**TWICKENHAM**

Survey Sheets for the following sites:

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.01</td>
<td>Arragon Way - Sandringham Ct, Twickenham</td>
</tr>
<tr>
<td>4.02</td>
<td>Garfield Rd, Twickenham</td>
</tr>
<tr>
<td>4.03</td>
<td>Heath Gdns, Twickenham</td>
</tr>
<tr>
<td>4.04</td>
<td>Cross Deep, Grotto Rd - School, Twickenham</td>
</tr>
<tr>
<td>4.05</td>
<td>Cross Deep - Thames Eyot, Twickenham</td>
</tr>
<tr>
<td>4.06</td>
<td>Seymour Gdns - Orleans Ct, Twickenham</td>
</tr>
<tr>
<td>4.07</td>
<td>Richmond Rd - Leeson House, Twickenham</td>
</tr>
<tr>
<td>4.08</td>
<td>Park Rd, Old House Gardens, Twickenham</td>
</tr>
<tr>
<td>4.09</td>
<td>Chertsey Rd - London Rd - Whitton Rd Roundabouts, Twickenham</td>
</tr>
</tbody>
</table>
**London Borough of Richmond upon Thames - Open Land Designation Assessment**

Assessment undertaken by Allen Pyke Associates

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>28.06.05</td>
<td></td>
<td>4-01</td>
<td>DL</td>
</tr>
</tbody>
</table>

**Address:** Aragon Way, Twickenham  
**Conservation Area**

### Potential Designation Category

<table>
<thead>
<tr>
<th>Category</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOL</td>
<td>OOLT X</td>
</tr>
</tbody>
</table>

### Current Use

- **Incidental open space**  
- **Public Access:** Y

**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 Aragon 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

**Nature Conservation Value**

<table>
<thead>
<tr>
<th>Value</th>
<th>High</th>
<th>Moderate</th>
<th>Poor</th>
</tr>
</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

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?**

<table>
<thead>
<tr>
<th>Contribution</th>
<th>Essential element</th>
<th>Important contribution</th>
<th>Minor contribution</th>
<th>Neutral</th>
<th>Detracts</th>
</tr>
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<tbody>
<tr>
<td></td>
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<td>x</td>
</tr>
</tbody>
</table>

**Proximity to other open spaces**

Close to existing OOLT areas

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

Clear views from Aragon 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 X
- Highly recommended

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

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<th>Site Ref No</th>
<th>Surveyor DL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Sandringham Court, Garfield Road, Twickenham</td>
<td>Conservation Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Potential Designation Category</td>
<td>MOL, OOLTi X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Use</td>
<td>Open courtyard to flats</td>
<td>Public Access N</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Nature Conservation Value</th>
<th>High</th>
<th>Moderate</th>
<th>Poor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td>X</td>
</tr>
</tbody>
</table>

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 | Minor contribution | Neutral | Detracts
X

**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 | Highly recommended
X

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<tr>
<th>Date of Visit</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Heath Gardens, Twickenham</td>
</tr>
<tr>
<td>Potential Designation Category</td>
<td>MOL OOLT X</td>
</tr>
<tr>
<td>Current Use</td>
<td>Allotments Public Access N</td>
</tr>
<tr>
<td>Brief Description</td>
<td></td>
</tr>
<tr>
<td>Allotments with area of dense shrubby and tree vegetation</td>
<td></td>
</tr>
</tbody>
</table>

- **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

<table>
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<tbody>
<tr>
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<td>X</td>
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</tbody>
</table>

- **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
  
  - X

- **Proximity to other open spaces**
  OOLT 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
  
  - X

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</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>St. Catherine's School, A310 Cross Deep, Twickenham</td>
<td>Conservation Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Potential Designation Category</strong></td>
<td>MOL OOLT X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Current Use</strong></td>
<td>Private School Grounds Public Access N</td>
<td></td>
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</tr>
</tbody>
</table>

**Brief Description**

Private school grounds with amenity grass and play equipment

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

1.8m close bound 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

**Nature Conservation Value**

<table>
<thead>
<tr>
<th>High</th>
<th>Moderate</th>
<th>Poor</th>
</tr>
</thead>
</table>

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?**

<table>
<thead>
<tr>
<th>Essential element</th>
<th>Important contribution</th>
<th>Minor contribution</th>
<th>Neutral</th>
<th>Detracts</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
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</table>

**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 Highly recommended

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<td>28.06.05</td>
<td>4-05</td>
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</tbody>
</table>

**Address:** Thames Eyot, Cross Deep, Twickenham

**Conservation Area:** No 8 Twickenham Riverside

**Potential Designation Category:**

<table>
<thead>
<tr>
<th>MOL X</th>
<th>OOLT</th>
</tr>
</thead>
</table>

**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

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**Nature Conservation Value**

<table>
<thead>
<tr>
<th>High</th>
<th>Moderate</th>
<th>Poor</th>
</tr>
</thead>
</table>

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

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

<table>
<thead>
<tr>
<th>Essential element</th>
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<th>Neutral</th>
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</table>

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**Proximity to other open spaces**

Close to River Thames MOL

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**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

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

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**Value to residents / neighbourhood**

High value to residents of flats and in views and setting of River Thames

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**Notes**

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**Recommendations for future designations**

<table>
<thead>
<tr>
<th>Not suitable</th>
<th>Possible designation</th>
<th>Highly recommended</th>
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<tbody>
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</table>

**Address:** Orleans Court, Seymour Gardens, Twickenham

**Potential Designation Category:** MOL OOLT X

**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 4th 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

**Nature Conservation Value**

<table>
<thead>
<tr>
<th>High</th>
<th>Moderate</th>
<th>Poor</th>
</tr>
</thead>
</table>

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?**

<table>
<thead>
<tr>
<th>Essential element</th>
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<th>Minor contribution</th>
<th>Neutral</th>
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</table>

**Proximity to other open spaces**
Close to several OOLT X’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 **X**

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<td>28.06.05</td>
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</tbody>
</table>

**Address:** Leeson House, A305 Richmond Road, Twickenham

**Potential Designation Category:** MOL OOLTX

**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

**Nature Conservation Value**

<table>
<thead>
<tr>
<th>High</th>
<th>Moderate</th>
<th>Poor</th>
</tr>
</thead>
</table>

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
- Minor contribution
- Neutral
- Detracts

**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
- Highly recommended

---

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<tr>
<td>28.06.05</td>
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<td>4-08</td>
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</tbody>
</table>

**Address:** Old House Gardens, Park Road, Richmond

**Conservation Area**

**Potential Designation Category**

<table>
<thead>
<tr>
<th>MOL</th>
<th>OOLT X</th>
</tr>
</thead>
</table>

**Current Use:** Private Grounds

**Public Access N**

**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

**Nature Conservation Value**

<table>
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<tr>
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<th>Moderate</th>
<th>Poor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

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
- Neutral
- Detracts

**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**

- Not suitable
- Possible designation
- Highly recommended

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<th>Date of Visit</th>
<th>05.07.05</th>
<th>Sheet No</th>
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<th>Surveyor DL</th>
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</thead>
</table>

**Address:** A316 Chetsey Rd, Twickenham - between Whitton Roundabout & London Rd Roundabout

Conservation Area

**Potential Designation Category**

<table>
<thead>
<tr>
<th>Potential Designation Category</th>
<th>MOL X</th>
<th>OOLT</th>
</tr>
</thead>
</table>

**Current Use:** Roadside Verge

**Public Access:** Y

**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

**Nature Conservation Value**

<table>
<thead>
<tr>
<th>Nature Conservation Value</th>
<th>High</th>
<th>Moderate</th>
<th>Poor</th>
</tr>
</thead>
</table>

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?**

<table>
<thead>
<tr>
<th>Essential element</th>
<th>Important contribution</th>
<th>Minor contribution</th>
<th>Neutral</th>
<th>Detracts</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
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</table>

**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**

<table>
<thead>
<tr>
<th>Not suitable</th>
<th>Possible designation</th>
<th>Highly recommended</th>
</tr>
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