

**Extract from Appendix 2**

**TWICKENHAM**

**Survey Sheets for the following sites:**

4_01	Arragon Way - Sandringham Ct, Twickenham
4_02	Garfield Rd, Twickenham
4_03	Heath Gdns, Twickenham
4_04	Cross Deep, Grotto Rd - School, Twickenham
4_05	Cross Deep - Thames Eyot, Twickenham
4_06	Seymour Gdns - Orleans Ct, Twickenham
4_07	Richmond Rd - Leeson House, Twickenham
4_08	Park Rd, Old House Gardens, Twickenham
4_09	Chertsey Rd - London Rd - Whitton Rd Roundabouts, Twickenham

# London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

<b>Date of Visit</b>	28.06.05	<b>Sheet No</b>	<b>Site Ref No</b>	4-01	<b>Surveyor DL</b>
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<b>Address:</b> Arragon Way, Twickenham	<b>Conservation Area</b>
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<b>Potential Designation Category</b>	<i>MOL</i>	<i>OOLTI X</i>
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<b>Current Use:</b> Incidental open space	<b>Public Access Y</b>
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**Brief Description**  
Small parcel of grassed/ treed land adjacent to multi storey car park

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
Brick multi storey car park and busy Arragon Way which links town centre and station

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

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

**Brief Summary of adjacent townscape/landscape character**  
Built up area close to rail station with buildings located close to the street frontage. Narrow footways. Some street trees

**To what level does the site contribute to the character?**

Essential element	Important contribution	Minor contribution	Neutral	Detracts
		<b>X</b>		

**Proximity to other open spaces**  
Close to existing OOLTI areas

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

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

**Value to residents / neighbourhood**  
Open space in built up, enclosed area with busy traffic. Provides space for planting

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation	Highly recommended
	<b>X</b>	

# London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

<b>Date of Visit</b>	28.06.05	<b>Sheet No</b>	<b>Site Ref No</b>	4-02	<b>Surveyor DL</b>
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**Address:** Sandringham Court, Garfield Road, Twickenham

**Conservation Area**

<b>Potential Designation Category</b>	<i>MOL</i>	<i>OOLTI X</i>
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**Current Use:** Open courtyard to flats

**Public Access N**

**Brief Description**  
Grassed and treed courtyard space between 3 storey flat development

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
Clipped hawthorn hedge, flats and existing OOLTI (seating/grassed/treed area) on Katherine Road off London Road

**Vegetation** (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)  
Lawn grass, several mature trees. Ornamental shrubs surround buildings. Well managed

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

**Brief Summary of adjacent townscape/landscape character**  
Built up town centre location with mixture of town houses, public buildings, large shops, small shops with flats over, small offices and multi storey car park. Few street trees

**To what level does the site contribute to the character?**

Essential element	Important contribution <b>X</b>	Minor contribution	Neutral	Detracts
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**Proximity to other open spaces**  
Adjacent to existing OOLTI

**Views into and out of the site** (e.g. no views in or out, long views or local views)  
Views from existing OOLTI through gap in hedge and views from flat windows

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

**Value to residents / neighbourhood**  
High value to local residents and passers by of additional open space/ vegetation in built up town centre location

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation <b>X</b>	Highly recommended
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# London Borough of Richmond upon Thames - Open Land Designation Assessment

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<b>Date of Visit</b>	28.06.05	<b>Sheet No</b>	<b>Site Ref No</b>	4-03	<b>Surveyor DL</b>
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<b>Address:</b> Heath Gardens, Twickenham	<b>Conservation Area</b>
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<b>Potential Designation Category</b>	<i>MOL</i>	<i>OOLTI</i>	<i>X</i>
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<b>Current Use:</b> Allotments	<b>Public Access</b> N
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**Brief Description**  
Allotments with area of dense shrubby and tree vegetation

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
1.8m chain link fence along track leading from Randor Gardens. Dense mature shrubs and trees along boundaries. Railway line to west. Industrial site to north in Heathlands Close

**Vegetation** (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)  
Allotment crops and dense shrub tree belts along railway line and near end adjacent to Randor Gardens. Allotments are tidy and managed. Surrounding vegetation management may be limited

<b>Nature Conservation Value</b>	High	Moderate	Poor
		<b>X</b>	

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

**Brief Summary of adjacent townscape/landscape character**  
Terraced and semi-detached suburban environment set back from busy A303 Heath Road

**To what level does the site contribute to the character?**

Essential element	Important contribution	Minor contribution	Neutral	Detracts
	<b>X</b>			

**Proximity to other open spaces**  
OOLTI located west of railway line

**Views into and out of the site** (e.g. no views in or out, long views or local views)  
Very limited due to boundary vegetation. Glimpsed views from rear of a few properties on the other side of the railway

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

**Value to residents / neighbourhood**  
Valuable addition of dense areas of vegetation in otherwise built up suburban environment. Allotments retain open space

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation	Highly recommended
		<b>X</b>

**London Borough of Richmond upon Thames - Open Land Designation Assessment**

Assessment undertaken by Allen Pyke Associates

<b>Date of Visit</b>	28.06.05	<b>Sheet No</b>	<b>Site Ref No</b>	4-04	<b>Surveyor DL</b>
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<b>Address:</b> St Catherines School, A310 Cross Deep, Twickenham	<b>Conservation Area</b>
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<b>Potential Designation Category</b>	<i>MOL</i>	<i>OOLTI X</i>
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<b>Current Use:</b> Private School Grounds	<b>Public Access N</b>
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**Brief Description**  
Private school grounds with amenity grass and play equipment

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
1.8m closebound fence along Grotto Road School Buildings to Cross Deep. Residential gardens along Popes Grove

**Vegetation** (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)  
Grassland, shrubs and mature trees at boundaries. Well managed

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

**Brief Summary of adjacent townscape/landscape character**  
Mixture of terraced, semi detached and low rise flats in suburban residential setting with some small street trees. Mature gardens

**To what level does the site contribute to the character?**

Essential element	Important contribution	Minor contribution <b>X</b>	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 due to fence/buildings boundaries

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

**Value to residents / neighbourhood**  
Tree and shrub vegetation contribute to structure of the neighbourhood and add to views from neighbouring properties

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation <b>X</b>	Highly recommended
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# London Borough of Richmond upon Thames - Open Land Designation Assessment

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**Address:** Thames Eyot, Cross Deep, Twickenham  
**Conservation Area No** 8 Twickenham Riverside

<b>Potential Designation Category</b>	<i>MOL X</i>	<i>OOLTI</i>
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**Current Use:** Residential Area  
**Public Access N**

**Brief Description**  
 Grounds and riverside gardens of large flat development

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
 Low walls and mature trees along Cross Deep. Balustrade along river side

**Vegetation** (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)  
 Mature trees and shrubs, partly managed along Cross Deep frontage. Lawns and ornamental shrubs, managed, alongside River Thames frontage

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

**Brief Summary of adjacent townscape/landscape character**  
 Main road into Twickenham with variety of dwellings – detached and semi detached houses, flats, offices and shops

**To what level does the site contribute to the character?**

Essential element	Important contribution <b>X</b>	Minor contribution	Neutral	Detracts
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**Proximity to other open spaces**  
 Close to River Thames MOL

**Views into and out of the site** (e.g. no views in or out, long views or local views)  
 Limited views from Cross Deep due to dense vegetation. Clear views in and out from riverside

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

**Value to residents / neighbourhood**  
 High value to residents of flats and in views and setting of River Thames

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation	Highly recommended <b>X</b>
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# London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

<b>Date of Visit</b>	28.06.05	<b>Sheet No</b>	<b>Site Ref No</b>	4-06	<b>Surveyor DL</b>
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**Address:** Orleans Court, Seymour Gardens, Twickenham

**Conservation Area**

<b>Potential Designation Category</b>	<i>MOL</i>	<i>OOLTI X</i>
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**Current Use:** Private Courtyard

**Public Access N**

**Brief Description**  
 Enclosed garden courtyard space adjacent to 7 storey high rise flats

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
 Garden walls, fences and dense vegetation (trees & shrubs) on 3 sides of surrounding properties. Flats border 4<sup>th</sup> side. Seating in central area. Laundry lines and brick sheds

**Vegetation** (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)  
 Amenity grass and several mature trees in the courtyard. Mature trees in back gardens on east side provide significant structure, screening and enclosure to site. Well managed

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

**Brief Summary of adjacent townscape/landscape character**  
 Semi-detached and terraced 2-3 storey period properties in suburban environment far from town centre

**To what level does the site contribute to the character?**

Essential element	Important contribution <b>X</b>	Minor contribution	Neutral	Detracts
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**Proximity to other open spaces**  
 Close to several OOLTI's and MOLS

**Views into and out of the site** (e.g. no views in or out, long views or local views)  
 Limited views from surrounding houses. Clear views from flats. No views from street

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

**Value to residents / neighbourhood**  
 Very high value as open space/ amenity area and space for vegetation and trees adjacent to dense development

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation	Highly recommended <b>X</b>
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# London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

<b>Date of Visit</b>	28.06.05	<b>Sheet No</b>	<b>Site Ref No</b>	4-07	<b>Surveyor DL</b>
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**Address:** Leeson House, A305 Richmond Road, Twickenham

**Conservation Area**

<b>Potential Designation Category</b>	<i>MOL</i>	<i>OOLTI X</i>
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**Current Use:** Open space around flats

**Public Access Y**

**Brief Description**  
Frontage to flats facing Richmond Road

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
Brick walls along Richmond Road and to side properties. Flats to north

**Vegetation** (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)  
Grassed area and several mature trees. Managed

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

**Brief Summary of adjacent townscape/landscape character**  
Other flat developments nearby, semi-detached and terraced suburban properties. Cottage opposite flats with grounds to frontage

**To what level does the site contribute to the character?**

Essential element	Important contribution <b>X</b>	Minor contribution	Neutral	Detracts
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**Proximity to other open spaces**  
Close to MOL sites

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

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

**Value to residents / neighbourhood**  
Provides space between the buildings and the busy main road. Trees add significantly to the streetscape and screen the flats which have no special architectural merit

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation <b>X</b>	Highly recommended
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# London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

<b>Date of Visit</b>	28.06.05	<b>Sheet No</b>	<b>Site Ref No</b>	4-08	<b>Surveyor DL</b>
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**Address:** Old House Gardens, Park Road, Richmond

**Conservation Area**

<b>Potential Designation Category</b>	<i>MOL</i>	<i>OOLTI X</i>
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<b>Current Use:</b> Private Grounds	<b>Public Access N</b>
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**Brief Description**  
Open space and 3 storey flats development

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
Low brick wall to front. Garden fences and vegetation to rear. Managed

**Vegetation** (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)  
Grass area and trees to front. Line of mature trees to rear

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

**Brief Summary of adjacent townscape/landscape character**  
Suburban area with large semi-detached period houses with small mature front gardens. Also other flats, some converted large period houses

**To what level does the site contribute to the character?**

Essential element	Important contribution	Minor contribution <b>X</b>	Neutral	Detracts
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**Proximity to other open spaces**  
Close to Marble Hill Park MOL

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

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

**Value to residents / neighbourhood**  
Provides open space by street in enclosed residential area. Mature trees to rear make significant contribution to the structure and setting of the neighbourhood

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation <b>X</b>	Highly recommended
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# London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

<b>Date of Visit</b>	05.07.05	<b>Sheet No</b>	<b>Site Ref No</b>	4-09	<b>Surveyor DL</b>
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<b>Address:</b> A316 Chetsey Rd, Twickenham – between Whitton Roundabout & London Rd Roundabout	<b>Conservation Area</b>
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<b>Potential Designation Category</b>	<i>MOL X</i>	<i>OOLTI</i>
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<b>Current Use:</b> Roadside Verge	<b>Public Access Y</b>
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**Brief Description**  
Grassed and treed verges continued with cycleway and footpath

**Boundaries** (e.g. none, hedge, buildings, fence etc)  
Walls and fences of adjacent flats and houses

**Vegetation** (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)  
Avenue of Horse Chestnut trees in grass verges. Managed

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

**Brief Summary of adjacent townscape/landscape character**  
Flats, large semi-detached and detached houses in large grounds set back from road

**To what level does the site contribute to the character?**

Essential element <b>X</b>	Important contribution	Minor contribution	Neutral	Detracts
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**Proximity to other open spaces**  
Near to Cole Park MOL

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

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

**Value to residents / neighbourhood**  
Trees are of great value to the street and townscape along this very busy A Road

**Notes**

**Recommendations for future designations**

Not suitable	Possible designation	Highly recommended <b>X</b>
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