

London Borough of Richmond Upon Thames

Local Green Space Assessment

Annex Report

LBRuT/280138-00/001/v0.1
26/08/2021



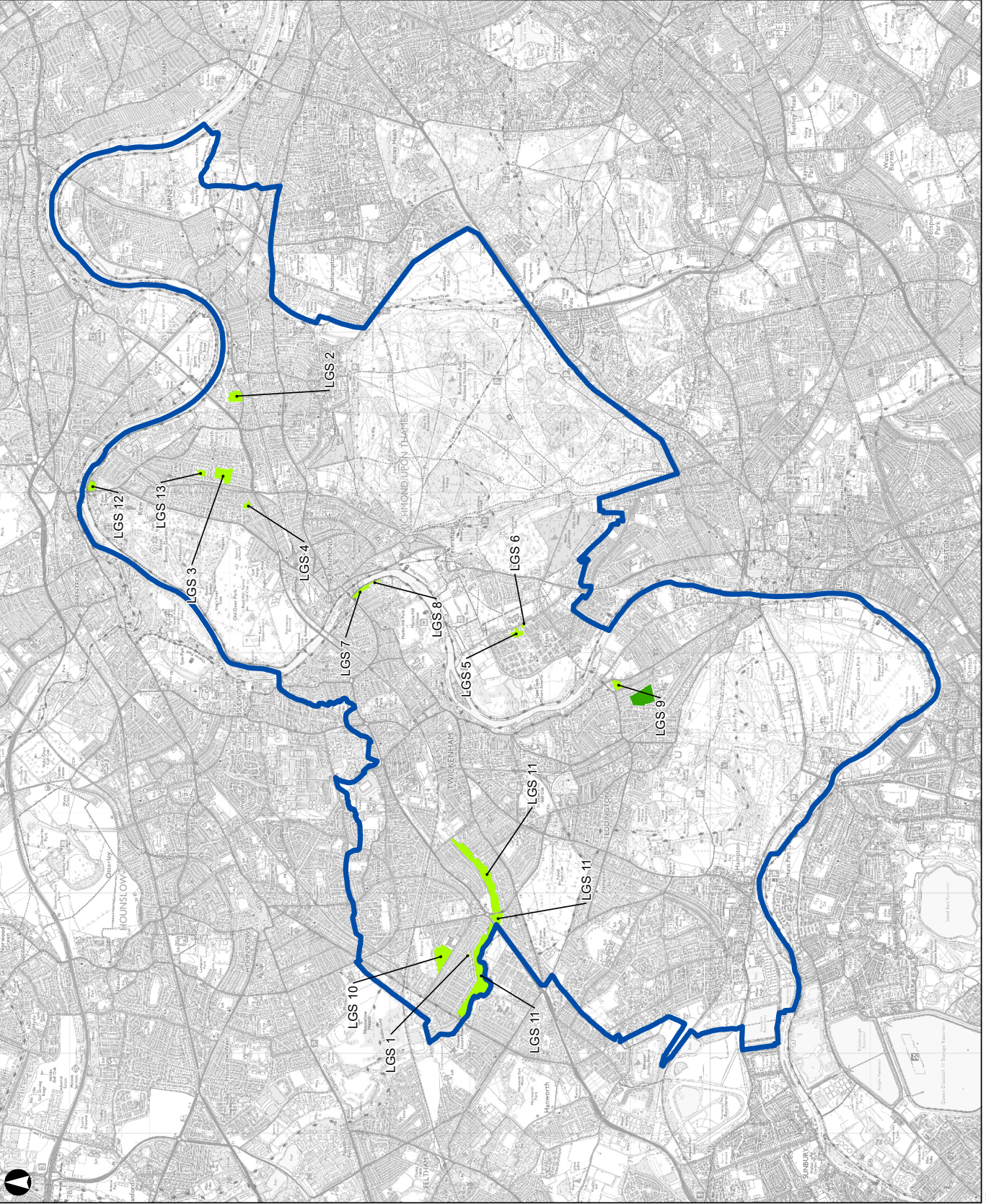
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Summary of Local Green Space Assessment

This Annex Report contains the assessment pro forma for the proposed Local Green Space (LGS) sites, (Figure 1). The proposed sites have been assessed against NPPF (2021) LGS policy (paragraph 102).

The outline method, key findings and recommendations of this assessment can be found in Section 4 of the accompanying 'Green Belt, MOL, LGS and OOLTI Review Report'. The full context for these assessments can be found in Appendix B. The full method for these assessments can be found in Appendix C.



Legend

- LBRUT Local Green Space
- LGS Potential Sites
- LBRUT Borough Boundary

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PI	04/03/21	NA	KF	AR
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Issue	Date	By	Chkd	Apdtd
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Client
London Borough of Richmond upon Thames

Job Title
LGS Review

Map 4.2 Proposed Local Green Spaces for Assessment

Scale at A3
1:45,000

Job No	Drawing Status
280272-00	Draft
Drawing No	Issue
4.2	P1

Summary of Local Green Space Assessment

Table 1 summarises the scores and recommendations for the proposed LGS sites based on the assessment against the NPPF (2021) paragraph 102. It will be for the Council to ultimately make any final decisions regarding the future of LGS within the borough taking into account all of the Local Plan evidence base and the spatial vision and objectives for the LBRuT.

LGS Sites	Criterion 1	Criterion 2	Criterion 3	Criterion 4	Criterion 5	Overall score	Recommendations
1	1	0	0	2	1	Weakly	Not recommended for further assessment
2	n/a	n/a	n/a	n/a	n/a	n/a	Not recommended for further assessment
3	4	0	5	3	2	Strongly	Recommended for further assessment
4	3	0	3	4	2	Strongly	Recommended for further assessment
5	4	5	3	3	1	Strongly	Recommended for further assessment
6	3	5	2	3	2	Strongly	Recommended for further assessment
7	5	5	5	3	2	Strongly	Recommended for further assessment
8	5	5	3	4	2	Strongly	Recommended for further assessment
9	5	5	3	2	2	Strongly	Recommended for further assessment
10	4	0	4	3	1	Strongly	Recommended for further assessment
11	5	5	3	4	5	Strongly	Recommended for further assessment
12	4	5	5	3	2	Strongly	Recommended for further assessment
13	4	0	3	4	2	Strongly	Recommended for further assessment

Potential LGS Site: 1 - Triangle of grass at Ellerman Avenue

Area (ha): 0.2

Place: Whitton and Heathfield Village



Legend

 LGS Potential Site

Potential LGS site map



View southeast from Ellerman Avenue towards the western boundary



View north east towards site from south west corner of site on Ellerman Avenue

Boundaries

The site is small in scale and is bounded by minor roads on all boundaries clearly delineated by a raised kerb. There is no defensible space between the minor roads of Ellerman Avenue and Lyndhurst Avenue and the site boundary.

Assessment of Site Against NPPF Values

LGS Assessment Summary

Site Scores	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
	1	0	0	2	1

Beauty

The site has limited visual attractiveness with limited natural features. It provides a limited contribution to the setting of the local area and sense of place due to the scale of site.

Historical Significance

There is no notable or recorded historical significance.

Recreational Value

The site has limited recreational value. There are no benches and a "no ball games" sign is displayed.

Tranquillity

The site is located on minor roads (Ellerman Avenue and Lyndhurst Avenue) where there is some audible and visual disturbance. There is a total lack of screening and self containment.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performed weakly and should not be considered further for designation as LGS.
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Potential LGS Site: 2 - Stag Brewery Playing Fields

Area (ha): 2.2

Place: Mortlake Village



Legend

 LGS Potential Site

Potential LGS site map



View west from eastern boundary



View north from southern boundary

Boundaries

The site is bounded by the A3003 to the south and Williams Lane to the west and north. There is commercial development adjacent to the north east and east of the site. The site's boundaries are delineated by black railings.

Assessment of Site Against NPPF Values

LGS Assessment Summary

Site Scores	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
	n/a	n/a	n/a	n/a	n/a

Beauty

n/a

Historical Significance

n/a

Recreational Value

n/a

Tranquillity

n/a

Richness in Wildlife

n/a

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values

n/a

The site was excluded from assessment due to its inclusion as an allocated site within the current Local Plan (as well as subject to a two live planning applications).

Potential LGS Site: 3 - North Sheen Recreation Ground

Area (ha): 3.2

Place: Kew Village



Legend

 LGS Potential Site

Potential LGS site map



View east along southern boundary



View north from southern boundary

Boundaries

The site is primarily bounded by regular back of residential properties to the north, east and west along Atwood Avenue, Marksbury Avenue and North Road respectively). A small section of the western boundary is bounded by North Road. The southern boundary is bounded by the northernmost points of Dancer Road and Darell Road in addition to the side boundaries of regular residential properties along these roads.

Assessment of Site Against NPPF Values

LGS Assessment Summary

Site Scores	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
	4	0	5	3	2

Beauty

The site has a very good level of visual attractiveness. There is a good variety of natural features providing a very good contribution to the setting of the local area and an excellent sense of place.

Historical Significance

There is no notable or recorded historical significance.

Recreational Value

The site is publicly accessible with an excellent range of formal and informal uses in good condition. The uses on the site include two children's playgrounds, playing fields with markings, a half basketball court with ring, table tennis table, outdoor gym equipment, Kew Park Rangers Football Foundation building, open lawn, paths and benches.

Tranquillity

There is limited visual and audible disturbance from the road and railway line to the west. There are low rise residential properties surrounding the site which provide the site with a degree of self containment and screening.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees and hedgerows. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 4 - Raleigh Road Recreation Ground

Area (ha): 0.6

Place: Richmond & Richmond Hill Village



Legend

 LGS Potential Site

Potential LGS site map



View north from southern boundary



View east from southern boundary

Boundaries

The site is bounded by Windham Road to the north, regular backs of residential properties to the west and south along Stanmore Gardens and Raleigh Road and Windham Nursery School to the east separated with a vegetated boundary.

Assessment of Site Against NPPF Values

LGS Assessment Summary

	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
Site Scores	3	0	3	4	2

Beauty

The site has a good level of visual attractiveness. There is a good variety of natural features including mature trees and hedging. The site provides good contribution to the setting of the local area and sense of place. There is a street frontage to the north with residential properties facing on to the site.

Historical Significance

There is no notable or recorded historical significance.

Recreational Value

The site is publicly accessible with informal uses including a children's play area and open lawn separated by a path with some benches.

Tranquillity

There is limited visual intrusion due to low rise housing. There is some audible intrusion from minor road. There is a good degree of self containment and screening.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees and hedgerows. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 5 - Ham Village Green

Area (ha): 1.2

Place: Ham & Petersham Village



Legend

 LGS Potential Site

Potential LGS site map



View south east from northern boundary



View south from northern boundary

Boundaries

The site is bounded by minor roads in all directions with Ashburnham Road to the south, Ham Close to the west, Woodville Road and Wiggins Lane to the north and Ham Street to the east.

Assessment of Site Against NPPF Values

LGS Assessment Summary

Site Scores	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
	4	5	3	3	1

Beauty

The site has a very good level of visual attractiveness. There is a good variety of natural features including mature trees and hedgerows. The site provides a very good contribution to the setting of the local area and sense of place given the low boundary edges.

Historical Significance

There is no notable or recorded historical significance within the site. However part of the site, adjoining Ham Street, provides the setting for the adjacent Ham House Conservation area and Archaeological Priority Area.

Recreational Value

The site is publicly accessible with informal uses including a children's play area and open lawns separated by a paths with multiple benches.

Tranquillity

There is some major, regular visual and audible disturbance by several minor roads. There is limited screening and self containment.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 6 - Ham Library Garden

Area (ha): 0.1

Place: Ham & Petersham Village



Legend

 LGS Potential Site

Potential LGS site map



View north east from south west boundary



View east from northwestern tip

Boundaries

The site is bounded by Ashburnham Road to the north, Ham Street to the east and Back Lane to the west with regular backs of residential properties to the south fronting Ham Street.

Assessment of Site Against NPPF Values

LGS Assessment Summary

	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
Site Scores	3	5	2	3	2

Beauty

The site has a good level of visual attractiveness. There is a very good variety of natural features including mature trees, newly planted trees, hedgerows and planters. The site provides good contribution to the setting of the local area and sense of place.

Historical Significance

The site is within Ham House Conservation Area and an Archaeological Priority Area.

Recreational Value

The site is publicly accessible with informal uses limited to benches and short paths for walking through the site. The site is small in scale and includes a Library building.

Tranquillity

The site is located in a residential area adjacent to a row of shops on a minor road. There is some visual and audible disturbance from associated activities of the shops and residential area. There is a degree of self-containment and screening.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees and hedgerows. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 7 - Cambridge Gardens

Area (ha): 1.1

Place: East Twickenham Village



Legend

 LGS Potential Site

Potential LGS site map



View east from Clevedon Road



View north from Clevedon Road

Boundaries

The site is bounded by the Thames path and River Thames to the east, Clevedon Road to the west, Richmond Road (A305) to the north and a pedestrian through-way to the south which forms part of Warren Gardens.

Assessment of Site Against NPPF Values

LGS Assessment Summary

	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
Site Scores	5	5	5	3	2

Beauty

The site has an excellent level of visual attractiveness. There are an excellent variety of natural features including the River Thames, mature trees and hedgerows. The site provides an excellent contribution to the setting of the local area and sense of place. Residential properties front on to the site which is very open with low boundary features.

Historical Significance

The site is within Richmond Hill Conservation Area.

Recreational Value

The site is publicly accessible with the exception of tennis courts associated with a Tennis Club. The site contains a good range of formal and informal uses including a children's playground, tennis courts, benches, and paths in excellent condition as well as a café.

Tranquillity

The site is located on a minor road (Clevedon Road) with some irregular vehicle movements causing disturbance. There is limited visual and audible disturbance from associated residential activities in the area. The site provides a peaceful space within a busy urban environment. There is limited self-containment and screening.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees and hedgerows. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values

Overall the site performs strongly and should be considered further for designation as LGS.

Potential LGS Site: 8 - Warren Gardens

Area (ha): 0.3

Place: East Twickenham Village



Legend



Potential LGS site map



View southwards from northern boundary



View southwards from the centre of the site in Warren Gardens

Boundaries

The site is bounded by Cambridge Garden tennis courts to the north, the Thames path and river Thames to the east, residential properties and regular communal private gardens to the west along the private end of Clevedon Road and a pedestrian through-way to Denton Road to the south.

Assessment of Site Against NPPF Values

LGS Assessment Summary

Site Scores	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
	5	5	3	4	2

Beauty

The site has an excellent level of visual attractiveness. There is an excellent variety of natural features. The site provides a very good contribution to the setting of the local area and sense of place.

Historical Significance

The site is within Richmond Hill Conservation Area.

Recreational Value

The site is publicly accessible with a good range of informal uses including paths for walking along the riverside and benches.

Tranquillity

There is limited audible and visual intrusion. The site provides a peaceful space in busy urban environment. There is limited screening and self containment.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees and hedgerows. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 9 - Udney Hall Gardens (Langham Road Open Space)

Area (ha): 1.0

Place: Hampton Wick & Teddington Village



Legend

 LGS Potential Site

Potential LGS site map



View east from western boundary



View north east from western boundary

Boundaries

The site is bounded by the Kingston Road (A310) to the east and Langham Road to the west. St Mary's Parish Hall, Cloisters Close cul-de-sac, a church building and residential properties bound the site to the north on Cloisters Close. Irregular backs of residential properties on Langham Road and Kingston Road bound the site to the south.

Assessment of Site Against NPPF Values

LGS Assessment Summary

	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
Site Scores	5	5	3	2	2

Beauty

The site has an excellent level of visual attractiveness. There is a good variety of natural features including mature trees and a well maintained open lawn. The site provides an excellent contribution to the setting of the local area and sense of place.

Historical Significance

The site is within Teddington Lock Conservation Area. The site is fundamental providing the setting of the grade II listed church of St Albans and located immediately adjacent to the northern site boundary.

Recreational Value

The site is publicly accessible with a good range of informal uses including a path for walking, limited seating and a well maintained lawn observed for dog walking and informal leisure use. There is no formal recreational use.

Tranquillity

There is some major visual and audible disturbance caused by the major road (Kingston Road) located to the east. The site provides a peaceful space in urban environment. There is a degree of self containment and limited screening.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees and shrubs. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 10 - Heathfield Recreation Ground

Area (ha): 4.5

Place: Whitton & Heathfield Village



Legend

 LGS Potential Site

Potential LGS site map



View north west from southern tip of site



View along north western boundary

Boundaries

The site is bounded by Powder Mill Lane to the south west, Borough Cemetery and school development site to the north, Heathfield School ground to the south east, Springfield Road, Cobbett Road and regular backs of residential properties to the east between Cobbett Road and Powder Mill Lane.

Assessment of Site Against NPPF Values

LGS Assessment Summary

Site Scores	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
	4	0	4	3	1

Beauty

The site has a good level of visual attractiveness. There is a good variety of natural features. The site provides very good contribution to the setting of the local area and sense of place. The site is a reasonable size.

Historical Significance

There is no notable or recorded historical significance.

Recreational Value

The site is publicly accessible with a good range of formal and informal uses including two well equipped playgrounds, outdoor gym, football posts and markings, limited seating and an open lawn which are in a fair condition.

Tranquillity

The site is located on a minor road (Powder Mill Lane) with some irregular activities causing disturbance. There may be some undisturbed parts within the centre of the site. There is limited visual or audible disturbance from associated residential activities. There is a limited degree of self-containment and screening.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees. No designations within site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 11 - Crane Park

Area (ha): 25.8

Place: Whitton & Heathfield Village / Twickenham Village



Legend

 LGS Potential Site

Potential LGS site map



View south west of Shot Tower within the westernmost part of the site



View east from western part of the site

Boundaries

The site is bounded by Hanworth Road to the west, Meadway to the east, the River Crane to the south and regular backs of residential properties to the north along Ellerman Avenue, Lyndhurst Avenue and Lincoln Avenue. The site is divided into three sections with the middle section forming a triangular shape. The western-side of the 'triangle' is bounded by The Great Chertsey Road (A316) and the eastern side is bounded by Hospital Bridge Road (B358). These road meet at the northern tip of the triangle section of the parcel.

Assessment of Site Against NPPF Values

LGS Assessment Summary

Site Scores	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
	5	5	3	4	2

Beauty

The site has an excellent level of visual attractiveness. There is an excellent variety of natural features, including a range of young and mature trees, riparian vegetation and the River Crane. The site provides an excellent contribution to the sense of place and a good contribution to setting of the local area.

Historical Significance

The site is located within an Archaeological Priority Area and includes a the Shot Tower which is a Grade II listed building.

Recreational Value

The site is publicly accessible with a good range of informal use including benches and paths. There is no apparent formal use but the site was observed being well used.

Tranquillity

There is limited audible disturbance. The site provides a peaceful space within a busy urban environment. There is a high degree of self-containment and screening.

Richness in Wildlife

The area contains two notable habitats in the form of mature trees and the River Crane. The Local Nature Reserve (Crane Park Island) is located within the site and the Northumberland River OSNI is in the eastern part of the site. The Crane corridor is a SINC (metropolitan).

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 12 - Westerley Ware Recreation Ground

Area (ha): 0.9

Place: Kew Village



Legend

 LGS Potential Site

Potential LGS site map



View north west from southern boundary



View northeast from southern boundary

Boundaries

The site is bounded by the raised Kew Road (A205) to the west, the Thames Path to the north, regular backs of residential properties along Westerley Ware to the south and regular fronts of residential properties along Willow Cottages and Thetis Terrace to the east.

Assessment of Site Against NPPF Values

LGS Assessment Summary

	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
Site Scores	4	5	5	3	2

Beauty

The site has a very good level of visual attractiveness. There is a good variety of natural features, including mature trees, flower beds and shrubbery which are well maintained. This site provides a very good contribution to the setting of the local area and sense of place. It provides the setting for surrounding residential properties. There is a very good sense of place.

Historical Significance

The site is within Kew Green Conservation Area and the buffer zone of Kew Royal Botanic Gardens. It provides the setting to the rear of the Grade II listed residential buildings No.s 90-96 and 98-106 Kew Green falling to the south of the site.

Recreational Value

The site is publicly accessible with a good range of formal and informal uses including LBRuT tennis courts which are accessed via keypad entry. The children's playground, MUGA and picnic benches are free. The site is well maintained and in an excellent condition.

Tranquillity

The A205 to the west of the site is a major road however the site is relatively well screened with some traffic causing limited audible disturbance along the western boundary. There is a degree of self containment and screening within the remainder of the site with some undisturbed parts.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees and hedgerows. There are no designations within the site.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values	Overall the site performs strongly and should be considered further for designation as LGS.
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Potential LGS Site: 13 - Pensford Field, Kew

Area (ha): 0.8

Place: Kew Village



Legend

 LGS Potential Site

Potential LGS site map



View of signage within site



View southern of entrance to nature reserve

Boundaries

The site is bounded by regular backs of residential properties on all boundaries along Pensford Avenue, Nylands Avenue, Atwood Avenue and North Road.

Assessment of Site Against NPPF Values

LGS Assessment Summary

Site Scores	Beauty	Historical Significance	Recreational Value	Tranquillity	Richness in Wildlife
	4	0	3	4	4

Beauty

The site has a very good level of visual attractiveness. There is an excellent variety of natural features. The site provides a very good contribution to the setting of the local area given that the nature reserve is surrounded by dense trees.

Historical Significance

There is no notable or recorded historical significance within the site.

Recreational Value

The tennis courts within the site are private. While the nature reserve is publicly accessible with seating, access must be arranged.

Tranquillity

There is some limited audible disturbance from the railway, otherwise the site forms part of a quiet residential area. There is a high degree of self containment and screening around nature reserve due to mature tree cover.

Richness in Wildlife

The area contains one notable habitat in the form of mature trees and hedgerows and Pensford Field which is secluded in nature and is an OSNI and SINC of local importance.

Step 4 - Recommendations

Overall performance of potential LGS site against the NPPF Values

Overall the site performs strongly and should be considered further for designation as LGS.