

Extract from Appendix 2

BARNES

Survey Sheets for the following sites:

1_01	Nassau Rd, Barnes
1_02	Church Rd - St Mary's Church, English College, Barnes
1_03	Ferry Rd, Baronsmead Rd, Castlenau, Barnes
1_04	Washington Rd, Barnes
1_05	Madrid Rd, Washington Rd, Barnes
1_06	Barnes Avenue, Boileau Rd, Barnes
1_07	Kent Wode Gdns, Barnes
1_08	Stillingfleet Rd, Barnes
1_09	Chester Close, Hallam Road, Barnes
1_10	Church Road - Planted beds, Barnes
1_11	Barnes Avenue, Barnes
1_12	Barnes Avenue, Verdun Road, Kent Wode Gdns, Barnes

London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-01	Surveyor DL
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Address: Nassau Road, Barnes	Conservation Area No 1 Barnes Green
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Potential Designation Category	<i>MOL</i>	<i>OOLTI</i> X
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Current Use: Private Gardens	Public Access	N
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Brief Description
Mature trees in private gardens of large detached and semi-detached period houses

Boundaries (e.g. none, hedge, buildings, fence etc)
Bounded by back gardens and then properties. Fences bound the area adjacent to Lowther Road.

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Line of very mature trees running along back gardens of properties between Nassau Road and Gerard Road. Many other mature trees and shrubs in private property gardens. Managed

Nature Conservation Value	High	Moderate X	Poor
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
Quiet, leafy suburban residential area

To what level does the site contribute to the character?
Essential element Important contribution Minor contribution Neutral Detracts
X

Proximity to other open spaces
Near Barnes Green MOL

Views into and out of the site (e.g. no views in or out, long views or local views)
Very limited views in and out of the site. Mainly of tops of trees

Other policy / designations of note (including recent or past planning applications etc)
Possible TPO

Value to residents / neighbourhood
Likely very high value to residents in views from rear of property windows

Notes

Recommendations for future designations
Not suitable Possible designation Highly recommended
X

London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-02	Surveyor DL
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Address: St Mary's Church & The English College, Church Road, Barnes	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Church Yard & College Grounds	Public Access	Y
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Brief Description
 Small churchyard of brick and flint church with modern extensions Adjacent to the church is the English college Barnes. This features a garden adjacent to the churchyard with many mature trees and shrubbery. The English college is a period converted redbrick building. Both the churchyard and the college yard are well managed

Boundaries (e.g. none, hedge, buildings, fence etc)
 Walls

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
 Mature trees and ornamental shrubs at frontage

Nature Conservation Value	High	Moderate X	Poor
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
 Church frontage is on main road with small shopping centre with specialist shops. Side roads lead to church and college and feature detached and semi detached period properties, large.

To what level does the site contribute to the character?

Essential element	Important contribution	X	Minor contribution	Neutral	Detracts
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Proximity to other open spaces

Views into and out of the site (e.g. no views in or out, long views or local views)
 Very limited views into the site, almost no views out of the site

Other policy / designations of note (including recent or past planning applications etc)
 Possible TPO

Value to residents / neighbourhood
 Both sites are an important contribution to the built up area which although has many trees along the street frontage is otherwise quite enclosed and lacking open space.

Notes

Recommendations for future designations

Not suitable	Possible designation	Highly recommended
	X	

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Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-03	Surveyor	DL
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Address: Back garden area between Ferry Rd, Baronsmead Rd & Castlenau, Barnes	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Private Gardens	Public Access	N
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Brief Description
Rear gardens to large semi-detached period properties in red brick

Boundaries (e.g. none, hedge, buildings, fence etc)
Formed by buildings and occasional garden fences and walls fronting the surrounding roads

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Rear gardens with mature trees, shrubs.

Nature Conservation Value	High	Moderate X	Poor
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Is further survey work recommended for arboricultural or ecological reasons?

Brief Summary of adjacent townscape/landscape character
Very well kept suburban area with substantial residential properties. Streets lined with trees throughout

To what level does the site contribute to the character?

Essential element	Important contribution	Minor contribution X	Neutral	Detracts
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Proximity to other open spaces
Close to Barn Elms playing field and Barn Elms Wetland Centre MOLS

Views into and out of the site (e.g. no views in or out, long views or local views)
Quiet enclosed almost no views into the site. Views out cannot be determined due to lack of access.

Other policy / designations of note (including recent or past planning applications etc)
Possible TPO

Value to residents / neighbourhood
Site is likely of high value to local residents due to views from rear property windows and additional mature tree vegetation in the neighbourhood

Notes

Recommendations for future designations

Not suitable	Possible designation X	Highly recommended
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London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit 23.06.05	Sheet No	Site Ref No 1-04	Surveyor DL
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Address: Washington Road, Barnes	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI</i> X
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Current Use: Incidental Open Space outside of residential properties	Public Access Y
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Brief Description
As above.

Boundaries (e.g. none, hedge, buildings, fence etc)
One area has been completely fenced with timber. The other has a concrete and metal post kick fence.

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Grassed areas with a small number of small trees. The completely fenced site appears to be better managed and fenced than the unfenced site.

Nature Conservation Value	High	Moderate	Poor X
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
Residential area within what appear to be suburban area of former council properties, 2 storey semis and detached, with few street trees

To what level does the site contribute to the character?

Essential element	Important contribution X	Minor contribution	Neutral	Detracts
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Proximity to other open spaces
Close to playing fields on Verdun Road.

Views into and out of the site (e.g. no views in or out, long views or local views)
Clear views into and out of the site from Washington Road.

Other policy / designations of note (including recent or past planning applications etc)

Value to residents / neighbourhood
Likely to be of value to residents for dog exercise and providing some open space within the built up area

Notes

Recommendations for future designations

Not suitable	Possible designation X	Highly recommended
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London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-05	Surveyor	DL
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Address: Rear gardens to properties bounding Madrid Road and Washington Road, Barnes

Conservation Area

Potential Designation Category	MOL	OOLTI	X
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Current Use: Gardens

Public Access N

Brief Description
Mature trees in rear gardens of large semi and detached properties. Some newer properties built in period style to match existing

Boundaries (e.g. none, hedge, buildings, fence etc)
Properties surround the site as well as occasional garden fences and walls surrounding adjacent roads

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Mature trees and ornamental shrub vegetation in rear gardens. Managed

Nature Conservation Value	High	Moderate	Poor
		X	

Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
Residential suburban area, quiet, enclosed and built up

To what level does the site contribute to the character?

Essential element	Important contribution	Minor contribution	Neutral	Detracts
		X		

Proximity to other open spaces
.Near to Barnes Wetland Centre MOL

Views into and out of the site (e.g. no views in or out, long views or local views)
Limited views from adjacent roads

Other policy / designations of note (including recent or past planning applications etc)
Possible TPO

Value to residents / neighbourhood
Mainly of value to nearby residents who can view the site from their rear gardens. However trees do make an overall contribution to this generally well treed area where there's lots of vegetation on the streets

Notes

Recommendations for future designations

Not suitable	Possible designation	Highly recommended
	X	

London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-06	Surveyor	DL
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Address: Barnes Avenue, Barnes	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Basketball Court with tarmac base	Public Access Y
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Brief Description
 It forms part of an existing OOLTI, which is equipped. A fairly substantial recreational area set behind houses facing Barnes Avenue, Boileau Road, Washington Road and Kent Wode Gardens. The site also features a paddling pool for toddlers

Boundaries (e.g. none, hedge, buildings, fence etc)
 Fences and vegetation along rear gardens of bordering residential properties

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
 A few mature trees at the edge of the basketball court. Recreational area features landscaped grasslands with earth mounds, substantial area of small trees and mature shrub vegetation. The area is well managed. There's a lot of vegetation which bounds the back gardens of the properties which surround the proposed site as well as in the designated OOLTI site. Managed

Nature Conservation Value	High	Moderate X	Poor
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
 Residential area, suburban. Properties appear to be ex council with substantial gardens to the front and rear which are hedged and planted. Few street trees

To what level does the site contribute to the character?

Essential element	Important contribution X	Minor contribution	Neutral	Detracts
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Proximity to other open spaces
 .The proposed site is adjacent to an existing OOLTI

Views into and out of the site (e.g. no views in or out, long views or local views)
 There are almost no views into or out of the site from the surrounding streets. Views are from the backs of the surrounding properties

Other policy / designations of note (including recent or past planning applications etc)

Value to residents / neighbourhood
 Likely very high value to residents for amenity value and recreation

Notes

Recommendations for future designations

Not suitable	Possible designation	Highly recommended X
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Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-06	Surveyor	DL
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Address: Barnes Avenue, Barnes	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Basketball Court with tarmac base	Public Access Y
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Brief Description
 It forms part of an existing OOLTI, which is equipped. A fairly substantial recreational area set behind houses facing Barnes Avenue, Boileau Road, Washington Road and Kent Wode Gardens. The site also features a paddling pool for toddlers

Boundaries (e.g. none, hedge, buildings, fence etc)
 Fences and vegetation along rear gardens of bordering residential properties

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
 A few mature trees at the edge of the basketball court. Recreational area features landscaped grasslands with earth mounds, substantial area of small trees and mature shrub vegetation. The area is well managed. There's a lot of vegetation which bounds the back gardens of the properties which surround the proposed site as well as in the designated OOLTI site. Managed

Nature Conservation Value	High	Moderate X	Poor
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
 Residential area, suburban. Properties appear to be ex council with substantial gardens to the front and rear which are hedged and planted. Few street trees

To what level does the site contribute to the character?

Essential element	Important contribution X	Minor contribution	Neutral	Detracts
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Proximity to other open spaces
 .The proposed site is adjacent to an existing OOLTI

Views into and out of the site (e.g. no views in or out, long views or local views)
 There are almost no views into or out of the site from the surrounding streets. Views are from the backs of the surrounding properties

Other policy / designations of note (including recent or past planning applications etc)

Value to residents / neighbourhood
 Likely very high value to residents for amenity value and recreation

Notes

Recommendations for future designations

Not suitable	Possible designation	Highly recommended X
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London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-07	Surveyor	DL
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Address: Kent Wode Gardens, Barnes	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI</i>	<i>X</i>
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Current Use: Incidental Public Open Space	Public Access Y
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Brief Description
Open space formed where houses set back from road.

Boundaries (e.g. none, hedge, buildings, fence etc)
Bollards, surrounding roads and properties

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Amenity grass and several semi-mature trees. Managed

Nature Conservation Value	High	Moderate	Poor
		X	

Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
Residential area within what appear to be suburban area of former council properties, 2 storey semi and detached, with few street trees

To what level does the site contribute to the character?

Essential element	Important contribution	Minor contribution	Neutral	Detracts
	X			

Proximity to other open spaces
Close to playing fields on Verdun Road

Views into and out of the site (e.g. no views in or out, long views or local views)
Clear views in and out from adjacent roads and properties

Other policy / designations of note (including recent or past planning applications etc)

Value to residents / neighbourhood
Of value as a feature in the street, open space, tree planting and in local views

Notes

Recommendations for future designations

Not suitable	Possible designation	Highly recommended
		X

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Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-08	Surveyor	DL
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Address: Stillingfleet Road, Barnes	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Allotments	Public Access Y
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Brief Description
Allotments adjacent to Castelnau Community Centre

Boundaries (e.g. none, hedge, buildings, fence etc)
Railings and adjacent properties

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Vegetables being grown on allotments, well kept

Nature Conservation Value	High	Moderate	Poor X
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
Ex council properties with mature gardens with hedges and some garden shrubs

To what level does the site contribute to the character?

Essential element	Important contribution	Minor contribution	Neutral	Detracts
		X		

Proximity to other open spaces
Near to playground on Verdun Road

Views into and out of the site (e.g. no views in or out, long views or local views)
Clear views from adjacent Sillingfleet Road.

Other policy / designations of note (including recent or past planning applications etc)

Value to residents / neighbourhood
Of value to local residents as allotments and as a break in the built up area

Notes

Recommendations for future designations

Not suitable	Possible designation	Highly recommended
	X	

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Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-09	Surveyor DL
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Address: Bound by Chester Close & Hallam Road, St Mary's Grove & Queens Ride, Barnes

Conservation Area No 32 Barnes Common

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Private Residential rear Gardens	Public Access Y
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Brief Description
Rear gardens to very large detached properties with a few flats set in large grounds

Boundaries (e.g. none, hedge, buildings, fence etc)
Property walls and the site itself is bound by gardens of the properties surrounding it

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Significant mature vegetation along the street frontage and within the properties. Managed

Nature Conservation Value	High	Moderate X	Poor
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
Quiet residential area, strong character formed by mature structure of vegetation which largely screens many of the properties in the area

To what level does the site contribute to the character?

Essential element	Important contribution X	Minor contribution	Neutral	Detracts
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Proximity to other open spaces
Near to Barnes Common MOL

Views into and out of the site (e.g. no views in or out, long views or local views)
Provides views from rears of surrounding properties to vegetation. Very limited views in and out of site due to surrounding properties.

Other policy / designations of note (including recent or past planning applications etc)
Possible TPO

Value to residents / neighbourhood
Of value to adjacent properties with views

Notes

Recommendations for future designations

Not suitable	Possible designation X	Highly recommended
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Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-10	Surveyor DL
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Address: Site adjacent to St Mary's Church, Church Road, Barnes

Conservation Area No 1 Barnes Green

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Small planted area in public realm	Public Access	Y
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Brief Description
Planted beds adjacent to vehicular access to residential properties next to St Mary's Church, Barnes

Boundaries (e.g. none, hedge, buildings, fence etc)
The main road, the churchyard and residences on North side of the road

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Ornamental shrub vegetation in brick planters. Well managed. Some new plain tree planting near ornamental brick planters and one large mature Horse Chestnut of great value. Ornamental shrub area also features 2 benches for sitting which face the main road

Nature Conservation Value	High	Moderate	Poor
			X

Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
Main road has the sense of a village High Street. There are a number of specialist shops and restaurants forming the lower section of a terrace of 3 storey properties on South side of road. North side of road is larger properties again with commercial outlets on the Ground Floor.

To what level does the site contribute to the character?

Essential element	Important contribution	Minor contribution	Neutral	Detracts
	X			

Proximity to other open spaces
Near to MOLS in Barnes

Views into and out of the site (e.g. no views in or out, long views or local views)
Views from Church Road, which is heavily trafficked, into the ornamental planted beds. Local Views

Other policy / designations of note (including recent or past planning applications etc)

Value to residents / neighbourhood
Of value in breaking up the continuity of the buildings along the main road

Notes Possible designation in conjunction with St Mary's Church and English College which are adjacent

Recommendations for future designations

Not suitable	Possible designation	Highly recommended
		X

London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit 23.06.05	Sheet No	Site Ref No 1-11	Surveyor DL
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Address: Barnes Avenue, Barnes	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI</i> X
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Current Use: Incidental open space in residential area	Public Access Y
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Brief Description
Small grassed area with tree planting

Boundaries (e.g. none, hedge, buildings, fence etc)
None, apart from hedge to private residential property along one section

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
1 very large Poplar and 1 smaller Poplar tree. Managed

Nature Conservation Value	High	Moderate X	Poor
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
. Former council style properties, detached and semi detached 2 storey, with mature hedges and trees in large front gardens. Few street trees

To what level does the site contribute to the character?

Essential element	Important contribution X	Minor contribution	Neutral	Detracts
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Proximity to other open spaces
Close to existing OOLTI

Views into and out of the site (e.g. no views in or out, long views or local views)
Clearly visible from the adjacent roads

Other policy / designations of note (including recent or past planning applications etc)

Value to residents / neighbourhood
High value to the Townscape of the area. Spaces provide limited amenity for recreation, possibly dog exercise

Notes

Recommendations for future designations

Not suitable	Possible designation X	Highly recommended
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Assessment undertaken by Allen Pyke Associates

Date of Visit	23.06.05	Sheet No	Site Ref No	1-12	Surveyor	DL
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Address: Barnes Avenue, Barnes, bordered by Verdun Road & Kent Wode Gardens and Washington Road

Conservation Area

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Private Back Gardens

Public Access N

Brief Description
Private back gardens to existing properties which appear to be ex council with existing mature gardens with many shrubs and vegetation

Boundaries (e.g. none, hedge, buildings, fence etc)
Bound by surrounding properties

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Mature trees in rear gardens. Managed

Nature Conservation Value	High	Moderate X	Poor
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Is further survey work recommended for arboricultural or ecological reasons? **NO**

Brief Summary of adjacent townscape/landscape character
Residential area within what appear to be suburban area of former council properties, 2 storey semi and detached, with few street trees

To what level does the site contribute to the character?

Essential element	Important contribution	Minor contribution X	Neutral	Detracts
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Proximity to other open spaces
Close to playing fields on Verdun Road

Views into and out of the site (e.g. no views in or out, long views or local views)
Limited views in and out

Other policy / designations of note (including recent or past planning applications etc)
Possible TPO

Value to residents / neighbourhood
Of value to residents in close proximity with views into the site

Notes

Recommendations for future designations

Not suitable	Possible designation X	Highly recommended
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