



# Wandsworth Common Management and Maintenance Plan

Volume 1: Understanding Wandsworth Common

Final Draft

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# 1 Executive Summary

- 1.1 Wandsworth Common was once a large area of gorse-covered heathland. As London has expanded, the Common has been dissected by first roads, then railway lines, and sections lost as part of the Enclosures of the late 19<sup>th</sup> century. It has served the surrounding community through the passage of time: dug to provide sand and gravel during the 19<sup>th</sup> century; as an overflow space for a military hospital during the First World War; and subsequently during the Second World War anti-tank trenches were dug, barrage balloons and anti-aircraft guns moved in, large swathes of the Common were cultivated for food production and prefabricated temporary housing was installed. As a result of this continually changing land use only small fragments of the original gorse-covered heath remain.
- 1.2 Today, the remaining 70ha of Common offers a highly valued area of open greenspace for both people and wildlife, within five miles of the centre of London. This value for wildlife is reflected in its designation as a Grade I Site of Borough Importance for Nature Conservation, and as an area of Metropolitan Open Land; indeed, the endangered white-letter hairstreak has been recorded here. However, with currently no regular monitoring schedule, it is likely that the true significance of the Common's contribution to local biodiversity has yet to be fully appreciated.
- 1.3 The entirety of the Common falls within the Wandsworth Common Conservation Area which recognises the Common's contribution to the special architectural and historic interest of the surrounding buildings.
- 1.4 Wandsworth Common has had strong local support for its protection dating back some 150 years. Today, the local community highly value this space, and the opportunities it provides visitors for exercise, play, and quiet reflection away from the busy rush of the city.
- 1.5 This Management and Maintenance Plan has been produced over a period of 18 months in close partnership with Wandsworth Borough Council and the site managers Enable Leisure and Culture, together with consultation with key stakeholders and users of the Common. The Management and Maintenance Plan explores the value of the Common in terms of its landscape, cultural and social heritage, and biodiversity. The Management and Maintenance Plan provides a baseline upon which management aims and objectives have been developed to ensure that the many demands on this Common for people and wildlife are balanced to ensure it is conserved and enhanced for future generations.
- 1.6 The overall strategy is:

*For Wandsworth Common to be a place which provides visitors and the local community with the opportunity to engage with nature, quiet recreation and to exercise. For the Common to be protected from the pressures of development and usage, with space for wildlife to flourish.*

- 1.7 This strategy is supported by several aims and objectives with associated actions. The seven aims are:
  - 1 To positively welcome people into the Common, in terms of both physical and social access whilst balancing the need to provide a sanctuary for wildlife in their natural habitats.
  - 2 To ensure a healthy, safe and secure experience for Common users.
  - 3 To improve the environmental quality and sustainability of management practices carried out in the Common.
  - 4 To maintain and increase the diverse mosaic of habitats within the Common.
  - 5 To maintain and restore the built assets and landscape features of the Common to ensure public appreciation and understanding of the Common's character and heritage.

- 6 To provide opportunities to increase community use and involvement, particularly through events, education, interpretation and building partnerships.
  - 7 To ensure all those involved in the management and maintenance of Wandsworth Common (including the local community) effectively use the Management and Maintenance Plan as a working document.
- 1.8 The Management and Maintenance Plan should be reviewed annually and re-written after ten years.

## 2 Introduction

- 2.1 This Management and Maintenance Plan (MMP) sets out a framework to guide the conservation and enhancement of the Common's heritage, ecological, amenity and recreational values. The purpose of the MMP is to:
- Study and analyse key issues affecting Wandsworth Common and propose appropriate solutions, and options to resolve any problems and issues identified.
  - Develop and agree a clear and realistic framework for maintaining, managing and improving the Common, taking local people's views into account in developing policies and practices.
  - Provide a framework for the decisions which will influence the management of the Common and develop a clear vision for the future.
  - Develop an action plan to identify the need for additional resources linked to a series of detailed area maps (GIS linked) to visual support the plan.
- 2.2 The MMP will cover a period of 10 years and will be reviewed and updated annually. A detailed review will be carried out in year five and the plan re-written in year ten.

### Structure and scope

- 2.3 This plan is set out over 18 chapters beginning with a description of the current understanding of the Common along with a summary of current management and maintenance arrangements. This is followed by an overview of strategic and policy background information which influences management of the Common. Further detailed consideration is given to the key components of the Common in the form of trees, ecology, hydrology, visitor accessibility, built structures and land use.
- 2.4 The preparation of the plan was informed through extensive consultation with local communities and key stakeholders. A summary of the consultation activities is contained within chapter 11 with the results used to inform the identification of management issues and opportunities. The proposed management arrangements and maintenance requirements are described to ensure that the objectives are achieved. These will help safeguard the Common and to ensure the management approach continues to balance the needs of visitors with the need for providing space for features of nature conservation importance.
- 2.5 **Volume Two: Supporting documents** provides background information and sources of information beneficial to the informed, efficient and responsive management of the Common.

### Study area

- 2.6 Wandsworth Common is a 70 hectare area of public open space situated in the north-east of the London Borough of Wandsworth. **Figure 2.1** shows the location of the Common which has a central grid reference of TQ272741.
- 2.7 The Common is divided by railway tracks and roads with the total land holding formed of 12 separate land parcels. This plan takes in the whole of the Common and considers the distinct character of each of the areas, its land use, management issues and opportunities.
- 2.8 Today the Common is a well-used and valued public amenity, offering a wide expanse of open space in the heart of urban London. Bordered mostly by roads and areas of terraced housing, the Common is primarily composed of open grassland, with mostly tree-lined boundaries and paths, and is used for a variety of formal and informal recreation. **Figure 2.2** contains an aerial photograph indicating the study area boundary and notes the location of site features.



Table 2.1 Study area summary

Site name	Wandsworth Common
Address (main gates)	<p>Open access from:</p> <ul style="list-style-type: none"> <li>• Boutflower Road</li> <li>• Battersea Rise</li> <li>• Bolingbroke Road</li> <li>• Chivalry Road</li> <li>• Spencer Park</li> <li>• Bellevue Road</li> <li>• Trinity Road</li> <li>• John Archer Way</li> <li>• Burntwood Lane</li> <li>• Sandgate Lane</li> <li>• Lyford Road</li> <li>• St James's Drive</li> <li>• Station Yard</li> <li>• Baskerville Road</li> <li>• Dorlcote Road</li> <li>• Windmill Road</li> <li>• Heathfield Road</li> <li>• Wandsworth Common West Side,</li> <li>• Wandsworth Common North Side</li> </ul>
Location	London Borough of Wandsworth, South London
Grid reference	TQ272741
Date of Wandsworth Borough Council acquisition of the common	<p>1871 Local conservators</p> <p>1887 Metropolitan Board of Works</p> <p>1965 Greater London Council</p> <p>1986 Wandsworth Borough Council</p>
Dates/phases of key development	<p>1836 and 1857, the construction of the two railway lines which dissect the Common.</p> <p>1887 Metropolitan Board changes and improvements are made.</p> <p>1978 first Management Plan for the Common and ensuing works.</p>

## Acknowledgements

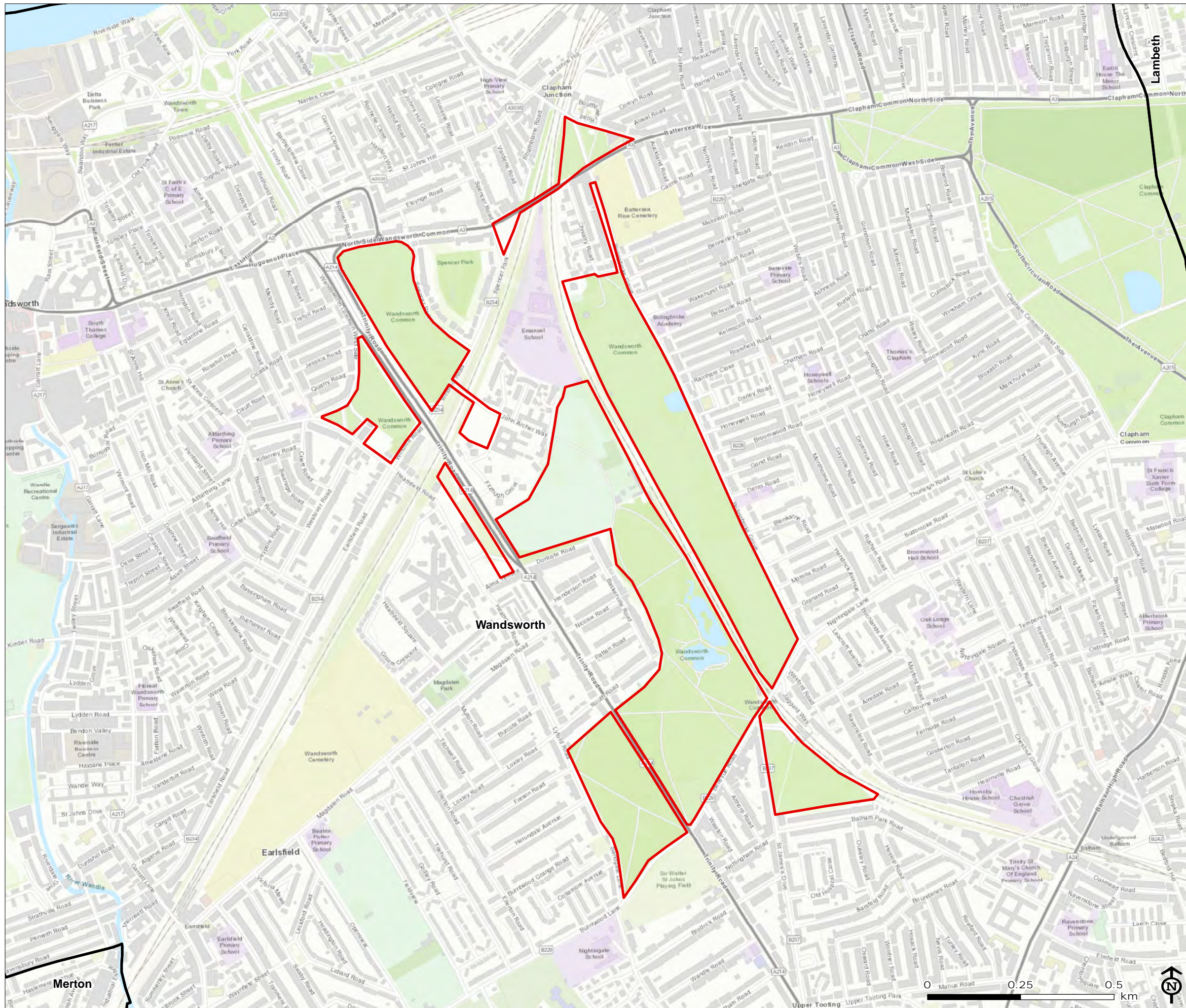
2.9 LUC gratefully acknowledges the assistance provided by the following persons, archives and organisations during the completion of this report:

All Star Tennis

City Suburban Ltd

Community First Partnership (CFP)  
Enable Leisure & Culture incl. play, parks  
and trees, sports, and events police  
English Heritage  
GiGL  
Idverde  
Keep Britain Tidy  
London Parks and Gardens Trust  
London Wildlife Trust  
Metropolitan Public Gardens Association  
Natural England  
Naturescope (incl. Thrive, Groundwork &  
All Star Tennis)  
Network Rail

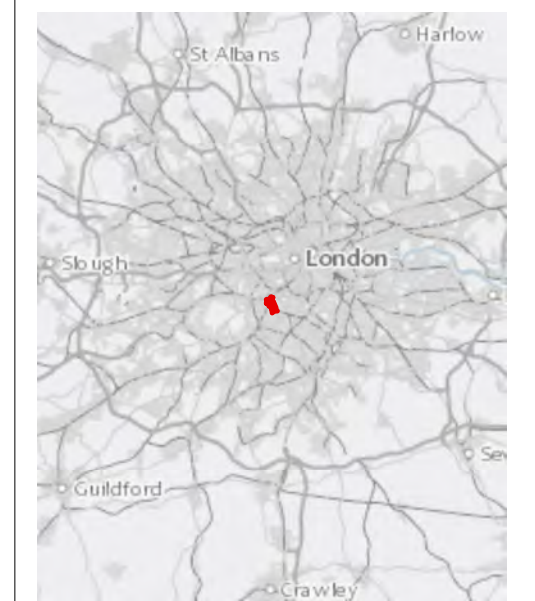
Residents groups  
RSS  
Sport England  
The Friends of Wandsworth Common  
(FOWC)  
The Metropolitan Police  
The Play Inspection Company  
The Wandsworth Society  
Transport for London  
Wandsworth Common Management  
Advisory Committee (MAC)  
Wandsworth Council  
Wandsworth Historical Society



# Wandsworth Common Management & Maintenance Plan

Figure 2.1 Site Location

- Wandsworth Common study boundary
- Local Authority boundary




Map Scale @A3: 1:1,000,000



Wandsworth Common  
Management &  
Maintenance Plan

Figure 2.2 Study area boundary and site features

 Wandsworth Common boundary



Map Scale @A3: 1:9,000



## 3 Understanding Wandsworth Common and its heritage

- 3.1 This chapter provides a baseline understanding of Wandsworth Common through identifying the physical properties of the site as well as the historical information which might influence its management and conservation.

### Physical description

#### Topography

- 3.2 The Common is relatively flat, falling gradually from the south-west to the north-east towards the Falcon Brook valley which runs in parallel with the eastern edge of Bolingbroke Fields. The London, Brighton and South Coast Railway extends along a cutting through the centre of the Common.

#### Geology and soils

- 3.3 Wandsworth Common has a bedrock geology comprising London Clay Formation of clay and silt, superficial deposits of Taplow Gravel Member (sand and gravel) in the north and Lynch Hill Gravel Member (sand and gravel) in the south. The Common sits on generally loamy soils which have a natural low fertility, with some localised acidic areas.

#### Hydrology

- 3.4 The Common is not located within a flood zone and is relatively free from land-drainage problems, though some areas of high use within the site annually flood. This is discussed in more detail under Chapter 7 Hydrology.

### Natural landscape

#### Ecology

- 3.5 Wandsworth is one of the greenest London Boroughs with one quarter of its land area consisting of greenspaces or parks. At just under 70ha in size, the Common makes up a significant part of this network of semi-natural habitat within the borough. This is recognised by its designation as a Site of Borough Importance for Nature Conservation (SINC) for the mosaic of habitats found here including secondary oak and birch woodland, acid and neutral grassland, scattered gorse scrub, and wetlands.
- 3.6 Its close proximity to 13 other SINC's within a 1km radius of the Common makes it a crucial stepping stone for the movement of species through the borough.

#### Trees

- 3.7 Whilst historically trees were not a significant feature of the Common, today the mature tree stock is a significant feature of the Common's character. It provides a visual marker of the site's boundary from outside the Common, and a screen from external urban development and industry from the inside. Within the Common, trees direct sightlines and frame views across and out of the site.
- 3.8 The diversity of the tree planting is limited which leaves the tree stock vulnerable to pests and disease. However, it provides shelter, nesting and foraging habitat for a range of wildlife, and an

important visual, noise and pollution screen from the surrounding roads for visitors, helping to maintain a sense of escape from the city.

### Character areas

- 3.9 There are 11 distinct character areas identified within this plan which have been used to assist with landscape analysis. The boundaries are broadly defined by the current physical and natural characteristics and use within each area. The character areas are shown in Figure 3.1 along with their current main land use described in Table 3.1.

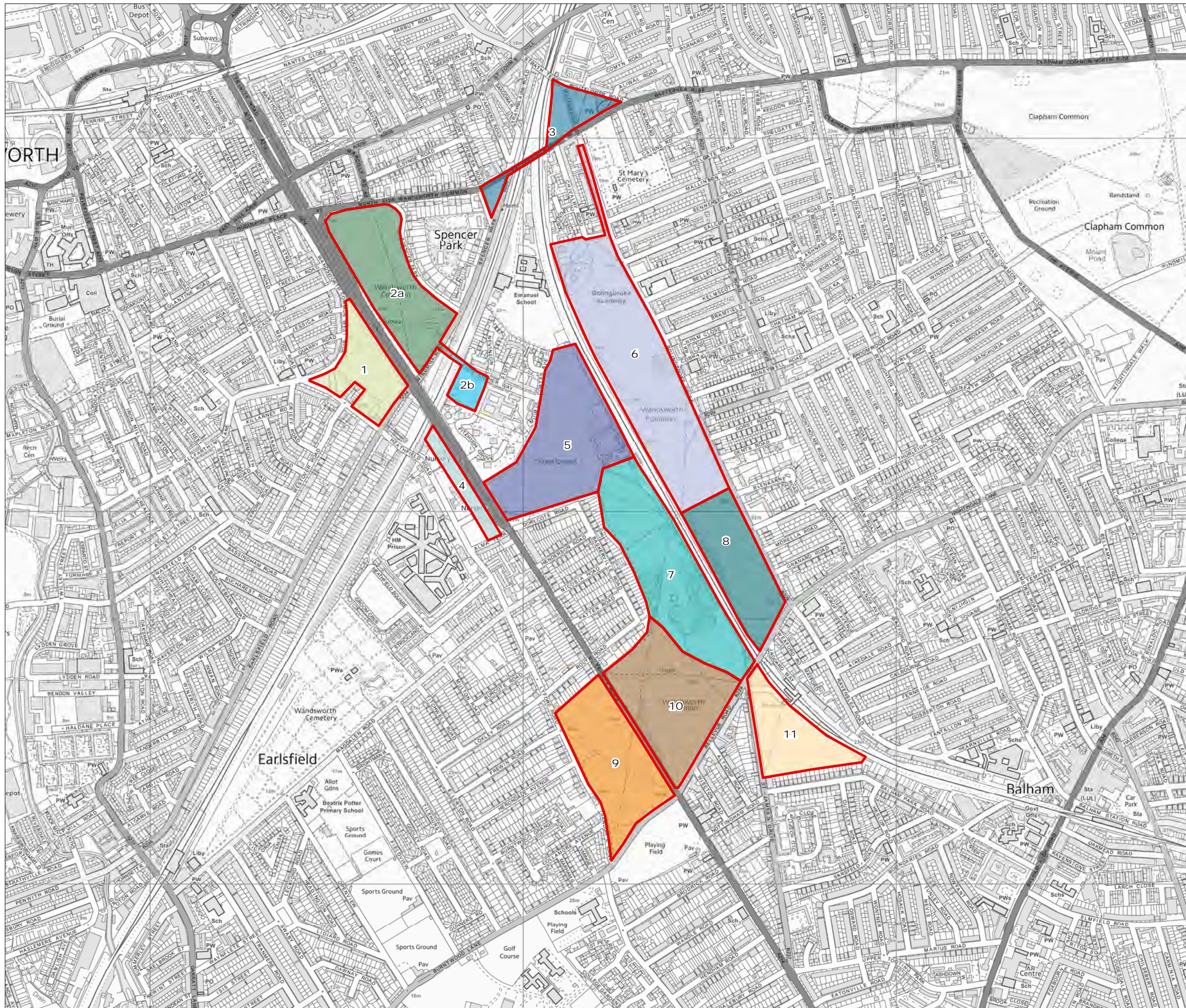
**Table 3.1 Character areas and land use**

ID	Name	Land Use
1	Westside Field	<i>Informal Recreation</i>
2a	Northside Field	<i>Organised Sport, Events and Informal recreation</i>
2b	Northside Field (Patriotic Site)	<i>Informal Recreation</i>
3	St Mark's Area	<i>Informal Recreation</i>
4	Prison Banks	<i>Ecology and Conservation</i>
5	Sports Fields and Café Area	<i>Organised Sport and Recreation</i>
6	Bolingbroke Fields	<i>Organised Sport and Events / Ecology and Conservation</i>
7	Lakes and Wetland	<i>Ecology and Conservation</i>
8	Bolingbroke Fields (South)	<i>Organised Sport</i>
9	The Scope	<i>Ecology and Conservation</i>
10	Bellevue Field	<i>Formal and Informal Recreation / Sports / Events / Ecology and Conservation</i>
11	St James' Triangle	<i>Informal Recreation / Ecology and Conservation</i>

- 3.10 The overall character of the Common is of a Village green surrounded by mainly unified terraced Victorian and Edwardian housing. The Common greatly enhances the local setting of the area with notable views out of the Common including Bellevue Road, Dorlcote Road, and Wandsworth Common Westside.
- 3.11 Landmark buildings visible from the Common include St Mark's Church, the Royal Victoria Patriotic Building, and Emmanuel School.
- 3.12 Inside the Common, the character varies between that of a formal public park and more natural areas. Past management has focussed on restoring the latter, although with increasing population figures, provision for visitors is a key management concern.

# Wandsworth Common Management & Maintenance Plan

Figure 3.1 Character Areas



- Wandsworth Common boundary
- Character Areas
- 1: Westside
- 2a: Northside Field
- 2b: Northside Field (Patriotic Site)
- 3: St Mark's Area
- 4: Prison Banks
- 5: Sports Fields & Café Area
- 6: Bolingbroke Fields
- 7: Lakes and Wetland
- 8: Bolingbroke Fields (South)
- 9: The Scope
- 10: Bellevue Field
- 11: St James' Triangle



Map Scale @A3: 1:10,000



## Designations

- 3.1 Figure 3.2 outlines the historic and wildlife designations within the vicinity of the study area boundary of Wandsworth Common.

### Historic Environment

- 3.2 There are two nationally listed buildings within the Study Area. These are Grade II\* St. Mark's Church (List entry number: 1065551) and the Grade II listed Wandsworth Common Windmill (List entry number: 1065474).
- 3.3 An Archaeological Priority Area overlaps with the north-east of the Study Area. The entirety of Wandsworth Common falls within the Wandsworth Common Conservation Area. This designation recognises the area for its special architectural and historic interest.
- 3.4 There are a number of locally and nationally listed buildings adjacent to the Common.
- 3.5 Nationally listed buildings include: No. 68 Lyford Road (White Cottage), Bolingbroke Academy, Royal Victoria Patriotic Building Chapel, St Michael's Church and 26 Bolingbroke Grove.
- 3.6 Locally listed buildings include: Emanuel School, No. 30 Chivalry Road, 23-25 Bolingbrook Grove, and 1-6 Heathfield Gardens.

### Features of historical merit

- 3.7 There are several historical features throughout the site which, although not designated, are appreciated for their historical merit and context within the wider Common. These include:
- The Skylark Café/ Neal's Lodge/ Neal's Cottage group, particularly the gables and bay windows of the south and west-facing elevations.
  - The buildings of the former farmstead, now used as offices, stores and changing rooms, which, together with the domestic buildings above, formed the original farm established on the Common.

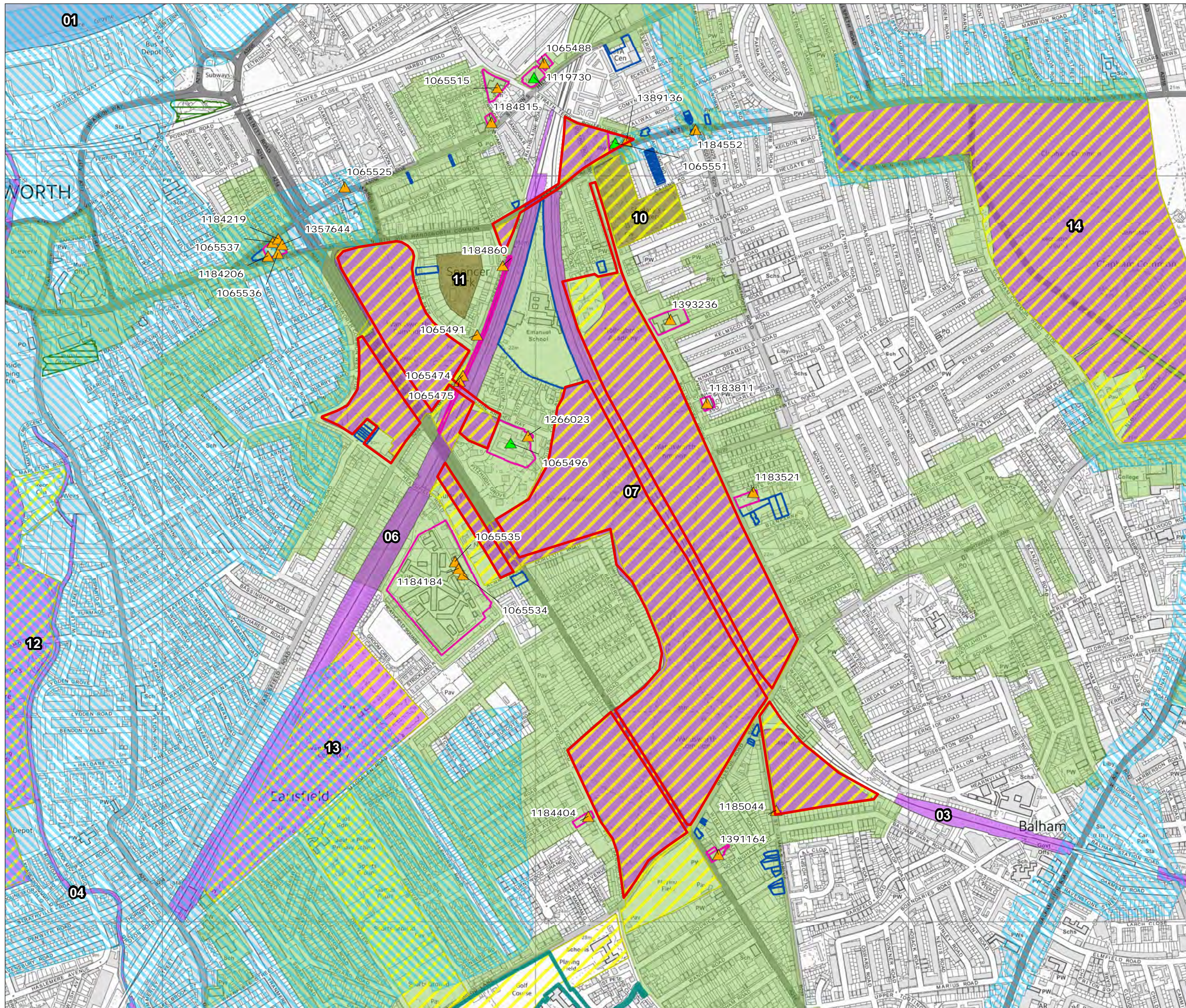
## Environmental designations

- 3.8 Wandsworth Common is a Site of Borough Importance for Nature Conservation (Grade I). These areas are designated for their importance for wildlife. The designation is also referred to as 'non-statutory wildlife site' or 'local site'. They are protected through planning policy at a London, Regional and National level. This designation is based on the mosaic of habitats which the site supports (including woodland, grassland, wetlands, scrub and mature trees) and the species which these habitats support.
- 3.9 Wandsworth Common is an area of Metropolitan Open Land (MOL) which affords the same level of protection as the Metropolitan Green Belt. This designation is intended to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important.
- 3.10 Wandsworth Common is also registered as Common Land in London and on the Inventory of London's Green Spaces of Local Historic Interest. As such, the Common is protected over and above other public parks and managed in close liaison with the community to ensure all interests, controls and traditions are integrated.
- 3.11 A further 13 Sites of Importance for Nature Conservation are present within one kilometre of the common. These include: one site of Metropolitan Importance (the River Thames and Tidal Tributaries); three sites of Borough Grade I Importance; five sites of Borough Grade II Importance; and four sites of Local Importance.



# Wandsworth Common Management & Maintenance Plan

Figure 3.2 Cultural and natural designations



- Wandsworth Common boundary
- Historic England Registered Park & Garden
- Grade II\* Listed Building
- Grade II Listed Building
- Listed Building footprint
- Locally Listed Building footprint
- Archaeological Priority Area
- Conservation Area
- Metropolitan Open Land
- Other larger protected open space

Sites of Importance for Nature Conservation (SINC)

*Site of Metropolitan Importance*

- 01: River Thames and tidal tributaries

*Site of Borough Importance*

- 03: Balham Railway Embankments: (Grade II)
- 04: River Wandle in Wandsworth: (Grade I)
- 06: Earlsfield Railway Cutting: (Grade I)
- 07: Wandsworth Common: (Grade I)
- 12: King Georges Park: (Grade II)
- 13: Wandsworth Cemetery: (Grade II)
- 14: Clapham Common (Wandsworth part): (Grade II)

*Site of Local Importance*

- 10: St Marys Cemetery, Battersea Rise:
- 11: Spencer Park:



Map Scale @A3: 1:10,000



## Current use

### Facilities

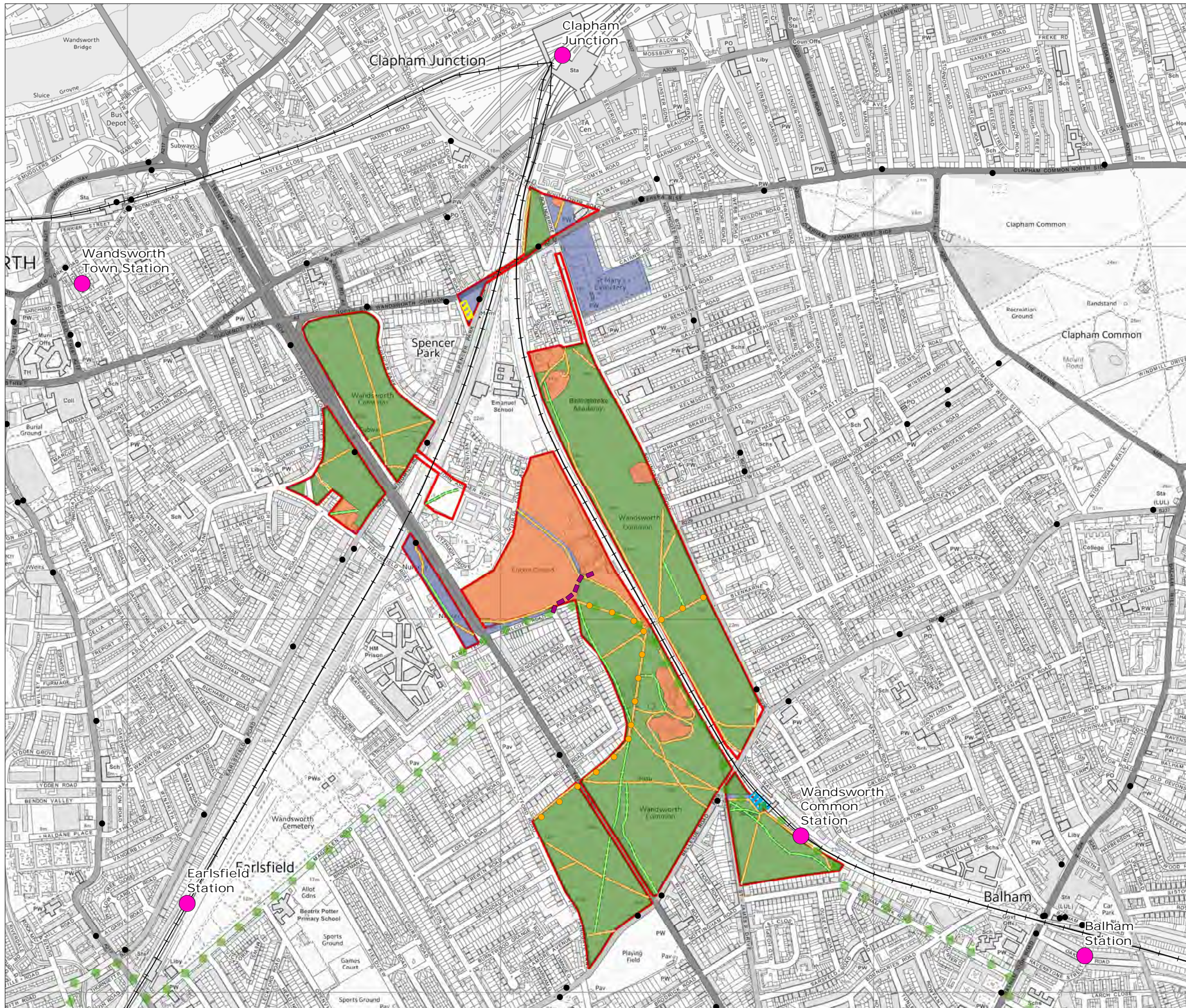
- 3.12 The Common is freely accessible to the public with various leisure and amenity facilities available to visitors (Figure 3.3 provides an overview of access and circulation which is discussed in greater detail in Chapter 8 Visitor accessibility).
- 3.13 A brief summary of the leisure and amenity facilities together with an indication of opening times (correct at the time of print) is listed below:
- Skylark Café: Café offering refreshments, private hire for parties, and activities for children. Open Sunday – Friday 9am – 6pm, Saturday 8:30am – 6pm, with adjusted opening times on bank holidays.
  - Naturescope: Community Centre offering children’s activities, health and fitness classes, adult courses, and private hire. Opening times vary with the days’ activities.
  - All Star Tennis and Bowling: Tennis courts and bowling lawn available for hire to members and non-members daily from 7am – 8pm.
  - Lady Allen Playground: Adventure playground for children and young people with special needs and their siblings, run by KIDS charity. Also open to the general public at certain times. Opening hours during term time are Monday – Thursday 15:00 – 17:30, Friday 15:30 – 20:00, and Saturday 10:00 – 16:00. Opening hours during school holidays are Monday – Friday 10:00 – 16:00.
  - Fledglings on the Common: Open play sessions aiming to help parents and carers learn to include play in every day routines. Sessions are timetabled by age group. Opening times during term time are Monday – Friday 13:15 – 16:45, Saturdays 10:00 – 16:00. Opening hours during school holidays are Monday – Friday 10:00 – 16:00.
  - The Windmill Nursery: Pre-school nursery with open play and stay sessions on Tuesdays and Thursdays 14:00 – 17:00.

### Transport links

- 3.14 The Common can be reached by public transport with the following stations/stops nearby:
- Rail:** Wandsworth Common rail station is located south of the Common and opens onto St James’ Triangle. Balham station is a 15 minute walk south-east of the Common. Clapham Junction is a 12 minute walk north of the Common. Wandsworth Town is an 11 minute walk north-west of the Common.
- Tube:** Clapham Junction: London Overground via Canada Water and Willesden Junction. Balham: Northern line via Bank.
- Bus:** Gorst Road: Bus 319 to Sloane Square. Blenkarne Road: Bus 319 to Streatham Hill. Darley Road: Bus 319 to Sloane Square and Streatham Hill and G1 to Shaftsbury East and Streatham Green Lane. Windmill Road: Bus 219 to Wimbledon.
- (Generally, buses run every 15 minutes on weekdays and every 30 minutes at the weekends).
- Travelling by car:** There is no dedicated off-street parking or drop-off associated with the Common although there is one blue badge space by the Skylark Café. The street network also provides opportunities for on-street parking for Blue Badge holders. Wandsworth Common Station is the nearest pay and display parking within easy walking distance of the Common although it is limited with just 24 spaces.

# Wandsworth Common Management & Maintenance Plan

Figure 3.3 Access and Circulation



- Wandsworth Common boundary
- Bus stop
- Railway station
- Railway line
- The Capital Ring
- Surfaced path
- Unsurfaced path
- Off-road cycle route
- Vehicle access to the Common
- Cycle racks & lockers
- Santander bicycle dock
- Access for dogs**
- Dogs excluded
- Poop scoop & dogs on leads
- Poop scoop & dogs on leads by direction



Map Scale @A3: 1:10,000



## Playgrounds

- 3.15 There are five playgrounds at Wandsworth Common:
- Wandsworth Common Ground: near to the Skylark Café. For children aged 2 – 7, and 8 - 16.
  - St Mark's playground: by St Mark's Church. For children aged 2 – 7.
  - Chivalry Road playground: northern end of Bolingbroke Fields. For children aged 2 – 7, and 8 – 16.
  - The Windmill playground: on Heathfield Road, Westside. For children aged 2 – 7.
  - The Lady Allen Playground: northern end of Bolingbroke Fields. For children and young people with special needs and their siblings. Also open to the general public at certain times.

## Outline history

- 3.16 The following brief summary of the history of Wandsworth Common has been based on the sources listed below, all of which are recommended for further reading:
- Historic England, 2013. 'Draft: Survey of London'.
  - London Parks and Gardens Trust, 2018. 'Site details record: Wandsworth Common'. [Accessed June 2018].
  - Passmore, S.V. (1994, rev.2010). Wandsworth Common.
  - Walford, E. (1878), 'Wandsworth', in *Old and New London: Volume 6* (London), pp. 479-489. *British History Online* <http://www.british-history.ac.uk/old-new-london/vol6/pp479-489> [accessed 9 July 2018].
  - Wandsworth Council, 2008. Wandsworth Common Conservation Area Appraisal.
- 3.17 Wandsworth Common was referred to in the Domesday Book as the 'wastes' of the Manor of Battersea and Wandsworth, known at the time as Battersea West Heath and Wandsworth East Heath. However, by the 18<sup>th</sup> Century the site, which was largely gorse-covered heathland, had become known as Wandsworth Common.
- 3.18 During the 19<sup>th</sup> Century areas of the Common began to be excavated for gravel which, as the pits were abandoned, scarred the landscape leaving areas of poorly draining mud. At this time the Common was a largely undivided piece of land occupying an area over twice the size of the Common today. However, between 1794 and 1866 some 53 enclosures saw sections of the Common transferred to a variety of other uses. The major enclosures were the land taken for the railways, the Royal Victoria Patriotic Asylum, and the industrial school of St James.

## The railways

- 3.19 Road improvements began to cross the Common in the 1820s, and then in the 1830s the construction of railways began to create impassable boundaries isolating sections of the Common. An Act of Parliament approved the construction of the London and Southampton Railway (later the London and South Western Railway) between 1836 and 1838, dividing the north-western side of the Common between Spencer Park and the Royal Victoria Patriotic Building. Around 20 years later, between 1857 and 1862 the West London and Crystal Palace Railway (later the London, Brighton and South Coast Railway) was built, dividing the largest remaining portion of the land, save for a single pedestrian bridge which provided access between the two sides of the Common.

## The Royal Victoria Patriotic Asylum

- 3.20 Another significant enclosure which damaged the integrity of the Common was the sale of 52 acres between the two railway tracks to the Royal Victoria Patriotic Fund Commissioners in 1857. The Commissioners used the land to build an asylum for the daughters of soldiers, sailors and marines killed at Crimea. Over the ensuing years, use of this land led to the loss of natural habitats found here.

### The Common south of Belleview Road

- 3.21 Between 1850 and 1856 all of the Common land south of Bellevue Road (with the exception of the remaining small triangle still present today by Wandsworth Common station), was sold off (approximately 20 acres) to St James's Westminster Industrial Schools for the construction of an industrial school to house pauper children (14 acres were later sold by the school and soon after were developed for housing). Between 1848 and 1856, a further 33 acres were sold extending the extensive Wandsworth Lodge estate of local land owner Henry McKellar.

### The Wilson Estate and the Black Sea

- 3.22 From 1763 the Lord of the Manor of Battersea and Wandsworth was Earl Spencer. Lord Spencer owned a large house surrounded by gardens and about 8 acres of parkland adjoining the Common in the north-west corner. The 1865 1<sup>st</sup> edition Ordnance Survey map (Figure 3.4) shows a 5 acre lake known as the Black Sea, thought to be a disused gravel pit. It was used as a reservoir supplying 12,000 gallons of water a day to neighbouring properties. The construction of the London Southampton Railway (LSR) cut off the feeder spring for the reservoir and so the LSR Company was obliged under the 1834 Act to ensure a continued water supply. A pumping mill was installed on the embankment to pump water into the lake, which still stands today. An image from c.1870 shows the smock mill with the Royal Victoria Patriotic building and railway cutting in the background (Figure 3.5). From 1829, Lord Spencer leased this estate to the Wilson family before taking it back in hand in 1866 to develop the area as Spencer Park (visible on the 1896 2<sup>nd</sup> edition Ordnance Survey map in Figure 3.6).

### The Scope

- 3.23 In 1852, Lord Spencer temporarily donated 2 acres of his land to the west of the site (now known as 'The Scope'), to the Reverend John Craig for an ambitious venture to build the (then) world's largest reflecting telescope. Unfortunately, the telescope was not capable of the magnification expected of it and the instrument was dismantled a few years later.
- 3.24 Archaeological surveys to locate the exact position of the Craig Telescope, including one undertaken in 2004 in conjunction with Channel 4's Time Team, found the demolition process for the scope was very thorough with very little evidence of the building left behind.

### The fight to protect the Common

- 3.25 Local concern over the dramatic loss of Common land to development had begun to rise and over the next 5 years public support for the protection of the Common grew. The battle to save Wandsworth Common was not an isolated case; there was growing national concern over the plight of commons across London at that time. The Commons Preservation Society formed in 1865 and took on Wandsworth as one of its causes. In 1866, the passing of the Metropolitan Commons Act of 1866 provided a renewed emphasis on preservation. Under this act the local community could band together to protect an open space by electing conservators and raising money on the rates. After years of local campaigning, in 1871 the Wandsworth Common Act was passed and freed from rights of Common all the land, giving the conservators the right to buy or be given back any of the already enclosed and alienated land which would then automatically revert to common.

### 1871 - 1914

- 3.26 Conflict over the use and management of the common continued following the 1871 Act. Concerns were raised over the Royal Victoria Patriotic Fund Commissioners use of their 52 acres (originally intended to be used as a market garden to supply the school) which was leased to a Mr Neal who combined market gardening with other business ventures, such as lime and cement supply, tar paviour and public works contractor, which resulted in considerable damage to the Common.
- 3.27 Around the same time, there was a petition for the management of the Common to be taken over by the Metropolitan Board from the Conservators following a divide in local opinion over whether the Common should be maintained as a natural landscape or formalised to provide recreational facilities for the growing local community. Public opinion began to move in favour of the Board

and it took over in 1887. Two years later, the Metropolitan Board was taken over by the formation of the London County Council (LCC).

- 3.28 Around this time, the Common was re-worked considerably with 'improvements' including a new network of paths, planting, the creation of ornamental lakes from former gravel extraction pits, and the construction of Three Island Pond on Bolingbroke Grove.
- 3.29 In 1890 the LCC agreed a settlement with the Royal Victoria Patriotic Fund (RVP) Commissioners restricting vehicular and farm animal access to the Common by Mr Neal. The following year the RVP Commissioners enlarged the farmhouse for Mr Neal and leased it to him for a further 21 years (visible on the 1896 2<sup>nd</sup> edition Ordnance Survey map in Figure 3.6).

### 1900 - 1950

- 3.30 In 1912 the RVP Commissioners offered the 20 acres of Neal's Farm for sale. It was bought by LCC for £12,000.
- 3.31 In 1914 the girls from the asylum were moved into properties on the north side of Spencer Park and the RVP building was taken over by the War Office to house the 3<sup>rd</sup> London General Hospital for the military wounded. The building could not accommodate the number of patients and temporary building and tented hospital wards spilled out into the newly acquired Common.
- 3.32 It was not until 1924 that the LCC was able to open the land acquired from the RVP 12 years earlier. By this point, the land had been laid out with two tennis courts and a bowling green, and with the farmhouse adapted for use as a refreshment room (visible on the 1920 3<sup>rd</sup> edition Ordnance Survey map in Figure 3.7).
- 3.33 A photograph from c.1925 shows the Common still contained extensive areas of gorse scrub at this time (Figure 3.8).
- 3.34 In 1938 an Act of Parliament was passed to allow the extension of Trinity Road (now the A412) into a dual carriageway. The plan involved taking a long stretch of the Common to accommodate the extra road width. The extra land was to be taken from the Home Office's land holding in front of the prison which was being leased at the time to Mr Neal's Nursery garden. However, with the outbreak of the Second World War in 1939, plans for the road extension were put on hold and not realised until the early 1970s.
- 3.35 During the Second World War anti-tank trenches were constructed across the Common, alongside structures to house barrage-balloons and anti-aircraft guns. The Common was also cultivated extensively to aid food production as part of the war effort. It also suffered bomb damage.
- 3.36 In the years following 1945, the structures associated with the war were removed, and were followed by pre-fabricated bungalows (visible on the 1945 aerial photograph in Figure 3.9), although these do not appear on the 1948 4<sup>th</sup> edition Ordnance Survey map (Figure 3.10). The pre-fabs were built to house Blitz victims and were located on the St Mark's Area, along Spencer Park, Bolingbroke Gardens and Bellevue Road. These were gradually removed between 1956 and 66.




### 1950 to the present day

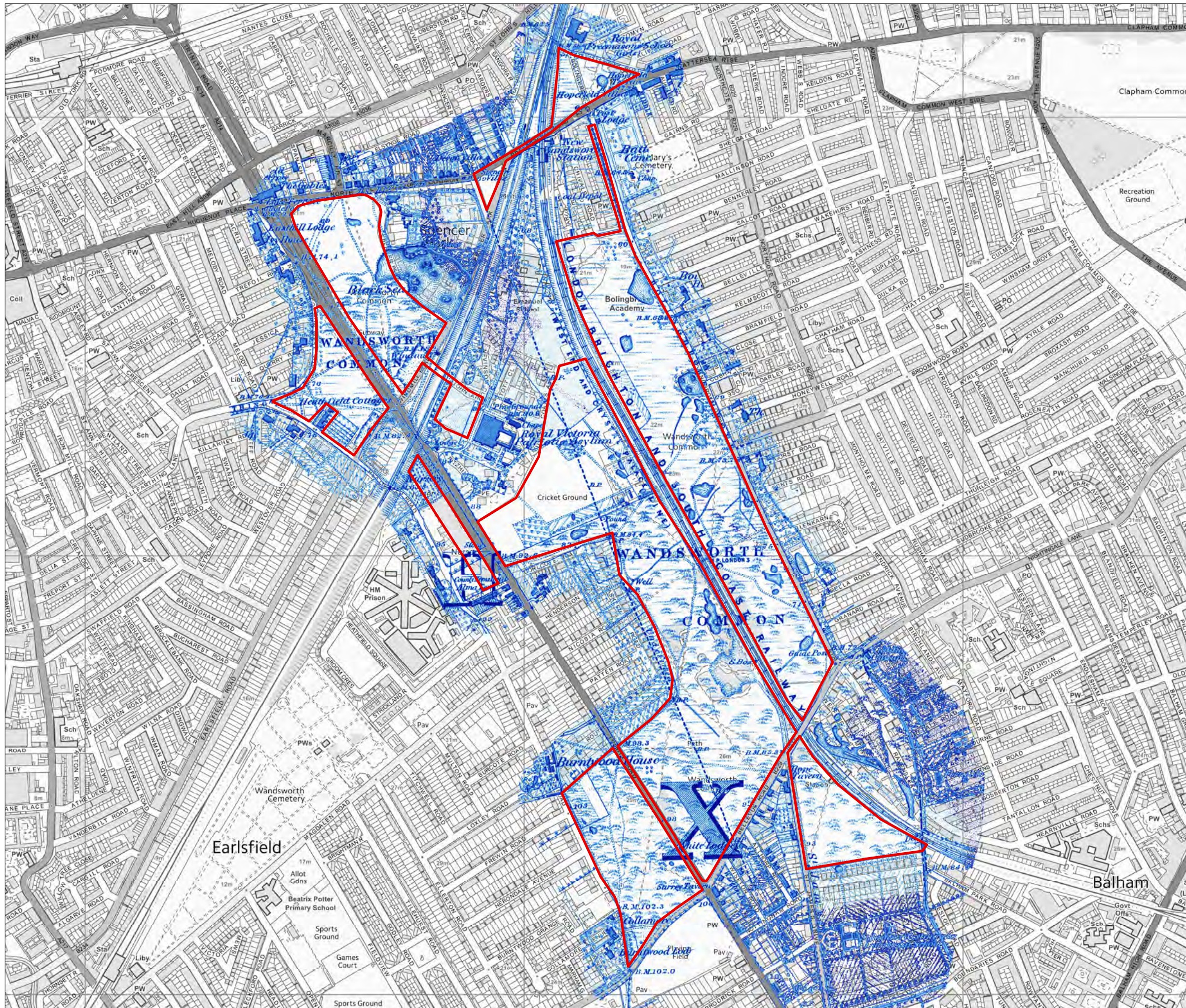
- 3.37 The Common was devolved to Wandsworth Council in 1971.
- 3.38 In 1978 a management plan was written for the Common to make the most of the site's ability to provide open air recreation whilst protecting and enhancing its plant and animal life. By this point, the Common was already being used heavily for sports with 22 football pitches (with the remains of a hard surface pitch present on The Scope), nine cricket squares, six hard tennis courts and 12 grass courts, and a well-used bowling green.
- 3.39 Some of the management issues at the time were similar to the present day; there was inconsistency in site furniture design, drainage issues created by the road and railway network were being compounded by heavy sports use, many of the buildings were considered inadequate for their present day use, and areas of the Common suffered from compaction and erosion due to heavy use. The path network was also in need of a complete overhaul.
- 3.40 The 1978 plan recognised the Scope as the most ecologically interesting part of the site with species that were rare across London.

3.41 In 1986 the Wandsworth Common Management Advisory Committee (MAC) was formed to ensure that management of the Common continued to reflect the needs of local people.

# Wandsworth Common Management & Maintenance Plan

Figure 3.4 Ordnance Survey 1st edition map 1865

-  Wandsworth Common boundary
-  Present-day Ordnance Survey 1:10,000 Map
-  c.1865 Ordnance Survey Map



Map Scale @A3: 1:8,500








Figure 3.5 Smock mill and Royal Victoria Patriotic Building c.1870

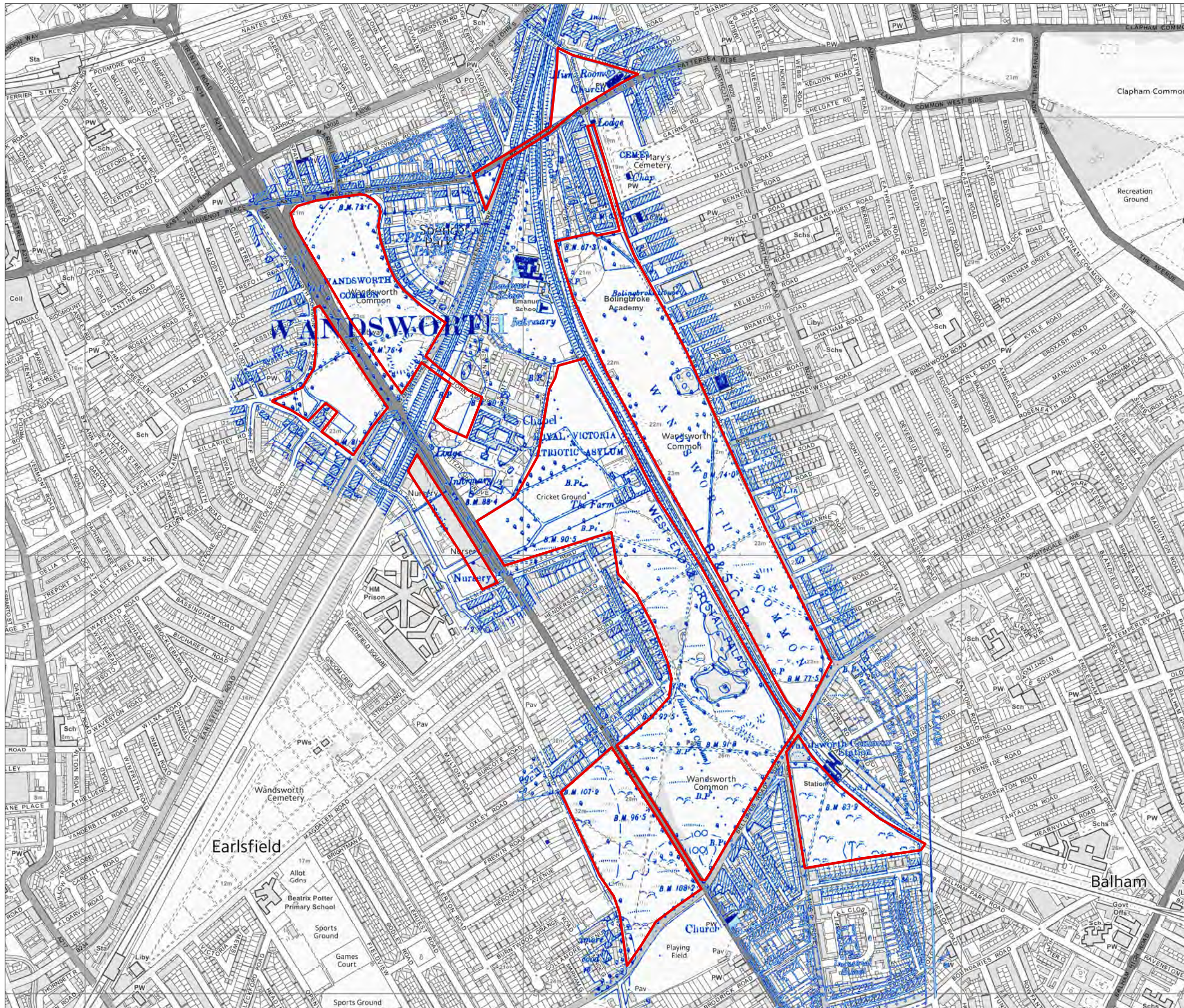



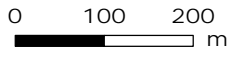
Image courtesy of Wandsworth Heritage Service

# Wandsworth Common Management & Maintenance Plan

Figure 3.6 Ordnance Survey 2nd edition map 1896

-  Wandsworth Common boundary
-  Present-day Ordnance Survey 1:10,000 Map
-  c.1896 Ordnance Survey Map






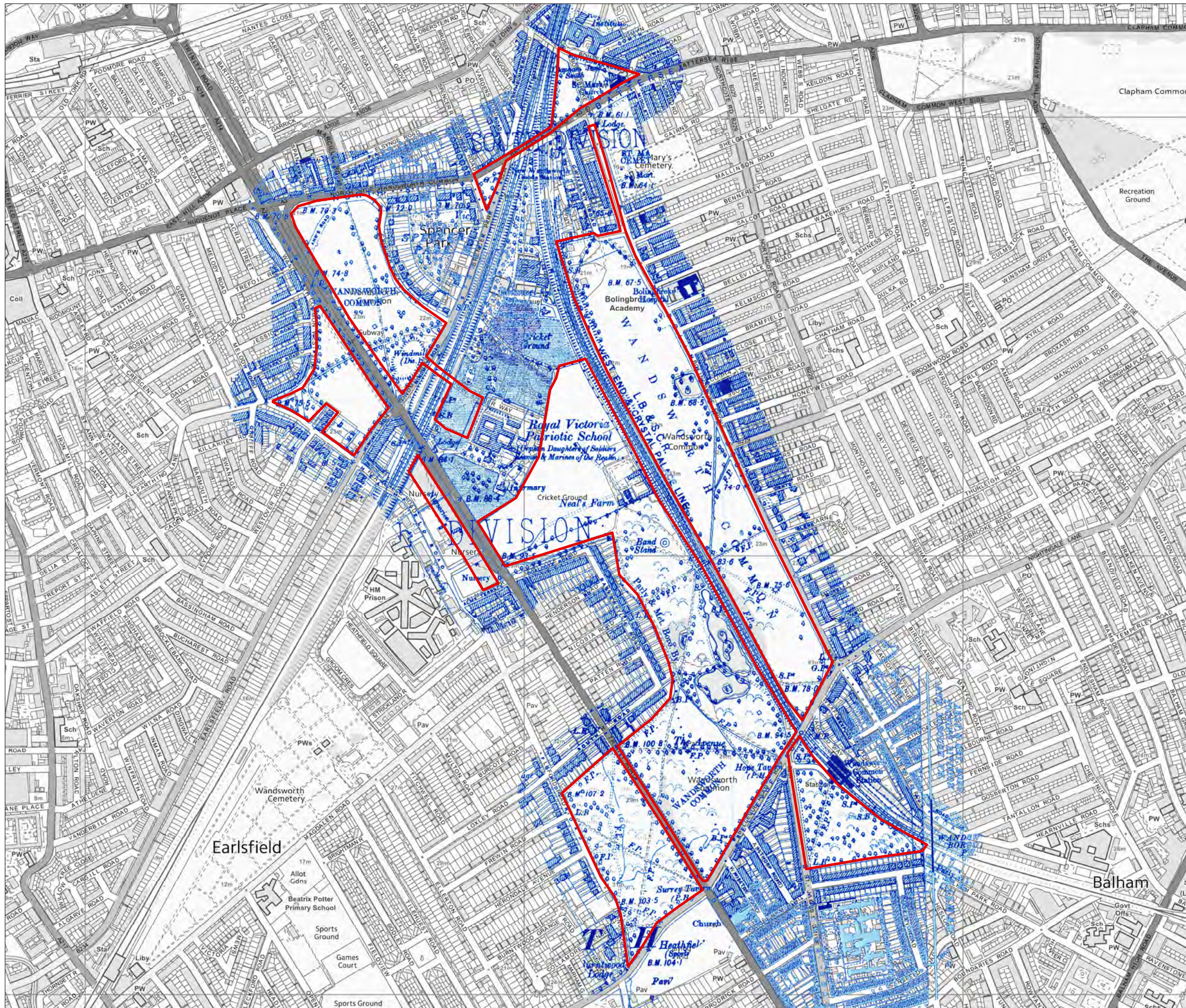


  
 Map Scale @A3: 1:8,500



# Wandsworth Common Management & Maintenance Plan

Figure 3.7 Ordnance Survey 3rd edition map 1920

-  Wandsworth Common boundary
-  Present-day Ordnance Survey 1:10,000 Map
-  c.1920 Ordnance Survey Map



Map Scale @A3: 1:8,500



Figure 3.8 Gorse-covered Common c.1925

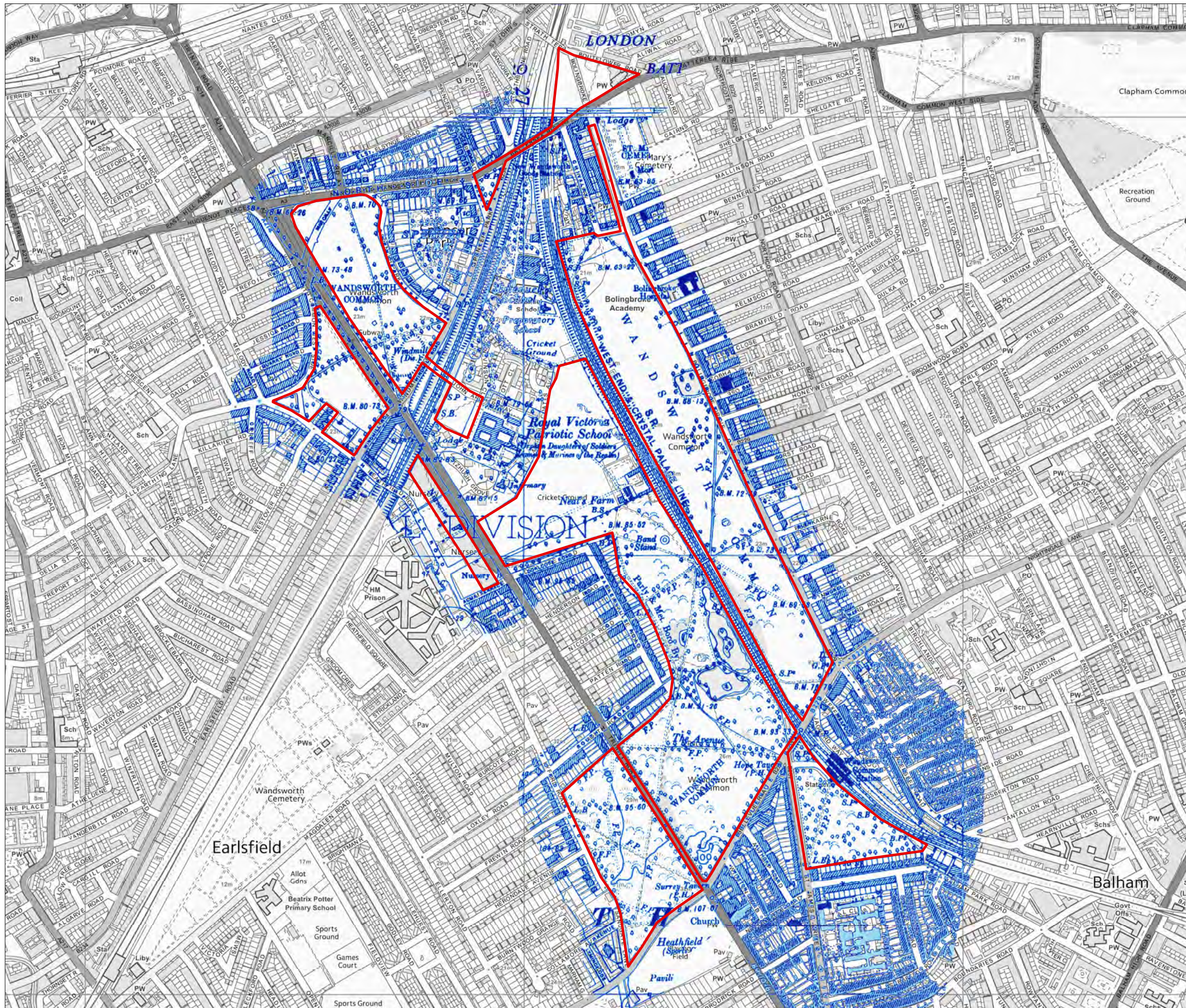


Image courtesy of Wandsworth Heritage Service

Figure 3.9 Aerial photograph showing prefabricated bungalows and areas cultivated for food production, 1945






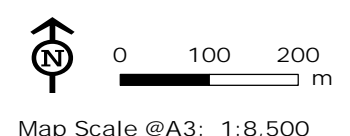
Image courtesy of Google Earth Pro [Accessed 10<sup>th</sup> July 2018]



# Wandsworth Common Management & Maintenance Plan

Figure 3.10 Ordnance Survey 4th edition map 1948

-  Wandsworth Common boundary
-  Present-day Ordnance Survey 1:10,000 Map
-  c.1948 Ordnance Survey Map



## 4 Management and maintenance arrangements

- 4.1 This chapter provides an overview of the current arrangements for the management and maintenance of Wandsworth Common. An organogram has been included in Figure 4.1 to illustrate the management structure for the Common.

### Wandsworth Council & Enable Leisure and Culture

- 4.2 The Common is owned by Wandsworth Council and managed by Enable Leisure and Culture. Enable oversees the Grounds Maintenance Contractors (Idverde), manages the arboricultural contract (City Suburban Tree Surgeons, CSTS), works closely with community groups within the Common, inspects the playgrounds and advises the Council on issues to do with biodiversity.
- 4.3 The management contract for the Common is reviewed every four years and is next due for renewal on 31<sup>st</sup> March 2020. Enable operate from the staff yard and park offices at Neal's Farm Depot, to the east of the Skylark Café.
- 4.4 The contract is managed by the Wandsworth Council Leisure Contract Manager and the ultimate responsibility for the maintenance of the land remains with Wandsworth Council, as does the budget for maintenance.

### Grounds maintenance contract

- 4.5 Idverde is the current landscape and grounds maintenance contractor for the Common. The grounds maintenance contract is an eight year contract, with the option to extend by a further four years at the end of that period by mutual agreement. The current contract is up for renewal on 23<sup>rd</sup> February 2021.
- 4.6 Management and maintenance is implemented by Idverde via the Horticultural Maintenance Contract. This contract includes responsibility for the following:
- Horticultural maintenance
  - Sports pitch booking service, including ensuring pitch use in accordance with pitch bookings
  - Maintenance of buildings furniture, fixtures and fittings (Handyman and Engineer's duties)
  - Building and premises cleaning duties
  - Litter picking, sweeping and clearance duties
  - Ecological maintenance tasks
  - Grounds maintenance and provision of sports facilities
  - Hard surfaces: chemical weed control, self-binding gravel paths and surfaces
  - Event preparation and staging
- 4.7 As well as grounds maintenance operations, Idverde also administer the grass pitch bookings for the Common.
- 4.8 The tree works contract includes responsibility for the following:
- Tree felling and removals
  - Tree surgery works
  - Removal and replanting of saplings

- Stump removal
- Root pruning
- General tree maintenance
- Ad hoc and emergency services

- 4.9 Idverde have onsite premises within the Neil's Lodge complex of buildings.
- 4.10 Performance monitoring for the grounds maintenance contract is undertaken by Enable LC. All tasks carried out by the contractor as part of the Parks and Cemeteries Contract are monitored and assessed by the Contracts Officers on an ongoing basis. Some additional works outside the scope of the contract require quotations and Idverde are invited to provide quotes along with others subject to value limit.
- 4.11 A client and contractor meeting is held on a monthly basis and is attended by the Contract Officers and Idverde's Wandsworth Assistant Contract Manager and Supervisors.
- 4.12 In addition, a senior contract management meeting is held monthly which is attended by the Head of Parks and Leisure Services, the Chief Parks Officer (Operations), the Principal Parks Officer – Contract Management, the Bereavement Services Manager from Enable, the Idverde Wandsworth Contract Manager and the Managing Director for Idverde.
- 4.13 A quarterly contract review meeting is attended by the Assistant Director of Environment and Community Services and senior parks staff as well as representatives from Idverde including the Managing Director, the Director of Operations and the Wandsworth Contract Manager.

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

- 4.14 Maintenance of public footpaths, trunk roads, and cycle ways on Wandsworth Common is the responsibility of WBC. However, responsibility is placed on the Grounds Maintenance team to report remedial works as and when they arise.
- 4.15 Any trees within four metres of a highway are the responsibility of the Highway Authority. All other trees on the Common are Wandsworth Council's responsibility and are managed by City Suburban Tree Surgeons (CSTS), overseen by Enable LC.
- 4.16 Network Rail is responsible for the maintenance of the railway track, and associated structures, rail depots and the vegetation on the railway embankment.

## Wandsworth Common Management Advisory Committee

- 4.17 The Management Advisory Committee (MAC) was founded in 1986 to monitor and advise the council and its agents on the management of the Common. The group which is an elected group of volunteers acts as a conduit for local users to voice information, ideas and opinions to the Council. The Committee works in partnership with WBC, the Management Company, the Contractors and the users of the Common.
- 4.18 A copy of the MAC's Constitution can be found in **Volume 2, Appendix 1**.

## The Friends of Wandsworth Common

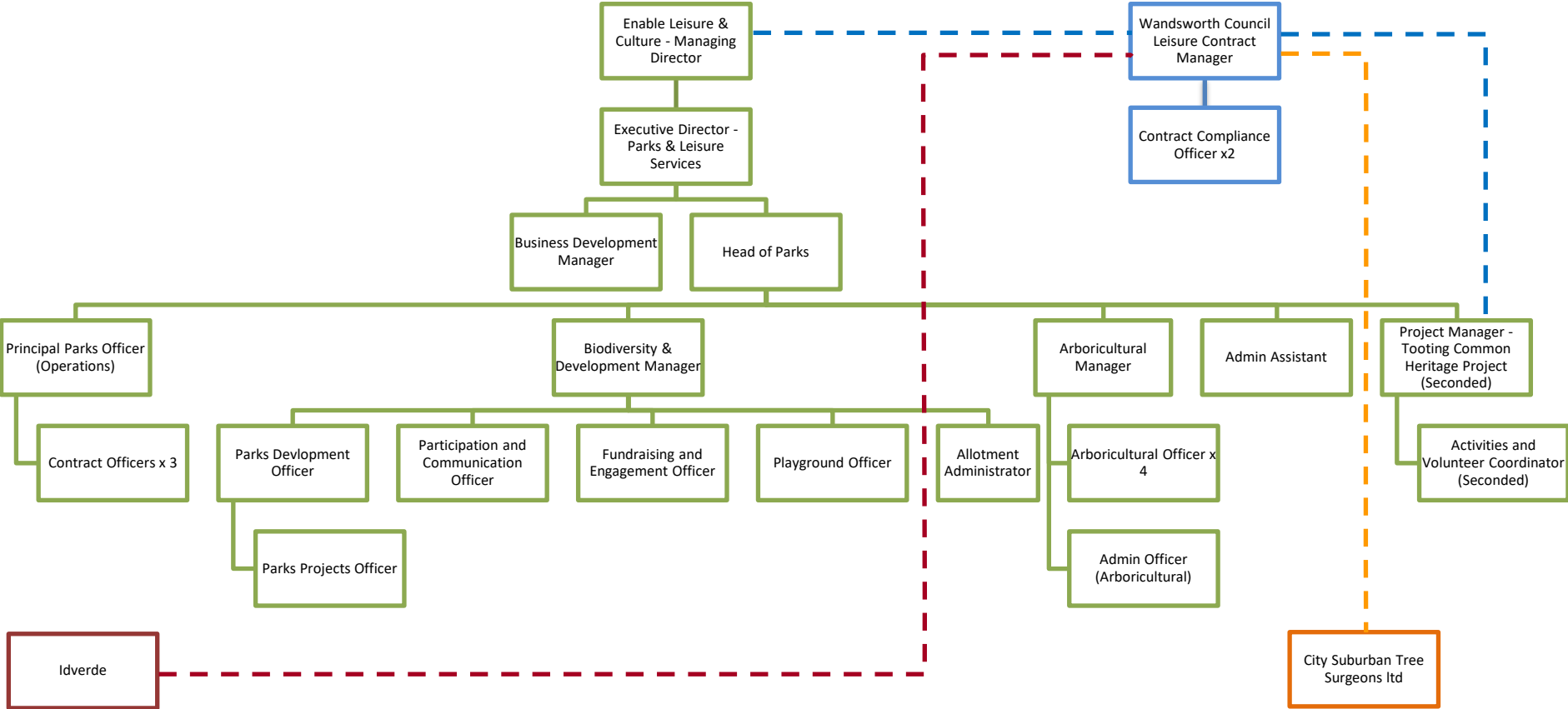
- 4.19 The Friends of Wandsworth Common (FOWC) launched in May 2018 to extend outreach to the community and more actively encourage the protection and enhancement of the Common, and to foster balanced use and mutual recognition by all users of competing demands. This is done through small scale nature focussed events with an educational content, which help build a community focussed on preserving the Common.
- 4.20 A copy of the FOWC's Constitution can be found in **Volume 2, Appendix 2**.



## Other interested organisations

- 4.21 Businesses that lease or use properties on the Common and therefore have a keen interest in management decisions include: the Skylark Café, All Star Tennis and Naturescope, the Bolingbroke Bowls Club, Windmill Gardens Nursery, Fledglings on the Common, and KIDS at the Lady Allen Playground.
- 4.22 The many sports clubs and personal trainers that operate on the Common also have a keen interest in the management of the site.
- 4.23 Local interest and professional organisations that were consulted as part of this plan have been listed in 11.3.

Figure 4.1 Management Organogram



## Events & Activities

### 4.24 Events and activities at the Common include:

- Four free bird walks are led by a local volunteer, Peter White with one walk each quarter.
- Naturescope is a consortium of organisations which includes Groundwork, and All Star Tennis. Weekly activities include conservation, ecology and gardening sessions, yoga classes, Ninja Kids, Pilates, dance and drama, keep fit for mothers, Chinese cultural activities, adult drawing, Groundwork school sessions on minibeasts, pond dipping, lifecycles, trees and plants through the seasons, habitats and plant growth.
- Small-scale events such as children's funfairs, small circuses (along with use of the Common for filming and photography) managed by Enable Leisure and Culture Events Team.
- Bellevue Road Summer Fair in September each year, organised by local traders.
- The FOWC are beginning to provide a programme of events and activities.

## Leases & use of buildings

### 4.25 The following businesses or charities lease property from Wandsworth Council with associated contracts for the provision of agreed activities on the Common:

- Skylark Café (formerly Neal's Lodge Restaurant) has a 20 year lease (which commenced January 2006). The premises also include a detached lock-up garage.
- Neal's Farm Depot is leased to Enable Leisure and Culture and is utilised as the staff yard and park offices. The space is shared between Enable and Idverde. The lease is for a period of four years and expires in September 2019. The area includes 10 changing rooms for the use of booked sports users which are managed by Idverde.
- Naturescope occupy the nature study centre under a Tenancy at Will agreement pending completion of a short lease which expires in September 2019.
- All Star Tennis lease the tennis office and tennis court. The lease commenced on 1<sup>st</sup> July 2016 and expires on 31<sup>st</sup> March 2048.
- Bolingbroke Bowls Club uses the Green and Pavilion from the second Saturday in April to the last Sunday in September, each year.
- Neal's Farm Lodge and Neal's Cottage are currently vacant.
- Lady Allen Adventure Playground. Terms of lease not currently formalised, although the playground has been operating on this site since 1973, first managed under Handicapped Adventure Playground Association, which later merged with KIDS.
- Fledglings on the Common. Leased to Childcare and Business Consultancy Services from September 2013 until August 2020.
- Windmill Gardens Nursery, Heathfield Road. Since August 2018 occupation of this building is by way of a Tenancy at Will (TAW) and the nursery have non-exclusive use of the contiguous Windmill Play Space.

## Byelaws

### 4.26 Wandsworth Common is covered by the Greater London Council parks, gardens and open space byelaws which provide guidance on the use and activities permitted on the Common as well as the penalties faced for a contravention. A copy of these byelaws can be found in Volume 2, Appendix 3.

## Policing of open spaces in Wandsworth

- 4.27 Wandsworth Council Parks and Events Police Service patrol the parks, enforce bylaws (the Greater London Parks, Gardens and Open Spaces Bylaws) and steward events.

## National Planning Policy

### National Planning Policy Framework

- 4.28 The National Planning Policy Framework<sup>1</sup> (NPPF) was published in March 2012 to replace the Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). The NPPF explains the statutory provisions and provides guidance to local authorities and others on planning policy and the operation of the planning system.
- 4.29 The framework outlines 12 core planning principles aimed at guiding plan-making and planning decisions at the national and local level, the most relevant of which are:
- contribute to conserving and enhancing the natural environment;
  - conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; and
  - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

### *Conserving and Enhancing the Historic Environment*

- 4.30 To conserve and enhance the historic environment, local planning authorities are required to consider:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - the desirability of new development making a positive contribution to local character and distinctiveness; and
  - opportunities to draw on the contribution made by the historic environment to the character of a place<sup>2</sup>.
- 4.31 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably grade I and II\* listed buildings, grade I and II\* Registered Parks and Gardens should be wholly exceptional<sup>3</sup>.

### *Conserving and Enhancing the Natural Environment*

- 4.32 Local planning policies should identify and map, preserve, restore and connect local ecological networks of importance for biodiversity. Biodiversity, particularly priority species populations linked to national and local targets should be monitored using suitable indicators<sup>4</sup>.
- 4.33 Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted, whereas those that pose significant harm that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, should be refused. Development incorporating biodiversity should be

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<sup>1</sup> [National Planning Policy Framework, March 2012](#)

<sup>2</sup> Paragraph 126, [NPPF, March 2012](#)

<sup>3</sup> Paragraph 132, [NPPF, March 2012](#)

<sup>4</sup> Paragraph 117, [NPPF, March 2012](#)

encouraged, whereas development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless the need for, and benefits of, the development in that location clearly outweigh the loss<sup>5</sup>.

- 4.34 Furthermore, developments should aim to prevent significant adverse impacts on health and quality of life as a result of noise and protect areas of tranquillity prized for their recreational and amenity value for this reason<sup>6</sup>.
- 4.35 By encouraging good design, local planning authorities should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation<sup>7</sup> and sustain compliance with EU limit values or national objectives for pollutants taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. New developments in Air Quality Management Areas should be consistent with the local air quality action plan<sup>8</sup>.

#### *Promoting Healthy Communities*

- 4.36 Local planning authorities must maximise the provision of high quality open spaces and opportunities for sport and recreation by preparing robust and up-to-date assessments of the needs for open space, sports and recreation facilities to justify new and improved provision<sup>9</sup>.
- 4.37 Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment clearly shows the open space, buildings or land to be surplus to requirements; or
  - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss<sup>10</sup>.

#### *Commons Act 2006<sup>11</sup>*

- 4.38 Section 38 of the Commons Act 2006 applies to land which is subject to a scheme of management under the Metropolitan Commons Act 1866 or Commons Act 1899.
- 4.39 Certain types of works on common land can be carried out without consent from the Secretary of State because they are exempt. Other works will require deregistration of the land, because an application for consent under Section 38 is unlikely to succeed. It is ultimately up to the applicant to determine whether consent is needed, and which part of the legislation applies.
- 4.40 The guidance provides advice on how to determine the type of work proposed, consultation and guidance on application, options to carry out works on common land, where the proposals are neither small scale nor exempt from the need to obtain consent.

#### *Ministry of Housing and local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967 (MHLG 1967)<sup>12</sup>*

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

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<sup>5</sup> Paragraph 118, [NPPF, March 2012](#)

<sup>6</sup> Paragraph 123, [NPPF, March 2012](#)

<sup>7</sup> Paragraph 125, [NPPF, March 2012](#)

<sup>8</sup> Paragraph 124, [NPPF, March 2012](#)

<sup>9</sup> Paragraph 73, [NPPF, March 2012](#)

<sup>10</sup> Paragraph 74, [NPPF, March 2012](#)

<sup>11</sup> Planning Portal (2015) Common Land Guidance <http://www.planningportal.gov.uk/planning/countryside/commonland/guidance>

<sup>12</sup> HM Government (2015) Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967, <http://www.legislation.gov.uk/ukla/1967/29/contents/enacted>

### *Common Land Guidance Sheet 1b*<sup>13</sup>

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

## Regional Planning Context

### The London Plan

- 4.43 The London Plan<sup>14</sup> was adopted in July 2011 and sets out the spatial development strategy for Greater London, providing a framework for development and use of land over the next 20-25. It provides strategic, London-wider policy context within which boroughs should set their local planning policies. Revised Early Minor Alterations were published in 2013. In 2015, Further Minor Alterations to the London Plan (FALPs) and Minor Alterations to the London Plan (MALPs) were published. Several policies in the London plan are of relevance to the Management Plan, including:

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

### Draft London Plan (2017)

- 4.44 The Mayor published a consultation draft of a new London Plan in November 2017<sup>15</sup>. The new London Plan is due to be published in Autumn 2019. The current 2016 consolidation Plan is still the adopted Development Plan. However, the Draft London Plan is a material consideration in planning decisions. It gains more weight as it moves through the process to adoption. Relevant policies within the draft London Plan include:

- Policy GG1 Building strong and inclusive communities
- Policy GG2 Making the best use of land
- Policy GG3 Creating a healthy city
- Policy D3 Inclusive design
- Policy D7 Public realm
- Policy S1 Developing London's social infrastructure
- Policy S4 Play and informal recreation
- Policy S5 Sports and recreation facilities
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G3 Metropolitan Open Land
- Policy G4 Local green and open space
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands.

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<sup>13</sup> Planning Portal (2015) [Common Land Guidance Sheet 1b](#)

<sup>14</sup> [London Plan](#), Mayor of London, 2016

<sup>15</sup> [Draft London Plan](#), Mayor of London (2017)

## Local Planning Context

### Wandsworth Local Plan and Development management documents

4.45 The London Borough of Wandsworth has adopted a Local Plan which sets out the spatial development for the Borough until 2030. The following provides a summary of the most relevant policies concerning Wandsworth Common:

- CS IS1: Sustainable Development
- CS IS3: Good Quality Design and Townscape
- CS IS4: Protecting and enhancing environmental quality
- CS PL4: Open Space and the natural environment
- SSAD 4.1.5 Peabody Estate, St Johns Hill
- DMS 2: Managing the historic environment<sup>16</sup>
- DMO1: Protection and enhancement of open spaces<sup>17</sup>
- DMO 2: Playing fields and pitches, sport, play and informal recreation<sup>18</sup>
- DMO 4: Nature conservation<sup>19</sup>
- DMO 5: Trees<sup>20</sup>

### Other relevant Local planning policy Documents

#### *Historic Environment SPD<sup>21</sup>*

4.46 The Historic Environment SPD provides further guidance on existing planning policy included in the Core Strategy and DMPD. It details criteria that are material in determining planning and listed building applications related to heritage matters and the evidence that justifies the Council's approach. As such, the SPD positively contributes towards achieving sustainable and balanced communities and vibrant town centres, whilst meeting the needs of local residents. The SPD includes supplementary guidance on Archaeological Priority Areas.

#### *Conservation Areas*

4.47 Wandsworth Common is located in the Wandsworth Common Conservation Area. Part A) of the Conservation Area Appraisal highlights the key features contributing to the special interest of the Common itself and outlines a number of areas of enhancement. These include the need to improve the railway bridge linking Trinity Road with Bolingbroke Grove, and the need to reflect more closely the original vegetation pattern of the Common.

#### *Local listing*

4.48 The existing Local List of buildings of architectural or historic interest contains around 520 buildings and may be accessed from the web link below:

[http://www.wandsworth.gov.uk/downloads/file/3847/local\\_list\\_of\\_buildings\\_of\\_architectural\\_or\\_historic\\_interest](http://www.wandsworth.gov.uk/downloads/file/3847/local_list_of_buildings_of_architectural_or_historic_interest) [Accessed 22 November 2017]

4.49 There are a number of locally listed buildings located close to the study area. These include, Emanuel School, no. 30 Chivalry Road, 23-25 Bolingbrook Grove, and 1-6 Heathfield Gardens.

#### *London Parks and Gardens Trust*

4.50 Wandsworth Common is noted on the Inventory of London's Green Spaces of Local Historic Interest prepared by the London Parks and Gardens Trust. Further information at London Gardens Online Website, 2018. Available at: <http://www.londongardenstrust.org/>.

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<sup>16</sup> London Borough of Wandsworth (2016) [Wandsworth Development Management Policies Document](#), Policy DMS 2

<sup>17</sup> London Borough of Wandsworth (2016) [Wandsworth Development Management Policies Document](#), Policy DMO1

<sup>18</sup> London Borough of Wandsworth (2016) [Wandsworth Development Management Policies Document](#), Policy DMO 2

<sup>19</sup> London Borough of Wandsworth (2016) [Wandsworth Development Management Policies Document](#), Policy DMO 4

<sup>20</sup> London Borough of Wandsworth (2016) [Wandsworth Development Management Policies Document](#), Adopted Version, pp111-112

<sup>21</sup> London Borough of Wandsworth (2016) [Historic Environment SPD](#)

## 5 Tree survey

- 5.1 A walkover survey of the trees on Wandsworth Common was undertaken on 9<sup>th</sup> and 10<sup>th</sup> April 2018 by Ben Rose of Bosky Trees. The following chapter summarises the results of this survey which will help inform the strategy for the management of the Common's tree stock.

### Historic trees

- 5.2 The survey did not identify any trees on the Common that could be classed as ancient or veteran. There are, however, a number of older trees and avenues of historical interest. As part of the tree survey, the age of the oldest trees on the Common was estimated using the methodology detailed below.

### Estimating the age of trees

- 5.3 The girths of the trees likely to be the oldest on the Common were measured using a non-invasive technique so as not to affect tree health developed by John White (1998)<sup>22</sup>. The system is based upon comparison of girth measurements with measurements of known date. These reference figures have been formulated using dendrological records and indicate the expected growth of a tree relative to stem size for a given species, growing in a particular location. It has been assumed that the trees on the Common have developed in what White describes as 'Average site/garden/parkland' conditions. This method, based upon comparison between trees, is reliable because trees develop predictably through well-defined patterns of growth. This means that information on annual ring development, as indicated by girth, can be used to calculate tree age. This methodology is recommended by the Forestry Commission and is widely used. In total, 128 trees were sampled, comprising 90 London planes, 33 horse chestnuts and five Turkey oaks.

### Results of tree ageing

- 5.4 The oldest trees identified were primarily London plane, with horse chestnut and Turkey oak present in smaller numbers. These trees are widely distributed around the Common.
- 5.5 Results of tree ageing indicate that tree planting on the Common occurred within four distinct time periods. The oldest trees appear to have been planted around 1880, with 48 trees estimated to date back to this period (1880 being the mean estimated planting date in this older cohort). This planting period coincides with the transfer of responsibility of the Common to the Metropolitan Board of Works (MBW) in 1887 under the Metropolitan Board of Works Act 1887. The MBW carried out a number of improvements including planting, path layout and creation of the ornamental lakes<sup>23</sup>.
- 5.6 The next distinct planting period appears to have been in the 1920s, with 80 of the trees sampled estimated to date back to this period (1923 being the mean estimated planting date in this cohort). This second phase of planting was carried out under London County Council who became responsible for the Common in 1898, and who were active in the management of the Common during the early 20<sup>th</sup> century. These two early phases of planting appear to have been characterised by formal tree planting on the Common (a change that documentary sources note), including the creation of avenues. Much of this more formal planting was concentrated around footpaths. Historical records also note a general trend in increasing tree-cover on the Common between 1874 and 1948.

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<sup>22</sup> White, J. (1998). *Estimating the age of Large & Veteran Trees in Britain*. Forestry Commission Information Note. Forestry Commission, Edinburgh.

<sup>23</sup> Lambert, D. and Williams, S. (2005). *Commons, heaths and greens in Greater London Report*. Research Report Series. No. 50-2014. English Heritage.



- 5.7 A large number of trees were lost during The Great Storm of 1987; the third phase of planting was carried out soon after this event to replace many of those lost trees and so many of the existing trees on the Common date from this period.
- 5.8 The final phase has been undertaken over the last 10 years (which is normally carried out following the removal of dangerous trees). Both of these more recent phases of planting have taken place since the Common has been under the responsibility of the London Borough of Wandsworth.

**Tree Avenues with historic interest**

- 5.9 There are a number of tree avenues or lines of trees on the Common, those of greatest historic interest are described below. Figure 5.2 shows the location of these avenues.

*Avenue 1: 'The Avenue'*

- 5.10 Avenue 1, known as 'The Avenue' is located within Bellevue Field, running east to west from Bellevue Road towards Trinity Road. It is marked as 'The Avenue' on maps of the Common c.1923, and Figure 5.1 shows a view along The Avenue c.1925.
- 5.11 Its form has evolved, and the western end is now within a wooded area. The remaining avenue is made up of two adjoining sections, which differ in composition. The first (to the east) comprises a single row of large mature trees, with possibly younger trees at each end. The oldest of these trees are London planes, and have a mean estimated age of 128 years (1890s). The second section (to the west) comprises a double row of mature London plane with some lime, poplar and sycamore. The oldest London planes in this section have a mean estimated age of 110 years, and some young replacement trees have been planted within this section in recent years.



**Figure 5.1 View along 'The Avenue' (Avenue 1), Wandsworth Common c.1925**

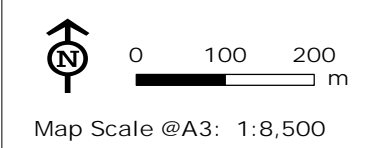
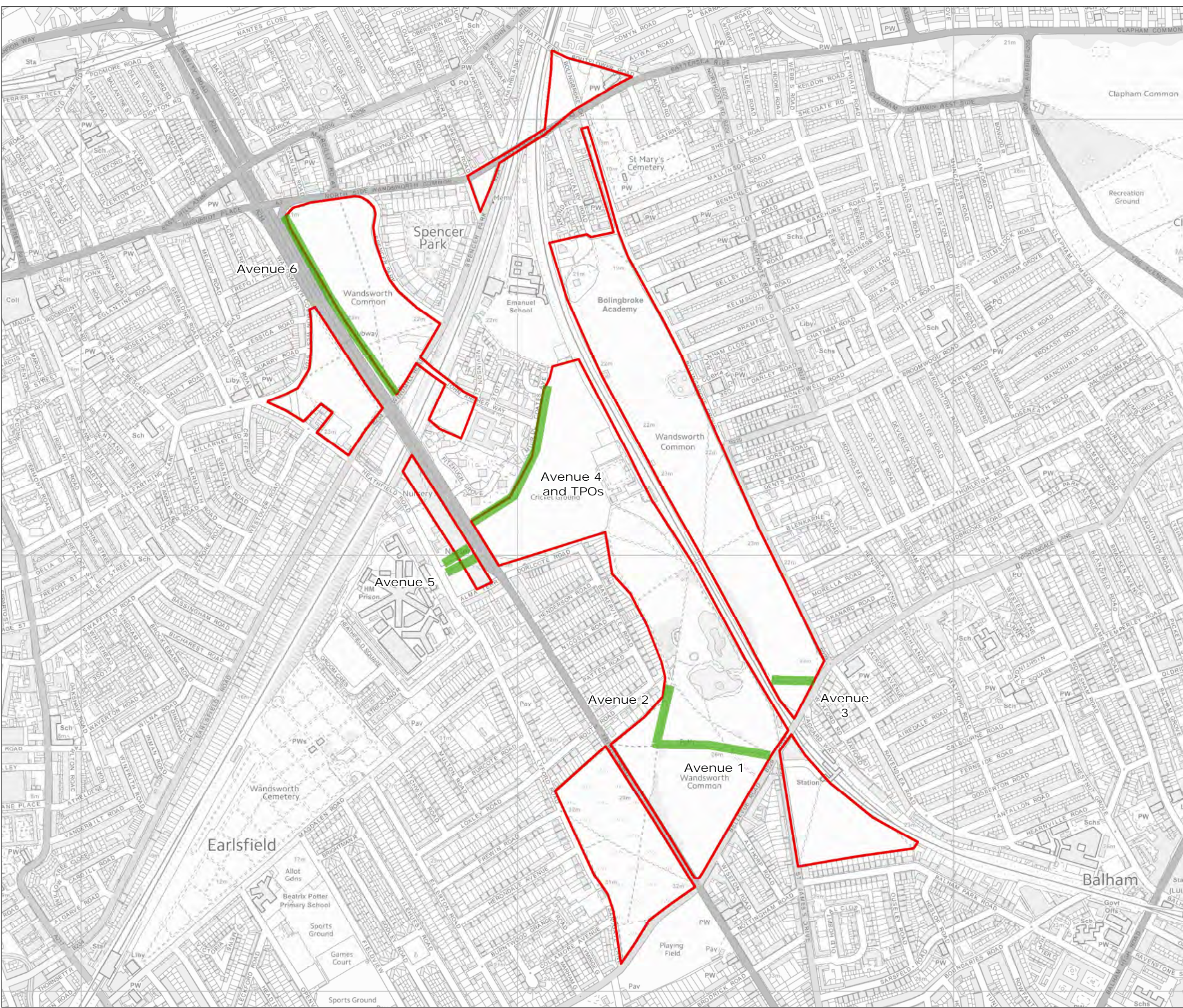


Image courtesy of Wandsworth Heritage Service

Wandsworth Common Management & Maintenance Plan

Figure 5.2 Key Tree Avenues of Historic Interest

-  Wandsworth Common boundary
-  Key tree avenue



### *Avenue 2*

- 5.13 Avenue 2 is situated within Bellevue Field, running from Baskerville Road towards Trinity Road. The avenue comprises a double row of red horse chestnut trees. These trees are in late maturity and their crowns are beginning to deteriorate.

### *Avenue 3*

- 5.14 Avenue 3 is situated within Bolingbroke Fields (south) and runs east to west between Nightingale Lane and the railway line (Figure 5.3). The avenue comprises a single row of mature horse chestnut trees interspersed with younger lime and red horse chestnut trees. The oldest cohort of these trees has a mean estimated age of 156 years (and so it is likely that this avenue was first planted in the 1860s).

### *Avenue 4*

- 5.15 Avenue 4 is situated within the 'Sports Fields and Café' character area and runs along the northern edge of the cricket ground from Trinity Road. This is a single row of trees which are protected by a Tree Protection Order (TPO). The oldest horse chestnut trees in the row have a mean estimated age of 131 years (1880s). Some of the trees in this avenue are showing symptoms of horse chestnut bleeding canker.

### *Avenue 5*

- 5.16 This is a double row of mature common lime trees. Several trees have been removed and so the avenue is incomplete, however it is clear that this was once structural planting alongside Heathcote Avenue that extended to the main prison entrance. Figure 3.9 contains an aerial photograph from 1945 which clearly shows the formal rows of lime trees lining Heathcote Avenue. However, today the avenue has lost a large degree of its visual impact due to alterations to the surrounding roads and paths.

Figure 5.3 Avenue 3, Wandsworth Common, April 2018



### *Avenue 6*

- 5.17 Avenue 6 is located within the Northside Field area, running parallel to Trinity Road. This is a single row of mature common lime trees. The long length of similar-sized trees contributes to the

visual appeal of the feature. These trees were not aged but their size suggests that they were planted after the Second World War.

## Management of the current tree stock

- 5.18 The trees on Wandsworth Common are managed in line with The Wandsworth Borough Tree Strategy.<sup>24</sup> The strategy, published in 2001, is a policy framework covering the status and condition of trees in the borough, as well as setting out general guidance on managing the existing tree stock. It is understood the tree strategy is currently under review by WBC and is due to be published in 2020.
- 5.19 The trees on the Common and surrounding roads are managed for Wandsworth Council by City Urban (CSTS), overseen by Enable Leisure & Culture. The trunk roads and “red routes” fall under the responsibility of Transport for London. All areas of the Common can be classified as high usage, and trees are surveyed for public safety on a three-year cycle. Tree survey data is recorded and stored on an in-house database.

## Characteristics of the current tree cover

- 5.20 The Common is largely open and the tree cover is mostly concentrated around the footpaths and at the edges of the grassed areas. The oldest trees present on the Common are London plane and horse chestnut, many of which are within avenues. In more recent decades lime, poplar and hornbeam have been planted. The presence of hawthorn trees beside the footpaths is a characteristic feature throughout the Common. It is also of note that belts of trees have been planted alongside Trinity Road in recent times.
- 5.21 An unusual feature at the Common is the planting of groups of three trees in triangle formation (Figure 5.4). This is clearly visible in the groups of London plane on the East Side and on both sides of Trinity Road at the northern end of the Common.
- 5.22 Wandsworth Common is an important historic common, and trees contribute to the historic and landscape character of the place as well as providing biodiversity, conservation and amenity assets. Overarching and specific objectives should be set for the management of trees on the Common, which take into consideration the wider character and importance of the site.

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<sup>24</sup> Wandsworth Borough Council (2001) Borough Tree Strategy. Technical Services Department. Department of Leisure and Amenity Services.

Figure 5.4 Planting trees in triangle formations is an unusual characteristic of the Common



## The Scope

- 5.23 There is a patch of woodland in the south-western corner of the Common known as 'The Scope' (established 1970s/80s). This 25-acre area was planted with trees after responsibility for the Common transferred to Wandsworth Council and was designed to create an ecologically rich environment<sup>25</sup>. It is now a dense woodland with a complex network of footpaths. The most abundant tree species are silver birch, poplar, sycamore, pedunculate oak, Turkey oak, hawthorn, blackthorn and holly, with ash also frequent. Of particular note is a row of significant trees that run parallel to the main surfaced path that are thought to be hybrid Black Poplar. Undergrowth has been allowed to build up with large amounts of bramble and holly in the understory, and some dense thorny thickets have developed. Regeneration is largely limited to sycamore and Turkey oak. There are few signs of recent management other than risk management works to individual trees. Within this area there are remnant avenues, mostly made up of London plane, which have become engulfed by the woodland and scrub.

## Conclusion

- 5.24 There are surprisingly few historic references to the trees at Wandsworth Common, and this is likely to be due to the fact that the Common is most valued for the open space that it provides. The tree cover is concentrated around the edges of the paths and open areas. The mature canopy cover is now a characteristic landscape feature of the Common and the trees will be providing a range of benefits to the local community. For example, the wooded copses alongside Trinity Road will be intercepting potentially harmful particulates from vehicle emissions, and so these trees will be providing significant health benefits for users of the Common and for local residents. It is also

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<sup>25</sup> Passmore, S.V. (2010). *History of Wandsworth Common*.

increasingly acknowledged that the presence of trees and green space reduces stress and restores cognitive function and people's capacity to function with the demands of life. There will also be ecological benefits provided by these woodland blocks.

- 5.25 The diversity of tree species across the Common is relatively limited which leaves the tree population vulnerable to large losses if there were any pest or disease outbreaks.
- 5.26 Turkey oak is one of the few species that has been widely planted around the Common. These are fast-growing and attractive trees, but they have a tendency to be invasive (as was observed in several parts of the Common during the fieldwork). If the spread of these trees continues unchecked they could easily come to dominate the more wooded areas and the railway verges.
- 5.27 The soils at the Common are susceptible to compaction and waterlogging due to the high usage and underlying geology. Compaction may cause reduced infiltration rates of water, poor drainage, reduced availability of water, and reduced air and oxygen supply to roots. This leads to poor root growth which impacts the health of the tree. Soils that are wet are more susceptible to compaction because the extra soil moisture acts as a lubricant that allows the soil particles to be compressed more easily. Mature and over-mature trees are particularly vulnerable to impacts of this nature.

## 6 Ecology

- 6.1 An ecological walkover survey was undertaken between February and March 2018. The survey used the GLA open space survey criteria to record and evaluate the habitats present and their potential to support wildlife. This chapter provides a summary of the results of this survey. Information on ecological policy and legal considerations is provided in **Volume 2, Appendix 4**.

### Habitats

- 6.2 The key habitats of particular value for nature conservation at Wandsworth Common include:
- Semi-natural broadleaved woodland
  - Mature scattered trees and treelines (as parkland or avenue trees)
  - Acid grassland
  - Semi-improved neutral grassland
  - Ponds, lakes and marginal vegetation.

### Species

- 6.3 A biological records search for the site with a 1km buffer was conducted by Greenspace Information for Greater London (GiGL) in February 2018. The search identified a number of records for protected and/ or notable species including Species of Principal Importance for Nature Conservation and Local Biodiversity Action Plan priority species. The following species or species groups are considered to be of particular interest given the habitats present on site and potential management implications:
- Bats (including common and soprano pipistrelles, noctule and leisler's bat which were identified within GiGL records. Other species are also highly likely to be present).
  - Amphibians (common toad and common frog were identified within GiGL records).
  - Reptiles (slow worm was identified within GiGL records).
  - Invertebrates (including records for stag beetle, the endangered white-letter hairstreak butterfly, several moths, bees, wasps, and other notable species associated with woodland, trees, scrub and wetland).
  - Birds (including records for wetland species such as kingfisher and reed bunting; and species which favour woodland, scrub and mature trees such as lesser spotted woodpecker, spotted flycatcher, willow warbler, song thrush, house sparrow and starling).
- 6.4 Two patches of Japanese knotweed *Fallopia japonica* were recorded during a site visit in June on land neighbouring the Common. The first was an extensive and mature patch joining the Lakes and Wetlands area covering almost the entirety of the Thames Water Trunk Sewers site. The second was a smaller patch joining the Prison Banks Area, located behind Neil's Nurseries garden centre. Both patches pose a threat to the Common. All staff should be made aware of the plant's presence and contact made with the neighbouring landowners to discuss treatment plans.
- 6.5 Under Schedule 9, Section 14 of the Wildlife and Countryside Act 1981, it is an offence to plant knotweed or otherwise cause it to grow in the wild. As Japanese knotweed can spread up to 7m underground, it is possible that the plant has already spread into the Common. Causing the spread of knotweed may make landowners liable to prosecution.

## Implications

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

**Table 6.1 Summary of priority habitats identified at Wandsworth Common**

Priority habitat	Description and target species	Issues	Management implications
Semi-natural broadleaved woodland	<p>Several small areas of woodland are located around the common, mostly of similar age range and structure.</p> <p>The Scope in the south west of the site (Parcel 9) is managed for woodland biodiversity, with a range of native species, including mature hybrid black poplars and woodland glades with acid grassland.</p> <p>These habitats typically support a range of priority bird and invertebrate species, as well as roosting and foraging opportunities for bats.</p>	<ul style="list-style-type: none"> <li>- Low diversity of tree species in some areas</li> <li>- Sparse ground flora with low species diversity</li> <li>- Lack of structural variation and age range in some areas</li> <li>- Anti-social behaviour (actual and perceived)</li> <li>- Safety issues associated with dead wood / tree stability</li> <li>- Invasive and non-native species, such as cherry laurel and sycamore.</li> </ul>	<ul style="list-style-type: none"> <li>- Potential opening of canopy/glade creation in some areas to encourage development of understorey and tree regeneration.</li> <li>- Potential for localised planting or protection of young trees.</li> <li>- Cyclical understorey management to maintain open site lines (potential conflict with above).</li> <li>- Retention of dead wood as standing where appropriate or fallen where it does not conflict with health and safety concerns or form part of formal designed areas such as tree avenues.</li> <li>- Tree management to address safety issues where required.</li> <li>- Consideration of impacts of tree works on bats and nesting birds.</li> <li>- Management/control of invasive and non-native species.</li> <li>- Lack of connectivity with other areas of woodland.</li> </ul>
Mature scattered trees and treelines	<p>Mature trees are present throughout the site as either scattered parkland trees, treelines or associated with woodlands.</p> <p>These are likely to support a range of priority bird and invertebrate species, as well as provide roosting opportunities for bats. Tree lines and woodland edges form linear features in the landscape which are of value as commuting routes for bats.</p>	<ul style="list-style-type: none"> <li>- Prolonging the health and vitality of trees</li> <li>- Recruitment required to maintain tree population and heritage features</li> <li>- Safety issues associated with dead wood / tree stability</li> <li>- Tree diseases.</li> </ul>	<ul style="list-style-type: none"> <li>- Tree thinning or other vegetation management may be required in order to maintain the health of some of the more significant individual trees.</li> <li>- Planting of replacement trees, which should focus on native species.</li> <li>- Retention of dead wood as standing where appropriate or fallen where it does not conflict with health and safety concerns and form part of</li> </ul>



			<p>formal designed areas including tree avenues.</p> <ul style="list-style-type: none"> <li>- Tree management to address safety issues where required.</li> <li>- Consideration of impacts of tree works on bats and nesting birds.</li> <li>- Could be accommodated within a Tree Strategy</li> </ul>
<p>Semi-improved neutral grassland and acid grassland</p>	<p>Relaxed mowing regimes have allowed the development of neutral wildflower grasslands in some areas of the site, most notably in Prison Banks (Parcel 4) and Northside Field (Parcel 2a). These areas vary in ecological value depending on the botanical diversity and species composition.</p> <p>Small areas of acid grassland area also present, particularly within The Scope (Parcel 9).</p> <p>These grasslands provide potential habitat for notable characteristic invertebrates, as well as a foraging resource for wildlife.</p>	<ul style="list-style-type: none"> <li>- Recreation pressure, including trampling/ poaching/ dog fouling</li> <li>- Colonisation / increased abundance of coarser grasses/herbs</li> <li>- Small size of ecologically valuable grassland habitats/ abundance of short-mown amenity grassland of low ecological value</li> <li>- Shading and or nutrient enrichment as a result of nearby trees/woodland and fertiliser application on areas of amenity grassland</li> <li>- Potential for recreation / restoration of new areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Identification of key areas for potential restoration / recreation through relaxed mowing regimes, scrapes and seeding, where appropriate. This could include areas with lower public use, such as grassland around treelines.</li> <li>- Using priority grassland habitat creation as a means of connecting existing ecologically valuable habitats within the common, such as woodland and wetland.</li> <li>- Appropriate grassland management to decrease coarser grasses/herbs subject to monitoring.</li> <li>- Appropriate grassland management to favour acid grassland in areas with suitable substrate.</li> <li>- Selected removal of trees/scrub.</li> <li>- Potential measures to manage recreation measures (e.g. creating new and maintaining existing mown paths to provide more structured access, use of logs/planting barriers).</li> </ul>
<p>Scrub with trees</p>	<p>Linear strips of scrub with trees are present in some parts of the common, with a range of native species. On Trinity Road, these provide a buffer between the site and busy areas of traffic.</p> <p>These provide sheltering and foraging opportunities for a range of wildlife, including birds, bats and invertebrates.</p>	<ul style="list-style-type: none"> <li>- Small size of scrub habitats and lack of connectivity with other habitats such as woodland.</li> <li>- Anti-social behaviour (actual and perceived).</li> </ul>	<ul style="list-style-type: none"> <li>- Scrub management to maintain botanical and structural variation and prevent succession into woodland.</li> <li>- Creation of new scrub habitats to provide increased structural and botanical variation within the common. Potential to connect these up with other habitats of</li> </ul>

			<p>ecological value such as woodland, treelines and wetland.</p> <ul style="list-style-type: none"> <li>- Creation and management in consideration of antisocial behaviours.</li> </ul>
Ponds and wetlands	<p>These include a large lake/wetland to the west of the railway line in Parcel 7 and the smaller Three Island Pond in Parcel 6. Associated habitats and features include:</p> <ul style="list-style-type: none"> <li>- An area of 'amphibian wetland', fenced off from the public, which provides a more sheltered habitat for these species.</li> <li>- A number of islands which provide sheltered nesting habitat for notable bird species.</li> <li>- Aquatic and marginal vegetation</li> <li>- A boardwalk at the lake/wetland, which provides wildlife watching opportunities and more structured access to the lake</li> </ul> <p>These habitats provide opportunities for amphibians, birds, bats and a wide range of invertebrates.</p>	<ul style="list-style-type: none"> <li>- Water quality, particularly issues with nutrient run-off from grassland pesticides and fertilisers in Three Island Pond.</li> <li>- Conflicts with site users, including inappropriate feeding of water fowl and disturbance from dogs. Information signs to manage these activities are currently provided.</li> <li>- Lack of marginal vegetation in some areas, which reduces foraging and sheltering habitat and water quality.</li> <li>- Invasive species, such as rhododendron, though this is valued by the locals for its attractive flowers.</li> </ul>	<ul style="list-style-type: none"> <li>- Further potential for water edge habitat enhancement at the lake/wetland, including increase in marginal vegetation and sheltered terrestrial habitat.</li> <li>- Further education opportunities, such as providing wildlife interpretation boards.</li> <li>- Cyclical vegetation management.</li> <li>- Invasive species monitoring and control – preventing spread of rhododendron to other areas.</li> <li>- Maintaining a policy on reducing the use of pesticides and fertilisers in adjacent grassland habitats where possible to prevent nutrient run-off and encourage wildlife.</li> <li>- Naturalise the banks and marginal habitats around Three Island Pond to improve water quality and increase opportunities for wildlife.</li> <li>- Investigate options for the creation of new wetlands / waterbodies on the Common.</li> </ul>

## 7 Hydrology

- 7.1 A hydrological survey of the Common was conducted by Tim Dawe of SYSTRA Ltd in January 2018. His findings are outlined below, and a full copy of his report can be found in **Volume 2, Appendix 5**.

### Site features and background information

- 7.2 Permanent water-features on the Common today include two ornamental lakes in the centre of the Common, west of the railway, and Three Island Pond on the boundary with Bolingbroke Grove. A small ephemeral (temporary) pond has been created in the woodland area (The Scope) west of Trinity Road at the Common's south-western corner, and more recently an ephemeral pond has been created on marshy ground as an extension to the ornamental lakes in the centre of the site.
- 7.3 The cutting of the former London, Brighton & South Coast Railway bisects the Common which disrupts the local land drainage and groundwater regime.
- 7.4 The Common suffers from poor land drainage on the Bolingbroke Fields which restricts the usability of sports pitches there but is otherwise free from serious land-drainage problems. The area is comparatively flat, falling gradually eastwards towards the Falcon Brook valley (one of London's hidden watercourses, the Brook is now culverted beneath Northcote Road, running parallel with Bolingbroke Grove but about 200m beyond the edge of the Common). The roads off Bolingbroke Road fall away more quickly than the ground slope up to that point. The cutting of the former London, Brighton & South Coast Railway bisects the Common and this, and the various roadways through or abutting the Common, disrupts the natural land drainage and groundwater regime as a result.

### Site history

- 7.5 The evolution of the Common's water features has been reviewed using historical OS mapping, beginning in the 1860s (**Figure 3.4**). A number of ponds of varying sizes can be seen across the Common. There were two 'gravel pits' at the southern end, one north of Wandsworth Common station under what is now Wexford Road, the other immediately west of the railway and north of Bellevue Road. There were two large ponds in the vicinity of the 'station' pit. A small 'old gravel pit' was recorded further north on the east side of the railway. The significance of the gravel and sand pits demonstrates the character of the ground locally, although it is not necessarily consistent throughout the Common.
- 7.6 A number of smaller ponds were spread across the Common either side of the railway, especially over what is now the Bolingbroke Fields area. One of these appears to have had a short stream feeding into it which originated close to the railway cutting. Three Island Pond opposite Chatham Road is visible on the map at this time. The ponds were most probably relics of earlier small-scale sand and gravel workings.
- 7.7 Sandpits were recorded on what are now 'Westside' and 'Northside Field' north of the former London & South Western Railway line at the northern end of the Common and a large lake entitled 'The Black Sea' was situated on the southern part of what is now Spencer Park and the eastern edge of Northside Field.
- 7.8 Towards the end of the 19th century the Common was re-worked quite significantly with almost all the ponds disappearing (presumed filled in) save for the ponds present today. This included the loss of The Black Sea which was filled in as part of the Spencer Park development. The 'Frying pan' feature alongside Windmill Road is the remnant of the sand-pit alongside the Black Sea.

- 7.9 By the First World War, the area north of Wandsworth Common station was now built up. The rest of the Common's layout had changed little. The northern of the two large ponds north of Bellevue Road had been extended slightly westwards, now creating the present-day island and layout.
- 7.10 After the Second World War, the Common's water features showed no change. The main change to the Common was the presence of several clusters of 'Prefab' temporary housing alongside Bellevue Road, Bolingbroke Grove and to the north on Northside Field and St Marks Area (Figure 3.9). The previous Management Plan (1978) for the Common also notes that the Common was extensively cultivated for food supplies. The prefabs were still present in the mid-1950s but the 'Prefab museum' website indicates that they were removed during 1956-57. Whatever formal drainage was established at the time to serve these is presumed to have been decommissioned at the same time, but it is quite likely that some parts of that drainage may still remain below ground.
- 7.11 The previous Management Plan for the Common, also records land drainage problems with playing pitches and periodic water-logging in other areas, problems that continue to the present-day.

### Existing flooding problems

- 7.12 The only water-features on the Common today are the ornamental lakes west of the railway, the Three Island Pond beside Bolingbroke Grove and two ephemeral features; a small ephemeral pond in The Scope (at the time of the site visit in January 2018, this was empty of water), and an extension to the north of the ornamental lakes for amphibians in 2000.

Figure 7.1 Ephemeral pond in The Scope



Figure 7.2 Amphibian scrape beside main lake



- 7.13 Ground conditions across the Common are mixed. The past presence of sand and gravel workings in places infers that a moderate level of ground permeability should be expected but the problems with land drainage on the Bolingbroke Fields pitches also shows that some areas at least are not fully free-draining. The *'Infiltration SUDS Suitability'* plan from the 2012 Wandsworth Surface Water Management Plan classes the majority of the site as *'Infiltration suitability uncertain'* with the exception of the low area beside the Bolingbroke Grove/ Chivalry Road junction and the eastern edge of the St Mark's Area. Those areas are classed as *'Infiltration potentially unsuitable'*.
- 7.14 The 1978 Management Plan recorded ground conditions on the Common as comprising *"London Clay overlain by Tertiary river gravels from the Boyn Hill terrace in the centre and south of the site and the Taplow terrace in the north. ... Drainage over the whole of the site is poor, the result of the collection of water in the gravel deposits (the consequence of a perched water table) and the lack of an adequate drainage system. Most of what already exists is the original [Neal's] farm drainage."*
- 7.15 Recent site investigations have found drainage for the Bolingbroke Fields pitches is better than the surface water suggests. It could be that the water-logged areas of the Common are due to the nature of the topsoil holding water as opposed to the underlying subsoil. No records have been found that indicate significant overland flows during prolonged wet weather other than minor occurrences at low points on paths or at the margins of the waterbodies. This suggests that the topsoil is at least capable of passing water into the underlying sub-soil at rates sufficient to prevent major surface ponding.
- 7.16 The ornamental lakes (the wildlife and fishing lakes) at the centre of the site have no formal water-feed and in the absence of any other obvious source can only be presumed to therefore be in some degree of connection with the local water table. The water level in the lakes fluctuates in response to the longer-term weather pattern, indicating that it is responding to groundwater rather than surface run-off.

Figure 7.3 Fishing lake viewed from the east



- 7.17 The lake level is allowed to drop from its wet-weather level by up to 10" in drier periods before the Council tops the pond up using a mains feed. This typically takes place three or four times a year and involves lifting the water-level back up by about 5-6" which corresponds to a level just below the overflow crest. Each fill takes about a day to complete.
- 7.18 During particularly severe wet weather, the wildlife lake has been known to overflow at the northern end, allowing water to flow along the adjacent path to a low point towards the railway footbridge and down onto the railway cutting (Figure 7.5 overflowing water flows along path in background towards the left direction. Railway cutting is beyond the fence).

Figure 7.4 Northern end of habitat lake



Figure 7.5 Boardwalk around wildlife lake



- 7.19 The Three Island Pond also has no apparent formal water feed, though there is an inlet believed to be from an old land-drain system serving some of the nearby pitches. The system's age is unknown and it is no longer reportedly effective. The pond is also believed to be affected by groundwater levels, although it has not known to overflow.

Figure 7.6 Three Island Pond



- 7.20 An aerator pump has been installed in Three Island Pond and runs continuously. Previous attempts to aerate the Pond (and the lakes) naturally using underwater vegetation have been

unsuccessful as it has been eaten by waterfowl. The Pond's water level drops in similar manner to that in the lakes in drier periods and requires occasional top-up from a mains feed.

- 7.21 There have been instances of fish deaths on the fishing and wildlife lakes believed to be caused principally by weather effects on the water quality. In response, to protect the remaining fish stocks, an aerator pump has been brought in for a few days to restore oxygen levels in the water. The option to install a permanent pump here is limited by the lack of power to the lakes.
- 7.22 No problems are reported with any surface ponding on the local roads affecting the Common: the local highway drainage and sewer network is clearly capable of handling the run-off from these areas without causing flooding to spill over onto the Common.
- 7.23 Two major sewers cross the Common, aligned broadly south to north and east to west.
- 7.24 The Bolingbroke Fields pitches are the main area of land-drainage problems on the Common, due to the need for maintaining usable playing surfaces on ground that, without improvement, is unsuitable for such intense use in wet weather. On average the pitches are deemed unusable for about four weekends every season, but this varies if the weather is drier or wetter than usual. Drainage works were undertaken on the pitches during 2018. The effectiveness of this work will be monitored and if they prove successful further works will be undertaken if necessary.

Figure 7.7 Bolingbroke Fields (southern section)





Figure 7.8 Bolingbroke Fields (north of Three Island Pond)



- 7.25 The margins to the various paths across the Common do not suffer greatly from run-off damage exacerbating soft ground.

Figure 7.9 Footpaths near Bellevue Road showing typical marginal conditions



- 7.26 There is one location where marginal ponding and water-logging is a particular problem, to the point that it has generated occasional comments from local residents, beside a junction of paths behind housing at the corner of Routh Road and Baskerville Road. There is no obvious source of greater-than-usual run-off and it may simply be no more than the local path levels holding slightly more water back on the outer margin of the path surface that exacerbates waterlogging of the soil and/or a patch of soil that is locally less pervious.

Figure 7.10 Location of waterlogged land



Figure 7.11 Same location as 7.10, viewed from the north



Figure 7.12 Puddling after heavy rain on Bellevue Fields near junction (MAC/FOWC)



- 7.27 Occasional local ponding or waterlogging has also been reported during the consultation process on areas adjoining the paths leading northwards from Bellevue Road and abutting Trinity Road on the south-western side of Bellevue Fields. The field south of the café and north of the lakes and the margins of the cricket-pitches field are also reported as being prone to waterlogging and/or suffering from high levels of informal use (e.g. personal trainers and their clients) during such conditions. Compaction is made worse by runners frequently jogging alongside the surfaced paths in several locations across the Common, as well as areas where groups gather such as outside the playground.

Figure 7.13 Puddling and surface flows on edge of cricket pitch, (MAC/FOWC)



Figure 7.14 Surface ponding near café (out of view to right)



7.28 Ultimately, even unpaved land will be unable to accept rainfall in the most severe conditions without generating some surface flows, whether from waterlogging or from sheer intensity of rainfall exceeding the rate at which the water can physically soak into the soil. The behaviours exhibited in these pictures are natural at least in part but the Common's usage contributes to this behaviour by compacting unpaved surfaces so that they lose some of their natural function in this respect. An expectation that the Common remains well-drained and free from surface ponding in

any or all circumstances is unreasonable. The desires of users need to be balanced with what is practical for a landscape intended to be as natural as possible in the context of an urban common setting (rather than a manicured municipal parkland setting). Extensive land-drainage works to control and prevent such incidences as those illustrated in some of the photos are likely to cause more problems than they solve.

- 7.29 It was reported during the consultation process that there had been an instance of flooding to the café building in 2016 (date unspecified) due to surface water on the adjacent area. Some drains have since been installed.

## Management recommendations

- 7.30 Work began in June 2018 to trial a vertical drainage solution to three of the senior football pitches on Bolingbroke Field. The works involved drilling through the surface in multiple places to break through the compacted soil before filling the holes with EGRP (Energy-Passive Groundwater Recharge Pump), and then covering with topsoil again. If this method proves to be successful, it could be considered for use on further pitches, including the cricket pitches.
- 7.31 Whilst existing management of the ponds is considered to be functioning adequately, there are a few areas where improvements to enhance these features could be made:
- There is an ongoing maintenance issue with Three Island Pond due to the levels of fertiliser application on the adjacent playing pitches. This raises nutrient levels in the groundwater that finds its way into the Pond and encourages blanket weed growth. This then requires intervention to control the weed growth. A review of the extent and/or type of fertiliser used is suggested in order to see if this can be altered in order to reduce or remove this problem.
  - Periodic dredging of the lakes and Pond is necessary in order to prevent these silting up over time. This need not be a frequent activity but is likely to need more attention on the ornamental lakes compared with that appropriate for the Pond, due chiefly to the fishery use of one lake which is more sensitive to the lake's condition and has commercial implications as well as environmental ones.
  - It is incumbent upon Network Rail to properly maintain an adequate perimeter-drainage and/or cess-drainage system that can collect and convey the flows consequent upon the nature and location of their infrastructure. If works to prevent the overflow from the wildlife pond at times of extreme wet weather is required the Council should approach Network Rail to see if they can fund this work.
  - Intensifying use of the Common is an ongoing issue and impacts upon land-drainage through gradual compaction of areas that are more often used (e.g. playing pitches, selected areas popular with personal trainers, etc.). Control of unlicensed fitness trainers on the Common should continue. It might be that further intervention or closer management is required in the long-term to manage compaction.
  - It is recommended that a feasibility study is undertaken to establish the possibility of installing a pump to aerate the fishing and wildlife lakes.

## 8 Visitor accessibility

- 8.1 This chapter considers the accessibility to and within the Common. A summary of circulation routes is provided together with a review of existing infrastructure and site furniture.

### Access and circulation

- 8.2 Figure 3.3 shows the extent of footpaths at the Common which are located at prominent locations around the periphery of the site, although the boundaries of the site are largely open so informal access into the site is possible.
- 8.3 A photographic report of the issues and opportunities surrounding site furniture and hard landscaping can be seen in **Volume 2, Appendix 6**.

### Pedestrian access

- 8.4 The previous Management Plan (1978) put forward proposals to introduce a new network of paths. Since then, the path network has increased, reflecting the increased use of the site. Most paths are grey / black asphalt with a few paths surfaced with either hogging or natural soil paths as shown on Figure 3.3. Path condition is generally good although the surface is beginning to deteriorate with areas of cracks or lumps. As paths require re-surfacing, it is suggested that a more natural, permeable surface is installed which would sit more harmoniously within the natural Common setting.
- 8.5 As the topography of the Common is very flat, access for wheelchairs and pushchairs is generally good with few obstacles such as curbs, steps or steep slopes to negotiate.
- 8.6 Desire lines have established across the Common, in particular around the perimeter where there is either no pedestrian footpath, users would like to walk further away from the road, or where paths do not provide the most direct route across the Common (from pedestrian crossings for example). Concerns over the extent of new paths and the width of existing paths in The Scope have been raised during the stakeholder workshop. More active management of the woodland such as the creation of dead hedges to create barriers, and coppicing to thicken the understorey, as well as improved signage to educate visitors could help to reduce the impact of additional routes.
- 8.7 Section 5 of the Capital Ring (a circular walking route around London) passes through the Common along a route between the eastern corner of St James' Triangle and the land just south of the Prison Banks. Further links to other green spaces in the borough could be considered, in particular along Broomwood Road towards Clapham Common in the east, and down to the site of the new green space proposed for the development Springfield Hospital.
- 8.8 Improvements to access within the Common such as welcoming and clear signage should be considered as part of a wider project to improve interpretation for the site. This could include a code of conduct for visitors using shared use paths, etc.
- 8.9 The Wandsworth Common Ground play area is currently separated from the Skylark Café by the only access road across the site. This poses potential conflict between vehicles and pedestrians, particularly with those with small children.

### Cycle access

- 8.10 The path network on the Common is either pedestrian or shared use with bicycles. Cycle routes are limited to two paths from west to east across the Cats Back Bridge. There is currently no off-road provision for cyclists to or from Wandsworth Common or Clapham Junction stations. The Cycling Strategy to 2020 graded the roads around Wandsworth Common as Level 3 (requiring an advanced level of cycling). With an increasing proportion of casualties in Wandsworth in recent years, the Strategy noted that action needs to be taken to improve safety for cyclists. The demand for a north to south route is growing and this is something that should be considered for the future. Participants in the stakeholder workshop suggested a route along Bolingbroke Grove, either inside or along the edge of the road.
- 8.11 There is also very little provision for cyclists to lock up bikes on the Common with the exception of bicycle racks and lockers at Wandsworth Common Station.
- 8.12 The cycle routes through the Common were until recently partitioned for pedestrian and cyclists with a white line. In 2017 this line was removed to encourage path users to travel with greater awareness of one another. However, feedback from users of the Common during the Consultation period in 2018 indicated there is still conflict between cyclists and pedestrians, particularly regarding the speed of cyclists through the Common. In 2017, 300 enforcement notices were issued to speeding cyclists.

### Vehicular access

- 8.13 Vehicular access into the Common is limited to delivery vehicles and is confined to the short access from Dorlcote Road to the complex of buildings by the Skylark Café. There is a single designated disabled bay just east of the Skylark Café.
- 8.14 There is also limited Pay and Display parking available at Wandsworth Common Station, however, as the Common is surrounded and crossed by many roads, on-street parking in close proximity to much of the Common is often available.
- 8.15 Improving parking provision is not a priority for the Common. The Visitor Survey (2018) found only 7% of visitors travel to the Common by vehicle, with most visitors coming on foot (75%), by bicycle (10.2%), or by train / tube (5.5%).

### Public transport

- 8.16 Wandsworth Common is served by Clapham Junction overground station to the north (a 10 minute walk from Bolingbroke Fields) and Wandsworth Common overground station to the south which provides immediate access on to St James' Triangle.
- 8.17 Bus stops can be found on all major routes around and through the Common, carrying passengers from Wimbledon, Streatham, Clapham Junction, Chelsea and Battersea.
- 8.18 There is also a docking station for cycle hire bikes located on the western-most tip of the St Mark's Area.

## Existing infrastructure audit

### Fencing, gates and barriers

- 8.19 Fencing and barriers vary in style across the Common which has a negative impact on the continuity of (an already fragmented) sense of place. Wooden bollards vary in size and style, fencing ranges from chestnut pale to bow-topped metal to wooden knee-rails. Examples can be found in Volume 2, Appendix 6.
- 8.20 The quantity of fencing also leads to a cluttered feel in some areas. This is causing an issue in between the café and the tennis courts. Rationalisation and reduction of the fencing here could help improve the flow of footfall and improve the aesthetics of the area.

### Benches and seats

- 8.21 Benches are also of a range of styles and materials including a variety of wooden, metal and recycled plastic. Unifying the design approach for the site will aid the sense of place at the Common.

### Litter bins and dog bins

- 8.22 The litter bins are mostly green metal bins with a black plastic lid. Dog bins are of the same style but are red and are either standalone bins or paired with litter bins. During busy periods large cage bins supplement the permanent bin provision.
- 8.23 A few bins which are of a more dated design remain. Sometimes these are located close to the newer style of bins and are now perhaps surplus to requirements. It may be possible to declutter areas where items such as bins are no longer required.

### Signage

- 8.24 The predominant signage that greets visitors to the Common are signs prohibiting cycling. This, combined with the welcome signs (pictured in Volume 2, Appendix 6) found at most entrances, are not welcoming in style or content. There is also a lack of map boards at entrance points to help orientate visitors or highlight the features of interest when visiting.
- 8.25 Key routes through the Common are signposted with fingerposts. A few ad hoc signs are fixed to lampposts directing visitors to the Café. A-frame chalk boards are used by the café and tennis club to advertise local businesses and updates about classes which are currently running. Further signage to inform visitors about use of the site or updates on management take the form of laminated A4 sheets fixed to sign poles or boards around the site.
- 8.26 A comprehensive audit and review of signage is recommended, and a signage strategy produced. This should help to welcome visitors to the Common and communicate appropriate use (cycle routes, formal and informal sports areas, areas for dogs on leads), in a clear and uncluttered fashion.

### Lighting

- 8.27 Around half of the paths through the Common have street lamps. Street lamps are generally of a utilitarian design and are located along the most frequently used paths.
- 8.28 The consultation process fed back that concerns over safety were mainly down to a lack of or poor lighting on the Common. Requests were specifically made to improve lighting around the Naturescope building. Enable have been advised by the police that whilst lighting urban parks and open spaces improves visitor perception of safety this is not necessarily the case. Path users are more likely to take the risk of walking through a quiet area at night if the paths are lit. This, combined with their reduced spatial awareness beyond the lit path they are walking due to the heavy contrast between light and dark areas, means they are less able to react if accosted. It is therefore not likely to be a proposal that is adopted in this plan.



## 9 Views

- 9.1 Figure 9.1 provides a map of the key views into, out of and within the Common, and associated eye-catching buildings or features of note. The management of these views is an important consideration in preserving the existing character of the Common.
- 9.2 Views are mainly directed by the tree lines and avenues which line the boundaries and paths within the Common which are now considered a key part of the Common's character. The details of these views have been discussed in Chapter 5.
- 9.3 Other key features which require management consideration as part of this plan are detailed in the tables below.

### Table 9.1 Lime Avenue, Wandsworth Prison

Lime avenue leading to the gatehouse of Wandsworth Prison

#### *Designations*

- Registered Common land
- Site of Borough Importance for Nature Conservation
- Metropolitan Open Land
- Wandsworth Common Conservation Area

#### *Heritage Importance*

**Medium.** View west from the Common towards Wandsworth Prison and east from Prison into the Common along lime avenue which is first seen on 1865 maps. As the prison was built in 1851, it is likely the lime trees were planted at a similar time.

#### *Threats*

**Medium.** The view is currently obstructed by a large elm tree and vegetation at the Western boundary of this area of the Common. The avenue is largely intact although the western half is now outside the protected area of the Common and lines a carpark. There are a few missing trees which could be replaced inside the Common, although this may not be desired due to preserving sightlines.



View looking west from the Common towards the gatehouse.



View looking east along the lime avenue towards the cricket pitches.

## Table 9.2 St Mark's Church

View of St Mark's Church from eastern section of St Mark's Area

### *Designations*

- Grade II\* listed Anglican Church dating from 1872-4 by William White.
- Wandsworth Common Conservation Area

### *Heritage Importance*

Medium. The open space of the St Mark's Area of the common in front of this church is a prominent feature of the character of this area.

### *Threats*

Maintaining the open space around the church and sightlines from Bolingbroke Grove.



View from footpath crossing eastern section of St Mark's Area

### Table 9.3 The Smock Mill

View from Northside Field to the Smock Mill

#### *Designations*

- Grade II Listed Building
- Wandsworth Common Conservation Area

#### *Heritage Importance*

High. One of around eight surviving smock mills in the country.

#### *Threats*

Largely obscured from the Common by surrounding vegetation and in poor condition. No interpretation to communicate its importance.



Looking east from Northside Field.

#### Table 9.4 Views out of the Common

Views of Victorian / Edwardian housing surrounding the Common

##### *Designations*

- Registered Common land
- Site of Metropolitan Importance for Nature Conservation
- Metropolitan Open Land
- Wandsworth Common Conservation Area

##### *Heritage Importance*

Low. Views across the open Common to the surrounding houses of the Conservation Area. These views are typical of the character of the common as it has developed over the last 150 years. Views most prominent during winter months when trees are free of leaves.

##### *Threats*

Development not in keeping with the Character Area.



Bellevue Road from Bellevue Field



Dorlcote Road from Sports Field/Café Area



Bolingbroke Grove from Bolingbroke Fields

# 10 Built structures

10.1 A walkover survey of the built structures at Wandsworth Common was undertaken by Jon Bolter of Rees Bolter Architects in February 2018. An overview of the key built structures on Wandsworth Common is given below in Table 9.1. Their location is shown in Figure 10.1.

Table 10.1 Buildings within the Common

Built structure	Description
Skylark Café / Neal's Lodge and Neal's Cottage	<p>A complex group, formerly the farmhouse of the farm leased to Mr Neal in 1885, and became known as Neal's Farm. Mapping of 1866 shows the footprint of two L shaped buildings, which by maps of 1895 had been connected but were probably still laid out as two domestic properties. The status of the larger property increased through the addition of bay windows and substantial additional rooms. Large northward extension of about 1988 increased the building footprint to the current café capacity.</p> <p>The current layout comprises a café on most of the ground floor entered from the west and north and two self-contained vacant dwellings entered from the east. Internal repair works to the dwellings were commenced but have been suspended pending legal action over proposed use of the buildings.</p> <p>Condition: Fair except for the incomplete internal repairs to the dwellings.</p> <p>Significance: Some significance as the former farmhouse and as an architectural focal point for the buildings on the common.</p> <p>Potential: Uses of the currently unoccupied areas are likely to be dependent on the outcome of recent legal action.</p>

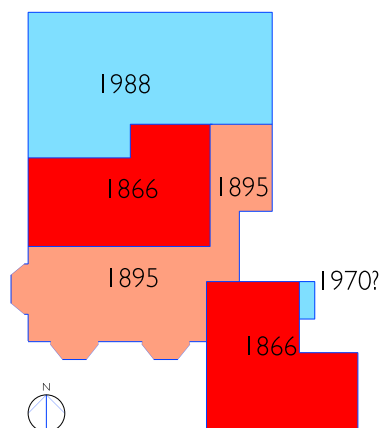
Image



Building from north



Building from SW



Outline of phasing



Nature Centre  
(Naturescope)

Log cabin style single storey structure with artificial slate roof, constructed in 1991. Timber windows and doors. Large space internally, office and two wheelchair standard WCs.

Condition: Good

Significance: No historical significance.

Potential: Flexible and can easily accommodate other uses



*Naturescope viewed from west*

Bowls club pavilion

Timber-framed, clad in timber boarding with plain clay tile roof. Extensive asbestos linings internally. Timber windows, metal Crittall-type glazed doors with solid metal outer door. Constructed sometime between 1933 and 1948, probably late 1930s. Improvised canopy of twinwall polycarbonate on Kee Klamp framing. Concrete floor. Contains meeting and changing facilities. No toilets. Used in summer months only.

Condition: Fair condition but significant asbestos issues.

Significance: Limited historical significance.

Potential: If bowls use is not continued, the building can provide additional support accommodation for nearby sports activities. These could overlap with bowls club use as this is currently for summer months only.



*Pavilion from south-west*

Tennis store

Gabled brick building with slate roof. Rendered on east and south faces. Metal windows. Solid floor.

Mapping suggests that it was constructed between 1933 and 1948.

Condition: Signs of structural movement, roof in poor condition, part repaired.

Significance: Little historical significance

Potential: The building can provide additional support accommodation for nearby sports activities.



*Store from north-west*

Tennis office

Timber framed, clad with painted horizontal boarding, waney elm boarding on east side with plain clay tile roof. Small office at south end, but otherwise open. Constructed between 1933 and 1948, presumably in conjunction with the new tennis courts. Fair condition. Electrical power but no water supply.

Condition: Fair condition

Significance: Limited historical significance.

Potential: The building provides additional



*Office front*

support accommodation for nearby sports activities but the open character of the building limits potential use.



*Office rear*

Park offices (south range)

All built on top of a brick boundary wall running along the south side of the farmyard. The wall matches other sections along the railway and is therefore presumed to date from about 1856. The western part is now laid out as single storey offices, much remodelled north wall, PVC windows and modern low pitched roof. The eastern part is of two storeys, brick with a slate roof. The upper storey extends over storage accessed from the east range.



*Park offices from north-west*

**Condition:** Fair but many western areas are of insubstantial construction and eastern areas much altered.

**Significance:** Some historical significance as a surviving element of the original farmstead.

**Potential:** Already much altered and able to accommodate further alteration.

Changing rooms, toilets and stores (east range)

Long single storey range abutting and built onto a brick wall along the east side of the farmyard. The wall matches other sections along the railway and is therefore presumed to date from about 1856. Slate roof on timber roof structure, including at least some original trusses. Now arranged as a series of changing rooms, a boiler house and store. Metal windows and metal clad timber doors.



*East range from south*

The present buildings appear to match the footprint of those shown on the map of 1866.

The public toilets provided are hidden away from the main through routes. They are considered dated and in need of upgrade and signage.

**Condition:** Fair but much altered. Signs of deflections in roof structures and of settlement adjacent to the store door.

**Significance:** Some historical significance as a surviving element of the original farmstead.

**Potential:** Already much altered and able to accommodate further alteration.



*Store interior*

### Garage building

3 bay garage building of brick with metal doors and a flat roof. Fair condition but signs of damp staining in SW corner. Constructed after 1948, probably during the 1960s.

New roof and doors, brickwork to north and east possibly later 20<sup>th</sup> century.

Stretcher bond, concrete ramped apron in front.

Condition: Fair but with damp staining SW corner

Significance: No historical significance. Intrusive.

Potential: Can easily be converted to other storage/ utility uses.



*Garages from south*

### Windmill

Incomplete Grade II listed miniature drainage smock mill constructed c.1837 to pump water to an ornamental lake which had been deprived of its water supply through the construction of the adjoining railway. The lake was infilled in 1884 making the mill redundant. The sails, fantail and cap were probably removed at that time, replaced by a low pyramidal cap. After damage by fire in 1969 it was repaired and re-clad and a new boat shaped cap was installed. The hexagonal timber structures sit on a brick base.

The mill sits between a busy road and a railway cutting, largely obscured by trees.

Condition: Poor. Weatherboarding and cap are failing, allowing water penetration. Charred timbers visible internally.

Significance: Of considerable significance as one of about eight surviving drainage smock mills.

Potential: Opportunities to improve setting and interpretation.



*Smock mill from south-west*



*Smock mill interior*

### Windmill Nursery

Constructed in about 1960 to provide changing facilities for nearby sports pitches. It appears to be one of the LCC/GLC standard plans. Brick structure, concrete floors, timber roof structure, large tank housing on roof, PVC claddings to fascias and tank housing. Part used as a nursery since 1971 with shared use continuing until about 2007, since when it has been used exclusively as a nursery. Some alterations to external door and window openings.

Condition: Good

Significance: Limited historical significance.

Potential: Solid structure capable of



*Nursery from south*

conversion to other uses.

Fledglings nursery

Day nursery. Timber framed and timber clad, with concrete roof. Built in 2002.

Single main space with L shaped suite of rooms opening off it.

Recent arson damage now mostly repaired.

Condition: Good general condition, some possible movement of the floor caused by trees.

Significance: No historical significance.

Potential: Specialised internal layout may limit potential for other uses.



*Nursery from east*

Lady Allen playground building

Set within a playground for children with disabilities which contains a variety of timber play structures. The primary structure of c.1970 is very substantial, with a concrete waffle slab roof on concrete columns.

External walls of painted blockwork with timber glazed screens. Internally houses play areas, slide, offices and toilets. Problems with vandalism and security of users; current planning application for raising perimeter fence to 3m high.

Condition: Primary structure is in fair condition but finishes and components are in poor to fair condition.

Significance: Limited historical significance.

Potential: The building requires significant investment to place it in good order but could accommodate a range of possible uses within the existing primary structure.



*Lady Allen building exterior*

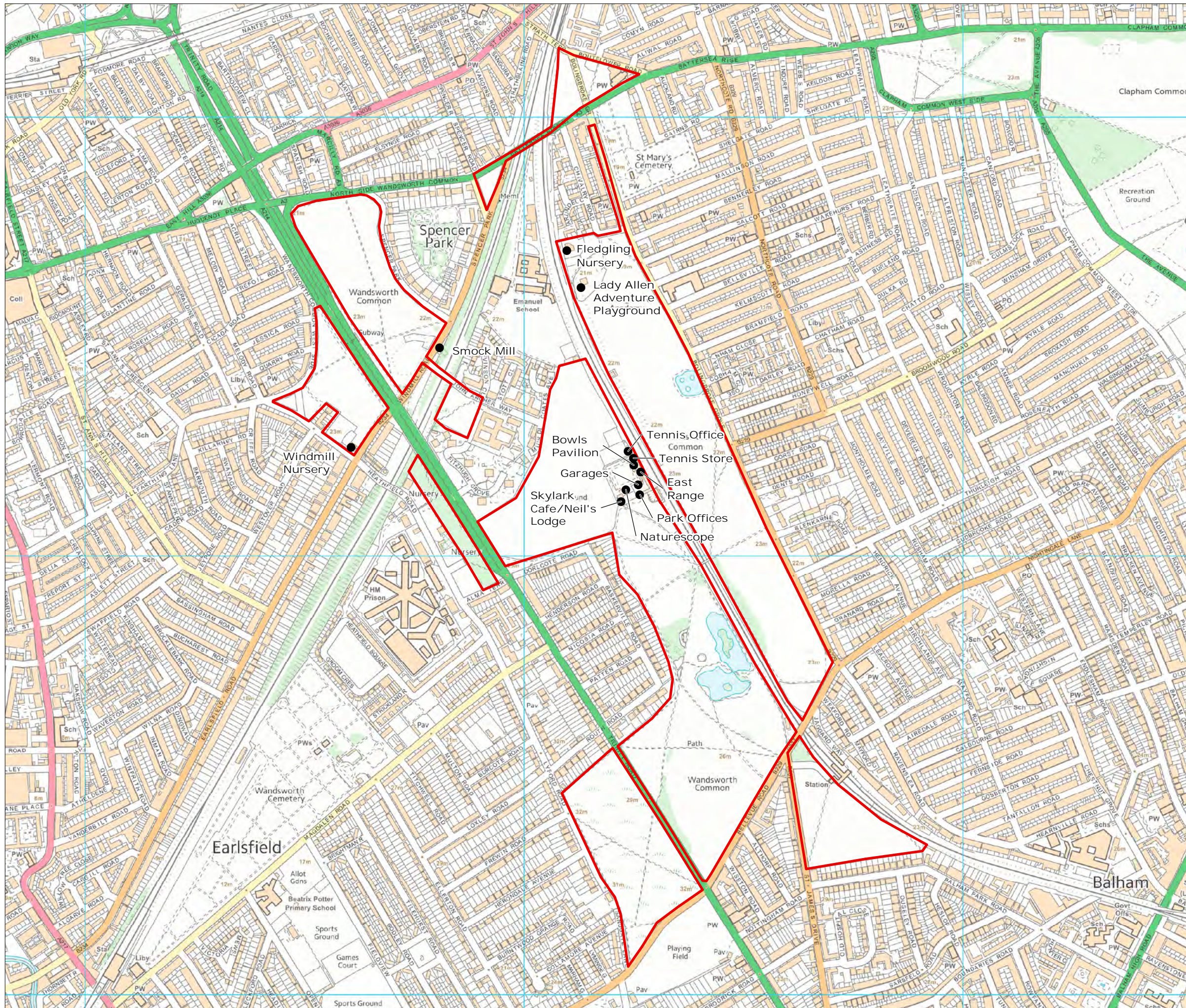


*Lady Allen building interior*

# Wandsworth Common Management & Maintenance Plan

Figure 10.1 Location of Buildings on Wandsworth Common

- Wandsworth Common boundary
- Built structure



Map Scale @A3: 1:8,500



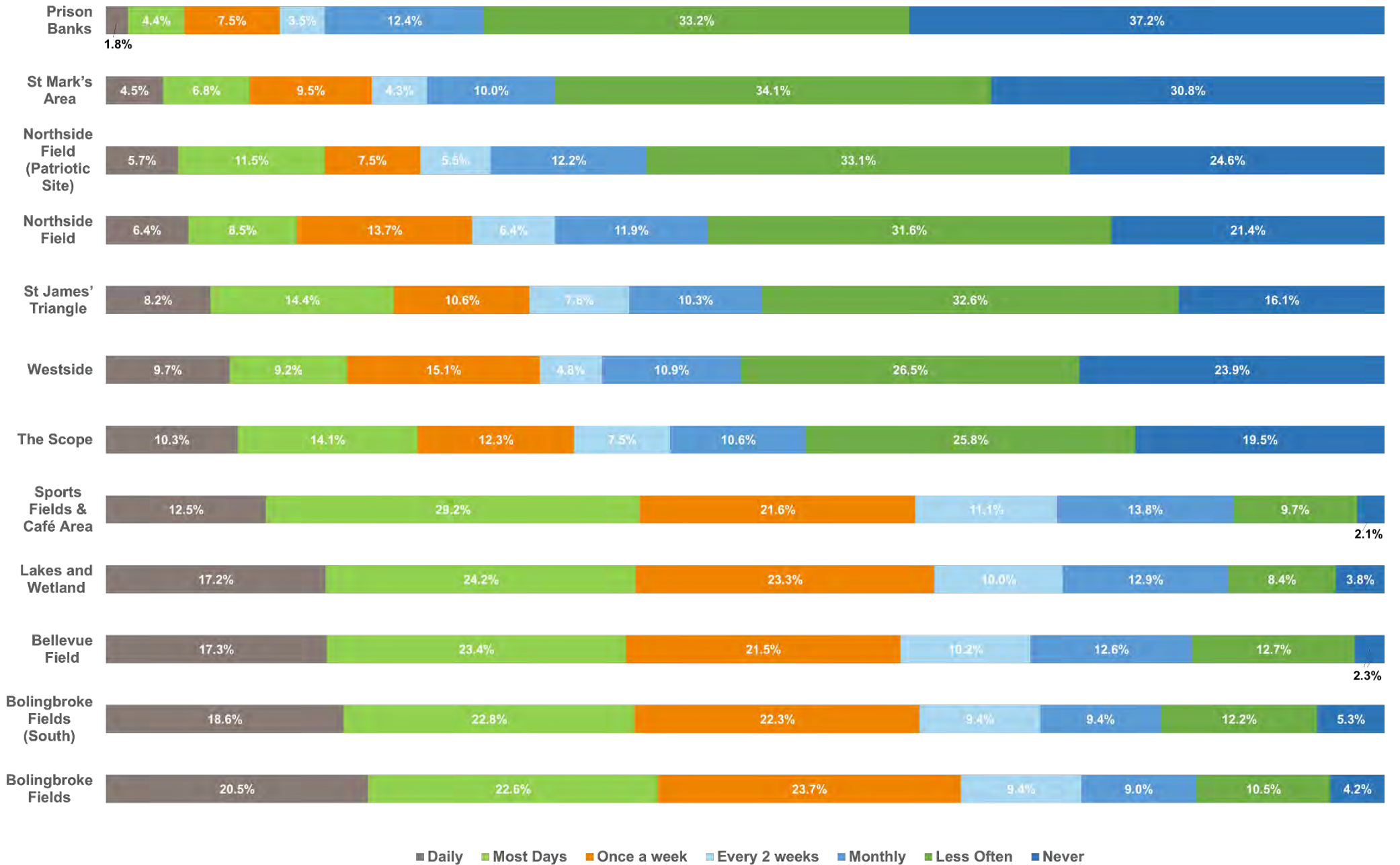
# 11 Land use

- 11.1 The following chapter provides a summary of land uses at Wandsworth Common starting with an overview of visitor requirements and patterns.

## Visitor requirements and patterns

- 11.2 Public consultation is a key part of the management planning process and a summary of the consultation undertaken as part of this plan can be found in Chapter 12. However, key findings about visitor use and requirements of the Common will be discussed here.
- 11.3 The Visitor Survey found that the Common is a strongly valued community space for socialising and exercise, where visitors would like to have greater involvement. Figure 11.1 shows the frequency of use of the different areas of the Common. The most popular areas are Bolingbroke Fields, Bolingbroke Fields (South), Bellevue Field, the Lakes and Wetland, and the Sports Fields and Café Area with more than 60% of people visiting these areas once a week or more. In contrast, parts of the Common around the periphery of the site or without any amenity provision were visited far less frequently. 37.2% of respondents had never visited the Prison Banks.
- 11.4 It could be that visitors are not aware of the full extent of the Common or the features of interest across the site. Future management considerations should look at improving visitor's understanding of the Common through interpretation and events. Moving forwards, management of each character area could be based on its popularity, for example, areas that are less frequented could become target areas for wildlife.
- 11.5 The most popular activities are walking, exercise, or using the Common as an off-road route to another destination. Active pursuits account for 74.8% of all visits to the Common which illustrates the importance of this space for the physical and mental health of the surrounding community.
- 11.6 The most popular sport on the Common was running or jogging (26.1%), followed by football (14%) and tennis (12.3%). Other sports which make use of the pitches were rugby/ touch rugby (6.6%), cricket (6.3%) and softball (5.1%). Lawn bowls was the least popular sport with 0.9% of respondents visiting the Common to play. Again, future management might want to re-consider provision of softball for example, given the frequency of play on these areas. In order to reduce visitor pressure on the Common, consideration could be given to using less popular surrounding open spaces such as King George's Park.
- 11.7 In total 379 respondents made suggestions for improvements to sports provision. The most popular request (20.2%) was for more sports to be provided or more provision for current sports at the Common. Suggestions included additional cricket nets and wickets, an all-weather / AstroTurf pitch, additional softball pitches, better running track or Parkrun. There were also several requests for new trim trail equipment, especially more natural or wooden pieces. Many people (14.8%) would like the surfaces to be better maintained. Respondents said that the football pitches were 'lumpy' and of poor quality. Drainage was also a key issue, with many respondents commenting on pitches being waterlogged and matches having to be cancelled. Others commented that the running routes could be improved.
- 11.8 Suggestions for new facilities at Wandsworth Common were offered by 421 respondents. The most popular suggestions were for more sports provision (27%), improved toilets (22.9%), bigger and better play areas including water play and space for children and teenagers (9%). Water fountains were also a popular suggestion (7.2%) as well as improvements to the Skylark café or a new café or coffee stands (7.2%).

Figure 11.1 Frequency of visits



## Implementation of events

- 11.9 Wandsworth Council has an Events Team responsible for the management of large scale events at Wandsworth Common. The team operate in accordance with an Open Spaces Events Policy (2014) which sets out the protocols for the implementation of large scale events including; maximum size of audiences, frequency of events, noise limits and weekend events. The events team vet applications from event organisers and enforce the events policies on frequency, size and type of events, timing and location of events within the Common. A copy of Wandsworth Council's Open Spaces Events Policy is included in **Volume 2, Appendix 7**.
- 11.10 The Head of Events and Filming at Wandsworth Council meetings with the MAC once or twice a year to discuss plans for the year ahead and the appropriateness of events for the Common. During the consultation period, the MAC fed back that they would like communication over events to be improved.
- 11.11 Events are currently held in two main areas; Northside Field (which holds funfairs and circuses), and Bellevue Fields (which hosts small-scale events such as children's funfairs).
- 11.12 Bellevue Field also hosts the Bellevue Road Summer Fair in September which is organised by local traders with stalls, music, a dog show, falconry and children's activities. In 2018, the event will be in its seventh year and is expected to attract up to 3,000 people.
- 11.13 The Council would like to expand the range of events and locations on the Common, working in partnership with the MAC and the FOWC. There was some support from the public for this during the Visitor Survey.

## Conflicts of use

- 11.14 The main conflict voiced during the consultation period (raised at the Visitor Survey, the stakeholder workshop and a meeting with the sports clubs) was between formal and informal recreation. Concerns were raised around hostility between those who have booked pitches and other users, issues over litter left behind by sports groups, trouble with dog walkers not controlling their animals around sports pitches, and frustration over the amount of the Common given over to sports provision and the limited space left for other visitors and activities.
- 11.15 Efforts should be made to improve communication about the pitch booking process with information made visible onsite and easily accessible through the Council's website. Managers could consider a code of conduct for pitch booking with penalties if litter is left following pitch use. Consideration should be given to whether sports use across the Common should be restricted to reduce its impact on the site as a whole.
- 11.16 Further sports use conflict was raised over the use of Northside Field. Broomfield Football Club uses the pitch and junior goals there until the end of the football season. Idverde has been instructed to mark out the touch rugby pitch after Easter, and depending on when Easter falls in the year, this can overlap with the football season leading to the loss of use. This is a Council Policy issue which will require an amendment to Idverde's contract if this is to be changed.
- 11.17 In accordance with the Wandsworth Byelaws, personal and fitness trainers are only permitted to operate on the Common under licence from Wandsworth Council. However, the number of unlicensed trainers operating on the Common has also been raised as an issue that needs to be addressed. The Parks and Events Police are aware but do not have the resources to enforce this byelaw.
- 11.18 Also raised was the conflict between pedestrians and cyclists. Pedestrians complained that some cyclists ride irresponsibly, go too fast and are inconsiderate of other users. Whilst cyclists felt the current provision of cycle routes is inadequate and prevents them from using the Common. The suggestion of a north to south cycle route through the Common was recommended by several stakeholders and members of the public. The stakeholder workshop group suggested the route could run in parallel with Bolingbroke Grove, either inside or outside the site. The benefits to the



creation of such a route would be significant and so the feasibility of this project could be explored as a priority.

## Community safety

- 11.19 Wandsworth Council's Parks and Events Police conduct routine patrols throughout Wandsworth Common, enforcing byelaws, dog control orders and policing events.
- 11.20 Crime on Wandsworth Common is generally considered to be low, with issues reported to the police generally to do with the breach of bylaws. The most commonly reported issues include: littering, nuisance and noise issues, drinking and drugs. These issues mainly occur in prominent high-use areas such as Bellevue Fields and the Lakes and Wetland Area during periods of better weather.
- 11.21 The Parks Police have a good relationship with the MAC and attend their meetings when possible. The MAC reports issues or observations to the Parks Police as they arise. However, feedback from the Skylark Café and a few respondents to the Visitor Survey was that the Police do not have sufficient resources to tackle issues such as cycling in pedestrian zones, or unlicensed fitness training sessions.
- 11.22 There have been incidents reported of arson and anti-social behaviour in the area around Lady Allen Playground. This area is densely vegetated with a section of footpath screened from view of the main road.
- 11.23 The 2018 Visitor Survey found that 93.1% of respondents felt safe or very safe on the Common. Of those respondents who felt unsafe, most cited the lack of lighting to be the cause. Other reasons for feeling unsafe included anti-social behaviour or user conflict, muggings and drug misuse, as well as aggressive cyclists and out of control dogs. Improved communication to visitors of the Common, and additional cycle routes could reduce visitor concerns over safety.

## Formal and informal sporting activities

- 11.24 Currently, seasonal sports pitches are marked out on Bolingbroke Fields, Bolingbroke Fields (South), Sports Fields & Café Area, Northside Field and Bellevue Field. A map locating the summer and winter sports pitches can be found in Figure 11.2. Marked pitches are available throughout the year, with variation in sport available between winter and summer. Sports pitch bookings are managed by Idverde. The pitches can be booked by organised teams or individuals.
- 11.25 All Star Tennis manage the six tennis courts and the bowling green. The Bolingbroke Bowls Club use the green for five months of the year, although it is thought that numbers are falling.
- 11.26 Areas for informal recreation include Bellevue Field, the areas north-west and south-east of the wetlands, the cricket ground during the winter months, and Westside. The remaining areas of the common are managed for wildlife.



## Other activities

### Playgrounds

- 11.27 The location of the five playgrounds at Wandsworth Common is shown in Figure 1.2, with details included in Chapter 3 of this plan. At the time of writing, funding had been allocated to refurbish three of the playgrounds; St Mark's, Chivalry Road, and the Windmill playgrounds. Public consultation was undertaken between 12<sup>th</sup> February and 11<sup>th</sup> March 2018 to gauge public opinion on the kind of changes they would like to see. Early indications show that the public generally appear to be in favour of play equipment made of natural materials to blend in with the natural setting of the park, and the incorporation of elements of natural exploratory play.
- 11.28 There are currently no plans to make alterations to the Skylark playground or to the Lady Allen Playground.

### Educational resources

- 11.29 The Common is currently used regularly by seven local schools for sport, including Northcote Lodge School, Emmanuel School, Ark Bolingbroke Academy, Wandsworth Prep, Thames Christian College, Broomwood Hall and Dolphin School. During the consultation period, stakeholders fed back that a large proportion of the Common was given over to use by schools for sport and there was some local feeling that this was too much.
- 11.30 The Common is not currently used by schools for any formal use other than for sport.
- 11.31 Naturescope offer a range of weekly educational activities including: conservation, ecology and gardening sessions for Thrive (a UK charity who work to improve the lives of disadvantaged people), dance and drama, Chinese cultural activities, adult drawing, and Groundwork school sessions on Fridays during term time.

## 12 Consultation

- 12.1 The involvement of the local community and users of the Common is integral to sustainable management. Therefore, as part of the management planning process consultation with the local community was undertaken by the Community First Partnership (CFP). The full reports can be found in **Volume 2, Appendix 8** and a brief summary of the findings included below.
- 12.2 Consultation was undertaken in three parts:
1. A Visitor Survey conducted between 9<sup>th</sup> February and 19<sup>th</sup> March 2018 with an online consultation, with hard copies available from the Skylark Café. Further consultation efforts were made with sports-users following feedback that the sports groups had felt excluded. This included an email to 114 local sports users (which received no response), and a meeting on 28<sup>th</sup> April 2018 with representatives from Broomwood Football Club and Spencer Cricket Club.
  2. A stakeholder workshop in March 2018 with representatives from local user groups to explore issues and concerns and potential solutions.
  3. Two public consultation events in September 2018 to provide users with the opportunity to view the management proposals and provide feedback.
- 12.3 Further consultation with statutory stakeholders was undertaken to gather any issues relating to legal obligations, issues that may affect visitor experience, and priorities for future management. The statutory consultees included:
- Metropolitan Public Gardens Association
  - Mayor of London
  - Natural England
  - London Wildlife Trust
  - London Gardens Trust
  - Historic England
  - Sport England
  - Metropolitan Police
  - Network Rail
  - Transport for London Street Teams

## The visitor survey

- 12.4 The survey, which ran for just over five weeks from February to March 2018 received 964 responses with most respondents living within a 1km radius of the Common. The highest proportion of respondents was within the 41 - 60 age bracket (53.9%) and white (93.9%). A demographic study of households within a 3.2km catchment of the Common shows that this is not representative of the community surrounding the Common. Under-represented groups within a 3.2km catchment area of the Common include those aged 10 or under, 11-20 and 21 – 40. Residents within this area also have a more diverse ethnicity (only 70.1% white).
- 12.5 The demographic survey found the majority of communities immediately surrounding the Common were mostly among the least deprived in England. However, the area adjoining the Common to the west by Wandsworth Prison and the Royal Victoria Patriotic Building, and an area just south of St James' Triangle to be in the top 60-80% of the most deprived. On closer examination, the spatial analysis of the respondents to the online survey found an even distribution of respondents from all communities surrounding the Common including those from the most deprived areas, illustrating that economic background does not appear to be a barrier to use or engagement with the Common.
- 12.6 The survey found that most visitors come on foot (75%) with 10% arriving by bicycle and 7% driving. The high numbers of visitors who walk to the Common is likely to be reflective of the proximity in which the respondents live.
- 12.7 As previously discussed in Chapter 11, most visitors to the Common come to partake in some form of active recreation with running/ jogging being the most popular activity.
- 12.8 The vast majority (93.1%) of respondents felt safe or very safe on the Common. The majority of respondents who felt unsafe cited the lack of lighting to be the cause. Other reasons for feeling unsafe included anti-social behaviour or user conflict, muggings and drug miss-use, as well as aggressive cyclists and out of control dogs.
- 12.9 Overall, most respondents found the Common a welcoming place to visit (68.9% scored >8 out of 10), that it is safe (65.7% >8), and that it is clean and well maintained (56.7%). 94.1% of people either agreed or strongly agreed that the Common had a positive impact on the local community. However, a third of respondents did not agree that there were enough opportunities to be involved with the Common (<5 out of 10) so opportunities for further engagement should be explored.
- 12.10 The most popular suggestion for additional facilities was for improved toilet provision. Currently, these are tucked away from public view with limited signage to guide visitors.
- 12.11 Respondents were asked what they would like the future character of the Common to be. A third (35%) said they would like the Common to be more natural, and two thirds (62%) said they would like it to stay the same. There is strong support therefore for future management of the Common to focus on preserving the Common's existing character rather than adopting a more formal approach.

## Stakeholder workshops and meetings

- 12.12 A stakeholder workshop was delivered at Naturescope at Wandsworth Common on 8<sup>th</sup> March 2018. This provided key stakeholders with an opportunity to learn more about the management planning process and what was involved, and feedback their own thoughts on current issues and possible solutions. The workshop was attended by members of the MAC, London Wildlife Trust, Baseball Softball UK, Spencer CC / Broomfield FC, the FOWC, Open Air Fit Ltd, and the Wandsworth Society.
- 12.13 Discussion over issues on the Common revealed there is concern about the use of some new areas for sports, heavy use of existing areas and use of all areas by unauthorised sports users. Perceived reasons for this include a lack of agreement over which zones of the Common are

suitable for which uses, a lack of signage and information about sports bookings and an inability for sports bookings to be enforced (although existing attempts were acknowledged).

- 12.14 There was concern about conflict between cyclists and other users and recognition a large part of this issue was a need for a north-south cycle route on or around the Common as this clearly is a desired route. There was divided opinion as to whether this route should be within the Common or whether it should utilise the highway/ pavement along Bolingbroke Grove.
- 12.15 There was discussion about increased commercial activity (including fitness classes and dog walking) on the Common and whether these activities were being appropriately licensed. One fitness trainer present at the meeting highlighted the issue that some trainers and fitness companies using the Common are not licensed.
- 12.16 There were perceived to be issues around litter and control of dogs raised by some participants. There was generally strong support to enhance the natural and heritage features of the Common and to provide information and interpretation about these features (past and present) on site.
- 12.17 It was felt that many of the major issues identified could be addressed through reviewing which areas of the Common should be used for which activities (formal and informal sport, cycling, and dog walking) and then communicating this to users. This could be done through signage (a signage strategy which aims for clear but minimal signage), changes to maintenance (less short mowing) and communication online.
- 12.18 It was felt the site would benefit from a review of circulation routes, consideration of a new palette of materials and textures, and exploring drainage improvements. Other desired facilities included water fountains and investment in the trim trail.
- 12.19 More transparency, better communication and enforcement were seen as necessary to the successful licencing of commercial activities. The upcoming creation of a Friends group offered solutions to two-way communication with the many users of the Common, and will offer more opportunities for events, activities, education and outreach.

## Statutory consultation

- 12.20 Consultation with Natural England highlighted the following key issues which should be considered when proposing an approach to management:
- Where possible increase biodiversity through management changes or altered use of areas of the Common.
  - No loss of priority habitats for London such as ancient trees & woodland, acid grassland, wetlands etc.
  - Explore opportunities for increased learning/engagement to bring people closer to nature.
  - Appropriate and resourced management of habitats throughout the lifetime of the management plan, planning for resilience of habitat in the face of climate change.
  - Species monitoring where appropriate.
  - Consider the Common's position in the wider landscape and opportunities for habitat connectivity for species.
  - Consideration of the recreational impacts of new development proposals submitted for planning.

## 13 Summary of significance

- 13.1 This chapter sets out to define the significance of Wandsworth Common by considering the cultural and natural heritage of this site.

### Designations

- 13.2 Wandsworth Common offers 70ha of open greenspace less than five miles from the centre of London. Its designation as a Grade I Site of Borough Importance for Nature Conservation highlights its value for wildlife due to the mosaic of habitats found here. It is further protected by its designation as an area of Metropolitan Open Land (MOL). Its setting within the surrounding urban metropolis heightens its importance for wildlife.
- 13.3 The entirety of the Common falls within the Wandsworth Common Conservation Area which recognises the Common's contribution to the special architectural and historic interest of the surrounding buildings.

### Natural heritage

- 13.4 The significance of the Common's natural heritage is due to the variety of habitats it supports and the range of associated species that might inhabit the Common. Currently, ad hoc survey efforts by local volunteers have recorded some species of note, in particular the endangered white-letter hairstreak butterfly. It is likely that the true significance of the Common's contribution to natural heritage has yet to be fully appreciated. With more comprehensive ecological surveys an informed approach to management can be adopted. Continued monitoring of species populations will be key to understanding the impact of management actions and the need to adjust operations as required.

### Cultural heritage

- 13.5 Described during the 18<sup>th</sup> century as a large area of gorse-covered heathland, the Common has since been altered dramatically under human influence. First roads, then railway lines were created through the Common, before sections were removed as part of the Enclosures of the late 19<sup>th</sup> century. Subsequently management of the Common has been led by the needs of the community: dug to provide sand and gravel during the 19<sup>th</sup> century; as an overflow space for a military hospital during the First World War; and subsequently during the Second World War used for anti-tank trenches, barrage balloon sites and anti-aircraft guns, with large swathes cultivated for food production and the construction of prefabricated temporary housing. This changing land use has seen much of the original gorse-covered heath removed, although small pockets of this habitat remain.

### Local community

- 13.6 Wandsworth Common has had strong local support for its protection dating back some 150 years. Today, the local community highly value its contribution to wildlife and local heritage, visiting the Common frequently as a part of their weekly routine. The significance of its impact on the health of the local community cannot be underestimated.

## 14 Issues and opportunities

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

Planning policy context	
1(a)	Be aware of national and local planning policy including the National Planning Policy Framework (NPPF) and Wandsworth Local Plan and Development management documents.
1(b)	Be aware of appropriate planning control for designated areas including listed buildings, conservation areas, open access land, common land and Site of Borough Importance for Nature Conservation.
1(c)	Management of the Common must follow an appropriate approach to priority habitats in line with Local Biodiversity Action Plans and Species of Principal Importance for Nature Conservation guidance.
1(d)	Consider a special architectural or historic interest designation for Wandsworth Common as a whole.
1(e)	The historic buildings and structures on the Common are not currently protected by any designation.

Management and maintenance requirements	
2(a)	This Management and Maintenance Plan provides an opportunity to create a framework which guides the decision making process in times of conflict to ensure that the special qualities of the Common including its natural aesthetics, its value for wildlife, and its value for visitors are considered.
2(b)	There are many conflicting demands on the Common; for formal recreation, informal recreation, nature, landscape character and heritage conservation, alongside the need to ensure safe use of the Common. These need to be balanced.
2(c)	Adequate resources to ensure objectives are attainable must be secured prior to adoption.
2(d)	Communications with other stakeholders who undertake works on or in close proximity to the Common (such as Network Rail, Highways Agency, Transport for London, utilities companies) has not always been good.
2(e)	New works are to have minimal environmental impact, both in terms of capital works and their continuing use.
2(f)	Management operations on the Common should prioritise the re-use of by-products wherever possible after first considering and prioritising their biodiversity value.
2(g)	Occasional anti-social behaviour and vandalism has been reported.
2(h)	The Council have a good working relationship with the Wandsworth Common Management Advisory Committee (MAC) and the Friends of Wandsworth Common (FOWC) which should be nurtured.
2(i)	Management and Maintenance Plans require continual review to ensure it remains up to



## Management and maintenance requirements

	date and a useful management tool. Ensure regular opportunities for review of the MMP, with annual revision of actions, a 5 year review of the whole plan, and a re-write in year 10. Stakeholder engagement will inform the re-writing process.
2(j)	Contractors do not always use appropriate vehicles for the task or weather.
2(k)	Recycling is not currently undertaken on the Common which is an area that could be improved.
2(l)	In some areas the quality and location of litter bins could be improved. Dog bins are still present on the Common, which in some areas adds to the clutter of street furniture.
2(m)	Enforcement of the Common's by-laws and authorised usage is currently under-resourced.
2(n)	The balance of formal to informal recreation should not be increased in favour of formal. Consider zoning areas for different uses. Consider the use of Bellevue Field for informal recreation only.
2(o)	Liaison with Network Rail over maintenance work and the removal of graffiti is not always adequate and can negatively impact the character and peoples' enjoyment of the Common.

## Trees

3(a)	The trees on Wandsworth Common require active management to ensure the current levels of tree cover are maintained in a sustainable and resilient condition.
3(b)	Woodland biodiversity on the Common could be enhanced.
3(c)	The historic treescape is an important feature of the Common and should be preserved and protected.
3(d)	The trees need to be managed for the risk they pose to the public.
3(e)	Management of the Scope could be improved to enhance this area for wildlife.
3(f)	The current tree planting strategy is to favour natural regeneration of native species. This might require selective thinning and tree removal as the woodlands develop. There is an opportunity to involve local community groups in the management of the woodlands.
3(g)	Climate change and the risks of drought, pest and disease all pose a potential threat to the trees on the Common. Monitor impacts of pest and disease and continue to seek advice from the London Tree Officers Association, adapting management according to advice received.

## Ecology

4(a)	Ecological monitoring on the Common is currently undertaken on an ad hoc basis. Bat activity across the site is currently poorly understood. Further surveys over the course of a few seasons would help to improve understanding of the number of bat species present and their use of the site; providing a robust basis for future management strategies.
4(b)	Habitat connectivity between habitats of higher value could be improved across the

Ecology	
	Common.
4(c)	There are areas of grassland where grassland management regimes could be relaxed, improving the site for wildlife, potentially reducing management costs, and to guide footfall across the site.
4(d)	Pockets of acid grassland habitats are currently vulnerable to scrub encroachment, colonisation from coarse grasses and trampling by members of the public. These areas should be protected and augmented where possible.
4(e)	The application of fertilisers on the sports pitches are contributing towards nutrient run-off into Three Island Pond. Adopting a policy where management of the Common is undertaken avoiding the use of herbicides and fertilisers could contribute significantly to improvements in water quality.
4(f)	The hard landscaped edge to Three Island Pond has little value for wildlife. There are similar hard-landscaped banks in the fishing and wildlife lakes. Increased bankside vegetation would also benefit water quality by filtering chlorine introduced to the waterbodies when mains water is used to top up the water levels.
4(g)	There is scope to improve the connectivity of terrestrial habitats adjacent to the lake/wetlands and pond through wildflower meadow creation, tree/scrub planting and log piles as appropriate for the species present.
4(h)	Despite signage discouraging visitors from feeding inappropriate food to waterfowl, this behaviour is still a concern and continued education of the public is required. Similarly, disturbance of waterfowl by dogs is an ongoing concern.
4(i)	Areas of woodland and scrub would benefit from enhanced management to improve their value to wildlife, for example, measures to increase botanical and structural diversity, retention of dead wood etc.
4(j)	Management of trees should be undertaken addressing safety issues whilst considering the impact of tree works on wildlife, and the value of dead wood habitats.
4(k)	There is scope to create new areas of scrub to provide ecological connectivity between other habitats. The positioning of these new areas will need to be carefully considered so as not to obscure views and encourage antisocial behaviour.
4(l)	The Common contains areas of ornamental and invasive tree and shrub species which reduce the habitat value of these areas for wildlife; species such as cherry laurel and sycamore within woodlands and rhododendron within the lake should be controlled.
4(m)	Some more ecologically sensitive areas of the site are currently vulnerable to disturbance from members of the public and dogs. Sensitive barrier planting (e.g. gorse, holly, hawthorn, buckthorn or use of logs) could help minimise impacts on existing habitats. Similarly, directing footfall away from sensitive areas could be encouraged through maintaining existing or creating new mown paths through areas of long grass.
4(n)	There is currently lighting across the Common in areas of more sensitive habitats such as woodland, wetlands and wildflower grasslands. Further measures to reduce light-spill such as replacing older lighting columns in the north of the site with lower lux or more directional lighting, removing lighting or lowering the height of lighting columns in certain locations could improve these habitats for wildlife. Due consideration should be given with regards to issues with antisocial behaviour.
4(o)	There is an opportunity to improve public education on the ecological value of the Common via interpretation boards or educational activities offered.
4(p)	Japanese knotweed has been identified growing immediately adjacent to the Common in two areas. It is recommended that WBC review their management of the Common in

Ecology	
	these areas and liaise with neighbouring landowners over appropriate management.
4(q)	Planting within the Common should favour native species of local provenance where possible, particularly in areas where nature conservation is a priority.

Hydrology	
5(a)	There are issues around the inundation of the sports fields during periods of wet weather. Following the outcome of the borehole trials on Bolingbroke Fields in June 2018, consider management of other areas with similar issues to improve conditions for use, such as the cricket pitches.
5(b)	During periods of dry weather, water levels in the lakes and Three Island Pond are maintained using mains top-up. This will be introducing chlorine, present in mains water, to these waterbodies which is not good for aquatic ecology. Look to increase marginal planting to help filter out any chemicals such as chlorine and increase diversity.
5(c)	There have been reports of drains becoming blocked around the café complex.
5(d)	Leaf litter and silt build up in the lakes and pond could lead to a reduction in water quality in these waterbodies.
5(e)	Currently, fertiliser is used to promote grass growth on the sports pitches, which is contributing to nutrient enrichment of Three Island Pond.
5(f)	Waterlogging is an issue across the Common, particularly along the edges of paths where high levels of footfall occur due to jogging and congregations of people. Liaise with other sections of the Council over control of semi-formal users if ground-compaction becomes a material factor in worsening surface run-off or in degrading grassland areas through over-wear.
5(g)	Oxygen levels in the wildlife and fishing lakes have dropped in previous years and required a temporary pump to be brought in. Explore options for aeration of the wildlife and fishing lakes.

Visitor accessibility	
6(a)	There is currently a widespread network of paths across the Common, some of which would benefit from resurfacing.
6(b)	Signage could be improved across the Common to make access for different users clearer and more consistent. For example, different surfaces for circulation routes could make it clearer for cyclists without lots of signs.
6(c)	Conflict between cyclists and pedestrians is an ongoing issue on the Common. Promote safe use of the path network for all users by exploring resolutions to the conflict between cyclists and pedestrians.
6(d)	Opportunities for the public to engage with the site's history and wildlife could be improved. An interpretation scheme should be developed which is sympathetic to the Common setting and provides opportunities for visitors to learn about the site's history and wildlife. Consider electronic interpretation such as apps or QR codes (or similar) which can encourage a younger audience to engage, and will have minimal physical impact on the Common.

Visitor accessibility	
	Key areas for interpretation are The Scope, the wildlife pond, and the Smock Mill (although a scheme for the whole site is recommended).
6(e)	A range of different fencing styles around the Skylark Café / tennis courts currently creates pinch-points for visitors and could be improved to enhance flow of visitors and aesthetic appeal of this area.
6(f)	There is currently no formal north-south mixed use cycle route across the Common and linking to the local stations. A new route should be developed in consultation with users.
6(g)	Links to other nearby open spaces such as Clapham Common and the new park proposed for the Springfield Hospital site could be improved to promote visitor and wildlife connectivity.

Views and Vistas	
7(a)	An historic lime tree avenue on Prison Banks is currently being obscured by vegetation and a fence line, and is vulnerable to being lost as important feature of the Common.
7(b)	Vegetated screens along Northside Field and Westside provide much needed noise and pollution control for visitors. These should be retained.
7(c)	The historic Smock Mill is currently obscured from view by tree growth and vegetation and is vulnerable to being lost from the landscape.

Built structures	
8(a)	Restoration work to some of the historic structures is required as outlined in <b>Chapter 10</b> . Any works to historic buildings must follow the latest British Standard Guide to the Conservation of Historic Buildings BS7913. All buildings / structures including boundary markers and historic fence lines should be retained and looked after.
8(b)	The current uncertainty over the use of the Skylark Café/ Neal's Lodge and Neal's Cottage is currently compromising the beneficial use of these buildings. This should be resolved within the legal constraints of various Acts of Parliament concerning the common as a matter of priority.
8(c)	The Bowls Club Pavilion is currently only in use by the Bolingbroke Bowls Club for five months of the year. As space at the Common is in high demand by different users, consider opportunities for alternative uses of this space when it is not in use by the Bowls Club. Note future use and maintenance work will be limited by the presence of asbestos materials.
8(d)	The Smock Mill requires restoration work to preserve this historic feature. Protected species surveys are likely to be required prior to any works proceeding.
8(e)	The Smock Mill is currently obscured by trees with very limited interpretation of this unusual structure. Tree removal and vegetation management would help give this building greater prominence in the landscape. Tree removal in adjoining areas could also help achieve this. New interpretation should improve communication of its significance to visitors.
8(f)	The east and south ranges of the former farmstead are of fragile construction and will require regular maintenance and repair to allow continued use.
8(g)	All Star Tennis club is growing, and their accommodation is in need of improvements.

Built structures	
	Consider options for improving accommodation for the growing tennis club.
8(h)	The building used by KIDS at the Lady Allen playground requires significant investment. Consider options for improving facilities at Lady Allen playground.
8(i)	The Lady Allen playground and Fledglings nursery are in a corner of the Common with poor sightlines to and from the buildings; anti-social behaviour and vandalism can be an issue here. Consider options for tackling this.
8(j)	Buildings across the Common might be used by or be in close proximity to European Protected Species. Management works to buildings should be mindful of the need for protected species and surveys as appropriate.

Land Use	
<b>Infrastructure</b>	
9(a)	Site furniture is currently of a variety of styles and in a varying state of repair. Develop and adopt a furniture and site equipment palette which is appropriate to the historic character of the Common and remove unnecessary items to 'de-clutter'.
9(b)	There are currently no maps and limited interpretation for visitors to orientate and learn about the Common. Develop sensitively designed and located interpretation to improve visitor orientation and understanding within the Common.
<b>Events</b>	
9(c)	Large-scale events could disrupt use and cause damage to the Common. Continue to carefully manage the scale and appropriateness of events held on the common in close liaison with the MAC and FOWC to ensure there is no long-term damage to the landscape of the Common and disruption to local communities is minimised.
9(d)	The balance between informal and formal recreation, as well as providing a natural space for wildlife is difficult to balance. Consider zoning activities on the Common, removing sports use from Bellevue Fields and reserving it for informal recreation and small-scale or community-led events to ensure this balance is maintained.
9(e)	It is believed that schools regularly use the Common for activities beyond formal sports bookings.
9(f)	Educational events open to the wider public about the history and ecology of the Common are infrequent. Look to increase the number of educational events held at the Common, in particular around history and ecology at the Common. Look into outreach to local schools to educate children about the value and worth of the Common. With appropriate training, the FOWC could help support / facilitate this.
<b>Community</b>	
9(g)	The Visitor Survey conducted to produce this Management and Maintenance Plan in 2018 has proved a useful means of gauging public feedback on the management of the Common. A monitoring scheme of user satisfaction would help guide the MMP over the next 10 years. Consider enlisting the MAC and FOWC to work with the Council to gather data to establish a clear evidence base to guide managers understanding of public opinion, visitor profile, and opportunities to better engage with the public.
9(h)	Engagement with sports user groups has been problematic in the past. Encourage the sports user groups to join the MAC to ensure their opinions over site management are aired.

Land Use	
9(i)	<p>Unlicensed personal trainers have caused issues in the past. All personal trainers must be registered with the Council and carry current registration cards. Consider publishing an up to date list of sport user groups and registered trainers on the Common to clarify formal use. Advertise list through onsite posters, websites and social media. Continue patrols by parks police / warden.</p> <p>Explore options to adopt a similar approach to control sports pitch bookings.</p> <p>Encourage licensed personal trainers to link up with All Star Tennis / the MAC to advertise their services so that users know who to use.</p>
9(j)	The Café (Skylark) is a popular attraction for visitors and should be retained.
9(k)	Naturescope at the Nature Centre offers a valuable space and programme of activities for the community. Maintain this facility and its provision of activities for visitors.
9(l)	The playgrounds at the Common are very popular for children. Maintain a range of playground provision for children of different ages in a style that is sympathetic to the natural setting of the Common.
9(m)	Lady Allen Playground offers valued facilities for children with special needs on the Common. Maintain this important provision.
9(n)	<p>The formation of the new FOWC group provides the opportunity to encourage practical volunteering on the Common following the objectives and actions of this MMP. The relationship with FOWC should be fostered.</p> <p>The new FOWC website is an excellent opportunity to improve marketing of the Common to visitors to share information, events and opportunities to get involved.</p>
9(o)	There is currently little evidenced understanding of current usage of the Common. Undertake a footfall survey to understand better where people visit and the reasons they visit certain areas of the Common.
9(p)	Community-led events on the Common are infrequent. There is opportunity to expand the number of community-led events on the Common, to encourage more people to get involved.
Facilities	
9(q)	The toilet facilities are currently in a poor condition, with no disabled access or baby changing facilities. Renovate the toilet facilities onsite and improve signage to them.
9(r)	There is potential conflict between pedestrians and vehicles as pedestrians move from the Wandsworth Common Ground Playground to the Skylark Café. Consider moving the Wandsworth Common Ground play area into the area north of the tennis courts to reduce the conflict between pedestrians and vehicles, and provide the opportunity to improve this area for wildlife.
9(s)	Facilities for sports users are currently limited. Investigate funding opportunities to improve sports facilities at the Common.
9(t)	There is currently one drinking water fountain on the Common by the Café (Skylark). Look into restoring this feature and investigate appropriate locations on the Common for other fountains.
9(u)	The Fledglings on the Common lease is due for renewal or re-tending in August 2020. Consider the renewal or re-tendering of the lease in August 2019.
9(v)	There is currently no formal lease for the use of the Lady Allen Adventure Playground by KIDS. Formalise this lease.

## Land Use

9(w)

The Windmill Nursery currently use the building under a TAW and therefore there is no formal lease or written agreement.

# 15 Management and maintenance aims and objectives

15.1 This chapter outlines the overall strategy and supporting objectives which will guide the future management of Wandsworth Common.

## Conservation and management strategy

15.2 The overall strategy is:

*For Wandsworth Common to be a place which provides visitors and the local community with the opportunity to engage with nature, quiet recreation and to exercise. For the Common to be protected from the pressures of development and usage, with space for wildlife to flourish.*

## The restoration scheme

15.3 Proposals for the restoration of the heritage of Wandsworth Common have been formed from consideration of the statement of significance, the issues and opportunities, consultation, vision and policies included within this Management and Maintenance Plan.

15.4 The proposals seek to maintain and restore the assets of the Common, in keeping with its character and significance. Proposals where the layout of features, facilities or a change of use will be required will be subject to further consultation between Wandsworth Council and stakeholders.

## The need for improved management

15.5 The need for improved management on the Common has been borne through two key factors, including:

- The increased pressure of use by a growing population surrounding the Common.
- The increased pressure on capital budgets requiring a strategic plan to direct priorities.

## Management and maintenance aims & objectives

15.6 The key aims for management and maintenance at Wandsworth Common provide a framework to direct management of the Common. These are underpinned by objectives which describe how the site managers intend to achieve the aims. Both are listed in Table 15.1.

Table 15.1 Management and maintenance aims and objectives

Aim	Objectives
To positively welcome people into the Common, in terms of both physical and social access whilst balancing the need to provide a sanctuary for wildlife in their natural habitats.	<ul style="list-style-type: none"><li>• To ensure visitors of all abilities can access the Common and use facilities</li><li>• To ensure wildlife populations and their habitats are considered as part of management decisions.</li></ul>
To ensure a healthy, safe and secure experience for Common users.	<ul style="list-style-type: none"><li>• To ensure the Common is clean and tidy</li><li>• To maintain the landscape, buildings and infrastructure of</li></ul>



Aim	Objectives
	<p>the Common to consistently high standards.</p> <ul style="list-style-type: none"> <li>• To promote a code of conduct amongst users of the Common to tackle anti-social behaviour.</li> </ul>
<p>To improve the environmental quality and sustainability of management practices carried out in the Common.</p>	<ul style="list-style-type: none"> <li>• To ensure all management practices use sustainable with regards to the use of resources and their long term impact on the Common.</li> </ul>
<p>To maintain and increase the diverse mosaic of habitats within the Common</p>	<ul style="list-style-type: none"> <li>• To maintain and where possible increase existing populations of species.</li> <li>• To strengthen the resilience of the Common to climate change.</li> </ul>
<p>To maintain and restore the built assets and landscape features of the Common to ensure public appreciation and understanding of the Common's character and heritage.</p>	<ul style="list-style-type: none"> <li>• To ensure all built structures are maintained in a good state of repair.</li> <li>• To ensure all built structures are used appropriately and in keeping with the significance of the Common.</li> <li>• To ensure landscape features are preserved to retain the Common's character.</li> </ul>
<p>To provide opportunities to increase community use and involvement, particularly through events, education, interpretation and building partnerships.</p>	<ul style="list-style-type: none"> <li>• To support and encourage community involvement through the MAC and the FOWC.</li> <li>• To improve public understanding of the Common and identify opportunities to further engage the community.</li> </ul>
<p>To ensure all those involved in the management and maintenance of Wandsworth Common (including the local community) effectively use the Management and Maintenance Plan as a working document.</p>	<ul style="list-style-type: none"> <li>• For site managers to review this Management and Maintenance Plan annually, revised in year 5 and a full re-write in year 10.</li> <li>• Engagement with stakeholders and site users will be key to the delivery of many aspects of this plan.</li> </ul>

## 16 Action plan

- 16.1 This chapter sets out the programme which will be carried out to meet the management aims and objectives for Wandsworth Common. It lists each management objective, how each will be achieved and who is responsible for achieving them. Where appropriate a timescale is given. The programme will be reviewed annually, and targets monitored to ensure timescales have been achieved.
- 16.2 In assessing the issues and formulating actions for managing the site as both a heritage resource and as an amenity for visitors we refer to the guidance used by the Green Flag Award scheme. The scheme recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world<sup>26</sup>.
- 16.3 Delivery timescales are defined as follows:
- Ongoing: Defined as delivery throughout the term of the Plan
- Short Term: Defined as delivery within 1-2 years;
- Medium Term: Defined as delivery within 3-5 years; and
- Long Term: is defined as delivery within 6 + years (all aspirational goals would fall in this category).
- 16.4 For each essential action the Table 15.1 identifies indicative potential costs. The following cost ranges have been used:
- Low: <£10,000
  - Medium: £10,000-£50,000
  - High: £50,000-£100,000
  - Major: >£100,000
  - TBC - cost to be determined by further feasibility studies
  - CWEB - Covered within existing budgets
- 16.5 A qualified quantity surveyor would need to be appointed to provide more detailed costs when actions are taken forward for implementation.
- 16.6 There are seven aims for the Common. They are:
- 1 To positively welcome people into the Common, in terms of both physical and social access whilst balancing the need to provide a sanctuary for wildlife in their natural habitats.
  - 2 To ensure a healthy, safe and secure experience for Common users.
  - 3 To improve the environmental quality and sustainability of management practices carried out in the Common.
  - 4 To maintain and increase the diverse mosaic of habitats within the Common.
  - 5 To maintain and restore the built assets and landscape features of the Common to ensure public appreciation and understanding of the Common's character and heritage.
  - 6 To provide opportunities to increase community use and involvement, particularly through events, education, interpretation and building partnerships.

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<sup>26</sup> Ellicott, K. 2016. *Raising the standard – The Green Flag Award guidance manual*. [pdf] Available at: <<http://www.greenflagaward.org/media/1019/green-flag-award-guidelines.pdf>> [Accessed 13 April 2018]

- 7 To ensure all those involved in the management and maintenance of Wandsworth Common (including the local community) effectively use the Management and Maintenance Plan as a working document.

Table 16.1 Action Plan

1	Aim: To positively welcome people into the Common, in terms of both physical and social access whilst balancing the need to provide a sanctuary for wildlife in their natural habitats				
1.1	Objective: To ensure visitors of all abilities can access the Common and use its facilities				
	Action	Priority/frequency	Responsibility	Resources	Relates to issue / opportunity
1.1.A	Use the Wandsworth Common Management and Maintenance Plan to guide decision making as and when conflicts between the many pressures on the Common arise.  Zone areas to ensure space for both recreation and wildlife. Formal sports use should be confined to areas with a 'sports' character.	Ongoing	WBC, Enable	CWEB	2(b), 2(m), 9(d), 2(n), 1(a), 2(a)
1.1.B	Monitor areas prone to water logging. Following the outcome of the borehole trials on Bolingbroke Fields in June 2018, consider management of other areas with similar issues to improve conditions for use, such as the cricket pitches.  If ground-compaction becomes a material factor in worsening surface run-off or in degrading grassland areas through over-wear, consider temporary control over semi-formal access.	Ongoing	WBC, Enable	High	5(a), 5(f)
1.1.C	Maintain the widespread network of paths, resurfacing with a porous aggregate when paths need to be replaced to enhance the natural surroundings. Ensure a sufficient camber for drainage, sufficient path widths to ensure accessibility for all users (in accordance with the Equality Act 2010) and maintenance vehicles (along major access routes).	Ongoing, resurfacing where required as specified	WBC, Enable	CWEB	6(a)
1.1.D	Revise fencing pinch-points around Skylark Café / tennis courts.	Short – medium term	WBC, Enable	Low	6(e)
1.1.E	Consider charging schools for use of the Common beyond sports pitch bookings.	Short – medium term	WBC, Enable	CWEB	9(e)
1.1.F	Maintain a range of playground provision for children of different ages in a style that is sympathetic to the natural setting of the Common.	Ongoing	WBC, Enable	CWEB	9(l)
1.1.G	Support the provision of facilities for children with additional needs (Lady Allen Playground).	Ongoing	WBC, Enable	CWEB	9(m)
1.1.H	Undertake a footfall survey to understand better where and why people visit certain areas of the Common.	Ongoing	WBC, Enable	CWEB	9(o)
1.1.I	Renovate the toilet facilities onsite to improve these facilities and accommodate disabled access and baby changing. Improve signage to them.	Short term	WBC, R&R / capital	Medium	9(q)
1.1.J	Develop a new north-south mixed-use cycle route to improve access across the Common and to local stations. Consultation feedback suggested a route through / along Bolingbroke Fields.	Medium term	WBC, Enable	High	6(f)
1.2	Objective: To ensure wildlife populations and habitats are considered as part of management decisions				
	Action	Priority/frequency	Responsibility	Resources	Relates to issue / opportunity
1.2.A	Ensure stakeholders who undertake works on or in close proximity to the Common (such as key departments within the WBC, Network Rail, Highways Agency, Transport for London, utilities companies) comply with the Management and Maintenance Plan.	Ongoing	WBC, Enable	CWEB	2(d)

1.2.B	Undertake further measures to reduce light-spill onto sensitive habitats such as woodland, wetlands and wildflower grasslands, such as replacing older lighting columns in the north of the site with lower lux or more directional lighting, removing lighting altogether, or lowering the height of lighting columns. Changes to lighting on the Common must be undertaken with due consideration to issues with antisocial behaviour.	Long term	WBC, Enable	Medium	4(n)
2.	<b>Aim: To ensure a healthy, safe and secure experience for Common users</b>				
2.1	<b>Objective: To ensure the Common is a safe place for visitors to enjoy</b>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
2.1.A	Maintain and adequately resource the parks police and / or warden presence to enforce by-laws and control unauthorised usage, including unlicensed sports usage.	Long term	WBC	Medium	2(m)
2.1.B	Consider the challenges of inappropriate use of the site such as anti-social behaviour and vandalism when decision making, and seek opportunities to combat this.	Ongoing	WBC, Enable	CWEB	2(g), 2(m)
2.1.C	Manage trees for risk: <ul style="list-style-type: none"> <li>Continue the programme of regular and systematic tree risk assessments.</li> <li>Take a balanced and proportionate approach to tree risk management by quantifying risk and prioritising management works according to the available budget.</li> <li>Manage the retention of the older trees at the common by carrying out tree surgery/remedial work.</li> <li>Where required, consider individual veteran tree management plans.</li> </ul>	Ongoing	WBC	CWEB	3(d), 4(j)
2.1.D	Undertake a signage audit and produce a plan for signage which is sympathetic to the Common setting and consistent for visitors. Any signage must be simple, clear and quick to read. This should include information regarding use of the Common and dog-free areas.	Short term	WBC, Enable	Medium	6(b), 6(d)
2.1.E	Develop green links with surrounding open spaces, such as a link with Clapham Common to the east, and a link to the new park proposed for the Springfield Hospital site to improve access to the Common for visitors and for wildlife.	Long term	WBC Highways Department	Medium	6(g)
2.1.F	Consider moving the Wandsworth Common Ground play area into the area north of the tennis courts to reduce the conflict between pedestrians and vehicles, and provide the opportunity to improve this area.	Medium term	WBC, Enable	Medium	9(r)
2.2	<b>Objective: To maintain the landscape, buildings and infrastructure of the Common to consistently high standards</b>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
2.2.A	Improve communication with Network Rail to ensure swift clearance of graffiti and work together to ensure trackside maintenance work does not negatively impact the character or people's enjoyment of the Common.	Short term	WBC, Enable	CWEB	2(o)
2.2.B	Maintain surface drains and gullies around the café complex.	Short term	WBC, Enable	CWEB	5(c)
2.2.C	Undertake a review of litter management on the Common including: looking into opportunities for recycling, particularly in areas of high use; revision of the location and quantity of litter bins; exploring effective means of educating visitors about litter management.	Short term – medium term	WBC, Enable	CWEB	2(k)
2.2.D	Undertake an audit of the location and quantity of litter bins, considering whether dog bins are still required or whether in the interest of de-cluttering the Common dog bins could be removed. Options may best be explored during renewal of the grounds maintenance contract.	Short term	WBC, Enable	CWEB	2(l)

2.2.E	Undertake a review of all site furniture. Develop and adopt a furniture and site equipment palette which is appropriate to the historic and natural character of the Common and remove unnecessary items to 'de-clutter'.	Short – medium term	WBC, Enable	CWEB	9(a)
2.2.F	Investigate funding opportunities to improve general facilities, including sports, at the Common.	Ongoing	WBC, Enable	CWEB	9(s)
2.3	<i>Objective: To promote a code of conduct amongst users of the Common to tackle anti-social behaviour</i>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
2.3.A	Look at ways to tackle anti-social behaviour and vandalism to the Lady Allen playground building and Fledglings nursery.	Short term	WBC, Enable	Low	8(i)
2.3.B	Promote safe use of the path network for all users by exploring resolutions to the conflict between cyclists and pedestrians. Consider adopting a new code of conduct for the Common, promoting the paths as shared use and individual responsibility and awareness. Alternatively, explore options for different surfaces for circulation routes to make it clearer for cyclists without lots of signs.	Long term	WBC, Enable	Low - Medium	6(b), 6(c)
2.3.C	All personal trainers must be registered with the Council and carry current registration cards. Publish quarterly updates of sport user groups and registered trainers on the Common to clarify formal use. Advertise list through onsite posters, websites and social media. Continue patrols by parks police / warden.  If successful adopt a similar approach to control sports pitch bookings.  Encourage licensed personal trainers to link up and liaise to offer better customer experience.	Short term	WBC, Enable	CWEB	9(i)
3	<b>Aim: To improve the environmental quality and sustainability of management practices carried out in the Common</b>				
3.1	<i>Objective: To ensure all management practices use sustainable with regards to the use of resources and their long-term impact on the Common.</i>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
3.1.A	New works are to have minimal environmental impact, both in terms of capital works and their continuing use. Where possible, materials specified as part of a capital works project will come from sustainable sources. This will include supporting local suppliers and businesses and selecting appropriate materials (e.g. FSC certified or similar). By-products created by management activities will be re-used where possible after first considering and prioritising their biodiversity value and their use on the Common.	Ongoing	WBC, Enable	CWEB	2(e), 2(f)
3.1.B	Liaise with landowners regarding Japanese knotweed growing on the boundary of the Common (Thames Water's Bellevue Trunk Sewers site and the landowner of the property adjacent to the Prison Banks). Agree appropriate management responsibilities and plans to eradicate this plant. In addition, all onsite operatives and contractors should receive a toolbox talk about the plant, the threat it poses, and the importance of its eradication.  Management of the Common within 7m of these patches should be reduced as cutting vegetation in these areas could lead to parts of the plant being spread elsewhere on the site. Knotweed is able to establish from fragments as small as 0.5g. If management in the affected areas is necessary, strict biosecurity measures should be adhered to.	A priority, Ongoing	WBC, Enable	CWEB	4(p)
3.1.C	Ensure contractor's vehicles are appropriate to avoid damage to the Common, altering routes if required during adverse weather conditions. Appropriateness of vehicles should be a consideration at contract revision.	Ongoing	WBC, Enable	CWEB	2(j)

3.1.D	Restrict the use of herbicides and fertilisers, particularly within grassland habitats and adjacent to wetlands to reduce the negative impact on wildlife. This could significantly improve water quality within Three Island Pond by reducing nutrient run-off from the grassland.	Ongoing	WBC, Enable	CWEB	4(e), 5(e)
3.1.E	Improve communication with visitors to reduce inappropriate feeding of waterfowl and disturbance of dogs by the lakes and pond.	Ongoing	WBC, Enable	CWEB	4(h)
3.1.F	If feasible, restore the drinking water fountain by the Café (Skylark) and investigate appropriate locations on the Common for a second fountain.	Short-medium term	WBC, Enable	Low	9(t)
4	Aim: To maintain and increase the diverse mosaic of habitats within the Common				
4.1	<i>Objective: To maintain and where possible increase existing populations of species and strengthen the resilience of the Common to climate change.</i>				
	Action	Priority/frequency	Responsibility	Resources	Relates to issue / opportunity
4.1.A	Set out an appropriate approach to management of priority habitats in line with Biodiversity Action Plans, Species of Principal Importance for Nature Conservation and Local Biodiversity Action Plan priority species. Habitats should be maintained or increased where possible through sustainable management strategies.	Ongoing	WBC, Enable	CWEB	1(c)
4.1.B	Develop a programme of Ecological Monitoring to inform ongoing management and ensure targeted and useful biodiversity data is recorded. Record indicator species that are sensitive to environmental change such as butterflies or bats to improve understanding of how species use the site and how management should be adapted to support these species.	Ongoing	WBC, Enable	Low	4(a)
4.1.C	Adopt the new Borough Tree Strategy. Make sure that this is in accordance with the overarching London guidance on preparing tree and woodland strategies. This should focus on retaining a sustainable and resilient tree population through: <ul style="list-style-type: none"> <li>• Creating a more diverse tree population, in terms of species, age and provenance.</li> <li>• Maintaining current levels of tree canopy cover through future planning, active management of older trees, replacement and new planting as appropriate to location. Favour native species that offer some resistance to tree pests and disease within certain genera.</li> <li>• Maintaining and enhancing the woodland belts alongside Trinity Road and other busy roads.</li> <li>• Conserving and improving soil conditions where necessary, to avoid compaction and waterlogging. This should include controlling the use of the Common by people and vehicles. Measures to avoid soil compaction should apply to all events held on the Common, and particularly during wet weather.</li> <li>• Being vigilant for signs of pests and diseases, both present and future threats as listed by the Forestry Commission, the London Invasive Species Initiative, and the GB Non-Native Species Secretariat.</li> <li>• Ensuring that any works to be undertaken to trees protected by Tree Preservation Orders (TPOs) follow the correct procedures prior to work commencing.</li> <li>• Considering the impact of any tree works on species such as roosting bats and nesting birds.</li> </ul>	Short – medium term	WBC, Enable	CWEB	3(a), 3(g)
4.1.D	Seek to enhance biodiversity in woodland areas through tree management by: <ul style="list-style-type: none"> <li>• Diversifying structure and species diversity in woodland areas.</li> <li>• Sensitively managing and controlling the spread of potentially dominant species such as Turkey oak and sycamore.</li> <li>• The retention of deadwood through the creation of monoliths where appropriate and safe. Retain fallen deadwood whenever possible.</li> </ul>	Ongoing	WBC, Enable	CWEB	3(b), 3(g)

4.1.E	Maintain the existing network of wildlife corridors across the Common and where possible develop new connections within and extending out from the Common. This could be through wildflower grassland creation, tree and scrub planting, etc.	Ongoing, medium term	WBC, Enable	Low	4(b), 4(g), 4(k), 6(g)
4.1.F	Identify areas where grassland habitats can be enhanced through the relaxation of mowing regimes, removal of arisings and scarification. Consider wildflower sowing/plug planting to increase grassland diversity if management regimes are not successful.	Ongoing	WBC, Enable	CWEB	4(C)
4.1.G	Identify and manage areas of acid grassland, particularly within The Scope, to reduce/prevent scrub encroachment, colonisation of coarse grasses and trampling from members of the public. Identify opportunities to increase the extent of these habitats within areas of suitable substrate.	Ongoing	WBC, Enable	CWEB	4(d)
4.1.H	Control ornamental and invasive tree and shrub species, such as cherry laurel and sycamore within woodlands, and rhododendron within the lake.  Management should consider visitor enjoyment of rhododendron flowers and perhaps look at retaining this species where it can be controlled from spreading.	Long term	WBC, Enable	CWEB	4(l)
4.1.I	Channel footfall through the Common through maintaining mown paths (such as along the boundary with Bellevue Road), and considering barrier planting to detract visitors from ecologically sensitive sites (e.g. gorse, holly, hawthorn, buckthorn or use of logs). Any barrier planting should be sited so as to minimise impacts on existing habitats, such as shading and nutrient enrichment (leaf fall).	Long term	WBC, Enable	Low	4(m)
4.1.J	Enhance Three Island Pond through naturalisation of the banks and increasing marginal vegetation to improve wetland habitat diversity.	Medium-Long term	WBC, Enable	Low	4(f)
4.1.K	Explore options for aeration of the wildlife and fishing lakes.	Short – medium term	WBC, Enable	High	5(g)
4.1.L	Manage water levels in the lakes and Three Island Pond using mains top-up in prolonged dry weather only as necessary as the chlorine in mains water is not good for aquatic ecology. Look to increase marginal planting to help filter out any chemicals such as chlorine and increase diversity.	Long term	WBC, Enable	Low	5(b)
4.1.M	Review water quality data and consider if there is any need for dredging the ornamental lakes, in addition to ongoing integrated lakes management actions, to prevent silting up from the accumulation of leaf litter and other debris.	Ongoing	WBC, Enable	Medium	5(d)
5	Aim: To maintain and restore the built assets and landscape features of the Common to ensure public appreciation and understanding of the Common's character and heritage				
5.1	Objective: To ensure all built structures are maintained in a good state of repair				
	Action	Priority/frequency	Responsibility	Resources	Relates to issue / opportunity
5.1.A	Adhere to relevant planning controls for designated areas including listed buildings, conservation areas, open access land, common land and Site of Borough Importance for Nature Conservation.	Ongoing	WBC, Enable	CWEB	1(b)
5.1.B	Consider a special architectural or historic interest designation for Wandsworth Common as a whole.	Medium term	WBC, Enable	CWEB	1(d)
5.1.C	Consider an application for heritage listing for buildings and structures on the Common including The Skylark Café/ Neal's Lodge/ Neal's Cottage group, and the buildings of the former farmstead.	Medium term	WBC, Enable	CWEB	1(e)



5.1.D	Works to any historic buildings must follow the latest British Standard Guide to the Conservation of Historic Buildings BS7913 and consider the need for protected species surveys as appropriate.	Ongoing	WBC, Enable	CWEB	8(a), 8(j)
5.1.E	Employ an historic building specialist to oversee the restoration of The Smock Mill to preserve this historic feature. Protected species surveys are likely to be required prior to any works proceeding.	Short – medium term	WBC, Enable	High	8(d)
5.1.F	Building inspections of the east and south ranges of the former farmstead should be mindful of their fragile construction. Ensure there is adequate budget to undertake regular maintenance and repair to allow continued use.	Short term	WBC, Enable	Medium	8(f)
5.1.G	Consider options for improving accommodation for the growing tennis club.	Short-medium term	WBC, Enable	Medium	8(g)
5.1.H	Consider options for improving facilities at Lady Allen playground. This will require significant investment.	Medium-long term	WBC, Enable	High	8(h)
5.1.I	Maintain the café (Skylark) and its provision of activities for visitors.	Ongoing	WBC, Enable	CWEB	9(j)
5.1.J	Maintain the Nature Centre (Naturescope) and its provision of activities for visitors.	Ongoing	WBC, Enable	CWEB	9(k)
5.2	<i>Objective: To ensure all built structures are used appropriately and in keeping with the significance of the Common</i>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
5.2.A	Renovate Neal's Lodge and Neal's Cottage and establish as a multi-use facility for the benefit of the local community.	Short-medium term	WBC, Enable	CWEB	8(b)
5.2.B	Consider opportunities for alternative uses of the Bowls Club Pavilion when it is not in use by the Bowls Club (who use the space for five months of the year). Future use and maintenance work will be limited by the presence of asbestos materials.	Short – medium term	WBC, Enable	CWEB	8(c), 9(s)
5.2.C	At the time of writing, WBC is in the process of seeking to formalise KIDS occupation of Lady Allen Adventure Playground through a retrospective lease agreement.	Short term	WBC, Enable	CWEB	9(v)
5.2.D	Fledglings on the Common (former Bolingbroke One o'clock Club Building, Chivalry Road), is occupied under a lease which expires in August 2020. The Council will need to begin considering the renewal of the lease in the summer/autumn 2019.	Short term	WBC, Enable	CWEB	9(u)
5.2.E	The Windmill Nursery building is currently used under a TAW. This should be reviewed as required.	Medium – long term	WBC, Enable	CWEB	9(w)
5.3	<i>Objective: To ensure landscape features are preserved to retain the Common's character</i>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
5.3.A	Conserve and protect the historic treescape: <ul style="list-style-type: none"> <li>Maintain and manage individual trees, avenues and groups of trees so as to provide a balance between the open space and planted areas of the Common.</li> <li>Retain the essential character and heritage qualities of the treescape.</li> <li>Consider the historic treescape in terms of species selection and planting patterns.</li> </ul>	Ongoing	WBC, Enable	CWEB	3(c)

5.3.B	The Scope should be considered as an ecological management priority area and should be actively managed: <ul style="list-style-type: none"> <li>Explore external funding available for woodland management activities.</li> <li>Develop a long-term plan for the management of the woodland.</li> </ul>	Short – medium term, ongoing	WBC, Enable	Medium	3(e), 4(i),
5.3.C	Consider opening up the lime tree avenue on Prison Banks by removing vegetation and fence line and installing bollards; maintain tree avenues and lines within the Common.	Medium term	WBC, Enable	Low	7(a)
5.3.D	Maintain vegetated screens along Northside Field and Westside where the screens provide much needed noise and pollution reduction for visitors.	Ongoing	WBC, Enable	CWEB	7(b)
5.3.E	Consider tree removal and vegetation management around the Smock Mill to open up sightlines to this historic feature.	Short – medium term	WBC, Enable	CWEB	7(c), 8(e)
5.3.F	All buildings / structures including boundary markers and historic fence lines should be retained and looked after.	Ongoing	WBC, Enable	CWEB	8(a), 1(d)
<b>6</b>	<b>Aim: To provide opportunities to increase community use and involvement, particularly through events, education, interpretation and building partnerships</b>				
<b>6.1</b>	<b>Objective: To support and encourage community involvement through the Management Advisory Committee and the Friends of Wandsworth Common</b>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
6.1.A	The Council will continue to work with the Wandsworth Common Management Advisory Committee (WCMAC) and the Friends of Wandsworth Common (FOWC), ensuring they are kept informed of management processes and standards.	Ongoing	WBC, Enable	CWEB	2(h)
<b>6.2</b>	<b>Objective: To improve public understanding of the Common and identify opportunities to further engage the community</b>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
6.2.A	Develop an interpretation scheme which is sensitively designed and located to provide opportunities for visitors to learn about the site's history and wildlife. This should include map boards to help visitors orientate themselves within the site and understand more fully what the site has to offer. Consider electronic interpretation such as apps or QR codes (or similar) which can encourage a younger audience to engage, and will have minimal physical impact on the Common.	Short – medium	WBC, Enable	Medium	4(o), 6(d), 9(b)
6.2.B	Increase the number of educational events held at the Common, in particular around history and ecology. Look into outreach to local schools to educate children about the value and worth of the Common. With appropriate training, the Friends group could help support / facilitate this.	Short - medium	WBC, Enable	Low	9(f)
6.2.C	Promote woodland management activities through development of educational materials (e.g. information boards, website, and leaflets).	Medium term	WBC, Enable	Low	3(e), 3(f)
<b>7</b>	<b>Aim: To ensure all those involved in the management and maintenance of Wandsworth Common (including the local community) effectively use the Management and Maintenance Plan as a working document</b>				
<b>7.1</b>	<b>Objective: For site managers and stakeholders to review this Management and Maintenance Plan annually, revised in year 5 and a full re-write in year 10</b>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>

7.1.A	Ensure regular opportunities for review of the MMP, with annual revision of actions, a 5 year review of the whole plan, and a re-write in year 10. Stakeholder engagement will inform the re-writing process.	Ongoing	WBC, Enable	CWEB	2(i)
7.1.B	Adequate resources to ensure objectives set out in the MMP are attainable must be secured prior to adoption.	Ongoing	WBC, Enable	CWEB	2(c)
7.2	<i>Objective: Engage stakeholders and site users to ensure delivery of the Management and Maintenance Plan</i>				
	<b>Action</b>	<b>Priority/frequency</b>	<b>Responsibility</b>	<b>Resources</b>	<b>Relates to issue / opportunity</b>
7.2.A	Continued monitoring of user satisfaction would help guide the MMP over the next 10 years. Consider enlisting the MAC and Friends group to work with the Council to gather data to establish a clear evidence base to guide managers understanding of public opinion, visitor profile, and opportunities to better engage with the public.	Ongoing	WBC, Enable	CWEB	9(g)
7.2.B	The Council and its contractors should work in close partnership with the new Friends group to ensure practical volunteering on the Common follows the objectives and actions of the new MMP. The new Friends group website is an excellent opportunity to improve marketing of the Common to visitors to share information, events and opportunities to get involved.	Ongoing	WBC, Enable	CWEB	9(n)
7.2.C	Expand the number of community-led events on the Common to encourage more people to get involved. Continue to carefully manage the scale and appropriateness of events held on the Common in close liaison with the MAC and Friends group to ensure there is no long-term damage to the landscape and disruption to local communities minimised.	Ongoing	WBC, Enable	CWEB	9(p), 9(c)
7.2.D	Encourage the sports user groups to join the MAC to ensure their opinions over site management are heard.	Ongoing	WBC, Enable	CWEB	9(h)

## 17 Review

- 17.1 This chapter supports Objective 6.1 'For site managers and stakeholders to review this MMP annually, revised in year 5 and a full re-write in year 10'.
- 17.2 The progress of delivery against each action in the action plan (chapter 15) will be reviewed by Enable Leisure and Culture annually in May. This update will capture retrospective progress across the preceding year as well as cumulative progress on projects that require delivery across multiple years.
- 17.3 This update will then be shared with the Wandsworth Common Management Advisory Committee (WCMAC) and the Friends of Wandsworth Common (FoWC) in advance of the WCMAC Annual Public Meeting (APM).
- 17.4 A summary of this progress will also be made publicly available at the public meeting of WCMAC held in June and via the Enable Leisure and Culture website. This may also be in the form of a presentation at the meeting or by means of circulated briefing notes.
- 17.5 The following September each year will then see staff from Wandsworth Council and Enable Leisure and Culture, along with nominated officers from WCMAC and FoWC meet to evaluate the retrospective progress report and to agree priorities for the forthcoming year.
- 17.6 The MMP will be reviewed at least every 5 years in the light of external changes (e.g. socio-demographic, legislation).
- 17.7 The MMP will be completely revised and fully re-written at the end of 10 years.

## 18 Implementation of joint projects

- 18.1 Projects agreed as joint priority projects at the annual September meeting between Wandsworth Council, Enable Leisure and Culture, WCMAC and FoWC will be developed and implemented over the following year(s) by project steering groups made up of representatives from all four bodies.
- 18.2 Whilst a generic project delivery process has been agreed by all parties, there is an acceptance that on a case by case basis timescales for individual projects will vary from several months to several years.
- 18.3 Steering group members from WCMAC and FoWC will be responsible for keeping their respective organisations updated with progress on these projects.