

Garratt Lane Old Burial Ground Management Plan 2010 – 2015

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First round of public consultation: August 2010

Final draft: September 2010

To be approved by Wandsworth Council Environment and Leisure Committee
in September 2010

Progress against action plan to be monitored annually via the Parks Service
AQPR.

Site Description:

- Site Name: Garratt Lane Old Burial Ground
No known synonyms
- Location: Garratt Lane Old Burial Ground is bounded to the north by South Thames College; to the east by South Thames College and Malva Close; to the south by housing in Westdean Close and Sainsbury's Superstore and to the west by Garratt Lane.
- Map showing location is shown on page 5.
- Grid reference: The grid reference of the bottom south west corner of the site is TQ25677446
- Council Ward: Fairfield Ward, Elected members for this area are:
Cllr Mrs Vanessa Graham (Conservative)
Cllr Piers McCausland (Conservative)
Cllr Stuart Thom (Conservative)
- Site Area: The area of the site totals 7300 square metres (0.7 ha / 1.8 acres).
- Tenure: The site is owned by the Church of England Southwark Diocese. Amendments to the Open Spaces Acts of 1887 and 1906 have allowed the Church of England to pass the maintenance and financial responsibility of closed or otherwise non-viable churchyards to the local authority.
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service (part of the Department of Leisure and Amenity Services).
- Designations: The council has adopted planning policies, which aim to protect and enhance the quality of life, and improve economic and social opportunities. They are the basis for promoting and controlling development in the borough. The current statutory development plan for the borough comprises the Wandsworth Unitary Development Plan (UDP), adopted August 2003.
- Under the Unitary Development Plan (UDP) – this site is designated as “Other Larger Protected Open Space Sites”.
- The site is designated as “Canine Faeces Removal Area” under the Councils Dog Control Orders.

The Multiple Dog Walking bye law also applies to this site. This limits the number of dogs that may be walked without obtaining a licence from the Council (Parks Police)

Wandsworth Open Space Study

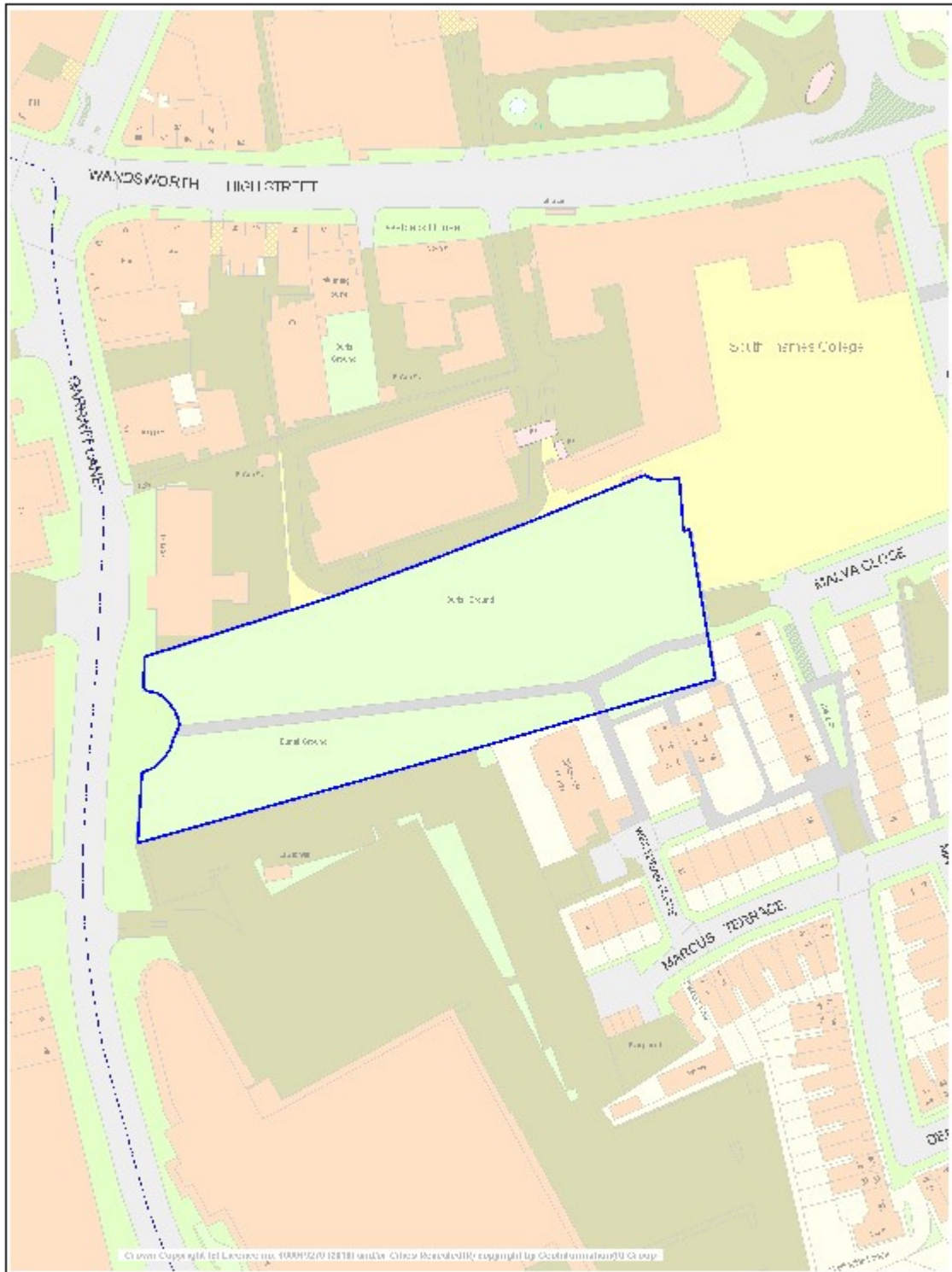
In 2006, the Wandsworth Planning Office carried out an Open Space Study. As part of that Study, a quality assessment of all of the open spaces in the Borough was carried out. The range and condition of facilities within each open space were assessed using a scoring criterion derived from the Keep Britain Tidy Green Flag standard assessment which is also consistent with the GLA guidance.

The criteria included the assessment of the quality of natural and landscape features, conservation of buildings and structures, provision of interpretation facilities, standards of arboricultural management, whether the space was welcoming, its accessibility and safety, signage, levels of personal security, dog-fouling, cleanliness, standards of horticultural maintenance and the overall appropriateness and quality of provision of facilities for the site.

All aspects were scored between 0 and 10, with below 5 being poor, 5-6 Fair, 7 good, 8 very good, 9 excellent and 10 exceptional.

In this assessment, Garratt Lane Old Burial Ground had an overall quality average score of **8**, which puts it in the 'Very Good' rating. Suggested improvements were the provision of play facilities and more planting.

Garratt Lane Old Burial Ground Park Management Plan 2010



Garratt Lane Old Burial Ground

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Scale 1/1250
Date 22/1/2010



History:

This public garden was created on a former burial ground.

In 1800 there were several small fields adjacent to the village of Wandsworth which were put to a succession of agricultural and market gardening uses. Wandsworth was beginning to grow from an industrial village into a satellite London town. A line of buildings was erected in the next field to the west along Garratt Lane, leaving an entrance passage for this particular field, one of which was for some time a blacksmith's workshop.

The graveyard of the old All Saints Parish Church was full. The Parish purchased this field in 1800 to provide 'overspill' burial ground whilst nearby, on higher ground overlooking the village, St Ann's Church was erected in the 1820s to serve the expanding population.

In the Heritage Library on Lavender Hill there is a record of the burial, graves and tombs. The last burial took place there in about 1930.

At some point after its closure for burials the site was opened as a park with public access and it still serves to connect St Ann's Hill with the top end of Garratt Lane. The old burial ground was re-landscaped, the east-west path was shifted from its original central position in the burial ground to a slightly more southern alignment, and some gravestones were set into the lawn. The semi-circular paved entrance area backed by shrub planting off Garratt Lane with benches, sculptural light fixtures was built in 2000. A number of chest tombs remain in situ.

Site Features:

Garratt Lane Old Burial Ground is a small, partly enclosed area with grass and trees, some large, with a number of tombs and gravestones. Limited shrub planting includes a formal hedge at the boundary of Garratt Lane.

A tarmac footpath connects the three entrances and fallen gravestones have been laid flat in one area.

There are 6 park seats, 2 litter bins and 2 dog "Poop-Scoop" bins.

The site is well lit by 7 lighting columns along the central path.

A single very large steel column houses a CCTV camera.

The overall impression is of an area that is well maintained, but lacking in character and with limited planting.

Although the tombs at this site are in reasonable condition, their presence could place a significant financial burden on the Council should work become necessary.

Safe & Secure:

All areas of the burial ground are visible from the entrances and from within.

Two of the three entrances are un-gated, so access is possible at all times.

Cycle access is restricted at the Malva Close entrance, although recent building works and the removal of a boundary wall has compromised this.

The gardens are designated as "Poop Scoop" under current byelaws. Signs to this effect have recently been installed.

Welcome:

There are recently installed signs at each entrance, which encourage responsible use of the area, and give contact details. As an important pedestrian route the site is lit at night by street lights.

A cycle barrier, at one entrance only, is also an obstacle to visitors, especially those with children in buggies or who use wheelchairs.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Hedges are trimmed one or two times a year. There is a regular litter collection programme for both general litter and dog waste. The trees are inspected on a regular rotation, to identify any works that may be required to maintain a healthy tree stock. Footpaths are in good condition, although recent building works to the adjacent college have left an entrance barrier in need of reinstating or removal.

Occasionally, drugs paraphernalia is found in some parks. A system has been devised to ensure safe removal and recording of each incident. This helps to ensure staff and park users are protected, and Metropolitan and Parks Police informed. Steps to minimise drug use in parks can then be undertaken using this information. Drugs paraphernalia has not been found recently at Garratt Lane Old Burial Ground.

Health and well-being

Garratt Lane Old Burial Ground is essentially a small “sitting out” area, and also provides an important pedestrian route to shops in Garratt Lane. Passive use of the area contributes to the health and well being of visitors, with the potential for greater use by students at the adjacent college.

Community involvement:

There is no known organised community involvement currently.

Service delivery:

Landscape maintenance, including maintenance of seats and bins, is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

Structural maintenance of buildings paths and railings is the responsibility of the Premises section of the Leisure and Amenity Department.

Street lighting is provided and maintained by the Department of Technical Services.

Staff skills & knowledge:

Skills required to manage this site include basic horticultural maintenance including the use of mowing and strimming machinery. A higher level of knowledge is required for maintenance of trees. General building and engineering skills are required to maintain structures, paths and railings.

Sustainable approach:

The site is generally managed without the use of pesticides or watering. Weeds are occasionally controlled with glyphosate.

Organic material, collected from all sites during maintenance operations, is composted and used, when suitable, for mulching and soil improvement of ornamental planted areas.

Finance:

Maintenance costs are met from Parks budgets covering all small parks. There is no separate budget for this site within the Parks Service.

Current Management:

All horticultural maintenance and litter clearance is as specified in the Parks Service Horticultural Maintenance contract, which includes all routine grass cutting, litter collection, weed clearance, shrub pruning and other routine horticultural tasks. All work that does not fall under this contract is carried out under additional works programmes by order with the main contractor or outside contractors depending on the scope of the work entailed.

Trees:

There are several mature trees on the site, with lines of semi mature trees at the north and south boundaries. All trees are inspected every 3 years and were in general good health at their last inspection.

Ornamental planting:

Hedges at the Garratt Lane frontage are trimmed as required.

Seats:

There are six seats within this area. Four of these are a type used on public highways in the Borough and are constructed of horizontal wooden planks, with a black painted steel frame. Two others are traditional wooden slatted teak seats, model Rothsay 180, manufactured and supplied by Barlow Tyrie plc. Both these two have memorial plaques attached. All six seats are in good condition.

Bins:

There are two litterbins, placed near two of the three entrances, of steel with a rubberised lid, model HG 66 manufactured and supplied by Earth Anchors plc. The colour is dark green (RAL 6005). Fixed in conjunction with these bins are two HG45 dog bins in red (RAL 3003). All bins are in fair condition. Replacement should be considered in the near future

Hard / paved surfaces:

Footpaths are surfaced with black tarmac, with a central area paved with fallen gravestones.

Lighting:

There is ornamental street lighting within the site, provided and maintained by the Councils Technical Services Department.

Fencing:

The site is enclosed on two sides by original brick walls, with unattractive functional steel barriers at Malva Close. This entrance also provides access for service vehicles. There is a low decorative concrete wall with associated hedge planting at Garratt Lane. A side entrance at Westdean Close has iron gates (permanently open) and an original iron bollard. A second iron bollard is positioned nearby.

A closed pedestrian gate leads from the adjacent Council Housing office car park. Investigations should be undertaken to establish if this forms part of any fire escape route.

Services:

There is no water, gas or telephone supply to the site. Electricity supply is restricted to the streetlights only.

Future Management:

Safe & Secure:

Routinely prune shrubs and trim hedges to maintain views through the site. A review of the eastern boundary at Malva Close should be undertaken to see if the current arrangement could be improved. With no restrictions to cycling at the other entrances, consideration should be given to the removal of the current barrier. A separate service vehicle access needs to be maintained at this location while preventing access to unauthorised vehicles.

Welcome:

Consider measures to improve and increase use by students of the nearby college and shoppers, such as picnic tables and extra seats around the area where gravestones have been laid flat.

Replace the current functional barriers at Malva Close with a more appropriate design.

Consider installing an information board about the site, with elements of its history.

There is no intention to install formal play equipment as suggested in the Wandsworth Open Spaces Study, although individually placed, more natural features may be appropriate.

Clean & well maintained:

Ensure the area immediately adjacent to the newly refurbished college building is not neglected. This area suffers poor grass growth as it is under heavy shade from mature trees, and is likely to be used by students more than previously, as access is now possible directly from the college.

Health and well being:

Increase passive use of the area with more seats and picnic tables.

Encourage cycling to the site and adjacent destinations by providing cycle racks.

Community involvement:

Contact the college and any residents groups in nearby housing. Feedback may also be gained from shoppers passing through.

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Consider replacing existing seats with recycled plastic seats as the need arises.

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ACTION PLAN

Code	Aim	Objective	Action / task	Target date	Who
G/LOBG101	To make Garratt Lane Old Burial Ground a place where people feel safe and secure	Ensure users can readily see all areas	Maintain hedges at current height		Parks Service
G/LOBG 102		Ensure users have ready access and egress	Investigate removal of cycle barrier at Malva Close entrance		Parks Service L&A Premises
G/LOBG 103			Restrict access to unauthorised vehicles at Malva Close entrance		Parks Service L&A Premises
G/LOBG 104			Establish function of closed gate by Council office building. Clear plants if needed		Parks Service
G/LOBG 201	To make Garratt Lane Old Burial Ground welcoming and define a sense of place		Install seats and picnic tables		Parks Service
G/LOBG 202			Replace the current functional entrance at Malva Close		Parks Service L&A Premises
G/LOBG 203			Install information board		Parks Service
G/LOBG 301	To provide a clean and well maintained Park	To maintain defined and well kept planting areas	Monitor area by college heavily shaded by trees.		Parks Service

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Code	Aim	Objective	Action / task	Target date	Who
G/LOBG 401	To provide a park which contributes to the health and well-being of all who use it.	Improve passive use	Install seats and picnic tables		Parks Service
G/LOBG402		Increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service L&A Premises
G/LOBG 501	To effectively engage with, and involve, the community in decisions made relating to Garratt Lane Old Burial Ground.	Carry out consultation with different user groups to influence the enhancement of this park	Contact college and any local groups	Ongoing	Parks Service
G/LOBG 502			Involve users and local schools in bulb planting		Parks Service