

The Pleasance Management Plan 2010 – 2015

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

Site Description:

- Site Name: The Pleasance
No known synonyms
- Location: The Pleasance is bounded to the north, west and south by roads and housing on the Dover House Estate, and to the east by Putney Park Lane (unadopted).

Map showing location is shown on the following page
- Grid reference: The grid reference of the bottom south west corner of the site is TQ22617502
- 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 12,325 square metres (1.23 ha / 3 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: The council has adopted planning policies, which aim to protect and enhance the quality of life, and improve economic and social opportunities. They are the basis for promoting and controlling development in the borough. The current statutory development plan for the borough comprises the Wandsworth Unitary Development Plan (UDP), adopted August 2003.

Under the Unitary Development Plan (UDP) – this site is designated as “Other Larger Protected Open Space Sites”.

The site is designated as “Poop Scoop and “Dogs on Lead by Direction” under the Councils Dog Control Orders. The Multiple Dog walking Bye Laws also apply to this site. This limits the number of dogs that can be walked without obtaining a licence from the Council (Parks Police)

The Pleasance Park Management Plan 2010



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The Pleasance

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Scale 1/2500
Date 13/1/2010



History:

The Pleasance was the mediaeval site of a hunting lodge belonging to the Archbishop of Canterbury. 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.

By the eighteenth century the hunting lodge had been replaced by one of a number of grand houses along the length of Putney Park Lane. Briar Walk follows a line north-east from the Pleasance where an avenue of trees connected the grand house with the Upper Richmond Road. The Pleasance has retained its woodland appearance and now it provides a quiet open space for residents of the adjacent Dover House Road Estate.

The land to the west of Putney Park Lane had previously been estates of two large houses, Dover House and Putney Park House. Both estates were purchased by the LCC soon after WWI. Putney Park House is still standing but Dover House was demolished to make way for the new estate. In the 1920s the LCC built the Dover House Road Estate as a cottage estate inspired by the Garden City movement and the pioneering town planning of Barry Parker and Raymond Unwin. The estate retains architectural significance.

The common characteristic of the LCC cottage estates is picturesque Arts and Crafts influenced housing, often with excellent brickwork detailing. It was the intention at Dover House Estate to create housing in groups that overlooked or had access to open space, to provide a sense of intimacy and individuality, and the estate was laid out with cul de sacs, generous verges, street trees and front privet hedging, as well as communal green spaces, the largest of which is The Pleasance overlooked by a crescent of cottages to the west. Three allotments site were provided in backland areas behind houses, two of which remain.

Site Features:

The Pleasance is a large open area of grass and trees. Original ornamental railings (some in poor condition) separate the area from Putney Park Lane. Two worn earth “desire line” footpaths cross the site.

There are 3 park seats of differing types and 3 litter bins with 3 dog “Poop-Scoop” bins mounted as combined units.

The site is well lit with 12 street lights, installed by the Housing Department just prior to L&A Department taking responsibility for the site.

A recent proposal to install a playground has been suspended due to lack of funding.

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

Safe & Secure:

All areas of the site are visible from outside and from within.

The area is designated as “Poop Scoop” under current byelaws. Signs to this effect have recently been installed.

Welcome:

There are recently installed signs at the three main entry points, which encourage responsible use of the area and give contact details.

The bare earth paths are likely to be muddy in winter and the poor condition of some of the railings is visually unappealing.

Clean and well maintained:

The grass is mown regularly to maintain a short dense sward. 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 which may be required to maintain a healthy tree stock.

Paved areas surrounding the three seats are in poor condition and some edges to the site are badly eroded by passing road traffic.

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 The Pleasance.

Health and well-being

The Pleasance is essentially a “sitting out” area. It provides a destination to walk to and a pleasant “green” experience for the many people walking across it to gain access to nearby roads. Passive use of the area contributes to the health and well being of visitors.

Community involvement:

There is no known organised community involvement currently. Residents and local schools were involved in the recent (now suspended) proposals to install a playground.

Service delivery:

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

Structural maintenance of railings is the responsibility of the Premises section of the Leisure and Amenity Department and lighting columns are maintained by the Housing Department.

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 or watering. 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.

Wandsworth Open Space Study

In 2006, the Wandsworth Planning Office carried out an Open Space Study. As part of that Study, a quality assessment of all of the open spaces in the Borough was carried out. The range and condition of facilities within each open space were assessed using a scoring criterion derived from the Civic Trust Green Flag standard assessment which is also consistent with the GLA guidance.

The criteria included the assessment of the quality of natural and landscape features, conservation of buildings and structures, provision of interpretation facilities, standards of arboricultural management, whether the space was welcoming, its accessibility and safety, signage, levels of personal security, dog-fouling, cleanliness, standards of horticultural maintenance and the overall appropriateness and quality of provision of facilities for the site.

All aspects were scored between 0 and 10, with below 5 being poor, 5-6 Fair, 7 good, 8 very good, 9 excellent and 10 exceptional.

In this assessment, The Pleasance had an overall quality average score of **6.1**, which puts it just above the 'Fair' rating. Suggested improvements included replacing seats, improving the grass under trees and formalising the paths to improve access.

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 several mature trees on the site and younger saplings. These trees are inspected every 3 years and were in general good health at their last inspection.

Ornamental planting:

The few scattered shrubs are pruned or trimmed as required.

Seats:

There are three seats within this park of two differing types. Two are a type used on public highways in the Borough and one is of recycled plastic boards on a painted steel frame. One wooden seat is in very poor condition, one wooden seat is in reasonable condition and the recycled plastic seat has suffered some fire damage.

Bins:

There are three litterbins. These are made 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 each bin are three dog bins, identical except for colour, being red (RAL 3003). All bins are in good condition.

Hard / paved surfaces:

There are no formal paths, and paved areas around seats need repair or replacement. There is currently no intention to pave the informal paths, although surfacing them in a similar material to Putney Park Lane may be appropriate to the site.

Lighting:

There are 12 lighting columns in good condition, although several have no identifying numbers.

Fencing:

Low hoop top metal railings form the boundary on one side. Parts of this have recently been repaired and painted.

Services:

There is no water, electricity, gas or telephone supply to the park.

Future Management:

Safe & Secure:

Routinely prune shrubs to maintain views through the site.

Welcome:

Consider what improvements could be made to the informal bare earth paths running across the site. It may be appropriate to add materials to improve drainage, rather than to provide an engineered surface such as tarmac. Continue programme of repairs to boundary railings.

Clean & well maintained:

The area overall looks tidy and cared for, although some work to the seating and paved areas is needed. Consider options to prevent damage to grass edges from passing traffic.

Health and well being:

The improvements above should help increase use of the area and thereby contribute to the health and well being of local residents.

Community involvement:

Liaise with Play Services to involve local community if funding for proposals to install play facilities is restored.

Sustainable approach:

Maintain restriction on use of chemicals.

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ACTION PLAN

Code	Aim	Objective	Action / task	Target date	Who
PL1O1	To make The Pleasance a place where people feel safe and secure	Ensure users can readily see all areas	Maintain routine pruning of shrubs		
PL2O1	To make The Pleasance welcoming and define a sense of place	To provide adequate access across the site	Consider options to improve paths		Parks Service
		Repair or replace railings	Liaise with L& A Premises		Parks Service L&A Premises
PL3O1	To provide a clean and well maintained Park	To provide adequate seating	Replace seats and repair paving		Parks Service
PL3O2		To prevent damage from vehicles	Discuss options with Technical Services Department		Parks Service Technical Services Dept
PL4O1	To provide a park which contributes to the health and well-being of all who use it.	To increase cycle facilities to and within parks.	Investigate the potential for cycle parking		Parks Service
PL5O1	To effectively engage with, and involve, the community in decisions made relating to The Pleasance.		Use contacts made with Play Services as needed	Ongoing	Parks Service