

Extract from Appendix 2

TEDDINGTON

Survey Sheets for the following sites:

8_01	Hampton Rd - NPL, Teddington
8_02	Hampton Rd - Opposite NPL, Teddington
8_03	Bushy Park Gdns, Teddington
8_04	Hampton Rd, Stanley Rd, Teddington
8_05	Elmfield Avenue, Teddington Park, Teddington
8_06	Vicarage Rd, Teddington
8_07	St Marks Rd, Teddington
8_08	Pond Way, Holmesdale Rd, Teddington
8_09	Melbourne Rd, Broom Rd, Teddington
8_10	Trematon Place, Broom Rd, Teddington
8_11	School House Lane, Teddington
8_12	Avenue Gdns, Avenue Rd, Clarence Rd, Teddington
8_13	Cambridge Rd, Cambridge Hse, Teddington
8_14	Alpha Rd, Teddington

London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit 27.06.05	Sheet No	Site Ref No 8-01	Surveyor DL
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Address: National Physical Laboratory, Hampton Road, Teddington

Conservation Area

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Private Grounds	Public Access N
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Brief Description
Private grounds with formal very well tended lawns with ornamental tree and shrub planting surrounding buildings and parking areas

Boundaries (e.g. none, hedge, buildings, fence etc)
3m high security fence along Hampton Road. Offices and residences to side boundaries

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Semi mature trees and shrubs

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 along busy main road. 20th century flats and period semi detached houses, 2-3 storey. Mature trees line the road

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 Bushy Park MOL

Views into and out of the site (e.g. no views in or out, long views or local views)
View of grounds through boundary fence along Hampton Road

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

Value to residents / neighbourhood
Value of additional tree planting in the neighbourhood. Views of grounds of value to workers

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	27.06.05	Sheet No	Site Ref No	8-02	Surveyor DL
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Address: Hampton Road, Teddington, opposite NPL site

Conservation Area

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Incidental Open Space

Public Access Y

Brief Description
3 grassed areas alongside busy main road with amenity grass and ornamental trees

Boundaries (e.g. none, hedge, buildings, fence etc)
Hampton Road, residences

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Grass and trees. Managed

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 along busy main road. 20th century flats and period semi-detached houses 2-3 storey. Mature trees line the road

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
Bushy Park MOL

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

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

Value to residents / neighbourhood
Value as open space alongside busy road and space for additional street trees

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 27.06.05	Sheet No	Site Ref No 8-03	Surveyor DL
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Address: Bushy Park Gardens, Teddington

Conservation Area

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Overgrown Square

Public Access Y

Brief Description
Planted 'square' , oval shaped at centre of 'close' development

Boundaries (e.g. none, hedge, buildings, fence etc)
Bound by clipped 1.5m high privet hedge. Timber access gate, central circular area covered in bark mulch

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Mature trees and shrubs. Appears to be minimal management and most of space is inaccessible due to vegetation growth

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

Brief Summary of adjacent townscape/landscape character
Close development of large semi-detached period properties with mature front gardens

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
Adjacent to Bushy Park MOL

Views into and out of the site (e.g. no views in or out, long views or local views)
Limited views in/out/across due to vegetation growth

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

Value to residents / neighbourhood
High value as provides tree and shrub vegetation as 'centrepiece' to development and prevents views to opposite properties. Potential high local amenity value if managed.

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 27.06.05	Sheet No	Site Ref No 8-04	Surveyor DL
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Address: Hampton Road/ Stanley Road Teddington	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Incidental Open Space	Public Access Y
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Brief Description
Triangle of amenity open space formed at junction of 2 busy roads.

Boundaries (e.g. none, hedge, buildings, fence etc)
Upstand brick wall, bound by adjacent walls

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Amenity grass, semi mature parkland trees. Several benches. Managed

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
Teddington Memorial Hospital is opposite. 20th century 2 storey terraces along Stanley Road and flats above shops 2-3 storey leading into main shopping 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 Bushy 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 & across

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

Value to residents / neighbourhood
Valuable open space in otherwise busy, enclosed shopping/ town centre with space for sitting, plus additional trees in Streetscape

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	27.06.05	Sheet No	Site Ref No	8-05	Surveyor	DL
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Address: Elmfield Avenue, Teddington	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
Line of mature trees running along centre of rear gardens of properties on Elmfield Avenue and Teddington Park

Boundaries (e.g. none, hedge, buildings, fence etc)
Bounded by rear gardens of properties and the houses

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Mature tree line

Nature Conservation Value	High X	Moderate	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 post war properties with shrubs/ parking areas in front gardens and small 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
Near to several existing OOLTI's in Teddington

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 – views of tops of trees

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

Value to residents / neighbourhood
Trees provide a significant mature structure to the otherwise fairly low and uniform adjacent residential areas. Views of trees from rear gardens of properties

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	27.06.05	Sheet No	Site Ref No	8-06	Surveyor DL
Address: Vicarage Road, Teddington			Conservation Area		
Potential Designation Category	MOL	OOLTI	X		
Current Use: Private Formal Recreational Areas		Public Access Y & N			
Brief Description Teddington lawn tennis club (private). Tennis courts and swimming pool – adjacent to existing OOLTI. Teddington pools and fitness centre with stet.					
Boundaries (e.g. none, hedge, buildings, fence etc) Mature trees and garden boundaries with shrub vegetation at boundaries.					
Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged) Mature trees, shrubs & grass. Well 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 Semi-detached large houses with mature front and rear gardens, small trees in street & terraces cottage style					
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 several other OOLTI's in Teddington. Adjacent to an existing OOLTI					
Views into and out of the site (e.g. no views in or out, long views or local views) Almost no views in or out					
Other policy / designations of note (including recent or past planning applications etc) Possible TPO's					
Value to residents / neighbourhood High value to private users with access as recreational space. Views from rear of properties to vegetation					
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	27.06.05	Sheet No	Site Ref No	8-07	Surveyor DL
Address: St Marks Road, Teddington			Conservation Area		
Potential Designation Category	MOL	OOLTI	X		
Current Use: Churchyard		Public Access N			

Brief Description
 St Mark's Church churchyard with amenity grass and mature cedar tree. Church is early 20th century

Boundaries (e.g. none, hedge, buildings, fence etc)
 Random shrubs, railings and brick pillars. Roads and adjacent Sacred Heart Catholic School

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
 Few insignificant shrubs in grounds. One semi-mature blue cedar tree

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
 Bungalows and 2 storey detached properties & 2-3 storey flats mostly 20th century. Small 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 a nearby OOLTI – Collis Primary School

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 bounding roads

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

Value to residents / neighbourhood
 Tree adds structure to area with limited garden vegetation

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 27.06.05	Sheet No	Site Ref No 8-08	Surveyor DL
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Address: Pond Way, Holmesdale Rd, Teddington

Conservation Area

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Private rear gardens

Public Access N

Brief Description
Mature trees in private rear gardens

Boundaries (e.g. none, hedge, buildings, fence etc)
Properties surrounding it

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Mature trees and shrubs. 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
Mixture of period detached and semi-detached properties and 20th century and recent flats and houses. Mature small front gardens and small 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 existing MOL land to South

Views into and out of the site (e.g. no views in or out, long views or local views)
Very limited, can only see tree canopies

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

Value to residents / neighbourhood
Of value in adding structure and visual amenity with tall trees. Views from rear of adjacent residencies

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	27.06.05	Sheet No	Site Ref No	8-09	Surveyor DL
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Address: Melbourne Road, Teddington	Conservation Area
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Potential Designation Category	MOL	OOLTI X
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Current Use: Private open space	Public Access N
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Brief Description
Open area of private land with grass and planting

Boundaries (e.g. none, hedge, buildings, fence etc)
Low stone retaining wall. Surrounding Melbourne & Bloomfield Roads

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Several mature trees and few mature shrubs. Well 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
Detached and semi-detached suburban properties, late 19th and 20th century with large front gardens with mature vegetation. Occasional 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 MOL's to south

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

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

Value to residents / neighbourhood
High value as open space and break in continuous suburban development. Provides space for trees to grow to maturity

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	27.06.05	Sheet No	Site Ref No	8-10	Surveyor DL
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Address: Trematon Place, Broom Road, Teddington

Conservation Area

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Grounds of flats	Public Access N
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Brief Description
Grounds of recent flat development

Boundaries (e.g. none, hedge, buildings, fence etc)
Brick wall with railings

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Formal lawns and mature trees. Well 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
4-5 storey flats on site & 2-3 storey flats and houses all recent development nearby. Opposite large open recreation grounds

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 2 existing MOL sites

Views into and out of the site (e.g. no views in or out, long views or local views)
Filtered views in and out through railings & trees

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

Value to residents / neighbourhood
High value of mature setting for local residents. Mature trees contribute to street scene and local views and character

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	29.06.05	Sheet No	Site Ref No	8-11	Surveyor DL
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Address: School House Lane, Teddington	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Incidental Open Space	Public Access Y
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Brief Description
Small enclosed open space adjacent to railway line within residential area

Boundaries (e.g. none, hedge, buildings, fence etc)
Gardens to rear of houses on 3 sides. Metal entrance gate. Tarmac path allows access to residential areas north of open space

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Tall shrubby hedges with some trees alongside garden. 3 trees in a rectangular grassed area. Tall hedges at boundaries. 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
Terraces and cottages located on narrow streets near the railway with no/ minimal front gardens

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
Other OOLTI's are located in Teddington but not close by

Views into and out of the site (e.g. no views in or out, long views or local views)
Almost completely enclosed by boundary vegetation. Glimpse of industrial unit by railway on one side and view in/out of School House Lane from access gate

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

Value to residents / neighbourhood
Very valuable open space/ amenity grass in otherwise densely developed residential area

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	29.06.05	Sheet No	Site Ref No	8-12	Surveyor DL
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Address: Avenue Gardens, Clarence Road Avenue Road, Teddington

Conservation Area

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

Public Access N

Brief Description
Private gardens of area backing onto Bushy Park

Boundaries (e.g. none, hedge, buildings, fence etc)
Garden timber fences and walls, hedges and trees

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Mature trees and ornamental shrubs. Boundary hedges. 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
Large detached and semi-detached residences in suburban area with large gardens well stocked with plants. Street trees alongside roads

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
Adjacent to Bushy Park MOL

Views into and out of the site (e.g. no views in or out, long views or local views)
Very limited due to boundary fences and houses, but there are views of garden vegetation

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

Value to residents / neighbourhood
Value as a well treed environment consistent with the setting at the edge of the parkland at Bushy Park.

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	29.06.05	Sheet No	Site Ref No	8-13	Surveyor DL
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Address: Cambridge House, Cambridge Road, Teddington	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Grounds to residential flats	Public Access N
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Brief Description
This is the frontage to a 4 storey flat development.

Boundaries (e.g. none, hedge, buildings, fence etc)
The frontage along Cambridge Road is a low, small brick road with several shrubs and mature trees

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
The area is an amenity grass with some ornamental shrubs and 3 mature trees along the frontage. 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
This is a suburban residential area with period detached and semi-detached properties with modest size front gardens with mature planting. There are no street trees in this location

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 other OOLTI's located nearby in Teddington

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

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

Value to residents / neighbourhood
The gardens add an area of open space along the street frontage where the flats are set back from the road. The trees make a significant contribution to the streetscape where there are limited trees and of those they are smaller in scale

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	29.06.05	Sheet No	Site Ref No	8-14	Surveyor DL
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Address: Alpha Road, Teddington	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI</i>	<i>X</i>
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Current Use: Public Open Space	Public Access Y
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Brief Description
This is a medium sized parkland area, enclosed

Boundaries (e.g. none, hedge, buildings, fence etc)
Bound on the Alpha Road side by a clipped hedge and trees. Bound on the North side by the fences of gardens. On the East side bound by garages, walls and fences of gardens and South side by flat development

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
There is vegetation all the way around the boundaries consisting of shrubs, ornamental shrubs and trees. Within the site there are shrub borders as well as a number of small ornamental trees. There's a pathway through the site and seating areas. Well 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
Semi detached and terraced properties. Some mid 20th century, some recent development with minimal front gardens, some street trees and trees and shrubs in the back gardens

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 existing OOLTI on Hampton Road

Views into and out of the site (e.g. no views in or out, long views or local views)
There are limited views in and out of site due to the abundance of vegetation at the boundaries

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

Value to residents / neighbourhood
Is of great value to local residents as a formal, well managed open space with seating areas and space for informal play

Notes

Recommendations for future designations

Not suitable	Possible designation	Highly recommended
		X