrimental impact on wildlife, uncontrolled dogs is likely to have the largest effect. Peter believed more should be done to enforce dogs on leads, particularly around the main lake such as enforced in many other Central London parks. There are already notices in this area asking visitors not to allow dogs to enter the water but Peter felt this was largely ignored.

Peter indicated that the main lake is particularly important for breeding ducks and geese, with the trees, shrubs and other planting around the lake offering rich habitats for birds and other wildlife. Peter would welcome the management of areas north and south of the lake to be actively managed to encourage tall grass, scrub as this offers good habitats for birds and wildflowers. This would reduce disturbance to create more fertile habitats and however more could be done to educate visitors to inform them why areas of the Common are being managed in this way.

Peter held the view some poor management general practices on the Common resulting from increased cuts, vegetation and scrub encroachment had begun to threaten wildflowers. Increase vegetation clearance in Bedford Hill Woods had resulted in Woodcock birds not visiting the Common also. Peter explained that this bird likes deep bracken and believed the Friends of Tooting Common wished to keep the area "looking tidy". He felt more education for the group would be needed on natural heritage in terms on maintenance.

The Common was seeing reduced numbers of Willow Tit and Lesser spotted woodpecker, a trend experienced elsewhere in London and across the UK. These birds like decaying and dead wood and therefore consideration should be given as to how the woodland can be sustainably managed. Peter has informed the parks team of these bird's nests in the Common prior to tree works commencing in order to protect their habitats. As a result, Peter felt continued dialogue between bird watchers and

the Council should be encouraged. Peter the programming of tree felling and vegetation maintenance on the Common should only take place between September and February to avoid the bird nesting season.

Peter had noticed in recent years that a single Pyramidal Orchid flowers in Bedford Hill Woods and he would be keen to show the landscape team its location. He would be keen for this flower to be protected and management practices such as those that encourage fungus to be enacted.

Peter felt large scale events on the Common should not be encouraged as this would have an adverse effect on plants and birdlife. He indicated that such events would be quick to deplete the biodiversity of the Common and it would hard to get this back, citing examples of poor management practices at Clapham Common which Peter described as being 'dead'.

The problems around the ecology lake were discussed and Peter believed that dealing with levels anti-social behaviour should be a priority to ensure the success of this area. Litter is becoming an increasing problem and this is causing issues for birds and wildlife. Peter felt the solution was removing benches and increase footfall on the boardwalks so the area is less isolated. Peter recognised the enormous value to this area for biodiversity and was thrilled when it was created.

The London Bird Guide was suggested as a key resource that could be used by the project team to develop the MMP as well as referring to this across the plan to monitor and record birds. Peter also stated that the Heritage Project should consult with Roy Vickery who a volunteer botanical recorder for Tooting Common.

## **TOOTING COMMON - MEETING NOTES - 190515**

### **Meeting with Kevin Freed (Contracts Officer – Biodiversity Management and Development)**

The existing management plan produced is referred to and updated where possible. There has been on-site support from the Friends of Tooting Common including bramble and scrub clearance. Particular recent areas of enhancement have been Tooting Graveney Woods where increased scrub clearance has increased light levels on the ground and therefore improving ground flora and biodiversity (Wood Anemone for example has increased).

There has been successful eradication of Japanese Knotweed which affected areas near Culverden Road, Woodfield School and Tooting Graveney Woods. There is ongoing monitoring and removal of Turkey oaks which can compete with native trees and are host to oak gall wasps. These can induce native oak trees to produce abnormal growths (known as galls). Sycamore also receives ongoing clearance throughout the site due to its invasive nature.

There has been minimal rotational coppicing work although some coppicing has been carried out in Bedford Woods and there could be more to improve light levels within woodlands. Any actions which are not carried out as suggested in the management plan are qualified. There is regular clearance of scrub/brambles within woodlands to help improve visibility as areas such as Bedford Woods to deter anti-social behaviour and sexual activity which is a common issue. Excessive clearance to undergrowth can unfortunately be to the detriment of the ecological habitats.

Although the Common is sub-divided in its different use the Common should ideally be treated as one large Common and a single entity.

## **TOOTING COMMON - MEETING NOTES - 120515**

### **Meeting with Joyce Bellamy, MBE**

Joyce Bellamy MBE has worked for the Greater London Council, been secretary of Metropolitan Public Gardens Association and is now Trustee of London Historic Parks & Gardens Association. Joyce received an MBE for the study of parks, gardens and commons and the evolution of open space systems in London in 2004. Having never lived in Wandsworth (but lived in Lambeth and Merton), Joyce is familiar with Tooting Common sitting on the Management Advisory Committee. She has extensive knowledge of the history and management of various parks, commons and open spaces across London.

Joyce believed the balance between formal recreation and the management of the Common as a semi-natural open space was about right. She believed Tooting Common was rightly considered as a regional open space and as such, the Common benefits from a large catchment. Joyce recognised the unique structure of the Common in having a Management Advisory Committee as well as a Friends group but felt more could be done to improve the communication between these bodies.

It was felt the MAC's primary concern has been to maintain the "status quo" and were worried about too much sports provision. Joyce felt they had done a good job so far but probably missed how sports use can be used as a driver to encourage new people to visit the Common. Joyce cited the example of Cricket Green in Mitcham, which been particularly successful in attracting the local BME community to use the space.

Joyce felt there were issues with drainage across the Common that could be improved but didn't agree that more cycle routes should be created. Joyce held the view that Sustrans were only interested in getting people from A to B and we should encourage people to stop and take the time to explore the Common. With this in mind, Joyce felt that different surfacing for different routes may be appropriate to slow cyclists, citing the example of using cinder across the Common where the rides were.

It was Joyce's opinion that Dr Johnson Avenue, if closed, should be left looking as a semi-road to enable the distinct between different areas of the Common to remain. Joyce felt that care should be taken if trying to promote this as a cycleway and trying to encourage people to move between the café field and Dr Johnson field, especially given the speed at which some cyclists travel.

Additional toilets and washroom are needed, particularly around the café - something that Joyce felt should be built into the requirements of the lease. Joyce remembered that toilets had been located at Emmanuel Road in the past and perhaps these could be reinstated.

Joyce indicated that given the Borough boundary with Lambeth forms part of the Common's boundary - perhaps a precept could be introduced to raise funds from local residents to secure increase management and maintenance. Joyce cited that residents living around Wimbledon and Putney Commons paid additional council tax to pay for maintenance of these spaces and that Bromley Council may be exploring this for the management of Crystal Palace.

Issues with anti-social behaviour are similar to at Streatham and Mitcham Common and Joyce felt the project team should look at how Lambeth and Merton are dealing with these issues to share best practice.

Joyce recalled the extensive horse riding that used to take place at Tooting Common, however this had stopped as a result of one riding instructor passing away and another having her horse attacked by a dog. Joyce stated that horse riding in London was on the increase and would be worth talking to the Ebony Riding Club (Brixton) and Deen City Farm (Morden) who may wish to explore the Common. These groups have taken recent rides in many Central London parks, particularly Hyde Park, early on Sundays. Previously, there had been organised horse shows on Tooting Common and perhaps this could be a means to begin to encourage groups horse riders onto the Common.

Joyce felt Wandsworth Council could consider how the Common can relate to the wider Wandle Valley Regional Park as a "background site". Her opinion was a result of sharing similar geography and geology as well as being within the watershed of the River.

Consideration should be given as to whether Wandsworth Council should enter Tooting Common for the Common of Year in London in Bloom, post restoration. Joyce suggested that Wandsworth Council and the project team may wish to look at the current winner, Barnes Common in Richmond to see if anything can be learnt from how this Common is managed to a high standard.

# Appendix 10

## Infrastructure audit results

NB Please refer to digital folder containing links to data from site audits