

Extract from Appendix 2

RICHMOND

Survey Sheets for the following sites:

3_01	Queens Rd - Queens Ct, Richmond
3_02	Lower Grove Rd, Queens Rd, Richmond
3_03	Chester Close, Chester Avenue, Richmond
3_04	Kings Rd, Church Rd, Richmond

London Borough of Richmond upon Thames - Open Land Designation Assessment

Assessment undertaken by Allen Pyke Associates

Date of Visit	05.07.05	Sheet No	Site Ref No	3-01	Surveyor DL
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Address: Queens Court, Queens Road, Richmond	Conservation Area
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Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Private Grounds to Flats	Public Access N
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Brief Description
This is the frontage of a flat development set out in a crescent around a garden space

Boundaries (e.g. none, hedge, buildings, fence etc)
Bound by dense line of trees and shrubs along Queens Road and the flats behind

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Open grass with some ornamental shrub planting alongside the buildings with climbers on the flats and a dense vegetation along the Queens Road frontage. 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
Very large detached and semi-detached properties as well as flats and public buildings set in very large grounds with many mature trees and mature shrubs

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 Richmond Park 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 due to vegetation along Queens Road boundary

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

Value to residents / neighbourhood
Very valuable as open space and vegetation to look upon from residents properties. Mature vegetation along road frontage adds to the very leafy setting of this 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	05.07.05	Sheet No	Site Ref No	3-02	Surveyor DL
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Address: Lower Grove Road /Queens Road, Richmond	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
This is a triangle of grass with mature trees bound by the two roads. Timber seat

Boundaries (e.g. none, hedge, buildings, fence etc)
Roads at side with residential properties and Richmond & East Sheen Cemetery to one side

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
Consists of grass and a couple of very mature trees and new tree planting. 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
Adjacent townscape consists of semi detached and detached properties set in large grounds with mature gardens with many mature trees and shrubs. Cemetery is bound by dense trees and shrub vegetation at its edges

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
Richmond Cemetery MOL

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 adjacent roads

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

Value to residents / neighbourhood
Of value as a public open area of grass and mature 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	05.07.05	Sheet No	Site Ref No	3-03	Surveyor DL
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Address: Chester Close, Chester Avenue, Richmond
Conservation Area No 30 St Matthias

Potential Designation Category	<i>MOL</i>	<i>OOLTI X</i>
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Current Use: Private Grounds to Flats
Public Access N

Brief Description
 These are the grounds to a development of flats

Boundaries (e.g. none, hedge, buildings, fence etc)
 Brick walls, dense shrubs and mature trees

Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged)
 Grassed areas, mature trees, ornamental 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
 There are large 4 storey period town houses, detached properties and large properties now converted into flats. All set in large grounds with mature gardens and many trees. The church is located opposite the site

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
 Richmond Cemetery MOL is nearest

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

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

Value to residents / neighbourhood
 Of value to residents as providing privacy to buildings, vegetation to look upon and setting for the development. Of value to the street to add to the existing well developed structure of mature vegetation

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	05.07.05	Sheet No	Site Ref No	3-04	Surveyor DL
Address: Kings Road, Richmond			Conservation Area No 30 St Matthias		
Potential Designation Category	MOL	OOLTI	X		
Current Use: Incidental Open Space		Public Access Y			
Brief Description Small grassed area with shrubs and trees and seating. Set opposite a church on the junction of Kings Road and Church Road					
Boundaries (e.g. none, hedge, buildings, fence etc) Residential properties and their fences behind and Kings Road					
Vegetation (e.g. trees, grass, hedges, shrubs, ornamental, managed/unmanaged) Amenity grass, ornamental shrubs and semi mature trees. Managed					
Nature Conservation Value	High	Moderate	Poor		
Is further survey work recommended for arboricultural or ecological reasons? NO					
Brief Summary of adjacent townscape/landscape character Consists of large detached properties, flats and semi-detached residences in large grounds with mature hedge, shrub and tree boundaries and settings					
To what level does the site contribute to the character?					
Essential element	Important contribution	Minor contribution	Neutral	Detracts	
		X			
Proximity to other open spaces Nearest open space is Richmond Cemetery 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 of the site from the adjacent roads					
Other policy / designations of note (including recent or past planning applications etc)					
Value to residents / neighbourhood Of value as an open space accessible to the public with seating in the built up area, providing views of the church					
Notes					
Recommendations for future designations					
Not suitable	Possible designation	Highly recommended			
	X				