

Putney Park Lane Management Plan 2010 – 2015

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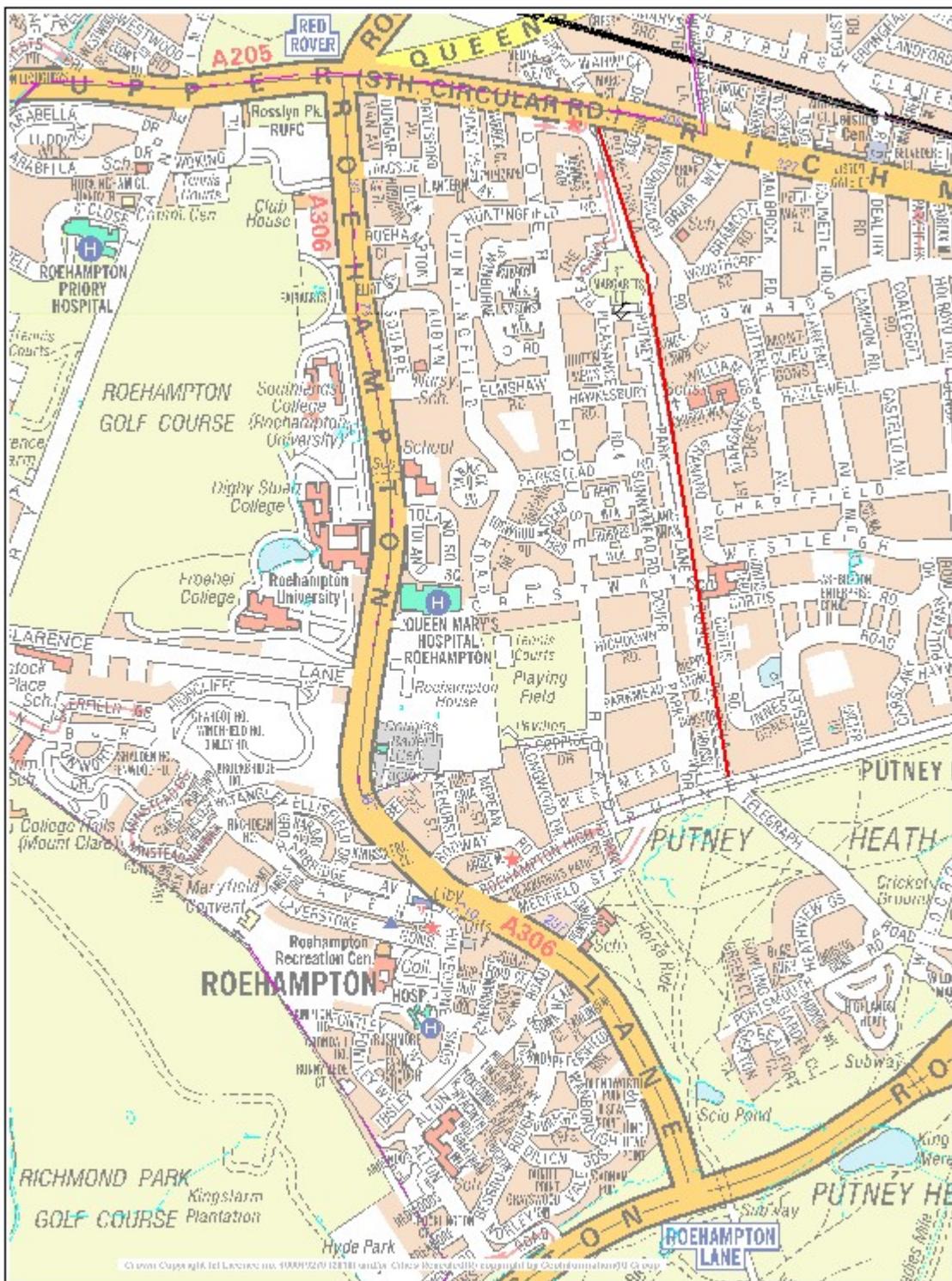
Approved by Wandsworth Council Environment and Leisure Committee in September 2010

Progress against action plan to be monitored annually via the Parks Service AQPR.

Site Description:

Site Name:	Putney Park Lane No known synonyms
Location:	Upper Richmond Road to the north and Putney Heath to the south are the principle gated entrances to the lane, with rear gardens of houses in nearby streets to the east, and roads on the Dover House Road Estate to the west. Map showing location is available on request
Grid reference:	The grid reference of the bottom south west corner of the site is TQ22877403
Council Ward:	West Putney Ward, Elected members for this area are: Cllr Mrs Jane Cooper (Conservative) Cllr Mrs Liz Stokes (Conservative) Cllr Steffi Sutters (Conservative)
Site Area:	The area of the site totals 20,066 square metres (2 ha /4.9 acres).
Tenure:	The site is owned by Wandsworth Borough Council and managed by the Council's Parks Service (part of the Department of Leisure and Amenity Service).
Management:	The site is managed and maintained by Wandsworth Borough Council, with responsibility for the site taken by the Parks Service.
Designations:	Most of the site is within the Dover House Road Conservation Area, with a small section being in the Westmead Conservation Area. It is designated as "Poop Scoop" under the Councils Dog Control Orders.

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Putney Park Lane

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Scale 1/10000
Date 13/8/2010



History:

Putney Park Lane is an unmade, tree-lined road that connects Putney Lower Common and Putney Heath.

An historical landscape management plan for Putney Park Lane was drawn up by Arcady Architects, Chelmsford, for Wandsworth Borough Council in 1997.

The origins of Putney Park Lane are unclear. Putney Park itself was a manorial hunting park belonging first to Archbishops of Canterbury, then later to the king, and was sold by Charles I. Putney Park Lane may have been a mediaeval route that provided access to the hunting lodge at The Pleasance, 300 metres from the northern end. The Lane still detours around this woodland area, although surrounding countryside was 'mixed farmland of pasture and ploughed land' and retained its informal open character at least as late as 1925.

The maps of Roque (1748), Corris (1878) and Milne (1800) all indicate the presence of a large building on the site of The Pleasance. When the Dover House Estate was built in the 1920s, part of a building dating back to the seventeenth century and thought to be part of a keeper's lodge was demolished.

The Lane was favoured during the eighteenth century for the building of villas. A number of fine large houses and lodges remain. During this period it became a formal tree-lined drive.

Putney Park Lane still provides the appropriate historic setting for Regency Lodge (Grade 2), Lower Lodge, and South Lodge. Visually the Dover House Estate is linked to the Lane and forms a significant part of its character.

Site Features:

Putney Park Lane is a historic lane dating back at least 300 years. With mature trees on each side, an unmade road surface and restricted vehicle traffic, it has retained much of its rural character. It is over three quarters of a mile long, with access from adjoining roads at various points.

The site is well lit by street lights along its length.

The overall impression is of an open rural area, with minimal work needed to maintain its low key character.

Safe & Secure:

The lane is mainly open in nature, although relatively quiet and secluded, especially in some sections.

Welcome:

Entrances vary from the attractive gated entrances at each end, to small, less attractive pedestrian entrances along its length. Various signs at the northern and southern entrances create a cluttered effect. There is no sign showing the historic nature of the lane. There are some limited areas of spring flowering bulbs, although these are not native varieties.

Clean and well maintained:

Areas of grass are mown regularly to maintain a short dense sward. Nettles, bramble and other growth are cut back at least annually. There is a regular litter collection programme for both general litter and dog waste. The trees are inspected on a regular rotation, to identify any works that may be required to maintain a healthy tree stock. The unmade surface has extensive numbers of potholes at the northern end. This appears to be due to the relatively high number of vehicles accessing the church.

Occasionally, drugs paraphernalia is found in some parks. A system has been devised to ensure safe removal and recording of each incident. This helps to ensure staff and park users are protected, and Metropolitan and Parks Police informed. Steps to minimise drug use in parks can then be undertaken using this information. Drugs paraphernalia has not been found recently at Putney Park Lane.

Health and well-being

Putney Park Lane is essentially an area to walk to and along. The most regular visitors on foot are dog walkers, with others using the lane to access St Margaret's Church (usually by car), the nearby school or simply to access nearby streets.

Community involvement:

Members of the Putney Society annually walk the lane with Council officers to keep appraised of its condition.

Service delivery:

Landscape maintenance, including litter collection, is carried out by contractor and monitored by the Parks Operational team based at Wandsworth Common.

Structural maintenance of buildings paths and railings is the responsibility of the Premises section of the Leisure and Amenity Department. Street lighting is maintained by the Technical Services Department, but funded by Parks Services

Staff skills & knowledge:

Skills required to manage this site include basic horticultural maintenance including the use of mowing and strimming machinery. A higher level of knowledge is required for maintenance of trees. General building and engineering skills are required to maintain structures, paths and railings.

Sustainable approach:

The site is generally managed without the use of pesticides. Weeds are occasionally controlled with glyphosate.

Finance:

Maintenance costs are met from Parks budgets covering all small parks. There is no separate budget for this site within the Parks Service.

Current Management:

All horticultural maintenance and litter clearance is as specified in the Parks Service Horticultural Maintenance contract, which includes all routine grass cutting, litter collection, weed clearance, shrub pruning and other routine horticultural tasks. All work that does not fall under this contract is carried out under additional works programmes by order with the main contractor or outside contractors depending on the scope of the work entailed.

Trees:

There are mature and semi mature trees on the site including large Hollies. These trees are inspected every 3 years and were in general good health at their last inspection.

Ornamental planting:

Apart from areas of flowering bulbs there are no ornamental plants, with weeds, tree suckers and scrub being pruned or trimmed as required.

Seats:

There are no seats on the lane.

Bins:

There are litter and dog waste bins at points along the lane. The litterbins are of steel with a rubberised lid, model HG 66 manufactured and supplied by Earth Anchors plc The colour is dark green (RAL 6005) Fixed in conjunction with these bins are dog waste bins, identical except for colour, being red (RAL303).

Hard / paved surfaces:

There are no paved surfaces. The lane surface is repaired very occasionally when pot-holes become too deep.

Lighting:

There is lighting along the length of the lane.

Fencing:

Low hoop top metal railings form the boundary along parts of one side.

Sections of this have recently been repaired and painted.

Other fencing is generally the responsibility of the owner of the adjacent properties. There are two wooden 5 bar gates at the north and south entrances to the lane.

Services:

There is no water, electricity, gas or telephone supply to the lane, other than electric supply to the lighting columns.

Future Management:

Safe & Secure:

Routinely prune plant growth to maintain views through the site.

Welcome:

Review existing signs at the northern and southern entrances, and install a separate sign with details of the historic nature of the lane. Review areas of flowering bulbs, to consider replacing or extending with native varieties more appropriate to the site.

Clean & well maintained:

The area overall looks reasonably tidy and cared for, with minimal routine work to retain the rural character of the site being needed.

Health and well being:

Additional signs such as a historic interpretation board or distance markers may encourage more local residents to walk along the lane.

Community involvement:

Maintain liaison with the Putney Society.

Sustainable approach:

Maintain restriction on the use of pesticides.

ACTION PLAN

Code	Aim	Objective	Action / task	Target date	Who
PPLa1O1	To make Putney Park Lane a place where people feel safe and secure	Ensure users can readily see all areas	Maintain routine pruning	Ongoing	Parks Service
PPLa2O1	To make Putney Park Lane welcoming and define a sense of place		Review current signs Redesign as appropriate		Parks Service
PPLa202		To provide information on the history of the site.	Design & install signs at 2 or 3 entrances.	As funds allow	Parks Service Graphics
PPLa203		To maintain historic nature of the site	Review current spring bulb planting. Replace / extend with native varieties as appropriate	Spring / Autumn 2011	Parks Service
PPLa301	To provide a clean and well maintained Park	To maintain current standard	Maintain routine litter clearance & other tasks	Ongoing	Parks Service
PPLa4O1	To provide a park which contributes to the health and well-being of all who use it.	Encourage use of the lane	Install additional signs with historic & other information (e.g. distance to be walked)	As funds allow	Parks Service

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Code	Aim	Objective	Action / task	Target date	Who
PPLa501	To effectively engage with, and involve, the community in decisions made relating to Putney Park Lane.	To carry out consultation with different user groups to influence the enhancement of this park	Continue contact with Putney Society & others	Ongoing	Parks Service