

# **Bramford Gardens Management Plan 2009 – 2014**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

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Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly, Strategy and Information Officer

First round of public consultation: April / May 2009

Final version: June 2009

To be approved by Wandsworth Council Environment and Leisure Committee  
in June 2009

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

**Site Description:**

Site Name: Bramford Gardens

Location: Bramford Gardens is bounded to the north by Swandon Way; to the east by Trinity Road, to the south by a railway embankment and Podmore Road and to the west by Old York Road.

Map showing location is shown on the following page.

Grid reference: The grid reference of the site is TQ2604.7515

Council Ward: Fairfield Ward, Elected members for this area are:  
Cllr Mrs Vanessa Graham (Cons)  
Cllr Piers McCausland (Cons)  
Cllr Stuart Thom (Cons)

Site Area: The area of the site totals 4800 square metres (0.48ha /1.18 acres).

Tenure: The site is owned by Wandsworth Borough Council.

Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, part of the Leisure and Amenity Services Department. Playgrounds are managed by the Play Services section of the Childrens Services Department.

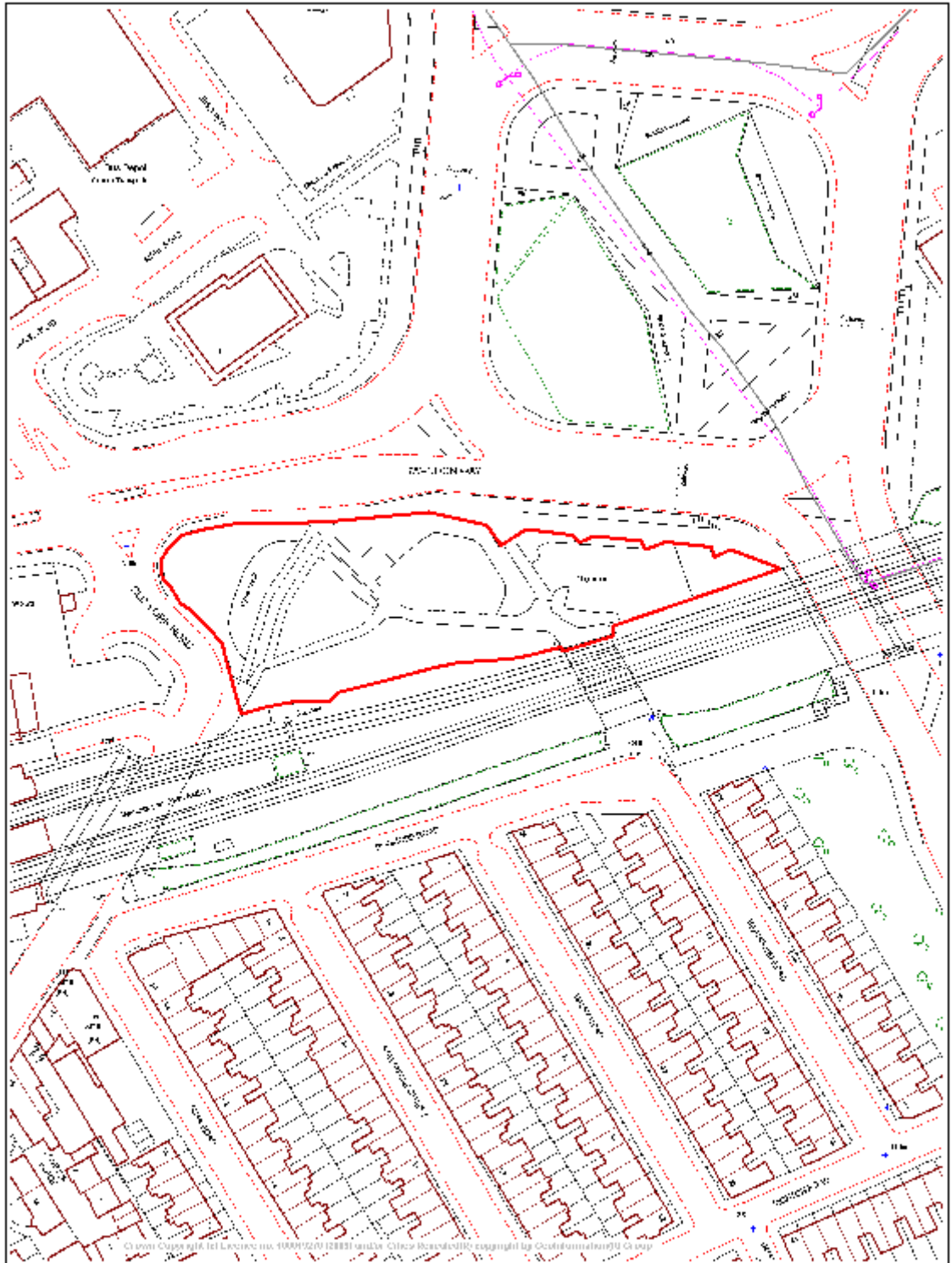
Designations: The council has adopted planning policies, which aim to protect and enhance the quality of life, and improve economic and social opportunities. They are the basis for promoting and controlling development in the borough. The current statutory development plan for the borough comprises the Wandsworth Unitary Development Plan (UDP), adopted August 2003.

Under the Unitary Development Plan (UDP) Local Development Framework (LDF) – this site is designated as “Other Larger Protected Open Space Sites”.

The gardens are not separately designated under the Councils current Dog Bye Laws.

The Multiple Dog Walking Bye Law does apply to this site. This limits the number of dogs that can be walked without obtaining a licence from the Council (Parks Police)

Bramford Gardens Park Management Plan 2009



**Bramford Gardens**

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Scale 1/1250

Date 4/6/2009



## **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 Civic Trust 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, Bramford Gardens had an overall quality average score of **6.3**, which puts it in the 'fair' rating. Suggested improvements included improving lighting and tidiness as well as repairs to paths. Encouraging more use of the site was also suggested.

**History:**

From the eighteenth century the Thames riverfront at Wandsworth through to Battersea were lined with warehouses that serviced local industry and sea-going commerce. Many original buildings have been replaced in recent years by apartment blocks, some survive as luxury flats and restaurants. The area has seen considerable change from its days as dockland and industry.

Trinity Road was extended as dual carriageway under the Putney railway line to meet the southern approaches of Wandsworth Bridge, formally opened in 1970. A scheme was put forward at least as early as the 1930s but presumably World War II interfered with the ability to put it into practice. It came up again when 1965 as part of extensive plans that never got off the paper, involving turning most of Wandsworth, Putney and other suburbs into motorways. By the 1960s industries and river traffic were in demise.

Bramford Road originally ran from Dighton Street down the hill and under the railway to where York Road continued into 'Old' York Road. Bramford Road Open Space is sited at the bottom end in an area that was formed from the demolition of the lower end of Bramford Road, Cotman Street, and part of York Road. These streets, along with Eltringham Street and Coligny Street, were rows of small terraced housing with the front door stepping straight onto the street, "Coronation Street" style, possibly artisan dwellings for the river industries, dating from around 1870s. A pub, the "Wheatsheaf", stood on the corner of Bramford Road and York Road. At this time there were small children's play areas by Peterhead and Bridlington Houses in the Fishmongers Almshouses, now East Hill estate, but no green open spaces nearby.

York Road is an old road that connected the villages of Wandsworth into Battersea, and was known at one time as 'Pickpocket Lane'. It was named for the Archbishop of York whose London residence was at one time along this road.

The railway line was laid down in 1847. South of the railway line towards East Hill was an open grassy slope with a footpath in part following the line of what was to become Bramford Road. These were commonly known as "French Horn Fields" named after an inn on the south side of East Hill, overlooking the slope. This was one of many fine inns but it must have been significant or imposing as it was used for the Petty Court sessions for the Hundred of Brixton into the early nineteenth century. It was demolished in 1968 to make way for the new-look Trinity Road.

North of the railway the medieval open field was known as Bridge Field, not from the Thames crossing which it preceded by centuries, but presumably from the Wandle bridge. The area retained this name into the nineteenth century, by which time there were many sub-divisions and 'shots'. Records remain of the auction of these parcels of land in 1836 ('West Windmill Shot Bridge Field', 'Swandon Shot Bridge Field', 'Hill Side Shot Field', 'Hill Shot Bridge Field'). Much building development was carried out in 1870s.

The park was extended in the 1980s when Swandon Way was built and 'Old' York Road was diverted from its original line. The current cycle lane continues the old line of York Road, and the current footpath continues the old line of Bramford Road.

**Site Features:**

Bramford Gardens is a small, enclosed area of mown grass, trees, shrubs and play equipment. A short section of cycle route is located at one side of the park. The park is immediately adjacent to an extremely busy major road.

Flat topped utilitarian metal railings form the boundary to the park, although three entrances have no gates.

There are four entry points, with no separate service gate for vehicles.

There are 9 seats, 4 litter bins and 2 dog waste bins.

There is internal lighting and the park is not locked at night.

The overall impression is of a rather fragmented, small open space, with recently improved planted areas.

Safe & Secure:

All areas of the park are visible from both outside and inside the site, with little obstruction caused by trees or shrubs.

Recent removal of large shrubs and their replacement with lower growing plants has alleviated the problem of sightlines being obstructed and has also improved the effectiveness of the street lighting.

Welcome:

Signs at the entrances have recently been replaced as part of an ongoing programme to replace signs with more welcoming ones.

Unattractive boundary railings obstruct views into the park and are in need of painting. Low "knee rails" are also unattractive and possibly unnecessary.

A gated "alley" along the boundary of the playground does not enhance the park.

The seating area in the south west corner is rather worn and is not particularly attractive.

Planted areas provide good colour and interest, with an area along the railway embankment being improved currently.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Shrub beds are weeded regularly, and plants trimmed as needed. There is a regular litter collection programme.

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 at Bramford Gardens.

The play area has daily visual safety inspections carried out by Parks Police, and weekly recorded inspections by Council staff. There is, in addition, quarterly and annual inspections of all Council owned playgrounds carried out by an independent inspector.



Seats are in good condition, although the wooden surfaces of the seats are poor. Litter bins vary from poor to good condition.

A small area of bare soil, by the cycle path, has been caused by cyclists and pedestrians cutting the corner at this point.

Routine tree inspection and maintenance is undertaken on a three-year rotation. There is no significant Pest or Disease problem and no evidence of recent vandalism.

#### Health and well-being

Bramford Gardens has both toddler and junior play equipment, which provide for play and exercise of children. The park is used by some dog walkers and provides an important, albeit short, route for cyclists. There is limited use of the park by staff and customers of the nearby shopping street or by commuters using the adjacent railway station.

#### Community involvement:

There is no known community involvement currently. MacDonalds restaurant, immediately opposite the park, has, in past years, sent staff to collect litter left by their customers.

#### 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 paths and railings is the responsibility of the Premises section of the Leisure and Amenity Department. Maintenance of the playground and related fencing is the responsibility of the Play Services section of the Childrens Services Department.

#### 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. 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.

Maintenance costs of the playground are met from Childrens Services budgets.

Maintenance costs of the cycle route and associated street lighting is met from Technical Services Department budgets.

## **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:

This site contains a large number of mature Silver Birch trees as well as other smaller trees. There is a mix of native and non-native tree species with good age class diversity. Routine tree inspection and maintenance is undertaken on a three-year rotation, with trees being in general good health at the last inspection. There is no significant Pest or Disease problem and no evidence of recent vandalism.

### Ornamental planting:

Shrubs are pruned or trimmed as required.

### Seats:

There are 9 wooden seats, of a type used on public highways, in good condition.

### Bins:

There are 4 litter bins of two different types and 2 dog waste bins. Two litter bins are model HG66, manufactured by Earth Anchors plc in good condition. These are installed together with matching dog waste bins also in good condition. 2 litter bins, 1 in the playground and 1 just outside, are in poor condition.

### Hard / paved surfaces:

Footpaths and the seating area are surfaced with brick paviors in good condition. The cycle path is surfaced with black tarmac in good condition.

### Lighting:

There is lighting along the paths to one side of the park. This is maintained by the Technical Services Department as part of the cycle route.

### Fencing:

Utilitarian iron-railings and gates are in reasonable condition. There are two gated entrances to the park, with no separate service gate. Low tubular "knee rails", in poor condition, are installed around planted areas.

### Services:

There are no electric, gas or water services to the park.

**Future Management:**

Safe & Secure:

Routinely prune shrubs to maintain views through the site.

Welcome:

Consider removal of the boundary railings. In the interim liaise with Premises section to arrange painting. Consider removal of the internal “knee rails” around planted areas. Failing this arrange painting.

Liaise with Play Services to consider options to improve or remove the gated “alleyway” that cuts through the park by the playground.

Refurbish or replace seats. Install further seats and possibly picnic tables.

Continue to improve planted areas in the park.

Clean and well maintained:

Refurbish or replace seats and bins as appropriate

Consider options to alleviate the worn grass “desire line” at the cycle path.

Health and well-being

Consider features which might promote more activities in the park

Community involvement:

Investigate whether any local groups exist.

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible

Bramford Gardens Park Management Plan 2009

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
BG101	To make Bramford Gardens a place where people feel safe and secure	Ensure users can readily see all areas	Maintain routine pruning and hedge trimming.	Ongoing	Parks Service
BG201	To make Bramford Gardens welcoming and define a sense of place	Improve overall attractiveness of the park	Remove internal and external railings if appropriate. Paint railings	March 2010	Parks Service Premises section
BG202			Investigate options to remove or improve gates to side of playground	March 2010	Parks Service Play Services
BG203			Refurbish or replace seats and bins Install additional seats and / or picnic tables	March 2010	Parks Service Premises section
BG204			Continue improvements to planted areas	Ongoing	Parks Service

Bramford Gardens Park Management Plan 2009

Code	Aim	Objective	Action / task	Target date	Who
BG301	To provide a clean and well maintained Park	Improve use of seats and bins	Refurbish or replace seats and bins	March 2010	Parks Service Premises section
BG302		Deal with worn grass "desire line"	Investigate changes to layout of paths	March 2010	Parks Service Technical Services Dept
BG401	To provide a park which contributes to the health and well-being of all who use it.		Consider additional facilities	Ongoing	Parks Service
BG402		To increase cycle facilities to and within parks	Investigate the potential for cycle parking	March 2010	Parks Service Technical Services Dept
BG501	To effectively engage with, and involve, the community in decisions made relating to Bramford Gardens	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc	Ongoing	Parks Service

# **Dorothy Road Open Space Management Plan 2008 – 2013**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly Strategy and Information Officer

First round of public consultation: April / May 2008

Final version: March 2008

To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

- Site Name: Dorothy Road Open Space  
It is also known as Lavender Gardens
- Location: Dorothy Road Open Space is bounded to the north by the flank wall of number 37 Dorothy Road; to the east by Dorothy Road; to the south by the flank wall of number 17 Dorothy Road. Part of the western perimeter is bounded by ASDA supermarket and part by a private playgroup.
- Map showing location is available on request  
Map showing internal layout is available on request
- Grid reference: The grid reference of the bottom south west corner of the site is TQ27637561
- Council Ward: Shaftsbury Ward, Elected members for this area are:  
Cllr Guy Senior (Conservative)  
Cllr James Cousins (Conservative)  
Cllr Paul Ellis (Conservative)
- Site Area: The area of the site totals 1300 square metres  
(0.13 ha /  $\frac{1}{3}$  of an acre).
- Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Services).
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, with the exception of the playground, which is managed and maintained by the Childrens Services Department.
- Designations: The gardens are designated as "No Dogs" under the Councils Dog Bye Laws.



## **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 Civic Trust 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, Dorothy Road Open Space had an overall quality average score of **7.4**, which puts it in the 'good' rating. Suggested improvements included minor works to paths and planting, plus additional seats.

Wandsworth Parks Service

Historic notes towards Dorothy Road Open Space

This open space is one of several in Battersea that were newly created as public parks from areas of derelict land following World War II bomb damage. Others include: Heathbrook Park, Montefiore Street Gardens, Queenstown Road Open Space, and Shillington Street Open Space

Some public parks, namely Battersea Park, Christchurch Gardens, and Latchmere Recreation Ground, had all been laid out many years earlier. The areas that were to become Elspeth Road Open Space, Falcon Park, Harroway Road Open Space, Fred Wells Gardens and York Gardens had also suffered in the Blitz. Their transformation into open spaces followed a different path of decision making and funding.

Battersea was a target during the war due to the abundant convergence of railway connections. Parts of Battersea Park and Clapham Common were laid out as allotments during the War. Many parks were used for 'prefabs' to house those who had lost their homes. This temporary housing lasted in many cases well into the 1960s.

A scattering of bombs had demolished several small areas around Dorothy Road and Kathleen Road. Several of these were filled with prefabs for many years, at least into the 1970s. However, as part of the development of the supermarket and car park off Lavender Hill, it enabled provision of a passageway from Latchmere Road through to Kathleen Road and Dorothy Road. Others of these small areas were sold for private residential housing. One area on Dorothy Road was maintained as the open space.

**Site Features:**

Dorothy Road Open Space is a small, enclosed area of mown amenity grass, several mature trees, children's play equipment, and planted areas around boundaries. One of the principal uses of the site is as a pedestrian access route to the ASDA superstore, during park opening times. It also provides welcome relief in an otherwise very built up area

A tarmac footpath, with paved seating areas at each side, leads from Dorothy Road to a side entrance of ASDA superstore.

There are 4 free - standing seats and 2 narrow curved seats fixed to the outside of the low wall at the entrance gate in Dorothy Road. There is also 1 picnic table and 2 litter bins.

Boundaries are planted with tall mature shrubs.

There is no internal lighting and streetlights in Dorothy Road do not appear to help illuminate the area.

The grass area and picnic table are enclosed by the playground fencing and are not accessible except by walking through the playground.

The overall impression of the site is of a footpath to ASDA, rather than as a park in it's own right.

**Safe & Secure:**

The footpath leading to the Asda supermarket is not well lit. Visibility from Dorothy Road is good during the day, and has been improved by the recent removal of some shrubs.

Residents have reported problems of drug taking and youths causing a nuisance in the evenings. Seats and shrubs in the park, adjacent to the boundary of the house, have recently been relocated / severely reduced to help control this problem. At night, youths gain access by climbing the relatively low railings using the low wall as a step.

There is some evidence of street drinkers using the site during the day. A worn track through one of the shrub beds suggests that this is being used to hide behind, possibly to urinate.

The gates into the play area are not self-closing. This may allow dogs to inadvertently get into play areas and small children to get out.

The whole of the site are designated as "No Dogs" under current byelaws. Signs to this effect are fixed to both external gates.

Welcome:

Signs at entrances to the park are limited to detailing restrictions to the use of the playground and dog ban bye laws. The play sign is in poor condition and contains out of date contact telephone numbers.

The name Dorothy Road Open Space could be considered rather cumbersome and unattractive, and the alternative in use by some, Lavender Gardens, could be confusing, as there is a road to the far side of Lavender Hill with the same name.

Steps at the ASDA entrance restrict access to wheelchair users and are not ideal for those with prams and buggies, but do prevent supermarket trolleys being dumped in the gardens.

The grass area, including the picnic table is not accessible without walking through the playground.

Planted areas provide little colour and the former sitting area is untidy.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Shrub beds are weeded regularly and pruned routinely in winter. There is a regular litter collection programme for general litter. The site suffers from occasional fly-tipping of garden waste and small amounts of builders waste. This is dealt with as required.

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. No drugs paraphernalia has been found at Dorothy Road Open Space in recent months.

This site contains a mixture of native and non-native trees. There is good age class diversity with trees ranging from young to over mature. The routine tree inspection and maintenance is undertaken on a three-year rotation. There is a large Ash tree to the north of the site with extensive trunk decay and a limited Safe Useful Life Expectancy (SULE). There is no recent vandalism although old bark wounds suggest this may have been an issue in the past.

The play areas have daily visual safety inspections carried out by the Wandsworth Parks Police, weekly recorded inspections by Council staff and quarterly safety inspections made by technical staff. There is, in addition, an annual inspection of all Council owned playgrounds carried out by an independent inspector.

Works have recently taken place to replace two items of play equipment suitable for toddlers, including renovation of associated safety surface. The gardens overall look tidy and cared for, but with some areas tired and worn.

Health and well being

Dorothy Road Open Space has a play area, which provides for play and exercise of children. Passive use of the picnic area and ornamental area also contribute, although this area is currently enclosed as part of the playground.

Community involvement:

There is no known organised community involvement currently.

Service delivery:

Landscape maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

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

Playground maintenance is the responsibility of the Childrens Services Department.

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 and equipment such as paths, railings and the playground.

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. Playground maintenance is carried out through the Childrens Services budgets.

### **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.

#### Play equipment:

The Councils Playgrounds Officer manages the facility and the associated fencing and gates.

#### Trees:

There are 7 large mature trees and several smaller trees on the site. These trees are inspected every 3 years and were in general good health at their last inspection.

#### Ornamental planting:

There are areas of ornamental planting around all boundaries. These are weeded regularly and pruned as required. The planting in these areas is characterised by tall growing shrubs, which, for the most part, have been kept pruned at a low level to address security issues.

#### Seats:

There are 4 seats within this park including 3 in the play area. These are wooden and the same style as those used by the Department of Technical Services on streets in Wandsworth. They are sound but with poor surface condition to the wood. There are 2 wooden, bench type seats, fixed outside the external gate and facing Dorothy Road. These are fairly sound but with some loose boards.

There is 1 wooden picnic table, with metal frame, in the grass area. This is also sound but with poor surface condition to the wood.

#### Bins:

There are 2 litterbins, with wooden slats to the outside, which match the seats. These are in very poor condition. Litterbins are placed in association with benches. There are no dog bins as the whole site is designated dog free.

#### Hard / paved surfaces:

Footpaths and hard surface areas are surfaced with black tarmac, with seating areas bordered in brick. These surfaces look sound but tired. There are two tiers of brick steps installed to provide access to ASDA. The play area has safety surfacing installed under individual pieces of equipment.

#### Lighting:

There is no lighting within the park and street lighting has little effect due to the dense tree canopy.

Fencing:

1.5 metre high metal railings, on a low brick wall, with one pedestrian entrance double gate, form the Dorothy Road (eastern) boundary.

1.8 metre high chain-link fencing forms the northern and most of the western boundaries. As part of the provision of an entrance to the ASDA superstore, this has been replaced with 1.8 metre high railings and pedestrian double gates at the section that forms the boundary with ASDA.

The flank wall of the adjacent property forms the southern boundary.

There are 2 pedestrian gated entrances to the park (with no separate service gate).

1.6 metre high metal railings separate the sitting area and ASDA access from the playground and grass area.

Low knee rails enclose the planted areas.

Services:

There is no water, electricity, gas or telephone supply to the park.

## **Future Management:**

### Safe & Secure:

Continue discussions with residents and Parks Police to attempt to alleviate problems of youths causing nuisance.

Consider removing the remaining seat from outside the play area. Seats and a picnic table were recently moved from the seating area immediately adjacent to number 37 Dorothy Road, following complaints of nuisance, but the remaining seat may still be close enough to continue to cause youths to congregate. Renovate fixed seats outside Dorothy Road gate to provide an alternative if this seat is removed (although there is seating in ASDA if this is considered inappropriate).

Routinely prune shrubs to maintain views through the site. Consider replacing taller growing shrubs with alternative lower growing planting if funds allow.

It may not be feasible to install a self-closing mechanism to the current playground gate, as this is a double gate. Consideration should be given to the feasibility of creating a new gateway directly into the play area.

Along Dorothy Road the street lamp columns are close to the tree canopy in the park. The dense leaf canopy means that less than ideal light levels reach the park itself. This should be borne in mind when deciding upon appropriate tree works following the next inspection.

### Welcome:

Design and install more welcoming entrance signs containing more positive information about the park and relevant contacts. Investigate renaming the site. As there are currently no entrance signs to specify a name, this may be relatively straightforward to achieve. Dorothy Gardens may be a suitable choice. Three redundant signposts should be removed or reused. An improved replacement for the old playground sign, currently fixed at Dorothy Road entrance gate, should be located to the gate of the playground itself. Investigate the realignment of the playground railings to allow adult access to the grass area and picnic table.

Tidy the former sitting area, adding plants for colour and interest.

### Clean & well maintained:

Replace or renovate seats and replace litter bins. Consider if more seats or bins are needed. Renovate or replace the picnic table

Investigate the possibility of cleaning or improving the existing tarmac surfaces, or remove sections now redundant and replace with ornamental planting.

Maintain monitoring of dog exclusion byelaws.

Consider removal of the low knee rails surrounding the shrub areas, as shrubs are now mature. This would help reduce any sense of clutter. It would be helpful, however, to retain these if shrub areas were to be replanted with lower growing plants. If this were the case these rails should be painted.

Continue to replace those trees that have to be removed with the aim of improving the species mix. If vandalism occurs, apply tree protection measures to the prominent trees.



Health and well being:

Investigate additional features that could be installed to encourage activity. Realign internal railings, if possible, to promote easier access to the grass area and picnic table

Community involvement:

Install new cabinet sign to include area for temporary notices and community group contact information.  
Contact adjacent childrens nursery and any other interested parties to discuss improving community involvement.

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible.

Dorothy Road Open Space Management Plan 2008

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	who
DORd101	To make Dorothy Road Open Space a place where people feel safe and secure	Reduce incidents of nuisance caused by youths in seating area.	Monitor effect of moving seats	July 08	Parks Service Parks Police
DORd 102			Maintain program of pruning shrubs.	Ongoing	Parks Service
DORd 103		Provide alternative seats to those moved	Renovate fixed seats outside Dorothy Road gates	June 08	Parks Service Premises Management
DORd 201	To make Dorothy Road Open Space welcoming and define a sense of place	Improve visual appearance at entrances	Remove redundant or inappropriate signs and posts	May 08	Parks Service
DORd 202			Investigate renaming of site		
DORd 203			Replacing paved seating area with low planting	June 08	Parks Service
DORd 204		To provide information on facilities within the park, at entrances	Design and install new signs at each of the entrances to the park.	As part of wider signage review of parks and open spaces	Parks Service Graphics

Dorothy Road Open Space Management Plan 2008

Code	Aim	Objective	Action / task	Target date	who
DORd 205		Improve appearance of (now redundant) seating area	Replace paved seating area with low planting	June 08	Parks Service
DORd 301	To provide a clean and well maintained Park	Improve condition of seating and litter bins.	Clean existing seats or order new. Install 2 new bins (by gate and picnic table		Parks Service
DORd 302		Improve tree stock	Remove, replace, protect as needed	Ongoing	
DORd 401	To provide a park which contributes to the health and wellbeing of all who use it.	Increase use of the area	Consider any other features which could be provided	Following consultation (see DORd501 )	Parks Service
DORd 402			Investigate realigning of play fencing to open up grass area		Parks Service Play Services
DORd 403		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
DORd 501	To effectively engage with, and involve, the community in decisions made relating to Dorothy Road Open Space.	To carry out consultation with different user groups to influence the enhancement of this park	Establish links to residents, adjacent nursery and local schools	Ongoing	Parks Service

# **Falcon Park and Shillington Street Open Space Management Plan 2008 – 2013**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly Strategy and Information Officer

First round of public consultation: April / May 2008

Final version: March 2008

To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

Site Name: Falcon Park. Also known as Banana Park  
Shillington Street Open Space. Also known as Falcon Park

Location: **Falcon Park** is completely enclosed by a railway viaduct and embankments with access via brick railway arches at the junction of Cabul Road and Latchmere Passage to the Northwest and the junction of Latchmere Road and Latchmere Passage to the Northeast. To the South, a railway arch gives access from Shillington Street Open Space.  
**Shillington Street Open Space** is bounded to the North by Cabul Road; to the East by Cranliegh Mews and railway embankments ; to the South by Christchurch Primary School in Batten Street and to the West by Este Road and Sacred Heart Roman Catholic Primary School.  
  
Map showing location is available on request  
Map showing internal layout is available on request

Grid reference: The grid reference of the bottom south west corner of Falcon Park and Shillington Street Open Space is TQ27527601 and TQ27477597 respectively.

Council Ward: Latchmere Ward, Elected members for this area are:  
Cllr Tony Belton (Labour)  
Cllr Mrs Leonie Cooper (Labour)  
Cllr Maurice Johnson (Labour)

Site Area: The area of the Falcon Park totals 22418 square metres, (2.24 ha or 5.5 acres).  
The area of Shillington Street Open Space totals 19975 square metres, (1.9 ha or 4.9 acres)

Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Services). British Rail has access rights from Cabul Road to an area at the rear of the derelict changing rooms at the north of Falcon Park.

Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, with the exception of the playground, managed and maintained by Play Services, and the George Shearing Centre, managed by Youth Services. These are both sections of the newly formed Childrens Services Department.

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.

Unitary Development Plan (UDP) – This site is designated as “Other Larger Protected Open Space Sites”.

Both sites are also listed as sites of Local Importance for Nature

Both Falcon Park and Shillington Street Open Space are designated as “Canine Faeces Removal Area” under the Councils Dog bye laws.

The Multiple Dog Walking bye law also applies to both these sites. 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 Civic Trust 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, Falcon Park had an overall quality average score of **6.7**, which puts it in the 'Fair' rating. Suggested improvements included lighting and signage to access routes. Also adding additional facilities to increase use thereby improving security.

Shillington Street Open Space had an overall quality average score of **7.0**, which puts it in the 'Good' rating. Suggested improvements included increased maintenance and cleaning, repair of fencing and nature interpretation.



## **History:**

Information source:

Martin Linton, MP for Battersea, former local councillor and chair of Recreation Committee

Shillington Street open space is one of several in Battersea that were newly created as public parks from areas of derelict land following World War II bomb damage. Others include Dorothy Road Open Space, Heathbrook Park, Montefiore Street Gardens and Queenstown Road Open Space.

Other parks, namely Battersea Park, Christchurch Gardens, and Latchmere Recreation Ground, had all been laid out many years earlier. The areas that were to become Elspeth Road Open Space, Falcon Park, Harroway Road Open Space, Fred Wells Gardens and York Gardens had also suffered in the Blitz. Their transformation into open spaces followed a different path of decision making and funding.

Battersea was a target during the war due to the abundant convergence of railway connections. Parts of Battersea Park and Clapham Common were laid out as allotments during the War. Many parks were used for 'prefabs' to house those who had lost their homes. This temporary housing lasted in many cases well into the 1960s.

LCC and GLC planners had already zoned the areas around Chalmers Street and Stainforth Street for the creation of new public open space. Ownership of these spaces was transferred to Wandsworth Council along with the large parks on 1 April 1971. It was not compulsory on the Council to observe this zoning designation but they believed it was appropriate to provide parks in these areas to serve the local population. During 1970s housing competed with parks in demand for land. However, the housing estates were public housing. Unlike today there was little private development, and little opportunity for 'planning gain'. It was a reverse of the original thinking when Battersea Park was laid out in mid 19th century, funded by residential development of adjacent streets, which were part of the original land purchase. By 1970s, Battersea had a history of industry, railway, small terraced housing and a relatively poor population, none of which was capable of attracting private money to the area.

Falcon Park had been created by the GLC only a little earlier, with the bombed area of Stainforth Street and Shillington Street intended as open parkland eventually. Martin Linton pointed out the poor accessibility to Falcon Park. If there were access from Latchmere Road by the railway bridge then residents of the Shaftesbury Estate could walk to Clapham Junction without the need to climb a hill. It would open up a route across Battersea.

**Site Features:**

These 2 sites consist of large areas of mown amenity grass, scattered trees, children's play equipment, and several planted areas including some originally planted for biodiversity value. Many local users regard these two sites as one (usually as Banana Park, a reflection of the shape of Falcon Park itself).

A single storey building, in the south of the site, houses the George Shearing Centre, a specialist disabilities project for young people. An after-school club takes place on Monday, Tuesday and Wednesday during term-time with special provision during the school holidays. The Katherine Low Settlement and Generate also run schemes at the Centre.

Falcon Park itself suffers very wet ground conditions in winter. To the north of Latchmere Passage, a separately enclosed area contains derelict changing rooms. To the south of Latchmere Passage is a large tarmac area, formerly used for car parking during football matches. A former horse exercise area, further south, still has a layer of compacted material under the grass cover.

There are 15 seats, 3 litter and 3 dog waste bins in Shillington Street Open Space. There is 1 seat, 3 litter bins and 3 dog waste bins in Falcon Park.

To the south of Shillington Street Open Space there are 2 separate toddlers and junior play areas, both in poor condition.

A single tarmac footpath runs between entrances in Batten Street, Este Road and Cabul Road. A railway arch at the end of Cranleigh Mews, leased from British Rail, provides access between the two sites. There are no footpaths in Falcon Park.

The predominant boundary to both sites is very high railway embankments, with wire mesh fencing to school boundaries and 1.6 metre high railings to the remainder.

Two adjacent primary schools have gates leading directly into the open space.

The area has no internal lighting.

The overall impression is of an open, natural area with a rural feel.

**Safe & Secure:**

A pedestrian gate and metal railings form the entrance at Batten Street, with high brick walls to left and right, just inside. Low railings to the junior playground reduce access to a narrow walkway. This provides a forbidding, potentially threatening area. A low brick wall, in unstable condition, with dense shrub growth nearby, further encloses the area.

High brick walls and tall shrubs enclose the toddler playground, with no views in or out.

Self closing mechanisms to the gates into the play area are not working. This may allow dogs to inadvertently get into play areas and small children to easily run out of them.

A vehicle gate, by the George Shearing Centre in Este Road, provides access for service vehicles, staff at the Centre and pedestrian users of the park. The lack of separation between vehicles and pedestrians could be regarded as a

potential threat to users. There is no control of vehicle access or parking, although there are no reports of this being abused. There is no barrier between the park and the car parking area of the Centre. The lack of control at this gate, and the gate in Cabul Road, leaves the park vulnerable to fly tipping, abandoned vehicles and illegal access by joy-riders.

The park is not locked at night, although vehicle gates at Falcon Park are kept locked.

Despite being too narrow, the gate at Cabul Road, and the path from it, are used by service vehicles. This causes damage to the grass at the sides of the path and intimidates park users.

Potholes and damage from tree roots are a potential trip hazard on several sections of footpaths, and an unpaved "desire line" is very worn and uneven.

Dense, natural planting screens most of the embankment boundaries and other areas, forming a dark forbidding area.

Shrub planting encloses two seating areas. These are routinely pruned to help maintain sight lines.

Dogs have damaged several trees, indicating use in the training of potentially aggressive dogs.

#### Welcome:

Signs at entrances are either poor or non-existent. A sign for the George Shearing Centre is in good condition.

Entrances at Latchmere Passage to Falcon Park, and Este Road to Shillington Street Open Space, lack definition, and this detracts from a sense of welcome. The entrance in Batten Street, and the area inside, look unkempt, cluttered and threatening. Damage to grass at the sides of paths from Cabul Road, signals a lack of care.

Although the site is designated as "Poop Scoop" under current bye laws, there are no signs to this effect except those on the dog bins. Evidence at Falcon Park suggests several users are not complying with the bye law.

Railings and gates in Cabul Road and Batten Street need painting to improve the sense of welcome at these entrances. Alternatively, removal of the railings, in total or in part, could be considered

Shrubs planted along Cranleigh Mews screen the adjacent industrial units in the railway arches. These are routinely pruned to maintain views for security reasons, but this reveals the units until the shrubs re-grow.

The excessive disturbance caused by drug users to the naturally planted biodiversity areas, coupled with the small size of the areas, drastically reduces their benefit to wildlife and subsequent enjoyment by park users.

Planted areas provide limited colour or interest.

#### Clean and well maintained:

The grass is mown regularly to maintain a short dense sward across the bulk of this open space. There is a regular litter collection programme for both general litter and dog waste.

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 been found at Shillington Street Open Space and action has been taken to deal with this problem.

This site contains predominantly young or semi-mature trees. There is a wide species mix of native and non-native trees. Routine tree inspection and maintenance is undertaken on a three-year rotation. No significant Pest or Disease problems have been recorded. There is evidence of minor vandalism to several trees but this is not widespread.

The trees are inspected on a regular rotation to identify any works that may be required to maintain a healthy tree stock. Areas planted for biodiversity are inspected annually and relevant works carried out.

The play areas have daily visual safety inspections carried out by the Wandsworth Parks Police, weekly recorded inspections by Council staff and quarterly safety inspections made by technical staff. There is, in addition an annual inspection of all Council owned playgrounds carried out by an independent inspector.

The area overall looks tidy and reasonably cared for. Some sections of path are poor, with the remainder in reasonable condition. A badly worn and uneven "desire line" needs to be paved or designed out. Seats are sound but with poor surface condition to the wood. Litter and dog waste bins are in good condition. External railings and gates are in reasonable condition, but would benefit from painting. Internal wooden fencing to planted areas is in need of repair or removal.

Paving and safety surfaces in both play areas is in very poor condition.

A vandalised drinking fountain at the Latchmere Passage entrance has been removed, but the concrete base has been left.

#### Health and well being

Shillington Street Open Space has both a toddler and a junior play area, which provide for play and exercise of children. There is informal sports use of the large grassed areas. Falcon Park is well used by dog walkers. Passive use of the ornamental areas also contributes to the wellbeing of users.

#### Community involvement:

There is no known organised community involvement currently.

#### Service delivery:

Landscape maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

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

The George Shearing Centre is operated by the Childrens Services Department, with building maintenance here also being their responsibility.

Playground maintenance is the responsibility of the Childrens Services Department.

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 and equipment such as paths, railings and the playground.

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. Playground maintenance is carried out through the Childrens Services budgets, as is the operational and maintenance costs of the George Shearing Centre.

### **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.

#### Play equipment:

The Councils Playgrounds Officer manages the facility and the associated fencing and gates.

#### Trees:

There are many trees on the site. These trees are inspected every 3 years and were in general good health at their last inspection.

#### Ornamental planting:

There are several planted areas that are weeded regularly and pruned as required. The planting is characterised by tall growing shrubs that, for the most part, have been kept pruned at a low level to maintain site lines across the site.

#### Other planting:

Extensive areas, planted for biodiversity value, are inspected annually by qualified staff and relevant work carried out. This includes pruning or removal of some plants to improve sightlines, to alleviate problems of drug takings in these areas.

#### Seats:

There are 16 seats within this park excluding the play areas. These are of horizontal wooden planks on a metal frame.

#### Bins:

There are 3 litterbins with 3 dog waste bins in Falcon Park,  
There are 3 litterbins with 3 dog waste bins in Shillington Street Open Space, fixed as a combined unit with the litter bins. The bins are model HG 66, manufactured and supplied by Earth Anchors Ltd and are finished in dark green (RAL 6005) and red (RAL3003) respectively. In addition large wire basket style containers are installed for the summer only to cope with additional demands.

#### Hard / paved surfaces:

Footpaths are mostly surfaced with black tarmac with brick edging. There are areas of brick pavers around the George Shearing Centre and areas of loose compacted gravel paths by the Batten Street entrance. The play area has safety surfacing installed under individual pieces of equipment.

Lighting:

There is no lighting within the park.

Fencing:

An iron-railing fence forms boundaries at Latchmere Passage, Cabul Road, Este Road and Batten Street. There is one gated entrance to Falcon Park, with an adjacent service gate. There are three gates to Shillington Street Open Space, one of which is also a service gate. Wire mesh fencing to two adjacent schools is the property of the schools.

Services:

There is no water, electricity, gas or telephone supplies to the park, except for water, electricity and gas to the disused changing room and George Shearing Centre (which also has a telephone supply).

## **Future Management:**

### Safe & Secure:

Review the entrance in Batten Street, and the area immediately inside, with a view to improving open access to the main part of the park and improving surfaces. Consider this in any future refurbishment of the playgrounds, especially in relation to the position of playground fencing. Remove the line of shrubs to the school wall at this point, and consider widening the path to include the area of this bed. Consider removal of railings at this entrance. Demolish the free-standing, low brick wall and reduce the nearby shrubs.

Reduce or remove the tall shrubs inside the toddlers playground. If possible, replace the high walls with low railings.

Repair or replace self-closing mechanisms to playground gates

Review the shared pedestrian and vehicle access at the gates by the George Shearing Centre. Consider bollards or similar restrictions to prevent vehicle access to the grass areas.

Review access by service vehicles at the Cabul Road gate. Impose restrictions if appropriate. Protect grass at path edges with ground reinforcing materials if no restrictions are imposed.

Arrange repairs to sections of damaged paths.

Maintain programme of winter works to natural planted areas. With Metropolitan and Parks Police, review effects of current works on the use of these areas by drug takers, and increase shrub and tree removals if appropriate.

Continue programme of pruning of shrubs to maintain sight lines. Consider replacement with lower growing or less dense plants.

Liaise with Parks Police to minimise damage to trees by irresponsible dog owners.

Determine the future of the derelict changing rooms at Cabul Road.

### Welcome:

Signs should be placed at each entrance detailing the features within the park and relevant contacts. This would give a greater sense of place and a better welcome. Consider renaming whole site as Falcon Park.

Design and install more welcoming entrance signs containing more positive information about features of the site, including nature interpretation as appropriate.

Review all entrances with a view to enhancing a sense of welcome and showing the park looks cared for.

Ensure signs include details of dog bye laws. Liaise with Parks Police to improve enforcement.

Arrange repair and painting of railings and gates.

Continue programme of pruning of shrubs that screen the industrial units in Cranleigh Mews. Consider replacing with more appropriate plants that would maintain screening with less need to prune.



Clean & well maintained:

Review the unpaved and badly worn “desire line” when arranging path repairs. Arrange cleaning of all seats and repair or removal of internal fencing to planted areas.

Discuss programme of future playground refurbishment with Childrens Services Department, to ensure improvements to paving and entrance layout.

Remove base to old drinking fountain and renovate surface.

Replace those trees that have to be removed and review the species and age class diversity. Vandalism should be monitored closely and if necessary primary trees should be protected.

Health and well being:

Improve both toddler and junior playgrounds. Consider other features that would contribute, such as a “Trim Trail”. Consider cycle parking racks

Community involvement:

Install new cabinet signs to include area for temporary notices and any community group contact information. Contact any residents association groups in nearby housing estates

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible.

Falcon Park & Shillington Street Open Space Management Plan 2008

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	who
FSH101	To make Falcon Park & Shillington Street Open Space a place where people feel safe and secure	Improve views inside Batten Street entrance.	Review layout of existing & future junior playground		Parks Service Childrens Services
FSH102			Remove shrubs at school wall. Level & compact surface.		Parks Service
FSH103			Widen path to include ex shrub bed		Parks Service Premises Management
FSH104			Remove free-standing wall behind junior playground. Reduce shrubs at this point		Parks Service Premises Management
FSH105		Improve views at toddlers playground	Reduce or remove tall shrubs inside fencing		
FSH106			Replace wall and tall fence with low fencing	As part of playground refurbishment	Childrens Services
FSH107		Provide secure play areas	Repair or replace faulty self closing mechanisms to playground gates	As part of playground refurbishment	Childrens Services

Falcon Park & Shillington Street Open Space Management Plan 2008

Code	Aim	Objective	Action / task	Target date	who
FSH108		Improve pedestrian safety at entrances	Review vehicle access to gate by George Shearing Centre		
FSH109			Impose restrictions as appropriate		
FSH111			Review vehicle access to gate at Cabul Road		
FSH112			Impose restrictions as appropriate		
FSH113		Improve condition of footpaths / Prevent trip hazards	Ensure repairs to footpaths		
FSH114		Reduce misuse of planted areas by drug takers	Monitor effects of recent work. Continue removals as appropriate	Ongoing	Parks Service Parks Police
FSH115			Replace screening shrubs with appropriate plants		
FSH116		Reduce damage to trees	Liaise with Parks Police and Tree section	Ongoing	Parks Service Parks Police

Falcon Park & Shillington Street Open Space Management Plan 2008

Code	Aim	Objective	Action / task	Target date	who
FSH201	To make Falcon Park & Shillington Street Open Space welcoming and define a sense of place	To provide information on facilities within the park, at entrances.	Install name sign at entrances. Consult on name change	As part of wider signage review of parks and open spaces	Parks Service Graphics
FSH202			Replace or provide new signs at each of the entrances to the park. To include details of dog bye laws	As part of wider signage review of parks and open spaces	Parks Service Graphics
FSH203		To improve views at entrances	Arrange repair & painting of railings and gates		
FSH204			Investigate alternative screening plants		
FSH301	To provide a clean and well maintained Park	To improve condition of paths	Include provision of new path to "desire line" in repairs to other paths.		Parks Service Premises
FSH302			Contact Childrens Services to ensure improvements paving around playground is included in playground refurbishment		Parks Service Childrens Services
FSH303		To improve condition of internal fencing	Arrange repairs to wooden rail fencing		

Falcon Park & Shillington Street Open Space Management Plan 2008

Code	Aim	Objective	Action / task	Target date	who
FSH304		To improve condition of seats	Arrange cleaning of seats		
FSH305			Remove base to drinking fountain		Parks Service Premises
FSH306		Improve tree stock	Remove, replace, protect as needed	Ongoing	Parks Service Tree section
FSH401	To provide a park which contributes to the health and well-being of all who use it.	Improve poor play facilities	Refurbish playgrounds		Parks Service Play Services
FSH402		Increase use of the area	Consider any other features that could be provided		Parks Service
FSH403		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
FSH501	To effectively engage with, and involve, the community in decisions made relating to the park.	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc	Ongoing	Parks Service
FSH502			Involve users and local schools in bulb planting		Parks Service

# **Fountain Road Recreation Ground Management Plan 2007 – 2012**

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Action plan

**Written for and on behalf of Wandsworth Council Parks Service by:**

Valerie Selby (Principal Parks Officer (Biodiversity)),  
Patrick Phelan (Horticultural Development Officer),  
Geraldine Kelly (Senior Administration Officer) and  
Jennifer Ullman (Chief Parks Officer)

First round of public consultation: November / December 2006

Final version: January 2007

To be approved by Wandsworth Council Environment and Leisure Committee  
in April 2007

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

**Site Description:**

Site Name: Fountain Road Recreation Ground

It is also known by the synonym Fountain Road Rec

Location: Fountain Road Rec is bounded to the north-east by Alston Road; to the south-east by Fountain Road; to the south-west by the rear of Blackshaw Road and to the north-west by Bertal Road.

Map showing location is available on request  
Map showing the internal layout is available on request.

Grid reference: The grid reference of the bottom south west corner of the site is TQ 266 714

Council Ward: Tooting Ward. Elected members for this area are:  
Cllr Dr Nick Bowes (Labour)  
Cllr Alex Jacob (Conservative)  
Cllr Mrs Susan John-Richards (Conservative)

Site Area: The area of the site totals 0.6Ha (1.5 acres).

Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).

Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, with the exception of the playground, which is managed and maintained by Play 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  
Unitary Development Plan (UDP) – This site is designated as “Other Larger Protected Open Space Sites”.



**History:**

The recreation ground is adjacent to Anderson House, a block of Council flats, and was laid out as part of this development in 1932 as part of the Council's slum clearance programme in Tooting. Unlike other sites, this was not originally intended and was never used as 'detached gardens' for individual flats.

Rev JHA Anderson, was rector of Tooting and independent member of the Council and an LCC councillor. He was Mayor of Wandsworth in 1904-05.

The site had earlier served as a clay quarry for brickworks. Nearby there is a new road, Kiln Mews, and there were larger brickworks on the Merton side of the railway line. In 1898 the quarry was replaced by the Council's 'dust destructor', a scheme for disposing of all the Borough's rubbish by incineration. This occupied the site until its demolition on 30 October 1930. The chimney was 153ft high, 32 years old, and weighed 800 tons. In the 1890s, "The committee entrusted by our Board of Works with its buildings went about England to see how other municipalities were meeting the difficulties we were setting out to remedy . . . As the outcome of our schemes, which, though always on the small size owing to our economical habit, gave great satisfaction as an official reducer of the town's garbage." Extract from a letter to "SN" from Sir Walter Essex, engineer, commenting after the demolition. It had ceased being used for rubbish incineration some years earlier.

Fountain Road playground "was constructed on the site of a disused clinker dump. The surface was levelled, covered with 6" layer of ashes, treated with Terolas and sealed with Colas, blinded with granite dust."

Work to build the recreation ground was part of the scheme for the relief of unemployment. A portion was laid down to grass and the remainder paved and equipped with swings and see-saws. In December 1929, the Highways Committee handed over the dust destructor site to the Parks and Open Spaces Committee in order to fit in with the scheme and to allow the levelling and laying clinker to settle, before the paving began. This area coincides with the hard-surface ball-games area.

\* \* \*

Corporal Foster, Wandsworth Regiment's winner of the Victoria Cross in 1917, lived in Fountain Road, Tooting. He was a dustman and returned after the First World War to become a dust inspector for the Council. It seems somehow sadly appropriate that he lived on the road between the old Tooting slop shoot and the Council's dust destructor.

**Site features:**

The site comprises of an open grass area, a small play area and a hard surfaced ball games area with various markings and basketball hoops and football goal posts. Mature trees and shrubs are planted around the outer boundaries. The site is partially overlooked on three sides by residential housing and totally overlooked on the fourth side.

Safe and secure:

There is secure boundary fencing to all sides with two entrances at opposite ends of the site; double traffic gates at the end of a driveway from Alston road and a single pedestrian gate to the rear of Anderson House flats on Fountain Road.

The park does not benefit from internal lighting but enjoys residual lighting from surrounding housing. There is also a light on the rear of Anderson House, which lights the pedestrian gate and the semi circular centre immediately outside it.

Some of the shrub beds are well established, and in areas large gaps exist between the plants and the rear fences of the neighbouring properties. This could be considered insecure as it would allow people to hide from view.

Welcome:

The pedestrian entrance is demarcated by a gate, which is in good condition. However, the traffic gate is situated down an alleyway, which is not surfaced, and which only has a very small finger post opposite, showing the way to the park.

There is a cabinet style notice board at the pedestrian entrance, however the key piece of information shows bye-laws; there is no general welcome sign. At the other entrance there is no sign at all.

Clean and well maintained:

In general this park is well maintained, and free from litter. The grass is mown regularly to maintain a short dense sward across the park. 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 which may be required to maintain a healthy tree stock. The play areas have daily visual safety inspections carried out by the Wandsworth Parks Police, weekly recorded inspections by Council staff and quarterly safety inspections made by technical staff. There is, in addition an annual inspection of all Council owned playgrounds carried out by an independent inspector.

The shrub beds around the edges are very mature and in places require replacement planting to fill in gaps. The plants are regularly maintained, however some of them have grown to heights which totally obscure the feature behind, e.g. children's play area.

Health and well being:

The hard surfaced area in the centre is used by local teenagers for informal ball games such as basketball and football. There is a play area, which provides for play and exercise of children. The Recreation Ground provides an outdoor space for those people in the neighbouring housing estate who do not have any open space associated with their properties.

Community involvement:

There is no known community involvement currently. The play areas are well used by local families. There is the opportunity for picnicking on the amenity grass areas.

Service delivery:

Landscape maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

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

Playground maintenance is the responsibility of the Play Services section of Leisure and Amenities department.

Staff skills and knowledge:

Skills required to manage this site currently include basic horticultural maintenance such as knowledge of mowing & strimming machinery and shrub maintenance. There is also a need for arboricultural skills to inspect the trees on site. Staff with knowledge of the maintenance of play equipment are also required.

Sustainable approach:

The site is generally managed without the use of pesticides or watering. The weeds are occasionally controlled with glyphosate on the hard surfaces.

Finance:

Maintenance costs are met from Parks budgets covering all small parks. There is no separate budget for this site within the Parks Service. Playground maintenance is carried out through the Play Services budgets.

## **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 Civic Trust 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, Fountain Rec had an overall quality average score of 7.7, which puts it just under the 'very good' rating. Suggested improvements included cosmetic improvement to the play area.

**Current Management:**

Horticultural 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 e.g. the maintenance of park furniture, is carried out under additional works programmes by order with the main contractor or outside contractors depending on the scope of the work entailed.

Play equipment:

The Councils Playgrounds Officer manages the facility and the associated fencing and gates.

Gates:

There are two gates giving access to the Park. These are currently locked and unlocked daily by Parks Police.

## **Future Management:**

### Safe and secure:

The entrance from Alston Road is via a driveway which is bounded by high walls. As this opens into the park itself there is a blind right hand return into the corner of the park. This corner should be filled completely with dense, spiky shrubs to prevent people hiding from view of users entering or leaving the park at this point.

The area devoted to shrub beds around all perimeters should be reviewed. If there is a demand for additional facilities in this open space, then consideration should be given to using the space the shrub borders currently occupy. This would remove the possibility in some areas of the space between the shrubs and the back gardens being vulnerable to misuse.

Around the perimeter of the children's play area, shrubs have grown to a height where parts of the area are partially obscured by them. These shrubs should be reduced in height to allow views in and out.

A risk assessment should be done on the effects of the dead end caused by locked gates at the pedestrian entrance. If this is found to be a real risk, consideration should be given to resolving this by moving the gate to the southern side of the tunnel under Anderson House.

### Welcome:

Signage both to, and at, this site needs improvement. The finger post which is in place is functional but gives no indication that this is a publicly accessible open space. Consideration should be given to erecting a sign (such as "Fountain Road Recreation Ground") over the top of the vehicle entrance to make it welcoming and to "give permission" to people to access the park in this way. It would also be beneficial to surface the access road or to make good an area to serve as a path for pedestrians.

A section of the park boundary by the traffic entrance is formed by a poorly finished garden wall. This could be visually improved by cladding, with the permission of the owner.

Signs are also needed to encourage people in from Fountain Road, through the entrance to the estate, to find the park. A sign detailing what is available inside would be beneficial at each entrance to further encourage people to use the space.

### Clean and well maintained:

If the shrub borders are not being misused, a phased programme of replanting is required to fill in gaps and replace over mature plants. Careful thought will be required to identify species of year-round interest, which will thrive in the shady conditions which prevail at the edges of this site.

Despite the numerous benches within the centre of the Rec, some seating areas may be welcomed closer to the planted areas or for picnicking in the grassed areas.

Health and well being:

The hard surfaced area provides an important opportunity for exercise, especially for young people. Use of this facility should be further researched to identify patterns of usage. If this facility is not being used to its full potential, wider use should be encouraged through joint working with the council's sports services and possibly via local youth groups.

Community involvement:

There is capacity for greatly increased community involvement at this site. Better links may be established amongst neighbours of the park. There are also opportunities to link to local families through the play facilities at this site. Local youth groups could be encouraged to make greater use of the hard surfaced area.

Staff skills and knowledge:

Some knowledge of planting design and selection would be beneficial if the shrub borders are to be replanted. Youth and sports work skills may be necessary if the hard surfaced area is to be better used.

Fountain Road Recreation Ground Management Plan 2007

**ACTION PLAN;**

<b>Code</b>	<b>Aim</b>	<b>Objective</b>	<b>Action / task</b>	<b>Target date</b>	<b>who</b>
FR101	To make Fountain Road Rec a place where people feel safe and secure	Address the issue of the possible dead-end from Anderson House.	Carry out risk assessment of current pedestrian entrance		Parks service Parks Police
FR102			If found to be necessary, alter fence line		Premises management service Housing dept
FR103		Remove the potential for hiding in the right hand / north east corner of the park	Plant dense shrubs in the area to the right of the driveway		Parks service
FR104		Allow visibility into and out of the children's play area.	Reduce height of shrubs around children's play area		Parks service
FR201	To make Fountain Road Rec welcoming and define a sense of place	To provide good clear signage to the park	Review existing finger post to make sure it reaches current best practice standards for waymarking.	As part of wider signage review of parks and open spaces	Parks service Graphics Highways



Fountain Road Recreation Ground Management Plan 2007

<b>Code</b>	<b>Aim</b>	<b>Objective</b>	<b>Action / task</b>	<b>Target date</b>	<b>who</b>
			If it does not reach these standards, replace it with one that does.		Parks service Graphics Highways
FR202			Install finger post from Fountain Road showing route to park through Anderson estate.	As part of wider signage review of parks and open spaces	Parks service Graphics Housing dept
FR203		To provide information on facilities within the park, at entrances.	Install name sign across vehicle entrance	As part of wider signage review of parks and open spaces	Parks service Graphics
FR204			Replace or provide new signs at each of the entrances to the park.	As part of wider signage review of parks and open spaces	Parks service Graphics

Fountain Road Recreation Ground Management Plan 2007

<b>Code</b>	<b>Aim</b>	<b>Objective</b>	<b>Action / task</b>	<b>Target date</b>	<b>who</b>
FR205		Ensure ease of access through good surfaces.	Re-surface pedestrian access along joint entrance route.		Parks service Premises management services
FR206		Improve visually at Alston Road gate	Discuss possible cladding with resident in adjacent property		Parks service Premises Management services
FR301	To provide a clean and well maintained Park	To maintain defined and well kept planting areas	Maintain a phased programme of replanting shrub borders.		Parks service
FR302		Provide additional seating.	Audit use of existing benches and demand for new		Parks service
			Identify funding sources to implement new seating if required		Parks service
FR401	To provide a park which contributes to the health and well-being of all who use it.	Understand and make best use of the ball court area	Identify usage patterns of hard surfaced area.		Parks service Sports development service
FR402			Subject to this research, encourage more use of this area for informal ball sports.		Parks service Sports development service

Fountain Road Recreation Ground Management Plan 2007

<b>Code</b>	<b>Aim</b>	<b>Objective</b>	<b>Action / task</b>	<b>Target date</b>	<b>who</b>
FR403		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
FR501	To effectively engage with, and involve, the community in decisions made relating to Fountain Road Rec.	To build on links created during consultation to ensure an ongoing dialogue with park users & the local community.		Ongoing	Parks service

# **Fred Wells Gardens Management Plan 2008 – 2013**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly Strategy and Information Officer

First round of public consultation: April / May 2008

Final version: March 2008

To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

- Site Name: Fred Wells Gardens
- Location: Fred Wells Gardens is bounded to the north by Vicarage Crescent; to the east by Orville Road; to the south by a railway viaduct and to the west by Lombard Road.
- Map showing location and internal layout is available on request
- Grid reference: The grid reference of the bottom south west corner of the site is TQ26797640
- Council Ward: St Marys Park Ward, Elected members for this area are:  
Cllr Mark Davies (Conservative)  
Cllr John Hallmark (Conservative)  
Cllr Mrs Tessa Strickland (Conservative)
- Site Area: The area of the site totals 8567 square metres (0.85 ha / 2.1 acres).
- Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service). The Council does not currently own a derelict area, just inside the Orville Road entrance. Legal proceedings are underway to transfer the freehold of this area to the Council.
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service.
- 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 gardens are designated as “Canine Faeces Removal Area” under the Councils Dog Bye Laws. The original areas of separate toddler and junior playgrounds are designated as “No Dogs”.

The Multiple Dog walking Bye Laws also apply to this site. This limits the number of dogs that can 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 Civic Trust 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, Fred Wells Gardens had an overall quality average score of **8.3**, which puts it in the 'very good' rating. Suggested improvements included minor repairs to paths and railings and improved signage.



**History:**

The open space known as Fred Wells Gardens is situated on land that had previously been used for small works yards, eg, scaffolding, etc, which fitted with the industrial area that stretched along the River Thames. Earlier there had been a greyhound track, and a small halt on the railway line which served Battersea High Street.

The Wandsworth Borough News on 2 April 1982 reported on the death of Fred Wells aged 69 years. The article said he would be sadly missed by Irene, her 4 children, 10 grandchildren and 1 great grandchild. Fred lived in the nearby newly-built Totteridge House. He was a long-serving Labour Councillor, an ex-Alderman, who represented Latchmere Ward. Apparently he could not turn anyone away who had a problem, and this damaged his health (this was a tribute from a political opponent). The park that was opened in 1982 was named in his honour.

At the other end the area was known as Orville Road Open Space. A terrace of Victorian town houses had been demolished by bomb damage during World War Two and was replaced with temporary prefab housing. During 1980s and 1990s, this had been the source of much debate as to whether it should be retained as open space or further developed. Wandsworth Council was determined it should remain as public parkland because this area needed open space.

**Site Features:**

Fred Wells Gardens is a small, partly fenced area with both flat and mounded grass and shrub areas. Features include mature trees and shrubs, play equipment, tennis court and two shaded sitting areas. Paths run from two entrances in Vicarage Crescent to the centre of the park and then a single path leads to Orville Road. Informal paths have been created through two mounded shrub areas. Entrances are not gated, except at one entrance from an adjacent housing development. Residents of the development control this gate.

The Council does not currently own a derelict area, just inside the Orville Road entrance. Legal proceedings are underway to transfer the freehold of this area to the Council.

There are 13 seats and 10 litter bins, including those in the playgrounds. There are 4 dog waste bins. Seats and bins are of differing types and colours. There are three picnic tables, including two in the toddlers playground.

The site is not well lit, with no internal lighting.

The overall impression is of a park with good structure and potential, in need of renovation in parts, to compliment the recent refurbishment of the playground and immediate surrounds.

Safe & Secure:

Most areas of the gardens are visible from both outside and inside the site, although shrubs and the mounded areas obscure visibility to some extent. Some shrubs have been reduced in height in the winter of 2007.

The dense leaf canopy of trees heavily shades several parts of the park, including the two sitting areas.

There are signs detailing the different designations under dog control bye laws at two of the three entrances. Signs at the playground detail restrictions and contact information.

Entrances are not gated, although this has not caused problems to date. One entrance in Vicarage Crescent provides access for service vehicles and pedestrian users of the park. The lack of separation between vehicles and pedestrians could be regarded as a potential threat to users. There is no control of vehicle access, although there are no reports of this being abused. The lack of control at the vehicle entrance leaves the park vulnerable to fly tipping, abandoned vehicles and illegal access by joy-riders. It is also possible for small vehicles to potentially gain access via the two smaller entrances, although there is no dropped kerb at these.

Welcome:

Two wooden arches at entrances in Vicarage Crescent have been removed, as timber uprights had become rotten and unsafe. Carved wooden signs at all three entrances remain, and contribute to a sense of welcome, although they need repair and cleaning.

Other than the carved wooden signs, entrance signs are limited to detailing dog bye laws and other restrictions. These are contained in cabinet style signs at two entrances to the park. These are in good condition although one is of an old style and difficult to read, being placed too far into a shrub bed.

There is no cabinet sign at one of the entrances. There are faded, illegible signs at two of the entrances, which should be removed. Planted areas provide some colour and interest.

#### Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Shrub beds are weeded regularly, and cut back once a year as required. There is a regular litter collection programme for both general litter and dog waste.

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 occasionally been found at Fred Wells Gardens, and action has been taken to deal with this problem.

This site contains a wide species mix of native and non-native trees. There is good age class diversity across the site. Routine tree inspection and maintenance is undertaken on a three-year rotation. No significant Pest or Disease problems have been recorded and there is no evidence of recent vandalism. The boundary trees screen the gardens from the adjacent buildings and railway line. Some areas of the site are overcrowded with trees and this is causing suppressed trees to develop with poor form.

The play areas have daily visual safety inspections carried out by Wandsworth Parks Police, weekly recorded inspections by designated Council staff and quarterly safety inspections by Council technical staff. In addition an independent specialist carries out an annual inspection of all Council playgrounds.

Footpaths are in reasonable condition, although some paths show damage from nearby tree roots.

Internal wooden fencing is in reasonable condition, but needs to be removed in parts, as the recent moving of the playground has made it redundant. This is also the case with two internal gates. Sections of wooden boundary fencing are in poor condition, needing either repair and cleaning or replacement.

Cabinet signs are in good condition at two gates but missing at one gate.

Grass in some areas is very thin due to heavy shade from trees. There are also extensive bare areas in some shrub beds. One shrub bed has large amounts of brick and other rubble on the surface.

A recycled plastic picnic table has had a section removed because of vandalism. This limits seating to one side only. A wooden bench, in a grass area, has been damaged with only the uprights remaining, fixed to the ground. Litter bins vary in style and condition, with two in very poor condition and one with a missing lid. Not all bins are located in appropriate positions.

#### Health and well-being

Fred Wells Gardens has both a toddler and a junior play area, recently refurbished, which provide for play and exercise of children. The park is well used by dog walkers and there is some use of the large flat grass area for ball games.

Community involvement:

One local resident has organised the replanting of two areas in the park and keeps these maintained. A local "Surestart" group is keen to develop a secure area in the park to involve and encourage local residents who use this childrens facility.

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. Maintenance of the playground is the responsibility of the Childrens Services Department.

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 and the playground.

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. Costs of playground maintenance are met from Childrens Services Department budgets.

### **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 many mature trees on the site and many smaller trees. These trees are inspected every 3 years and were in general good health at their last inspection.

#### Ornamental planting:

There are several areas of ornamental planting within the park. These are weeded regularly and pruned as required. The planting in these areas is characterised by tall growing shrubs, which, for the most part, have been kept pruned at a low level to address security issue. Encroachment by undesirable species and pernicious weeds from the railway embankment is a continuing problem at shrub and grass areas by that boundary.

#### Seats:

There are thirteen seats, of two different types. Eleven seats, in various areas of the park including the original section of playground, are constructed of horizontal wooden rails with steel frame. Some of these have moss on the surface, due to shade from nearby trees. Two new metal seats, one in the new playground and one just outside, are model KC180, manufactured and supplied by David Ogilvie Ltd. These two are in good condition.

There are two new metal picnic tables in the playground, both in good condition. One damaged picnic table of recycled plastic, manufactured and supplied by BPI Industries Ltd, is located in one of the grass areas.

#### Bins:

There are ten litterbins, and four dog waste bins, of differing styles and colours. Two metal bins are in extremely poor condition, and one bin with wooden slatted sides, has a missing lid and broken hinge. Other than these three and a further wooden slatted bin, litter bins and dog bins are model HG66, manufactured and supplied by Earth Anchors Ltd

#### Hard / paved surfaces:

Footpaths are surfaced with black tarmac in reasonable condition apart from some damage from tree roots. Two areas of grass, reinforced with plastic mesh, in the playground are badly worn. One strip, at the side of the slide, is particularly badly worn, and may need replacing with a more appropriate material. Another, under one of the picnic tables, is less worn and may respond to reseeding

#### Lighting:

There is no lighting within the park.

Fencing:

New 1.2 metre high metal hoop top fencing encloses the western and part of the northern boundaries, at Lombard Road. Fixed on top of a low brick wall, this prevents park users falling to the pavement. The remainder of the northern boundary, along Vicarage Crescent, has a low retaining wall, with no fencing, along one section, and 1.2 high metre wooden fencing, in fair condition, to the sitting area. The eastern boundary currently opens onto a derelict piece of land. A second sitting area, located beyond this piece of land, has a 1.2 metre high wooden fence in poor condition at it's boundary with Orville Road. The southern boundary, to the railway embankment is fenced with new 1.8 metre high metal mesh fencing. This fencing is the property of Network Rail. Although secure, this is not attractive. 1.8 metre high chain-link fencing enclosing the single tennis court is in fair condition, but unattractive. Two sections of low wooden fencing, previously enclosing the toddlers playground, is in fair condition but is now redundant.

Services:

There is no water, electricity, gas or telephone supply to the park.

## **Future Management:**

### Safe & Secure:

Routinely prune shrubs to maintain views through the site. Where appropriate, prune lower branches of existing large shrubs to create views through the tall stems. Ensure new planting is either low growing or suitable for routine pruning.

Reduce shade by thinning branches of trees and shrubs, if appropriate.

Where trees are not likely to survive in the long term, because of damage or overcrowding, consider removal to help achieve a reduction in shade.

Ensure all entrances have signs showing details of dog control areas.

Consider options to secure the park against unauthorised access by vehicles.

### Welcome:

Investigate whether wooden name signs can be renovated or need replacing.

Design and install more welcoming entrance signs at each entrance, detailing the features within the park and relevant contacts. These should contain more positive information about features of the site. This would give a greater sense of place and a better welcome.

Remove redundant signs.

### Clean & well maintained:

Establish programme of repairs to paths damaged by tree roots.

Remove redundant internal wooden fencing and metal gates. Repair or replace sections of wooden boundary fencing, where it is in poor condition.

Install missing cabinet sign at one entrance, when other signs are replaced.

Reseed grass areas as appropriate and plant gaps in planted beds. Remove brick rubble before planting.

Replace vandalised picnic table and remove remaining uprights of damaged seat.

Remove damaged litter bins and replace in appropriate positions.

Continue to replace those trees that have to be removed, with a view to improving sightlines and addressing the other objectives of the site. Consider the selective removal of suppressed trees in overcrowded groups (Cherry trees near northwest entrance, Sycamores surrounding the tennis court).

### Health and well being:

Consider cycle parking racks to encourage greater use of cycles to and from the park.

### Community involvement:

Install new cabinet signs to include area for temporary notices and any community group contact information. Contact any residents association groups in nearby housing estates.

### Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible.

Fred Wells Gardens Park Management Plan 2008

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
FWG101	To make Fred Wells Gardens a place where people feel safe and secure	Ensure users can readily see all areas	Prune or replace shrubs as appropriate		Parks Service
FWG102		Reduce excessively shaded areas	Survey trees and shrubs with this objective in mind. Order works as appropriate		Parks Service Tree section
FWG103		Improve effect of dog control bye laws	Ensure all gates have signs showing designation of differing areas		Parks Service
FWG104		Remove hazard to pedestrians	Install bollards or modify entrances to prevent vehicle access		Parks Service Premises section
FWG201	To make Fred Wells Gardens welcoming and define a sense of place	To provide information on facilities within the park.	Replace signs at entrances to the park.	As part of wider signage review of parks and open spaces	Parks Service Graphics
FWG202		Improve visual appearance at entrances	Renovate wooden name signs		Parks Service



Fred Wells Gardens Park Management Plan 2008

Code	Aim	Objective	Action / task	Target date	Who
FWG203			Remove redundant faded signs	May 2008	Parks Service
FWG301	To provide a clean and well maintained Park	Repair tarmac paths	Contact Premises section to establish programme of works.		Parks Service Premises section
FWG302		Remove redundant fences and gates	Contact Premises section to establish programme of works.		Parks Service Premises section
FWG303		Repair or replace sections of wooden boundary fencing	Contact Premises section to establish programme of works.		Parks Service Premises section
FWG304		Install sign where missing	Include with FWG201 above	See FWG201 above	Parks Service Graphics
FWG305		Improve appearance within park	Reseed grass areas	2008	Parks Service
FWG306			Replace missing plants in beds. Remove rubble	2008	Parks Service
FWG307			Replace picnic table & remove damaged seat uprights	2008	Parks Service
FWG308			Replace litter bins	2008	Parks Service
FWG309		Improve tree stock	Remove, replace, protect as needed	Ongoing	

Fred Wells Gardens Park Management Plan 2008

Code	Aim	Objective	Action / task	Target date	Who
FWG401	To provide a park which contributes to the health and well-being of all who use it.	To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
CG501	To effectively engage with, and involve, the community in decisions made relating to Fred Wells Gardens.	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc	Ongoing	Parks Service

# **Furzedown Recreation Ground Management Plan 2007 – 2012**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly Senior Admin Officer

To be approved by Wandsworth Council Environment and Leisure Committee  
in April 2007

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

**Site Description:**

- Site Name: Furzedown Recreation Ground  
It is also known by the synonyms: Furzedown Rec, the Rec
- Location: Furzedown Recreation Ground is bounded to the north by the back gardens of housing facing Crowborough Road; to the east by Furzedown Drive; to the south by Welham Road and to the west by Chillerton Road. It is dissected by Ramsdale Road which effectively creates 2 sites, the lower principally comprising of the Furzedown Recreation Centre.  
  
Map showing location is available on request  
Map showing internal layout is available on request
- Grid reference: The grid reference of the bottom south west corner of the site is TQ284710
- Council Ward: Furzedown Ward, Elected members for this area are:  
Cllr Mrs Claire Clay (Conservative)  
Cllr John Farebrother (Labour)  
Cllr Ms Judi Gasser (Labour)
- Site Area: The area of the site totals 1.4 ha (3.4 acres).
- Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, with the exception of the playground, which is managed and maintained by Play Services, and the Recreation Centre managed by Sports Services.
- Designations: There is a legal injunction over the use of sections of the northern part of the site.  
  
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.  
Unitary Development Plan (UDP) – This site is designated as "Other Larger Protected Open Space Sites".

**History:**

Public recreation ground opened in 1924. The area now south of Tooting Common was gradually developed for housing from the late 19th century onwards, and the name Furzedown recalls the former heathland. Furzedown Training College, near the recreation ground, has as its core Furzedown House of 1800 that stood in its grounds. The recreation ground had a café structure (removed due to vandalism in 2004), two bowling greens, a pitch and putt course, a flower garden and tennis courts. In the mid 1970's the Council installed a playground to the rear of the houses facing Crowborough road on the Chillerton Road side. In 1977 a number of local residents successful sought an injunction requiring the Council to limit use of the playground because of nuisance and noise. The injunction also limited the use of the 5 tennis courts to tennis and required that the playground be staffed when open.

The Council re-sited the playground in the 1980's in response to these limitations.

In 2001 local residents petitioned the Council to protest about the lack of provision for youth in the area. The Parks Department encouraged a local interest group to form, the Furzedown Recreation Ground Management Advisory Committee (MAC). The MAC took forward research and design development into improvements to the Rec. The Council sought to amend the 1977 injunction to allow some of the tennis courts to be used as a ball games area. In 2002, the second bowling green was taken out of use due to declining demand, freeing up that space to become a picnic area in the MAC's plans. The Council were finally able to amend the injunction in 2004 after prolonged consultation with the remaining original plaintiffs.

The amendment to the injunction allowed three of the five existing tennis courts to be the subject of environmental improvements including the creation of the new ball games area. That the remaining two tennis courts are retained as tennis courts, and that the area behind the courts, between the court fencing and the boundary fencing of the adjacent properties on Crowborough Road remain as 'greenspace with through access via a footpath.' The complete historic and current Court Orders are available on request.

**Site Features:**

Ramsdale Road divides the site into 2 sections.

The southern section comprises principally of the Furzedown Recreation Centre, which has its own internal 4 metre high steel mesh fencing. 2 small grass areas lie outside the Centre at its northern and southern ends. A strip of tall shrubs at its western boundary provides some screening to residents in Chillerton Road overlooking this part of the site. 1.5 metre high iron railings with 2 pedestrian and 1 service gates enclose the whole of this section of the site.

The northern section comprises of open grass areas, bowling green, 2 tennis courts, ball games area, skateboard area, playground, ornamental seating area and a small ecological area. 1.5 metre railings, with 6 pedestrian gates and 1 service gate, enclose 3 sides of this section of the site, as well as half the northern boundary. The remainder of the northern boundary is enclosed by 3 metre high security fencing.

Safe & Secure:

The site is overlooked on most sides by residential properties, with open views through the site. Recently installed 3 metre high fencing to part of the northern boundary has mitigated vandalism to rear gardens of properties in Crowborough Road, backing onto the site. Discussions with residents are currently taking place to consider extending the tall fencing to remaining properties following recent vandalism.

The site is routinely patrolled by Parks Police, who also lock and unlock the gates.

The play area is inspected visually daily by Parks Police, with a more detailed inspection every week by the Playground Development Officer. An in-depth inspection by qualified engineers is carried out annually.

Welcome:

The site can be entered through 5 gates in the northern section. Bowlers control access through an additional gate to the bowling green. The Recreation Centre controls access to the 2 gates to the southern section with no public access when local schools are using the Centre. All gates have a cabinet sign adjacent, showing contact details and outlining dog control and other bye laws, with space for temporary notices.

Clean and well maintained:

In general this park is well maintained, and free from litter, although litter is regularly left by users on and around the picnic tables and not placed in the nearby bins.

Health and well being

A diverse range of physical activities is provided at the site, contributing to the health of the local population. Passive use of the picnic area and ornamental area also contribute.

Community involvement:

There is a high level of involvement by local residents and schools.

There is an active local users group (Management Advisory Committee) who guided the refurbishment of the Rec and who raised funds for its progress. The MAC continue to meet on a regular basis at meetings attended by Council Officers, and remain involved in the day to day management of the site. Additional involvement has been with the Furzedown Community Network which has an interest in the part the Rec plays in the wider community. This group hold activities in the Rec and have acted as the coordinating group of one funding grant for the refurbishment. All changes and proposals will be sent to these two groups as necessary.

Service delivery:

Landscape maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

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

Playground maintenance is the responsibility of the Play Services section of Leisure and Amenities department.

The Recreation Centre is managed by the Sports Services section of Leisure and Amenities department

Staff skills & knowledge:

Skills required to manage this site include basic horticultural maintenance such as mowing and strimming machinery. A higher level of knowledge is required for maintenance of trees and the bowling green. General building and engineering skills are required to maintain structures and equipment such as the pavilion, playground and irrigation system.

Sustainable approach:

The site is generally managed without the use of pesticides or watering, with the exception of the bowling green, which has an automatic watering system and is occasionally chemically treated to ensure green quality. The weeds are occasionally controlled with glyphosate on the hard surfaces.

Finance:

Maintenance costs are met from Parks budgets covering all small parks. There is no separate budget for this site within the Parks Service. Playground maintenance is carried out through the Play Services budgets and the Recreation Centre is managed by the Sports Services section of the department.



## **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 Civic Trust 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, Furzedown Recreation Ground had an overall quality average score of 8.1, which puts it in the 'very good' rating. Suggested improvements included some more planting including a buffer zone around the playground to achieve NEAP/LEAP play standards.

**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.

Amenity grass:

There are 3 main areas of grass apart from the bowling green. One area has been converted to a picnic and relaxation area, a second remains an open area suitable for informal ball games and a third, at the southern boundary of the Recreation Centre, has limited access when the Recreation Centre is being used by local schools.

Naturalising of 20,000 daffodil bulbs in grass areas took place in November 2006 with the assistance of local users and school children.

Bowling green:

Specialised maintenance tasks are carried out at various times during the year.

Trees:

There are relatively few trees on the site, in part due to use of the site being principally for sport and play. These trees are inspected every 3 years and were in general good health at their last inspection (2003). As part of recent landscaping, 15 small fruit trees were planted in the spring of 2006 as a potential teaching resource for local schools.

Ecological Area:

In consultation with local residents a small "wildlife garden" was created in the spring of 2006. This will be maintained and improved with input from users. Some changes to the layout and planting scheme may be required as the finished refurbishment did not match the MAC's desired layout.

Ornamental planting:

There are 4 areas of ornamental planting, which are pruned as required. The planting in these areas is characterised by low level, low maintenance shrub planting. Formative pruning will need to take place after the first few years of establishment. At present the priority is to keep the area in a weed-free condition.

Seats:

There are several seats within this park excluding the play area. These were installed in spring 2006 and are model KC150 manufactured and supplied by David Ogilvie Engineering. The colour is dark green (RAL 6005)

There are 3 picnic tables in the newly created picnic area. These are model Broderic 3 seater picnic set, manufactured and supplied by David Ogilvie Engineering. The colour is dark green (RAL 6005).

There are also seats in the play area. These are the same model as elsewhere in the Rec. but finished in various primary colours.

Bins:

There are several litterbins, which match the seats. The bins are model KC125 and are finished in the same dark green as the seats. There are additional bins, of differing types, in the play area. These were installed prior to the recent refurbishment. In addition 2 large wire basket style containers are installed in the picnic area for the summer only. Litterbins are placed in association with benches. Location plan available on request. There are no dog bins as the whole site is designated dog free, except the southern grass area .

Hard / paved surfaces:

Footpaths and hard surface games areas are surfaced with black tarmac. Hopscotch and similar games are marked in paint at various points. The play area has safety surfacing installed under individual pieces of equipment. There is an area of mosaic tiles designed to replicate a pond, created by local schoolchildren.

Lighting:

There is no lighting within the park, with the exception of floodlights at the Recreation Centre.

Fencing:

An iron-railing fence surrounds the entire northern site. Railing spikes have been removed from much of the boundary in line with Council policy to prevent injury to children using adjacent trees to climb either the fence or the tree. In several sections the tree has since been removed for unrelated reasons. There are 10 gated entrances to the park in total. 5 are routinely accessible by users. Bowlers control one, the Recreation Centre controls two, and two are service gates only. This fencing was last repainted in 1999.

Services:

Water – there are separate water supplies to the bowling green and Recreation Centre. An inspection cover at the southern boundary of the green accesses the bowling green supply with pipes leading from a valve in the pavement of Furzedown Drive. This feeds both an automatic pop up system to the green, via a storage tank located behind the bowls pavilion, and the pavilion itself.

A previous supply has been terminated at the site of a demolished café building and toilet at the southwest corner of the play area.

Gas – there is a gas supply to a water heater in the bowling pavilion.

Telephone – a telephone connection to the Recreation Centre is via underground wire from Chillerton Road.

**Future Management:**

Safe & Secure:

Continue discussions with residents in Crowborough Road reference extension of current 3 metre high fencing. This forms part of the agreement to vary the Court Injunction recently. Monitor use of the site following recent refurbishment and changes to establish any remedial works required to respond to vandalism etc.

Routinely prune shrubs to maintain views through the site.

Welcome:

Design and install more welcoming entrance signs containing more positive information about features of the site.

Improve litter disposal by users, particularly in the picnic area.

Install more seats as discussed with users.

Clean & well maintained:

Install additional litter bins and position the summer only wire containers more appropriately. Maintain monitoring of dog exclusion byelaws.

Health and well being:

Install "Trim Trail" equipment for use by older children / youths and adults

Replace skateboard "Grinder" as discussed with users.

Community involvement:

Continue to work with the MAC and Furzedown Network user groups and encourage more participation.

Use notice boards and user groups to update users of the Rec. Install new cabinet sign to include area for temporary notices and community group contact information.

Staff skills and knowledge:

Monitor any effect to staff following the start of a new landscape maintenance contract in February 2007.

Sustainable approach:

Improve and develop the wildlife area in consultation with interested users.

Furzedown Recreation Ground Management Plan 2007

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	who
FZ1O1	To make Furzedown Rec a place where people feel safe and secure	Address the fear of injury to children climbing on trees near spiked railings.	Remove remaining spikes where appropriate	Jan 07	Parks Service to order from Premises Management
FZ1O2		Ensure residents agree to extend tall railings at boundary to Chillerton Road	Contact relevant residents	Dec 06	Parks Service
FZ1O3		Install tall railings to match existing	Dependant on responses from residents, secure funds and order works	Mar 07	Parks Service to order from Premises Management
FZ2O1	To make Furzedown Rec welcoming and define a sense of place	To provide information on facilities within the park, at entrances.	Install name sign across vehicle entrance	As part of wider signage review of parks and open spaces	Parks Service Graphics

Furzedown Recreation Ground Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
FZ202			Replace or provide new signs at each of the entrances to the park.	As part of wider signage review of parks and open spaces	Parks Service Graphics
FZ301	To provide a clean and well maintained Park	To maintain defined and well kept planting areas	Maintain a phased programme of replanting shrub borders.		Parks Service
FZ302		Provide additional seating and litter bins.	Order 2 new seats and bins to match existing, once wording for memorial plaques has been agreed		Parks Service
FZ401	To provide a park which contributes to the health and well-being of all who use it.	Monitor usage of recently installed facilities (tennis, ball games, skateboard areas)	Respond to feedback from users and MAC members	Ongoing	Parks Service
			Replace "grinder" on skateboard ramp		Parks Service Play Services
FZ402		Assess possibility of "Trim Trail"			Parks Service Play Services

Furzedown Recreation Ground Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
FZ403		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
FZ501	To effectively engage with, and involve, the community in decisions made relating to Furzedown Rec.	To carry out consultation with different user groups to influence the enhancement of this park	Continue to support MAC and links to Furzedown Network and local schools	Ongoing	Parks Service
			Involve users and local schools in bulb planting	Nov 06	Parks Service
			Involve users and local schools in enhancement of wildlife area	Ongoing	Parks Service

# **Garratt Green Management Plan 2007 – 2012**

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Action plan



**Written for and on behalf of Wandsworth Council Parks Service by:**

Valerie Selby (Principal Parks Officer (Biodiversity)),  
Patrick Phelan (Horticultural Development Officer),  
Geraldine Kelly (Senior Administration Officer) and  
Jennifer Ullman (Chief Parks Officer)

First round of public consultation: November / December 2006

Final version: January 2007

To be approved by Wandsworth Council Environment and Leisure Committee  
in April 2007

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

## Site Description

- Site Name: Garratt Green
- Location: Garratt Green is bounded to the northeast and southeast by Aboyne Road; to the northwest by Burntwood Lane, and to the southwest by residential housing in Franche Court Road and Barnfield Close.
- Map showing location is available on request  
Map showing the internal layout of Garratt Green is available on request.
- Grid reference: The grid reference of the bottom south corner of the site is TQ 265 722
- Council Ward: Earlsfield Ward. Elected members for this area are:  
Cllr Mrs Angela Graham (Conservative)  
Cllr Mr Marc Hope (Conservative)  
Cllr Mr Charles McNaught-Davis (Conservative)
- Site Area: The area of the site totals 3 hectares.
- Tenure: Most of the site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service). There is an area that is leased by WBC from a neighbouring landowner.
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, with the exception of the playground, which is managed and maintained by Play Services. Lighting along a footpath is maintained by the Technical Services Department.
- 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. Unitary Development Plan (UDP) – This site is designated as "Other Larger Protected Open Space Sites".
- History: A brief history of the site will follow.

### **Site Features**

Garratt Green consists of mown amenity grass, scattered trees, children's play equipment, and several planted areas including some planted for biodiversity value. The large open grassed area is marked out in winter with rugby pitches. The site is surrounded on three sides by metal railings and on the fourth by various hedges and fences separating it from residential properties. The green is well lit by surrounding street lights and also by lighting along the path that crosses the site from Burntwood lane to Barnfield Close.

Along the west side of the path, there is an unused prefabricated building, previously used as a scout hut. There is an area next to this planted with trees and shrubs on mounded earth, which is set back and divided from the rest of the park by a metal fence with gaps allowing access. This small open area is leased from an adjacent landowner.

#### Safe and secure:

The footpath leading onto the neighbouring estate is not well lit. The lamp column in this area is not directly over the path; rather it is over the ornamental planting area.

Due to the shrub bed on the left as you enter from the south, views of the park or indeed the route of the path are obscured. This does not encourage you to enter the park beyond the play areas.

The gates into the play area do not appear to be self-closing. This may allow dogs to inadvertently get into play areas and small children to easily run out of them.

The southern end of one of the biodiversity areas abuts the children's playground area and obscures views into it.

In several places old metal structures remain in the ground serving no purpose. This includes a structure by a lamp column that may have historical interest, and the stump of an old bin that requires removal.

Along the main path the lamp columns are close to the tree canopy and the leaf cover may mean that less than ideal light levels reach the path itself at times.

We do not know what the views are about security from local residents whose gardens back onto the property but they may feel that they are left vulnerable by the style of fencing used here.

The old scout hut building is regularly disfigured by graffiti. It also has a recessed doorway set back approx 1m making the true doorway completely invisible to pedestrians approaching from either direction. This recess is large enough to hide two adults. It is also used as a toilet.

The area to the west of the old scout hut, which is retained within a fence, feels insecure, as the route through and the other entrance gap are not obviously visible. In addition, the trees in this area exclude both natural and lamp light when they are in leaf. This coupled with seating in this area, encourages groups of youths to gather and in the past Parks Police have dealt with drug use, graffiti and under age drinking at this location.

On occasion, the sports pitch area has suffered from illegal parking on the grass during rugby matches.

Welcome:

There are no signs at any of the entrances to the park. There is an old (date unspecified) "brighter borough" enhancement sign within one of the biodiversity planted areas, which is due for removal. There is a cabinet style notice board which details byelaws. Despite having notices at the entrance to the play area detailing its safe and appropriate use, there are no notices welcoming you in to play.

At the main (southern) entrance is a series of lockable, removable bollards, which, while not very welcoming, provide controlled access for service vehicles. Unless left unlocked these prevent unauthorised vehicles entering the park. A fence encloses the leased area of the park with access through gaps in these fences, where gates previously hung. This has the effect of isolating this area from the main body of the park and does not feel very welcoming.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward across the bulk of this open space. 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 which may be required to maintain a healthy tree stock. Areas planted for biodiversity are inspected annually and relevant works carried out. The play areas have daily visual safety inspections carried out by the Wandsworth Parks Police, weekly recorded inspections by Council staff and quarterly safety inspections made by technical staff. There is, in addition an annual inspection of all Council owned playgrounds carried out by an independent inspector.

The area overall looks tidy and cared for. There are, however, a few areas where improvements would aid the appearance. To the left of the entrance the mixed shrub and herbaceous bed is overgrown. This bed is also surrounded by a low railing, which seems to serve no purpose and is falling apart in places. The hedge at the back of this bed demarcates the boundary of the park and responsibility for maintenance needs to be established. This area also screens view of the rest of the Green as you enter from the south.

The play area is surrounded by an insecure fence, which wobbles and also traps litter at its base.

The dog waste bin close to the cabinet sign has been damaged and requires repair or replacement. Overall the appearance of the area may be improved by the installation of more bins, as there are “hot spots” of litter.

In the area adjacent to the old scout hut, there are several logs of dead wood lying around. These would be of more benefit to biodiversity and would look better if they were piled together and allowed to rot down. Alternatively they should be removed from the site.

Health and well-being:

Garratt Green has both a toddler and a junior play area, which provide for play and exercise of children. There is formal sports use of the large grassed area and in addition local teenagers play informal ball games.

Community involvement:

There is no known organised community involvement currently.

Service delivery:

Landscape maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

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

Playground maintenance is the responsibility of the Play Services section of Leisure and Amenities department.

Staff skills and knowledge:

Skills required to manage this site currently include basic horticultural maintenance such as knowledge of mowing & strimming machinery and shrub & herbaceous planting maintenance. There is also a need for arboricultural skills to inspect the trees on site. Staff with knowledge of the maintenance of play equipment are also required.

Sustainable approach:

Sustainability issues here will depend upon type of machinery used to maintain the area and what happens to any arisings (grass cuttings and branches from any tree work) once they are removed from the site.

Finance:

Maintenance costs are met from Parks budgets covering all small parks.

There is no separate budget for this site within the Parks Service. Playground maintenance is carried out through the Play Services budgets

## **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 Civic Trust 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 Green had an overall quality average score of 7.8, which puts it just under the 'very good' rating. Suggested improvements included the provision of more seating in the open areas, the provision of a walking route around the edge of the Park, and improved planting, seating and landscaping in the garden area.

## **Current Management**

### Horticultural 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 e.g. the maintenance of park furniture, is carried out under additional works programmes by order with the main contractor or outside contractors depending on the scope of the work entailed.

### Play equipment:

The Councils Playgrounds Officer manages the facility and the associated fencing and gates.

### Gates:

There are no gates to the green, apart from playground gates already mentioned.

## **Future Management**

### Safe and secure:

A risk assessment should be carried out on the safety of the footpath that leads onto the neighbouring estate. This pathway is narrow and currently unlit.

The gates into the play area do not appear to be self-closing. This may allow dogs to inadvertently get into play areas and small children to easily run out of them. A self-closing mechanism should be installed on each external gate. Consideration should be given to the feasibility of creating a new gateway directly into the toddlers play area.

In several places old metal structures remain in the ground serving no obvious purpose. This includes a structure by lamp column that may have historical interest. Research should be carried out and if appropriate a small information notice erected nearby. There is also the stump of an old bin that requires removal.

Consideration should be given to modifying the boundary of the biodiversity area where it joins the children's playground to ensure that views in and out are not obscured.

Along the main path the lamp columns are close to the tree canopy and the leaf cover may mean that less than ideal light levels reach the path itself. This should be borne in mind when deciding upon appropriate tree works following the next inspection.

The views of residents whose properties back onto the Green should be sought when considering alterations to the area to the south west of the Green. This is to ensure that they do not feel concerned about security.

A steel shutter or gate should be affixed to the outer wall of the old scout hut, to eliminate the dangers posed by the recessed doorway, by preventing its use as by persons with a criminal intent or indeed its use as a toilet.

A review of the options for enhancement of the area on the southwest side next to the old scout hut needs to be undertaken. Due to the partial fencing and the shading, this area is greatly underused. The seating is used by groups of youths, often engaged in antisocial activities, further dissuade other users from entering the area. The review should look at access arrangements, whether there is a need for the fencing, vegetation management (removal or replacement), and issues of seating and bins.

### Welcome:

Signs should be placed at each entrance detailing the features within the park and relevant contacts. This would give a greater sense of place and a better welcome. The brighter borough sign should be removed. Notices could be placed at the main entrance to the play areas, welcoming people in.



A review of the southern entrance should be undertaken to see if a better way of allowing access while preventing unwanted vehicles could be identified.

Clean and well maintained:

The area overall looks tidy and cared for, however there are a few areas where improvements would aid the appearance and ease ongoing maintenance. To the left of the entrance the mixed shrub and herbaceous bed is becoming overgrown. This bed is also surrounded by a low railing, which seems to serve no purpose and is falling apart in places. The hedge at the back of this bed demarcates the boundary of the park and responsibility for maintenance needs to be established. This whole area should be replanted with a more welcoming, easily maintained mix of planting. Removal of the low railing should be considered, and responsibility established for maintenance of the boundary hedge.

The play area is surrounded by an insecure fence that wobbles. Also despite weeds having been treated around this boundary the dead growth has been left which is unsightly and traps litter. The fencing should be repaired or replaced – if the latter occurs the style of fencing should be carefully considered to ensure that the base of it does not trap litter.

The dog waste bin close to the cabinet sign has been damaged and requires repair or replacement. Overall the appearance of the area may be improved by the installation of additional bins, as there are “hot spots” of litter.

In the area beside the old scout hut, there are several logs of dead wood lying around. These would be of more benefit to biodiversity and would look better if they were piled together and allowed to rot down. Alternatively they should be removed from this area and could be placed into the biodiversity areas or taken completely away from the site.

Health and well being:

Garratt Green has both a toddler and a junior play area, which provide for play and exercise of children. Local teenagers play informal games such as football. The main grass area is used for rugby during the winter sports season - and this enables strong links between this park and the local Battersea Ironsides sports club. This park would be suitable for weekday outdoor activities such as tai chi or children’s music groups. Should providers come forward, this park should be recommended to them.

Arising from the Open Spaces Strategy there is a demand for additional cycle parking in areas such as Garratt Green to enable those who visit by bike to leave it securely whilst on site.

Staff skills and knowledge:

Skills required to manage this site currently include basic horticultural maintenance such as knowledge of mowing & strimming machinery and shrub maintenance. There is also a need for arboricultural skills to inspect the trees on site. Specialist knowledge of ecological management is required for 2

large areas of planting on the northeast side. Staff with knowledge of the maintenance of play equipment are also required.

Community involvement:

A picnic bench is situated within the play area to encourage family use. There is involvement from Battersea Ironsides in use of the sports pitches.

Sustainable approach:

There are a couple of historical features within this site if one includes the boot scraper by lamp column 4. In addition to this there is an old LCC boundary marker situated to the southwest of the main path, half way along. To ensure the ongoing presence of these features, information should be provided to visitors about their history and relevance.

There is biodiversity value in the 2 specifically created small woodland areas, which include a mixture of native small trees and shrubs. These are managed on an irregular coppice & thinning cycle to maintain light to the floor.

Service delivery:

It is standard / national practice to enable independent entry to toddler and junior play areas as well as to include a gate between the two. This play area does not comply with this and a review of the overall fencing of this play space and the location of gated entrances is required.

**ACTION PLAN**

Code	Aim	Objective	Action / Task	Target Date	Who
GGA101	To make Garratt Green a park in which people feel safe and secure	To identify any risks to people accessing the Green from neighbouring estate	Carry out risk assessment on footpath to estate.		Parks service Parks Police
			Seek to address any risks identified in GGA101		Parks Service
GGA102		To enable the playground areas to be accessed in an appropriate way	Fix self closer to play area gates.		Playground Officer
GGA103			Investigate feasibility of new gate directly into toddler's play area.		Playground Officer
GGA104			Following feasibility – install new gate if appropriate.		Playground Officer
GGA105		To highlight possible tripping hazards.	Research history of metal structures		Parks Service

Garratt Green Management Plan 2007

Code	Aim	Objective	Action / Task	Target Date	Who
			If appropriate install information notice to bring them to public attention		Parks Service
			If artefacts are of no historical interest, remove them.		Parks Service
GGA106		To improve visibility along main pathway.	Prune tree canopy back from around lamp columns along main path		Arboriculture service
GGA107			Replace bulbs in lamp columns if appropriate		Technical Services Dept
GGA108		To enable visibility into and out of the playground	Modify planting at the boundary of the biodiversity area		Parks service
GGA109		To reduce incidents of mis-use.	Review area to the south-west and devise enhancement plan		Parks Service
GGA110		To eliminate dangers around the old scout hut	Investigate potential uses		Parks Service Borough Valuer
GGA201	To make Garratt Green welcoming and define a sense of place	To provide good clear signage to the Green.	Install welcome sign at each entrance		Parks service Graphics

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Code	Aim	Objective	Action / Task	Target Date	Who
GGA202			Review southern entrance to find a more welcoming solution whilst preventing general vehicle access.		Parks service
GGA203			Identify funding sources to implement new solution		Parks service
			Implement new solution		Parks service
GGA301	To provide a clean and well maintained Park		Review planting within bed at south entrance, inc establishing responsibility for boundary.		Parks service
			Repair or remove the low railing boundary to this border		Parks service
GGA302			Repair or replace fencing to play areas.		Premises management services

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Code	Aim	Objective	Action / Task	Target Date	Who
GGA3O3			Inspect all existing bins, repair or replace where necessary. Install additional bins in litter hot spots.		Parks service
GGA3O4			Organise dead wood within area to the south-west		Parks service
GGA4O1	To provide a park which contributes to the health and well being of all who use it.		Propose Garratt Green as a location to external providers of appropriate activities e.g. tai chi.	As opportunities arise	Parks service
GGA4O2		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
GGA5O1	To effectively engage with, and involve, the community in decisions made relating to Garratt Park.	Seek to build on links created during the consultation process to ensure an ongoing dialogue and with site users and the local community.			
		Consult with neighbours when planning changes to area to the south west – see also GGA 108			

# **Garratt Park Management Plan 2007 – 2012**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

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AQPR.



**Site Description:**

- Site Name: Garratt Park
- Location: Garratt Park is bounded to the northeast by the rear of Weybourne Street; to the east by Siward Road; to the south by the rear of Rosemary Road and to the west by Garratt Park Allotments.
- Map showing location is available on request  
Map showing the internal layout of Garratt Park is available on request.
- Grid reference: The grid reference of the bottom south west corner of the site is TQ 258 721
- Council Ward: Earlsfield Ward. Elected members for this area are:  
Cllr Mrs Angela Graham (Conservative)  
Cllr Mr Marc Hope (Conservative)  
Cllr Mr Charles McNaught-Davis (Conservative)
- Site Area: The area of the site totals 3.6Ha (7.5 acres).
- Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, with the exception of the playground and One o'clock Centre, which are managed and maintained by Play 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  
Unitary Development Plan (UDP) – This site is designated as "Other Larger Protected Open Space Sites".

**History:**

Garratt Park was opened as a public park 'for children's recreation' in May 1906. It was laid out in the grounds of the former Garratt House, demolished in 1890. The village of Garratt was a hamlet in the southern part of the parish of Wandsworth and is mentioned in the records of Merton Priory as 'tenement of the Garrett, manor of Durnsford' in 1538.

As late as the beginning of the 19th century there were only 50 houses in the hamlet of Garratt, including the Leather Bottle public house opposite Garratt Green. However, the ten miles of the length of the River Wandle had long been heavily used for mills. Garratt House, located around Summerly Street, was the residence of the proprietors of Garratt Mills during the 18th and 19th centuries.

The 1893-94 Ordnance Survey maps show Siward, Maskell, Burtop, Headworth and Turtle roads with small terraces. Behind these are open fields with a millstream along the boundary between the park and allotments site. The area of the current Council depot was the Garratt Print Works. An orchard took up the north end of the allotments site and much of the southern end was the millpond. Garratt Mills stood on the travellers' site over the river. All along the opposite bank the ground is marshy.

The Council acquired the land for a 'shoot', what we would call a dump, a tip, or infill these days. For the first few years in Council hands it was let out for grazing 'at £8 for the year'. In 1904, it was decided that the south east part of the shoot would be the last to be in-filled, so this was the most suitable and could be adapted for the purpose of the recreation ground. Also that year, the Earlsfield Rifle Club applied to the Council to use land on part of the 'shoot' for its own outdoor rifle range. This was agreed and constructed far more quickly than the recreation ground for children, as it involved no cost to the Council.

Being adjacent to the river and low lying, there was danger of flooding and a network of ditches had been installed over the centuries to contain the water. In preparation for laying out a park there was much work to be done filling in the ditches. In 1905 clay excavated from East Hill, where sewers were being dug out, was used at Garratt Park to raise the riverbanks. In 1970 a bend in the Wandle was straightened out as the continuation of flood relief work.

Various improvements was made during the 1950s. Seesaws and play equipment was installed in 1953. A paddling pool was replaced with the cinder cycle track in 1955. A games hut was built in 1958 and changing rooms in 1963.

**Site Features:**

Garratt Park is split into two distinct halves; one a more formal, traditional layout and the other an open grassed area. Within the formal section there are a range of features including children's play equipment, cycle facilities and a floodlit ball sports court, interspersed with lawn areas and shrub beds. In the informal area there are scattered trees amongst mown amenity grass with a football pitch marked out during the winter season. There are several lit pathways through the site and benches, bins and dog waste bins. The park has many secluded areas and is not overlooked by residential housing other than from the south. There is also a one o'clock centre accessed from the park. The park is of a good standard for its size.

Safe and secure:

The main entrance to Garratt Park is via a quiet side street off of the main Garratt Lane. This brings you into the park half way down its length and provides the divide between the formal and informal areas; there are also two pedestrian entrances, one to the north and one to the south. These are all towards the eastern side of the park. The main entrances are gated and locked through the night. The method of locking used in this instance is a weak point as, despite having a lockable slide bolt, this is unused. Instead a chain is used to hold the padlock.

Beyond the park, to the west are Garratt Park Allotments, which are only open to key holders and beyond this, the River Wandle. There is a concrete storage building within the park, associated with the allotments, which is covered with a climbing plant. Between the rear of this and the allotment fence there is potential "hiding place". There is also a desire line across the park and which enters the allotments via bent railings in the fence. Both of these combine to give the border with the allotments an air of disrepair.

Within Garratt Park is an area layed out as a mini cycle route intended for cycle training for young children, with miniature versions of road signs. The routes are demarcated with mixed hedges that are approx 1.5m high. The surfacing itself is tarmac that is being undermined in places by tree roots causing it to lift and crack. Only a few of the road signs are left in place. Together these factors give the facility an air of neglect and probably as a result of this, it appears to be unused.

There is also cycle track and associated rain shelter. This shelter is constantly defaced by graffiti and tagging and is also a favoured venue for vagrants overnight, which results in debris including food containers, cardboard boxes, bedding and used toilet paper. The cycle track itself has not formally been used since 2002.

Some of the planting beds surrounding the junior and toddler play areas include very thorny species of plant. This could be considered unsafe to the children using these areas although conversely it may be seen to protect this boundary to the play area from intrusion.

The ball games area is used by local youths in the evenings, particularly for basketball. The area is floodlit late into the evening. Whilst it is believed that the lights are controlled by a timer, they often remain on when the park is locked, and there is concern that the public could be encouraged to enter the park whilst it is locked and lit, only to find themselves locked in there when the lights go off. This is potentially dangerous.

Welcome:

Relatively new gates demarcate the main entrance in Siward Road, and these provide separate access for service vehicles and pedestrians. The service gate, however, is continually left open, negating the safety benefit of separating vehicles and pedestrians at this entrance, and also allowing unauthorised vehicles into the park. The service gates are missing the right drop bar and at the base there are no channels / holes to drop the drop bars into, which may be contributing to them being left open. The entrance at the north end is also relatively new and seems in good order. The pedestrian entrance to the south is within a boundary of exceedingly tall chain link fencing that gives this end of the park a oppressive feeling of enclosure. There are also large holes in the fencing allowing people to enter the park even when the gates are locked.

All gates are rather functional and uninspiring.

As has been described, the central park entrance is down a quiet side street off of the main Garratt Lane. However there are no signs on this road to indicate that the park is close by or how to get to it. There is a sign board at the main entrance, however the key piece of information shows bye-laws; there is no general welcome sign. At the southern end the same signage is in place but the condition of this sign cabinet is poor. At the northern entrance there is no sign at all. There is a one o'clock centre situated within the park and there is a sign as you enter the main gate of the park to direct visitors to it.

Clean and well maintained:

In general this park is well maintained, and free from litter.

The grass is mown regularly to maintain a short dense sward across the park. 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 which may be required to maintain a healthy tree stock. Areas planted for biodiversity are inspected annually and relevant works carried out. The play areas have daily visual safety inspections carried out by the Wandsworth Parks Police, weekly recorded inspections by Council staff and quarterly safety inspections made by technical staff. There is, in addition an annual inspection of all Council owned playgrounds carried out by an independent inspector.

There are a few problems with the chain link fencing as indicated above; these partly arise as a result of this boundary being the responsibility of the Housing Department rather than the Parks Service.

The planting bed by the playground has a poor edge to it and the planting has been allowed to grow quite tall, obscuring views into the play area.

By the entrance to the allotments there is an area that appears to be frequently used for delivering piles of woodchip etc for use by the allotment holders. As this area was formerly part of the informal lawn area there is no edge to retain woodchips and these are spreading causing a wider area of grass to be lost.

A recent open spaces study by the Borough Planners Service has highlighted that there is "some equipment in need of repair/maintenance - particularly railings and benches".

#### Health and well being:

The mini cycle route is well placed to contribute to the health and well being of local children providing a safe "off road" area for cycling and allowing a place for training in street safety.

The cycle speedway club who previously used the cycle track have been unable to secure insurance, and users have dispersed to other clubs. There has been occasional use by people with remote control toy vehicles. It is also believed 2 local speedway enthusiasts use the site for training occasionally. Use of this area needs to be reviewed.

There is both a toddler and a junior play area that provide for play and exercise of children. The informal grassed area hosts one football pitch during the winter sports season, whilst the ball court is well used by local teenagers for informal basketball, football and hockey / netball games.

#### Community involvement:

There is no known community involvement currently. The toddler and junior play areas are well used by local families. The allotments are at capacity and therefore a lot of local people enter the park to gain access to their allotment. There is the opportunity for picnicking on the amenity grass areas. Previously, a local businessman / shopkeeper organised and hosted a local "fun day" on this site, although this no longer occurs.

#### Service delivery:

Landscape maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

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

Playground maintenance is the responsibility of the Play Services section of Leisure and Amenities department.

#### Staff skills and knowledge:

Skills required to manage this site currently include basic horticultural maintenance such as knowledge of mowing & strimming machinery and shrub maintenance. There is also a need for arboricultural skills to inspect the trees on site. Staff with knowledge of the maintenance and necessary safety inspections of play equipment are also required. Knowledge of the current use and local value of the mini cycle route and the cycling track are lacking.

Sustainable approach:

Sustainability issues here will depend upon type of machinery used to maintain the area and what happens to any arisings (grass cuttings and branches from any tree work) once they are removed from the site.

Finance:

Maintenance costs are met from Parks budgets covering all small parks. There is no separate budget for this site within the Parks Service. Playground maintenance is carried out through the Play Services budgets

## **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 Civic Trust 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 Park had an overall quality average score of 6.8 which puts it just under the 'good' rating. Recommendations for improvement included improving the signage to welcome users to the space, and improved condition of the railings and benches. The overall conclusion was that the Park was maintained to a good standard for its size.

**Current Management:**

Horticultural 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 e.g. the maintenance of park furniture, is carried out under additional works programmes by order with the main contractor or outside contractors depending on the scope of the work entailed.

Play equipment:

The Councils Playgrounds Officer manages the facility and the associated fencing and gates.

Gates:

There are three gates giving access to the Park. These are currently locked and unlocked daily by Parks Police.



## **Future Management:**

### Safe and secure:

Parks police officers have visited this park as part of a wider programme to assess security needs of parks across the borough. Following an assessment under a range of criteria, it is proposed that Garratt Park be left unlocked. This would encourage open access, rather than restricting it and it is not considered that this will compromise the security of the park. The effects of the review will be monitored over the summer months when use is at its highest and should there be a need to reinstate the daily unlocking and locking of a particular facility, then this can be considered.

Discussions should be held with the allotment holders to ascertain their views on access to the allotments through, and boundary treatments with, Garratt Park. These discussions should include reference to the desire line and forced access point; the storage building; ease of access for deliveries such as bark chippings for paths and any other issues which arise.

Consideration should be given to the possibility of increasing effective use of the mini cycle route through liaison with the council's transportation and education departments. There is every possibility that such a facility could be used by local schools, play and youth facilities for cycle training. To allow this to go forward safely and effectively, renovation work such as resurfacing and remarking will need to take place. The management of the vegetation should also be reviewed in these circumstances. If there is no demand for such a facility, the future use of this area must be reconsidered as this feature should not be allowed to fall into total disrepair.

As there is no likelihood of the cycle club using the cycle track, alternative uses should be considered. The shelter should be removed as a priority.

Some of the planting beds surrounding the junior and toddler play areas include very thorny species of plant. This could be considered unsafe to the children using these areas although conversely it may be seen to protect this boundary to the play area from intrusion. Consultation work should be carried out with families using the play areas to determine their views on this issue. If it is felt to be unsafe, consideration should be given to altering the species over time to reduce the number of thorny varieties.

The ball games area is floodlit late into the evening. Whilst it is believed that a timer controls the lights, what was believed to be the switch was investigated and was found not to work. Discussions should be held to identify required uses of this site and who has responsibility for the floodlights. These two factors need to be streamlined to ensure that unofficial use of the area ceases and the lights go off at the same time.

### Welcome:

The gates at the main entrance should be enhanced by the creation of footings for the drop bars to fall into to prevent the constant motion of the gates. Following the review of the proposed unlocking, if unlocking is to

continue, consideration should be given to removal of the gates and the creation of a more welcoming entrance to the park. A review of the style of the other pedestrian gate to the south should be carried out to try to achieve a more welcoming effect. This review should also include discussion with the council's housing department to reconsider the style of fence on the southern boundary and to instigate repairs to the damaged sections of fencing.

To encourage people to the park, a sign should be placed on Garratt Lane, showing the way to the central park entrance. To give a greater sense of place and a better welcome, the sign at the main entrance should be replaced by one which details the features within the park and relevant contacts. At both other pedestrian entrances, smaller signs listing facilities should be installed.

Clean and well maintained:

The edges of the planting beds by the playgrounds requires repair and the planting would benefit from a substantial prune to lower the height.

The current regime for collection of litter should be maintained but under regular review.

An audit of railings and benches should be undertaken to identify those in need of repair and to progress this work.

Health and well being:

The current use of the mini cycle route should be investigated. If no formal use is currently being made of it, opportunities should be explored with the council's education and transportation departments to ascertain possible demand for formal cycle training to be offered here. This will encourage not only cycling within the park but also safe cycling within the rest of the borough. If there is no demand for such a facility, consultation will need to be carried out to identify new potential uses for this area.

Likewise, similar investigations should be undertaken for the cycle track. Although the current usage of this facility is unknown, it has the potential to provide a unique exercise facility for local people enhancing their health and well being. Links could be established with the council's integrated youth service and local cycle groups (such as the council's own "bugs" group) to encourage appropriate (club based?) use of this facility. As with the mini cycle route, this facility will require some renovation work to the shelter, barriers and the track surface if it is to be reinstated safely. If no demand for this facility can be identified, consultation will need to be carried out to identify new potential uses for this area.

Following consultation there has been a request for a cycle route to connect the gates so cycling on nearby Garrett Lane can be avoided. Investigations will be required into any possible links to existing cycle routes and the wider demand assessed prior to funding being sought.

The ball court also provides an important opportunity for exercise, especially for young people. Use of this facility should be further researched to identify any period of the day when it is underused. Checks should also be made to identify current demand on floodlights as referred to under "safe and secure". If this facility is not being used to its full potential, wider use should be encouraged through joint working with the council's sports services and possibly via local businesses.

The informal grassed area is used most weekends during the winter, with football teams booking the marked out pitch from the Parks Service contractor. Previously a lacrosse team used the area, and this, or a similar sport, could be an alternative to the football if there were sufficient demand. There is insufficient space for further pitches or for use during the summer for sports such as cricket. Sports requiring a smaller area, such as rounders could be accommodated.

Community involvement:

There is capacity for greatly increased community involvement at this site. It may be possible to establish a community led cycle group to part-run sessions at both the mini cycle route and the bicycle speedway. Better links are currently being established amongst allotment holders, which may prove to be of benefit to the Park as a whole. There are also opportunities to link to local families through both the play facilities and the one o'clock centre at this site. Local youth groups could be encouraged to make greater use of the ball courts.

Service delivery:

If there is a demand for both the cycle facilities to be reinstated within Garratt Park, the byelaws will need to be altered. Currently, the whole park is a no cycling area. There may also be a demand for a cycle route through the park to the allotments. This action should be linked to a cycling / transportation review for all parks and open spaces. There will also be links between this park and aspects of an allotments review e.g. access arrangements.

Garratt Park Management Plan 2007

ACTION PLAN:

Code	Aim	Objective	Action / task	Target date	who
GP101	To make Garratt Park a place where people feel safe and secure	Encourage safe open access across longer hours.	Instigate a trial unlocking period for the park	Summer 2007	Parks Police
			If successful, implement permanent unlocking.	Autumn 2007	Parks Police
			If unsuccessful, reinstate locking of all gates at dusk.	Autumn 2007	Parks Police
			If unsuccessful, enhance the bolting capacity of the gate and provide channels for drop bars	Autumn / Winter 2007	Premises Management Services.
		To improve security of access to adjacent allotment site	Consider options to re-route fence line to incorporate the storage building.	??	Parks Service (allotment officer, plot manager & plot holders)
GP102			Implement favoured option to eliminate hiding place at rear		Premises Management Services

Garratt Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
			of the storage building		
GP103			Repair fence to eliminate desire line across park.	??	Premises Management Services.
GP104			Demarcate the area for deliveries for the allotments, to contain materials effectively.	??	Parks service
GP105		Renovate mini-cycle route area	Through liaison with other council departments, identify demand for the mini cycle route.		Parks service Transportation Education department
GP106			If demand is identified, carry out repairs and replanting to the route		Premises management service Parks service
GO107			If demand is not identified, consult locally to identify how this area should be used		Parks service
			Identify funding sources to implement new use		Parks service

Garratt Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
			Implement new use		Parks Service Premises management service
GP108		Renovate bicycle speedway area	Through liaison with other council departments, identify demand for the bicycle speedway area		Parks service Transportation Education department
GP 110			If demand is identified, carry out repairs to the barriers and track and relocate the shelter to prevent misuse		Parks service
GP111			If demand is not identified, consult locally to identify how this area should be used		Parks service
			Identify funding sources to implement new use		Parks service
			Implement new use		Parks Service Premises management

Garratt Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
					service
GP112		Maintain safe planting around play areas.	Consult locally to identify views about current planting	2006??	Parks service
			Manage shrub beds in accordance with consensus of consultation		Parks service
GP201	To make Garratt Park welcoming and define a sense of place	To provide good clear signage to the park	Liaise with Highways dept to provide fingerpost sign to the park from Garratt Lane		Parks service Highways Dept
GP202		To provide information on facilities within the park, at entrances.	Replace or provide new signs at each of the 3 entrances to the park.	As part of wider signage review of parks and open spaces	Parks service Graphics
GP203		Provide defined entrances.	Create footings for drop bolts on main gate if locking reinstated	Autumn / Winter 2007	Parks service
GP204			Review style of pedestrian entrance gates and fencing style at southern		Parks service Housing dept

Garratt Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
			end		
			Identify funding sources to implement new entrances if required		Parks service
			Implement new entrances		Parks service
GP301	To provide a clean and well maintained Park	To maintain defined and well kept planting areas	Repair edges of planting beds		Parks service
GP302			Review maintenance of planting within beds with a view to possibly lowering the overall height of planting.	2006?	Parks service
GP303		To maintain well kept facilities such as fences and benches	Audit railings and benches to identify those in need of repair		Parks service
			Repair or replace railings and benches identified above		Parks service
GP401	To provide a park which contributes to the health and well being of all who use it.	Understand and make best use of the ball court area	Identify current use and demand for ball court area		Parks service Sports development service



Garratt Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
GP402			Subject to this research, encourage more use of the ball courts in under used time slots		Parks service Sports development service
GP403			Identify who has responsibility for floodlights and ensure that there is an effective mechanism to turn them off when not required.		Parks service Sports development service Play services
GP404		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
GP405			Investigate potential for cycle route to connect the gates, any possible links to existing cycle routes and the wider demand		Parks Service Technical Services Dept
GP501	To effectively engage with, and involve, the community in decisions made relating to Garratt Park.	To carry out consultation with different user groups as outlined above to influence the enhancement of this park		Ongoing	Parks service

## Garratt Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
		To build on these links created during consultation to ensure an ongoing dialogue with park users & the local community.		Ongoing	Parks service

# **Godley Gardens Management Plan 2009 – 2014**

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Timetable  
Site description  
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Action plan

**Written for and on behalf of Wandsworth Council Parks Service by:**

Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly, Strategy and Information Officer

First round of public consultation: April / May 2009

Final version: June 2009

To be approved by Wandsworth Council Environment and Leisure Committee  
in June 2009

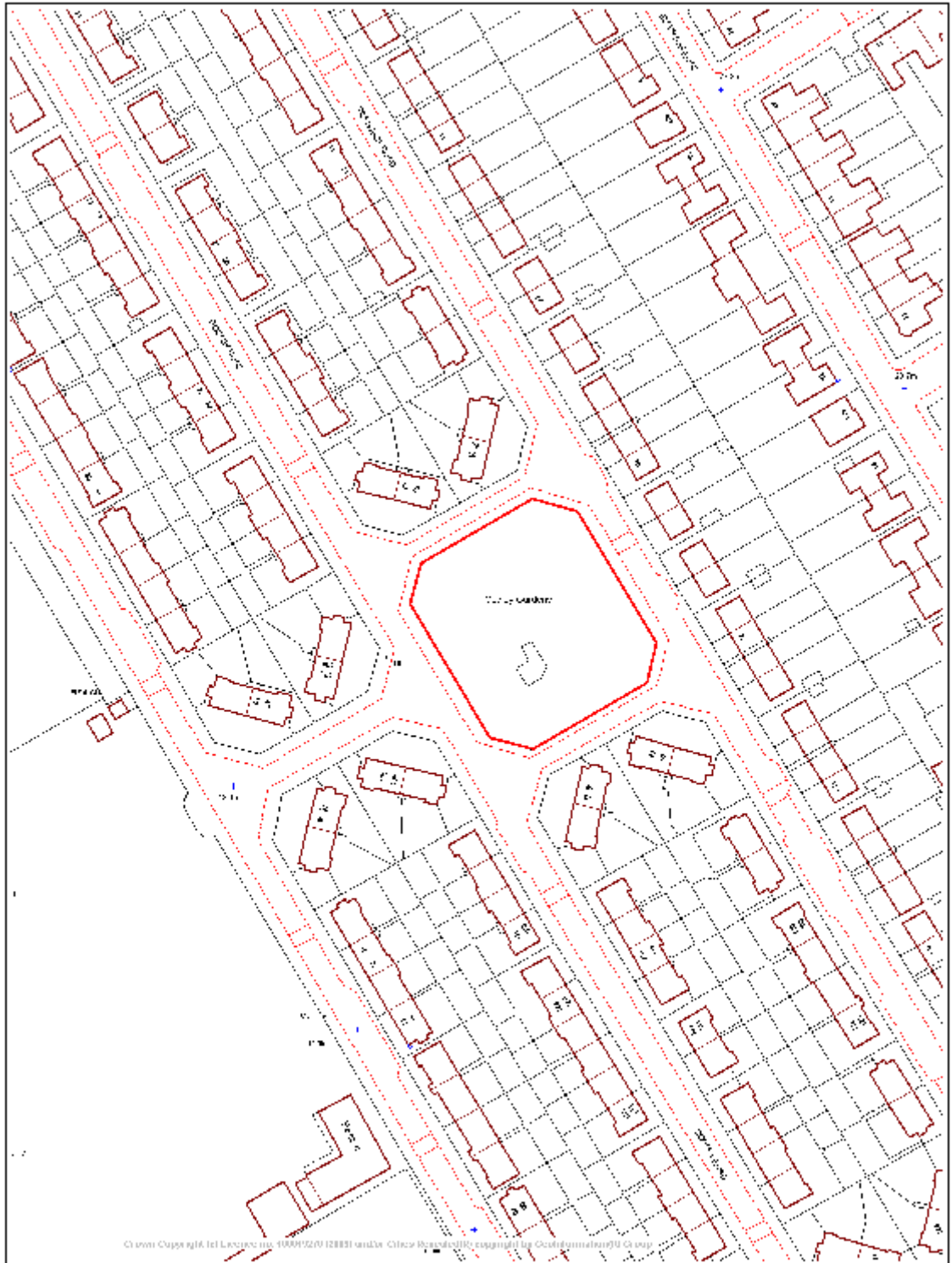
Progress against action plan to be monitored annually via the Parks Service  
AQPR.

**Site Description:**

- Site Name: Godley Gardens
- Location: Godley Gardens is bounded to the north and east by Tilehurst Road; to the south and west by Godley Road.  
  
Map showing location is shown on the following page.
- Grid reference: The grid reference of the site is TQ2676.7306
- Council Ward: Wandsworth Common Ward, Elected members for this area are:  
Cllr Henry Pugh (Cons)  
Cllr Maurice Heaster (Cons)  
Cllr Kathy Tracey (Cons)
- Site Area: The area of the site totals 2700 square metres (0.27ha /0.66 acres).
- Tenure: The site is owned by Wandsworth Borough Council.
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, part of the Leisure and Amenity Services Department. Playgrounds are managed by the Play Services section of the Childrens Services Department.
- 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.

The gardens are designated as “Canine Faeces Removal /Poop Scoop” under the Councils Dog Bye Laws

# Godley Gardens Park Management Plan 2009



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**Godley Gardens**

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Scale 1/1250

Date 3/6/2009



**History:**

The public green was designed as part of the Fieldview Estate, laid out by Wandsworth Council in the 1930s. The Estate was designed on a grid of streets with groups of maisonettes designed to look like semi-detached housing, with wide footpaths, grass verges now tarmaced and street trees.

During the nineteenth century land between Magdalen Road, Burntwood Lane, Garratt Lane and Wandsworth Common was owned by Magdalen College Oxford. The Magdalen Park Estate was planned in the early twentieth century as a Garden Suburb designed by E P Warren. Only the roads at the top of the hill between Lyford Road and Ellerton Road were developed and any building stopped with the First World War.

At the bottom of the hill, houses between Garratt Lane and Swaby Road had been built before the First World War. Post war there was great demand for land for housing with the 'Homes Fit For Heroes' campaigns. In the 1920s Wandsworth Borough Council purchased the area between Swaby Road and Open View for the Openview Estate, and in the 1930s the area between Fieldview and Ellerton Road for the Fieldview Estate.

Some original designs indicate the open green as building plots but this never happened. The Godley Road Open Space was provided as a central area of public open space.

During the 1960s, this open space and the one by Swaby Road had been permanently locked shut due to vandalism. The gates were re-opened and the facility of public green space was again made available to local people. A playground was installed in Swaby Road.

**Site Features:**

Godley Gardens is a small, enclosed area of mown grass with trees and shrubs. A small raised bed stands in one corner of the site.

Original metal railings and gates, with all spikes removed, form the boundary to the park

There are four pedestrian gates, with no separate service gate for vehicles.

There are 4 seats and 1 litter bin and 1 dog waste bin.

There is no internal lighting and the park is not locked at night.

The overall impression is of a small open space, with limited features, providing a useful open area in a built up area.

Safe & Secure:

All areas of the park are visible from both outside and inside the site, with little obstruction caused by trees or shrubs.

Welcome:

Signs at three of the four entrances have recently been replaced as part of an ongoing programme to replace signs with more welcoming ones. A further sign is needed at the fourth gate.

The empty raised planter in the south west corner adds an air of neglect

Planted areas provide limited colour and some interest, and could be improved.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Shrub beds are weeded regularly, and plants trimmed as needed. There is a regular litter collection programme.

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 at Godley Gardens.

Seats and litter bins are in good condition, although the four metal seats may need replacing as the legs are liable to corrosion.

Routine tree inspection and maintenance is undertaken on a three-year rotation. There is no significant Pest or Disease problem and no evidence of recent vandalism.

Health and well-being

The park provides a useful venue to get a breath of fresh air and is used by dog walkers regularly.

Community involvement:

There is no known 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 paths and railings is the responsibility of the Premises section of the Leisure and Amenity Department..

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. 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:

This site contains several large mature trees as well as many smaller trees. There is a mix of native and non-native tree species with a good age class diversity. Routine tree inspection and maintenance is undertaken on a three-year rotation, with trees being in general good health at the last inspection. There is no significant Pest or Disease problem and no evidence of recent vandalism.

Ornamental planting:

Shrubs are pruned or trimmed as required.

Seats:

There are 4 metal seats, manufactured by Macemain plc in good condition.

Bins:

There is 1 litter bin, model HG66, manufactured by Earth Anchors plc in good condition. This is installed with a matching dog waste bin.

Hard / paved surfaces:

Footpaths are surfaced with black tarmac and are in reasonable condition

Lighting:

There is no lighting within the park.

Fencing:

Original iron-railings and gates are in reasonable condition. There are four gated entrances to the park, with no separate service gate.

Services:

There are no electric, gas or water services to the park.

**Future Management:**

Safe & Secure:

Routinely prune shrubs to maintain views through the site.

Welcome:

Install a further sign at the fourth entrance.

Consider options to remove or improve the appearance of the empty raised planter.

Investigate options to improve planted areas in the park

Clean and well maintained:

Ensure ground fixings to metal seats are sound – replace seats if necessary

Health and well-being

Consider features which might promote more activities in the park

Community involvement:

Investigate whether any local groups exist.

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible

Godley Gardens Park Management Plan 2009

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
GoG101	To make Godley Gardens a place where people feel safe and secure	Ensure users can readily see all areas	Maintain routine pruning and hedge trimming.	Ongoing	Parks Service
GoG201	To make Godley Gardens welcoming and define a sense of place	Improve information signs	Install fourth entrance sign	As part of wider signage review of parks and open spaces(partial completion by April 2009)	Parks Service Graphics Parks Police
GoG202		Improve visual appearance	Investigate options to remove or refurbish empty planter	March 2010	Parks Service
GoG203			Create additional planted areas as appropriate	Ongoing	Parks Service
GoG301	To provide a clean and well maintained Park	Improve use of seats and bins	Check seat bases for corrosion. Replace seats as necessary	March 2010	Parks Service Premises section

Godley Gardens Park Management Plan 2009

Code	Aim	Objective	Action / task	Target date	Who
GoG401	To provide a park which contributes to the health and well-being of all who use it.		Consider additional facilities	Ongoing	Parks Service
GoG402		To increase cycle facilities to and within parks	Investigate the potential for cycle parking	March 2010	Parks Service Technical Services Dept
GoG501	To effectively engage with, and involve, the community in decisions made relating to Godley Gardens	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc		Parks Service

# **Harroway Road Open Space Management Plan 2008 – 2013**

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Action plan

**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly, Strategy and Information Officer

First round of public consultation: April / May 2008

Final version: March 2008

To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

Site Name: Harroway Road Open Space

Location: Harroway Road Open Space is bounded to the north by Gwynne Road; to the east by Yelverton Road; to the south by a ball games court in Holman Road and to the west by Harroway Road and Caius House.

Map showing location and internal layout is available on request

Grid reference: The grid reference of the bottom south west corner of the site is TQ26787625

Council Ward: St Marys Park Ward, Elected members for this area are:  
Cllr Mark Davies (Conservative)  
Cllr John Hallmark (Conservative)  
Cllr Mrs Tessa Strickland (Conservative)

Site Area: The area of the site totals 3753 square metres (4488 square yards 0.37 ha /0.9 acres).

Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).

Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service.

Designations: The gardens are designated as "Canine Faeces Removal Area" under the Councils Dog Bye Laws. Playgrounds are designated as "No Dogs".

The Multiple Dog walking Bye Laws also apply to this site. This limits the number of dogs that can 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 Civic Trust 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, Harroway Road Open Space had an overall quality average score of **7.2**, which puts it in the 'good' rating. Suggested improvements included lighting and improved signage. It was also noted that the presence of the railings detracted from the openness of the space, and that the path is routed through the play areas, missing the more natural edges.

**History:**

Yelverton Road and Harroway Road were built as rows of small Victorian terrace housing. Adjacent streets were industrial, with small units along Gwynne Road (as today) and the Lombard Road power station on the corner. Much of this area adjacent to the railway line suffered significant bomb damage during World War Two.

Caius College set up a mission to help the disadvantaged young people of Battersea. The building housed a stained glass window designed by the pre-Raphaelite artist, Burne Jones.

Development didn't come to this area until the late 1970s when Totteridge House and the housing estate behind it were laid out. The power station was replaced by a timber yard. Harroway Road itself was closed and part pedestrianised. The park is mounded up, probably using brick and rubble from demolished buildings.

At the time of this management plan. The Caius mission house is currently undergoing transformation.

**Site Features:**

Harroway Road Open Space is a small, heavily fenced space with mounded grass and shrub areas. Features include very large mature trees, shrubs and play equipment. Very heavy-duty, flat-topped railings enclose the site on three sides. A central path, leading from Yelverton Road, divides the park, with both sections separately enclosed with similar heavy-duty railings. A double gate, on the northern side of the central footpath, leads to an area of mounded grass with a strip of trees and shrubs at the boundaries. A single gate, to the south, leads from the central path to a playground and an area of mounded grass, shrub beds and trees. Apart from the toddler section, the playground is not fenced off from this grass area. A path runs from the playground to a gate at the southwestern corner towards Holman Road. An adjacent ball games area does not form part of the park and is due to be developed for housing in the near future.

There are 4 seats and 3 litter bins, including those in the playgrounds. There is 1 dog waste bin.

The site is not well lit, with no internal lighting. The park is not locked at night.

The overall impression is of a natural looking but oppressive space, with little to encourage use, other than to exercise dogs or use the playground.

Safe & Secure:

Shrubs and the mounded areas obscure visibility to some extent from within the site. Views into the site are obstructed at several locations by both the trees and shrubs, with the heavy nature of the railings doing little to enhance this.

The dominant railings, around and within the space, create a small, enclosed space, with the potential to get trapped or feel “hemmed in”, with the potential for users to feel trapped if a threatening situation arose.

There is a sign detailing the different designations under dog control bye laws at the entrance to the central path. Signs at the playground detail restrictions and contact information.

Welcome:

A single entrance sign, in good condition, is limited to detailing dog bye laws and other restrictions. This is contained in a cabinet style sign at the Yelverton Road entrance. There is no entrance sign at the other entrance from Holman Road, apart from a slightly faded sign on the railings, detailing restrictions on use of the playground. There are also faded, illegible signs at both of the entrances.

The name of the park is rather cumbersome and does little to engender a sense of place or welcome.

Without a gate at the northern end of the space, staff from nearby industrial units and users of a mobile catering unit in Gwynne Road are not encouraged to use the park.

The lack of alternative entrances, enclosed central path, heavy railings and lack of colour or interest in the planted areas, does not encourage use of the space. The almost exclusive use of the northern section for dog exercising also detracts from any sense of welcome, to those wanting to use the park for

reasons other than exercising a dog. . The strip of trees here screen off the nearby industrial units fairly well, and provides a natural feel to the area, but is of little wildlife value and could be more attractive. There are no seats in this section of the park. Grass in this section is worn and has dog faeces present, where dog owners have not cleared up after their dogs. Planted areas in both sections provide little colour or interest. An area adjacent to the current ball games area is due to be used temporarily for a works area for the housing development of that area. On completion of works, the area will be reinstated, but will have electric and water services underground. This will restrict planting, as access by utility bodies may be required at any time.

#### Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Shrub beds are weeded regularly, and cut back once a year as required. There is a regular litter collection programme for both general litter and dog waste from bins. 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 occasionally been found at Harroway Road Open Space and action has been taken to deal with this problem.

The play areas have daily visual safety inspections carried out by Wandsworth Parks Police, weekly recorded inspections by designated Council staff and quarterly safety inspections by Council technical staff. In addition an independent specialist carries out an annual inspection of all Council playgrounds.

Footpaths are in reasonable condition, although areas next to the safety surfaces in the playground have a coloured surface layer in poor condition. A section of wooden fencing outside the toddlers playground is redundant and needs to be removed.

Grass inside the gate to the northern section of the park is worn by heavy use and is often muddy

Seats and bins are in reasonable condition. A single dog waste bin is in very poor condition.

This site contains a mixture of native and non-native trees. There is good age class diversity with trees ranging from young to mature. The routine tree inspection and maintenance is undertaken on a three-year rotation. There are no significant Pest or Disease problems and no evidence of recent vandalism.

#### Health and well-being

Harroway Road Open Space has both a toddler and a junior play area, which provide for play and exercise of children. The park is well used to exercise dogs, although there is limited scope for activity by the dog walkers themselves.

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. Maintenance of the playground is the responsibility of the Childrens Services Department.

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 and the playground.

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. Costs of playground maintenance are met from Childrens Services Department budgets.

### **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 many mature trees on the site and many smaller trees. These trees are inspected every 3 years and were in general good health at their last inspection, although several have subsequently suffered damage to the bark, caused by dogs.

#### Ornamental planting:

There is a small area of mature ornamental shrubs within the playground. This is weeded regularly and pruned as required. More natural areas of trees and shrubs at the northern and western sides of the park are maintained as a "woodland edge" with more minimal maintenance.

#### Seats:

There are four seats, constructed of horizontal wooden rails with tubular steel frame. These are in fair condition, with some vandalism damage.

#### Bins:

There are three litterbins in good condition, and one dog waste bin, in very poor condition.

#### Hard / paved surfaces:

Footpaths are surfaced with black tarmac and are in good condition. Paved areas in the playground have a worn surface finish.

#### Lighting:

There is no lighting within the park.

#### Fencing:

1.2 metre high heavy-duty metal railings, fixed on top of a 0.6 metre high retaining wall, enclose the park on three sides. Similar walls and railings enclose the toddler playground and the central path from Yelverton Road. A chain-link fence to the southern boundary is the responsibility of the adjacent landowner. A redundant wooden palisade fence is located in the northern section of the park. There are two gated entrances, with one entrance leading to a further two internal gates.

#### Services:

There is no water, electricity, gas or telephone supply to the park.

## **Future Management:**

### Safe & Secure:

Routinely prune shrubs to maintain views through the site. Where appropriate, prune lower branches of existing large shrubs to create views through the tall stems. Ensure new planting is either low growing or suitable for routine pruning.

Provide a new entrance at Gwynne Road and ensure a second entrance is retained at the playground, following housing development at Caius House. Investigate the potential to remove all railings or alter the position of internal railings to remove the narrow alleyway from Yelverton Road. Ensure all entrances have signs showing details of dog control areas.

### Welcome:

Design and install more welcoming entrance signs at each entrance, detailing the features within the park and relevant contacts. These should contain more positive information about features of the site. This would give a greater sense of place and welcome. Remove redundant signs.

Following consultation, change the name of the park. It may be appropriate to suggest Harroway Green or Harroway Gardens as possible alternatives. Both these measures would give a greater sense of place and a better welcome. Install new gates at Gwynne Road and elsewhere as appropriate. Redesign the entrance in Yelverton Road to remove the narrow alleyway.

Alternatively, removal of some or all boundary railings could be considered. This would change the way the northern section is used currently, and should encourage use by a wider section of the local population. Wider use of the northern section of the park could also be encouraged by increasing maintenance of the boundary planting and by providing seats and a footpath, possibly as a circular route. A footpath would also reduce wear and tear on the grass.

Following reinstatement, an area approximately 6 metres deep, adjacent to the forthcoming housing development at the south of the park, will need to be kept clear of major planting, trees and furniture, as access to utility services underground will be required at all times.

### Clean & well maintained:

Establish whether repairs are possible to the path surface in the playground. Remove redundant internal wooden fencing. Worn grass areas would be eliminated by the provision of new paths, but applying sharp sand and decompacting the surface could make temporary improvements.

Replace the dog waste bin and provide another at any new gate in the northern section of the park.

This site is well stocked with trees; any replacement or additional trees should be located to improve site lines into the gardens and assist with the future aims for this site.

### Health and well being:

Consider other features that would contribute. Consider cycle parking racks to encourage greater use of cycles to and from the park. A path in the northern section would encourage more use of this area. A new gate and

facilities at Gwynne Road would encourage staff at nearby industrial units, and users of a mobile catering unit, to use the park.

Community involvement:

Install new cabinet signs to include area for temporary notices and any community group contact information. Contact any residents association groups in nearby housing estates to encourage future use of the site.

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible.



Harroway Road Open Space Park Management Plan 2008

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
HRG101	To make Harroway Road Open Space a place where people feel safe and secure	Ensure users can readily see all areas	Prune or replace shrubs as appropriate	Ongoing	Parks Service
HRG102		Improve access	Install new entrance at Gwynne Road.		Parks Service Borough Planners
HRG103			Install fence and 2 <sup>nd</sup> gate to playground	Following housing development	
HRG104			Remove all boundary railings	Following consultation	Parks Service Premises section
			Remove enclosed alley at Yelverton Road entrance		Parks Service
HRG105		Improve effect of dog control bye laws	Ensure all gates have signs showing designation of differing areas	As part of wider signage review of parks	Parks Service Graphics
HRG201	To make Harroway Road Open Space welcoming and define a sense of place	To provide information on facilities within the park.	Replace signs at entrances to the park.	As part of wider signage review of parks	Parks Service Graphics

Harroway Road Open Space Park Management Plan 2008

Code	Aim	Objective	Action / task	Target date	Who
HRG2O2		Improve visual appearance at entrances	Remove redundant faded signs	May 2008	Parks Service
HRG2O3		Improve sense of place	Change name of park	Following consultation	Parks Service
HRG2O4		Increase use of the park	Install new entrance at Gwynne Road	See HRG102	
HRG2O5			Remove all boundary railings	See HRG104	
HRG2O6			Install footpath to northern section		
HRG2O7		Retain access to major underground services	Keep 6 metre section to south clear of plants, trees and furniture	Ongoing	
HRG3O1	To provide a clean and well maintained Park	Improve appearance within park	Repair tarmac paths.		Parks Service Premises section
HRG3O2			Remove redundant fence		Parks Service Premises section
HRG3O3			Replace dog waste bin		
HRG3O4		Remedy worn grass areas	Apply sand and decompact area		Parks Service
HRG3O5		Improve tree stock	Remove, replace, protect as needed	Ongoing	Parks Service Tree section

Harroway Road Open Space Park Management Plan 2008

Code	Aim	Objective	Action / task	Target date	Who
HRG401	To provide a park which contributes to the health and well-being of all who use it.		Consider other features		Parks Services
HRG402		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
HRG403		Encourage greater use of the park	Create new path and entrance at Gwynne Road	See HRG102 above	
HRG501	To effectively engage with, and involve, the community in decisions made relating to Harroway Road Open Space.	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc	Ongoing	Parks Service

# **Heathbrook Park Management Plan 2008 – 2013**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly, Strategy and Information Officer

First round of public consultation: April / May 2008

Final version: March 2008

To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

Site Name: Heathbrook Park

Location: Heathbrook Park is bounded to the northwest by a derelict pub in Motley Street, and an area of industrial units; to the northeast by industrial units in Portslade Road; to the southeast by the Westbury Estate (a Lambeth Council housing estate) and to the southwest by St Rule Street

Map showing location and internal layout is shown on the following page

Grid reference: The grid reference of the bottom south west corner of the site is TQ29127632

Council Ward: Queenstown Ward. Elected members for this area are:  
Cllr David Walden (Conservative)  
Cllr Mike Todd (Conservative)  
Cllr Ms Dee Church (Conservative)

Site Area: The area of the site totals 23,279 square metres (2.3 ha / 5.75 acres).

Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).

Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service.

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”

The gardens are designated as Canine Faeces Removal Area” under the Councils Dog Bye Laws, with all play areas designated as “Dog Ban”.

The Multiple Dog walking Bye Laws also apply to this site. This limits the number of dogs that can be walked without obtaining a licence from the Council (Parks Police).

Heathbrook Park Management Plan 2008



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	<b>Scale:</b>	1:1600
	<b>Date:</b>	08/04/08



## **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 Civic Trust Green Flag standard assessment which is also consistent with the Greater London Authority 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, Heathbrook Park had an overall average quality score of 5.4, which puts it in the "fair" rating. Suggested improvements included lighting, seating, more entrances and signs, including dog fouling signs. Also mentioned were, the need for a slightly higher degree of maintenance, including drainage to the football pitch, and the opening of permanently bolted gates.

## **History:**

This open space is one of several in Battersea that were newly created as public parks from areas of derelict land following World War II bomb damage. The others include Dorothy Road Open Space, Montefiore Street Gardens and Shillington Street Open Space.

Other parks, namely Battersea Park, Christchurch Gardens, and Latchmere Recreation Ground, had all been laid out many years earlier. The areas that were to become Elspeth Road Open Space, Falcon Park, Harroway Road Open Space, Fred Wells Gardens and York Gardens had also suffered in the Blitz. Their transformation into open spaces followed a different path of decision making and funding.

Battersea was a target during the war due to the abundant convergence of railway connections. Parts of Battersea Park and Clapham Common were laid out as allotments during the War. Many parks were used for 'prefabs' to house those who had lost their homes. This temporary housing lasted, in many cases, well into the 1960s.

At some point during the 1960s, the London County Council (LCC), and subsequently the Greater London Council (GLC), decided to transfer the



smaller parks in their portfolio to the respective boroughs. This transfer was accomplished finally on 1 April 1971.

Pending any other use while it was cleared derelict land, the area that now forms Heathbrook Park was leased to the Metropolitan Police for vehicle storage.

LCC and GLC planners had already zoned the areas around Chalmers Street and Stainforth Street for the creation of new public open space. It was not compulsory on the Council to observe this zoning designation but they believed it was appropriate to provide parks in these areas to serve the local population. During 1970s housing competed with parks in demand for land. However, at that time housing estates were generally public housing. Unlike today there was little private development, and little opportunity for 'planning gain'. (It was a reverse of the original thinking when Battersea Park was laid out in mid 19th century, to obtain spin-off funding through residential development of adjacent streets, which formed part of the original land purchase.) By 1970s, Battersea had a history of industry, railway, small terraced housing and a relatively poor population, none of which was capable of attracting private money to the area.

Heathbrook Park was laid out and opened in 1978. The one o'clock centre and youth club followed a few years later. Originally, the park was provided with a lake and café, and there was an aviary. Sadly, none of this survived the vandalism and destruction documented in the 1980's. It was an area that had been so long deprived of any facilities that it did not take 'ownership' when they were provided. Only a small playground survived from the original features and continues in use.

### **Site Features:**

Heathbrook Park is a large, enclosed area of mown amenity grass, with a Trim Trail, playground, One o'clock Centre, Youth Club and fenced ball games area. There are mature trees, hedges and planted beds. A tarmac footpath leads around the park. Railings separate the park from a large housing estate on one side and from housing in St Rule Street on another with industrial areas on the two remaining sides.

There are four entrances, although two are currently bolted shut. One entrance, from a Lambeth housing estate in Westbury Street, provides access for service vehicles. The One o'clock Centre and the youth centre each have entrances in St Rule Street, separate from the park, although both also have rear access, directly into the park.

Because of continuing vandalism there are no seats. There are 5 litter bins, including 2 in the playground, and 3 dog waste bins.

There is no internal lighting and the park is locked at night.

The overall aspect of the park is of a worn, underused area, with extensive problems of vandalism and misuse.

Safe & Secure:

Most areas of the park are visible from both outside and inside the site, although shrubs and play buildings mask areas to some extent. Two entrances in St Rule Street, one bolted shut, are enclosed by fences, shrubs and trees and form grim entrances to the park. With two gates permanently bolted shut, ease of escape from any threatening situation is restricted.

The lack of separation between vehicles and pedestrians at the single service gate could be regarded as a potential threat to users. There is no control of vehicle access, although there are no reports of this being abused. The lack of control at this gate, and the gate in St Rule Street, leaves the park vulnerable to fly tipping, abandoned vehicles and illegal access by joy-riders.

The existing access for service vehicles involves vehicles driving through the congested narrow roads in the adjacent Westbury Estate.

Potholes and damage from tree roots are a potential trip hazard on several sections of footpaths. Heavy shade from trees in several areas adds to a sense of unease. The site suffers from continual vandalism.

Welcome:

Entrance signs are either missing or in very poor condition. Within the playground two signs, in good condition, are limited to detailing restrictions on the use of the playground. To prevent them being vandalised, these are fixed approximately 2.5 metres from the ground, rather negating their usefulness. Signs at each section of the "Trim Trail", detailing use and appropriate exercises, are in reasonable condition although slightly faded. All entrances are poorly defined and extremely unwelcoming. Railings are utilitarian and shabby, and paving is in poor condition at several points. All this detracts from a sense of welcome.

Areas of densely planted trees cause heavy shade, resulting in extensive areas of bare earth or poor shrub growth, and a very uninviting appearance.

Planted areas provide little colour or interest.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward across the bulk of this open space. Shrub and rose beds are weeded regularly and pruned as needed. There is a regular litter collection programme for both general litter and dog waste.

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 occasionally

been found at Heathbrook Park, and action has been taken to deal with this problem.

The play areas have daily visual safety inspections carried out by the staff on site, weekly recorded inspections by Council staff and quarterly safety inspections made by technical staff. There is, in addition an annual inspection of all Council owned playgrounds carried out by an independent inspector. The ball games area is inspected by Parks Police.

Two full sized football goalposts, installed some years ago by the youth club, have not been maintained and may be unsafe. The club has not used the football pitch for some time, apart from the goal nearest the club building. The goalmouth at this point is badly eroded and floods after rain.

Grass at path edges have been damaged by service vehicles.

A section of footpath at the St Rule Street entrance is in very poor condition, with the surface breaking up. A section near the Portslade Road entrance has suffered damage from tree roots. Areas of concrete paving slabs, where seats have been removed, are uneven. Two litterbins in the play area are a different style to those in the park and are not in good condition. One litterbin and one dog bin are in poor condition.

External railings and gates are in reasonable condition but would benefit from painting

This large park contains a wide mixture of natives and non-native tree species. There is a Lime tree avenue running from east to west along the southern pathway, and a large group of semi-mature Poplar trees are growing along the northwest boundary. The other trees are planted sporadically across the site leaving an area in the middle free from trees. Routine tree inspection and maintenance is undertaken on a three-year rotation. No significant pest or disease problems have been recorded. There is extensive vandalism to trees near the two entrances on the west boundary, indicating use to train potentially aggressive dogs.

#### Health and well being

Heathbrook Park has both a toddler and junior play area with limited equipment, a One o'clock Centre for children under five and a youth club. There is also a fenced ball games area attached to the youth club. This provides for play and exercise of children. Childrens Services have proposed the extension of the play area and the outside area to the One o'clock Centre. A "Trim Trail" provides opportunities for exercise of young people and adults, although this is not in good condition. There is informal use of the large grassed area, and dog walkers also use the park.

#### Community involvement:

Groups of residents in both Wandsworth and Lambeth have been contacted recently by Groundwork London, working on behalf of the Council. Local schools have also been contacted separately. Other than a good initial response from schools, little interest has been shown.

#### Service delivery:

Landscape maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

Structural maintenance of the ball games area, paths and external railings is the responsibility of the Premises section of the Leisure and Amenity Department.

Playground maintenance, including maintenance of the One o'clock Centre and youth club buildings and equipment, is the responsibility of the Childrens Services Department.

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. Building and engineering skills are required to maintain structures and equipment such as paths, railings and the playground.

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. Playground maintenance is carried out through the Childrens Services Department budgets.

**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.

Playground, One o'clock Centre and Youth Club:

The Childrens Services Department manage this facility and the associated fencing and gates.

Ball Games Area

This is adjacent to the Youth Club, used exclusively by them, but maintained by Parks Services. Routine inspections are carried out by Parks Police.

Trees:

There are several hundred trees on the site. These trees are inspected every 3 years and were structurally in good condition at their last inspection. This is apart from damage to the tree bark of a large number of trees on the site, which has subsequently been caused by dogs since the last inspection.

Ornamental planting:

Boundary hedges, shrub and rose beds are pruned and trimmed as required.

Seats:

Following extensive vandalism, there are no seats in the park or playground.

Bins:

There are three litterbins supplied by Earth Anchors Ltd bin, model HG66 finished in dark green (RAL 6005). One of these is in poor condition. There are two additional bins, of differing types and in poor condition, in the play area. In addition large wire basket style containers are installed during the summer only. There are three dog waste bins supplied by Earth Anchors Ltd, model HG66 in red finish (RAL3003). One of these is in poor condition.

Hard / paved surfaces:

Footpaths are surfaced in black tarmac with brick edging. Sections need repair including removal of weeds at the brick edges. Where seats have been removed, concrete paving slabs are uneven.

Lighting:

There is no lighting within the park.

Fencing:

Iron railings, in need of painting, form three boundaries at Portslade Road, St Rule Street and at the Westbury Estate to the southeast. There are four gated entrances, two of which are bolted shut. There is no separate service gate, with all four gates just wide enough to allow vehicle access.

Services:

There are water, electric and telephone supplies to the play buildings in the park.

There are no watering points or other services in the park itself.

**Future Management:**

Safe & Secure:

Continue to trim and prune hedges and shrubs to maintain sightlines. Where appropriate, prune lower branches to provide views through large shrubs. Alternatively, replace large shrubs with low growing plants.

Review all entrances, and the areas immediately inside, with a view to improving open access to the main part of the park and preventing unauthorised vehicle access. Consider this in any future refurbishment of the playground and One o'clock Centre, especially in relation to the position of playground fencing. Review the shared pedestrian and vehicle access at the

gates by Westbury Estate. Consider opening the closed gate at Portslade Road to use this for service vehicles, thereby avoiding driving through the Westbury Estate. Consider whether additional gates for pedestrian access would be appropriate.

Liaise with Leisure and Amenities Premises section to ensure repairs to footpaths are carried out as soon as possible.

Survey areas of dense tree planting and prepare a programme of pruning or removal to alleviate the heavy shade caused.

Consider the likelihood of vandalism when carrying out any improvement works, adjusting designs and materials accordingly. Consider whether a substantial part of the site could be better used as allotments or for some other use.

#### Welcome:

Design and install more welcoming signs at each entrance, detailing the features within the park and relevant contacts. These should contain positive information about features of the site. This would give a greater sense of place and a better welcome.

A review of all entrances should be undertaken to see what improvements could be made to their appearance. Railings should be painted and paths repaired.

Improve growth of grass and shrubs under trees by thinning branches of some of the trees to reduce shade. Complete removal of some trees may be appropriate, as many have been seriously damaged by dogs and have no long term future. Alternatively removal of shrubs and replanting elsewhere might be appropriate. Replacement planting should be selected to provide more colour and interest.

#### Clean & well maintained:

Dismantle goalposts and remove for repair. Check for corrosion, carry out any repairs needed and repaint. Liaise with Childrens Services to establish whether a football pitch is required or whether a single goal just outside the Youth Club would be more appropriate. Carry out repairs to the goalmouth and relieve the flooding at this point.

Consider measures to prevent vehicle damage to grass areas at path edges.

Programme repairs to paths and seat bases. It may be appropriate to remove the concrete slab seat bases. Install replacement seats, litterbins and dog bins as necessary. Programme repainting of railings and gates. Paint colour to be Juniper Green BS12B29 as at other recently renovated park railings. This will help establish a Parks style

Remove the vandalised trees and replant if necessary. Replacement trees should be located to improve the site lines through the park and to diversify the species mix and age. Protect selected trees with tree guards to ensure their long-term retention. Address vandalism problem through improved education and policing.

#### Health and well being:

Liaise with Childrens Services to extend the current playground and the outside area of the One o'clock Centre. Improve or replace the Trim Trail. Consider other features that would contribute. Consider cycle parking racks.

Community involvement:

Install new cabinet signs to include area for temporary notices and any community group contact information. Maintain contact with residents established by Groundwork.

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible.

Heathbrook Park DRAFT Park Management Plan 2007

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	who
HP1O1	To make Heathbrook Park a place where people feel safe and secure	Maintain and improve views through the park.	Continue routine pruning or replacement of shrubs and trees	Ongoing	Parks Service
HP1O2			Locate new play fencing to comply with this objective		
HP103		Improve pedestrian safety at entrances	Assess potential improvements at entrances		Parks Service
HP104			Review currently closed gates and current service access		Parks Service Parks Police
HP105			Assess potential for additional gates		Parks Service
HP106		Improve path surfaces	Inspect and programme works		Parks Service Premises Management
HP107		Reduce heavy shade from trees	Survey trees to assess thinning, reduction or removal. Order works as appropriate		Parks Service Tree section
HP108		Monitor vandalism and reduce where possible	Liaise with Parks Police and Metropolitan Police		Parks Services Parks and Met Police
			Use more robust plants and materials when replanting / renovating		
HP109			Consider alternative uses of part of the site		
HP2O1	To make Heathbrook Park welcoming and define a sense of place	To provide information on facilities within the park, at entrances.	Install new signs at each of the entrances to the park.	As part of wider signage review of parks and open spaces	Parks Service Graphics



Heathbrook Park DRAFT Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
HP202			Install name sign at all entrances including the vehicle entrance	As part of wider signage review of parks and open spaces	Parks Service Graphics
HP203		Improve visual appearance at entrances and within park	Carry out review of planting, paths and fences. Replace, remove or repair as necessary		Parks Service Premises Management
HP204			Paint railings & repair paths	See HP106	Parks Service
HP205		Improve plant growth under trees.	Survey trees and shrubs Order pruning or removal works as appropriate.	See HP 107	Parks Service Tree section
HP 206		Improve range of plants	Select new plants for colour and interest		
HP301	To provide a clean and well maintained Park	To include Youth Club metal goals in Parks annual maintenance programme	Dismantle and repair goals. Store at Parks depot. Establish whether needed by Youth Club		Parks Service Childrens Services
HP302		Relieve compaction and flooding at goalmouth	Order decompaction, re-soiling and seeding		Parks Service
HP303		Prevent damage to grass edges by vehicles	Investigate measures to achieve this		Parks Service
HP304		Improve condition of footpaths and railings.	Agree programme of repairs and painting with Premises section		Parks Service Premises Management
HP305		Improve condition of litter and dog waste bins. Replace missing seating.	Install new seats and bins.		Parks Service
HP306		Improve appearance of railings	Contact Premises section to agree timetable for painting		Parks Service Premises Management

Heathbrook Park DRAFT Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	who
HP307		Improve tree stock	Remove, replace and protect as necessary	Ongoing	Parks Service Tree section Parks Police
HP401	To provide a park which contributes to the health and well-being of all who use it.	Increase facilities in the park	Agree layout for extended playground and One o'clock Centre outside area		Parks Service Childrens Services Dept
HP402			Install new Trim Trail		Parks Service Childrens Services Dept
HP403			Assess what other features could be installed		Parks Service
HP404		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking at play facilities		Parks Service Childrens Services Dept
HP501	To effectively engage with, and involve, the community in decisions made relating to Heathbrook Park.	To carry out consultation with different user groups to influence the enhancement of this park	Continue contact with local residents associations and schools etc		Parks Service

# **Latchmere Recreation Ground Management Plan 2008 – 2013**

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Timetable  
Site description  
Wandsworth Open Space Study  
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Future management  
Action plan

**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly Strategy and Information Officer

First round of public consultation: April / May 2008

Final version: March 2008

To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

- Site Name: Latchmere Recreation Ground  
Also known as Latchmere Rec
- Location: Latchmere Recreation Ground is bounded to the north and east by Reform Street; to the south by Burns Road and to the west by Southside Quarter, a recent housing development on the site of a former school.
- Map showing location and internal layout is available on request.
- Grid reference: The grid reference of the bottom south west corner of the site is TQ27777637
- Council Ward: Latchmere Ward, Elected members for this area are:  
Cllr Tony Belton (Labour)  
Cllr Mrs Leonie Cooper (Labour)  
Cllr Maurice Johnson (Labour)
- Site Area: The area of the site totals 7469 square metres (0.75 ha /1.8 acres).
- Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service. The footpath dividing the park is the responsibility of the Council's Department of Technical Services as this is public highway.
- 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 footpath dividing the park is designated as public highway.

Excluding the toddlers playground, the eastern side of the park is designated as “Canine Faeces Removal Area” under the Councils Dog Bye Laws. The toddlers playground on the eastern side, and the whole of the western side, is designated as “No Dogs”. This includes the junior playground and an area of tarmac previously used by the former school.

The Multiple Dog walking Bye Laws also apply to this site. This limits the number of dogs that can 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 Civic Trust 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, Latchmere Recreation Ground had an overall quality average score of **8.3**, which puts it in the 'very good' rating. Suggested improvements included minor repairs to paths and railings and improved signage.

## **History:**

Latchmere Recreation Ground was laid out in 1906 as a recreation ground for children on the new Latchmere Estate, which had been built three years earlier.

The estate was built on land that had previously been a large allotments site extending from Latchmere Road along the railway line as far as Culvert Road and up to Battersea Park Road. The allotments were owned by the Battersea Vestry, a form of local parish council responsible to local ratepayers. Allotments were often set up by churches or charities with the express purpose of enabling poorer people to feed their families. This site had existed for less than forty years by the time it was replaced.

Following the 1880 Education Act, a portion of this field was bought by the School Board for London. The former Latchmere School still stands adjacent to the recreation ground. The Clapham Union acquired another portion for building. Pressure for development had begun but the land was still used for public services. In 1888, Battersea Vestry who were responsible for the land began to discuss its value in the light of the development and expansion of London. By comparison, sale of the two parcels of land had raised £2,000 and over £1,000, whereas the allotments - which still took up a far larger area - brought in a total rent of £18 a year. Some Vestry Members built up arguments to sell the remaining land for private development. This was resisted for 20 years by which time the picture of local government in London had altered. London County Council had come into being and locally the Vestry was replaced by Battersea Borough Council, which quickly gained a reputation of being politically radical. The allotments disappeared but plans for private housing were replaced by public social housing, one of the first examples by a local council. Latchmere Estate still stands.

The Latchmere Recreation Ground provided the original setting for the Brown Dog statue, currently resurrected in Battersea Park. In 1911 anti-vivisectionists chose to commemorate the life of a terrier that had died as a result of animal experiments in University College, London. The radical Battersea Council supported an anti-vivisectionist hospital, which stood on the corner of Albert Bridge Road and Prince of Wales Drive, and permitted the statue to be placed in the centre of the Latchmere Recreation Ground. This provoked huge public unrest, involving medical students, local trades council, the police and others in several fairly violent skirmishes. The statue was removed within a matter of weeks, and believed to be destroyed.



**Site Features:**

Latchmere Recreation Ground is a small, enclosed area with slightly mounded grass areas, large mature trees and shrubs, and play equipment. The large, mature London Plane trees at the boundaries, and two large Willow trees near the junior playground, are a major feature. Original railings, with nearly all spikes removed, enclose the site on 3 sides. A central footpath, forming part of the public highway and linking Burns Road and Reform Street, divides the park, with both sections separately enclosed.

There are two double gates on either side of the central footpath. Two double gates, one in Burns Road to the southwest, and one in Reform Street to the east, allow combined vehicle and pedestrian access to the western and eastern sections of the park. All four gates are original and add to the character of the park.

A tarmac footpath runs from the gate in Reform Street to the central footpath. The western section is extensively surfaced with tarmac.

A wooden pergola in the eastern section forms a sitting area. This is paved with concrete block pavers.

There are 14 seats and 7 litter bins, including those in the playgrounds. There are 2 dog waste bins. Seats and bins are of differing types and colours.

Although surrounded by street lights, including lighting on the central public footpath, the site is not well lit, with no internal lighting. This is partly due to the dense leaf canopy of trees throughout the site.

The overall impression is of a tired worn park in need of renovation. The park is locked at night.

**Safe & Secure:**

Local residents have highlighted problems with youths and others using the park for drug taking, “exercising” of “fighting” dogs and other antisocial behaviour. This is borne out by drugs paraphernalia being found by maintenance staff, and damage to plants, seats and play equipment. Views in some areas of the park, and on the central public footpath, are partially blocked by large mature shrubs. Some shrubs were reduced in height in the winter of 2007.

Parts of the park are very dark due to heavy shade cast by the large mature trees, mostly at the boundaries, but also throughout the park. Surfaces in the junior playground are covered in moss due to the amount of shade.

There are new signs detailing the different designations under dog control bye laws at 3 of the 4 gates.

Gates not fastened back when the park is open, swing out onto the public footpath, causing a hazard to pedestrians. Drop bolts on the gates need repair to enable this to be rectified.

The two vehicle gates provide access for service vehicles and pedestrian users of the park. The lack of separation between vehicles and pedestrians could be regarded as a potential threat to users. There is no control of vehicle access, although there are no reports of this being abused.

The lack of control at the 2 vehicle gates leaves the park vulnerable to fly tipping, abandoned vehicles and illegal access by joy-riders.

The junior play area has one small gate with a self closing mechanism that is not working. The other gate to this area is a double gate that cannot have this type of mechanism fitted. This may allow dogs to inadvertently get into play areas and small children to easily run out of them.

Only one gate in the western section of the park allows users to access this side without walking through the junior playground.

Welcome:

Signs at entrances are limited to detailing dog bye laws and other restrictions. These are contained in cabinet style signs at three of the four entrances to the park. These are in good condition. There is no sign at a fourth entrance, which is also one of two entrances to the junior playground. There is a small "No Dogs" sign fixed to the gate of the toddler playground. A very faded and illegible sign is sited near to the toddler playground.

All four entrances have double gates that are left partly closed or opening onto the street rather than being opened fully and secured in the open position with drop bolts. Railings and gates need repair and painting to improve the sense of welcome.

Vehicle damage to grass at the sides of paths from Reform Street, signals a lack of care.

The toddler and junior playgrounds are each located in different sections of the park, with the central public footpath separating them. This is likely to be inconvenient for parents with children of both age groups. The location of the junior playground also restricts access to the western side of the park for visitors not using the playground

Planted areas provide little colour or interest.

There is no mention of the historic "Brown Dog" statue that was on the site until 1910.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Shrub beds are weeded regularly, and cut back once a year as required. There is a regular litter collection programme for both general litter and dog waste.

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 occasionally been found at Latchmere Recreation Ground and action has been taken to deal with this problem.

This site contains a mixture of native and non-native trees. There is good age class diversity with trees ranging from young to mature. The routine tree inspection and maintenance is undertaken on a three-year rotation. The most significant trees are located around the perimeter of the site; there is mixed local opinion towards these large mature trees. There is no significant Pest or Disease problem and no evidence of recent vandalism.

The play areas have daily visual safety inspections carried out by Wandsworth Parks Police, weekly recorded inspections by designated Council staff and quarterly safety inspections by Council technical staff. In addition an

independent specialist carries out an annual inspection of all Council playgrounds.

Footpaths are in reasonable condition, but the surface layer of the large tarmac area to the west of the park is breaking up.

Tall shrubs at the Burns Road boundary have been replaced with Photinia which will need regular pruning to maintain sightlines.

Several stumps of shrubs, cut to ground level to improve sightlines, and a large tree stump, have not been removed.

Litter bins and dog waste bins vary in style and condition, with several in very poor condition.

#### Health and well-being

Latchmere Recreation Ground has both a toddler and a junior play area, which provide for play and exercise of children. Childrens Services are currently drawing up plans to redevelop the playgrounds in the near future. The park is well used by dog walkers and there is some use of the large tarmac area for ball games.

#### 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. Maintenance of the playground is the responsibility of the Childrens Services Department.

#### 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 and the playground.

#### 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. Costs of playground maintenance are met from Childrens Services Department budgets.

### **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 23 very large mature trees on the site and many smaller trees. These trees are inspected every 3 years and were in general good health at their last inspection.

#### Ornamental planting:

There are areas of ornamental planting at boundaries and within the park. These are weeded regularly and pruned as required. The planting in these areas is characterised by tall growing shrubs, which, for the most part, have been kept pruned at a low level to address security issues.

#### Seats:

There are fourteen seats, all in good condition, but of three different styles. Five seats, in the large tarmac area, are constructed of horizontal wooden rails with ornamental cast iron ends. These are of a style that matches the age of the park, and were supplied by George Gregory Steels Ltd. Seven seats, supplied by Macemain Engineering, are constructed of sheet metal. Two further seats, in the toddlers playground, are of horizontal wooden planks, built into a retaining wall.

There are two picnic tables constructed of recycled plastic and sited near the large tarmac area

#### Bins:

There are seven litterbins, and two dog waste bins, of differing styles and colours. They vary in condition from good to extremely poor.

#### Hard / paved surfaces:

Footpaths and play areas are surfaced with black tarmac. The surface wearing course over extensive sections of paving has deteriorated considerably. A sitting area with pergola is surfaced with concrete block pavers.

#### Lighting:

There is no lighting within the park.

#### Fencing:

Original iron-railing fencing forms the boundary on three sides. This is in reasonable condition, although some settlement has caused the top rail to be uneven. The spikes having been removed has not helped the appearance. This has been carried out because of fears of children falling from nearby trees. The fourth, western, side is bounded by a high brick wall, originally the

wall to the adjacent school, now a housing development. This wall is the responsibility of the owner of the adjacent development. There are original ornamental iron gates at the four entrances to the park. Three of these are in reasonable condition with remedial work needed to drop bolts. A fourth gate has a section of upright missing.

Services:

There is no water, electricity, gas or telephone supply to the park.

## **Future Management:**

### Safe & Secure:

Continue liaising with Parks Police and other agencies to reduce antisocial behaviour.

Routinely prune shrubs and trim hedges to maintain views through the site.

Replace large shrubs with lower growing plants. Where appropriate, prune lower branches of existing large shrubs to create views through the tall stems.

Reduce shade by thinning branches of smaller trees in the park, if appropriate. Where trees are not likely to survive in the long term, because of damage or overcrowding, consider removal to help achieve a reduction in shade.

Ensure all entrances have signs showing details of dog control areas.

Contact Premises section to ensure gate repairs are carried out, to prevent gates opening onto paths.

Consider options to secure the park against unauthorised access by vehicles.

Assess condition of gate closer to junior play area, to check if repair or replacement is needed.

Ensure that the design of a replacement playground takes into consideration the lack of security caused by using the existing double gates as an entrance to the junior playground. Access to the western side of the park should not be shared with access to the playground at this point.

### Welcome:

Design and install more welcoming entrance signs at each entrance, detailing the features within the park and relevant contacts. These should contain more positive information about features of the site. This would give a greater sense of place and a better welcome.

Remove redundant signs.

Following repair to gates, ensure they are opened fully and secured in the open position by Parks Police when unlocking the park.

Investigate access requirements of service staff vehicles. Install protective measures as appropriate to prevent damage to grass edges.

Repair damage to grass strips at edge of footpath in eastern side of park and protect grass from further damage, as appropriate.

Ensure the position of any future playground does not restrict access to the western side of the park to visitors not using the playground.

Install interpretation sign concerning the Brown Dog statue that was on the site until 1910.

### Clean & well maintained:

Establish programme of repairs to tarmac area and paths.

Ensure replacement signs are positioned at all gates.

Maintain hedge cutting programme to tall growing shrubs used at the boundary to Burns Road to maintain sight lines.

Remove tree and shrub stumps where these have been cut to ground level, replant with appropriate plants.

Replace all litter and dog waste bins, positioning new bins as appropriate

This site is well stocked with trees; any replacement or additional trees should be located to improve site lines into the gardens and assist with the future aims for this site.

Health and well being:

Liaise with Childrens Services in refurbishing the playgrounds. Consider other features that would contribute, particularly in the western side of the park on the existing tarmac area. Consider cycle parking racks to encourage greater use of cycles to and from the park.

Community involvement:

Install new cabinet signs to include area for temporary notices and any community group contact information. Contact any residents association groups in nearby housing estates.

Staff skills and knowledge:

Monitor any effect to staff following the start of a new landscape maintenance contract in February 2007.

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible.

Latchmere Recreation Ground Park Management Plan 2008

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
LRG101	To make Latchmere Recreation Ground a place where people feel safe and secure	Reduce antisocial behaviour	Monitor crime reports provided by Parks Police	Ongoing	Parks Service Parks Police
LRG102		Ensure users can readily see all areas	Prune or replace shrubs as appropriate		Parks Service
LRG103		Reduce excessively shaded areas	Survey trees with this objective in mind. Order works as appropriate		Parks Service Tree section
LRG104		Improve effect of dog control bye laws	Ensure all gates have signs showing designation of differing areas		Parks Service
LRG105		Remove hazard to pedestrians	Repair gates		Parks Service Premises section
LRG106			Install bollards or modify gates to prevent vehicle access		Parks Service Premises section
LRG107		Improve safety in playgrounds	Repair or replace self closer		Parks Service Premises section



Latchmere Recreation Ground Park Management Plan 2008

Code	Aim	Objective	Action / task	Target date	Who
LRG108			Ensure existing double gates are not used as access to refurbished playground		Parks Service Childrens Services
LRG201	To make Latchmere Recreation Ground welcoming and define a sense of place	To provide information on facilities within the park.	Replace signs at entrances to the park.	As part of wider signage review of parks and open spaces	Parks Service Graphics
LRG202			Remove redundant signs		Parks Service
LRG203			Design and install historic interpretation sign incorporating details of Brown Dog statue		Parks Service Parks Police
LRG204		Improve visual appearance at entrances	Ensure gates are fully locked back when open	Following assessment of access requirements	Parks Service
LRG205		Protect grass edges from service vehicle damage	Install bollards or protective matting if appropriate		Parks Service Graphics

Latchmere Recreation Ground Park Management Plan 2008

Code	Aim	Objective	Action / task	Target date	Who
LRG206		Remove restricted access to park at junior playground gate	Liaise with Childrens Services in playground refurbishment		Parks Service Childrens Services
LRG301	To provide a clean and well maintained Park	Repair tarmac area and paths	Contact Premises section to establish programme of works.		Parks Service Premises section
LRG302		Reseed grass edges	Order works once area is protected from further damage	Following LCG204 above	Parks Service
LRG303		Maintain views from Burns Road	Cut hedge routinely each year	Ongoing	Parks Service
LRG304		Improve appearance within park	Remove tree and shrub stumps		Parks Service Tree section
LRG305			Replant as appropriate		Parks Service
LRG306			Replace all litter and dog waste bins		Parks Service
LRG401	To provide a park which contributes to the health and well-being of all who use it.	Improve play and other facilities	Liaise on plans for refurbished playground		Parks Service Childrens Services
LRG402			Consider other features		Parks Services
LRG403		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept

Latchmere Recreation Ground Park Management Plan 2008

Code	Aim	Objective	Action / task	Target date	Who
LRG501	To effectively engage with, and involve, the community in decisions made relating to Latchmere Recreation Ground.	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc	Ongoing	Parks Service

# **Leaders Gardens Management Plan 2009 – 2014**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly, Strategy and Information Officer

First round of public consultation: April / May 2009

Final version: June 2009

To be approved by Wandsworth Council Environment and Leisure Committee  
in June 2009

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

**Site Description:**

Site Name: Leaders Gardens

Location: Leaders Gardens is bounded to the north by the River Thames Embankment; to the east by Festing Road; to the south by a public footpath leading from Festing Road to Ashlone Road and to the west by Beverley Brook and a housing development in Ashlone Road.

Map showing location and internal layout is shown on the following page.

Grid reference: The grid reference of the site is TQ2358.7611

Council Ward: Thamesfield Ward, Elected members for this area are:  
Cllr Edward Lister (Cons) (Leader of the Council)  
Cllr James Madden (Cons)  
Cllr Ms Rosemary Torrington (Cons)

Site Area: The area of the site totals 12,080 square metres (1 2ha /2.96 acres).

Tenure: The site is owned by Wandsworth Borough Council.

Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, part of the Leisure and Amenity Services Department. Playgrounds are managed by the Play Services section of the Childrens Services Department.

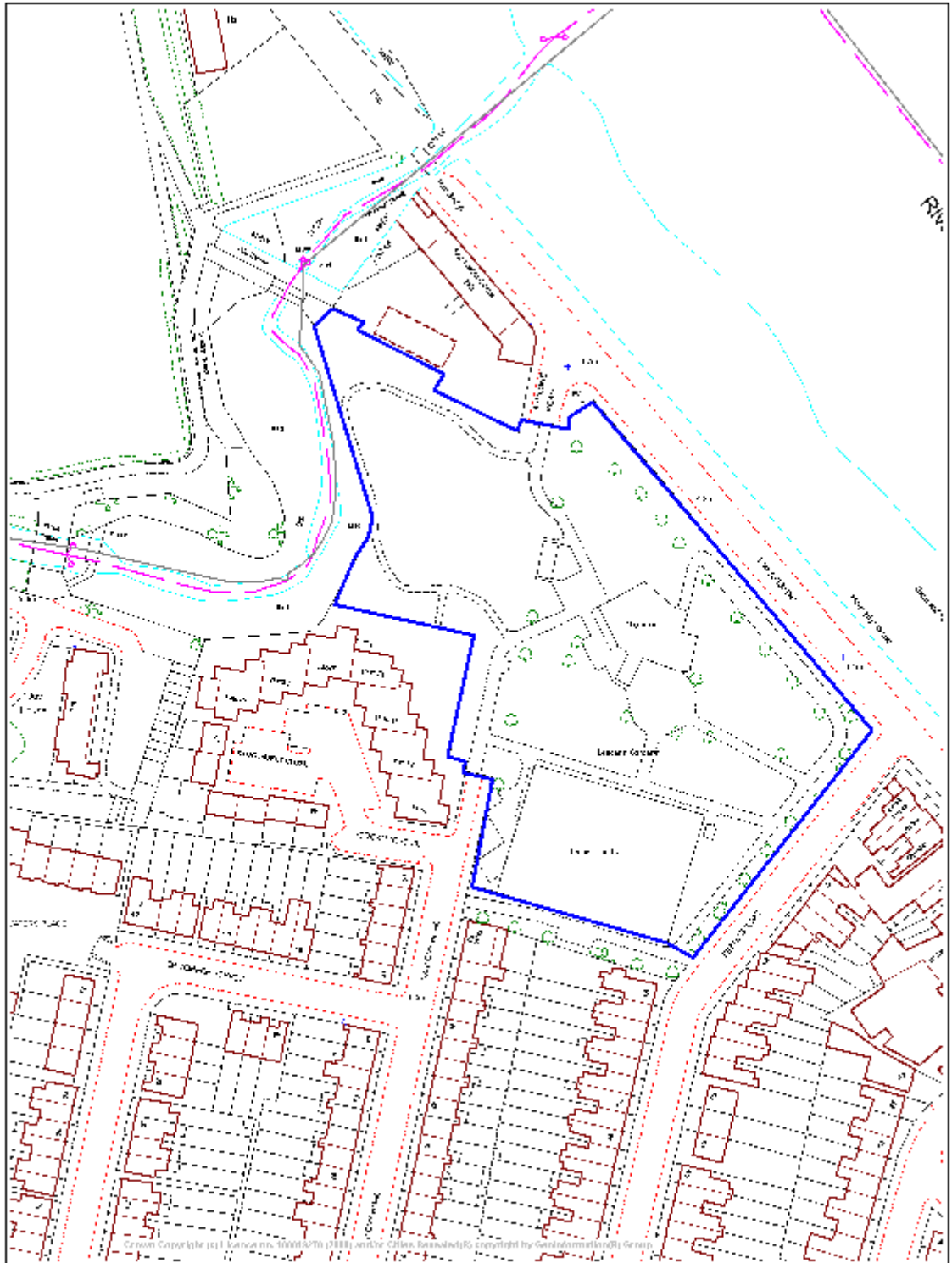
Designations: The council has adopted planning policies, which aim to protect and enhance the quality of life, and improve economic and social opportunities. They are the basis for promoting and controlling development in the borough. The current statutory development plan for the borough comprises the Wandsworth Unitary Development Plan (UDP), adopted August 2003.

Under the Unitary Development Plan (UDP) Local Development Framework (LDF) – this site is designated as “Other Larger Protected Open Space Sites”.

The gardens are designated as “Poop Scoop / Canine Faeces Removal Area” under the Councils Dog Bye Laws with the play area designated as “Dog Ban”.

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

Leaders Gardens Park Management Plan 2009



	<b>Leaders Gardens</b>	<small>(c) Crown copyright. All rights reserved. Wandsworth Borough Council Licence No. LA 1000019270 2009</small>	Scale 1/1250 Date 5/5/2009	
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## **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 Civic Trust 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, Coronation Gardens had an overall quality average score of **6.8**, which puts it in the 'fair' rating. Recommendations for improvements included improving natural surveillance and the need to make better use of the area by the Beverley Brook.



**History:**

Leader's Gardens opened to the public in 1903.

The Putney riverside was used by boatmen and for boat building from at least the seventeenth century, and for rowing from around 1830. A towpath existed from at least the late eighteenth century.

The Embankment was laid out in about 1890 as a recreational area by the Putney parish surveyor, J C Radford. Radford was surveyor to the Leader Estate in west Putney and was responsible for the slipway serving various rowing clubs, the bridge over the Beverley Brook. The residential development came a little later than the layout of the Embankment and gardens.

At the towpath entrance to the park the original cast iron gate and piers are in good condition, as are the original railings along riverside which feature very dynamic finials.

Leader's Gardens have been altered and extended since the original layout and the park now has a play area and a separate railed-off tranquil garden which slopes down to Beverley Brook.

**Site Features:**

Leaders Gardens is a medium sized, enclosed area of mown grass, trees, shrubs beds, play equipment, cafe and tennis courts. The large mature London Plane trees to the north and centre of the park are a major feature.

Original, highly ornamental, railings and gates, with almost all spikes removed, form the boundary to the majority of the park, with the remainder being poor quality wire mesh fencing or industrial steel railings

Part of the original, formal layout of paths remain, with some paths, added in the 1980's when the park was extended, being less formal. A recently installed statue stands in a central, concrete block paved area, surrounded by London Plane trees.

Original double gates at the Embankment and modern double gates at Ashlone Road, allow pedestrian and service vehicle access, with a third entrance being pedestrian access only.

A café operates from the very small former public toilet building, with a small, poor quality paved area outside, providing essential seating space for customers.

The site of a former GLC depot has been landscaped to provide a natural area next to the Beverley Brook.

There are 16 seats, 8 litter bins and 2 dog waste bins. Seats and bins are of differing types and colours. There are 3 wooden picnic tables

There is no internal lighting and the park is locked at night.

The overall impression is of a quiet, poorly maintained park with some original features and layout.

Safe & Secure:

Most areas of the park are visible from both outside and inside the site, although internal shrub beds mask areas to some extent.

Works have recently been carried out to alleviate the poor surface condition of some areas of paving, but this was very limited, leaving large sections of paving in very poor condition.

The vehicle gates at The Embankment and in Ashlone Road provide access for service vehicles and pedestrian users of the park. The lack of separation between vehicles and pedestrians could be regarded as a potential threat to users. Access by cars to the cafe has been an issue in the past but this seems to have been resolved.

A missing removable bollard at The Embankment entrance, leaves the park vulnerable to fly tipping, abandoned vehicles and illegal access by joy-riders.

Welcome:

Signs at the three entrances are limited to detailing dog bye laws and other restrictions. These are contained in cabinet style signs and are in fair condition. There is a faded "Dogs on Leads" sign at the Ashlone Road entrance. Faded signs at internal entrance gates to the Beverley Brook area warn park users of the danger of flooding, although railings have been

installed some years ago some distance from the bank of the brook, so as to alleviate this danger.

Internal signs at the playgrounds and tennis courts impart a cluttered untidy look to the park, with some in very poor condition.

Only one of the two sides of the double gates at the three entrances is usually opened, restricting access, if only visually.

The entrance at Ashlone Road is frequently cluttered by parked cars. These cars are parked on a strip of land outside the park gates which does not form part of the highway, hence not covered by parking regulations.

The dense canopy of trees along the river front and centre circle results in very shaded areas in the summer. Grass growth under these trees is very poor.

The toddler and junior playgrounds are each located in different sections of the park. This is likely to be inconvenient for parents with children of both age groups. The original formal layout of the park is also compromised.

Planted areas provide limited colour and some interest, but could be improved.

#### Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Rose beds are weeded regularly, and hedges trimmed two or three times a year. There is a regular litter collection programme for both general litter and dog waste.

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 at Leaders Gardens.

Large sections of footpaths are in very poor condition, with the top layer of tarmac missing on some sections, and very uneven sections of granite setts. Entrance signs are poor and need replacement.

Some seats and litter bins are in poor condition and should be replaced, refurbished or removed as appropriate.

A small tree stump underneath the canopy of a large Bird Cherry should be removed to prevent a trip hazard..

Routine tree inspection and maintenance is undertaken on a three-year rotation. There is no significant Pest or Disease problem and no evidence of recent vandalism.

#### Health and well-being

Leaders Gardens has both a toddler and a junior play area, which provide for play and exercise of children. Childrens Services are currently drawing up plans to redevelop the junior playground in the near future, following the recent refurbishment of the toddler area. Three tennis courts are available for hire with tuition. There is some use by dog walkers and others who also use

the riverside embankment.. The café provides a useful “target” for locals and those using the adjacent Thames Path to walk to.

Due to the small size of the park and it’s layout, casual ball games have been discouraged by landscaping with grass banks and shrub beds.

Community involvement:

There is no known community involvement currently, although members of The Putney Society use the park and recently sponsored the replanting of a Lavender bed.

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. Maintenance of the playgrounds is the responsibility of the Play Services section of the Childrens Services Department. The café is operated under a leasehold arrangement with maintenance of the building and small outside area the responsibility of the leaseholder.

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. 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. Maintenance of the Playgrounds is met from Childrens Services budgets.

**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.

Playgrounds:

The outside play areas and associated fencing and gates are managed by the Play Services section of the Childrens Services Department

The play areas have daily visual safety inspections carried out by Parks Police staff, weekly recorded inspections by designated Council staff. In addition an independent specialist carries out quarterly and annual inspections of all Council playgrounds.

Trees:

This site contains an avenue of large mature London Plane trees at the riverside frontage and the central paved area. There is a mix of native and non-native tree species with a good age class diversity. Routine tree inspection and maintenance is undertaken on a three-year rotation, with trees being in general good health at the last inspection. There is no significant Pest or Disease problem and no evidence of recent vandalism.

Ornamental planting:

Shrubs, hedges, and ornamental rose beds are pruned or trimmed as required.

Seats:

The Victorian style seats were installed approximately three years ago and are now due for painting. Comments have been received about how uncomfortable the seats are. Other seats are in sound condition but need cleaning or replacing.

Bins:

The 8 litter bins are of various types, mostly in good condition, but with 2 in very poor condition. A further 2 dog waste bins are in very poor condition.

Hard / paved surfaces:

Footpaths are mostly surfaced with black tarmac. In several places this is in very poor condition

Lighting:

There is no lighting within the park.

Fencing:

Original, decorative, iron-railings and gates are in good condition. Chain link fencing to the tennis courts is in very poor condition. There are three gated entrances to the park, with no separate service gate.

Services:

There are no electric, gas or water services to the park, except to the cafe.

## **Future Management:**

### Safe & Secure:

Routinely prune shrubs and trim hedges to maintain views through the site.

Liaise with Premise section to ensure repairs to paving are carried out as soon as possible.

Ensure that vehicle access is kept to a minimum. Replace the missing bollard at the Embankment gate.

### Welcome:

Design and install more welcoming entrance signs at the entrances, detailing the features within the park and relevant contacts. This would give a greater sense of place and a better welcome. Remove faded signs.

Ensure that both gates at the entrances are opened when unlocked by Parks Police.

Consider options to improve the appearance and layout at the Ashlone Road entrance.

Liaise with Play Services and Sports Services to improve the quality of signs to the playgrounds and tennis courts.

Consider removal of the internal gates and railings to the Beverley Brook area of the park. Remove faded redundant signs at this boundary.

Consider measures to improve the grass under trees.

Investigate options to improve planted areas in the park

Liaise with Play Services in any redevelopment of the junior playground. It may be appropriate to relocate this play area nearer to the existing toddler play area.

### Clean and well maintained:

Continue routine horticultural maintenance, including hedge trimming to maintain sightlines into the park.

Establish a work programme to repair footpaths and to repair or replace seats and bins as required.

Remove small tree stump underneath Bird Cherry at the Embankment entrance

### Health and well-being

Consider features which might promote more activities in the park

### Community involvement:

Continue involvement with the Putney Society. Investigate whether any other local groups exist.

### Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible

Leaders Gardens Park Management Plan 2009

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
LG101	To make Leaders Gardens a place where people feel safe and secure	Ensure users can readily see all areas	Maintain routine pruning and hedge trimming.	Ongoing	Parks Service
LG102		Ensure footpaths do not cause a trip hazard	Liaise with Premises to establish repair programme	March 2010	Parks Service Premises Section
LG103		Control vehicle access	Maintain access restrictions	Ongoing	Parks Service
LG201	To make Leaders Gardens welcoming and define a sense of place	To provide information on facilities within the park.	Replace signs at entrances to the park.	As part of wider signage review of parks and open spaces (partial completion by April 2009)	Parks Service Graphics Parks Police
LG202		Improve visual appearance at entrances	Remove faded signs at entrance	March 2010	Parks Service



Leaders Gardens Park Management Plan 2009

Code	Aim	Objective	Action / task	Target date	Who
LG203			Ensure both sides of gates are fully locked back when open		
LG204			Consider layout outside gates at Ashlone Road		
LG205		Improve visual appearance internally	Remove faded and redundant signs. Replace signs at playgrounds and tennis courts	March 2010	Parks Service Play Services Sports Services
LG206			Consider removal of internal railings to Beverley Brook Remove faded signs on gates	March 2010	Parks Service
LG207			Investigate options to improve grass growth under trees	Ongoing	Parks Service Play Services
LG208			Thin out and replace plants as appropriate	Ongoing	Parks Service

Leaders Gardens Park Management Plan 2009

Code	Aim	Objective	Action / task	Target date	Who
LG209			Relocate junior playground		Parks Service Play Services
LG301	To provide a clean and well maintained Park	Improve safety of path surfaces	Liaise with Premise section to repair	March 2010	Parks Service Premises section
LG302		Improve use of seats and bins	Clean or replace seats. Replace bins		Parks Services
LG303			Remove tree stump	March 2010	Parks Services
LG401	To provide a park which contributes to the health and well-being of all who use it.		Consider additional facilities	Ongoing	Parks Service
LG402		To increase cycle facilities to and within parks	Investigate the potential for cycle parking	March 2010	Parks Service Technical Services Dept

Leaders Gardens Park Management Plan 2009

Code	Aim	Objective	Action / task	Target date	Who
LG501	To effectively engage with, and involve, the community in decisions made relating to Leaders Gardens	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc		Parks Service

# **Montifiore Gardens Management Plan 2008 – 2013**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly Strategy and Information Officer

First round of public consultation: April / May 2008

Final version: March 2008

To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

- Site Name: Montifiore Gardens
- Location: Montifiore Gardens is bounded to the north by the flank walls of number 85 Tennyson Street and number 8 Montifiore Street. Montifiore Street itself forms over half of the eastern boundary, with the back garden fences of numbers 20 to 26 Montifiore Street enclosing the remainder. The southern boundary is bounded by the flank wall of number 100 Tennyson Street and the western boundary by Tennyson Street itself.
- Map showing location is available on request.  
Map showing internal layout is available on request
- Grid reference: The grid reference of the bottom south west corner of the site is TQ28737610
- Council Ward: Queenstown Ward, Elected members for this area are:  
Cllr David Walden (Conservative)  
Cllr Mike Todd (Conservative)  
Cllr Ms Dee Church (Conservative)
- Site Area: The area of the site totals 2200 square metres (0.2 ha /0.5 acres).
- Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service.
- Designations: The gardens are designated as "No Dogs" under the Councils Dog Bye Laws.

## **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 Civic Trust 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, Montifiore Gardens had an overall quality average score of **7.4**, which puts it in the 'good' rating. Suggested improvements were the installation of more seats and litter bins.

**History:**

This open space is one of several in Battersea that were newly created as public parks from areas of derelict land following World War II bomb damage. Others include Dorothy Road Open Space, Heathbrook Park, Queenstown Road Open Space, and Shillington Street Open Space.

Other parks, namely Battersea Park, Christchurch Gardens, and Latchmere Recreation Ground, had all been laid out many years earlier. The areas that were to become Elspeth Road Open Space, Falcon Park, Harroway Road Open Space, Fred Wells Gardens and York Gardens had also suffered in the Blitz. Their transformation into open spaces followed a different path of decision making and funding.

Battersea was a target during the war due to the abundant convergence of railway connections. Parts of Battersea Park and Clapham Common were laid out as allotments during the War. Many parks were used for 'prefabs' to house those who had lost their homes. This temporary housing lasted in many cases well into the 1960s.

At some point during the 1960s, the LCC and subsequently the GLC decided to transfer the smaller parks in their portfolio to the respective boroughs. This transfer was accomplished finally on 1 April 1971.

The bombsite on Montefiore Street and Tennyson Street was cleared of prefabs and laid out as Montefiore Gardens. A social services day nursery was built in one quarter with the intention of returning this quarter back to the gardens, if so needed. In fact, when the nursery was finally shut in 1995 the land sold for development of a row of houses.

Montefiore Street and Tennyson Street form part of the 'diamond' estate around Queenstown Road, developed in the late nineteenth century. Queenstown Road was built as a route from Clapham and the Common down to Battersea Park.



**Site Features:**

Montifiore Gardens is a small, enclosed area of mown amenity grass, childrens play equipment, trees and several planted areas. Adjacent housing and ornamental railings enclose the site. Part of the eastern boundary is enclosed by chain-link fencing at the rear of numbers 20 to 26 Montifiore Street. Wooden panel fencing has been erected to the rear of these properties leaving a thin strip of weedy land sandwiched between the 2 fences. This strip and the chain-link fence is the property of the individual house owners.

There are two, pedestrian only, entrances in Tennyson Street and one, pedestrian only, entrance in Montifiore Street.

A tarmac footpath provides access from Montifiore Street to Tennyson Street during opening hours of the gardens.

There are 4 free standing park seats, 1 junior sized recycled plastic picnic table and 3 litterbins (of two different types).

The site is well lit by surrounding street lights, although there is no lighting internally.

Although internal fencing encloses the toddlers play area, the junior area is not separately enclosed.

The overall impression is of a rather bland open space serving as an extension to a playground.

The park is locked at night.

Safe & Secure:

Most areas of the gardens are visible from the entrances and from within, with low growing plants being used or larger plants regularly pruned to maintain views.

Local residents have complained of youths and children causing a nuisance. Parks Police report padlocks being stolen and stones being thrown at houses in Montifiore Street. As a provisional measure one of the two gates in Tennyson Street is currently being kept locked, in an attempt to deal with this problem. The junior section of the playground is not separately fenced. With no separate service gate, contractors gain access for large machinery by removing a section of railings in Tennyson Street as required. This has the potential to compromise the security of the park, and the safety of contractors and park users.

The gardens are designated as "No Dogs" under current byelaws. Signs to this effect are fixed at all 3 gates.

Welcome:

Playground signs have recently been renewed and placed at 2 of the entrance gates rather than at the playground itself (partly due to the lack of internal fencing to the junior playground). These give details of restrictions to the use of the playground and contact phone numbers. Parks Police have fitted temporary signs detailing dog ban bye laws at each of the gates and also 1 small sign detailing activities, which are banned in the park. This last is in response to nuisances caused by activities such as drinking alcohol, riding motorcycles, and rowdy or unsocial behaviour. There are also worn and obsolete signs at 2 of the entrances.

Planted areas provide little colour or interest.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. There is a regular litter collection programme for general litter. 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. No drugs paraphernalia has been found at Montifiore Gardens to date.

The gardens contain mostly semi-mature and mature trees including one very large Ash tree on the east boundary. A mixture of native and non-native species but limited to predominantly Ash, Cherry and Birch. The most significant group of large trees are growing along the rear of 20-26 Montifiore Street and dominate the adjacent gardens. Routine tree inspection and maintenance is undertaken on a three-year rotation. No significant Pest or Disease problems have been recorded and there is no evidence of tree vandalism.

The play areas have daily visual safety inspections carried out by Wandsworth Parks Police, weekly recorded inspections by designated Council staff and quarterly safety inspections by Council technical staff. In addition an independent specialist carries out an annual inspection of all Council playgrounds.

Grass areas and paved areas are in good condition. Seats, bins, play equipment and shrubs have all suffered vandalism. Seats, bins and some signs are in particularly poor condition and need replacement.

The double gates at the Montifiore Street entrance are missing a drop bolt.

Health and well-being

Montifiore Gardens has both a toddler and a junior play area, which provide for play and exercise of children. There is a reasonably large grassed area suitable for informal ball games and other activities. Passive use of the picnic area and ornamental area also contribute

Community involvement:

A "Friends of Montifiore Gardens" group has recently been formed.

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. Maintenance of the playground is the responsibility of the Childrens Services Department.

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 and the playground.

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 in the borough 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 22 large mature trees on the site, including 1 very large Ash tree and a group of 5 large trees to the rear of properties in Montifiore Street. These trees are inspected every 3 years and were in general good health at their last inspection. The group of trees at the rear of 20 to 26 Montifiore Street are now too large for this location, but are unfortunately not suitable to reduce in size by any appreciable amount. This has been requested by residents to alleviate the dense shade created. Works were carried out in early 2006 to reduce several of these trees by 20%, but this is already needed again.

#### Ornamental planting:

There are areas of shrub planting throughout the gardens. These are weeded regularly and pruned as required. The planting is characterised by medium to tall growing shrubs, which, for the most part, have been kept pruned at a low level to maintain site-lines across the park. Shrubs at the boundary with number 8 Montifiore Street have been removed to facilitate underpinning structural works to the house (by agreement with the Council). This is shortly to be re-instated. A thin area of land, sandwiched between the parks boundary and garden fencing to the rear of numbers 20 to 26, is cleared of growth occasionally, although this strip is outside the park boundary.

#### Seats:

There are four freestanding seats within this park. These are constructed of horizontal wooden planks and are in very poor condition due to vandalism. There is one child sized picnic table, in good condition, constructed from recycled plastic.

#### Bins:

There are 3 litterbins, one placed at each entrance. Two are constructed of timber slats surrounding a steel liner, in very poor condition. One is a black painted, perforated steel bin, in good condition. None have lids. There are no dog waste bins as the whole site is designated dog free.

#### Hard / paved surfaces:

Footpaths and seating areas are in good condition, surfaced in black tarmac, with brick edging. The play area has safety surfacing under individual pieces of equipment.

Lighting:

There is no lighting within the park, although street lighting does illuminate the site from each side.

Fencing:

1.5 metre high, hoop top metal railings form the boundary to both Tennyson and Montifiore Street. Sections of the railings to Montifiore Street are fixed to the top of a low brick wall. Railings are in sound condition but badly need painting. A short section has recently been replaced following removal to facilitate underpinning works to number 8 Montifiore Street (by agreement with the Council).

1.2 metre high metal railings enclose the toddler section only of the playground.

1.8 metre high chain link fencing forms the boundary to the side and rear of numbers 20 to 26 Montifiore Street. This is in reasonable condition but unattractive.

Low metal knee rails surround the planted areas. These are unpainted galvanised tubular steel.

Services:

There is no water, electricity, gas or telephone supply to the park.

## **Future Management:**

### Safe & Secure:

Routinely prune shrubs to maintain views through the site.

Continue discussions with residents and Parks Police to attempt to alleviate problems of youths causing nuisance. Liaise with Play Services to ensure that designing out these problems is considered in any future developments to the playground. One gate is currently being kept locked shut. Monitor effects via Parks Police reports to see if this has any positive outcome. Ensure junior and toddler play areas are both fenced off from the rest of the gardens in any future development of the playground

Monitor the regular removal of a section of railings to provide vehicle access for contractors. Assess the need for a separate service gate and implement when possible.

### Welcome:

Install new signs, to be placed at the entrances, detailing the features within the park and relevant contacts. This would give a greater sense of place and a better welcome.

Remove old redundant signs from gates.

### Clean & well maintained:

Remove the two older wooden litter bins and replace with Earth Anchors style bins with lids. Remove the four wooden seats and replace with either all metal or recycled plastic types. Ensure missing drop bolt to the gate in Montifiore Street is replaced.

Continue to replace those trees that have to be removed, and address the shade caused by the large trees at the boundary to 20 to 26 Montifiore Street when possible. Improve the age class diversity and species mix when planting trees. North and south boundaries would benefit from screening of the adjacent buildings. This should be achieved, in part, by forthcoming replacement shrub planting following structural works to properties at the northern boundary.

### Health and well being:

Consider other features that would contribute. Consider cycle parking racks to encourage greater use of cycles to and from the park.

### Community involvement:

Install new cabinet signs to include area for temporary notices and community group information.

### Sustainable approach:

Continue to avoid the use of peat and pesticides. Use composted materials for mulching planted areas. Use recycled materials in seats if suitable.????

Montifiore Gardens Park Management Plan 2007

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
MfG101	To make Montifiore Gardens a place where people feel safe and secure	Ensure users can readily see all areas	Maintain shrubs at current height or replace with low growing planting	Ongoing	Parks Service Parks Police Friends group
MfG102		Reduce incidents of nuisance caused by youths and children	Liaise with Parks Police and Friends group to maximise effects of Police efforts	Ongoing	Parks Service
MfG103		Ensure users have ready access and egress	Monitor effect of permanent locking of gate at Tennyson Street	Ongoing	Parks Service Parks Police
MfG104		Secure junior playground	Provide separate fencing when possible		
MfG105		Provide safe access for contractors	Monitor current arrangements.		
MfG106			Assess need for service gate		
MfG201	To make Montifiore Gardens welcoming and define a sense of place	Improve visual appearance at entrances	Remove redundant signs	June 08	Parks Service

Montifiore Gardens Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	Who
MfG202		To provide information on facilities within the park, at entrances	Design and install new signs at all entrances	As part of wider signage review of parks and open spaces	Parks Service Graphics
MfG301	To provide a clean and well maintained Park	Replace old seats and litter bins	Order new bins	Following playground refurbishment	Parks Service
MfG302		Keep fencing and gates in good condition	Order repair of missing drop bolt. Paint external railings if possible		Parks Service
MfG401	To provide a park which contributes to the health and well-being of all who use it.		Consider any other feature which could be provided to encourage use of the park		Parks Service Friends group
MfG402		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept
MfG501	To effectively engage with, and involve, the community in decisions made relating to Montifiore Gardens.	To carry out consultation with different user groups to influence the enhancement of this park	Maintain links with Friends group and any other local group or schools	Ongoing	Parks Service



# **Queenstown Road Open Space Management Plan 2008 – 2013**

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Action plan

**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly Senior Admin Officer

First round of public consultation: April / May 2008

Final version: March 2008

To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

- Site Name: Queenstown Road Open Space
- Location: Queenstown Road Open Space is bounded to the north by the flank wall of number 149 Queenstown Road; to the east by Queenstown Road itself; to the south by the flank wall of number 139 Queenstown Road and to the west by the rear gardens walls of numbers 41 to 51 Ingelow Street
- Map showing location is available on request.  
Map showing internal layout is available on request
- Grid reference: The grid reference of the bottom south west corner of the site is TQ28617626
- Council Ward: Queenstown Ward. Elected members for this area are:  
Cllr David Walden (Conservative)  
Cllr Mike Todd (Conservative)  
Cllr Ms Dee Church (Conservative)
- Site Area: The area of the site totals 0.05 ha (558 square metres / 667 square yards).
- Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service.
- Designations: The site is designated as "Canine Faeces Removal Area" under the Councils Dog Bye Laws.

### **History:**

The site of this open space was formerly two more houses in the terrace that continues on either side. During World War Two a bomb landed and effectively demolished the two missing houses.

The Abercrombie plan for post-war development included proposals for extended parkland. Many bombsites were used immediately as sites for pre-fabs to ease the housing shortage, or allotment sites to assist the war effort, where appropriate. A number of sites such as this were retained as open spaces and public gardens, in part to honour the memory of those killed in the bombing raids.

### **Site Features:**

Queenstown Road Openspace is a small, enclosed area of mown amenity grass, planted beds and mature trees. A tarmac footpath leads to a small paved seating area at the rear. It is surrounded on 3 sides by housing, with ornamental railings to the road frontage.

There is one pedestrian entrance in Queenstown Road. There is no separate service gate

There are 4 free standing wooden park seats with 2 concrete litter bins and a dog "Poop-Scoop" bin.

There is no internal lighting although the site is reasonably well lit by surrounding street lights.

The park is locked at night.

The overall impression is of a worn area with limited appeal.

### Safe & Secure:

All areas of the gardens are visible from both outside and inside the site, although some shrubs and the mounded grass area mask the seating area to some extent. The single gate may mean that users feel trapped or uncomfortable with no escape route.

The relatively low wall to the boundary with houses in Ingelow Road has caused concern to residents in those houses for some time.

### Welcome:

There are no signs on the site, apart from that on the "poop scoop" dog bin. Although the site is designated as "Poop Scoop" under current bye laws, there are no signs to this effect except for on the single dog bin to the rear.

Evidence on site suggests several users are not complying with the bye law.

The single gate is not immediately obvious from the roadside and is stiff to open. A self closing mechanism on the gate is broken.

The enclosed nature of the site, and it's worn appearance, detracts from a sense of welcome.

The name of the site could be considered cumbersome.

Fairly dense shade, caused by the tree canopy and surrounding buildings, also adds to a lack of welcome.

Planted areas provide little colour or interest.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Shrub beds are weeded regularly. There is a regular litter collection programme for both general litter and dog waste, although not all dog waste is being placed in the bins.

Occasionally drugs paraphernalia is found in some parks. A system is in place to ensure safe removal and recording of each incident by trained staff. This helps 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. No drugs paraphernalia has been found at Queenstown Road Open Space to date.

The few trees on this site are principally semi-mature Sorbus and Cherry. Routine tree inspection and maintenance is undertaken on a three-year rotation. There is a history of tree failure due to a combination of vandalism and soil compaction. No significant Pest or Disease problems have been recorded. The existing vegetation offers no screening of the adjacent buildings.

The site generally looks tidy and fairly well cared for, although worn and rather featureless. Shrubs at the entrance have been removed because of vandalism, leaving an empty shrub bed. The very thin grass cover is partly as a result of regular use by dogs, compounded by a heavy soil with poor drainage.

Health and well-being

Queenstown Road Openspace is essentially a small "sitting out" area, allowing people respite from a busy area.

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

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 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 six mature trees on the site. These trees are inspected every 3 years and were in general good health at their last inspection.

#### Ornamental planting:

There are several planted areas that are weeded regularly and pruned as required. The planting is characterised by medium to tall growing shrubs that, for the most part, have been kept pruned at a low level to maintain site lines across the site. A large climbing plant, to the garden boundary of number 149 Queenstown Road, is allowed to grow to 2 metres so as to form some protection to residents at number 149. There is no planting to the bare flank walls of the houses to either side. One bed, at the entrance, is completely empty with the stump of a small tree evident at ground level.

#### Seats:

There are 4 freestanding seats. These are constructed of horizontal wooden planks on a metal frame. Seats are sound but with poor surface condition to the wood.

#### Bins:

There are 2 litterbins, placed at either side of the entrance. These are of concrete construction with decorative exposed aggregate finish (model from the "Braunton" range, manufactured and supplied by Townscape Products Ltd. The single dog bin is of red painted steel with a rubberised lid, model HG 33 manufactured and supplied by Earth Anchors plc. All 3 bins are in poor condition.

#### Hard / paved surfaces:

Footpaths are surfaced in black tarmac with brick edging. The seating area is paved with 50 cm concrete paving slabs and brick, with another separate single seat set in an area of brick. All are relatively sound except for an area of tarmac footpath at the entrance that has been damaged by tree roots. All paving has a fine film of soil washed off surrounding grass and planted areas during a recent prolonged period heavy rain.

#### Lighting:

There is no lighting within the park.

Fencing:

An iron-railing fence, in need of painting, forms the boundary to the front of the site on Queenstown Road. There is one gated entrance. There is no separate service gate.

The entrance gate is stiff to open or close with a self closing mechanism that is not in working order.

Services:

There is no water, electricity, gas or telephone supply to the park.



## **Future Management:**

### Safe & Secure:

Routinely prune shrubs to maintain views through the site. Use low growing plants in any future replanting. Consider reduction in the height of the grass mound. Replace shrubs to front of seating area with low growing plants. Consider if a second gate is feasible. This might alleviate any sense of being trapped if a threatening situation arose. Alternatively, remove the railings completely. This could change the way the site is used by dog owners to the advantage of other potential users.

### Welcome:

Install a new sign detailing the features within the park and relevant contacts. This would give a greater sense of place and a better welcome. Include details of dog bye laws.

Fit a small "PUSH" sign to the gate to help make it more visible. Remedy stiffness in opening the gate and investigate whether the self closing mechanism can be repaired.

Consider whether removal of the railings would encourage greater use. Consider changing the name of the site to something more attractive, such as Queenstown Green.

Alleviate shade from trees by selecting suitable species when replacing current trees and by selective pruning where suitable.

### Clean & well maintained:

Replace litter bins and dog bin with Earth Anchors style bins.

Increase monitoring of dog bye laws to ensure all dog waste is placed in the bin provided.

Paint railings to Queenstown Road front if these are to be retained.

Replant empty shrub bed or grass over.

Carry out thorough cleaning of paved and grass areas to remove soil and dog waste.

Continue to replace those trees that have to be removed. Provide tree protection to avoid further damage to existing trees. Improve the age class diversity and species mix by planting additional trees. North and south boundaries would benefit from screening of the adjacent buildings. Provide appropriate tree protection to ensure new trees establish.

### Health and well being:

There is limited scope to provide additional features.

### Community involvement:

Install replacement cabinet sign to include area for temporary notices and community group contact information.

### Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible.

Queenstown Road Open Space Park Management Plan 2007

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
QOS101	To make Queenstown Road Openspace a place where people feel safe and secure	Ensure users can readily see all areas	Investigate feasibility of reducing height of grass mound		
QOS102			Replace shrubs to front of seating area with low growing plants		
QOS103			Consider if a second gate is feasible.		
QOS201	To make Queenstown Road Openspace welcoming and define a sense of place	To provide information on facilities within the park	Design and install new signs at each of the entrances to the park	As part of wider signage review of parks and open spaces	Parks Service Graphics
QOS202		Ensure users have ready access and egress	Order adjustment to stiff gate and investigate repair / replacement of self closing mechanism		
QOS203		Consider change of name	Consult ???		
QOS204		Consider removal of railings	Consult???		

Queenstown Road Open Space Park Management Plan 2007

Code	Aim	Objective	Action / task	Target date	Who
QOS301	To provide a clean and well maintained Park	Increase use of dog and litter bins	Replace old bins. Include dog bye law signs fixed to dog bin and gate		Parks Service Parks Police
QOS302			Liaise with Parks Police to increase compliance with dog bye law		Parks Service
QOS303		Improve visual appearance	Paint railings	2008	
QOS304			Replant empty bed or grass over	???	
QOS305			Carry out thorough cleaning of grass and paved areas including seats	April 08	
QOS401	To provide a park which contributes to the health and well-being of all who use it.	To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services
QOS501	To effectively engage with, and involve, the community in decisions made relating to Queenstown Road Openspace.	To carry out consultation with different user groups to influence the enhancement of this park	Find any local groups	Ongoing	Parks Service

# **Swaby Gardens Management Plan 2009 – 2014**

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Action plan

**Written for and on behalf of Wandsworth Council Parks Service by:**

Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly, Strategy and Information Officer

First round of public consultation: April / May 2009

Final version: June 2009

To be approved by Wandsworth Council Environment and Leisure Committee  
in June 2009

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

**Site Description:**

Site Name: Swaby Gardens

Location: Swaby Gardens is bounded to the north by Leckford Road; to the east by Aldridch Terrace; to the south by a Lidiard Road and to the west by Swaby Road.

Map showing location is shown on the following page.

Grid reference: The grid reference of the site is TQ2636.7288

Council Ward: Earlsfield Ward, Elected members for this area are:  
Cllr Mrs Angela Graham (Cons)  
Cllr Marc Hope (Cons)  
Cllr Charles McNaught - Davies (Cons)

Site Area: The area of the site totals 1450 square metres (0.145ha /0.35 acres).

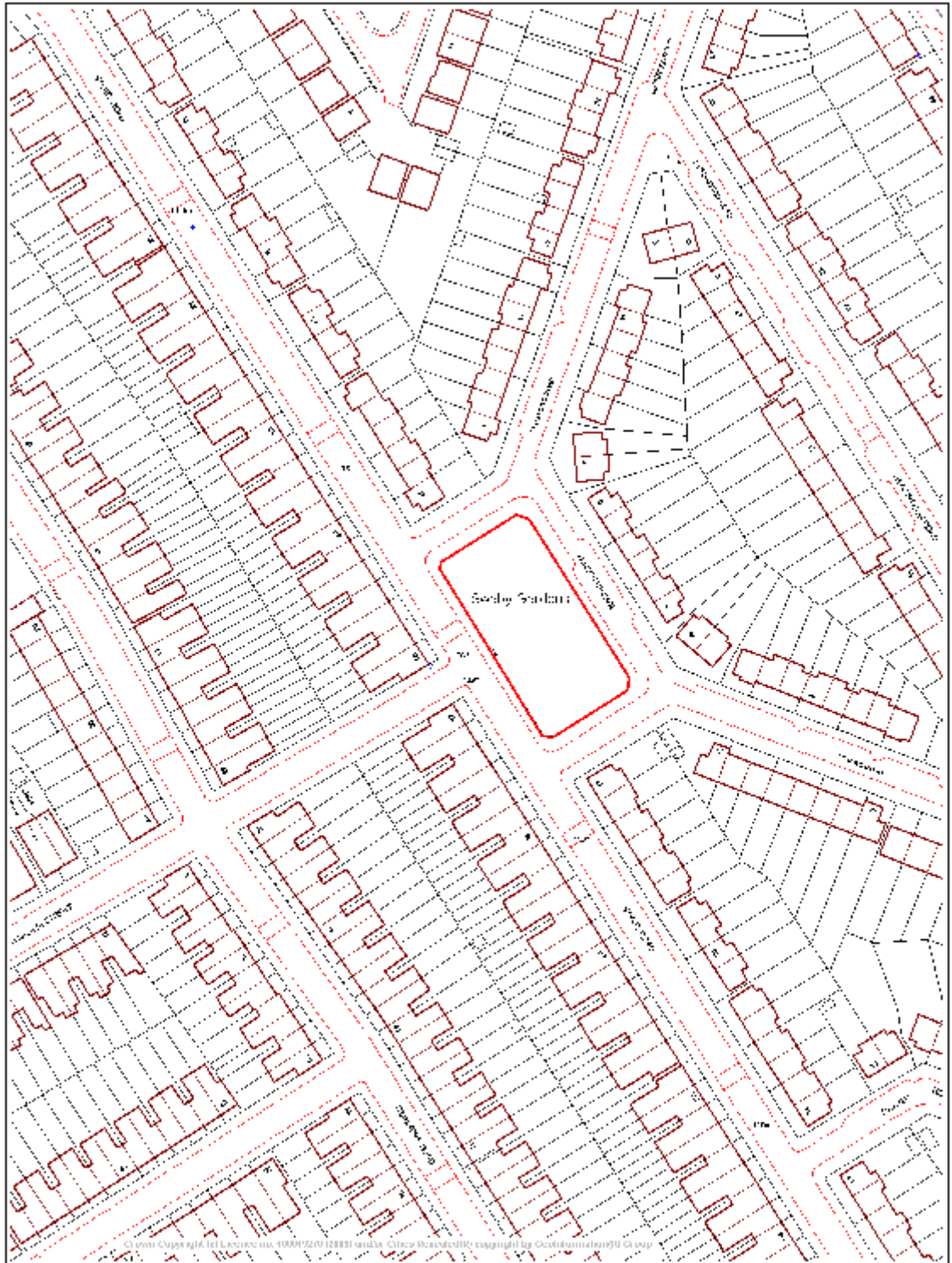
Tenure: The site is owned by Wandsworth Borough Council.

Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, part of the Leisure and Amenity Services Department. Playgrounds are managed by the Play Services section of the Childrens Services Department.

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.

The gardens are designated as “Dog Ban” under the Councils Dog Bye Laws

Swaby Gardens Park Management Plan 2009



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**Swaby Gardens**

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Scale 1/1250  
Date 3/6/2009



**History:**

The public green was designed as part of the Openview Estate, laid out by Wandsworth Council in the 1920s. The Estate was laid out with symmetrical groups of houses with Swaby Road Recreation Ground as a small rectangular of public open space. Two streets, Lidiard and Leckford Roads, run off at 45 degrees from the recreation ground providing longer roads than an orthodox street grid would.

During the nineteenth century land between Magdalen Road, Burntwood Lane, Garratt Lane and Wandsworth Common was owned by Magdalen College Oxford. The Magdalen Park Estate was planned in the early twentieth century as a Garden Suburb designed by E P Warren. Only the roads at the top of the hill between Lyford Road and Ellerton Road were developed and any building stopped with the First World War.

The roads between Garratt Lane and Swaby Road had been built before the First World War. Post war there was great demand for land for housing with the 'Homes Fit For Heroes' campaigns. In the 1920s Wandsworth Borough Council purchased the area between Swaby Road and Open View for the Openview Estate, and in the 1930s the area between Fieldview and Ellerton Road for the Fieldview Estate.

During the 1960s, this open space and the one by Godley Road had been permanently locked shut due to vandalism. The gates were re-opened and the facility of public green space was again made available to local people. A playground was installed in Swaby Road.



**Site Features:**

Swaby Gardens is a small, enclosed area containing two separate play areas. There is a small area of mown grass with trees and shrubs at the edges of the site.

Original metal railings and gates, with all spikes removed, form the boundary to the park

There are two pedestrian gates, with no separate service gate for vehicles.

There are 6 seats and 1 litter bins. Seats are of differing types.

There is no internal lighting and the park is not locked at night.

The overall impression is of a small, bland open space, predominately taken up with play equipment

Safe & Secure:

All areas of the park are visible from both outside and inside the site, although internal shrub beds mask areas to some extent.

There are several thorny shrubs near the playgrounds

Welcome:

Signs at the two entrances have recently been replaced as part of an ongoing programme to replace signs with more welcoming ones. Further signs are needed at the gates to reinforce the “No Dogs” rule, and at the play areas where play specific information is needed

The dense canopy of trees results in some very shaded areas in the summer. Grass growth under these trees is very poor.

Planted areas provide limited colour and some interest, but could be improved.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. Shrub beds are weeded regularly, and plants trimmed as needed. There is a regular litter collection programme.

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 at Swaby Gardens.

Seats and litter bins are in fair condition, although the four metal seats may need replacing as the legs are liable to corrosion.

Routine tree inspection and maintenance is undertaken on a three-year rotation. There is no significant Pest or Disease problem and no evidence of recent vandalism.

Health and well-being

Swaby Gardens has both a toddler and a junior play area, which provide for play and exercise of children.

Due to the small size of the park and it's layout, there is limited scope for activities other than in the playgrounds.

Community involvement:

There is no known 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 paths and railings is the responsibility of the Premises section of the Leisure and Amenity Department. Maintenance of the playgrounds is the responsibility of the Play Services section of the Childrens Services Department.

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. 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.

Maintenance of the Playgrounds is met from Childrens Services budgets.

**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.

Playgrounds:

The play areas and associated fencing are managed by the Play Services section of the Childrens Services Department

The play areas have daily visual safety inspections carried out by Parks Police staff, weekly recorded inspections by designated Council staff. In addition an independent specialist carries out quarterly and annual inspections of all Council playgrounds.

Trees:

This site contains 15 large mature trees as well as several smaller trees. There is a mix of native and non-native tree species with a good age class diversity. Routine tree inspection and maintenance is undertaken on a three-year rotation, with trees being in general good health at the last inspection. There is no significant Pest or Disease problem and no evidence of recent vandalism.

Ornamental planting:

Shrubs, hedges, and ornamental rose beds are pruned or trimmed as required.

Seats:

There are 4 metal seats, manufactured by Macemain plc and a further 2 wooden seats, all in fair condition.

Bins:

There is 1 litter bin, model HG66, manufactured by Earth Anchors plc in fair condition.

Hard / paved surfaces:

Footpaths are surfaced with black tarmac and are in reasonable condition

Lighting:

There is no lighting within the park.

Fencing:

Original iron-railings and gates are in reasonable condition. There are two gated entrances to the park, with no separate service gate.

Services:

There are no electric, gas or water services to the park.

**Future Management:**

Safe & Secure:

Routinely prune shrubs and trim hedges to maintain views through the site.  
Replace thorny shrubs in any future refurbishment.

Welcome:

Design and install further signs at the entrances and at the play areas to supplement the new entrance signs and provide further information.  
Consider measures to improve the grass under trees.  
Investigate options to improve planted areas in the park

Clean and well maintained:

Continue routine horticultural maintenance, including hedge trimming to maintain sightlines into the park.  
Ensure ground fixings to metal seats are sound – replace seats if necessary

Health and well-being

Consider features which might promote more activities in the park

Community involvement:

Investigate whether any local groups exist.

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible

Swaby Gardens Park Management Plan 2009

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
SG101	To make Swaby Gardens a place where people feel safe and secure	Ensure users can readily see all areas	Maintain routine pruning and hedge trimming.	Ongoing	Parks Service
SG102		Reduce potential hazards	Remove thorny shrubs	March 2010	Parks Service
SG201	To make Swaby Gardens welcoming and define a sense of place	Improve information signs	Design and install supplementary signs to support the new entrance signs	As part of wider signage review of parks and open spaces (partial completion by April 2009)	Parks Service Graphics Parks Police
SG202		Improve visual appearance	Investigate options to improve grass growth under trees	March 2010	Parks Service
SG203			Replace plants as appropriate	Ongoing	Parks Service

Swaby Gardens Park Management Plan 2009

Code	Aim	Objective	Action / task	Target date	Who
SG301	To provide a clean and well maintained Park	Improve use of seats and bins	Clean or replace seats and bins	March 2010	Parks Service Premises section
SG401	To provide a park which contributes to the health and well-being of all who use it.		Consider additional facilities	Ongoing	Parks Service
SG402		To increase cycle facilities to and within parks	Investigate the potential for cycle parking	March 2010	Parks Service Technical Services Dept
SG501	To effectively engage with, and involve, the community in decisions made relating to Swaby Gardens	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc		Parks Service

# **The Spit Management Plan 2009 – 2014**

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**Written for and on behalf of Wandsworth Council Parks Service by:**

Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly, Strategy and Information Officer

Final version: May 2009

To be approved by Wandsworth Council Environment and Leisure Committee in June 2009

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



**Site Description:**

Site Name: The Spit

Location: The Spit is bounded to the north east by the River Wandle; to the north west by Bell Lane Creek and to the south by The Causeway.

Map showing location is shown on the following page.

Grid reference: The grid reference of the bottom south west corner of the site is TQ 2551 7514

Council Ward: Fairfield Ward, elected members for this area are:  
Cllr Mrs V Graham  
Cllr McCausland  
Cllr Thom

Thamesfield Ward, elected members for this area are:  
Cllr Lister  
Cllr Madden  
Cllr Ms Torrington

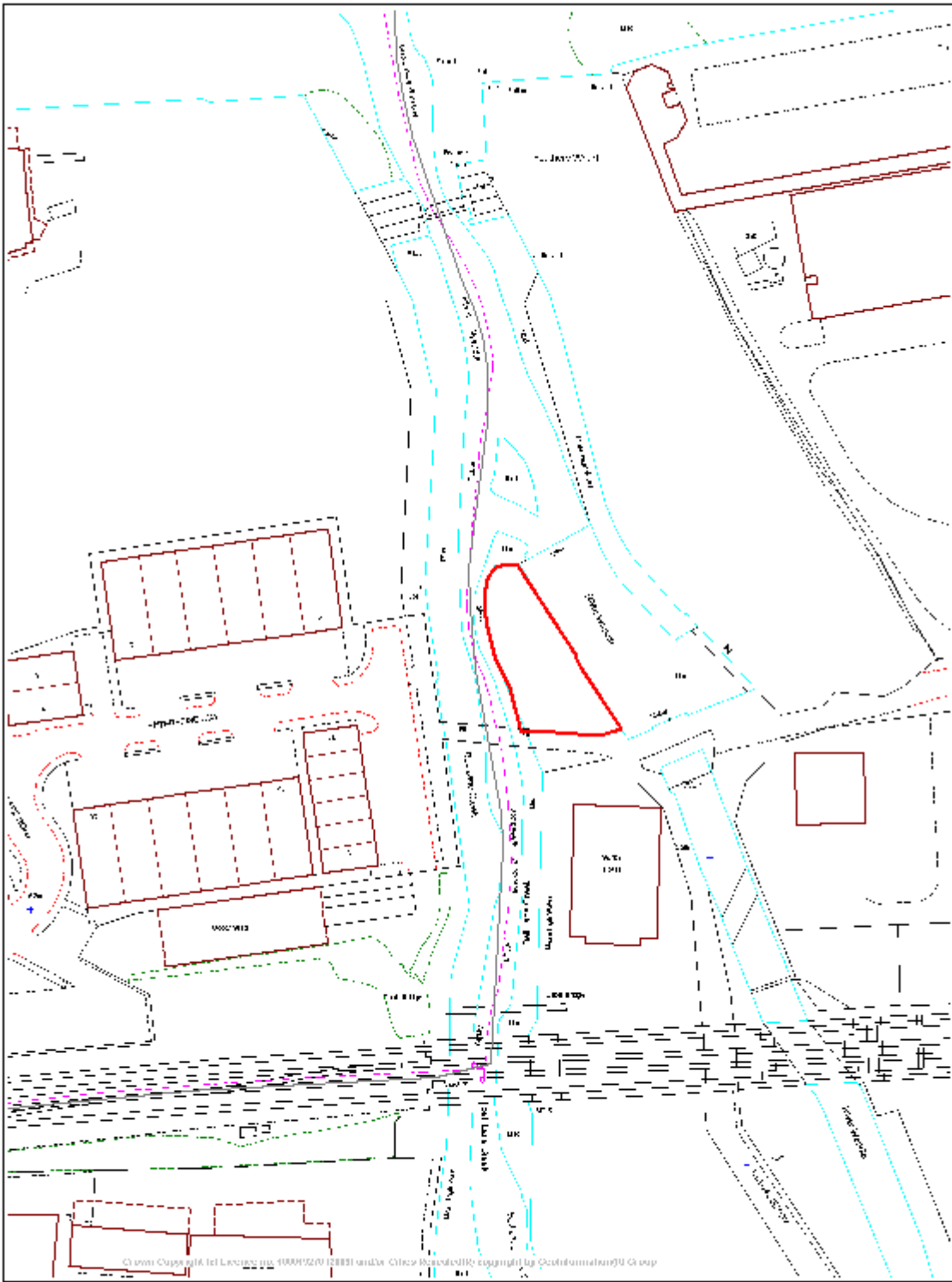
Site Area: The area of the site totals 810 square metres (0.081ha / 0.19 acres).

Tenure: The site is owned by Wandsworth Borough Council (land terrier no: 3392) and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).

Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service.

Designations: The Spit is at the confluence of the River Thames Site of Metropolitan Importance (SMI) for wildlife and the River Wandle Site of Borough Importance for wildlife.

# The Spit Park Management Plan 2009



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**The Spit**

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Scale 1/1250  
Date 4/6/2009



## **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 Civic Trust 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, The Spit had an overall quality average score of **7.5** which puts it in the 'good' rating. Suggested improvements included more regular emptying of litter bins and addressing the lack of pedestrian flow within the site.

### **History:**

The early history of the R. Wandle identifies the mouth of the river as being formed of various braided channels but with the main one playing host to a mill in this location as early as the Lampit Mill (a corn mill) in 1371. Despite the history of the R Wandle being well catalogued there is little information about the specific piece of land that forms The Spit. On maps from 1868-81 the area is shown as marsh land but by 1916–19 the marsh icons have disappeared but no alternative features are identified. However by 1947–52 the area housed a crane and a coal hopper which was in keeping with many of the surrounding patches of land which were also used as industrial storage areas receiving goods by barge from the Thames. For many years (1980's – 2000) the area was fenced off, giving no public access and giving rise to the presence of mature trees and scrub. In 2003 works were carried out to rejoin this area to the main through-route across The Causeway and to Enterprise Way as part of a project to regenerate this area of the borough (Wandsworth Challenge Partnership). The features visible today (see Site Features below) were installed at this time and were funded by the Single Regeneration Budget.

**Site Features:**

This small triangular site is composed of retreated tidal terraces bisected by a wooden boardwalk; two small sparse areas of shrubs and an area of hard surfacing which hosts a piece of public art "Sail" by Sophie Horton (2003).

Just after entering the site there is a wooden gate which is contiguous with the wooden balustrade fencing to either side of the boardwalk. The footpath is also surfaced in wooden decking to match, giving the area a defined entrance. The boardwalk with fencing continues through areas of retreated tidal terraces on either side and as this ends, the wooden balustrade gives way to a more conventional, horizontal, wooden capped metal railing surrounding an area of bound gravel which hosts the "Sail" sculpture.

There is an area of shrubbery to the east of the site, bounded by a wooden boarded edge. This hosts 3 mature willow trees, a screen of evergreen shrubs (gorse, broom etc) and a litter bin.

There is also a strip of shrub vegetation to the immediate south which is managed as part of the site. This includes native shrub species managed as a coppice.

There are neither seats, nor any lighting although the eastern shrubbery is edged with a wide wooden capping which serves as a seat. The overall impression is of a recently landscaped public open space giving views towards the R Thames. The site is not locked.

Safe & Secure:

The Spit is a narrow space ending in a point and with no capacity for a through or circular route.

The surfacing of both the boardwalk and the bound gravel is failing in places causing holes in the floor which are hazardous to pedestrians.

As the site is surrounded on two sides by tidal river deltas, it does have escape ladders and grab chains around its exterior walls to enable safe egress from the river in an emergency.

Welcome:

There is one quite small (A4 sized) sign at the entrance to the site, countersunk into a wooden upright part of the boardwalk. It outlines the tidal habitats which have been created to either side.

The boardwalk has a wooden gate at its entrance and although usually left open this does give a feel of "entering" the site.

Clean and well maintained:

The board walk and bound gravel areas are kept clean through regular litter clearance.

The tidal terraces are inundated (to a different degree) each high tide. On the highest of these tides, litter and debris can be deposited on the terraces leaving them looking unsightly. However some of this debris does get washed back off again at the next tidal inundation.

Litter clearance and removal of invasive woody species is carried out periodically on the tidal terraces. It is difficult as safety railings prevent access for maintenance. Current risk assessment of the removal of litter from these terraces prescribes that staff have to be roped

up to safeguard against falling off of the terraces, for their own safety. This makes the task complex and this is the main reason why work to clear litter is not more regular.

The shrubberies are managed as required by periodic coppicing and weed removal.

#### Health and well-being

Despite being small, the site offers respite for people working in the local area (which is currently full of a range of small businesses and industry). The site is popular for lunchtime breaks. It also provides a comparatively isolated spot, “away from it all” with views of water on two sides and the Thames on the horizon.

#### Community involvement:

There is little community involvement in this site. There is little scope for participation in management tasks as the few that are necessary are also problematic (see above “clean and well maintained”). There is also very little space to host community events.

However, annually as part of the Wandle Valley Festival a series of walks and cycle rides have started or finished at The Spit as they follow the route of the River Wandle from source to mouth and vice versa.

#### Service delivery:

Landscape and tree maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

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

#### Staff skills & knowledge:

Skills required to manage this site include knowledge about the maintenance of wetland vegetation, invasive species, general horticulture and mature trees. General building and engineering skills are required to maintain structures such as boardwalk decking and railings. Specialist knowledge will be required if the sculpture ever requires maintenance.

#### Sustainable approach:

The site is generally managed without the use of pesticides or watering.

If any weed management requires chemical control, a licence must first be obtained from the Environment Agency: [http://www.environment-agency.gov.uk/static/documents/Leisure/wqm1\\_form\\_1797463.pdf](http://www.environment-agency.gov.uk/static/documents/Leisure/wqm1_form_1797463.pdf)

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

#### 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 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:

These trees are inspected every 3 years and were in general good health at their last inspection.

### Shrub planting:

Planted areas are weeded regularly and pruned or coppiced as required. The planting is characterised by tall growing shrubs that, for the most part, have been kept coppiced to maintain visibility through the site.

### Retreated tidal terraces:

Extensive areas, planted for biodiversity value, are inspected annually by qualified staff and relevant work carried out. This includes removal of invasive woody species to prevent succession of habitats.

### Seats:

There are no standard seats but the wide wooden capping to the boundary of the eastern shrubbery doubles as a seat.

### Bins:

There is one litterbin which is HG 66, manufactured and supplied by Earth Anchors Ltd and finished in dark green (RAL 6005)

### Hard / paved surfaces:

There are two types of surface on this site. The first is an area of bound gravel to the northern tip which surrounds the sculpture. The second is wooden, site specific, boardwalking which is integrated with the balustrade and handrails.

### Lighting:

There is no lighting within the site.

### Fencing:

There is a wooden gate which is contiguous with the wooden balustrade fencing to either side of the boardwalk. The boardwalk with fencing continues through areas of retreated tidal terraces on either side and as this ends, the wooden balustrade gives way to a more conventional, horizontal, wooden capped metal railing which encloses the external tip of the site.

### Services:

There is no water, electricity, gas or telephone supply to the park.

It should be noted however that the site is immediately beside two EDF energy buildings and there are deep channel electrical cables below surface in the general locality.

## **Future Management:**

### Safe & Secure:

The site has escape ladders and grab chains around its exterior walls to enable safe egress from the river in an emergency. These will be checked annually and maintained or replaced as required.

The surfacing of both the boardwalk and the bound gravel needs to be repaired or replaced as appropriate.

It will also be necessary to reapply the protective coating to the wooden elements of the boardwalk and railing structures on a regular basis (approx. once every 3 – 5 years)

### Welcome:

The site would benefit from additional interpretative panels giving information on the fish, birds and vegetation of the River Wandle.

All existing and future signs and interpretation panels will need to be inspected regularly and cleaned as necessary.

### Clean and well maintained:

The frequency or nature of litter clearance may have to be altered at times of exceptionally high tides e.g. the Equinoctial Spring Tides, when a greater volume of litter may be deposited.

On the areas of intertidal vegetation management will focus on removal of species of an invasive nature or those liable to undermine the structure forming the intertidal area. It is the intention that a species mix able to regulate its own density is established calling for minimal vegetation management.

On areas of terrestrial vegetation the mature trees will be incorporated into the councils rolling 3-year programme of tree surveys. These are intended to identify any problems with the trees, which are then dealt with accordingly.

The remaining vegetation will be managed on a rotation basis being coppiced every 3-5 years.

The sculpture will be inspected regularly for any damage. This will be dealt with if necessary through liaison with the artist to avoid cleaning methods resulting in additional damage to the surfaces of the sculpture.

### Community involvement:

It is hoped that the ongoing involvement in the Wandle Valley Festival can be continued.

With the proposed mixed use redevelopment of the Osiers Estate, Enterprise Way there may be opportunities for greater community involvement with this site in future years.

### Sustainable approach:

The council has a commitment to eradicating species such as Japanese knotweed and Giant Hogweed on its land. If found to be appearing on site, they will be treated (under licence from the Environment Agency) with Glyphosate or a similar recommended chemical by certified contractors on a regular basis until removed from the site.

There will be ongoing use of composted materials for mulching terrestrial planted areas.

The Spit Park Management Plan 2009

**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	Who
TS101	To make The Spit a place where people feel safe and secure	Remove tripping hazards caused by damaged pathways	Repair surfacing of boardwalk and bound gravel to remove hazards	2009	Parks Service Premises section
		Ensure long life span of wooden structures	Reapply protective coating to all wooden elements	Check annually	
		Ensure safety of egress from the river should people accidentally fall in.	Monitor the escape ladders and grab chains, repair as necessary	Annually	
TS201	To make The Spit welcoming and define a sense of place	Improve the interpretive information about the unusual location and local wildlife	Install additional interpretation panels	As part of wider signage review of parks and open spaces – completion 2010	Parks Service Graphics
		To ensure existing signs still legible	Inspect panels for damage and legibility	Quarterly	



The Spit Park Management Plan 2009

Code	Aim	Objective	Action / task	Target date	Who
TS301	To provide a clean and well maintained Park	<p>Ensure adequate and regular litter and debris removal</p> <p>To prevent successional loss of habitat features</p> <p>To maintain health and safe tree stock</p> <p>To retain a landmark sculpture to mark the confluence of the R Thames and R Wandle</p>	<p>Assess litter and debris immediately after Equinoctial Spring Tides</p> <p>Annual winter removal of woody invasive species from tidal terraces</p> <p>Carry out tree inspections as part of rolling programme.</p> <p>Inspect regularly for any necessary repairs to damage.</p>	<p>Twice yearly</p> <p>Annually</p> <p>2009; 2012;</p> <p>Annually</p>	<p>Parks Service Premises section Tree section Arts service (public realm)</p>
TS401	To effectively engage with, and involve, the community in the use and enjoyment of The Spit	To retain established links with the Wandle Valley Festival	Host walks as part of the festival activities	June 2009; 2010; 2011;2012; 2013; 2014	Parks Service Wandle Valley Festival

# **Tooting Gardens Management Plan 2007 – 2012**

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**Written for and on behalf of Wandsworth Council Parks Service by :**

Valerie Selby – Principal Parks Officer (Biodiversity)

Patrick Phelan – Horticultural Development Officer

Geraldine Kelly – Senior Administration Officer

Jennifer Ullman – Chief Parks Officer

First round of public consultation : November/December 2006

Final draft : January 2007

To be approved by Wandsworth Council Environment and Leisure Committee  
in April 2007

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

**Site Description :**

Site Name : Tooting Gardens.

Location : Tooting Gardens is bounded to the north-east by Tooting Leisure Centre; to the south-east by a narrow walkway between the park and St George's Hospital; to the south-west by residential properties on Cranmer Terrace and to the north-west by residential properties along Fountain Road.

Map showing locations is available on request.  
Map showing the internal layout of Tooting Gardens is available on request.

Grid reference : The grid reference of the bottom south west corner of the site is TQ 269 714

Council Ward : Tooting Ward. Elected members are :  
Cllr Dr Nick Bowes (Labour)  
Cllr Alex Jacob (Conservative)  
Cllr Mrs Susan John-Richards (Conservative)

Site Area : The area of the site totals 0.7ha (1.7acres).

Tenure : The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Services).

Management : The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, with the exception of the playground, which is managed and maintained by Play 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 this plan this site is designated as "Other Larger Protected Open Space Sites".

## **History:**

Tooting Gardens lies adjacent to St George's Hospital, which replaced the Grove Hospital and the Fountain Road Fever Hospital, built in 1893 and situated at that time on the edge of the still distinct 'village' of Tooting. Summerstown, the next hamlet, was across fields in the 1890s but by the First World War the streets in between had been developed.

Tooting Gardens was laid out in 1912 on the abandoned site of the 'old Tooting slop shoot'. This local point for rubbish collection was probably replaced by the Borough 'dust destructor' at the other end of Fountain Road in about 1898. The site had had an indeterminate use for several years. Amongst the other uses were parts that were let to the Vacant Land Cultivation Society to re-let as allotments, part used as a stores depot, a part remained a Council depot for refuse trucks, and a glass works.

Requests for it to become a park were put to the Council by the Wandsworth Trades and Labour Council and the Balham and Tooting Traders Association from 1908. Two years earlier, Garratt Park had been created about a mile distance along Garratt Lane. The appeal for a local park claimed that this was too far for small children to walk.

Tooting Gardens was 'thrown open to the public' on 1 June 1912.

The Metropolitan Asylum Board gave up its prospective right of way from the Grove Hospital to Garratt Lane once a road was laid out along what we know as Cranmer Terrace and Greaves Place.

In 1911 a drinking water fountain was removed from Tooting Broadway to make way for the memorial statue of King Edward VII and installed in Tooting Gardens.

Play equipment was installed or replaced in 1953.

In 1977 the new Tooting Swimming Pool and Lola Jones Hall were opened in Greaves Place. Large plate glass windows gave out onto the Gardens. This swimming pool replaces the slipper baths at Tooting Broadway, which was closed in 1976.

**Site features:**

Tooting Gardens is fenced on three sides and a brick wall provides the boundary with the walkway by St Georges Hospital. Two entrances are directly connected by a footpath, and there is another path circling around the northwest of the gardens. A children's play area includes a large mounded grass area. Large mature shrubs form a boundary on three sides of the site. To the far end there is a lawn area. Seating and bins are positioned throughout the gardens. The site is regularly patrolled by Parks Police and is locked at night.

Safe and secure:

As the gardens open out to their full width there is a grassed area on the left of the path which is banked and mounded. At the junction of the two paths here there is a holly tree, the bottom branches of which completely block the view of anyone approaching from beyond the mounds. When the Parks Police attend to reports of anti social behaviour at this park it is this hidden section of footpath where youths hide.

The footpath on the northwest of the gardens is totally hidden from the view of the main body of the gardens by a grass banked area, trees, shrubs and the play areas. This entire area is used by groups of youths engaged in anti-social and illegal behaviour. Removal of benches in this location has had little effect, as the knee rail which edges the shrub border is used as seating instead.

The wooden post and rail fencing surrounding the playgrounds are constantly vandalised leaving nails exposed which pose a safety risk for users of the play areas. The removed wooden slats are also used as "tools" to cause further damage or as weapons.

The wall to the south east of the gardens is a target for graffiti, particularly since the shrubs in this area have been thinned.

The fence between the gardens and Tooting Leisure Centre has a gate, which is meant to form the fire escape from the rear of the leisure centre. The gate is latched on the leisure centre side to allow opening from that side only. However it appears that on several occasions the gate has been left unlatched to form an "illegal" entry point to the rear of the building at night. There is also the possibility that if the gate is used for its intended purpose (as an emergency exit) after the park has been locked, then possibly hundreds of people will be directed into an enclosed locked area.

Welcome:

Access to the park is through traffic gates located in Cranmer Terrace and pedestrian gates adjacent to Tooting Leisure Centre. There is also a narrow pathway before the gardens open out to their full width. This is not intimidating but could possibly be made more welcoming through the addition of measures to brighten it up.

The mounded grass area and footpath to the south-east of the site have been enclosed as part of the playground. This limits users access to this area, particularly dog walkers, as the area is included in the no dogs designation of the playground.

There is a sign board at the traffic gates, however the key piece of information shows bye-laws; there is no general welcome sign nor is there a sign at the pedestrian entrance. There are additional signs at the playground gates.

Clean and well maintained:

In general, this park is well maintained and free from litter. The grass is mown regularly to maintain a short dense sward across the park. 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 which may be required to maintain a healthy tree stock. The play areas have daily visual safety inspections carried out by the Wandsworth Parks Police, weekly recorded inspections by Council staff and quarterly safety inspections made by technical staff. There is, in addition, an annual inspection of all Council owned playgrounds carried out by an independent inspector.

The gardens appear to be well used by smokers from the hospital. Although there are litter bins these do not appear to be used for cigarette ends, which are strewn on the ground, particularly around benches.

The planting beds which surround the playground have recently been replanted to allow views into and out of the play area whilst maintaining large shrubs and small trees which give shade.

The beds and borders elsewhere are very mature and in places require replacement planting to fill in gaps. The plants that do exist however are well maintained and kept to shape.

Health and well being:

There is both a toddler and a junior play area that provide for play and exercise for children. This open space is strategically placed to aid the health and well being of visitors to the next-door St George's Hospital both aesthetically, and by being able to get a "breath of fresh air" somewhere relatively quiet.

Community involvement::

There is no known community involvement currently. The toddler and junior play areas are extremely well used by local families. There is the opportunity for picnicking on the amenity grass areas.

Service delivery:

Landscape maintenance is carried out by a contractor and monitored by the Parks Operational team based at Wandsworth Common. Structural maintenance of buildings and paths is the responsibility of the Premises Section of the Leisure and Amenity Department. Playground maintenance is

the responsibility of the Play Services section of the Leisure and Amenities Department.

Staff skills and knowledge:

Skills required to manage this site currently include basic horticultural maintenance such as knowledge of mowing & strimming machinery, and shrub & herbaceous planting maintenance. There is also a need for arboricultural skills to inspect the trees on site. Staff with knowledge of the maintenance of play equipment are also required.

Sustainable approach:

Sustainability issues here will depend upon type of machinery used to maintain the area and what happens to any arisings (grass cuttings and branches from any tree work) once they are removed from the site.

Finance:

Maintenance costs are met from Parks budgets covering all small parks. There is no separate budget for this site within the Parks Service. Playground maintenance is carried out through the Play Services budgets.



## **Wandsworth Open Spaces 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 facilities 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 Civic Trust 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 being poor, 5-6 fair, 7 good, 8 very good, 9 excellent and 10 exceptional.

In this assessment, Tooting Gardens had an overall quality average score of 8.2, which puts it just over the “very good” rating. Suggested improvements included lighting and noted there was potential for a low feeling of security.

**Current Management :**

Horticultural 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 e.g. the maintenance of park furniture is carried out under additional works programme by order with the main contractor or outside contractors depending on the scope of the work entailed.

Play equipment:

The Council's Playgrounds Officer manages the facility and the associated fencing and gates.

Gates:

There are two gates to the gardens. These are currently locked and unlocked daily by Parks Police.

## **Future Management :**

### Safe and secure:

As the gardens open out to their full width, there is a grassed area on the left of the path, which is banked and mounded. At the junction of the two paths here there is a holly tree, the bottom branches of which completely block the view of anyone approaching from beyond the mounds. To aid vision through to the area described and to aid detection of people engaged in anti social behaviour, the lower branches of the holly tree should be lifted. In the longer term, it may be advantageous to consider regrading the landscape to lessen the height of the banking/mounds.

The footpath on the northwest of the gardens is totally hidden from the view of the main body of the gardens by a grass banked area, trees, shrubs and the play areas. To allow sight lines through from the main areas of the gardens, trees and shrubs should be thinned and/or crown lifted. Consideration should be given to removal of the knee rail. Trees along the boundary should be kept to the same height as the fence to allow sight lines and light from neighbouring properties. In the longer term, it may be advantageous to consider re-routing the footpath to eliminate this danger spot completely.

The post and rail fencing surrounding the playgrounds are constantly vandalised. Slats should be bolted to rail to prevent their removal. The gateway giving access direct from the playground into the shrub area should be removed, to limit access into this area. Consideration should be given to the replacement of the fencing with that of a different style.

The wall to the south east of the gardens attracts graffiti – to limit/prevent this, climbing plants could be encouraged up the wall to block the surface.

To address the issue of safe emergency egress from Tooting Leisure Centre an alternative route needs to be identified or consideration should be given in the long term to leaving the park unlocked at night.

### Welcome:

To give a greater sense of place and a better welcome, signs should be placed at both entrances detailing the features within the park and relevant contacts.

Consideration should be given to measures to brighten up the areas at either side of the narrow pathway into the gardens from Cranmer Terrace.

### Clean and well maintained:

To reduce the problem of cigarette ends being dumped around benches, bins specifically to extinguish cigarette and retain ends should be installed. It may also be advantageous to begin a dialogue with the hospital staff to encourage more responsible use of this open space.

A watching brief should be kept on the planting beds surrounding the playground to ensure that it establishes successfully but that it does not block views into and out of the playground.

Health and well being:

The Gardens clearly provide a welcome environment for users and staff at St George's Hospital. This should be built upon to enable a dialogue between users and the Parks in order to better cater for the health and well being of users.

Community involvement:

There is no known community involvement with this space, however given the proximity to the hospital and the leisure centre there may be the opportunity to improve this. There are also opportunities to link to local families through the play facilities at this site.

Tooting Gardens Management Plan 2007

ACTION PLAN

Code	Aim	Objective	Action / task	Target date	Who
TG101	To make Tooting Gardens a place where people feel safe and secure	Improve visibility to the west of the gardens	Lift the lower branches of the Holly tree	2007	Parks Service Arboriculture Service
TG102			Investigate the possibility of relandscaping the mounded areas to reduce their height	2010	Parks Service
TG103		Reduce inappropriate use of hidden area	Remove knee rail		Parks Service and Premises Management Service
TG104			Replace knee rail, if necessary, with alternative way of demarcating the edge of the planted border		Parks Service
TG105		Improve visibility of the footpath to the north-west of the gardens	Thin out and crown lift trees and shrubs which block views		Parks Service and Arboriculture Service
TG106			Dependant upon the outcome of TG102, consider the option of rerouting the footpath away from "hidden" area.		Parks Service
TG107		Lessen the opportunities for vandalism in the playground area	Initially , repairs should be carried out using bolts not screws/nails to provide a stronger solution		Parks Service and Playground Officer

Tooting Gardens Management Plan 2007

Code	Aim	Objective	Action / task	Target date	Who
TG108			Limit the access to the surrounding shrub beds by removing the gate that gives direct access and replacing it with a continuation of the fence line		Playground Officer
TG109			In the long term replace fencing with a better type which is less easy to damage		Playground Officer
TG110		Prevent graffiti on garden walls	Plant climbers up the wall		Parks Service
TG111		To enable safe emergency egress from Tooting Leisure Centre	Begin dialogue with sports services to identify a solution to this issue		Parks Service and Sports Services
TG201	To make Tooting Gardens welcoming and define a sense of place	To provide information on facilities within the gardens, at entrances	Replace or provide new signs at each entrance to the gardens	As part of wider signage review of parks and green spaces	Parks Service and Graphics
TG202		To provide more welcoming environment at the Cranmer Terrace entrance	Investigate opportunities for planting up this area		Parks Service

Tooting Gardens Management Plan 2007

Code	Aim	Objective	Action / task	Target date	Who
			Identify funding sources if planting is feasible		Parks Service
			Plant up		Parks Service
			If planting is not feasible, investigate alternative options		Parks Service
TG301	To provide a clean and well maintained Park	To eliminate the problem of cigarette ends being dropped on the ground	Install bins specifically for cigarette ends in areas close to benches		Parks Service
TG302			Create links to hospital staff and visitors to promote responsible use of the gardens		Parks Service and Local NHS Staff
TG303		To maintain the planting throughout the gardens	Monitor new planting around playground to ensure establishment	2006 and ongoing	Parks Service
TG304			Replace any failed planting as necessary	2007	Parks Service
TG305			Fill any gaps in planting elsewhere as necessary		Parks Service
TG401	To provide a park which contributes to the health and well being of all who use it	Establish links to the staff and visitors to St George's Hospital	Build on links formed under TG302 to encourage a two-way dialogue to identify the needs of these specific users		Parks Service
TG402		To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service Technical Services Dept

Tooting Gardens Management Plan 2007

TG501	To effectively engage with and involve the community in decisions made relating to Tooting Gardens	To carry out consultation with different user groups as outlined above to influence the enhancement of this park	Ongoing	Parks Service
		To build on these links created during consultation to ensure an ongoing dialogues with park users and the local community		



# **York Gardens Management Plan 2008 – 2013**

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Action plan

**Written for and on behalf of Wandsworth Council Parks Service by:**

Jennifer Ullman, Chief Parks Officer,  
Valerie Selby, Principal Parks Officer (Biodiversity)  
Patrick Phelan, Horticultural Development Officer  
Geraldine Kelly, Strategy and Information Officer

First round of public consultation: April / May 2008

Final version: March 2008

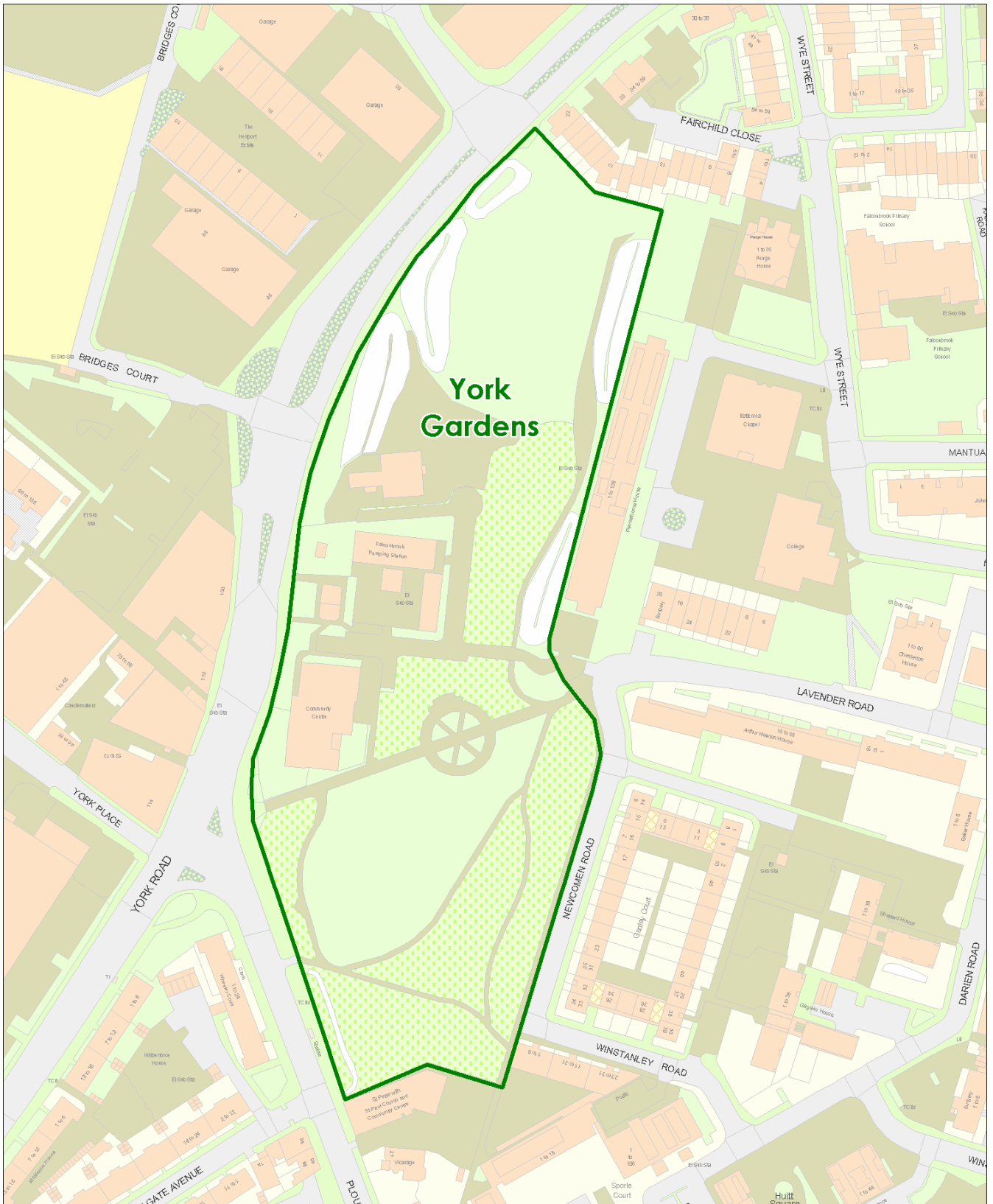
To be approved by Wandsworth Council Environment and Leisure Committee  
in May 2008

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

**Site Description:**

- Site Name: York Gardens
- Location: York Gardens is bounded to the north by garden walls of housing at 13 to 22 Fairchild Close; to the east by the Winstanley housing estate and Newcomen Road; to the south by Plough Road and St Peter and St Paul church (currently awaiting housing development) and to the west by York Road.  
Map showing location and internal layout is shown on following page.
- Grid reference: The grid reference of the bottom south west corner of the site is TQ26717586
- Council Ward: Latchmere Ward, Elected members for this area are:  
Cllr Tony Belton (Labour)  
Cllr Mrs Leonie Cooper (Labour)  
Cllr Maurice Johnson (Labour)
- Site Area: The area of the site totals 30,786 square metres (3.1 ha or 7.6 acres).
- Tenure: The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).
- Management: The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service, with the exception of the adventure playground and One o'clock Centre, which are managed and maintained by Play Services, and the Library and Community Centre managed by Library 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.  
In the Unitary Development Plan (UDP) this site is designated as "Other Larger Protected Open Space Sites".  
  
The gardens are designated as Canine Faeces Removal Area under the Councils Dog Bye Laws. The Multiple Dog walking Bye Law also applies to this site. This limits the number of dogs that can be walked without obtaining a licence from the Council (Parks Police)

# York Gardens Management Plan 2008



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## York Gardens

Scale: 1:1925

Date: 08/04/08



## **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 Civic Trust 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, York Gardens had an overall quality average score of **7.2**, which puts it in the 'good' rating. Suggested improvements included improving signage and more litter and dog bins

**History:**

During the 1960s, new housing replaced old slums in Kambala Road and other areas. In 1971 the Council took the opportunity to clear up the borough and improve the range of public facilities, including further new housing. The Council's 'first new park for fifty years', York Gardens, was formally opened in 1972, to provide open space for the new housing nearby.

York Road is so-named for the former Archbishops of York who maintained a London palace adjacent to the River Thames in Battersea. The road historically links the village of Battersea with Wandsworth. It was known and is recorded on maps as 'Pickpocket Lane'.

This area was a grim, hard working, industrial zone. The riverside was lined with working warehouses. Prices manufactured candles, and the Battersea gas mantle company all operated locally.

**Site Features:**

York Gardens is a large enclosed area of mown amenity grass, scattered trees, rose beds and several semi natural planted areas, visually divided by several buildings in the centre.

The most northerly of this group of buildings is a fenced enclosure housing an adventure playground and supervised play centre for children under 5 (One o'clock Centre). A further building towards the centre of the park, houses York Gardens Library. A large area, between the adventure playground and library, houses the Falconbrook pumping station, a facility operated by Thames Water that does not form part of the freehold of the park, although definite boundaries of the Councils freehold are currently unknown. Thames Water has vehicle access rights to this building. A disused public toilet, to the west of the pumping station, is currently being used to store play equipment (for use at One o'clock Centres across the borough). It is unclear whether this building is within the Councils freehold.

A large circular seating area, with rose beds, is located on a wide path that runs through the centre of the park

There are 14 seats, including 8 seats at the central seating area. There are 3 dog waste bins, and 10 litter bins, including 6 at the central seating area. There are 2 cycle racks, recently installed at the library entrance.

There are paths running the length and width of the park, mostly paved in tarmac with brick edging. Two sections are paved with concrete paving slabs. A wide roadway allows vehicle access to the library, adventure playground and Thames Water pumping station.

Footpaths in the southern section of the park form an important part of a pedestrian route for commuters walking to and from Clapham Junction station. The large open grassed area is used for informal sports.

There is internal lighting along most of the footpaths in the park.

The park is not locked at night.

The overall impression of the park is of a large open space with some appeal, but with large areas that could be improved.

Safe & Secure:

A recent housing development at the junction of Newcomen and Winstanley Road has resulted in the park gate at this point facing a narrow dark alleyway. Following a successful grant application, works are programmed to take place in March 2008 to realign the path and gate to a more open position. Access from Fowler Close would continue to be gained via the alley unless the future development of the church site provides an alternative.

Potholes and damage from tree roots are a potential trip hazard on several sections of footpaths in the northern section of the park.

Dense, semi natural planting areas, to the York Road and Plough Road sides of the park, screen the busy roads but form a grim area to walk past. Views are obstructed at entrances in York Road by large mature shrubs and trees.

There are hidden areas to the York Road side of the Library and also the pumping station.

Cars and delivery vehicles accessing the various facilities could be regarded as a potential danger to park users, with no segregation at access points, and no separate path to the play areas from the eastern side.

There is no control of vehicle access or parking and up to 30 cars are parked on occasion. These may be associated with training courses being run at the library. Parking by local residents and commuters using Clapham Junction station nearby could become an issue, if parking controls were introduced to surrounding streets. One pedestrian entrance, having no gate, has had two bollards broken off at ground level. The lack of control of the vehicle gate, and the missing bollards nearby, leaves the park vulnerable to fly tipping, abandoned vehicles and illegal access by joy-riders.

Welcome:

There are signs detailing the childrens adventure playground and One o' clock Centre, but general entrance signs are either missing or in very poor condition. Play signs are of a different style to the existing entrance signs. This presents a cluttered appearance at entrances.

The vehicle entrance and the wide pedestrian entrance nearby, lack definition and this also detracts from a sense of welcome.

The areas of dense planting along York and Plough Roads look very unkempt and detract from both the street scene and views into the park.

Two groups of densely planted trees cause heavy shade to an area inside the gate at the junction of Newcomen and Winstanley Roads. This results in extensive areas of bare earth and a very uninviting appearance.

The park is visually divided into two halves by the group of buildings and facilities at the centre of the park. This should be borne in mind during any proposals for additional facilities such as a playground. It may be appropriate to avoid further restricting the width of the open space.

Although in sound condition, the disused toilet building is visually unattractive. Planted areas provide limited colour and interest

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward across the bulk of this open space. Rose beds are weeded regularly with minimal pruning required, as these are ground cover roses. There is a regular litter collection programme for both general litter and dog waste.

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 been found occasionally at York Gardens and action has been taken to deal with this problem.

The play areas have daily visual safety inspections carried out by the staff on site, weekly recorded inspections by Council staff and quarterly safety inspections made by technical staff. There is, in addition an annual inspection of all Council owned playgrounds carried out by an independent inspector.

Some sections of footpaths are in poor condition, with the remainder in reasonable condition. Two old litterbins, previously removed because of vandalism, have not been replaced and the redundant ground fixings have been left in place. A section of concrete paving slabs, along one boundary to the pumping station, is badly damaged by vehicles. Roadways are in fair condition, with some sections of misaligned kerbstones needing resetting, but these may form part of the freehold of the pumping station.

Seats are in fair condition if a little shabby. A recently installed dog waste bin and bins at the central seating area, are in good condition, The remainder are poor. .

External railings and gates are in reasonable condition but would benefit from painting. Adventure Playground fencing is painted in several primary colours and is in good condition

An old skip, outside the fence to the Adventure Playground and used by them for storage, looks very unsightly, with some rust and extensive graffiti.

This site contains several hundred native and non-native trees. There is a healthy age class distribution with significant numbers of young, semi-mature and mature trees.

Routine tree inspection and maintenance is undertaken on a three-year rotation. No significant Pest or Disease problems have been recorded. There is a substantial and ongoing problem with vandalism and dog damage. The trees along the northwest boundary require substantial maintenance and threaten the structural integrity of the boundary wall.

Health and well being

York Gardens has an adventure playground and One o'clock Centre, which provides for play and exercise of children. It does not have a formal toddler



and a junior play area, although Play Services are currently investigating the possibility of providing a playground in the near future. Local teenagers play informal ball games on the two large grass areas.

Grant funding has been awarded to provide a Trim Trail. There are 2 cycle racks at the library. Passive use of the park also contributes.

Community involvement:

Contact has recently been made with members of a local housing estate residents association, to begin discussions on the future of the park.

Service delivery:

Landscape maintenance is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

Structural maintenance of buildings and paths is the responsibility of the Premises section of the Leisure and Amenity Department. Lighting columns are maintained by the Technical Services Department (DTS).

Playground maintenance is the responsibility of the Childrens Services Department.

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. Building and engineering skills are required to maintain structures and equipment such as paths, railings and the playground.

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. Playground maintenance is carried out through the Childrens Services budgets. The Department of Technical Services (DTS) meets the operational cost of lighting.

**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.

Falconbrook Pumping Station:

Thames Water owns paved areas surrounding this building and is responsible for maintenance, although the exact extent of their freehold is unknown.

Adventure playground and One o'clock Centre:

The Childrens Services Department manage these facilities and the associated fencing and gates.

Library:

The Library Services section of the Leisure and Amenities Department manages this facility.

Trees:

There are several hundred trees on the site. These trees are inspected every 3 years and were structurally in good condition at their last inspection. This is apart from damage to the tree bark of a large number of trees on the site, which has subsequently been caused by dogs.

Ornamental planting:

There are areas of naturalistic planting along the boundary to York and Plough Road, thickly planted with semi mature trees. These areas have limited value for wildlife. These will need thinning out or replacing in the near future. Currently, these areas are kept clear of litter, but areas of nettles and brambles have established in some sections.

An area of rose beds in the centre of the park is in fair condition although it has suffered considerably from vandalism.

Seats:

There are fourteen seats excluding those in the play areas. Twelve of these are of horizontal wooden planks fixed to a black painted metal frame (the same style as those used by the Department of Technical Services on streets in Wandsworth). They are sound but the original varnish has worn away to leave a dull, poor quality finish. The remaining two seats are similar in style, apart from having concrete supports, and are in similar condition.

Bins:

There are ten litterbins. Nine are constructed of wooden slats surrounding a steel liner. One is a recently installed metal bin, fitting in conjunction with a dog waste bin This litterbin is supplied by Earth Anchors Ltd bin, model HG66 finished in dark green (RAL 6005). There are additional bins, of differing types, in the play area. In addition 2 large wire basket style containers are

installed during the summer only. Litterbins are generally placed in association with benches. There are three dog waste bins. Two of these are in very poor condition and need replacing, while the third is a recently installed Earth Anchor HG66 bin in red finish (RAL3003)

Hard / paved surfaces:

Footpaths are mostly surfaced in black tarmac with brick edging. Sections to the north of the park need repair and removal of weeds at the brick edges. A concrete paving slab footpath runs from York Road to the junction of Lavender and Newcomen Roads. This is in good condition, but a further section of paving slabs, between the roadway and pumping station, needs replacing and protecting from further vehicle damage.

Lighting:

There is lighting along all but one section of footpath. Nearby lighting on a parallel path however, is sufficient. Lighting around the library is partly obscured by trees.

Fencing:

Garden walls at the northern boundary are the property of adjacent householders. Metal railings to the western boundary and part of the southern boundary are set on a low wall clad with York stone paving slabs. The remainder of the southern boundary has chainlink fencing to the disused church. The eastern boundary has flat topped metal railings.

There are 8 gates, including gates in York Road, Plough Road and Newcomen Road. This includes gates at the junction of Newcomen and Lavender Road that also allow vehicle access to service vehicles, users and staff at the library, as well as staff at the play facilities.

Services:

There are water, electric and telephone supplies to the library and play buildings in the park.

There are no watering points in the park itself. Lighting columns are powered from lighting supplies in adjacent streets.

## **Future Management:**

### Safe & Secure:

Monitor improvements to access at the realigned path and gate once current works are completed. Establish whether access can be improved from Fowler Close as part of future development of the church site in Plough Road.

Liaise with Leisure and Amenities Premises section to ensure repairs to footpaths are carried out as soon as possible.

Prune shrubs and tidy beds at entrances to remove obstructions and improve views. Some replacement planting would help achieve this. Survey areas of dense planting along York and Plough Roads to prepare a programme of replanting.

Continue programme of shrub pruning at boundary hedges to outside area of the library and elsewhere to maintain views through the site. Remove hedges at the side of the library facing the central path. This will eliminate one of the hidden areas and reveal the small grass area behind.

Investigate ownership of the roadway and the paved areas to the outside of the pumping station and establish access rights. This will help with any decision to improve safety, both at the roadway and at hidden areas around the pumping station.

Provide a separate pedestrian path to the play area from the park entrance at Lavender Road.

To prevent unauthorised vehicle access, install bollards or gates at the wide pedestrian entrance, adjacent to the vehicle gate. Provide alternative access for service vehicles, either at this point or elsewhere as appropriate. Separation of pedestrians and vehicles is to be preferred.

### Welcome:

Design and install more welcoming signs at each entrance, detailing the features within the park and relevant contacts. These should contain more positive information about features of the site. This would give a greater sense of place and a better welcome. It may be appropriate to incorporate information from the current signs detailing childrens facilities into a combined sign or, alternatively, to position both signs more effectively. This would ensure less visual clutter at entrances. Liaise with Childrens Services to this end.

A review of the vehicle entrance and nearby pedestrian entrance should be undertaken to see what improvements could be made to the appearance and safety.

Improve maintenance to the York and Plough Road boundary planting. This should be carried out while decisions are being made as to any future replanting.

Investigate thinning branches of some of the trees at the entrance gate at the junction of Winstanley and Newcomen Road. Complete removal of some trees may be appropriate as many have been seriously damaged by dogs and have no long term future.

Ensure the position of any future playground does not further break up the park into two halves.

Investigate potential alternative uses of the disused toilet building.

Clean & well maintained:

Programme repairs to paths and improve protection of paved areas from vehicle damage. Establish ownership of damaged kerbstones at the pumping station and ensure repairs are carried out as appropriate. Remove ground fixings to missing litterbins.

Install additional seats, litterbins and dog waste bins. Replace or repair existing items in poor condition. Establish whether additional seats near rear gardens of Fairchild Close would be appropriate, or might be liable to cause a nuisance to residents.

Programme repainting of railings and gates. Paint colour to be Juniper Green BS12B29 as at other recently renovated park railings. This will help establish a Parks style.

Discuss the condition and need for the skip outside the Adventure Playground with Childrens Services. It may be possible to incorporate the storage space this provides within any new playground.

Remove vandalised trees and replant if necessary. Replacement trees should be located to improve site lines into the gardens. Protect selected trees with tree guards to ensure their long-term retention. Address vandalism problem through improved education and policing. Consider the selective removal of trees along the northwest boundary with a view to replanting elsewhere. Monitor and the species mix and age class distribution.

Health and well being:

Assess the need for formal toddler and junior playgrounds. Provide Trim Trail. Consider other features that would contribute. Consider extra cycle parking racks in addition to those at the library.

Community involvement:

Install new cabinet signs to include area for temporary notices and any community group contact information. Contact residents association groups in nearby housing estates

Sustainable approach:

Maintain restriction on use of chemicals. Use composted materials for mulching planted areas. Use recycled plastic seats etc where possible.

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**ACTION PLAN**

Code	Aim	Objective	Action / task	Target date	who
YG101	To make York Gardens a place where people feel safe and secure	Improve access at dark alleyway.	Complete works and confirm realigned path is completed and has desired effect	June 08	Parks Service Premises Management
YG102			Assess impact of future development of disused church to access from Fowler Close	When proposals are provided	Parks Service Borough Planners
YG103		Improve path surfaces	Arrange for Premises section to view problem areas and decide works	June 08	Parks Service Premises Management
YG104		Reduce forbidding aspect of boundary planting	Produce survey of planting to indicate possible removals		Parks Service
YG105		Improve sightlines at entrances and within park	Prune or remove growth at entrances		Parks Service
YG106			Remove hedge at side of library		Parks Service
YG107		Improve safety on footpaths	Establish ownership of, and access rights to, areas around pumping station		Parks Services Legal Services
YG108			Provide new path to play areas		
YG109		Secure entrance with missing bollards	Order installation of recycled plastic bollards		Parks Service Premises Management

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Code	Aim	Objective	Action / task	Target date	who
YG201	To make York Gardens welcoming and define a sense of place	To provide information on facilities within the park, at entrances.	Install new signs at each of the entrances to the park.	As part of wider signage review of parks and open spaces	Parks Service Graphics
YG202			Install name sign at all entrances including the vehicle entrance	As part of wider signage review of parks and open spaces	Parks Service Graphics
YG203		Improve visual appearance at vehicle entrance	Carry out review of use in this area		Parks Service Premises Management
YG204		Improve appearance of boundary planting	Increase maintenance visits		Parks Service
YG205		Reduce shade from trees at Newcomen Road entrance	Survey trees at this point Order works as appropriate		Parks Service Tree section
YG206		Ensure location of new facilities do not further divide park into two halves	Check plans for new playground and Trim Trail		Parks Service Childrens Services Dept
YG207		Maximise use of existing buildings	Investigate potential uses of disused toilet	Following YG107	Parks Service

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Code	Aim	Objective	Action / task	Target date	who
YG301	To provide a clean and well maintained Park	To improve condition of footpaths	Contact Premises section to produce timetable of repairs, including protection to paving slab path.		Parks Service Premises Management
YG302			Depending on outcome of ownership query (see YG107), ensure repair of kerbstones on roadway	Following YG107	Parks Service
YG303			Order removal of redundant litter bin fixings		Parks Service Premises Management
YG304		Improve existing seats.	Agree programme of cleaning of seats, if appropriate, with Parks contractor		Parks Service Parks contractor
YG305		Replace bins in poor condition. Provide additional seating and litter bins.	Install new seats and bins. Contact residents at Fairchild Close before fixing		Parks Service
YG306		Improve appearance of railings	Contact Premises section to agree timetable for painting		Parks Service Premises Management
YG307		Improve appearance outside Adventure Playground	Contact Youth Services to establish need for skip and possible alternatives		Parks Service



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Code	Aim	Objective	Action / task	Target date	who
YG308		Improve tree stock	Remove, replace protect as necessary	Ongoing	Parks Service Tree section Parks Police
YG401	To provide a park which contributes to the health and well-being of all who use it.	Increase facilities in the park	Assess need for new playground		Parks Service Childrens Services Dept
YG402			Install new Trim Trail		Parks Service Childrens Services Dept
YG403			Assess what other features could be installed		Parks Service
YG404		To increase cycle facilities to and within parks.	Investigate the potential for more cycle parking at play facilities		Parks Service Childrens Services Dept
YG501	To effectively engage with, and involve, the community in decisions made relating to York Gardens.	To carry out consultation with different user groups to influence the enhancement of this park	Contact any local residents associations and schools etc		Parks Service