



www.landuse.co.uk

Tooting Common Conservation Plan

Prepared by LUC in association with Huntley Cartwright
August 2015

Project Title: Tooting Common Conservation Plan

Client: Wandsworth Council

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal
V6.0	25/08/2015	Final	Sebastian West/Peter Lawrence	Jenny Esdon	Adrian Wikeley



www.landuse.co.uk

Tooting Common Conservation Plan

Prepared by LUC in association with Huntley Cartwright
August 2015

Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
Mapping & Visualisation

LUC LONDON
43 Chalton Street
London
NW1 1JD
T +44 (0)20 7383 5784
london@landuse.co.uk

Offices also in:
Bristol
Glasgow
Edinburgh



Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD
LUC uses 100% recycled paper

Contents

1	Introduction	1
	Background and purpose of the plan	1
	Structure and scope of the conservation plan	1
	Limitations	1
	Study area	1
	Acknowledgements	2
2	Historical development	5
	Sources of information	5
	Summary of the development of Tooting Common	6
3	Background and management information	36
	Designations	36
	Geology	40
	Topography	40
	Archaeology	40
	Arboriculture	41
	Buildings	44
	Ecology	47
	Hydrology	48
	Planning context	50
	Factsheet	54
4	Current condition and character	60
	1. Tooting Graveney Woods	62
	2. Dr Johnson Field	64
	3. Café Field	66
	4a. Main pond	68
	4b. Lido Field	70
	5. Streatham Woods	72
	6. Bedford Hill Woods	74
	7. The Triangle	76
	8. Emmanuel Road	78
	9. Tooting Bec Road	80
5	Assessment of significance	82
	Introduction	82
	Assessing Significance	82
	The significance of Tooting Common	84
6	Consultation	88
	Methods of consultation	88
7	Issues, risks and opportunities	94
	Heritage	94
	Managing information about the heritage	96
	Built environment and infrastructure	97
	Natural environment	99
	Community and recreation	102

8	Conservation strategy and policies	104
	Background	104
	Conservation and management strategy	105
	Policies	105
	Restoration proposals	114
9	Action plan by character area	116
10	Heritage impact assessment	131
11	Implementation, monitoring and review	136
	Implementing the plan	136
	Appendix 1: Bibliography	138
	Appendix 2: Ecology policy and legal considerations	141
	Appendix 3: Assessing ecological significance	145
	Appendix 4: Consultation with heritage stakeholders	149
	Appendix 5: Record from the London Parks and Gardens Trust	160
	Appendix 6: List Entry from Historic England	163
	Appendix 7: Sources of funding	166

Tables

Table 2.1: Value/Importance of the view as a whole.	30
Table 2.2: Key views within Tooting Common	31
Table 3.1: Historic tree avenues	43
Table 3.2: Buildings on Tooting Common	44
Table 3.3: Tooting Common Factsheet	54
Table 6.1: Summary of consultation responses from heritage stakeholders	91
Table 9.1: Action Plan	117
Table 10.1: Heritage Impact Assessment	131

Figures

Figure 1.1: Location plan	3
Figure 1.2: Location of features	4
Figure 2.1: Tooting Common c. 1746	20
Figure 2.2: Tooting Common c. 1862	21
Figure 2.3: Tooting Common c. 1868-75	22
Figure 2.4: Tooting Common c. 1895-96	23
Figure 2.5: Tooting Common c. 1916	24
Figure 2.6: Tooting Common c. 1949-53	25
Figure 2.7: Design elements and views	29

Figure 3.1: Designations	39
Figure 3.2: Site ownership	58
Figure 3.3: Access and circulation	59
Figure 4.1: Character areas	61
Figure 6.1: Value of heritage features (where 1 is poor and 10 is excellent)	88
Figure 8.1: Masterplan	115

1 Introduction

Background and purpose of the plan

- 1.1 *'The Commons of Greater London have a peculiar charm in their freedom and their natural beauty as opposed to the restrictions and the artificialness of a made park'* Lt. Col. J.J. Sexby LCC Superintendent of Parks 1905.
- 1.2 Wandsworth Council has won initial funding from the Heritage Lottery Fund (HLF) for a project to explore the cultural and natural heritage of Tooting Common. The project – called the *Tooting Common Heritage Project* – involves restoring biodiversity and habitats, unravelling hidden history, conserving and restoring heritage features, teaching people about the Common's rich past and biodiversity and providing new volunteering opportunities and skills that people can use in the future. Initial funding has been awarded to Wandsworth Council to develop these plans and to apply for a full grant in the coming years. The project is currently live and any thoughts and views regarding Tooting Common will be shared as new information becomes available.
- 1.3 A Conservation Plan is needed to guide the protection and conservation of Tooting Common and its heritage for the enjoyment of future generations. This Conservation Plan aims to guide the future management of Tooting Common through drawing together existing documents, studies and findings of public consultation surveys to develop a Masterplan and a unified approach to conservation. This plan sets out objectives which underpin a series of actions. These actions are prioritised and will inform the project to conserve and enhance the common, open access land and Site of Metropolitan Importance for Nature Conservation.
- 1.4 The compilation of the Conservation Plan will complement a phase two HLF Heritage Grant and application alongside an Activity Plan and a Management and Maintenance Plan which will be produced separately although information would be shared throughout the process.
- 1.5 This conservation plan is to be used by Wandsworth Council, stakeholders, consultants and by any future users of the site.

Structure and scope of the conservation plan

- 1.6 This Conservation plan considers the management of Tooting Common as a whole. **Chapters 2 - 6** highlight the significance of Tooting Common and existing issues and vulnerabilities. **Chapters 7 - 10** develops a strategy for the conservation of the whole of Tooting Common along with clear objectives and an action plan.

Limitations

- 1.7 It is possible that further information will become available after the completion of this report. Any new information should be acknowledged by the stakeholders and incorporated into revisions of the conservation plan.

Study area

- 1.8 Tooting Common is 92 hectares (221 acres) and located in the London Borough of Wandsworth in south London with Streatham in the east and Balham in the west. The address of Tooting Common is: Tooting Bec Road, SW16 1RT (OS grid reference TQ 29264 72315).

- 1.9 A location plan is provided in **Figure 1.1**, which also shows the boundary of the Common and site features are identified in **Figure 1.2**.
- 1.10 This Conservation Plan builds on the work and reports already undertaken for Tooting Common focusing in more detail on the specific issues that need to be addressed through a conservation strategy for Tooting Common. The plan takes in the whole of the site including Tooting Bec Common to the north and Tooting Graveney to the south.

Acknowledgements

- 1.11 LUC gratefully acknowledges the assistance provided by the following persons, archives and organisations during the completion of this report:

Tooting Common Management Advisory Group

Wandsworth Council

Lambeth Council

Community First Partnership (CFP)

The Friends of Tooting Common

London Wildlife Trust

London Parks and Gardens Trust

Open Spaces Society

Groundwork

The Woodfield Project

Streatham Society

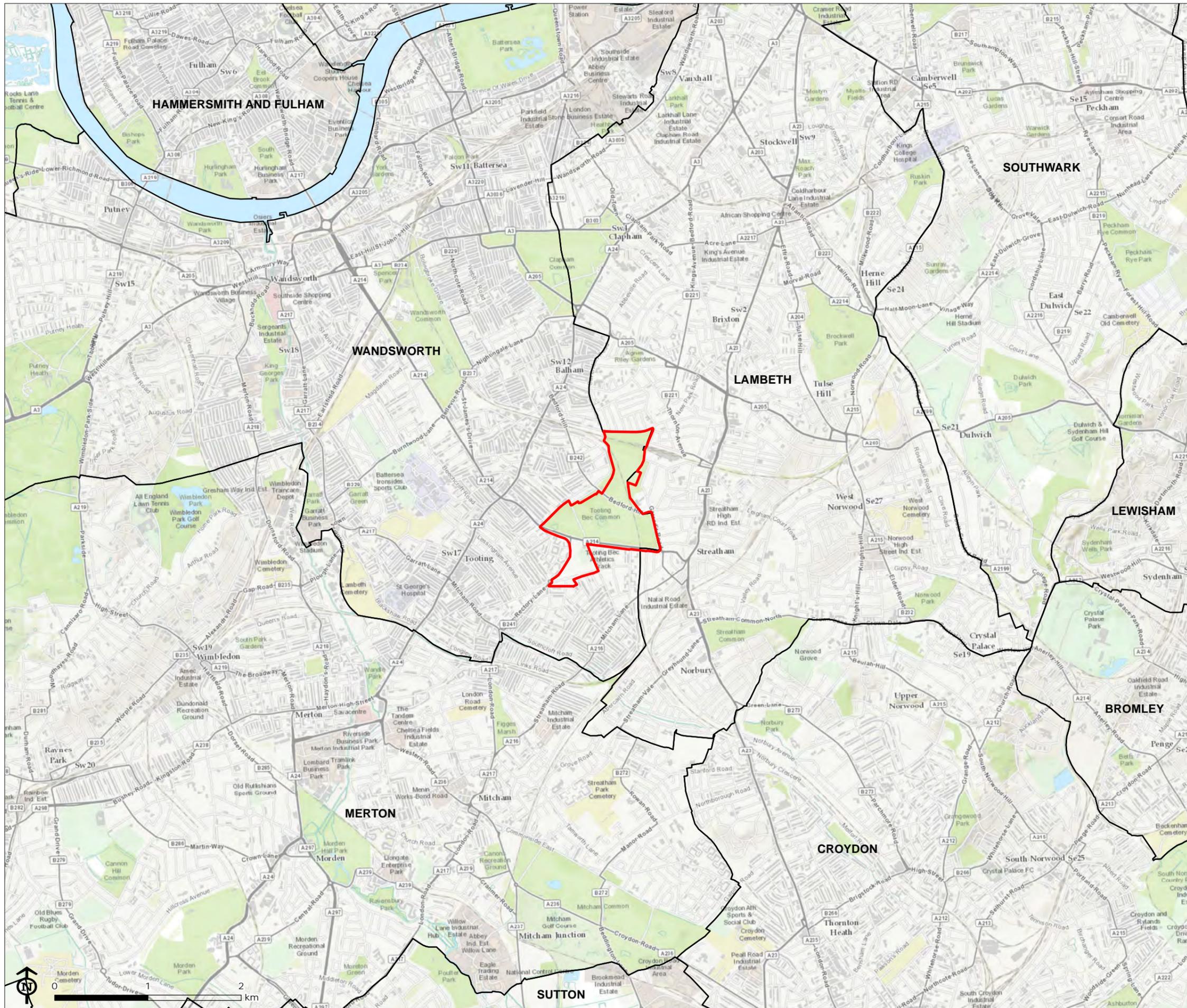
Balham Society

South London Swimming Club

The Wandsworth Historical Society

Tooting History Group

Historic England



Tooting Common Conservation Plan

Figure 1.1:
Location Plan

- Study area boundary
- London Borough boundary

Map Scale @ A3: 1:40,000



Figure 1.2:
Study Area Boundary and Site Features

 Study area boundary



Map Scale @ A3: 1:8,000



2 Historical development

- 2.1 This chapter provides an overview of the historic context and development of Tooting Common and records significant events in the development of the landscape. The history of Tooting Common is key to identifying remnant features and understanding the character and significance of the site. A more in depth description of the historical context is provided by Dr Katy Layton-Jones in the historical research project "*The Common Story*"¹.
- 2.2 This chapter provides details of the evidence that exists of those events as archaeological findings and records, aerial photography, LiDAR survey data and geophysical data. A more detailed analysis of the development of the landscape of the Common follows.

Sources of information

- 2.3 This section draws primarily on the following reports and guidance:
- The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*
 - Greenwood, P. March 2015. *Some notes and comments on the prehistoric and Roman periods in the area of the Tooting Commons*
 - Kenrick P. and Cornish C. (Natural History Museum London), March 2015. *Assessment of the Tooting Common Fossil Tree for the Tooting Common Heritage Project.*
 - Treework Environmental Practice, March 2015. *Tree Condition Survey – Summary Report*
 - Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment.* London: MOLA
 - Heritage Gateway Website, 2015. Available at: <http://www.heritagegateway.org.uk/gateway/> (Accessed 29 April 2015)
 - Friends of Tooting Common Website, 2015. Available at: <http://www.friendsoftootingcommon.org.uk/history.html> [Accessed 29 April 2015]
 - London Gardens Online Website, 2015. Available at: <http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=WND063> [Accessed 29 April 2015]
 - Heritage Lottery Fund, 2012. *Conservation Plan Guidance*
 - Wandsworth Council (Wandsworth Conservation & Design Group), 2011. *Heaver Estate Conservation Area Appraisal and Management Strategy*
 - English Heritage 2011. *The Setting of Heritage Assets – English Heritage Guidance*
 - Wandsworth Borough Council, 2009. *Streatham Park Conservation Area Appraisal & Management Strategy*
 - English Heritage, 2008. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.* Swindon: English Heritage
 - English Heritage, 2008. *Seeing the History in the View: A method for assessing heritage significance within views*
 - Lambert, D. and William, S. 2005. *Commons, Heaths and Greens in Greater London Report,* short Report for English Heritage

¹ Dr Katy Layton-Jones, 2015. *The Common Story*

- Clayden, P. (Open Spaces Society), 2003. *Our Common Land – the law and history of common land and village greens* (fifth edition). Oxon: Open Spaces Society
- Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications
- Wandsworth Borough Council, 1998. *Garrad’s Road Conservation Area Character Statement*
- Gower G. 1996. *A History of Suburban Streatham. Ideal Homes: Suburbia In Focus. The London Boroughs of Bexley, Bromley, Greenwich, Lambeth, Lewisham, Southwark and the University of Greenwich* (www.ideal-homes.org.uk/lambeth/main/streatham.htm)
- Lambeth Council, 1996. *Hyde Farm Estate Conservation Area Appraisal [pdf] Lambeth Council*. Available at: <http://www.lambeth.gov.uk/sites/default/files/HydeFarmEstateDesignationAppraisal.pdf> [Accessed 08 May 2015]

2.4 For the archaeological survey within a 500m radius of the study area the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC) were the primary archives consulted for the assessment conducted by the Museum of London Archaeology (MOLA). As stated by MOLA (2015)² The following sources were also consulted to inform the archaeological report:

- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications
- English Heritage – information on statutory designations including scheduled monuments and listed buildings The National Record for the Historic Environment (NRHE) was also consulted via the Pastscape website.
- The London Society Library – published histories and journals
- Wandsworth Heritage Service, Battersea – historic maps and published histories
- Lambeth Archives – historic maps and published histories
- Groundsure– historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
- British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data
- National Air Photograph Library at the National Monuments Record in Swindon – vertical and specialist (oblique) air photographs
- Bluesky – LiDAR remote sensing data
- Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.

Summary of the development of Tooting Common

2.5 The following section describes the key changes within the landscape of Tooting Common throughout early history up until the present day. These are illustrated with archive images and illustrations where appropriate. Further assessment of the historic development of each of the character areas of Tooting Common are described in **Chapter 4** current condition and character.

2.6 The development of the Common is described in the Conservation Plan in four phases, as follows:

- Early history up to the end of 17th Century
- 18th Century

² Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

- 19th Century
- The 20th Century until the present day

2.7 **Figures 2.1 and 2.2** depict maps from 1742 and 1862 respectively with the existing study area boundary overlaid to help understand the historic development within the landscape since these dates. In addition **Figures 2.3 to 2.6** depict Ordnance Survey plans from 1862 up until 1949-53 overlaid on an existing Ordnance Survey plan of the site. These help show the landscape structure during these times in addition to the landscape evolution since these dates until the present day. The maps are provided in sequence at the end of the timeline section to clearly illustrate many of the key developments described below.

Early history up to c. 1699

Key changes and associations - Early history up to c. 1699

- Potential for Prehistoric and Roman settlements
- **C14:** Hyde Farm Estate developed to the north.
- **1404:** The causeway feature is recorded (near current Elmbourne Road and Tooting Bec Road).
- **AD 1485- AD 1699:** boundary feature developed adjacent to the York Ditch (current Dr Johnson Avenue). This marked the historic parish boundary between Streatham (common land of Tooting Bec) and Tooting Graveney.
- **Late C16:** Oaks running obliquely to Garrad's Road from Tooting Bec Road to Bedford Hill were planted as part of an avenue possibly by Robert Forth. A double line of elms were also planted during this time probably by the Duke of Bedford along southern boundary of Common.
- **1600:** Dr Johnson Avenue is planted with an avenue of oak trees believed to commemorate a visit to Tooting by Queen Elizabeth I.

- 2.8 **800,000 BC – AD 43: Prehistoric:** There is evidence of man in the area from Palaeolithic times, it is likely watercourses would have attracted early settlement. Hand axes and Iron Age coins have been identified although there has been a lack of archaeological investigation which could yield further finds. The northern half of the Common is likely to have been woodland and the southern half providing suitable land for cultivation.³
- 2.9 **AD 43 – AD 410: Romano-British:** Archaeological evidence suggests a network of Roman roads and associated communities crossed the area and connected with Londinium (now called the City of London) and Noviomagus Reginorum (now called Chichester). Finds have included Roman coins and ornaments just outside of the study area boundary to the south eastern tip of the Common. A Roman burial ground has been identified near the Lake at the centre of the Common and Roman Roads near the current Balham High Road to the west and near the current Streatham and Clapham High School (*ibid*).
- 2.10 **Ad 410 – AD 1066 Early medieval (Saxon):** The historic parish of Streatham developed within the northern half of the Common and the parish of Tooting Graveney developed in the southern half. These are likely to have formed out earlier Saxon, manorial estates. Arable land and pasture developed during this period (*ibid*).
- 2.11 **AD 1066 – AD 1485 Later medieval period:** The ownership boundary between the common land of Tooting Bec in Streatham to the north and the parish of Tooting Graveney would have been delineated by a boundary feature such as ditch or fence along the current Dr Johnson Avenue. The two commons became communally owned and therefore used for grazing of livestock and natural resources with building restricted (*ibid*).
- **1066-1154:** The area known as Tooting Graveney came in to the possession of the De Gravenel family. Upper Tooting, or Tooting Bec (historically part of Streatham), appears as a distinct area and was held by the Abbey of Hellouin Bec, in Normandy, thus acquiring the "Bec" in its name.⁴
 - **1086:** Tooting appears in the Domesday Book of 1086 as Totinges.

³ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

⁴ Wikipedia Website, 2014. *Tooting Commons*, [online] Available at: <http://en.wikipedia.org/wiki/Tooting_Commons> [Accessed 01 May 2015].

- *C14*: The area to the north and outside of the Common was known as the Hyde and later as Hydefelde. Presently known as the Hyde Farm estate, Balham.⁵
- *1404*: The causeway developed known as Crosweye during this time due to the watery conditions of the common. This comprised the stretch of current Tooting Bec Road from Elmbourne Road to just beyond Dr Johnson Avenue. Latterly known as Cawsey in 1668 and Streatham Lane and Long Road. Church lane was the ancient way from Tooting Graveney village to the common in the south-western edge of the common (*ibid*).

2.12 **AD 1485 – AD 1699**: The ownership boundary between the common land of Tooting Bec in Streatham to the north and the parish of Tooting Graveney would have been delineated by a boundary feature such as a ditch (the York Ditch) or fence along the current Dr Johnson Avenue (*ibid*).

- *1487*: Site called Nicholas is located on the current corner of Tooting Bec Gardens with Garrad's Road (*ibid*).
- *1576*: To the south of the common near the current Colson Way the medieval house and estate of Moorefields was rebuilt (*ibid*).
- *1583*: A house is built at the site called Nicholas located on the current corner of Tooting Bec Gardens with Garrad's Road (*ibid*).
- *1597*: To the north of the Common an area of land called the Hyde developed during the Middle Ages, and later as Hydefield. In 1587 the field was purchased by Richard Martyn who then sold it to Emmanuel College Cambridge, which had been founded three years earlier. Land was subsequently leased for farming.⁶
- *Late C16*: Oaks running obliquely to Garrad's Road from Tooting Bec Road to Bedford Hill were planted as part of an avenue possibly by Robert Forth. Avenue appears to focus on the site of Tile Kiln Farm. This was believed to commemorate the visit of Queen Elizabeth I to his Streatham house. A double line of elms were also planted during this time probably by the Duke of Bedford. These mark the southern boundary along Tooting Bec Road from the current Ambleside Avenue to Dr Johnson Avenue (*ibid*).
- *1600*: It is thought an avenue of oak trees were planted by local resident Sir Henry Maynard along what is now Dr Johnson Avenue believed to commemorate a visit to Tooting by Queen Elizabeth I in 1600.⁷ The original avenue continued south beyond Tooting Bec Road to the current Ullathorne Road.⁸
- *1697*: Tile Kiln Farm was known during this period to the north of current Garrad's Road. It was a site of medieval tile and brick making previously known as The Tyle House (in 1506) and Heath Farm (*ibid*).
- *C17*: Kingsland's House is a medieval farmhouse known during this time located between the Common and Culverden Road and just north of the Priory (*ibid*).

⁵ Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

⁶ Lambeth Council, 1996. *Hyde Farm Estate Conservation Area Appraisal* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/HydeFarmEstateDesignationAppraisal.pdf> > [Accessed 08 May 2015].

⁷ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

⁸ Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

18th century

Key changes and associations – 18th century

- **c. 1729:** An additional line of trees were probably planted between the current Dr Johnson Avenue and Garrad's Road to the north of Tooting Bec Road by Ralph Thrale of Streatham Park.
- **1740s:** Streatham Park developed by the Thrale family to the south of the Common. Common land was enclosed to enlarge the estate.
- **1746:** Rocque's map shows largely pasture within the Common. The northern edges of the Common are enclosed and under arable during this time.
- **C18:** Dr Johnson the 18th-century English writer and lexicographer was connected with the area through his friendship with the Thrale family who lived nearby in Streatham Park.

- 2.13 **1706:** Moat Field and part of Covy's Farm was located outside and to the north-west of the Common. Possibly marking a medieval moated farmhouse known as "Balams" (*ibid*).
- 2.14 **1709:** It was decreed that no one should take more furze than they could carry on their shoulders; the use of carts was banned completely.⁹
- 2.15 **1729:** An additional line of trees were probably planted between the current Dr Johnson Avenue and Garrad's Road to the north of Tooting Bec Road by Ralph Thrale of Streatham Park.¹⁰
- 2.16 **1730s:** During the late 1730s Furzedown House was built, outside of the Common to the south-west (*ibid*).
- 2.17 **1740s:** To the south of the common near the current Colson Way the medieval house and estate of Moorefields was developed as Streatham Park by the Thrale family. Common land was enclosed to enlarge the estate. The House was often visited by Dr Johnson, Edmund Burke, David Garrick and Sir Joshua Reynolds. Home of Lord Shelbourne, Prime Minister during the early 1780s. The house faced Tooting Bec Common (location is marked by a Streatham Society blue plaque in Colson Way) (*ibid*).
- 2.18 **1746:** Rocque's map shows the majority of the Common as open pasture with a track extending north-west to south-east across the Common from the village of Streatham towards the direction of Balham village. During the early C18 Dr Johnson Avenue consisted of three rows of trees. The additional row may have been planted by the Duke of Bedford (*ibid*). The northern edges of the Common are enclosed and under arable use during this time.¹¹
- 2.19 **1752:** Wood Lodge house is rebuilt located on the current corner of Tooting Bec Gardens with Garrad's Road. It was latterly the home of Sir Dudley Ryder, Lord Chief Justice during 1750s, Rowland Richardson (miniature painter) in the 1790s and Sir Arthur Blackwood, secretary to the Post Office during the 1880s. Earl Roseberry stayed at the house when a boy.¹²
- 2.20 **1790:** Streatham Parish Workhouse was built on an enclosed piece of common land located next to Dr Johnson Avenue by Hillbury Road. Later used as a warehouse (*ibid*).
- 2.21 **C18:** Dr Johnson 18th-century English writer and lexicographer was connected with the area through his friendship with the Thrale family who lived nearby in Streatham Park.

⁹ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

¹⁰ Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

¹¹ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

¹² Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

Portrait of Samuel Johnson commissioned for Henry Thrale's Streatham Park gallery by Sir Joshua Reynolds. Date: 1772.



19th century

Key changes and associations – 19th century

- **C19:** Two pounds (enclosures for livestock) were located within the common.
- **Early C19:** Bedford Hill thoroughfare was constructed.
- **1850s-1860s:** The railways were constructed.
- **1860s:** Bedford Hill Avenue was planted.
- **1862-1867:** Furzedown Lodge was constructed.
- **1866:** Metropolitan Commons Act was passed preventing the Lord of the Manor of Tooting Graveney from taking any more common land for development.
- **1873-1875:** The Metropolitan Board of Works acquired both Commons.
- **1876:** The Priory to the north-west of the Common was the focus of a notable Victorian inquest regarding the Bravo poisoning mystery.
- **1879:** Keeper's Lodge was constructed.
- **1880s :** The Horse Chestnut Avenue was planted.
- **1882:** A "fine old stump" known as Dr Johnson Elm was recorded.
- **1888:** A Keeper's Hut, designed in the Gothic style was constructed near Bedford Hill.
- **1890s:** A golf course was created between Tooting Bec Road and Bedford Hill.
- **1895:** The lake was formed with adjacent keeper's hut.
- **1898:** London County Council positioned the fossilised tree adjacent to the Lake.
- **1880-1 & 1899-1902:** Troops camped at Tooting Common before transport during Boer War.

- 2.22 **Early C19:** Bedford Hill thoroughfare is laid out. Constructed as a route from Streatham to Balham and for access to Bedford Hill House and estate (*ibid*).
- 2.23 **C19:** The site of the pound (enclosure for livestock) for Tooting Bec Manor and Streatham and Tooting Bec village was located near the corner of Garrad's Road with Tooting Bec Road and a short distance away from Dr Johnson Elm. Unringed pigs or unauthorised animals found grazing on the Common were placed in the pound and fined by the Court Leet. Rectory Lane at the south-western corner of the Common known as Back Lane followed an ancient watercourse and marked the parish boundary between Tooting Graveney and Streatham (*ibid*).
- 2.24 **c. 1802:** Telfer's Cottage was built on the north-eastern tip of the Common at the corner with Emmanuel Road and Rastell Avenue. Known also as Parson's Cottage. It was a laundry and unofficial refreshment house (*ibid*).

Telfer's Cottage. Date: n.d. This image was reproduced by kind permission of Lambeth Archives department



- 2.25 **1803:** Bedford Hill House and estate to the north western edge of the Common was built by Richardson Borradaile (*ibid*).
- 2.26 **1810:** Tile Kiln Farm/Heath's Farm to the east of the Common was rebuilt by John Kymer. It later became the home of Robert Garrard the eminent goldsmith (*ibid*).
- 2.27 **1812:** The Priory was built just outside of the Common to the north-west. It was considered a perfect example in miniature of C19 gothic. The Priory was the focus of a notable Victorian inquest regarding the Bravo poisoning mystery of 1876 (*ibid*).
- 2.28 **1841:** Streatham Parish Workhouse is demolished (*ibid*).
- 2.29 **1855:** To the north of the Common running east to west the Crystal Palace Railway was built by the London, Brighton and South Coast Railway (LBSCR). This line ran between Crystal Palace to Wandsworth. Drew's Cottages were constructed for railway workers by current Drewstead Road to the north-east of the Common (*ibid*).
- 2.30 **1860s:** Lodge to Streatham Park stood on the east corner of Aldrington Road with Tooting Bec Road. The site of the pound (enclosure for livestock) for Tooting Graveney Manor and Tooting Village was located near the corner Tooting Bec Road and Elmbourne Road. During this period Henry Doulton, founder of the pottery firm moved to Woodlands a large mansion facing Tooting Graveney Common at the junction with current Clairview Road and Woodnock Road (*ibid*). During this time Crystal Palace Railway embankment was widened.
- 2.31 **1861:** Another line running north to south across the eastern edge of the Common was constructed by the LBSCR. This line connected to Balham to Croydon. Many old oak trees were felled in the process. During this time the Common is largely open consisting of grassland with a scattering of trees. The southern half was larger in extent than the current boundaries and the track between Streatham and Balham is no longer identified.¹³
- 2.32 **1863:** Streatham Park House was demolished to the south of the Common.¹⁴
- 2.33 **1862-1867:** Furzedown Lodge, a Grade II listed lodge was constructed at the south of the Common at the current junction of Furzedown Road and Furzedown Drive. The lodge served Furzedown House, constructed in the late C18. It is one of the last remaining gate-lodges in the Streatham and Tooting area (*ibid*).
- 2.34 **1866:** As London's population was growing, and land was developed for housing, much of the old common land was under threat, which led eventually to the passing of the Metropolitan Commons

¹³ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

¹⁴ Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

Act preventing the Lord of the Manor of Tooting Graveney from taking any more common land for development. It has enjoyed this protection ever since.¹⁵

2.35 **1870s:** Streatham Park Estate developed to the south of the Common.¹⁶

2.36 **1873:** Newly-formed Metropolitan Board of Works acquired Tooting Bec Common.¹⁷

2.37 **1875:** Metropolitan Board of Works acquired Tooting Graveney Common. The landscape predominately included rough heath and scrub in the central and western edges, semi-wooded fields in the north, and an area of open grassland in the west of Dr Johnson Avenue (*ibid*). Tile Kiln Farm/Heath's Farm to the east of the Common was demolished and replaced by Woodfield.¹⁸

Tooting Bec Common. Date: n.d. Credit: Patrick Loobey Collection



Family on Tooting Common. Date: n.d. Credit: Patrick Loobey Collection



2.38 **1876:** The Priory to the north-west of the Common was the focus of a notable Victorian inquest regarding the Bravo poisoning mystery (*ibid*).

2.39 **1879:** Keeper's Lodge built by Elmbourne Road for the Metropolitan Board of Works by Messrs Laing. A good example of Board architecture. Decorative brick plaque on south front with date and monogram of "MBW". On the west side of the lodge a well was dug for the domestic water supply (*ibid*).

2.40 **1880:** Sussex House was built to the south-eastern tip of the Common, to the west corner of Ambleside Avenue. A large house of architectural interest designed by a well known architect, Frederick Wheeler (*ibid*).

2.41 **1880s:** Brick works and clay pit were established near current Rastell Avenue to the north-eastern tip of the Common (*ibid*). The Horse Chestnut Avenue of trees to the west of the lake were also planted.

2.42 **1882:** A "fine old stump" known as Dr Johnson Elm was recorded. Originally surrounded by an oak fence and later by iron railings (*ibid*).

2.43 **1884:** The railway track which connected Balham to Croydon was widened (*ibid*).

¹⁵ London Parks and Gardens Trust Website, 2012. London Gardens Online. *Tooting Common*, [online] Available at: <<http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=WND063>> [Accessed 01 May 2015].

¹⁶ Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

¹⁷ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

¹⁸ Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

The railway through the Common. Date: n.d. Credit: Patrick Loobey Collection



- 2.44 **1888:** A Keeper's Hut, designed in the Gothic style was built in an area known as 'The Plantation' in the middle of the common adjacent Bedford Hill Road. It was of half timbered construction with inset herringbone brick decoration, ornamental barge boards and a decorative tiled roof (*ibid*).
- 2.45 **1890:** London County Council erected boundary posts marking the boundary of the common (*ibid*).
- 2.46 **1890s:** A golf course was created between Tooting Bec Road and Bedford Hill (*ibid*).
- 2.47 **1893:** The ponds at the north-eastern tip of the Common near Rastell Avenue and Emmanuel Road were considered insanitary and filled in (*ibid*).
- 2.48 **1895:** The lake was originally formed as a result of gravel digging but was created as an ornamental feature during this time. To the south east of the lake a small pond was situated known as the Dog Pond. To the west side of the lake stood a keeper's hut, attractively built in wood and surrounded by a fence. Clearance of scrub and additional networks of paths developed (*ibid*).
- 2.49 **1898:** Yew Tree Lodge was constructed at the current West Drive to the south of the Common. It was lived in by the well-known architect Leonard Stokes (*ibid*). The report by the Natural History Museum in 2015 confirmed that "the fossilised tree trunk on Tooting Common was presented to The Balham & District Antiquarian and Natural History Society by local Victorian developer Mr Alfred Heaver. In 1898, the society persuaded London County Council to place the tree on the Common near the central lake. A railing was erected to enclose the fossil, and a plaque with descriptive notice was placed within the enclosure."¹⁹
- 2.50 **1880-1 & 1899-1902:** Thousands of troops camped at Tooting Common while awaiting transport to southern Africa during the Boer war.
- 2.51 **Late C19:** Tooting developed during the late Victorian period. Plantings of horse chestnuts were carried out along the boundaries.

¹⁹ Kenrick P. and Cornish C. (Natural History Museum London), March 2015. *Assessment of the Tooting Common Fossil Tree for the Tooting Common Heritage Project.*

The 20th century until the present day

Key changes and associations – The 20th century until the present day

- **c. 1901:** Telfer's Cottage was demolished at the north-eastern tip of the Common.
- **1905:** The small lake was created (later yachting pond in 1916 now ecology pond).
- **1906:** Tooting Bec Lido and Arts and Crafts café were constructed with subsequent later C20 enhancements.
- **1930s:** The Woodfield Pavilion and recreation ground were constructed and the golf course closes. During this time the athletics track was also built and the drinking fountain erected.
- **1935:** Woodfield House was demolished to the east of the Common.
- **1939-1945 WWII:** Air raid shelters, prefabricated housing, allotments and air defence features were located on the Common.
- **1949:** By this time the tennis courts and putting green had been constructed.
- **1971:** The London Borough of Wandsworth administered both commons.
- **1971 to present day:** Sport and play provision increased with football pitches installed on Lido field, Dr Johnson field and the Triangle.
- **1987:** The Great Storm caused the loss of a large number of trees within the Common.
- **1996:** The boundary of the administrative area of the London Borough of Wandsworth was changed to include the whole of Tooting Common.

2.52 **c. 1901:** Telfer's Cottage was demolished at the north-eastern tip of the Common.²⁰

2.53 **1905:** A hospital was constructed near the current Mantilla Road and site of Tooting House, the C19 manor house of Tooting Graveney, Bushey Down House and Tooting Cottage. Adjacent to the hospital to the north-west was Newlands, a large C19 mansion. During this time the small lake was constructed near Elmbourne Road and Tooting Bec Road junction. The small lake subsequently became a yachting pond (*ibid*).

2.54 **1906:** Tooting Bec Lido dates to this period when the pool was dug as a project for the unemployed, an idea proposed by Reverend John Hendry Anderson (Wandsworth Borough Councillor and vicar of St Nicholas Church, Tooting). Tooting Bathing Lake as was then known opened on the 28 July. The architect was H J Marten (Borough Surveyor). It was the largest fresh water pool in England. The Arts and Crafts style Tea House with adjacent granite drinking fountain was also constructed at this time (*ibid*).

Swimming lake. Date: c. 1911 Credit: Patrick Loobey Collection



The Kiosk. Date: c. 1907 Credit: Patrick Loobey Collection

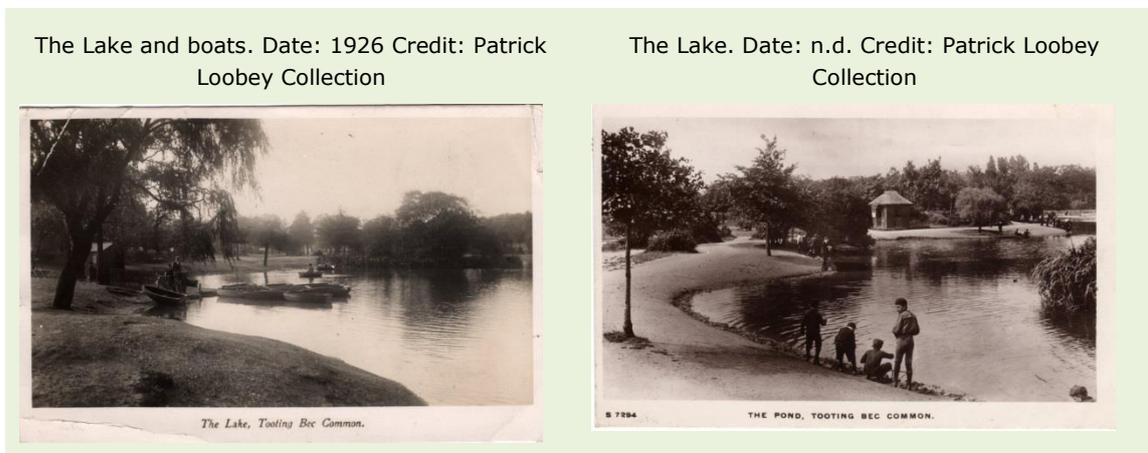


²⁰ Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

- 2.55 **1910:** A wooden footbridge known as the “Rustic Bridge” crossed the York Ditch at the north-eastern end of the current Dr Johnson Avenue (*ibid*).
- 2.56 **1916:** The yachting pond was constructed by this time (*ibid*).



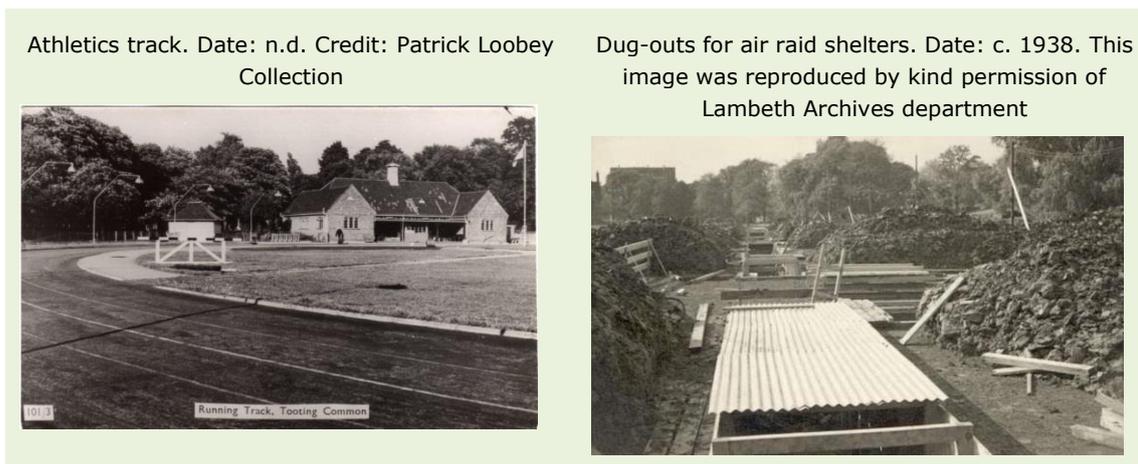
- 2.57 **c. 1919:** Dr Johnson Elm stump disappeared (*ibid*).
- 2.58 **1920:** Wood Lodge to the south-east of the Common on the corner of Tooting Bec Gardens and Garrad’s Road was demolished (*ibid*).
- 2.59 **1920s:** The York Ditch watercourse near Dr Johnson Avenue was open until this time. Boating also commenced on the lake during this period until the 1960s (*ibid*).



- 2.60 **1930s:** The golf course was closed and the Woodfield Pavilion was constructed with adjacent recreation ground (*ibid*).
- 2.61 **1931:** A filtration system was added to Tooting Bec Lido and the changing rooms were improved (*ibid*).
- 2.62 **1935:** Woodfield House was demolished to the east of the Common (*ibid*).
- 2.63 **1936:** New showers, a cafe and a paddling pool were added to Tooting Bec Lido.
- 2.64 **1937-1938:** The athletics track was built. First events took place in April 1937. The track was used by many famous athletes including Gordon Pirie, the Olympic medallist and Derek Ibbotson.²¹

²¹ Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

- 2.65 **1938:** A drinking fountain is erected 'to the memory of Joseph James Jones who funded a trust to encourage the playing of organised games by boys of local schools'. Designed by the architect, Leonard Poole (*ibid*).
- 2.66 **1939-1945 WWII:** Anti-aircraft guns were sited within Tooting Common along with barrage balloons, bomb shelters and 75 prefabricated houses to rehouse Blitz victims. It was also the site of a prisoner of war camp. Extensive areas were used for allotments as part of the 'Dig for Victory' campaign. These were located in the Triangle, north of the railway viaduct near Emmanuel Road, three small areas to the west of the Brighton line and a large compartment between Dr Johnson Avenue and Tooting Bec Road.²²
- **1940-1941:** A small number of high explosive bombs fell within the Common (*ibid*).
 - **Late 1940s:** The athletics track was the first in London to have floodlighting.²³



- 2.67 **1949:** By this time tennis courts and a putting green had been constructed just to the west of the lake (*ibid*). A general games ground surrounded by a fence is recorded to the south-eastern tip of the Common near Garrad's Road.
- 2.68 **1955:** Allotments were cleared (*ibid*).
- 2.69 **c. 1956:** Lodge to Streatham Park was demolished (*ibid*).
- 2.70 **1965-1995:** The eastern part of Tooting Bec Common was within the adjacent London Borough of Lambeth.
- 2.71 **1971:** London Borough of Wandsworth administered both commons following transfer from the Greater London Council (GLC).²⁴
- 2.72 **1979:** At the end of Dr Johnson Avenue the old Keeper's Lodge was located (*ibid*).
- 2.73 **1987:** The Great Storm caused the loss of a large number of trees within the Common.
- 2.74 **Early 1990s:** An isolated ephemeral pond north of Tooting Bec Road and east of the railway was reportedly created by the residual form of temporary workings for the London Water Ring Main at this point during this time.
- 2.75 **1994:** An Art Deco style sundial was installed at Tooting Bec Lido.
- 2.76 **1996:** The boundary of the administrative area of the London Borough of Wandsworth was changed to include the whole of Tooting Common. Previously parts of it within the east were administered by the London Borough of Lambeth, but maintained by Wandsworth Council.

²² Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

²³ Gower G. 2001. *Streatham Heritage Trail - The Tooting Commons*. London: Local History Publications

²⁴ London Parks and Gardens Trust Website, 2012. London Gardens Online. *Tooting Common*, [online] Available at: <<http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=WND063>> [Accessed 01 May 2015].

- 2.77 **2002-2005:** Improvements to the Lido included a jacuzzi, saunas, new changing rooms and an Art Deco style entrance block. The pool in the Lido was resealed in 2005. Fibre sand installed into events area.
- 2.78 **2005-2007:** Gaelic pitch removed from field next to Bedford Woods.
- 2.79 **2008:** Touch rugby pitches introduced into Triangle Field.
- 2.80 **2012:** Play area in the Triangle refurbished.
- 2.81 **2013:** New sports layout introduced on Lido field and Dr Johnson field to increase numbers of football pitches. Artificial cricket wicket introduced into café field.
- 2.82 **2015:** Removal of boundary fence line (main field side only) from Woodfield field. Café lease tendered. Market testing of Balham boxing club building and adjacent redgra sports pitch.

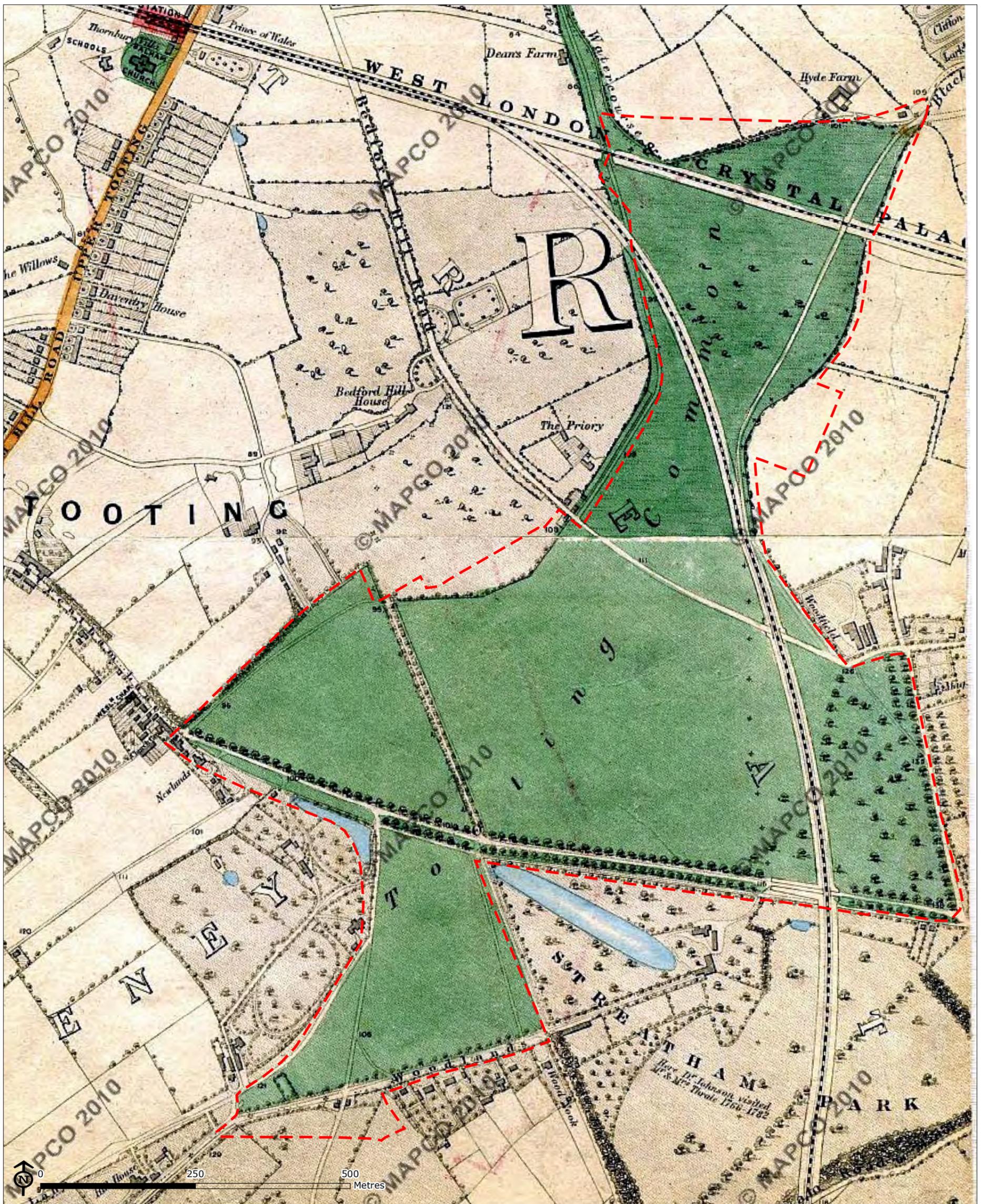
Figure 2.1:
Tooting Common c.1746

 Indicative study area boundary



Map Scale @ A3: 1:12,000





 Indicative study area boundary

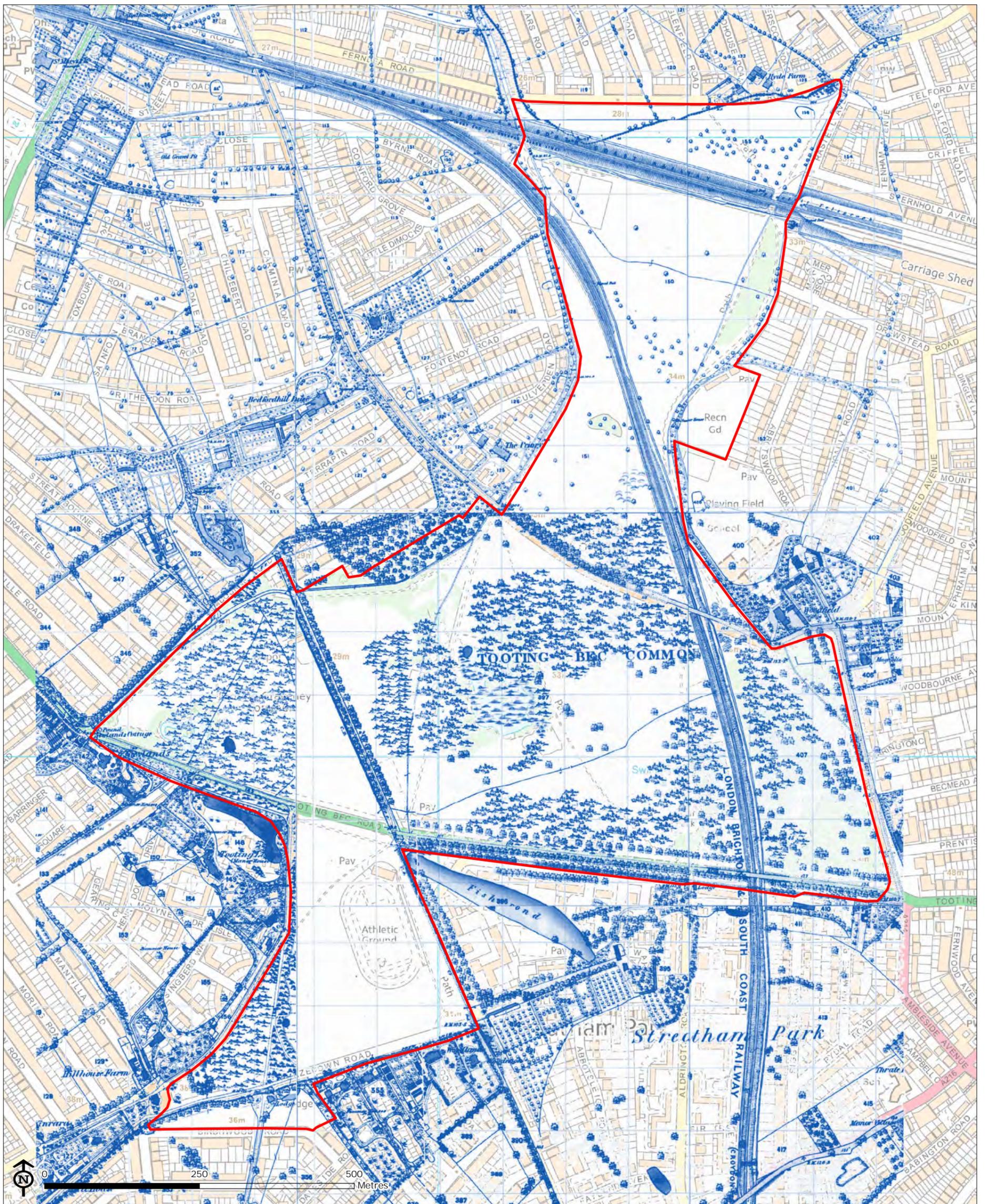
Tooting Common
Conservation Plan

Figure 2.2:
Tooting Common c.1862

Source: MOLA

LUC

Map Scale @ A3: 1:6,000



 Study area boundary

 1868-75 1st edition Ordnance Survey map

 2015 Ordnance Survey 1:10,000 map

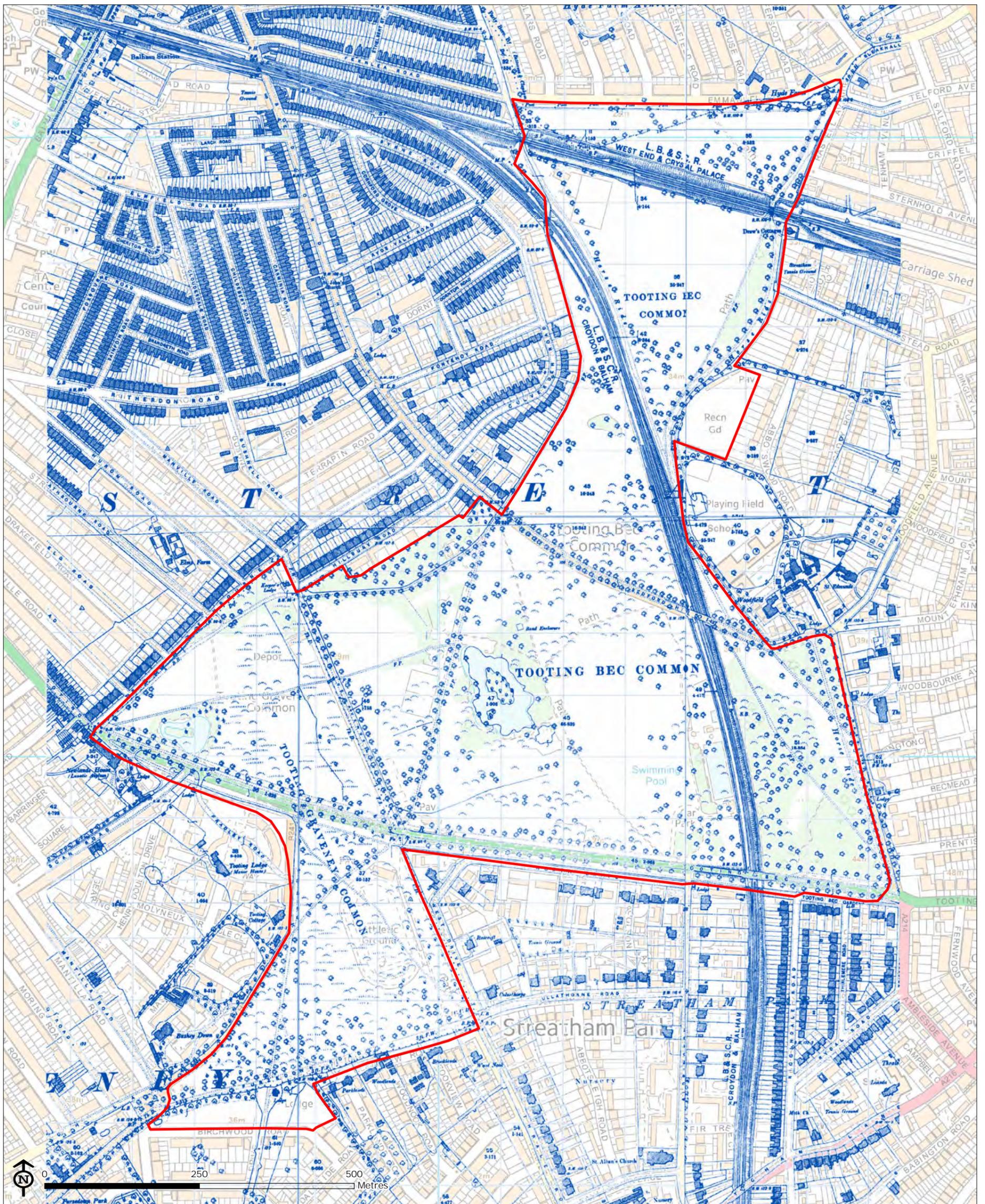
Tooting Common Conservation Plan

Figure 2.3: Tooting Common c.1868-75

Source: MOLA



Map Scale @ A3: 1:6,000



 Study area boundary



1895-96 2nd edition Ordnance Survey map



2015 Ordnance Survey 1:10,000 map

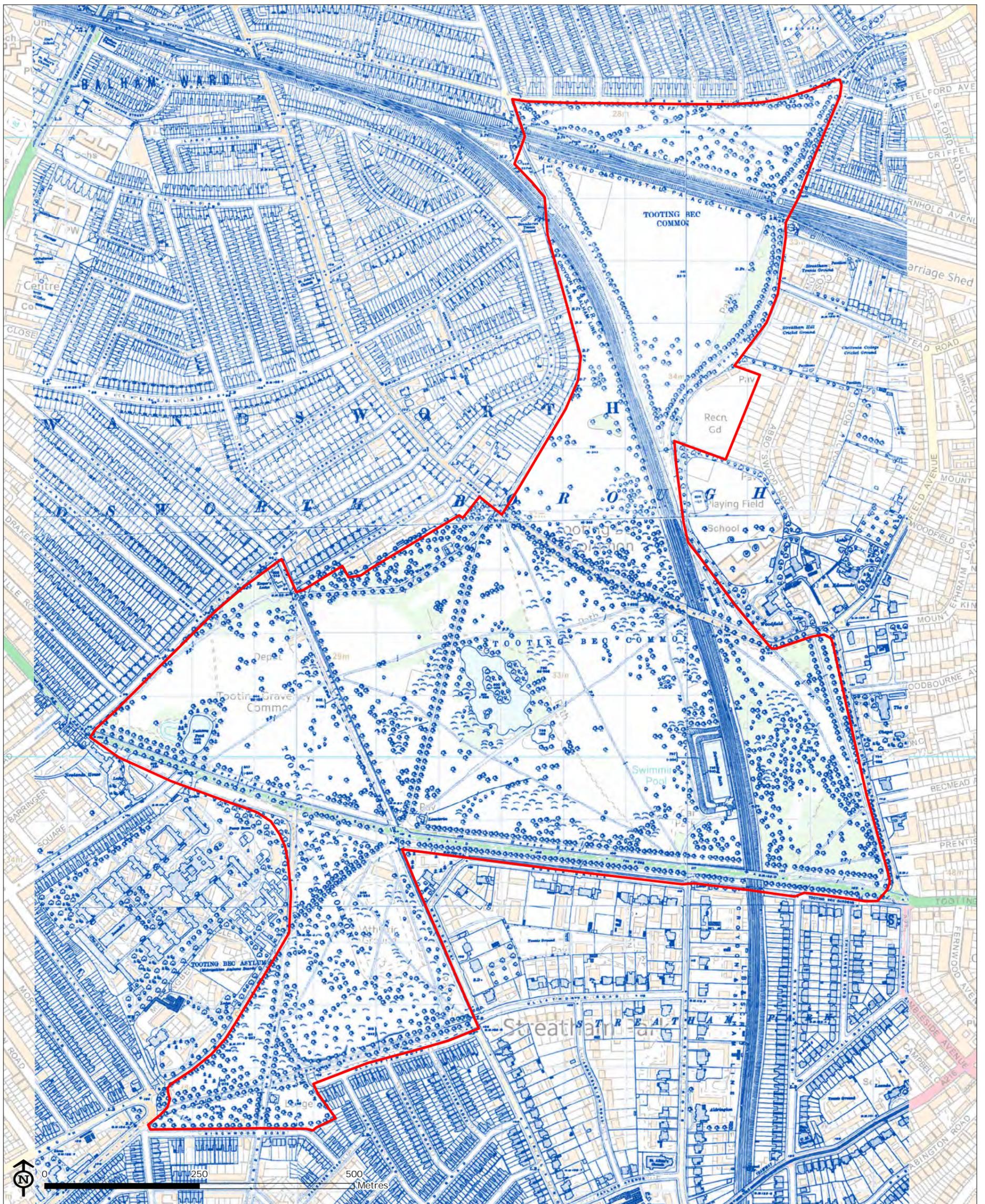
Tooting Common Conservation Plan

Figure 2.4:
Tooting Common c.1895-96

Source: MOLA



Map Scale @ A3: 1:6,000



 Study area boundary

 1916 3rd edition Ordnance Survey map

 2015 Ordnance Survey 1:10,000 map

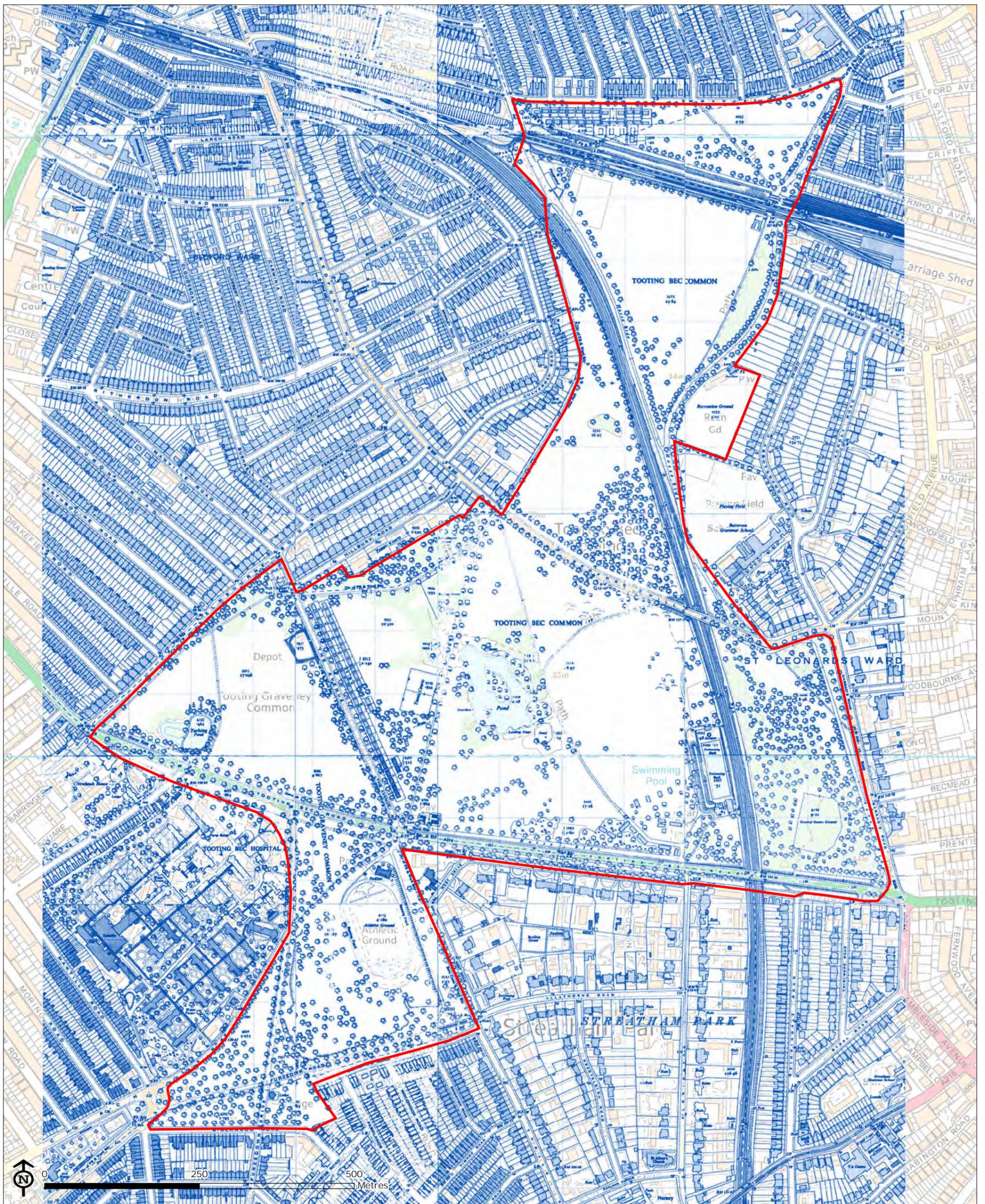
Tooting Common
Conservation Plan

Figure 2.5:
Tooting Common c.1916

Source: MOLA



Map Scale @ A3: 1:6,000



 Study area boundary

 1949-53 Ordnance Survey map

 2015 Ordnance Survey 1:10,000 map

Tooting Common Conservation Plan

Figure 2.6:
Tooting Common c.1949-53

Source: MOLA



Map Scale @ A3: 1:6,000

Historic land use, design elements and views

- 2.83 The result of the years of development and varied design influence and land use as well as the natural environment of the Common has produced a landscape which today can be appraised at a number of levels.
- 2.84 Primarily Tooting Common has its origins as a source of resources and common land and as a setting for the surrounding housing which increased dramatically from the late C19. In addition Tooting Common is a record of design values, land use and influences over the years; a feature within the surrounding environment; a record of the use made of the Common and its grounds and as a collection of different compartments each with their own character and mosaic of habitats.

Use as a common and a setting for estates and housing

The wider London context

- 2.85 Greater London contains a number of well-known commons including Wimbledon and Putney Commons, Clapham Common, Blackheath, Hampstead Heath and Wormwood Scrubs. The total estimated area is some 2,800 acres which is exceptionally large given the density of the surrounding built environment.²⁵ "All the commons in London are used for recreational purposes usually governed by acts or statutory schemes; rights of common have been extinguished on nearly all."²⁶

Tooting Common

- 2.86 Traditionally Commons were situated within the poorest areas of land (hence a large proportion of Tooting Common is on gravel). Commoners Rights were attached to particular households not people and these gave certain grazing and wooding rights which were controlled by the Court Leet and Court Baron of the Manor. The Court, headed by the Lord of the Manor's Steward, appointed tythingmen and jurymen to regulate the Commons. This management existed at Tooting Common until 1866 with the passing of the Metropolitan Commons Act preventing the Lord of the Manor of Tooting Graveney from taking any more land for development and between 1873-1875 with the acquisition of both Commons by the Metropolitan Board of Works.
- 2.87 The developments which surrounded the Common were largely gentry villas and farms with adjacent smaller settlements. This can be seen more clearly c. 1862 in **Figure 2.2**. During the late C19 development escalated markedly with the relentless pressure of urbanisation as identified in c. 1895-96 in **Figure 2.4**. The adjacent wealthy residents inevitably aimed to enhance and appreciate their natural outlook and subsequently from the C18 designed features such as avenues began to be planted and spilled out from their estates. These formal designed elements were fashionable during the time and would accentuate viewpoints towards estates, farms and features and helped define boundaries.
- 2.88 Avenues have been identified in Rocque's C18 maps within similar areas of land including Dulwich, Mitcham and Putney Heath. Latterly during the C19 the nearby Wandsworth Common to the north-west had notable avenue plantings of Poplar and London Plane, and planting of Turkey Oaks at notable viewpoints such as junctions of paths.²⁷
- 2.89 As large open spaces with a rural character, Commons were frequently included in the views from surrounding houses, and thus influenced the pattern of urban development on their fringes.²⁸

²⁵ Clayden, P. (Open Spaces Society), 2003. *Our Common Land – the law and history of common land and village greens* (fifth edition). Oxon: Open Spaces Society

²⁶ Clayden, P. (Open Spaces Society), 2003. *Our Common Land – the law and history of common land and village greens* (fifth edition). Oxon: Open Spaces Society

²⁷ Lambert, D. and William, S. 2005. *Commons, Heaths and Greens in Greater London Report*, short Report for English Heritage

²⁸ Lambert, D. and William, S. 2005. *Commons, Heaths and Greens in Greater London Report*, short Report for English Heritage



Rows of late C19 housing in the Queen Anne style within the Hyde Farm Conservation Area to the north of Tooting Common

2.90 Some components of the setting have changed since the early C20 predominately the increase in highway infrastructure and the erosion of the more pronounced peripheral avenues surrounding the Common.

A feature within the surrounding environment today

2.91 The Common landscape provides a number of assets:

- The open common land provides a clean canvas and framework for the trees and the glimpses of the historic tree avenues from the surrounding roads, paths and houses;
- Vegetation provides an important buffer to the heavy traffic within the area;
- The flat landscape and lack of development allows for wide panoramas of skyline;
- The open land also provides a protection from additional spread of development along its margins, so providing open space for the public to appreciate but also a valuable wildlife habitat;
- The mixed planting of trees provides some screening to highway infrastructure but still provides attractive glimpsed views particularly from the south;
- With its variety of habitats, the Common contributes to the biodiversity value of the area.



View looking north-west along Dr Johnson Avenue

A record of design values and influences over the years

- 2.92 As described in earlier paragraphs of this section a number of people have had an influence on the design and land use of the Common, which influence is seen today in the different character areas and within the Common largely through the establishment of tree avenues and built structures. An important component of many of the design influences has been the creation of views within the Common and out to the surrounding built environment.

Views

- 2.93 **Figure 2.7** summarises the key views and associated architectural eye catchers within the Tooting Common site. These indicative views are also shown in relation to surrounding listed buildings, conservation areas and existing primary and secondary access points. The visual character of the Common is dependent upon the quality and nature of views.
- 2.94 It can be seen that primary access points are largely located at the termination of key viewpoints. In the most part this should continue to be the case ensuring that those entrances receive appropriate rationalised signage without unnecessary clutter which may impact on the view. Site furniture and equipment should ideally be located to the outside or periphery of sightlines.
- 2.95 The Common should be managed to conserve and enhance its overall character and locally distinct variations of character areas within, whilst maintaining and complementing the diversity of historical, natural and recreational settings. The key views and vistas to, from, and within the Common should be protected and, where appropriate, strengthened. Built features contributing positively to landscape character should be conserved, although the introduction of new features should be carefully considered in relation to impacts on the historic character of the Common.

Tooting Common Conservation Plan

Figure 2.7
Design Elements and Views



- Study area boundary
- ▲ Grade II Listed Building
- ▲ Grade II* Listed Building
- Primary access point
- Secondary access point
- Conservation area
- Architectural eyecatcher:
 - A. Furzedown Lodge
 - B. Athletics Track Pavilion
 - C. Drinking Fountain
 - D. Tooting Bec Lido
 - E. Keeper's Lodge
 - F. The Cafeteria
 - G. Woodfield Pavilion
 - H. Railway Architecture

Views

- ↔ Viewpoint between conservation areas and Common
- - - Historic views along past tree avenues
- ↔ Key existing views:
 1. c.1729 axis believed to underpin a scheme by Ralph Thrale (originally between Dr Johnson Avenue and Garrad's Road)
 2. Late 16th century axis believed to underpin a scheme by Robert Forth
 3. Late 19th century axis
 4. c.1600 axis believed to underpin a scheme by Sir Henry Maynard
 5. Late 19th century axis underpinning the Metropolitan Board of Works scheme
 6. Late 19th century axis

Map Scale @ A3: 1:7,500



2.96 As described by English Heritage (2008) the value of a view as a whole may be determined through its designated status, overall heritage significance in the view, the presence of heritage assets and whether it forms part of a designed view. The value and importance of a view may be summarised as shown in **Table 2.1** below.

Table 2.1: Value/Importance of the view as a whole.

Value/Importance	Summary definition
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks or gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.
Medium	The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks or gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is well represented in the view and which benefit from being seen in combination with each other. It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens, or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

This information within this table was produced by English Heritage in 2008. The title of the document *Seeing the History in the View: A method for assessing heritage significance within views*.

2.97 **Table 2.2** below aims to summarise key views and design interventions as outlined in **Figure 2.1**. The assessments take account English Heritage's guidance document *Seeing the History in the View: A method for assessing heritage significance within views* (2008) which provides a method for understanding and assessing heritage significance within views.

Table 2.2: Key views within Tooting Common

Viewpoint location	Description	Image
<p>View looking north-west along Dr Johnson Avenue</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> Registered common land Site of Metropolitan Importance for Nature Conservation Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Medium - Although the trees are not the original plantings. The Avenue delineates historic planting believed to be c. 1600 by Sir Henry Maynard to commemorate a visit to Tooting by Queen Elizabeth I in 1600.²⁹ The avenue also marks the historic boundary between Streatham and Tooting Graveney. It also marks the boundary of the two commons of Tooting Graveney and Tooting Bec.</p> <p><i>Threats</i></p> <p>Acute Oak Decline has been identified. Guidance within 2015 Tree Condition Survey to be followed.</p> <p>Grid ref of image: TQ 28945 71868 (looking north-west)</p>	
<p>View looking north along Garrad's Road Avenue</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> Garrad's Road Conservation Area Registered common land Site of Metropolitan Importance for Nature Conservation Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Medium – Oaks running obliquely to Garrad's Road from Tooting Bec Road to Bedford Hill were planted as part of an avenue possibly by Robert Forth in late C16. Avenue appears to focus on the site of Tile Kiln Farm. This was believed to commemorate the visit of Queen Elizabeth I to his Streatham house.³⁰</p> <p><i>Threats</i></p> <p>Acute Oak Decline has been identified. Guidance within 2015 Tree Condition Survey to be followed. Monitor for signs of leaf miner, bleeding canker and other threats.</p> <p>Grid ref of image: TQ 29710 71820 (looking north)</p>	

²⁹ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

³⁰ Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

Viewpoint location	Description	Image
<p>View looking north along Horse Chestnut Avenue</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> Registered common land Site of Metropolitan Importance for Nature Conservation Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Low –Likely to have been planted in 1870s/1880s soon after Tooting Common was purchased by the Metropolitan Board of Works. There are currently gaps within the avenue planting with the area requiring planned succession and enhancement.</p> <p><i>Threats</i></p> <p>20 trees identified as showing signs of bleeding canker disease. Guidance within 2015 Tree Condition Survey to be followed. Avenue to be fully recorded and documented before any significant work takes place.</p> <p>Grid ref of image: TQ 28964 71926 (looking north-east)</p>	
<p>View looking east along Tooting Bec Road Avenue</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> Registered common land Site of Metropolitan Importance for Nature Conservation Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Low –Original plantings c. 1729 were probably planted between the current Dr Johnson Avenue and Garrad’s Road to the north of Tooting Bec Road by Ralph Thrale of Streatham Park. Currently newer planting along original line as historically impacted by Dutch elm disease.</p> <p><i>Threats</i></p> <p>Highway infrastructure, development and Dutch elm disease have significantly impacted upon the original avenue over the centuries and will require careful ongoing consideration. Guidance within 2015 Tree Condition Survey to be followed.</p> <p>Grid ref of image: TQ 29604 71810 (looking east)</p>	

Viewpoint location	Description	Image
View looking south-east along Bedford Hill Avenue	<p><i>Designations</i></p> <ul style="list-style-type: none"> Registered common land Site of Metropolitan Importance for Nature Conservation Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Low – London plane trees believed to be planted in the 1860s to line the Bedford Hill access route.</p> <p><i>Threats</i></p> <p>Highway infrastructure, surface flooding within the vicinity. Guidance within 2015 Tree Condition Survey to be followed.</p> <p>Grid ref of image: TQ 29110 72394 (looking south-east)</p>	
View looking east towards Furzedown Lodge	<p><i>Designations</i></p> <ul style="list-style-type: none"> Registered common land Site of Metropolitan Importance for Nature Conservation Metropolitan Open Land Archaeological Priority Area <p><i>Heritage importance of items</i></p> <p>Medium – Grade II listed Furzedown Lodge building c. 1862-1867 within the view. The lodge served Furzedown House, constructed in the late C18. It is one of the last remaining gate-lodges in the Streatham and Tooting area.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance.</p> <p>Grid ref of image: TQ 28716 71455 (looking east)</p>	
View looking east towards Streatham Park Conservation Area housing	<p><i>Designations</i></p> <ul style="list-style-type: none"> Registered common land Site of Metropolitan Importance for Nature Conservation Metropolitan Open Land Streatham Park Conservation Area Archaeological Priority Area <p><i>Heritage importance of items</i></p> <p>Medium – Example view of the setting to Streatham Park Conservation Area with the detached and semi-detached late C19 and early C20 houses which face the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance.</p> <p>Grid ref of image: TQ 28899 71510 (looking east)</p>	

Viewpoint location	Description	Image
<p>View looking south-east towards Garrad's Road Conservation Area housing</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> • Registered common land • Site of Metropolitan Importance for Nature Conservation • Metropolitan Open Land • Garrad's Road Conservation Area <p><i>Heritage importance of items</i></p> <p>Medium – Example view of the setting to Garrad's Road Conservation Area with the early C20 Art Deco and Art Nouveau houses which face the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance and unchecked tree growth.</p> <p>Grid ref of image: TQ 29671 72043 (looking south-east)</p>	
<p>View looking north-west towards Heaver Estate Conservation Area housing</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> • Registered common land • Site of Metropolitan Importance for Nature Conservation • Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Medium – Example view of the setting towards Heaver Estate Conservation Area. Housing by developer Alfred Heaver between c.1890-1910 in a Queen Anne style which face the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance and unchecked tree growth.</p> <p>Grid ref of image: TQ 28575 72085 (looking north-west)</p>	
<p>View looking west towards Culverden Road Conservation Area housing</p>	<p><i>Designations</i></p> <ul style="list-style-type: none"> • Registered common land • Site of Metropolitan Importance for Nature Conservation • Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Medium – Example view of the setting towards Culverden Road Conservation Area of late C19 housing which back on to the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance. Inconsistent and unmaintained boundary fencing with threats of invasive plants spreading from gardens.</p> <p>Grid ref of image: TQ 29251 72449 (looking west)</p>	

Viewpoint location	Description	Image
View looking north-east towards Hyde Farm Estate Conservation Area housing	<p><i>Designations</i></p> <ul style="list-style-type: none"> • Registered common land • Site of Metropolitan Importance for Nature Conservation • Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Medium – Example view of the setting towards Hyde Farm Estate Conservation Area of late C19 Queen Anne style terraced housing, some built by Ernest Dashwood. These face the common.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance.</p> <p>Grid ref of image: TQ 29494 73057 (looking north-east)</p>	
View looking south-west towards Dr Johnson Avenue	<p><i>Designations</i></p> <ul style="list-style-type: none"> • Registered common land • Site of Metropolitan Importance for Nature Conservation • Metropolitan Open Land <p><i>Heritage importance of items</i></p> <p>Low – Typical view of open common land and view towards eastern edge of Dr Johnson Avenue. Guidance within 2015 Tree Condition Survey to be followed.</p> <p><i>Threats</i></p> <p>Lack of surrounding grounds/vegetation maintenance.</p> <p>Grid ref of image: TQ 28866 72262 (looking south-west)</p>	

A collection of different areas each with their own character

- 2.98 Today Tooting Common is composed of a number of different character areas reflecting the progressive development of the overall design and of the varied roles played by different areas in the site. The various character areas are described in **Chapter 4**.

3 Background and management information

- 3.1 This section provides a baseline understanding of Tooting Common and its components through identifying the physical properties of the site as well as the policies and strategies which influence the current management and conservation of the site.

Designations

- 3.2 **Figure 3.1** outlines the historic and environmental designations within the vicinity of the study area boundary of Tooting Common. These designations are described below.

Environmental designations

- Tooting Common is **registered common land** consisting of Tooting Bec Common (Reference: CL30) and Tooting Graveney Common (Reference: CL31). The areas of land were registered under the Commons Registration Act 1965. The majority of land historically known as Tooting Bec Common is registered common land under the Commons Act 2006 and open access land under the Countryside and Rights of Way Act 2000 – Section 15. The Woodfield Recreational Ground is on the Tooting Common Land Register under the control of Wandsworth Council but is omitted from the Commons Act 2006 and Countryside and Rights of Way Act 2000 – Section 15 (open access land).
- Tooting Common is a **Site of Metropolitan Importance for Nature Conservation** (Site M124). These designated areas contain the best examples of the habitats that are of particular importance within London. They are protected through planning policy at both a London, Regional and National level.
- Tooting Common is an area of **Metropolitan Open Land** (MOL) which affords the same level of protection as the Metropolitan Green Belt. Designation is intended to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important.
- **Biodiversity Action Plans:** Tooting Common supports acid grassland, woodland and standing water habitats each of which are recognised as priority Biodiversity Action Plan (BAP) habitats in the London and Wandsworth BAPs. A 'BAP species & suitability for BAP habitats' map, has been produced for Wandsworth Council in 2012.

Listed buildings

- 3.3 Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Secretary of State for their special architectural or historic interest. The local planning authority are required to have 'special regard' to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest which it possesses.
- 3.4 **Grade II Furzedown Lodge** (located at the south of the Common on the corner of Furzedown Drive and Furzedown Road). List Entry No. 1065529: Circa 1862-67. Regency gothic style single-storey villa, formerly the lodge to Furzedown House and farm.
- 3.5 Numerous listed buildings of various grades are located outside of the study area boundary and predominately within conservation areas.

Conservation areas

- 3.6 Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. The local planning authority must pay 'special attention' to the desirability of preserving or enhancing the character and appearance of any buildings or other land in a conservation area.

Trees may be protected either because they are in conservation areas or through Tree Preservation Orders.

- 3.7 **Garrad's Road Conservation Area (part only)** is located to the south east of Tooting Bec Common and under Wandsworth Council's authority.
- 3.8 Tooting Bec Common provides an important tree lined backdrop to the borough and contains features relating to many layers of historic land uses. Oak trees on the eastern edge commemorate a visit of Elizabeth I to the area in the late 16th century. A line of elms along the southern boundary (Tooting Bec Road), define the edge to this part of the common.
- 3.9 **Streatham Park Conservation Area (part only)** is located to the south eastern edges of Tooting Graveney Common and under Wandsworth Council's authority.
- 3.10 The area within the study area boundary encompasses the public green space between Furzedown Road and Clairview Road and also the land surrounding Furzedown Lodge at the junction of Furzedown Drive and Furzedown Road. The lower density detached and semi-detached late nineteenth and early twentieth century houses face the common with woodland surviving from large estates that were sold for development around the end of the nineteenth century.
- 3.11 **Heaver Estate Conservation Area (part only)** is located to the western edge of Tooting Common and under Wandsworth Council's authority.
- 3.12 The adjacent high quality buildings built by developer Alfred Heaver were constructed on a grid pattern of streets between c. 1890-1910. The highest status houses were built fronting Tooting Common. Keeper's Lodge and its curtilage are included within the conservation area.
- 3.13 Additional adjacent conservation areas:
- Garrad's Road Conservation Area – Lambeth Council
 - Hyde Farm Estate Conservation Area – Lambeth Council
 - Heaver Estate Conservation Area – Wandsworth Council
 - Culverden Road Conservation Area - Wandsworth Council

Archaeological site(s) from the Greater London Historic Environment Records (GLHER)

- 3.14 There are five key archaeological sites noted on the Greater London Historic Environment Records (GLHER). These are shown in **Figure 3.1** and listed below:
- GLHER no. 020776/00/00 – Cemetery (Roman 43AD to 409AD)
 - GLHER no. 020777/00/00 - Road (Roman 43AD to 409AD)
 - GLHER no. 031564/00/00 – Gravel pit (Post Medieval – 1540AD to 1900AD)
 - GLHER no. 031563/00/00 – Gravel pit (Post Medieval – 1540AD to 1900AD)
 - GLHER no. 031562/00/00 – Gravel pit (Post Medieval – 1540AD to 1900AD)

Archaeological Assessment

- 3.15 Further detail regarding archaeological analysis, priority areas and features/findspots are contained within the Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment, 2015³¹.

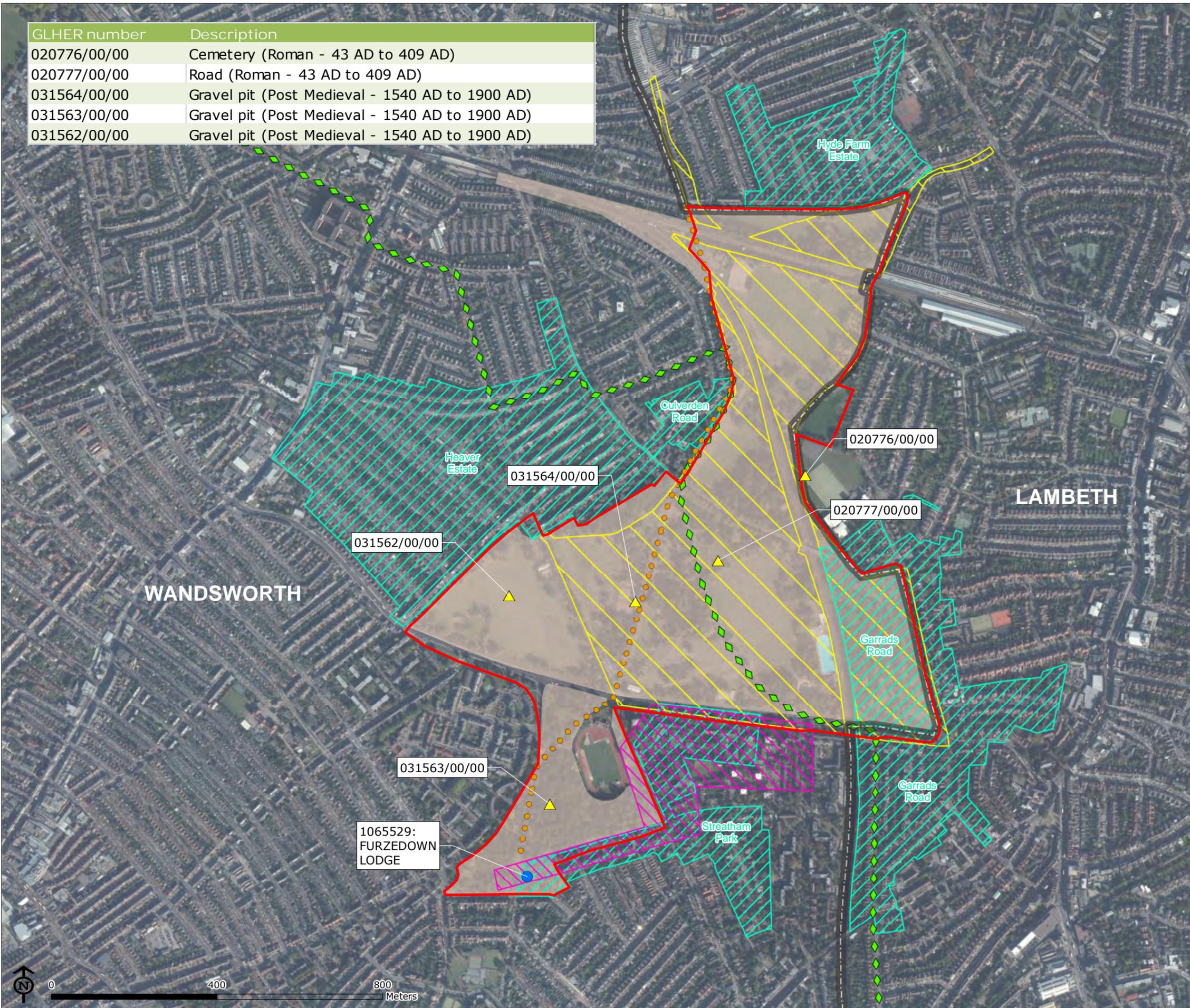
Features of historical merit

- 3.16 There are a number of historical features throughout the site which although not designated, are appreciated for their historical merit and context within the wider Common. These include:
- Drinking fountain
 - Tooting Bec Lido

³¹ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

- Historic tree avenues
- The lake
- Keeper's Lodge
- Railway architecture
- Ring of trees planted to memorialise Dr Johnson Tree, under which he is reputed to have written his dictionary
- Boundary markers
- Arts and Crafts style café
- Fossilised tree

GLHER number	Description
020776/00/00	Cemetery (Roman - 43 AD to 409 AD)
020777/00/00	Road (Roman - 43 AD to 409 AD)
031564/00/00	Gravel pit (Post Medieval - 1540 AD to 1900 AD)
031563/00/00	Gravel pit (Post Medieval - 1540 AD to 1900 AD)
031562/00/00	Gravel pit (Post Medieval - 1540 AD to 1900 AD)



Tooting Common Conservation Plan

Figure: 3.1 Designations

- Study area boundary
- Borough boundary
- Access and Rights of Way
 - Capital Ring long distance route
 - Off road cycle route
 - Countryside & Rights of Way Act - Section 15
- Historic
 - ▲ GLHER record
 - Grade II Listed building
 - Conservation area
 - Archaeological priority area
- Wildlife
 - Site of Metropolitan Importance for Nature Conservation

Map Scale @ A3: 1:9,000



Geology

- 3.17 Tooting Common has a geology consisting of Gravel and Head (weathered bedrock) in the southern half with an area of London Clay formation within Tooting Graveney Woods. London Clay is mostly identified in the northern half of the Common.

Topography

- 3.18 The topography of the common is generally flat with a range of approximately 25 to 40 metres above sea level (MASL). The eastern edges of the common north of Tooting Bec Road are at their highest at 42.3 MASL and the south western end of the common and Furzedown Road at 37.2 MASL.

Archaeology

Desk-based assessment

- 3.19 The following summary is found within the executive summary of the *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment, 2015*³².

"Archaeological remains that may be present on the Common are as follows:

World War 2 air defences. A barrage balloon site was located in the north and a rocket battery in the south. Following the war prefabricated houses were constructed in two areas of the Common. There is a moderate potential for buried remains of the air defences, of low or medium heritage significance, and for footings of prefabs, of low significance.

Late 19th and 20th century development. During the late 19th and 20th centuries buildings, avenues, railways and leisure facilities were constructed on the Common. There is a high potential for surviving buried remains, of low heritage significance. Evidence of small-scale gravel extraction, carried out from at least the 16th century, would be of low significance.

Roman remains. The Common was between two major Roman roads, within a rural landscape of scattered farmsteads. The roads will have attracted activity, although there is little evidence. The Greater London Historic Environment Record refers to a minor Roman road crossing the Common and a possible cemetery but there is no corroborating archaeological evidence. In light of the lack of past investigation, the potential of this period is currently uncertain, as is the significance of any remains that might be present.

Prehistoric remains. The fertile Gravels, close to predictable sources of water would have attracted early occupation. There is little evidence for such, although as with the Roman period this may reflect the lack of any formal investigation. Current understanding of the nature and extent of prehistoric activity is limited and the potential for remains is uncertain.

The Common has low potential for medieval and early post-medieval remains as it was peripheral common land used for pasturing animals by the residents of the nearby settlements of Balham, Tooting and Streatham. This will have left little evidence in the archaeological record.

Archaeological survival potential is high across the Common as the majority has never been disturbed from either building development or mechanised ploughing. Potential will be lower in areas where buildings and sports facilities have been constructed, and where there were allotments previously."

LiDAR and aerial photography survey

- 3.20 The following summary is found within the conclusion of the *Tooting Common London - London Borough of Wandsworth Lidar and aerial photo survey, 2015*³³.

³² Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

"The analysis of LiDAR data has identified a considerable number of areas of ground disturbance on the Common. The majority appear to be modern landscaping features. However, some features are of uncertain nature and possibly worthy of further investigation, as outlined in the archaeological desk-based assessment. These comprise three ponds, two banks, a ditch and three earthwork banks possibly associated with the World War 2 rocket battery.

The aerial photographs showed no features of possible archaeological interest as parchmarks, but did show the wartime use of the Common, for allotments and air defence."

Archaeological geophysical survey

- 3.21 The following summary is found within the conclusion of the *Archaeological geophysical survey on Tooting Common, Wandsworth, London, 2015*³⁴.

"The survey has identified a few features of minor archaeological interest. To the west of the Lido there is evidence for an infilled ditch or drain which may preserve the line of a former watercourse, and also for a set of features which are provisionally interpreted as a row of Second World War era hut bases. To the north of Bedford Hill, there is another possible drain or ditch and a feature tentatively suggested to represent a late post-medieval brick clamp. All of these features have been detected by magnetometer survey; the small earth resistance survey conducted at Bedford Hill provided no archaeologically useful information.

As well as the above findings, the survey has achieved its aim of investigating the putative bank and ditches identified by the LiDAR survey at the western edge of the Bedford Hill site. These can now be dismissed as spurious features caused by the slight subsidence of two almost parallel modern service trenches. The results of this work thus show that geophysical survey does have some utility for the archaeological investigation of Tooting Common. However, it is recommended that some of the identified features should be ground-truthed by intrusive investigation to give a better indication of the reliability of the survey results and interpretation. Also, if any further survey were to be commissioned, careful consideration should be given to the fact that large parts of the Common (not including the present survey areas) have been disturbed by wartime and post-war allotments (Riggott 2015a, 13). The residual debris from these, comprising bonfire waste and small pieces of scrap metal, could potentially have an adverse effect on the success of any magnetometer surveys within the affected areas."

Arboriculture

Historic trees

Overview

- 3.22 Historic trees are explored in detail within the *Tooting Common Heritage Tree Survey, 2015*³⁵ and their details and condition assessed within the *Tooting Common Tree Condition Survey – Summary Report, 2015*³⁶.
- 3.23 There are a number of historic pollards identified within the Common which can be associated with the historic management as wood pasture. In addition the Common still has some surviving historic tree avenues which originated from the influence of adjacent wealthy landowners from the C16. These avenues also helped to define boundaries, commemorate events and conform to the more fashionable formal design tastes of the period.
- 3.24 The principal historic tree avenues within Tooting Common are highlighted below.

³³ Museum of London Archaeology (MOLA), 2015. *Tooting Common London - London Borough of Wandsworth Archaeological Lidar and aerial photo survey*. London: MOLA

³⁴ Walford, J. (Museum of London Archaeology (MOLA)), 2015. *Archaeological geophysical survey on Tooting Common, Wandsworth, London*. London: MOLA

³⁵ The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*

³⁶ Treework Environmental Practice, March 2015. *Tree Condition Survey – Summary Report*

Map of Tooting Common showing location of main avenues. Trees marked are those which are present today (Contains Ordnance Survey data ©Crown copyright and database right 2015). Credit: The Landscape Group³⁷



Ancient and veteran trees

- 3.25 A tree survey carried out in March 2015 identified 97 trees which could be classed as ancient or veteran and these are distributed widely throughout the site. The veteran trees are primarily English oak (79 of 97).

Tree avenues

- 3.26 There are a number of significant historic tree avenues within the Common including the following described in **Table 3.2** below. Information has been summarised from the Tooting Common *Heritage Tree Survey, 2015*³⁸:

³⁷ The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*

³⁸ The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*

Table 3.1: Historic tree avenues

Historic Tree Avenue	Description	Image
<p>Dr Johnson Avenue</p>	<p>c. 1600 - It is thought an avenue of oak trees was planted by local resident Sir Henry Maynard along what is now Dr Johnson Avenue believed to commemorate a visit to Tooting by Queen Elizabeth I in 1600.³⁹ The original avenue continued south beyond Tooting Bec Road to the current Ullathorne Road.⁴⁰</p> <p>Current situation: Largely oak, 49 trees in good condition and 34 as in fair condition. 3 trees showing signs of Acute Oak Decline.</p> <p>Grid ref of image: TQ 28929 71923 (looking north-west)</p>	
<p>Garrad's Road Avenue</p>	<p>Late C16 - Oaks running obliquely to Garrad's Road from Tooting Bec Road to Bedford Hill were planted as part of an avenue possibly by Robert Forth. Avenue appears to focus on the site of Tile Kiln Farm. This was believed to commemorate the visit of Queen Elizabeth I to his Streatham house.⁴¹</p> <p>Current situation: Largely oak, 53 trees in good condition, 40 in fair condition, 1 tree dead and 3 recorded as poor. 3 trees showing signs of Acute Oak Decline.</p> <p>Grid ref of image: TQ 29710 71820 (looking north)</p>	
<p>Horse Chestnut Avenue</p>	<p>1870s/1880s – Likely to have been planted soon after Tooting Common was purchased by the Metropolitan Board of Works.</p> <p>Current situation: Largely horse chestnuts and there are a number of gaps. 30 trees in good condition and 43 in fair condition, 2 trees were dead and 2 were recorded as poor. 20 identified as showing signs of bleeding canker disease.</p> <p>Grid ref of image: TQ 28964 71926 (looking north-east)</p>	

³⁹ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

⁴⁰ Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

⁴¹ Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

Historic Tree Avenue	Description	Image
Tooting Bec Road Avenue	<p>Late C16 - A double line of elms were planted during this time probably by the Duke of Bedford. These mark the southern boundary along Tooting Bec Road from the current Ambleside Avenue to Dr Johnson Avenue.</p> <p>c. 1729 - An additional line of trees were probably planted between the current Dr Johnson Avenue and Garrad's Road to the north of Tooting Bec Road by Ralph Thrale of Streatham Park.</p> <p>Current situation: Varied species, A large proportion of original avenues lost to Dutch elm disease adjacent to Tooting Bec Road. Generally recent plantings.</p> <p>Grid ref of image: TQ 29604 71810 (looking east)</p>	
Bedford Hill Avenue	<p>1860s - London plane trees were planted to line the Bedford Hill access route.</p> <p>Current situation: Largely London planes line Bedford Hill.</p> <p>Grid ref of image: TQ 29110 72394 (looking south-east)</p>	

Buildings

3.27 An overview of the principal buildings within Tooting Common are described below in **Table 3.2:**

Table 3.2: Buildings on Tooting Common

Buildings	Description	Image
Furzedown Lodge	<p>Grade II listed building c. 1862-1867. Regency gothic style single-storey villa, formerly the lodge to Furzedown House and farm.</p> <p>Grid ref: TQ 28731 71450</p>	

Buildings	Description	Image
Café building	<p>Arts and crafts style café building c.1906 currently in use. One of the more characterful structures in the park and is typical of park/Common structures of its date.</p> <p>Grid ref: TQ 29026 72328</p>	
Tooting Bec Lido	<p>Tooting Bathing Lake (aka Tooting Bec Lido) dates to 1906 when the pool was dug as a project for the unemployed, an idea proposed by Reverend John Hendry Anderson (Wandsworth Borough Councillor and vicar of St Nicholas Church, Tooting). Tooting Bathing Lake as then known opened on the 28 July. The architect was H J Marten (Borough Surveyor). It was and remains the largest fresh water pool in England. In 1931 a filtration system was added and the changing rooms were improved. In 1936, a cafe was built along with cubicles with proper doors. New showers and a paddling pool were also added. In 2002 improvements to the Lido included a jacuzzi, saunas, new changing rooms and an Art Deco style entrance block. The pool was drained and repainted in 2005 in advance of a summer programme of events to celebrate the Lido's centenary. More fundamental works to reline the pool and relay paving, requiring a prolonged closure period, took place over the winter of 2006–07.</p> <p>Grid ref: TQ 29455 71976</p>	
Keeper's Lodge	<p>In 1879 the Keeper's Lodge was built by Elmbourne Road for the Metropolitan Board of Works by Messrs Laing. A good example of Board architecture. Decorative brick plaque on south front with date and monogram of "MBW". On the west side of the lodge a well was dug for the domestic water supply.⁴²</p> <p>Grid ref: TQ 28748 72277</p>	

⁴² Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications

Buildings	Description	Image
Changing rooms	<p>Late C20 timber clad building.</p> <p>Grid ref: TQ 28991 71895</p>	
Woodfield Pavilion	<p>The Woodfield Pavilion was constructed in the 1930s and is currently boarded up and disused. The pavilion has obvious 1930s features. The building comprised a large hall divided into two changing rooms, male and female toilets and kitchen area with shower. The Woodfield Pavilion is currently protected by occupation.</p> <p>Grid ref: TQ 29483 72624</p>	
Boxing club building	<p>Adjacent to the Tooting Triangle Natural Play Space the Green Balham Boxing Club and Community Centre building is c. 1998.</p> <p>Grid ref: TQ 29198 72936</p>	
Children's centre and nursery club building	<p>Adjacent to the Tooting Triangle Natural Play Space the late children's centre and nursery club building is late C20. The red bricked building 'Fayland Children's Centre (Triangle Site) and Tooting Locality Nursery' is modern in appearance.</p> <p>Grid ref: TQ 29209 72926</p>	

Buildings	Description	Image
Tooting Bec Athletic Track and Gym Building	Constructed c. 1937-1938 with late C20 alterations. Grid ref: TQ 28916 71811	
Maintenance crew hut and staff yard	Early C20 brick building adjacent to Keeper's Lodge and staff yard. Grid ref: TQ 28733 72304	
Tractor yard and machinery and equipment stores	Late C20 garage buildings with metal doors within tractor yard. Grid ref: TQ 28775 72188	

Ecology

Designated sites

- 3.28 Tooting Common is designated as a Site of Metropolitan Importance for Nature Conservation Importance by the Greater London Authority. This is designated on the basis of the mosaic of habitats which the site supports (including woodland, grassland, wetlands, scrub, mature trees) and the species which these support. In particular, the site supports acid grassland, a national and local priority habitat.

Habitats

- 3.29 Key semi-natural habitats present within the site of particular value for nature conservation comprise:
- Semi-natural broadleaved woodland.
 - Mature and veteran trees (as parkland or avenue trees).
 - Acid grassland.

- Neutral grassland.
 - Ponds and wetlands.
- 3.30 Of particular note are the acid grassland, woodland and ancient/veteran trees as national and local priority habitats, and given their rarity in the wider area and the relatively good condition of these habitats within the site. These habitats are present largely due to, and their value is significantly enhanced by, their age and the historical continuity of their management. Other habitats contribute to the Common's ecological value at a more local level, as a result of their contribution to the habitat diversity and the habitat mosaic (particularly ponds and wetlands) of the Common, and to ecological connectivity through the Common (particularly the linear swaths of less regularly managed neutral grassland as well as areas of scrub).
- 3.31 The Common's semi-natural habitats form an intricate mosaic, surrounding areas of amenity grassland, hardstanding and occasional buildings. Although the habitats themselves provide opportunities for wildlife in their own right, the mosaic they form further increases the value of the Common for wildlife by providing a greater range, type and condition of habitats. Edge habitats, for example rough grassland grading in to scrub and then woodland, provide a very varied and valuable ecological resource at a relatively small scale, with a range of environmental conditions provided dependent on, for example, aspect, structure of vegetation, size of habitat parcel, and degree of openness and shelter/shading.
- 3.32 The habitat mosaic forms a network, with woodland, scattered trees and treed avenues, often associated with less managed grassland, providing ecological connectivity through the Common. Although the Common is sub-divided by numerous roads and railway lines, and includes large areas of amenity grassland, the habitat network enables wildlife to travel through the Common and to adjacent land parcels. The railway corridors possibly comprise the most significant barriers to movement across them given the control of tree canopies, however these do provide significant movement corridors for wildlife along their length, and to and from the Common (for example, linking to other open spaces such as Wandsworth Common).

Species

- 3.33 A number of protected and / or notable species have been recorded on the site and in the vicinity. These include Species of Principle Importance for Nature Conservation and Local Biodiversity Action Plan priority species. The following species or species groups identified within the GiGL records are considered of particular interest given the habitats present on site and potential management implications:
- Bats (pipistrelle species and noctule identified within GiGL records, other species highly likely to be present)
 - Amphibians (common toad and common frog identified within GiGL records)
 - Invertebrates, including stag beetle, white-letter hairstreak and other notable species associated with woodland/trees/scrub.
 - Birds (kingfisher, reed bunting [wetlands], lesser spotted woodpecker, willow warbler, spotted flycatcher, house sparrow, starling [woodland/mature trees/scrub]).
- 3.34 As detailed above, these species are likely to benefit from the intricate habitat mosaic and ecological connectivity provided within the Common.

Hydrology

- 3.35 The main water feature on the Common is the Lake which was formed from a former gravel pit some time in or before the C19, to judge from historical OS mapping.
- 3.36 The 'yachting pond' (current ecology pond) was created around the start of the C20. During January to February 2014 Froglife worked in partnership with Wandsworth Council, the Tooting Common Management Advisory Committee (TCMAC) and the Friends of Tooting Common (FoTC) to create a series of amphibian ponds within the footprint of the old ecology pond in Tooting

Common. It was part of Froglife's London-wide amphibian and reptile conservation project, called Dragon Finder, which aims to:

- To improve and increase suitable habitat for reptiles and amphibians at a range of sites across London.
- To educate people about conservation issues and raise awareness of things they can do for wildlife in their local area.
- To provide training in amphibian and reptile identification, monitoring and habitat management.

- 3.37 The creation of the amphibian pools on Tooting Common were funded through a grant WREF (Western Riverside Environmental Fund) and the Heritage Lottery Fund.
- 3.38 At the moment this site is referred to both as the 'Froglife pond', 'the amphibian pool' and 'the old ecology pond'. However, Wandsworth Council are planning a school event/competition in the delivery stage of the Tooting Common Heritage Project to rename the pond.
- 3.39 The lake and ecology pond are the only two permanent water features on the Common today. There are various ditches within the Common which drain localised areas of the Commons.
- 3.40 The Falcon Brook, one of London's 'lost rivers' rose originally on the flank of Streatham Hill and flowed westwards to cross the northern end of the Common on its way to the Thames. Sources differ on whereabouts this runs east of the Common. One suggests that it runs via a large-diameter sewer under Drewstead Road (www.londonslostrivers.com) whilst another (www.hatmandu.net) favours a route via Telford Avenue – where another large-diameter sewer runs. These two branches converge at the eastern railway bridge by Drew Cottages.
- 3.41 The Brook is then conveyed in a large diameter sewer (marked as 'combined' on Thames Water records) which runs parallel with the carriage sidings and Balham – Crystal Palace line on its southern side, before turning north and passing beneath the railway bridge by the play facility and heading northwards under Cavendish Road. This latter was originally named Dragmire Lane at its southern end, which suggests some water-related problems in days gone by.
- 3.42 The York Ditch, which ran along the course of what is now Dr Johnson Avenue, was reportedly a former tributary of the Falcon Brook and its subsequent course between the Avenue and the Brook is reported to head northward through Tooting Bec to a confluence somewhere north of Balham station. A small diameter storm sewer runs the length of the Avenue which is thought to be the culverted remnant of the original Ditch, and discharges to the combined sewer network by Keeper's Lodge. Any remnant of the Ditch farther south, east of what is now the athletics track, appears to be conveyed in a large combined sewer (even though it is marked as a foul sewer on Thames Water's plan) which then turns westward along Tooting Bec Road.
- 3.43 A map of historical features (www.friendsoftootingcommon.org.uk) also records an C18 pond behind Culverden Road about 200m south of the railway bridge over the path and another pond of similar vintage (residue of clay extraction) at the north-east corner of the segment between the railway and Emmanuel Road. Neither of these features appear to have survived as such to the present day.
- 3.44 An isolated ephemeral pond north of Tooting Bec Road and east of the railway was reportedly created by the residual form of temporary workings for the London Water Ring Main at this point in the early 1990s. The water level in this feature appears to be linked to the local water table and reportedly rises and falls annually, weather permitting.
- 3.45 Surface flooding has been a particular problem in many areas of low-lying ground.

Planning context

National Planning Policy

- 3.46 The National Planning Policy Framework⁴³ (NPPF) was published in March 2012 to replace the Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). The NPPF explains the statutory provisions and provides guidance to local authorities and others on planning policy and the operation of the planning system.
- 3.47 The framework outlines 12 core planning principles aimed at guiding plan-making and planning decisions at the national and local level, the most relevant of which are:
- contribute to conserving and enhancing the natural environment;
 - conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; and
 - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Conserving and Enhancing the Historic Environment

- 3.48 To conserve and enhance the historic environment, local planning authorities are required to take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - the desirability of new development making a positive contribution to local character and distinctiveness; and
 - opportunities to draw on the contribution made by the historic environment to the character of a place⁴⁴.
- 3.49 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably grade I and II* listed buildings, grade I and II* registered parks and gardens should be wholly exceptional⁴⁵.

Conserving and Enhancing the Natural Environment

- 3.50 Local planning policies should identify and map, preserve, restore and connect local ecological networks of importance for biodiversity. Biodiversity, particularly priority species populations linked to national and local targets should be monitored using suitable indicators⁴⁶.
- 3.51 Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted, whereas those that pose significant harm that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, should be refused. Development incorporating biodiversity should be encouraged, whereas development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless the need for, and benefits of, the development in that location clearly outweigh the loss⁴⁷.

⁴³ [National Planning Policy Framework, March 2012](#)

⁴⁴ Paragraph 126, [NPPF, March 2012](#)

⁴⁵ Paragraph 132, [NPPF, March 2012](#)

⁴⁶ Paragraph 117, [NPPF, March 2012](#)

⁴⁷ Paragraph 118, [NPPF, March 2012](#)

- 3.52 Furthermore, developments should aim to prevent significant adverse impacts on health and quality of life as a result of noise and protect areas of tranquillity prized for their recreational and amenity value for this reason⁴⁸.
- 3.53 By encouraging good design, local planning authorities should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation⁴⁹ and sustain compliance with EU limit values or national objectives for pollutants taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. New developments in Air Quality Management Areas should be consistent with the local air quality action plan⁵⁰.

Promoting Healthy Communities

- 3.54 Local planning authorities must maximise the provision of high quality open spaces and opportunities for sport and recreation by preparing robust and up-to-date assessments of the needs for open space, sports and recreation facilities to justify new and improved provision⁵¹.
- 3.55 Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment clearly shows the open space, buildings or land to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss⁵².

Ministry of Housing and local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967 (MHLG 1967)⁵³

- 3.56 Local Authorities may provide and maintain facilities both indoor and outdoor on common land for recreational or competitive tournament subject to consent of the Minister. The Minister may seek to engage the public in consultation regarding the proposals being sought by the Local Authority.

Commons Act 2006⁵⁴

- 3.57 Section 38 of the Commons Act 2006 applies to land which is subject to a scheme of management under the Metropolitan Commons Act 1866 or Commons Act 1899.
- 3.58 Certain types of works on common land can be carried out without consent from the Secretary of State because they are exempt. Other works will require deregistration of the land, because an application for consent under Section 38 is unlikely to succeed. It is ultimately up to the applicant to determine whether consent is needed, and which part of the legislation applies.
- 3.59 The guidance provides advice on how to determine the type of work proposed, consultation and guidance on application, options to carry out works on common land, where the proposals are neither small scale nor exempt from the need to obtain consent.

Common Land Guidance Sheet 1b⁵⁵

- 3.60 Provides a list of works which do not need consent. This Guidance sheet is periodically updated and should be reviewed in order to determine whether proposals require consent.

⁴⁸ Paragraph 123, [NPPF, March 2012](#)

⁴⁹ Paragraph 125, [NPPF, March 2012](#)

⁵⁰ Paragraph 124, [NPPF, March 2012](#)

⁵¹ Paragraph 73, [NPPF, March 2012](#)

⁵² Paragraph 74, [NPPF, March 2012](#)

⁵³ HM Government (2015) Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967, <http://www.legislation.gov.uk/ukla/1967/29/contents/enacted>

⁵⁴ Planning Portal (2015) Common Land Guidance <http://www.planningportal.gov.uk/planning/countryside/commonland/guidance>

⁵⁵ Planning Portal (2015) [Common Land Guidance Sheet 1b](#)

Regional Planning Context

The London Plan

3.61 The London Plan⁵⁶ is unique in England and Wales in that it is the only remaining statutory regional spatial strategy. London Boroughs are required to prepare development plans (usually referred to as Local Plans), and make planning decisions, that conform to the London Plan. The most relevant planning policies to Tooting Common are:

- Policy 2.18 – Green Infrastructure: the network of open green spaces
- Policy 7.4 – Local Character
- Policy 7.6 – Heritage Assets and Archaeology
- Policy 7.17 – Metropolitan Open Land
- Policy 7.18 – Protecting Local Open Space and Addressing Local Deficiency
- Policy 7.19 – Biodiversity and Access to Nature
- Policy 7.21 – Trees and Woodlands

All London Green Grid: The Wandle Valley Area Framework⁵⁷

3.62 The document sets out a number of programmes for the creation of the All London Green Grid, Wandle Valley Area. This includes:

- Tooting Bec Common Management Plan - A clear and realistic framework for maintaining, managing and improving the Common, taking local peoples views into account in developing policies and practices.
- Tooting Bec playground - The development of a natural play space within boundary of the existing conventional play space.

Wandsworth Local Plan and Development management documents

3.63 The London Borough of Wandsworth has adopted a Local Plan which sets out the spatial development for the Borough until 2026. The following provides a summary of the most relevant policies concerning Tooting Bec/Graveney Commons:

- CS PL4: Open space and the natural environment⁵⁸
- CS PL10: The Wandle Valley⁵⁹
- Policy DMS 2: Managing the historic environment⁶⁰
- Policy DMO1: Protection and enhancement of open spaces⁶¹
- Policy DMO 2: Playing fields and pitches, sport, play and informal recreation⁶²
- Policy DMO 4: Nature conservation⁶³
- Policy DMO 5: Trees⁶⁴

⁵⁶ [London Plan](#), Mayor of London, 2011

⁵⁷ Greater London Authority (2011) [All London Green Grid: The Wandle Valley Area Framework](#)

⁵⁸ London Borough of Wandsworth (2010) [Core Strategy](#), CS PL4: Open space and the natural environment

⁵⁹ London Borough of Wandsworth (2010) [Core Strategy](#), CS PL10: The Wandle Valley

⁶⁰ London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMS 2

⁶¹ London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO1

⁶² London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO 2

⁶³ London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Policy DMO 4

⁶⁴ London Borough of Wandsworth (2012) [Wandsworth Development Management Policies Document](#), Adopted Version, pp110-111

Other relevant Local planning policy Documents

*Parks Strategy*⁶⁵

3.64 The strategy has three aims which are to:

- To understand and manage the cultural assets that parks and green spaces represent through effective publicly accountable management plans.
- To understand and enhance the visitor experience of parks and green spaces through the monitoring of use and the provision of information on programmes and activities occurring in open spaces.
- To devise and implement a range of methods to maintain and improve standards in delivering excellent parks and green spaces through working in partnership with volunteer and community groups.

3.65 Improvements to play and open space provision are set out in the Council's 'Play Strategy' and 'Parks Management Strategy' (see Policy PL4).

Surrounding conservation areas

3.66 A selection of relevant documents include:

- Wandsworth Council, n.d. *Culverden Road Conservation Area Appraisal and Management Strategy* [pdf] Wandsworth Council. Available at: <http://www.wandsworth.gov.uk/downloads/file/7024/culverden_ca_appraisal_and_management_strategy> [Accessed 08 May 2015]
- Wandsworth Council, 1998. *Garrad's Road Conservation Area Character Statement* [pdf] Wandsworth Council. Available at: <http://www.wandsworth.gov.uk/downloads/file/1375/garrads_road_ca_character_statement_1998> [Accessed 08 May 2015]
- Lambeth Council, 1982. *Garrad's Road Designation Report* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/CA12GarrardsRoadDesignationReport1982.pdf>> [Accessed 08 May 2015]
- Wandsworth Council (Wandsworth Conservation & Design Group), 2011. *Heaver Estate Conservation Area Appraisal and Management Strategy (parts 1 & 2)* [pdf] Available at: <http://www.wandsworth.gov.uk/downloads/download/378/heaver_estate_conservation_area> [Accessed 08 May 2015]
- Lambeth Council, 1996. *Hyde Farm Estate Conservation Area Appraisal* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/HydeFarmEstateDesignationAppraisal.pdf>> [Accessed 08 May 2015]
- Wandsworth Council, 2009. *Streatham Park Conservation Area Appraisal & Management Strategy* [pdf] Available at: <http://www.wandsworth.gov.uk/downloads/download/446/streatham_park_conservation_area> [Accessed 08 May 2015]

Local listing

3.67 The Selection Criteria for Local Listing was subject to a public consultation as a forerunner to the Supplementary Planning Document (SPD) on the Historic Environment, a draft of which is in preparation. Wandsworth Borough Council will be refreshing their local list process and this will consider possible additions to the list. Further information at Wandsworth Council Website, 2015. Available at: <http://www.wandsworth.gov.uk/info/1004/planning_policy/1225/supplementary_planning_documents_spds/3> [Accessed 20 July 2015]

London Parks and Gardens Trust

3.68 Tooting Common is noted on the Inventory of London's Green Spaces of Local Historic Interest prepared by the London Parks and Gardens Trust. **Appendix 5** details the full description. Further

⁶⁵ London Borough of Wandsworth (2015) [Parks Strategy: Executive Strategy](#)

information at London Gardens Online Website, 2015. Available at: <<http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=WND063>> [Accessed 29 April 2015]

Factsheet

- 3.69 The factsheet in **Table 3.4** below highlights the key factual information about Tooting Common which will be explored in greater detail as part of the Tooting Common Heritage Project within the management and maintenance plan.

Table 3.3: Tooting Common Factsheet

Tooting Common Factsheet
<p>Ownership (refer to Figure 3.2)</p> <p>Tooting Common is unregistered land under the control of Wandsworth Council and therefore not on the Land Register. The majority of land historically known as Tooting Bec Common is registered common land under the Commons Act 2006 and open access land under the Countryside and Rights of Way Act 2000 – Section 15. The Woodfield Recreational Ground is on the Tooting Common Land Register under the control of Wandsworth Council but is omitted from the Commons Act 2006 and Countryside and Rights of Way Act 2000 – Section 15 (open access land).</p> <p>Furzedown Lodge and its surrounding curtilage is owned by Wandsworth Council and is a tied property (it is currently occupied as part of this historic arrangement). This arrangement may cease after the current resident vacates. The lodge is located at the south of the Common on the corner of Furzedown Drive and Furzedown Road. Similarly Keeper’s Lodge is owned by Wandsworth Council and is a tied property.</p>
<p>Leases & Covenants (refer to Figure 3.2)</p> <p>Wandsworth Council leases contracts associated with provision of activities and concessions in the common. Tooting Common includes the following leases and covenants:</p> <ul style="list-style-type: none"> • Café: Leased for private business use which is open throughout the year. There are a number of concessionaires’ obligations. • Tooting Bec Lido • Tennis courts • Redgra sports pitch • The Woodfield Pavilion • Balham Amateur Boxing Club • Children’s centre and nursery club • Contractor Compound • Tooting Common Tractor Yard
<p>Entrances & Access (refer to Figure 3.3)</p> <p>Tooting Common is fairly porous with numerous key access points along its boundary and internal footway routes. Principal routes include the off road cycle route and footways which cross from south to north through the western portion of the Common along with the ‘Capital Ring’ long distance route which bisects Tooting Bec Common from the south east to the north west. Within the site there are two car parks, one to the south east of Dr Johnson Avenue and adjacent to the Lido off Tooting Bec Road.</p> <p>Transport links</p> <p>The Common can be reached through the use of public transport with the following stations/stops nearby:</p> <ul style="list-style-type: none"> • Rail: Streatham Hill Station 500m to NE and Streatham Station 400m to SE • Tube: Balham Station 500m to NW and Tooting Bec Station 500m to SW • Bus: Buses 249 and 319 pass along Tooting Bec Road. Bus 315 passes along Bedford Hill. (generally every 15 minutes on weekdays and every 30 minutes at weekends) • Travelling by car: Within the site there are two car parks, one to the south east of Dr

Tooting Common Factsheet

Johnson Avenue and adjacent to the Lido off Tooting Bec Road.

Opening times

The Common is freely accessible to the public at no cost.

Tooting Bec Lido

Tooting Bec Lido is open to the public 6am to 8pm from the end of May to 31 August 2015. And from 6am to 5pm during September 2015.

Winter swimming at Tooting Bec Lido is only available to SLSC members. Winter opening at the Lido is from 1 October 2014 to May 2015.

Pool opening – 7am or dawn, whichever is the later, until 2pm. Last swim is half an hour before closing time and swimmers must leave the pool 15 minutes before closing. SLSC membership card must be shown before signing in.

Tooting Bec Athletics Track

Tooting Bec Athletics Track is open at the following times:

Monday to Friday 8am to 9pm

Saturday and Sunday 8am to 7pm

Bank Holidays 9am to 4pm

Byelaws

A set of byelaws were adopted for Tooting Common using the Greater London Council parks, gardens and open spaces bye-laws.

Note: The Cycle Track Act and Tooting Bec Common and Tooting Graveney Common Cycle Track Order 2013 are applied to the site. The pathways on Tooting Common will now be shared use between cyclists and pedestrians with pedestrians having right of way. The paths will no longer be segregated and this may affect behaviour of the cyclists.

Use & Events

User groups

Formal recreational use: Formal sports events are held at the Common at various times of the year and include the following facilities for activity:

- 6 x hard tennis courts
- 1 x hard football court
- 6 x senior football pitches
- 6 x junior football pitches
- 1 x artificial cricket pitch
- 2 x ultimate frisbee pitches
- 4 x touch rugby pitches
- Boxing clubhouse
- Tooting Bec Lido
- Lake fishing (permits required)
- Athletics track
- Gym
- Infield
- Fitness studio

Informal uses: includes two well-used children's play areas, walking, cycling, dog walking, jogging, informal ball games, picnicking, reading/contemplation, bird watching and having refreshments at the café.

Educational use: The local schools use the Common for educational activity.

Organisations

Tooting Common Management Advisory Committee: Tooting Commons Management Advisory Committee meets approximately every 6 weeks to discuss issues that affect all users of the commons. It is made up of local residents and representatives of local societies, clubs and groups. One of the objectives of the TCMAC is to "promote public interest and participation in the protection and appreciation of the commons."

Wandsworth Council: The council are leading the Tooting Common Heritage Project which includes

Tooting Common Factsheet

exploring the cultural and natural heritage of Tooting Common which has the potential to be a 3 year HLF-funded project involving a range of stakeholders and the community.

The Friends of Tooting Common: This FoTC group meets regularly and has helped to organise community events within the Common, lead guided walks and conduct fundraising activities. Their aim is to increase public involvement on the commons and to increase the sense of community. The group are a charitable trust which had a constitution and agreement of association formed in 2012.

South London Swimming Club: The SLSC is a members' club whose home is Tooting Bec Lido. It is the largest fresh water pool in England and the group are one of England's oldest swimming clubs, founded in 1906 and have been holding races at Tooting Bec Lido since 1908. The group is helping to restore Tooting Bec Lido and they also work to preserve outdoor swimming pools for future generations. The two recent projects include the Tooting Bec Lido Improvement Project – grant funded by Sport England and conservation and restoration of heritage through the HLF funding as part of the Tooting Common Heritage Project.

The Woodfield Project: A local registered charity The Woodfield Project has interest in land east of the Tooting Commons Triangle, known as the Woodfield Recreation Ground. The group would like to widen awareness and interest in the site amongst the wider communities of local residents, schools and commons users to help improve facilities and use. A key aim of the charity is to turn the Woodfield Pavilion into a horticulture and conservation hub for the local community.

Other interested organisations (list not exhaustive)

Tooting History Group

Wandsworth Historical Society

Balham Amateur Boxing Club

Open Spaces Society

London Wildlife Trust

Streatham Society

Balham Society

Herne Hill Harriers athletic club

Events & Activities

The Common provides for a range of social needs of the community. It provides sports facilities for a range of clubs, provides play facilities and is popular for walking. Fitness training sessions also take place and the Common is a base for group and school learning activities.

A range of regular events take place on an annual or bi annual basis. After discussion with Suzz Bell events coordinator at Wandsworth Council a selection of past and ongoing events are highlighted below:

1st – 4th May Bank Holiday weekend: Urban Ninja Obstacle Course

9th May: South London Storytelling event

11th May: Tooting Dog show

May: Drakes Family Funfair

26th July: Health Fair

July: Open air Cinema

Summer months: Circus

8th August: Folk and blues festival

August: Jamaica national day

Additional past notable events:

23rd July 2012: Olympic torch relay

October/November: Fireworks display

Buildings

Tooting Common Factsheet

The principal buildings within Tooting Common include:

- Furzedown Lodge
- Keepers Lodge
- Changing Rooms
- Woodfield Pavilion
- Boxing club building
- Children's centre and nursery club building
- Café building
- Lido building
- Tooting Bec athletics track and gym building
- Maintenance crew hut
- Machinery and equipment stores

Facilities

A number of facilities and features are located throughout the Common with more passive recreation typical of this size of site including:

- Walking/dog walking
- Jogging/running
- Picnicking
- Eating/drinking at the café
- Birdwatching/feeding water fowl.
- Relaxing

More active recreation facilities include:

- Lido
- Sports pitches and changing rooms
- Woodfield Pavilion
- Playgrounds
- Tennis courts
- Cricket pitch
- Boxing club building
- Children's centre and nursery building
- Running routes
- Horse riding routes
- Lake fishing (permits required)
- Frisbee pitches
- Touch rugby pitches
- Athletics track
- Gym
- Infield
- Fitness studio

Tooting Common
Conservation Plan

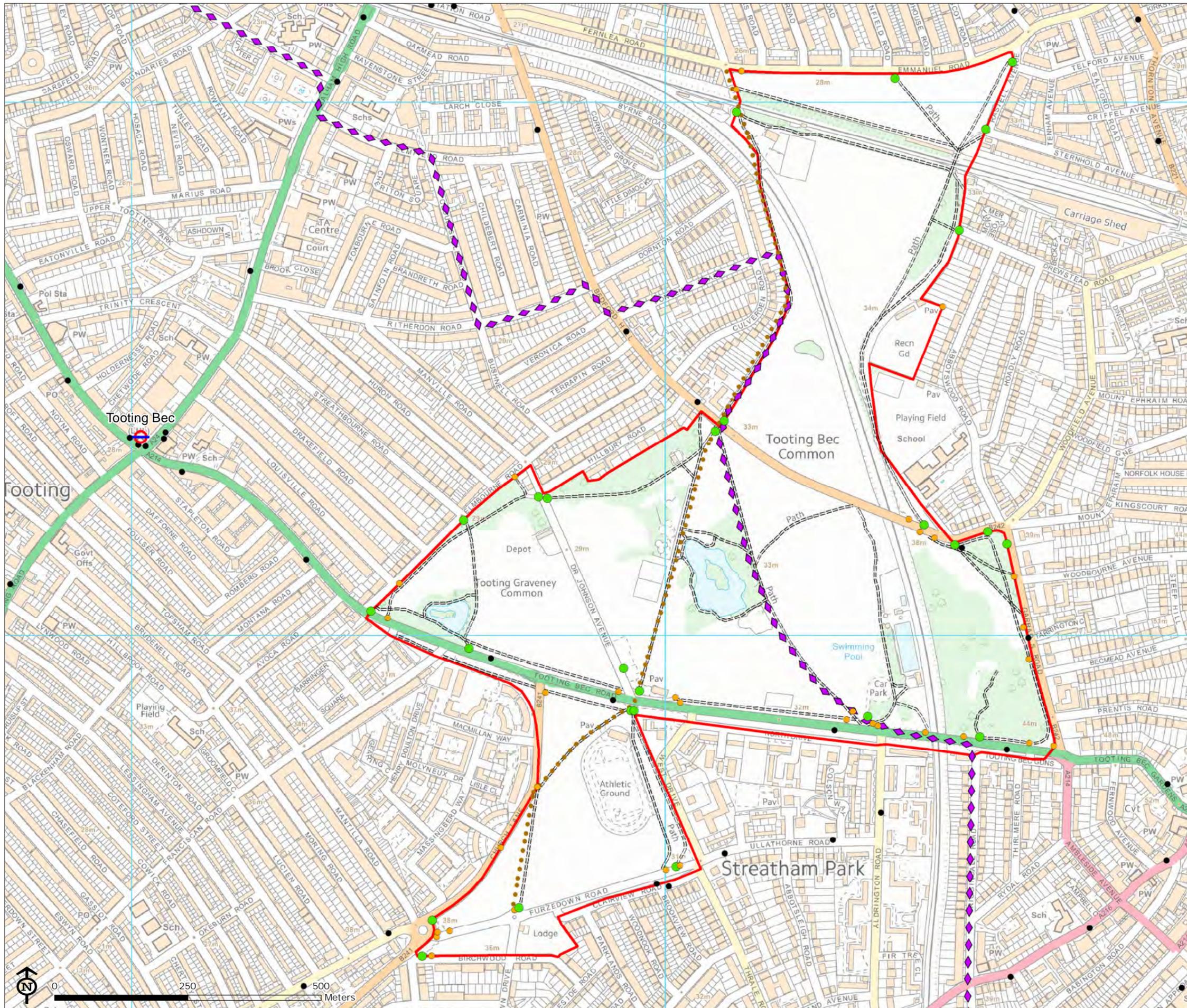
Figure 3.2:
Site Ownership



- Study area boundary
- ▨ Open access land under the CROW Act 2000 – Section 15
- ▨ Under the control of Wandsworth Council
- 1: Keeper's Lodge owned by Wandsworth Council (currently a tied property)
- 2: Land registered and under control of Wandsworth Council
- 3: Grade II Listed Furzedown Lodge owned by Wandsworth Council (currently a tied property)
- 4: Wandsworth Council leased building to Balham Amateur Boxing Club
- 5: Wandsworth Council leased Café to current business owners
- 6: Wandsworth Council leased Children's Centre and Nursery Club Building
- 7: Wandsworth Council leased Tooting Bec Lido to current leisure company
- 8: Wandsworth Council leased Maintenance Crew Hut and Staff Yard to Site Contractor
- 9: Wandsworth Council leased Sports Pitch
- 10: Wandsworth Council leased Tennis Courts
- 11: Wandsworth Council leased Tractor Yard to Site Contractor
- 12: Wandsworth Council leased Woodfield Pavillion
- Railway

Map Scale @ A3: 1:7,000





Tooting Common Conservation Plan

Figure 3.3:
Access and circulation

- Study area boundary
- Primary access point
- Secondary access point
- ◆ Capital Ring long distance route
- Off road cycle route
- Primary pedestrian circulation route
- Bus stop
- London Underground station

Map Scale @ A3: 1:7,000



4 Current condition and character

- 4.1 This section aims to describe the historic character and existing condition of Tooting Common. The site has been divided into 10 character areas; the boundaries are broadly defined by the similarities in historic and current physical characteristics and use within each area. Main Pond and Lido Field has been subcategorised as 4a and 4b to conform to referencing for consultation analysis.
- 4.2 The character areas are shown in **Figure 4.1** and are named as follows:
1. Tooting Graveney Woods
 2. Dr Johnson Field
 3. Café Field
 - 4a. Main pond
 - 4b. Lido Field
 5. Streatham Woods
 6. Bedford Hill Woods
 7. The Triangle
 8. Emmanuel Road
 9. Tooting Bec Road
- 4.3 For each character area we have described the historic development and current condition and character. We have provided assessments of the archaeology, architecture, landscape and community aspects and ecology found within the vicinity of the study area boundaries, commenting also on any features of particular significance within the character area and current condition and character.
- 4.4 An overall and more detailed assessment of the significance of components within each character area are provided in the assessment of significance in **Chapter 5**.



- Study area boundary
- 1. Tooting Graveney Woods
- 2. Dr Johnson Field
- 3. Cafe Field
- 4a. Main Pond
- 4b. Lido Field
- 5. Streatham Woods
- 6. Bedford Hill Woods
- 7. The Triangle
- 8. Emmanuel Road
- 9. Tooting Bec Road

Tooting Common Conservation Plan

Figure 4.1:
Tooting Common Character Areas

Source: LUC



Map Scale @ A3: 1:6,000

1. Tooting Graveney Woods



Historical development

- 4.5 The area of Tooting Graveney Woods may have had some adjacent Roman settlement with finds in the area including Roman pottery and a coin. The area originated as part of the parish of Tooting Graveney during the early medieval period. The area was predominately open c. 1746 based upon documentary evidence from Rocques map in **Figure 2.1** and since prehistoric times it would have been likely to have been suitable land for cultivation and latterly pasturage. Church Lane to the eastern edges formed an ancient way from Tooting Graveney village to the Common and in addition Rectory Lane (known as Back lane) ran along the southern edges following an ancient watercourse and marking the parish boundary between Tooting Graveney and Streatham. In 1600 an avenue of oak trees were planted by local resident Sir Henry Maynard which crossed the eastern periphery of the area heading north-westwards. This was planted to commemorate a visit to the area by Elizabeth I in 1600.
- 4.6 Large estates developed to the periphery as shown in Rocque's map of 1746. Notably the estate of Moorefields to the east was developed as Streatham Park by the Thrale family. The house had many distinguished visitors including Dr Johnson, Edmund Burke, David Garrick and Sir Joshua Reynolds. Additionally Furzedown House and farm was located south of the area and the attractive Grade II listed Furzedown Lodge currently remains. A manor house known as Woodlands faced Tooting Graveney Common. This was located at the junction with the current Clairview Road with Woodnock Road and was the home of Henry Doulton, founder of the pottery firm. During the C19 the area included a gravel pit which has since ceased although the depression within the landscape can still be seen. Tooting House, the manor house of Tooting Graveney, was located outside of the study boundary to the north-west before the building of the hospital during 1905.
- 4.7 During the early C20 the residential areas developed to the south. One of the significant impacts upon the character and use of the space was the construction of the athletics track during 1937-1938 to the north eastern portion. Various trackways bisected the site in a largely open landscape during this time with avenues of trees lining roadways. During the Second World War an air raid shelter was located to the south-west of the area. Woodland increased throughout from the mid C20 until the present day alongside increasing adjacent housing development.

Current condition and character

- 4.8 The area provides a fairly quiet, shady and tranquil atmosphere within the Common as a whole with the established woodland and bramble scrub layer surrounding the modernised athletics track. Grassland areas are largely located to the periphery of the space and there is very little apparent ground flora within the woodland or adjacent to the grassland. Alongside the athletics track to the east running north to south is a popular pedestrian route which is largely in good condition but with surrounding desire lines evident due to regular use by walkers and runners. An off road cycle route crosses the western edges of the area from north to south. The roadways

create some severance to the expanses of open space and to the south east Streatham Park Conservation Area highlights the importance of the Common and open space to the neighbouring properties.

Significance

Archaeology

- 4.9 The southern part of the Common has a long history of illegal gravel extraction and evidence of old gravel pits would be of low/very low significance. There is potential for Roman archaeological finds with the gravels and potential adjacent settlements. The Common was also located between two major Roman roads, to the west and east (current Balham High Road and Streatham High Road). Recently some Roman finds were identified to the south of the common near Church Lane including a C4 coin (Constans I, dated AD 346-350), 15 sherds of Roman pottery (1st to 4th century)⁶⁶ and one piece of Roman tile found within a cable trench 200m to the north-east of the pottery findspot. There has been a lack of development surrounding the athletics track which is likely to have reduced disturbance to archaeology for the majority of the area and therefore increase the likelihood of discovering remains. The southern and eastern extents are noted as an archaeological priority area.

Architecture

- 4.10 The Grade II listed Furzedown Lodge is a single storey late C19 building at the southern edge of the Common. It is one of the last remaining gate-lodges in the Streatham and Tooting area and it is also the only listed building within the Common as a whole and is in good condition. The existence of the Lodge is significant in illustrating the once notable Victorian estates which surrounded the Common. It is in the fashionable Regency Gothic style prior to the C20 developments.
- 4.11 The athletics track built in 1936/7 as a cinder track and laid out as four laps to the mile had undergone enhancements throughout the C20. It was the first track in London to have floodlighting installed in the late 1940s.

Landscape and community

- 4.12 The area provides an important transitional space connecting the local communities of Streatham Park to the south-east and Furzedown to the south-west with the rest of the Common and Balham to the north. It also facilitates wider connections throughout London including the Capital Ring long distance route. The green open space provides a highly valued setting to Streatham Park Conservation Area with the detached and semi-detached late C19 and early C20 houses which face the Common. The woodland surviving from large estates that were sold for development around the end of the C19.
- 4.13 The athletics track has been used by many famous athletes including Gordon Pirie, the Olympic medallist, and Derek Ibbotson. There are also historical associations with distinguished visitors to the adjacent Streatham Park House including Dr Johnson, Edmund Burke, David Garrick and Sir Joshua Reynolds. Additionally historic commemorative avenue plantings crossed the area to commemorate the visit by Elizabeth I from 1600.

Ecology

- 4.14 Tooting Graveney Woods provides one of the largest areas of semi-natural woodland on the Common. It has a relatively diverse woodland structure, with mature trees and a patchy understorey/scrub layer. The area supports a relatively low number of veteran trees compared to other parts of the Common, although it is notable for supporting the only veteran sycamore on the Common as well as the only three veteran hornbeam. The dominance of woodland habitat results in a relatively low habitat diversity compared to other parts of the Common, although it does include areas of rough grassland as sheltered glades within the woodland, and as the ground flora to more open areas of parkland trees. It also includes a relatively small area of acid grassland in the north (potentially at risk of scrub and woodland encroachment).
- 4.15 Although this character area is surrounded by built development, with residential areas and roads to the east, south and west, Tooting Bec Road to the north and the floodlit athletics track in the

⁶⁶ Greenwood, P. March 2015. *Some notes and comments on the prehistoric and Roman periods in the area of the Tooting Commons.*

east, the relatively low recreational use here makes it a relatively undisturbed part of the Common. Although many species will be deterred by the presence of people on foot (and dog walking in particular), they will readily become accustomed to noise and vehicle movements. The area is likely to be of particular value for woodland and garden bird species as well as bats.

- 4.16 The woodland supports a number of invasive non-native species, including cherry laurel and turkey oak.

2. Dr Johnson Field



Historical development

- 4.17 The area is likely to have been open throughout most of its history since the Roman period largely due to the gravel geology being conducive to farming. Plans from the C18 when a more open landscape develops as shown in Rocque's map of 1746 in **Figure 2.1**. A late medieval causeway developed to the areas southern edge due to the watery conditions.
- 4.18 The area is noted for containing part of the avenue of oak trees planted in 1600 by a local resident Sir Henry Maynard which crossed the eastern edges of the area. This also delineated the historic parish boundary between Streatham (common land of Tooting Bec) to the north and east and Tooting Graveney. The avenue was planted to commemorate a visit to the area by Elizabeth I in 1600. Rocques map of 1746 clearly shows the area as increasingly open with the avenue and signs of the causeway at the southern extent and the dominant avenue of trees.
- 4.19 A C19 gravel pit is identified within this area along with a pound (enclosure for livestock) for Tooting Graveney Manor and Tooting Village situated at the south-western corner. A row of trees along the southern edge appears to have been planted in the mid C19 as part of an avenue along Tooting Bec Road. The Keeper's Lodge was built at the northern tip for the Metropolitan Board of Works by Messrs Laing in 1879. A good example of Board Architecture. Agricultural land including C19 Elms Farm bordered the area until the end of the C19 when surrounding housing established largely by the developer Alfred Heaver. In 1916 the yachting pond (current ecology pond) was constructed.
- 4.20 The central and eastern portions of the area were turned in to allotments during the Second World War as part of the 'Dig for Victory' campaign and later removed by 1955. A V1 bomb strike was recorded in the south-east corner. During the mid C20 the works compound developed to the east. Maps from 1947 and 1951 indicate a bandstand on Tooting Common. In post-war Britain, there was a programme of installing temporary stages in public parks across London as part of the Festival of Britain in 1951. The stage in Tooting Common was just by the tennis courts (now gone).
- 4.21 Late C20 infrastructure additions have included the boardwalks and tarmac footpath network with associated site furniture including bins and seating.

Current condition and character

- 4.22 The area has had a number of localised enhancements with the support of volunteers including new footway surfaces and ecological improvements. It is a popular space for visitors by nature of its pivotal location and proximity to Tooting Bec. The pond has largely dried up and is dominated by its surrounding boardwalk, this area has a separate and enclosed feel to the surrounding open space and grass pitches with a more municipal park element. Some invasive weeds require control (curly water thyme) and some of the boardwalk surfaces require repair. To the north of the area the late C19 Keeper's Lodge and C20 compound are in active use and in fair condition. The compound area is fairly visually intrusive and could be better screened.
- 4.23 More recent tree planting has occurred along the original line of the C18 avenue along Tooting Bec Road. There are signs of Acute Oak Decline within Dr Johnson Avenue (up to 3 trees).
- 4.24 Heaver Estate Conservation Area is located outside of the study area boundary encompassing the residential areas to the north-west. The attractive estate was built by the developer Alfred Heaver between c.1890-1910 in a Queen Anne style. "Heaver regarded this as his finest estate and it is certainly one of the highest quality areas of late nineteenth century suburban housing and flats in the borough."⁶⁷ The importance of the Common in the housing's setting is highly valued and the buildings provide a well-defined high quality edge.

Significance

Archaeology

- 4.25 This area of the Common has a history of gravel extraction and evidence of old gravel pits would be of low/very low significance. There is potential for Prehistoric and Roman archaeological finds with the gravels being farmed and potential adjacent settlements, the Common was also located between two major Roman roads, to the west and east (current Balham High Road and Streatham High Road). The prevalence of past allotments within the area may have reduced and disturbed available archaeological finds. Any remains related to allotments would be of low significance.
- 4.26 The LiDAR survey identified the bank, island and depression (macula) of the former lake.⁶⁸

Architecture

- 4.27 In the wider sense the late Victorian properties on the north-west edge along Elmbourne Road are attractively designed and provide a low level architectural backdrop to the Common. Equally Tooting Common provides an important open green setting for its surrounding properties.
- 4.28 The Keeper's Lodge was built in 1879 at the northern tip for the Metropolitan Board of Works by Messrs Laing. A good example of Board Architecture. Decorative brick plaque on south front with date and monogram of "MBW". On the west side of the lodge a well was dug for the domestic water supply. The Keeper's Lodge provides a tangible link to the period of history when the Metropolitan Board of Works acquired Tooting Common and sought to protect from large-scale development and manage the Common for the surrounding community.
- 4.29 The separate store yard area is visually intrusive with modern security fencing and would be better screened during the winter months.

Landscape and community

- 4.30 The landscape is largely open and the ecology pond site forms a very individual compartment within the area and a differing habitat to be appreciated by the public screened from the busy Tooting Bec Road. Footpaths cross the area and are popular for the local community for walking, dog walking and running. The open fields provide an important resource for sport and ball games including four 11 v 11 football pitches and two 5 v 5 football pitches. There is very limited public access to the compound and Keeper's Lodge.
- 4.31 The avenue of oak trees originally planted in 1600 although replanted is a significant and important feature along Dr Johnson Avenue. In addition the Heaver Estate Conservation Area is

⁶⁷ Wandsworth Council (Wandsworth Conservation & Design Group), 2011. *Heaver Estate Conservation Area Appraisal and Management Strategy*

⁶⁸ Museum of London Archaeology (MOLA), 2015. *Tooting Common London - London Borough of Wandsworth Archaeological Lidar and aerial photo survey*. London: MOLA

largely located outside of the study area boundary encompassing the residential areas to the north-west. These buildings by Alfred Heaver provide a low level attractive architectural margin to the Common and the Common provides an open natural setting to the adjacent housing.

Ecology

- 4.32 This area is dominated by amenity grassland and is heavily used for recreation as a key access point to the Common from nearby residential areas and from Tooting Bec. Heavy recreational use includes informal use as well as formal sports use, with a number of sports pitches present.
- 4.33 The area supports a relatively low tree cover, with scattered mature trees and treelines, and little woodland cover (largely restricted to areas of scrub and tree species classified as woodland in the 2015 Phase 1 Habitat Survey in the west corner, surrounding the ecology pond). The trees include relatively few which are classified as veterans, although notably these comprise veteran hawthorns which are relatively uncommon on the site. The treelines include occasional standing dead wood, or felled trunks, which may provide opportunities for invertebrates in particular.
- 4.34 The ecology pond supports a range of wetland, grassland and ruderal communities, and in 2014 was enhanced through the creation of three amphibian ponds. These were planted with native wetland species, although invasive non-native species are also present
- 4.35 Given the relatively low cover of semi-natural habitats and the high levels of disturbance, this area is considered to be of relatively low value for ecology, with the ecology pond area providing localised ecological value.

3. Café Field



Historical development

- 4.36 The cafe field area originated as part of the parish of Streatham (common land of Tooting Bec) during the later medieval period. The area was likely to be semi-wooded and used for gravel digging, estovers, collecting firewood and pasturage for those in the parish. The area is also noted for consisting of part of the avenue of oak trees planted in 1600 by a local resident Sir Henry Maynard which crossed the western edges of the area and included a (wooden) Rustic Bridge which crossed the York Ditch. The avenue was planted to commemorate a visit to the area by Elizabeth I in 1600. This also delineated the historic boundary between Streatham (common land of Tooting Bec) to the north and east and Tooting Graveney to the south and west. In 1790 Streatham Parish Workhouse was built on an enclosed piece of common to the north-west of the area. Later used as a warehouse.
- 4.37 From the mid C19 the area was predominately open with Bedford Hill House estate grounds encompassing some of the northern portion of this area. The Horse Chestnut Avenue also developed along the eastern edges during the 1880s in addition to a tree lined footpath running from east to west to the north. Residential properties increased along Hillbury Road during this time. A track also bisected the centre of the site from east to west. Latterly during 1906 the Arts

and Crafts style café in the north-east with adjacent granite drinking fountain was constructed (now gone). In 1938 a drinking fountain is erected 'to the memory of Joseph James Jones who funded a trust to encourage the playing of organised games by boys of local schools', designed by the architect Leonard Poole and located to the south of the area.

- 4.38 During the Second World War prefabricated houses were located lining the east of Dr Johnson Avenue, the tennis courts were also established by this time. The north of the area has remained largely wooded since the late C19 with more recent additions including the play area near the tennis courts and the car park to the south. A C20 putting area used to be located south of the café (now gone).

Current condition and character

- 4.39 Parts of the site are currently fairly open and well maintained although some of the surfaces are beginning to deteriorate. There is car parking to the south although there is a lack of welcoming signage and the current boards look weathered and tired. The car parks regularly fill up with unregulated commuter car parking and caravans with minimal (3 no.) disabled car parking spaces. This area has views towards the lake in the east and the pivotal position, amenities including café, tennis courts and play area mean this area is heavily used and experiences some wear to turf and litter problems.
- 4.40 There is some variation of seating style along Horse Chestnut Avenue with some signs of vandalism and utilitarian lighting columns adjacent to the off road cycle route. Some of the trees along the avenue have been lost and require appropriate reinstatement. In addition many of the horse chestnut trees are experiencing the disease bleeding canker. There are signs of Acute Oak Decline within Dr Johnson Avenue (up to 3 trees).
- 4.41 The area has a municipal park feel and provides a shady sheltered environment in the north and east and open environment in the west. The arts and crafts style café is still actively managed and in use. The area provides a popular resource for children's play and refreshments at the café with attractive mature trees throughout the site. The drinking fountain to the south of the area is also in good condition although not in working order.
- 4.42 The Heaver Estate Conservation Area is largely located outside of the study area boundary encompassing the residential areas to the north-west. The Common provides an important foil for the housing by Alfred Heaver and the housing an attractive margin. Parkland with mature trees over grassland surrounds the café to the north.

Significance

Archaeology

- 4.43 This area of the Common has a history of gravel extraction and evidence of old gravel pits would be of low/very low significance. There is potential for Prehistoric and Roman archaeological finds with the gravels being farmed and potential adjacent settlements, the Common was also located between two major Roman roads, to the west and east (current Balham High Road and Streatham High Road). Any remains related to prefabs would be of low significance.

Architecture

- 4.44 The café is an attractive architectural feature to the north of the site in the Arts and crafts style with timber framing, infilled with brick and render and tiled roof. Although unlisted, the building, by virtue of its fairly central siting and overall design makes an important contribution to the Common.
- 4.45 In 1938 a drinking fountain was erected to the south of the area 'to the memory of Joseph James Jones who funded a trust to encourage the playing of organised games by boys of local schools', designed by the architect Leonard Poole. This is still in good condition although currently not in working order. It has some significance as an indicator of the municipal phase of the common's development in the Art Deco style.

Landscape and community

- 4.46 The area provides a range of amenities for the local community including car parking, children's play, refreshments as well as providing an important link for pedestrians and cyclists, including connections with the Capital Ring long distance route. The landscape is varied with the established

C19 Horse Chestnut Avenue and open space to the west however the addition of recreational facilities, and encroaching woodland and shrubberies has significantly eroded the relationship between the common landscape, café and lake feature.

- 4.47 Heaver Estate Conservation Area is located outside of the study area boundary encompassing the residential areas to the north-west. The Common provides a natural setting for the housing by Alfred Heaver and the housing an attractive low level architectural margin.

Ecology

- 4.48 The Café Field is subject to high levels of disturbance as a focus for access and recreation, with a car park, cricket pitch, tennis courts, children's play area and the Café. However, the area also supports a diverse habitat mosaic with areas of dense scrub, small copses and areas of scattered trees and rough grassland habitats surrounding these areas of heavy use.
- 4.49 Particularly valuable areas of semi-natural habitat here include the mature treed avenue along Dr Johnson Avenue (which includes a veteran English oak); Café Woods in the north which supports a particularly high density of veteran oak trees, a relatively dense understorey/scrub layer and dead wood habitats.
- 4.50 The grassland habitats were identified of relatively low value by the 2015 Phase 1 Habitat Survey, although with areas of amenity grassland/improved grassland to the west of the tennis courts of more acidic character. Relatively recent tree planting is likely to be reducing the quality of these areas of grassland (through shading and leaf-fall), as is trampling and dog fouling.
- 4.51 This mosaic of habitats is likely to provide value for bird, invertebrate and bat species, in particular the Café Woods and associated veteran trees.

4a. Main pond



Historical development

- 4.52 The main pond area is the site of a supposed Roman burial ground which would suggest settlements within the vicinity between two major Roman roads. Latterly the area originated as part of the parish of Streatham (common land of Tooting Bec) during the later medieval period. The area was primarily used for gravel digging and pasturage. The principal feature of the lake originating as an old gravel pit.
- 4.53 A row of trees forming part of an avenue was believed to have been planted by Ralph Thrale of Streatham Park in 1730. This avenue crossed the southern edge of the area stretching eastwards.
- 4.54 The Horse Chestnut Avenue also developed along the western edges during the 1880s. From 1890 a golf course was established between Tooting Bec Road and Bedford Hill, later removed by the 1930s. In 1895 the lake was originally formed as a result of gravel digging but was created as an ornamental feature during this time. A smaller pond known as the Dog Pond was located to the south-east of the lake. To the west of the lake stood a keeper's hut, attractively built in wood and

surrounded by a fence (now gone). The area has been largely open with a scattering of trees since the C19. A fossil tree stump said to date from the time of the dinosaurs, was placed in the north east of the lake during this time.

- 4.55 During the Second World War allotments were developed in the north of the site and a V1 strike occurred south of the lake. The toilets and changing rooms developed in the south-western corner during this period. More recent additions include the equestrian manege and horse track.

Current condition and character

- 4.56 The pattern of vegetation has remained broadly similar to the C19 with some encroachment of scrub and trees surrounding the lake. The area has received more recent enhancements including improved seating and wooden jetties to appreciate the lake. The more open areas consist of meadows and connecting tracks amongst mature trees with a parkland feel. Some of the trees along the Horse Chestnut Avenue have been lost and require appropriate reinstatement. In addition many of the horse chestnut trees are experiencing the disease bleeding canker. There has been new tree planting along the southern margin along the line of the avenue believed to have been planted by Ralph Thrale of Streatham Park during the c.1729.
- 4.57 The report by the Natural History Museum London 2015⁶⁹ confirmed there has been some historical loss to the base of the fossilised tree (stump) and outlined a number of potential enhancements relating to presentation and improving its current condition.

Significance

Archaeology

- 4.58 This area of the Common has a history of gravel extraction and evidence of old gravel pits would be of low/very low significance. There is potential for Prehistoric and Roman archaeological finds with the gravels being farmed and potential adjacent settlements, the Common was also located between two major Roman roads, to the west and east (current Balham High Road and Streatham High Road). The prevalence of past allotments within the area may have reduced and disturbed available archaeological finds. Any remains related to allotments would be of low significance.
- 4.59 The LiDAR survey identified a range of bank features. Of particular note were the banks possibly attributed to the World War II rocket battery to the south-east of the area.⁷⁰

Architecture

- 4.60 No buildings are located in this character area.

Landscape and community

- 4.61 The lake provides a valuable feature within the landscape and provides a tangible link with its original gravel pit origins. Fishing activity is available although permits are required. The lake also attracts wildlife including a diverse range of wild fowl. The fossilised tree stump is a curious and interesting feature near the lake and more recently a piece of community art was used in the form of a carved wooden bench which was installed to the south-east of the lake. The close proximity of the area to Café Field and its amenities has increased popularity of the central portion of Tooting Common.
- 4.62 The horse rides and equestrian manege constitute the only large scale provision for horses in the Borough.

Ecology

- 4.63 The Main Pond area, similarly to the Café Field, is a focus for recreational activity with informal access around the pond and associated footpaths, and heavy use of the amenity grassland in the south for informal recreation as well as events, although there is no larger scale, formal sports activity in this area.

⁶⁹ Kenrick P. and Cornish C. (Natural History Museum London), March 2015. *Assessment of the Tooting Common Fossil Tree for the Tooting Common Heritage Project.*

⁷⁰ Museum of London Archaeology (MOLA), 2015. *Tooting Common London - London Borough of Wandsworth Archaeological Lidar and aerial photo survey.* London: MOLA

- 4.64 The Lake provides a key focus for the area, contributing to the habitat mosaic in the area which also includes the surrounding scrub and woodland habitats, and rough grassland habitats to the north and south west. However, the ecological value of the lake itself is likely reduced due to the eutrophic water quality (in part given the surrounding trees and associated leaf fall), presence of large numbers of water fowl (and feeding of these by people), relatively low cover of marginal vegetation (largely restricted to the east bank), and presence of large numbers of fish, as well as regular disturbance by people and dogs. The lake and surrounding woodland/mosaic is likely to provide a valuable foraging resource for bats.
- 4.65 The area to the north of the Lake supports a diverse habitat mosaic with an extensive area of rough grassland amongst areas of scrub, small copses and scattered trees.
- 4.66 The treed Horse Chestnut Avenue forms a strong habitat feature and likely wildlife movement corridor, with patches of woodland throughout the compartment. This compartment supports only one veteran tree, one of two veteran hybrid poplars found on the Common.

4b. Lido Field



Historical development

- 4.67 The Lido Field area may have been an area of Roman settlement with the adjacent speculative Roman burial site to the west. During the later medieval period the area originated as part of the parish of Streatham (common land of Tooting Bec). The area was primarily used for gravel digging, collecting food, resources and for pasturage.
- 4.68 As with Main Pond area a row of trees forming part of an avenue was believed to have been planted by Ralph Thrale of Streatham Park in 1730. This avenue crossed the southern edge of the area stretching eastwards.
- 4.69 In the early C19 Bedford Hill thoroughfare was laid out along the areas northern edge. This was constructed as a route from Streatham to Balham and for access to Bedford Hill House and estate. In the 1860s London plane trees were planted to line the Bedford Hill access route. From 1890 a golf course was established between Tooting Bec Road and Bedford Hill, later removed by the 1930s. The area has been largely open with a scattering of trees since the C19.
- 4.70 In 1906 the Tooting Bec Lido developed to the east of the area. The pool was dug as a project for the unemployed, an idea proposed by Reverend John Hendry Anderson (Wandsworth Borough Councillor and vicar of St Nicholas Church, Tooting). Tooting Bathing Lake as was then known opened on the 28 July. The architect was H J Marten (Borough Surveyor). It was the largest fresh water pool in England. During the 1930s various improvements were made to the Lido including a filtration system, changing rooms, new showers, a café and paddling pool.
- 4.71 During the Second World War a rocket battery site (with potential searchlights) were located to the south of the site. To the west of the Lido possible additional air defence features were also located.

- 4.72 The car park adjacent to the Lido developed in the late C20 and in 2002 improvements to the Lido included a jacuzzi, saunas, new changing rooms and an Art Deco style entrance block.

Current condition and character

- 4.73 The area is popular for sports use, particularly football. The heavy use has caused some areas to experience some wear to turf and litter problems. Some paths require enhancement and repair. During the summer the Lido is exceptionally popular and accommodating sufficient car parking can be challenging. The large open spaces have remained largely unchanged from the early C20 apart from the use of the site for air defences during the Second World War.
- 4.74 The area has parkland areas towards the south with mature trees over grassland offering protection from the busy Tooting Bec Road to the south.

Significance

Archaeology

- 4.75 This area of the Common has a history of gravel extraction and evidence of old gravel pits would be of low/very low significance. There is potential for Prehistoric and Roman archaeological finds with the gravels being farmed and potential adjacent settlements, the Common was also located between two major Roman roads, to the west and east (current Balham High Road and Streatham High Road). It is likely any buried remains of air defence structures would be of low or medium significance. This depends on the nature and extent of remains.
- 4.76 To the west of the Lido there is geophysical evidence of an infilled ditch or drain which may preserve the line of a former watercourse and row of World War II era hut bases.⁷¹

Architecture

- 4.77 Tooting Bec Lido is the principal architectural feature within the area comprising a mixture of design styles including Art Deco design. The Lido is important because of its design influences and the links with the community project for the unemployed in 1906, an idea proposed by Reverend John Hendry Anderson. It's currently the largest freshwater open air pool in the country and one of the largest in Europe at just over 90m. The lido is also believed to be the earliest purpose-built open air pool in London. Although unlisted, the building, by virtue of its siting and overall design make an important contribution to the Common.

Landscape and community

- 4.78 Tooting Bec Lido is the largest freshwater open air pool in the country and very popular during the summer months. It's also a striking Art Deco feature with tangible links to its municipal use for the local communities, particularly Streatham. It is the home of the well established South London Swimming Club. Facilities include a paddling pool for children, jacuzzi, saunas, a café, lockers and pantone coloured changing huts. The open field is popular for ball sports and includes two 11 v 11, three 7 v 7 and two 5 v 5 football pitches.

Ecology

- 4.79 This area supports high levels of recreational use, with a large area of sports pitches and the presence of a car park associated with the Lido (and used generally for recreational access to the Common). However, this area of the Common is of notable ecological value.
- 4.80 In particular this compartment supports the most extensive areas of acid grassland on the common with two distinct patches, one in the north east and one in the north. These areas of acid grassland are vulnerable given the presence of small trees/scrub (resulting in shading and nutrient enrichment), and also from trampling and dog fouling with desire lines criss-crossing these grassland areas.
- 4.81 The north of this compartment supports a mosaic of rough grassland (alongside the areas of acid grassland), scrub/scattered trees and woodland habitats, with a number of trees identified as veterans in the vicinity of and north of the Lido. The presence of these larger areas of acid and

⁷¹ Walford, J. (Museum of London Archaeology (MOLA)), 2015. *Archaeological geophysical survey on Tooting Common, Wandsworth, London*. London: MOLA

rough grassland makes this a high priority area for the enhancement and expansion of acid grassland habitat.

5. Streatham Woods



Historical development

- 4.82 This area is at one of the higher points in terms of topography and is likely to have been largely wooded in contrast to the gravels which were farmed found to the west of the Common. There may be Roman remains within the vicinity due to the Roman road situated to the east (Streatham High Road). Latterly during the later medieval period the area originated as part of the parish of Streatham (common land of Tooting Bec).
- 4.83 In the late C16 oaks running obliquely to Garrad's Road from Tooting Bec Road to Bedford Hill were planted as part of an avenue possibly by Robert Forth. This avenue terminated at what was known as Tile Kiln Farm and latterly known as The Tyle House to the north. To the south a row of trees forming part of an avenue was believed to have been planted by Ralph Thrale of Streatham Park in 1730. This avenue crossed the southern edge of the area stretching westwards to Dr Johnson Avenue.
- 4.84 Rocques map of 1746 identifies a track extending north-west to south-east across this area from Streatham to Balham. An Elm tree believed to be where Dr Johnson in the C18 wrote his dictionary was located near the south eastern corner. This was latterly "a fine old stump" in 1882. It was originally surrounded by an oak fence and later by iron railings. In the C19 a pound (enclosure for livestock) was located at the south eastern corner. This served Tooting Bec Manor and Streatham and Tooting Bec Village. During the mid C19 a scattering of trees were located at the eastern and southern end with development of trees in the central portion during 1895-6. During this time a track crossed from the south-east to the north-west. A horse ride is noted and developed in the late C19 to the east. During 1949-53 a general games ground is recorded to the south surrounded by a fence. In the late C20 further path networks have established along with the establishment of Winter Pond in the 1990s to the south and encroachment of woodland.

Current condition and character

- 4.85 The woodland feature dominates the area and consists of mixed native/non-native woodland. There are also pockets of semi improved neutral grassland. The woodland suffers from problems of prostitution and has historically experienced this issue since the Boer War.
- 4.86 There are occasional historic trees which may have formed part of the important original avenue feature which runs obliquely near Garrad's Road. There are also numerous desire lines running across the area particularly the eastern edges running from south to north with some deterioration to tarmac footways. More recent tree planting has occurred along the original line of the C18 avenue along Tooting Bec Road.

Significance

Archaeology

- 4.87 There is potential for Prehistoric and Roman archaeological finds with the potential adjacent settlements, the Common was also located near the Roman road to the east (current Streatham High Road).

Architecture

- 4.88 There are no buildings in the character area but the surrounding architecture is a significant backdrop to the area and the Common provides a useful foil for the Art Nouveau and Art Deco residential buildings. This is represented in the Garrad's Road Conservation Area.

Landscape and community

- 4.89 The woodland area provides a fairly tranquil environment away from the busy Tooting Bec Road. The avenue also provide an impressive feature within the landscape to the east with views towards the attractive housing constructed from the late 1870s to the 1920s incorporating Art Deco Nouveau and Art Deco style frontages. This area of residential property including the north and southern edges are within the Garrad's Road Conservation Area under Lambeth Council's authority and the open space is also designated as Garrad's Road Conservation Area under Wandsworth Council's authority highlighting the importance of the open space and heritage value of the avenues.
- 4.90 There are associations with notable visitors and users of the space including Dr Johnson and the Elm which he's believed to have written by.

Ecology

- 4.91 The Streatham Woods supports one of the largest areas of woodland on the Common which is supplemented by a large number of mature scattered trees and tree avenues. The woodland itself supports a relatively diverse structure including understory/scrub layer although the age range of the trees was relatively poor. The eastern part of the area includes the Garrad's Road avenue of mature trees, forming a distinctive habitat feature. A relatively large number of veteran trees are located within this avenue and nearby parkland trees, with few also located within the north of the woodland.
- 4.92 Grassland habitats within this area were dominated by regularly mown areas in the east, with rough grassland located within glades.
- 4.93 This area also supports a small, ephemeral pond which supports a relatively diverse wetland plant assemblage. It is located in a woodland glade in the south and forms part of a diverse habitat mosaic including mature trees, scrub and neutral grassland. This area is therefore likely to be of increased value for wildlife such as invertebrates and amphibians, with the wider woodland likely to be of relatively high value for birds and bats.
- 4.94 The area is subject to relatively low levels of recreational use, with no formal or sports provisions. The eastern part is used as a regular walking and cycling route, whilst the woodland area appears to be used less regularly.

6. Bedford Hill Woods



Historical development

- 4.95 Bedford Hill Woods may have been an area of Roman settlement with the adjacent speculative Roman burial site to the south and between two major Roman roads. During the later medieval period the area partly originated as being of the parish of Streatham (common land of Tooting Bec). The area was primarily used for collecting food, resources and for pasturage. Being located on clay the area would have likely to have been wooded from earlier times. The area to the east was known as Tile Kiln Farm the site of a medieval tile and brick making complex encompassing the area of the current Bedford Hill and Abbotswood Road. Rocque's map of 1746 records largely agricultural land possibly associated with Tile Kiln Farm later known as Heath's Farm (home of Robert Garrard the goldsmith) and eventually becoming Woodfield House (since demolished). The top end of the track which went from Streatham to Balham was also within this area. Bedford Hill thoroughfare was constructed in the south of the area in the early C19 and was tree lined and planted with London planes in the 1860s. Stanford's map of 1862 following the construction of the Croydon and Balham railway shows a triangular open landscape bounded by the railway line, roadway and residential properties.
- 4.96 In 1888 a Keeper's Hut was designed in the gothic style in an area known as the 'The Plantation' adjacent to Bedford Hill (now gone). In 1890 London County Council erected boundary posts marking the boundary of the common. These can still be seen along the west of the area. During this time residential housing is established along the western margins. The C19 shows a wide distribution of tree planting.
- 4.97 During the Second World War the north of the site was used for allotments as part of the 'Dig for Victory' campaign. Bedford Hill Woods developed its current form in the south-east largely during the mid C20. Primarily this area has seen little change and development since this period with localised improvements to footways and site furniture.

Current condition and character

- 4.98 The area is a popular thoroughfare for cyclists and walkers with surrounding vegetation attributed to its wet environment and ditches. The area is largely well tended with some damage to seating and litter evident. There is some graffiti near the railway underpass. Previously the open field was believed to be used as a Gaelic football pitch although could be used for other ball games.
- 4.99 The Culverden Road Conservation Area abuts the western edge consisting of late Victorian houses with their long front gardens and surrounding green space creating an informal, almost rural feel. The Priory is an attractive and distinctive "Strawberry Hill style" double fronted villa in the Gothic style.

Significance

Archaeology

- 4.100 There is potential for Prehistoric and Roman archaeological finds with the potential adjacent settlements, the Common was also located near the Roman road to the west (current Balham High Road). The prevalence of past allotments within the area may have reduced and disturbed available archaeological finds. Any remains related to allotments would be of low significance.
- 4.101 To the north of Bedford Hill there is geophysical evidence of a possible drain or ditch and a feature tentatively suggested to represent a late post-medieval brick clamp.⁷²

Architecture

- 4.102 The railway line is a major feature within the landscape compartment.

Landscape and community

- 4.103 The area is a popular thoroughfare for cyclists forming part of the Capital Ring long distance route and off road cycle route. The space also provides opportunity for ball games and informal play. There is a mix of private property boundary styles which could be improved/enhanced.
- 4.104 The Culverden Road Conservation Area consisting of late Victorian houses on the western edge and gothic structure of the Priory are a significant architectural backdrop to the area. The buildings are largely and carefully screened by a mixture of fencing and walls when walking along the Dragmire Lane path.
- 4.105 The adjacent Priory was the focus of a notable Victorian inquest regarding the Bravo poisoning mystery which is of interest.
- 4.106 The poplar trees in the northern portion are historically significant.

Ecology

- 4.107 This compartment supports a further large expanse of semi-natural woodland habitat in the south east, currently supporting a relatively diverse structure with a dense shrub layer. The woodland extends northwards along the railway line, with an area of mature scattered trees over rough grassland and scattered scrub habitats.
- 4.108 These woodland habitats are complemented by an area of grassland to the south east. The central area of this is subject to relatively regular mowing, with the western edge managed as rough grassland and the eastern edge, alongside the woodland, comprising a relatively large area of semi-improved acid grassland habitat.
- 4.109 The boundary with the residential properties to the west also supports one of the few hedgerows on the Common, although this includes some non-native species which may be considered invasive.
- 4.110 This area provides a valuable resource for wildlife (in particular birds, bats and invertebrates) given the mosaic present, predominance of semi-natural habitat types and relatively low levels of formal recreation (although the area is a popular walking and cycling route). It may also comprise a key area for the enhancement and extension of acid grassland habitats.

⁷² Walford, J.(Museum of London Archaeology (MOLA)), 2015. *Archaeological geophysical survey on Tooting Common, Wandsworth, London*. London: MOLA

7. The Triangle



Historical development

- 4.111 The area would have been likely to have been wooded since Prehistoric times located on London clay and lying low in topography with its watercourses running through the site which may have attracted settlement. There is potential for the area to have Prehistoric remains, to the east there was a Palaeolithic Acheulian handaxe discovered. There is also potential for Roman settlements with adjacent speculative Roman burials and the two Roman roads to the east and west. During the later medieval period the area partly originated as being of the parish of Streatham (common land of Tooting Bec) and used for local resources.
- 4.112 Since the C18 the area became agricultural land likely to be part of the Tile Kiln Farm estate a medieval tile and brick making complex encompassing the area of the current Bedford Hill and Abbotswood Road. Rocque's map of 1746 records largely agricultural land possibly associated with Tile Kiln Farm later known as Heath's Farm (home of Robert Garrard the goldsmith) and eventually becoming Woodfield House (since demolished). In 1855 to the northern edge of the area running east to west the Crystal Palace Railway was built by the London, Brighton and South Coast Railway (LBSCR). This line ran between Crystal Palace to Wandsworth and widened in the 1860s. Drew's Cottages were constructed for railway workers by current Drewstead Road to the north-east of the area.
- 4.113 Stanford's map of 1862 records a scattering of trees within the area with the Croydon and Balham railway (constructed in 1861) lining the areas western edges and West End and Crystal Palace railway line to the north. A lane crosses the site from Woodfield House to the south towards Hyde Farm in the north east. This remains as an access route/track during the late C19 with increasing tree planting lining the eastern path forming an avenue and a row of trees screening the two railway lines. Paths established along the eastern and western edges broadly similar to the current layout. In 1884 the railway track which connected Balham to Croydon was widened.
- 4.114 During the 1930s the Woodfield Pavilion and recreation ground established to the east. In the Second World War the area was largely given over to allotments as part of the 'Dig for Victory' campaign. The play area established in the north-west of the area in the late C20 with the woodland and willows establishing in the east.

Current condition and character

- 4.115 The area floods regularly by nature of its hydrology. It's a large open space largely given over to sports pitches and play areas and is very popular with the local community. Some of the footpaths and access points to the south of the area are confused and unnecessary with desire lines developing. Woodland has encroached along the eastern edges.
- 4.116 The play area experiences occasional surface flooding due to its location and lower lying land although the play area is generally well maintained and is very popular. The children's centre,

nursery and Balham Boxing Club are important facilities for the local community. The buildings are well maintained although appearance could be enhanced.

- 4.117 The 1930s Woodfield Pavilion is currently boarded up and disused although the Woodfield Project aims to refurbish the pavilion and bring it back into community use. The Woodfield Pavilion is currently protected by occupation.

Significance

Archaeology

- 4.118 There is potential for Prehistoric and Roman archaeological finds with the potential adjacent settlements and nearby Palaeolithic find. The Common was also located near the Roman road to the west (current Balham High Road). The prevalence of past allotments within the area may have reduced and disturbed available archaeological finds. Any remains related to allotments would be of low significance.

- 4.119 The LiDAR survey identified three curvilinear banks within the east of the area.⁷³

Architecture

- 4.120 The railway embankment and underpass to the north are screened by trees along the majority of its stretch but are an important feature and backdrop to the open space. It forms part of the Crystal Palace to Wandsworth line constructed in 1855 which were widened in the 1860s. The line connecting Balham to Croydon runs along the south of the site although any associated designed features is less dominant within the landscape.
- 4.121 To the east of the site the 1930s Woodfield Pavilion is located which is currently boarded up and disused although currently protected by occupation. The pavilion is an interesting piece of architecture from the exterior with obvious 1930s features. The building comprised a large hall divided into two changing rooms, male and female toilets and kitchen area with shower. The Woodfield Project aims to refurbish the pavilion on Woodfield Recreation Ground, bringing it back into community use.
- 4.122 There are two ancillary buildings adjacent to the Tooting Triangle Natural Play Space which is located to the north-west of the area. These comprise the red bricked 'Fayland Children's Centre (Triangle Site) and Tooting Locality Nursery' which is modern in appearance and in good condition. It is fairly visually intrusive within the Common setting and would be better screened with climbers for example. To the west of this the green Balham Boxing Club and Community Centre building is located. The building is in fair condition and although functional it is visually intrusive within the Common setting and could be screened.

Landscape and community

- 4.123 The area is an important hub particularly for the community of the nearby Balham providing sport facilities and children's play, care and learning.
- 4.124 The area provides a number of sporting facilities including an artificial cricket wicket and various pitches for touch rugby, ultimate frisbee with other informal play and ball sports. There is also provision of a redgra sports pitch, used primarily for football and the Balham Boxing Club.
- 4.125 A London County Council boundary marker is located at the end of Drewstead Road which is of historical interest.
- 4.126 The landscape includes remnant features of historic avenues and some old and more obvious veteran trees. These are largely located on the edges of one of the larger open spaces at Tooting Common.

Ecology

- 4.127 This area is subject to high levels of recreational use with key access points to the Common from Balham and a heavily used pedestrian route along the east boundary Between Balham and the Streatham Woods area of the Common. It includes formal sports pitches within large amenity

⁷³ Museum of London Archaeology (MOLA), 2015. *Tooting Common London - London Borough of Wandsworth Archaeological Lidar and aerial photo survey*. London: MOLA

grassland areas; and a children's play area and other community facilities; and a sports pitch associated with the Woodfield Pavilion.

- 4.128 The semi-natural habitats which provide opportunities for wildlife are largely restricted to the boundaries, with rough grassland and scattered mature trees in the southern part and along the eastern boundary, and a tree and scrub belt alongside the northern boundary with the railway line. The concentration of mature scattered trees is of note, with a concentration of veteran oak trees located here, particularly in the south.
- 4.129 These parkland habitats are likely to provide value for birds, bats and invertebrates in particular, with the Woodfield Pavilion possibly supporting bat roost potential (to be confirmed subject to ecological survey) as well as the numerous mature trees.

8. Emmanuel Road



Historical development

- 4.130 Emmanuel Road area would have likely to have been wooded since Prehistoric times located on London clay and lying low in topography. There is potential for Roman settlements with adjacent two Roman roads to the east and west (current Streatham High Road and Balham High Road). During the later medieval period the area partly originated as being of the parish of Streatham (common land of Tooting Bec) and used for local resources and pasturage.
- 4.131 A medieval track is located in the north-east known as Balam Lane during the C16 latterly called Black Hall Lane (present Emmanuel Road/New Park Road). This marks the parish boundary and led to Tooting Bec Common. A Common gate was also located here. The area partly became agricultural land and was known as the Hyde during the Middle Ages, and later as Hydefield. In 1587 the field was purchased by Richard Martyn who then sold it to Emmanuel College Cambridge, which had been founded three years earlier. Land was subsequently leased for farming.⁷⁴
- 4.132 Rocque's map of 1746 records largely agricultural land and a watercourse bisecting the site from the south-east to the north-west. In 1802 Telfer's Cottage was constructed to the north-east of the area, known also as Parson's Cottage. It was a laundry and unofficial refreshment house (demolished in 1901).
- 4.133 In 1855 to the northern edge of the area running east to west the Crystal Palace Railway was built by the London, Brighton and South Coast Railway (LBSCR). This line ran between Crystal Palace to Wandsworth. The embankment was widened during the 1860s.
- 4.134 Stanford's map of 1862 records Black Hall Lane (the route of the ancient trackway) crossing the eastern edges of the area from south to north. The area is largely open during this time with a

⁷⁴ Lambeth Council, 1996. *Hyde Farm Estate Conservation Area Appraisal* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/HydeFarmEstateDesignationAppraisal.pdf>> [Accessed 08 May 2015].

watercourse delineating the boundary between the Hyde Farm estate in the west. During the late C19 a scattering of trees can be seen to develop with the pond previously a clay pit (known as The Small Lake) in the north-east which were later filled in by 1893 when deemed insanitary. During the 1880s brick works were located to the east. The construction of roads began in 1896 to the north and surrounding house building began in 1899, some built by Ernest Dashwood.⁷⁵

- 4.135 Additional path networks develop during the early C20. During the Second World War this area was highly utilised. Air raid shelters were located to the east and adjacent to this there was an air raid precaution post believed to be destroyed in an air raid. A V1 strike was also noted in the north-west of the area. At the south eastern corner a barrage balloon site was located. An aerial image from 1947 identifies allotments within the centre of the area and prefabricated houses to the west. From the late 1950s with the removal of the allotments and prefabricated housing the form of the area has remained largely similar to this day with trees lining the largely open site.

Current condition and character

- 4.136 Schools regularly use the area for sports and games and it is a popular space for walking and relaxation. The late C19 housing in the Queen Anne style within the Hyde Farm Conservation Area to the north of the area creates an attractive backdrop to the open space and the Crystal Palace embankment and railway line provides a dramatic C19 designed feature, backdrop and boundary to the south, although currently largely screened by mature trees and vegetation.
- 4.137 Emmanuel Road forms the southern edge of the Hyde Farm Conservation Area and there are mutual benefits for setting for both Common and housing. As stated by Lambeth Planning "The Common gives the properties on this road an open aspect and visibility over a wide area. It provides an open leafy setting to Emmanuel Road and its mature trees are visible in views south within the conservation area – providing a welcome green fringe. The N-S aligned streets have southern views towards the Common. The Conservation Area is characterised by its repetition of small scale units which produce an intimate and domestic atmosphere."⁷⁶
- 4.138 There are established desire lines particularly running along the northern edge with some fly tipping and litter evident to the south near the railway line.

Significance

Archaeology

- 4.139 There is potential for Roman archaeological finds with the potential Roman roads to the west and east (current Balham High Road and Streatham High Road). The evidence of past allotments within the area may have reduced and disturbed available archaeological finds. Any remains related to prefabricated housing and allotments would be of low significance. Any buried remains of air defence structures would be of low or medium significance.

Architecture

- 4.140 The elevated designed railway features (concrete arch railway embankment) and underpass to the south although screened by trees along the majority of its stretch are an important feature and backdrop to the open space. L.C.C./L.B. & S.C. railway boundary marks were installed on the embankment wall following widening during the 1860s and are still in existence. It forms part of the Crystal Palace to Wandsworth line constructed in 1855 and widened during the 1860s. The structure is in generally good condition although surrounded with encroaching vegetation.

Landscape and community

- 4.141 Given the close proximity to a number of primary schools the area gets regularly used for sports and games within the large open space to its northern half. The space is largely linear consisting of neutral grassland (semi-improved) to the south amongst established trees and scrub.
- 4.142 Although outside of the study area boundary the houses on the Hyde Farm Estate to the north reflect the architectural influence of the Queen Anne style, "identifiable through the use of red

⁷⁵ Lambeth Planning, 2012. *Hyde farm Conservation Area – resident's conservation guide* [pdf] Lambeth Council. Available at: < <http://www.lambeth.gov.uk/sites/default/files/HydeFarmResidentsGuide.pdf> > [Accessed 08 May 2015].

⁷⁶ Lambeth Planning, 2012. *Hyde farm Conservation Area – resident's conservation guide* [pdf] Lambeth Council. Available at: < <http://www.lambeth.gov.uk/sites/default/files/HydeFarmResidentsGuide.pdf> > [Accessed 08 May 2015].

brick with contrasting dressings, gables, small window panes and the timber fretwork porches which appear on Emmanuel Road."⁷⁷ Some were built by Ernest Dashwood.

Ecology

- 4.143 This area is subject to regular recreational use, with informal use by local residents, as a key entry point to the Common, and with formal sports use of amenity grassland areas including by local schools. As a result the area is dominated by amenity grassland.
- 4.144 Numerous mature scattered trees are located around the periphery, with the eastern end and southern boundary along the railway supporting a mosaic of woodland, and parkland trees over rough grassland with scattered scrub. The eastern end includes a cluster of veteran oak trees and the only black poplar on the Common. This is presumed to be a native black poplar which is a priority species, and is also one of the largest veteran trees on the Common.
- 4.145 Although the level of disturbance would be likely to reduce the value of this area for wildlife, parkland areas are likely to provide value for birds, bats and invertebrates in particular.

9. Tooting Bec Road



Historical development

- 4.146 The area was predominately open and since prehistoric times would have provided suitable land for cultivation and latterly pasturage. Tooting Bec Road originated as part of the parish of Streatham (common land of Tooting Bec) to the west of the York Ditch and current Dr Johnson Avenue during the later medieval period. To the east of this boundary the area was located within the parish of Tooting Graveney. The area is also noted for consisting of part of the avenue of oak trees planted in 1600 by a local resident Sir Henry Maynard to celebrate a visit by Elizabeth I. This followed the line of the York Ditch boundary.
- 4.147 Tooting Bec Road is clearly shown as an important access route running from east to west within Rocque's map of 1746. A double avenue of elm trees ran along the south side of Tooting Bec Road established pre 1749 and possibly planted by the Duke of Bedford who owned land within the area. An additional line of trees were planted on the north side which is said to have been planted by Ralph Thrale of Streatham Park during the 1730s.
- 4.148 Surrounding development and supporting infrastructure increased from the late C19 with some erosion and loss of the original avenue plantings. Many of the adjacent verges to Tooting Bec Road are now managed as amenity highway land with site furniture and highway assets.

⁷⁷ Lambeth Planning, 2012. *Hyde farm Conservation Area – resident's conservation guide* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/HydeFarmResidentsGuide.pdf>> [Accessed 08 May 2015].

Current condition and character

- 4.149 The area is a busy functional highway space with a diverse mix of development styles situated to the south. There is a late C19 boundary marker post located north of the athletics track adjacent to the highway.
- 4.150 Many of the historic tree avenues which bordered these areas along Tooting Bec Road have now been lost largely due to Dutch elm disease.

Significance

Archaeology

- 4.151 An Archaeological Priority Area is recorded within the vicinity of the current North Drive to the south and the eastern end of Tooting Bec Gardens. Development may have removed any remains although there is potential for Prehistoric and Roman archaeological finds with the gravels being farmed and potential adjacent settlements, the Common was also located between two major Roman roads, to the west and east (current Balham High Road and Streatham High Road).
- 4.152 The LiDAR survey identified a curvilinear bank to the north-east of the area which is likely to be the area of the pond seen in the late C19.⁷⁸

4.153

Architecture

- 4.154 No buildings are located in this character area.

Landscape and community

- 4.155 The area is largely a key functional vehicular and pedestrian access route linking Tooting Bec in the west with Streatham in the east. The surrounding grass verges also help to link and complement the Common located on either side of the road.
- 4.156 Streatham Park Conservation Area straddles the southern side of the road north of North Drive and similarly the archaeological priority area encompasses this area and further eastwards. Garrad's Road Conservation Area under Lambeth Council's authority covers the far eastern extents of the character area. The south eastern tip is just within an archaeological priority area which extends eastwards and includes the A23 form north to south. These designations highlight the importance of the open setting for the surrounding buildings and potential for archaeological finds.
- 4.157 Large residential areas are located to the southern edges notably the site to the south-west which was redeveloped by Fairview Homes as a Heritage Park; this has nearly a thousand homes. Tooting Bec asylum closed in 1995 and the site was redeveloped by Fairview Homes as Heritage Park.

Ecology

- 4.158 Much of this linear area comprises amenity grassland with scattered relatively young trees and is subject to disturbance associated with pedestrian and vehicle movements along Tooting Bec Road. However, the area does provide some ecological value as a potential movement corridor. Areas managed as rough grassland with scrub and mature trees are likely to provide habitat for birds in particular, as well as potential foraging and roosting habitat for bats. It also acts as a buffer to the residential areas to the South.

⁷⁸ Museum of London Archaeology (MOLA), 2015. *Tooting Common London - London Borough of Wandsworth Archaeological Lidar and aerial photo survey*. London: MOLA

5 Assessment of significance

Introduction

- 5.1 This chapter examines what makes Tooting Common and its component features significant and at what level. It's conclusions have been informed by previous work referred to in earlier chapters as well as the research and surveys carried out as part of the Tooting Common Heritage Project and in preparation of this Conservation Plan. The analysis will lay down the baseline upon which conservation and management policies are developed to ensure that the best elements of the historic landscape character and its component features are conserved and enhanced for future generations. This assessment has also been guided by English Heritage's *Conservation Principles: Policies and Guidance* (2008) and guided by the Heritage Lottery Fund Conservation Plan guidance (2012).

Assessing Significance

Heritage significance

- 5.2 Before considering the issues that affect a heritage asset, or developing policies for its conservation or management, it is necessary to define what it is that gives significance to the place, collection or item and therefore warrants protection. This section of the Conservation Plan considers the heritage values of Tooting Common to form a statement of significance.
- 5.3 Firstly the background of statutory and other forms of protection is examined. Then the significance of the site is examined at various stages in its history from establishment to the present day. Significance may lie in one or more categories such as architecture, archaeology, landscape, collections, ecology, society and associated personalities. A number of factors have been used in defining significance such as rarity, date and periods present, condition, extent, group value, user value and fragility. Many of these relate to guidelines currently in use for the evaluation of sites and monuments at national and regional levels.
- 5.4 Dictionaries define significance as the "consequence of importance", and more specifically "having or expressing a meaning" (Collins Concise Dictionary). For most of us 'importance' and 'meaning' are relative. Tooting Common has importance and meaning(s) that are perceived by, and can be expressed in, a variety of ways to a variety of audiences. For the purposes of Conservation Plans, however, the significance of an entity must be established according to clearly defined criteria, and should be arrived at as objectively as possible. This requires substantial knowledge of, and research into, one or many relevant subject areas. In the case of Tooting Common, the most obvious are the history, architecture, archaeology, landscape and ecology of the site.

Heritage Values: The significance of the heritage asset is considered in terms of its evidential, historical, aesthetic and communal value.

Evidential value derives from the potential of the site to provide evidence of past human activity. The archaeological resource, below and above ground, and its potential capacity to respond to investigative analysis makes the primary contribution to evidential value.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses *inter alia* rarity of survival, the extent of associated documentation, the ability to characterise a period, and association with other heritage assets.

Aesthetic value derives from the way people draw sensory and intellectual stimulation from a place. This includes not only formal visual and aesthetic qualities arising from design (in this case, perhaps at several points during the study area's history), but also fortuitous juxtaposition of

visual elements consequent upon the development of the heritage asset through time, and aesthetic values associated with the action of nature on the place.

Communal value may be less tangible than the other heritage values but is still vital to the significance of the place. At the heart of this are the often multivalent meanings a place can have for contemporary society. Commemorative and symbolic values are founded on collective memory and historic identity, while social value often derives from contemporary uses of a place. Spiritual value can be derived from the beliefs and teachings of an organised religion, and is often associated with places sanctified with a long tradition of veneration or worship.

- 5.5 While evidential, historical, aesthetic and communal significance can be assessed by investigation of the site itself and of any physical remains or features present or found, all are affected by the level of documentary evidence available to explain and add to the understanding of the site. The design of an element in the Common for example may have its own aesthetic value, but this will become more significant if that design can be shown through documentary evidence to be the work of a designer of note. Similarly the significance of Tooting Common is enhanced by its documented association with influential figures in history a factor which could not be assessed by investigation of the common landscape alone.
- 5.6 Significance is essentially a hierarchical concept, using ascending levels of value. Those used here follow guidelines established by James Semple Kerr (The Conservation Plan, 1996) and adopted by the Heritage Lottery Fund, English Heritage and others. The levels of significance are:
- A: Exceptional Significance* – important at national to international levels, reflected in the statutory designations of Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and equivalent nationally graded sites (including those of ecological and nature conservation value).
- B: Considerable Significance*– important at regional level or sometimes higher, e.g. Grade II Listed Buildings.
- C: Some Significance* – predominantly of local significance, but may be of a regional group value (e.g. a vernacular architectural feature).
- D: Little Significance* – of limited heritage or other value.
- N: Neutral Significance* – neither important nor detrimental to the site’s heritage values.
- I: Intrusive* – features or aspects that actually detract from the value of a site (a modern corrugated iron shed adjacent to an important medieval building might be a good example).
- 5.7 A low designation of significance does not necessarily imply that a feature is expendable. Furthermore there are many instances where parts or aspects of the place may be susceptible to enhancement or reduction of significance as currently perceived, especially where there is a lack of information or understanding at the moment. Instances of this are highlighted in the following text.

Ecological significance/value

- 5.8 In addition to the significance of the archaeological, built and landscape elements of the Common the site will also be assessed in terms of its ecological significance. A useful approach to valuing ecological features has been established by the Chartered Institute for Ecology and Environmental Management (CIEEM) for the purposes of Ecological Impact Assessment. Ecological value of features (which may comprise habitats or species) relates to their importance to wider ecological processes and is determined within a defined geographical context, as set out in **Appendix 3**. This approach has been referred to when determining value of character areas or features for this study, although the above terminology and definitions have been applied to enable comparisons with the other topic areas.

The significance of Tooting Common

- 5.9 The significance of Tooting Common can be assessed as a complete unit of buildings and associated landscape.
- 5.10 In terms of heritage significance Tooting Common has the following values:

Evidential

- 5.11 The Common is of **Considerable evidential significance** due to its physical presence which reflects not only its original form as two tracts of post later medieval common land known as Tooting Graveney and Tooting Bec which included pasturage, hydrological features and gravel quarrying but can be used to trace changes made during the ages when the Common became a valuable open space bordered by manorial estates which were used by notable visitors and residents. Visitors to the area included Elizabeth I (1533-1603) in the C17 and English writer and lexicographer Dr Samuel Johnson (1709-1784) in the C18. Some remnants of the large peripheral C19 estates remain including the Grade II listed Regency gothic Furzedown Lodge to the south of the Common.
- 5.12 There is uncertain potential for prehistoric finds within the area based on the favourable geology and hydrology of the area which provided fertile gravels and access to water (although it is probably low in the northern half, which is on London Clay). If extensive remains of cut features (pit, ditches) and flint concentrations were present, significance might be *considerable significance*, isolated artefacts would be of *little significance*. There is uncertain potential that additional archaeological evidence may be found of earlier Roman remains with finds including a C4 coin (Constans I, dated AD 346-350), 15 sherds of Roman pottery (1st to 4th century)⁷⁹ and one piece of Roman tile found within a cable trench to the south of the Common which is of *little significance* within Tooting Graveney Woods. Evidence of field systems would be of *some significance* but evidence of settlement would be of *considerable significance*. Roman roads are recorded to the east and west of the Common so there is potential for Roman settlements to be uncovered. There is low potential for early medieval (Saxon) and later medieval remains due to the land being used historically for pasture and woodland towards the north.⁸⁰
- 5.13 The Common has a high potential for post-medieval remains. The area to the east and south of Tooting Graveney Woods is within an archaeological priority area (an area specified by local authorities to help protect archaeological remains that might be affected by development).⁸¹
- 5.14 Development in the C19 and C20 was largely associated with providing infrastructure, municipal amenity and recreational facilities, any finds associated with these would be of *little significance*. The Common fulfilled an important defensive and protective role during the Second World War with moderate potential to yield remains which are of *little significance* (allotments and prefabs) and *some significance* (air defences).⁸²
- 5.15 While the Common is not on the English Heritage Register of Historic Parks and Gardens of special historic interest in England, the design evolution is noted on the Inventory of London's Green Spaces of Local Historic Interest prepared by the London Parks and Gardens Trust. The Common includes a number of historic tree avenues notably remnants of the original avenue planting along what's now Dr Johnson Avenue which is of *considerable significance* due to its planting in c. 1600 by English politician Sir Henry Maynard (1547-1610) in commemoration of a visit to his Streatham House by Elizabeth I (1533-1603). The avenue also helped to define the historic parish boundaries of Streatham and Tooting Graveney and their respective manors.

⁷⁹ Greenwood, P. March 2015. *Some notes and comments on the prehistoric and Roman periods in the area of the Tooting Commons*.

⁸⁰ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

⁸¹ Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

⁸² Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA

Historical

- 5.16 The Common is of **considerable historical significance** as it can be used to trace and explain the history of the Common's formation in to the present day. The Common has experienced changes through agriculture and landscape design with survival against the pressures of development and industry particularly through the C19 and C20.
- 5.17 Commons have existed in England since medieval times. Traditionally commons were situated within the least productive areas of land (hence a large proportion of Tooting Common is on gravel). Traditionally, Commoners Rights were attached to particular households not people and these gave certain grazing and wooding rights which were controlled by the Court Leet and Court Baron of the Manor. The Court, headed by the Lord of the Manor's Steward, appointed tythingmen and jurymen to regulate the Commons. This management existed at tooting Common until 1866 with the passing of the Metropolitan Commons Act preventing the Lord of the Manor of Tooting Graveney from taking any more land for development and between 1873-1875 with the acquisition of both Commons by the Metropolitan Board of Works. These actions helped ensure its protection from development and ongoing provision as an open space and amenity for the local community.
- 5.18 Remains of the surrounding C19 estates include the Regency Gothic Grade II listed Furzedown Lodge to the south of the Common. There are 97 ancient or veteran trees and historic pollarded trees have been identified, originally part of historic wood pasture. In addition there are historic tree avenues from the early C17, C18 and C19 which are associated with events and/or designed and believed to be planted by notable local residents and land owners including Sir Henry Maynard, the Duke of Bedford and Ralph Thrale of Streatham Park. These features were designed to commemorate, strengthen parish boundaries and provide dramatic viewpoints within the Common in the fashionable formal styles of the period.
- 5.19 The Common has three Conservation Areas within its boundaries which include Streatham Park Conservation Area to the south within Tooting Graveney Woods, Garrad's Road Conservation Area to the east at Streatham Woods and Heaver Estate Conservation Area to the west. There are additional conservation areas on the periphery of the Common. The residential properties reflect the architectural tastes of the late C19 and early C20 and provide the properties on these roads an open leafy aspect and visibility over a wide area on to the Common with the buildings providing an attractive low-level architectural backdrop.
- 5.20 The Lido Field contains the C20 Tooting Bec Lido which comprises a mixture of design styles including Art Deco design. The Lido is important because of its design influences and the links with the community project for the unemployed in 1906, an idea proposed by Reverend John Hendry Anderson. It's currently the largest freshwater open air pool in the country and one of the largest in Europe at just over 90m. The lido is also believed to be the earliest purpose-built open air pool in London. Although unlisted, the building, by virtue of its siting and overall design make an important contribution to the Common and is of *exceptional significance* and of national importance.
- 5.21 The early C20 influences undertaken during World War II are an important and valuable addition to the site's rich history, which is appreciated by Common users today. During World War II Tooting Common made an important support to the local war effort and was used to locate air raid shelters, prefabricated housing, allotments and air defence features (ZAA rocket battery and a barrage balloon sites).
- 5.22 During the early C20 with need to provide amenities for the local communities various structures developed which represented fashionable design phases and styles including the Arts and Crafts café, Art Deco features at Tooting Bec Lido and drinking fountain.
- 5.23 Regarding the fossilised tree trunk near the lake a report by the Natural History Museum in 2015 confirmed that "the fossilised tree trunk on Tooting Common was presented to The Balham & District Antiquarian and Natural History Society by local Victorian developer Mr Alfred Heaver. In 1898, the society persuaded London County Council to place the tree on the Common near the central lake. A railing was erected to enclose the fossil, and a plaque with descriptive notice was

placed within the enclosure.”⁸³ This feature still remains and is an unusual and significant historical addition to the Common.

- 5.24 These historical associations, designed features and remnant features in itself indicates that the Common as a whole is of regional importance and hence of **considerable historic significance**.

Aesthetic

- 5.25 while the individual components of the Common have their own aesthetic significance, the Common as a whole provide an open green setting and adds to the special historical interest of the area. This is represented by the peripheral designated conservation areas.
- 5.26 Notable built structures include the Grade II listed Regency gothic Furzedown Lodge and the early C20 structures developed to cater for local amenity and which represent fashionable design phases and styles including the Arts and Crafts café, Art Deco features at Tooting Bec Lido and drinking fountain.
- 5.27 The Common is a significant landscape feature in the local environment in which the combination of surrounding dense late C19 and early C20 properties of differing style, C19 railway architecture and a varied mix of landscape types from mature trees and woodlands to open meadows and remnants of dramatic historic avenues provide **considerable aesthetic significance** to the local landscape.

Communal

- 5.28 The Common has **considerable communal significance** for both the local and wider community, particularly in the access they provide to a site which reflects an important period in history when the common land was used by the local communities of the two historic parishes of Tooting Graveney and Streatham, but also to a wide range of people who were of exceptional significance in their time, ie Elizabeth I (1709-1784) and English writer and lexicographer Dr Samuel Johnson (1709-1784). Today the Common still survives to provide those highly important assets to a different audience, the wider local community. The Common provides an important amenity, recreational and educational resource in terms of the diversity of landscape types within the Common and also as an extended piece of open space, freely accessible to the public, within a very built up environment. As populations rise and housing density increases, the value of such open space will increase and hence its significance will also increase. Key access routes cross the common in the form of horse, running and off road cycling routes.

Ecological

- 5.29 In terms of ecological significance:
- 5.30 Tooting Common is of **considerable ecological significance** as recognised by its designation as a Site of Metropolitan Importance for Nature Conservation. This largely is as a result of the diverse range of habitats it supports. Sites of Metropolitan importance are the best example of wildlife sites in London and are selected by the Mayor of London and his officers at the Greater London Authority. It is the mosaic of habitats present which provides the greatest value of the site as a whole for ecology, providing a diverse range of habitats, at larger and smaller scales, for urban wildlife in an otherwise densely developed area.
- 5.31 The site is also of significance in terms of providing access to nature for visitors. This provides the opportunity for informal and formal education, the enjoyment of wildlife and other benefits associated with access to nature including physical and mental health benefits.
- 5.32 The main habitats of ecological value within the site are the **acid grassland, mature and veteran trees and semi-natural deciduous woodland habitats**.
- 5.33 These are all included within priority habitats within National and Local Biodiversity Action Plans (BAPs) including for London and Wandsworth, with the Common including particularly important areas of these habitats given their extent, the lack of these habitats in the wider area and the condition of the habitats within the Common. In particular, the Common presents opportunities

⁸³ Kenrick P. and Cornish C. (Natural History Museum London), March 2015. *Assessment of the Tooting Common Fossil Tree for the Tooting Common Heritage Project*.

to enhance London's acid grassland resource through enhancement of existing areas and the creation of new areas.

- 5.34 Other habitats within the Common although of lower condition (for example given their small extent or species diversity), are of value as a component of the habitat mosaic, by enhancing connectivity and given the potential to support specific species in their own right. This includes the wetland and pond, and neutral grassland habitats.
- 5.35 The mosaic of habitats within the site has the potential to support a **range of notable and protected species** including bats, birds, reptiles, amphibians and invertebrates. Dead and decaying wood habitats support a range of invertebrate species such as stag beetle, a priority species included in the London and Wandsworth BAPs, while other notable invertebrates use the grassland, scrub and treed habitats.
- 5.36 The site is also likely to support good populations of a number of bat species. All UK bat species are European Protected Species (EPS) and as such they receive protection under the Conservation of Habitats and Species Regulations (2010). Detailed legislation relating to the protection of EPS is provided in **Appendix 2**. Bats are also priority species at the National and Local level (including London and Wandsworth).
- 5.37 Furthermore the habitats present support a diverse bird assemblage, with notable and protected species recorded on the Common in the past.
- 5.38 Therefore, the value of the Common is of **considerable ecological significance**, given the habitats and species it supports and potential to contribute to national and local targets for the enhancement of biodiversity, as well as the opportunities this provides for visitors.

6 Consultation

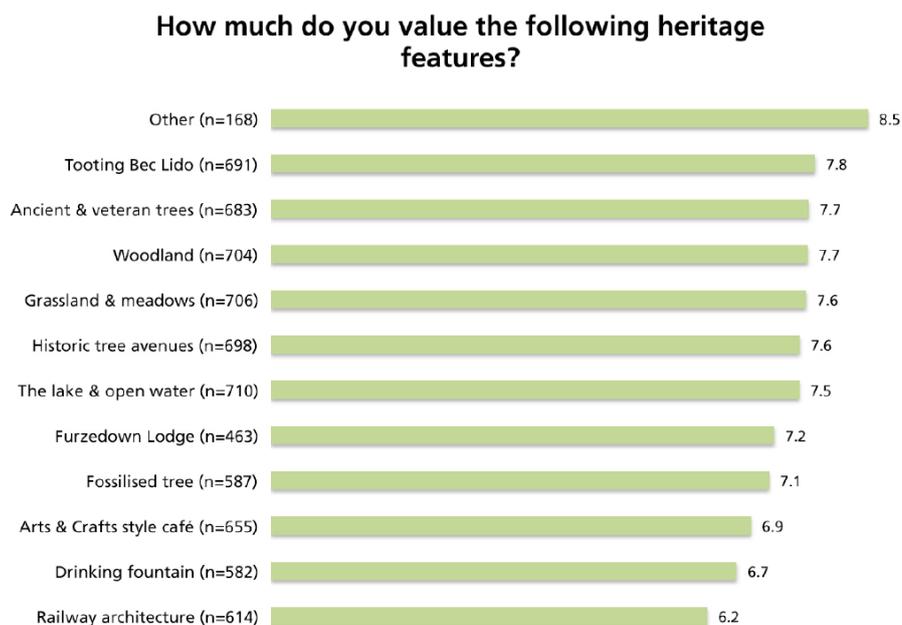
- 6.1 This section provides a summary of the household survey, stakeholder workshop and heritage stakeholder consultation which was carried out as part of the preparation of the Conservation Plan and accompanying Management and Maintenance Plan.

Methods of consultation

Household survey

- 6.2 A large-scale household survey and report was conducted by Community First Partnership (CFP) on behalf of Wandsworth Council regarding use of Tooting Common. This was conducted between 16th January 2015 and 6th February 2015. The survey was hosted online and hard copy surveys were distributed to 1,000 residential properties within 800m of the Tooting Common. The survey was promoted in the Common through posters as well as through social media and press releases. A total of 749 surveys were completed. 644 surveys were surveys were completed online (86.0%), with 105 surveys returned from the Household Survey (14.0%).
- 6.3 Key findings applicable to heritage were as follows:
- 1) Respondents were asked to indicate how much they valued the heritage features in Tooting Common on a scale of 1 to 10, where 1 is poor and 10 is excellent. The highest rated heritage feature excluding other suggestions was Tooting Bec Lido (7.8), closely followed by the ancient and veteran trees (7.7) and the woodland (7.7). Respondents were least likely to value the railway architecture (6.2), the drinking fountain (6.7) and arts and crafts style café (6.9). The full list from the CFP (2015) report is shown below in **Figure 6.1**.

Figure 6.1: Value of heritage features (where 1 is poor and 10 is excellent)



- 2) Respondents were asked to state if they would be interested to learn more about the heritage of Tooting Common and 70.8% of respondents expressed an interest.

- 3) Respondents were most likely to score the environmentally responsible management of the Common highest (6.9) alongside the contribution the space makes to wildlife and local heritage (6.8).
- 4) Respondents were asked to indicate the types of volunteer activities they would be interested in taking part in at Tooting Common. There was interest in broad range of volunteer activities, with the most interest for gardening for wildlife (23.2%), woodland creation and tree planting (22.4%) and local history research (15.5%).
- 5) The Lake and Lido Field was the most frequently cited area of the Common respondents used, followed by the Café Field and Dr Johnson Field. These results emphasise the importance of the central areas of the Common but also show that there is wide spread use of all areas of the Common with the exception of Streatham Woods and Bedford Hill Woods.

Stakeholder workshop

- 6.4 On Tuesday 24th February 2015 a stakeholder workshop was held to inform the development of the Management and Maintenance Plan and Conservation Plan for Tooting Common. This event was by invitation to existing stakeholders and was attended by 19 people. The following summary and conclusions below are from CFP's report (2015)⁸⁴.

Stakeholder workshop summary and conclusions

- 6.5 The discussion generated through small group exercises saw groups identify a broad range of issues relating to the management and maintenance of Tooting Common and common issues highlighted through this exercise included:
- Drainage;
 - Toilets;
 - Commuter cyclists & cycling segregation;
 - Retaining 'natural' character;
 - Balancing events and intensive use.
- 6.6 In order to address these issues, groups outlined the following solutions that may be appropriate to consider through the development of the emerging Management and Maintenance Plan and Conservation Plan:
- Long-term planning;
 - Investigate drainage improvements such as opening former culverts;
 - Encourage biodiversity;
 - Community engagement and involvement;
 - Careful planning of events and activities;
 - Signage and education campaigns;
 - Promoting considerate cycling.
- 6.7 These issues and solutions were then considered by the groups and the priorities for the emerging Management and Maintenance Plan and Conservation Plan could be organised under the following broad themes:
- Ecology and Biodiversity;
 - Marketing and Promotion;
 - Conservation and heritage.
- 6.8 To aid the development of the Management and Maintenance plan and Conservation Plan for Tooting Common, groups considered which proposals could be classified as having a high impact and be easily implemented. These proposals will need to be developed and reviewed further in

⁸⁴ Eccles, N. and Spray A. (CFP), April 2015. *Tooting Common Stakeholder Workshop Report*.

terms of their feasibility and viability within the emerging 10 year Management and Maintenance Plan and Conservation Plan with reference to present and future resource constraints.

- Sensitive signage;
- Events policy;
- Management and maintenance practices that encourage biodiversity;
- Improving the café;
- Control of professional dog walking;
- Promoting considerate cycling;
- Review path network.

Heritage stakeholders

- 6.9 In drawing up this Conservation Plan a number of different heritage organisations and individuals have been consulted. Consulting with relevant heritage stakeholders represented a round of consultation which was augmented by the household survey and a stakeholder workshop to receive feedback on Tooting Common.
- 6.10 A pro forma questionnaire was produced to seek the information we felt would be useful in ascertaining their role with Tooting Common and its heritage and their views on the issues which need to be addressed in the Conservation Plan. The pro-forma was issued to the groups and/or individuals or facilitated a phone discussion around the topics.
- 6.11 The following organisations and individuals were contacted:
- Balham Society - John Rattray
 - Historic England - Zosia Mellor (Landscape Architect Heritage at Risk ~ London National Planning & Conservation Department)
 - Lambeth Council - Doug Black (Delivery Lead – Conservation and Urban Design)
 - Open Spaces Society - Jeremy Clyne (Wandsworth Correspondent)
 - Streatham Society - Graham Gower
 - Tooting History Group - Janet Smith
 - London Parks and Gardens Trust - Chris Sumner (Chairman, Planning & Conservation Working Group for LPGT)
 - Wandsworth Council - Barry Sellers (Principal Planner)
 - Wandsworth Historical Society - Pamela Greenwood
- 6.12 Historic England offered their support to the project. Historic England, the London Parks and Gardens Trust and Open Spaces Society were unable to provide any views and response to the pro forma questionnaire during this time.

Results

- 6.13 The completed questionnaires are attached as **Appendix 4** and summarised in **Table 6.1** below.
- 6.14 In summary the main points arising out of the consultation are:
- There is good support for the common;
 - There is an understanding of the importance of the designations and conservation areas which straddle the Common and concern at increasing pressures from events and development;
 - There is an understanding of the historical development of the Common although interpretation (including using new technology (apps)) and signage could be improved;
 - There is a desire to protect the natural character of the Common alongside historic, wildlife and amenity assets of the Common.

Table 6.1: Summary of consultation responses from heritage stakeholders

Organisation	Balham Society	Lambeth Council	Streatham Society	Tooting History Group	Wandsworth Council	Wandsworth Historical Society
Good points	Nothing particular to mention, but we appreciate all the good points of the commons.	<p><u>Hyde Farm</u> Emmanuel Road (running south west) forms the southern edge of the Hyde Farm Conservation Area. The Common gives the properties on this road an open aspect and visibility over a wide area. It provides an open leafy setting to Emmanuel Road and its mature trees are visible in views south within the conservation area – providing a welcome green fringe. The N-S aligned streets have southern views towards the Common.</p> <p><u>Garrads Road</u> The Garrads Road Conservation Area is characterised by Queen Anne style suburban development which began in the 1880’s on the Streatham Park Estate. The properties that overlook the Common along Bedford Hill, Garrads Road and Tooting Bec Road actually reflect the architectural tastes of the early 20th century. The Common is an extremely important part of this conservation area, as the open, green setting adds to the special historical interest of the area.</p>	<p>The common is for the people of Tooting with Tooting Bec providing an open space for the community of Streatham.</p> <p><u>Brief importance of historical evolution</u> There were also two Roman roads bisecting the site. The more recent origins are as two ancient commons (Tooting Graveney Common and Tooting Bec Common) with a manorial system in place. Since Norman times the area has been a remnant of the surrey countryside. The area has been used to deposit natural waste and peasants/villagers took brushwood and resources throughout the commons. The Railway was established in the 1860s. In 1866 the passing of the Metropolitan Commons Act prevented the Lord of the Manor of Tooting Graveney from taking any more common land for development. There were compromises in use of the site with horse riders on the outskirts. A stage was once located near the playgrounds to the north west of the site.</p> <p>The Common has:</p> <ul style="list-style-type: none"> • A long and varied history as a result of social and economic change. • Provides an important source of contact with nature for the local community. • Visual diversity/texture with old trees and remnant old oak woodland, meadows and lake. 	Green open space in a densely residential area. Facilities for sporting activities. Free to use (apart from the sports facilities!)	<p>Protection from development – MOL.</p> <p>Protection in part from Conservation Areas.</p> <p>Historical links: An avenue of Oak trees remains along Dr Johnson Avenue that was planted in the late sixteenth century to commemorate a visit by Elizabeth I.</p> <p>Opportunity to catalogue historical features and include in a future local list.</p>	<p>The project is improving the care and conservation of the Commons as well as adding a better understanding of its natural, historical and archaeological aspects, and their eventual display.</p> <p>This can only bring the Commons and their contents, story and care into a more prominent place with regard to the local residents and general public.</p> <p>Good liaison and local involvement.</p> <p>It will be important to maintain and enhance the landscape features including more modern additions including infrastructure such as the railway line. The railway arches add character for example.</p> <p>Some Roman finds were identified to the south of the common including a 4th century coin (Constans) and 15 sherds of Roman pottery during pipe works. There is further archaeological potential.</p>

			<ul style="list-style-type: none"> • A site of the old race track. • Depressions in the ground are remnants of small local industries which were regulated by the Lord of the Manor (Duke of Bedford). • Arts and crafts features, keepers lodge, Tooting Bec Lido and Dr Johnson Avenue. • A low surrounding profile of buildings and clear sky views. • A range of varied open and enclosed areas with diverse wildlife. 			
Areas for concern	<p>We believe that effective action should be taken to prevent unlawful cycling, and to ensure that lawful cycling is conducted within the bye-laws.</p> <p>We feel the grass is mown too frequently and too short; should be more natural.</p>	This setting is a very important and is protected by the restrictions put on development within conservation areas.	<ul style="list-style-type: none"> • Planning applications require ongoing monitoring to ensure the skyline doesn't become obscured. • Regulating use. • Any revenue generated from events should ideally be kept within the Common. • Parking difficulties – parking is a particular problem during hot days adjacent to the Lido. 	More historical information could be provided in the form of plaques/noticeboards.	<p>Impact of pressure from uses.</p> <p>Visual intrusiveness of car park, which is frequently dominated by cars and caravans.</p>	<p>Common problems including litter, vandalism and tree damage.</p> <p>Further finds and interpretation of locations could increase the threat of nighthawks (illegal metal detector users).</p>
Thoughts on the future of the Common	<p>We see the commons as serving a variety of uses. Their use for sport is very valuable, but for most of us the greatest importance is for as much of the commons as possible to be in a natural or even wild state; they are commons, not parks. Being managed by the borough council, they will inevitable have something of a municipal feel in some respects, but this should be kept to a minimum.</p> <p>We are concerned at the extensive use of the term "Tooting Common". While we can see the administrative convenience of this, it obliterates the fact that historically and geographically these are two commons: Tooting Bec Common and Tooting Graveney Common. While Tooting Graveney</p>	None	<ul style="list-style-type: none"> • Keep the Common essentially as it is in time providing a good mix of history, leisure amenities and wildlife habitat. • Further opportunity for leaflets and booklets alongside digital interpretation. • Further opportunity for talks. • The Woodfield Pavilion could be used as an educational hub. • Athletics track could be modernised, made more open and egalitarian with improved directional signage. There is also a 	None	<p>What was the original ecology of the common and is it represented nowadays?</p> <p>Are there any threats to ecology such as Japanese Knotweed?</p> <p>Should parking in the car park be controlled to avoid people just storing vehicles there?</p> <p>Should there be one hour in the day when a charge is applicable?</p> <p>Is there scope for enhancement, and particularly within those parts that are within the 3 conservation areas.</p> <p>Future of the Lido in terms of any alterations.</p>	<p>Difficult for me to comment as I live at the opposite end of the Borough and am not involved like local residents.</p> <p>Phone apps could be used to show historical maps and images of places when held up against features.</p> <p>There could be further LiDAR survey investigation of the archaeology with use of aerial images and on site interpretation of World War I and World War II. There could be further interpretation and signage similar to an archaeological park or open air museum.</p>

	<p>Common lies wholly in Tooting, Tooting Bec Common lies in Streatham and Balham, and was at one time known as Streatham Common. The commons serve Tooting, Streatham and Balham, and the parts played by all three should be included. At one time, as an acknowledgement of this, the term "Tooting Commons" was used. Perhaps use of this, along with the name of the appropriate common, would be a suitable compromise, with subtle differences in notice boards, etc. to indicate the distinction.</p>		<p>refreshments opportunity.</p> <ul style="list-style-type: none"> • Furzedown Lodge could have an enhanced setting, more open and with surrounding sympathetic planting. Furzedown Road may not be required for vehicular access and could be pedestrianised. • Water meadow areas could be created, utilising water and streams. • A range of natural looking path surfaces for the Common. • A logo produced for the Common. 			
--	---	--	--	--	--	--

7 Issues, risks and opportunities

7.1 This section provides an assessment of the key risks and issues that affect the significance of Tooting Common, along with those that have the potential to do so in the future. It also sets out opportunities to enhance the heritage. Strengths, weaknesses, opportunities and threats are set out in relation to the following topic areas:

- Heritage
- Managing information about the heritage
- Built environment and infrastructure
- Natural environment
- Community and recreation

Heritage

Strengths

- 7.2 Two Roman roads are recorded to the east and west of the Common outside of the study area boundary. A supposed Roman road near Bedford Hill and a speculated Roman cemetery have been recorded on Tooting Common which highlights the potential importance and use of the area during this early period in history. Finds also include a C4 coin (Constans I, dated AD 346-350), 15 sherds of Roman pottery (1st to 4th century)⁸⁵ and one piece of Roman tile found to the south of the Common within Tooting Graveney Woods. Tooting Common reflects an evolution from grazing land and a source of shared natural resource (including gravel digging) to becoming an increasingly important green space for leisure, sport and recreation.
- 7.3 The original nineteenth century layout of the Common is still clearly visible on the ground today. The impressive Victorian railway architecture which bisects the site is still dominant within the landscape. The form of the avenue along Dr Johnson Avenue which dates back to the seventeenth century believed to commemorate a visit by Elizabeth I is largely intact along with the tree avenue features also attributed to 'Horse Rides' in the nineteenth century found along Tooting Bec Road and adjacent to Garrad's Road. Other notable tree avenues include the C19 Horse Chestnut Avenue and C19 Bedford Hill Avenue. There is also the ring of trees planted to memorialise Dr Johnson Tree near Garrad's Road (known as Dr Johnson seat), under which he is reputed to have written his dictionary. Woodland block and water body features are still evident on site although with obvious twentieth century amenity modifications. Many of the pond features originated through gravel extraction.
- 7.4 The recreational and sporting facilities provide a link to the Common's Victorian heritage and intended community use.
- 7.5 Grade II listed Furzedown Lodge, the Art Deco drinking fountain, Art Deco features at Tooting Bec Lido, fossilised tree and Art and Crafts café are historic structures/features which are in a generally good state of repair.
- 7.6 Many of the current amenity features surround the main pond area and therefore reflect a general continuity of use (play/exercise) in this part of the common where picnics and boating activity was located.
- 7.7 The Common has strong links with the social history of the surrounding area through its association with the Victorian park movement and through its role during the Second World War

⁸⁵ Greenwood, P. March 2015. *Some notes and comments on the prehistoric and Roman periods in the area of the Tooting Commons.*

with prefabricated houses to rehouse Blitz victims, anti-aircraft guns, air raid shelters, barrage balloons and a prisoner of war camp.

Weaknesses

- 7.8 The historic character of the Common has been somewhat altered through the lack of a long term vision and strategy for the landscape, built structures, archaeology and arboriculture.
- 7.9 The sports facilities have reduced the intended open character particularly within the south and centre of the common but they are hugely popular visitor facilities.
- 7.10 Although the site has connections with a number of other Commons (including Wandsworth Common and Clapham Common), there is a lack of partnership working/links made with these sites.
- 7.11 There is a lack of interpretation and awareness with the local community and schools of the different types of heritage and important historical events associated with the Common including the use of the Common during the Second World War.
- 7.12 The settings to heritage features are detracted by utilitarian features such as the existing lighting columns and dominating security fencing.
- 7.13 Lack of a Conservation Plan for the site, setting out the site's significance and values and a framework to conserve and enhance its significance.
- 7.14 The Common as a whole and some of the features are not designated as heritage features on any local heritage lists currently.

Opportunities

- 7.15 Reviewing and updating, as appropriate, the Common's management and maintenance plan in light of the Conservation Plan.
- 7.16 The Wandsworth Planning Service is currently proposing to refresh their Local Listing process with a call for additions in terms of buildings and parks/gardens/commons. In addition they are preparing a Historic Environment Supplementary Planning Document for public consultation and this will include a reference to a history of the borough, the origins of the commons as well as setting out a framework on the borough's conservation areas, listed buildings, local list, registered parks and gardens and other historic parks/gardens/commons.
- 7.17 Strengthening the link between the Common and other heritage organisations such as Historic England, historical societies (e.g. London Parks and Gardens Trust or national groups such as the Association of Gardens Trusts and Open Spaces Society), local museums (who may host an exhibition about the Common and its surrounding area) and owners/managers of other historic parks/commons.
- 7.18 The 1987 Great Storm caused the loss of a large number of trees. Since this period there has been a lack of a clear tree strategy so it is now timely to implement tree proposals and management prescriptions. Recommendations should be followed within the Tooting Common *Heritage Tree Survey, 2015* and the *Tooting Common Tree Condition Survey – Summary Report, 2015*. The Horse Chestnut Avenue proposals and enhancements will undergo consultation in the near future.
- 7.19 Potential to reinstate and reinforce historic formal tree avenues.
- 7.20 Increasing links with local schools.
- 7.21 Fully support the Tooting Bec Lido Improvement Project, grant funded by Sport England and the Woodfield Project which aims to refurbish the pavilion on Woodfield Recreation Ground, bringing it back into community use. Additionally support the restoration of the drinking fountain and recommendations outlined by the *Assessment of the Tooting Common Fossil Tree for the Tooting Common Heritage Project (2015)* with regards to the fossilised tree. These included sympathetic

planting, enhancing the railing enclosure, relocating the bin, cleaning the fossil surface and clearer weatherproof interpretation.⁸⁶

- 7.22 Developing a stronger link with the London Borough of Lambeth. Whilst Wandsworth Council is the custodian of the Common and responsible for its management, the site is located adjacent to the London Borough of Lambeth and is therefore affected by local policy and strategy.
- 7.23 Investigate other potential funding sources to support heritage enhancements. Potential sources of funding are listed in **Appendix 7**. Funding sources can also be identified through searching GRANTnet.com.
- 7.24 Review and update interpretation, improving visitor's awareness of the common's heritage.

Threats

- 7.25 Potential reduced funding in the future could negatively affect the heritage of the common by impacting on the resources available to maintain and manage it as well as for enhancement projects.
- 7.26 The heritage of the site could potentially be impacted on by climate change in a number of ways. Changes in temperatures and rainfall pattern, for example, could threaten the site's valuable tree stock and alter the range of species suitable for planting. It could also lead to an increase in the diversity and activity of pests and diseases.
- 7.27 In terms of pests and diseases notably bleeding canker is currently affecting some of the horse chestnuts and acute oak decline has affected a small proportion of oak trees. Historically Dutch elm disease caused the loss of a number of trees along the avenues adjacent to Tooting Bec Road. In addition there will need to be regular tree inspections and a strategy for dealing with a range of pests and diseases including potential oak processionary moth which has health and safety implications.
- 7.28 The site largely remains in the single ownership of Wandsworth Council. However other land owners and asset managers include The Woodfield Project, Network Rail and the highways department of Wandsworth Council. Various activities and facilities are leased within the site which has led to some fragmentation of the Common and management and maintenance operations. Through Wandsworth Council and local goodwill, there is good communication although consequences of this fragmentation could include:
 - reduced public appreciation and interpretation
 - unmanaged land
 - incomplete views and avenues
 - cultivation in the wider common
 - loss of parkland trees in the wider common

Managing information about the heritage

Strengths

- 7.29 The Tooting Common Heritage Project has been a recent key driver in revealing the sites hidden history with the support of volunteers, researchers and local history groups. The Lambeth Landmark archive and Wandsworth Heritage Service contain historical images and information on the Common. Information is also distributed through:
 - The Friends of Tooting Common (FoTH) webpage which gives an insight into Tooting Common's history with a brief overview of the Common highlighting facilities and features.
 - Wandsworth Council has a website detailing features and facilities, accessibility and contacts.

⁸⁶ Kenrick P. and Cornish C. (Natural History Museum London), March 2015. *Assessment of the Tooting Common Fossil Tree for the Tooting Common Heritage Project.*

- Information affecting the Common is currently regularly distributed to local residents through the monthly magazine for Wandsworth called Brightside with news, features, local issues and What's On events.
- Tooting Common Heritage Project has its own Twitter account.

Weaknesses

- 7.30 Visitors do not always fully appreciate the site's significance and values, its history and place in a broader historical context. There is also a lack of awareness of historic features that have been lost (e.g. the pound, historic trees and Second World War features).
- 7.31 There is currently very little interpretation in the Common of its significance/values or specific features – either in the form of interpretation panels, leaflets or learning events/activities.
- 7.32 There is also very limited information on the Common's various values within the surrounding London boroughs.
- 7.33 Information about the Common is not centrally stored.

Opportunities

- 7.34 Increasing interpretation of the site's values and key features through the provision of leaflets, boards and educational activities.
- 7.35 Increasing intellectual access to and understanding of the site's significance amongst all visitors (including schools) through a range of media.
- 7.36 The Tooting Common Heritage Project and HLF funding may provide opportunity for interpretation enhancements.

Threats

- 7.37 Further archaeological finds and interpretation of locations could increase the threat of nighthawks (illegal metal detector users).
- 7.38 Potential reduced funding in the future could negatively affect the heritage of the Common by impacting on the resources available to maintain and manage it as well as for enhancement projects.

Built environment and infrastructure

Strengths

- 7.39 The site retains historic structures - the Grade II Listed Furzedown Lodge, 1930s Woodfield Pavilion, Art Deco features at Tooting Bec Lido, Victorian railway architecture and the Arts and Crafts style café. These positively contribute to the site, both in terms of heritage value and attractiveness. They also both provide useful amenities. The Lido provides a valuable source of active recreation in an Art Deco setting. The Lido is important because of its design influences and the links with the community project for the unemployed in 1906, an idea proposed by Reverend John Hendry Anderson. It's currently the largest freshwater open air pool in the country and one of the largest in Europe at just over 90m. The lido is also believed to be the earliest purpose-built open air pool in London.
- 7.40 The café provides an important refreshment facility. Smaller items of interest include the historic boundary markers, the fossilised tree, Art Deco drinking fountain and Dr Johnson seat.
- 7.41 The original layout of the paths is largely evident where they do not conflict with the current sports pitches and facilities associated with the Common since it was developed in the early part of the 20th century (e.g. Tooting Bec Lido and arts and crafts style café) and mid twentieth century (tennis courts, play and sports facilities). The café and Lido are considered to be important features of the common and a good asset for the community,
- 7.42 The Common is partly located within the Garrad's Road Conservation Area to the south east of the Common, Streatham Park Conservation Area to the south and Heaver Estate Conservation Area to

the west. This affords it a certain degree of protection from unsuitable development in and around it. There are also additional conservation areas surrounding the Common namely Culverden Road to the north-west and Hyde Farm Estate to the north.

- 7.43 All built features/infrastructure within the site are maintained following an agreed regular maintenance programme, excluding smaller historical items of interest, including the fossilised tree and drinking fountain, which are subject to improvements as part of the Tooting Common Heritage Project capital works. The condition of built features/the common's infrastructure is closely monitored and ad hoc works carried out as and when necessary. Minor repairs are identified and reported through formal and informal daily inspections by the contractor and park staff. The Common is considered to be clean, well maintained and cared for.

Weaknesses

- 7.44 Much of the infrastructure developed from the mid twentieth century which has conflicted with the open and natural character of the Common e.g. railways and roads which bisect the Common.
- 7.45 There are currently a number of issues relating to the built environment and infrastructure:
- Insufficient access arrangements to the toilets at the athletics track.
 - Information boards are generally too high, lack maps and information and are situated too far from paths and not always easy to read.
 - Outdoor picnic style benches not wheelchair friendly.
 - Lack of consistent design palette for benches, bins and site furniture.
 - Paths in some areas acceptable but not optimum width for wheelchair users.
 - Lack of designated historic and/or educational routes.
 - Lack of fully accessible pathways to site features.
 - Lack of blue badge bays close to the Common for disabled visitors.
 - Lack of car parking during busy periods (summer months with Lido use).
 - Utilitarian lighting columns.
 - Joggers and dog walkers have created desire lines around the periphery of the Common, which some users have described as unsightly.

Opportunities

- 7.46 Reinstating ornamental lighting columns and/or lower level lighting which could be safer and more attractive as suggested through consultation.
- 7.47 Interpretation about lost features and those which can't be reinstated.
- 7.48 Use resilient natural surfaces for paths where feasible to conform with natural environment.
- 7.49 Screen intrusive buildings (e.g. Boxing Club building) and improve setting with vegetation and attractive climbers.
- 7.50 Potential to reintegrate Dr Johnson Avenue in to the Common through pedestrianisation.
- 7.51 Review location of Common benches as there are few to the north of the Common.
- 7.52 Support report recommendations with regards to built structures restoration.
- 7.53 A marketing brochure from Lambert Smith and Hampton for the café (February 2015) details that the tenant is to provide a new toilet facility comprising male, female and baby changing facilities. These facilities are to be agreed with the Landlord and to be open to users of the common during the café opening hours. The café operator is to be responsible for the maintenance repair and clearing of the facility. The property has planning permission for a small extension to the property to include toilet facilities. (Planning ref 2012/184). This planning permission expires 7th January 2016 and will require careful consideration by the planning department to provide a valuable facility which does not detract from its historic character.

- 7.54 There is currently no design guide for the Common (setting out a colour policy, type of surfacing and furniture appropriate for the Common etc). This guide could help enhance the historic character of the Common.

Threats

- 7.55 Despite part of the Common being in conservation areas, new planning applications for development adjacent to or visible from the Common could affect its atmosphere or setting.
- 7.56 Encroaching vegetation is beginning to obscure historic features and structures including some of the more attractive railway architecture and Tooting Bec Lido.
- 7.57 There is a potential lack of match funding from Wandsworth Council for building improvement projects including the Woodfield Pavilion.
- 7.58 Balham Boxing club is currently in the process of formalising the extension of the Balham amateur boxing club (existing tenant) until Dec 2016 whilst the council evaluates the market testing of the building and the adjacent redgra sports pitch.
- 7.59 There is a demand for facilities which could lead to increasing urbanisation of the Common.

Natural environment

Strengths

- 7.60 The Common is recognised as a Site of Metropolitan Importance for Nature Conservation and is therefore protected through planning policy at both a London, Regional and National level.
- 7.61 Tooting Common supports acid grassland, woodland and standing water habitats each of which are recognised as priority Biodiversity Action Plan (BAP) habitats in the London and Wandsworth BAPs. A 'BAP species & suitability for BAP habitats' map was produced in 2012 by Greenspace Information for Greater London for Wandsworth Council to help target habitat management, enhancement and creation.
- 7.62 In addition, the Common supports many mature trees including those identified as veteran trees of particular wildlife, landscape and heritage interest.
- 7.63 The Common supports a diverse and intricate habitat mosaic, providing opportunities for wildlife and interest for site users, as discussed in section 3. Many of these habitats are subject to relatively low public access and disturbance, benefiting wildlife and also providing tranquillity for site users in an otherwise highly urban area.
- 7.64 Woodlands and treelines in particular provide a strong landscape structure through the Common, comprising habitat features which have been present throughout the Commons history and providing continuity for wildlife in the area.
- 7.65 A number of protected and / or notable species have been recorded on the Common and in the vicinity. These include Species of Principle Importance for Nature Conservation and Local Biodiversity Action Plan priority species. Again, this is discussed in section 3.
- 7.66 The Common is managed with a key objective being to protect and enhance its biodiversity. Tooting Common benefits from the Wandsworth Council's overarching proactive approach to sustainability and biodiversity, providing access to nature and associated physical and mental health benefits.
- 7.67 Tooting Common benefits from having the current Contractor (Quadron) and its depot within the Common. In addition Wandsworth Council have an arboricultural contractor, City Suburban which carry out tree works but they are not based at Tooting Common. The teams are multi-skilled, experienced and there is a pool of specialists who are available to carry out certain specialised surveys and manage tree works on the site as necessary.
- 7.68 The Common also benefits from previous involvement of active volunteers, including for the collection of baseline ecological information such as bird and bat species. The Common provides valued access to nature within a densely urbanised area.

- 7.69 Tooting Common has a long history of flooding. Two watercourses drained the area including Falcon Brook flowing south to north along the approximate line of the railway and The Woodbourne (or Streatham Brook) entered the Common from the northeast (on the line of the present Mount Ephraim Road) and flowed eastwards to the York Ditch (a third watercourse on the line of the present Dr Johnson Avenue). Although no longer in existence, these historical natural features to some extent formed the framework on which the present structure of the Common developed.⁸⁷

Weaknesses

- 7.70 There is no schedule for ecological monitoring/surveying of the Common's flora and fauna. Instead, monitoring is carried out on an ad hoc basis, often by volunteers, if at all (except for trees).
- 7.71 In some locations, high public access and associated disturbance and dog fouling, for example, limit the ecological value of the Common. Similarly, in some locations management practices and previous interventions, such as tree planting, may limit the ecological value of the site. However, a range of potentially competing objectives need to be met across the common.
- 7.72 There may be restrictions within the grounds maintenance contract which limits flexibility of habitat management, such as the implementation and variation of mowing regimes required to address changing condition of habitats.
- 7.73 There is currently a lack of a long-term strategy for tree replacement. This should be considered with reference to the historic layouts of the Common. Recommendations should be followed within the *Tooting Common Heritage Tree Survey, 2015* and the *Tooting Common Tree Condition Survey – Summary Report, 2015*.
- 7.74 Minor problems are still caused by poor drainage across the site.
- 7.75 There is a lack of interpretation about the biodiversity within the site.

Opportunities

- 7.76 There is the opportunity to develop an ecological monitoring strategy, with targeted and regular collection of data to inform management activities. This would need to be targeted at key species groups and should involve use of volunteers wherever possible (see below) to ensure that this does not incur an unnecessary financial burden, and that the data collected is useful (rather than the collection of data without specific purpose).
- 7.77 Volunteers could assist with surveys and monitoring of flora and fauna on site. Organisations which may assist include, and have previously assisted, include The South London Botanical Institute, The London Natural History Society, London Bat Group, London Wildlife Trust and other wildlife groups. Involvement of local communities and existing community groups would enhance the understanding of the Common and the environment in general.
- 7.78 There are a number of key opportunities for habitat enhancement to improve the ecological value of the Common:
- Restoration of the lake and waterbodies to improve wetland habitat diversity;
 - Enhancement and protection of existing acid grassland habitats (for example, cutting regimes and reduced public access) and expansion of new areas of acid grassland (management or soil scraping);
 - Woodland management to include removal of non-native species; scrub management ((to encourage a diverse ground flora, greater structural diversity within the scrub layer, whilst meeting other objectives relating to public safety and addressing anti-social behaviour); and selective thinning to open glades or encourage a diversification of the age structure, including protection of select young trees.
- 7.79 Enhancement of neutral grassland habitats, through cutting regimes and/or scarification and wildflower sowing.

⁸⁷ Wandsworth Borough Council. *Conservation Area Character Statement 43: Garrads Road*

- 7.80 In addition, there is the opportunity to manage the veteran tree resource through implementation of selected individual veteran tree management plans with the aim of maximising longevity of veteran trees. This would aim to ensure continuity of habitat and lack of disturbance to maximise the ecological resource. New tree planting to ensure continuity of the parkland tree resource would also be beneficial (in accordance with tree strategy, see below).
- 7.81 With the compilation of a tree strategy there would also be benefit in considering what trees are suitable to plant in the Common in the face of changing climate and the role trees have to play in adaptation to climate change by shading, cooling, filtering air pollution and reducing ground water thus minimising flooding.
- 7.82 Increasing the number of bird and bat boxes on trees and buildings, particularly those targeted to priority or notable species such as, sparrow, starling, and lesser spotted woodpecker. Where possible, this should be of a design to restrict use by non-native species which may adversely affect their use, such as parakeets and grey squirrel.
- 7.83 Retention of deadwood in situ, or relocation elsewhere within the Common to maintain this habitat resource. For further information see English Heritage landscape advice note document *The Treatment of Dead Wood in Historic Parks and Gardens (2011)*⁸⁸.
- 7.84 Consider use of barrier planting to detract visitors from ecologically sensitive sites (e.g. holly, hawthorn or buckthorn), for example along woodland edges or in the vicinity of acid grassland habitats.
- 7.85 Investigate potential funding sources to support environmental enhancements and investigate New Environmental Land Management schemes (NELMs) and Higher Level Stewardship (HLS) schemes. Potential sources of funding are listed in **Appendix 7**. Funding sources can also be identified through searching GRANTnet.com.
- 7.86 Strengthening strategic links and corridors with surrounding open spaces to improve access and support wildlife as outlined in the *All London Green Grid Wandle Valley Area Framework (8)* by the Greater London Authority (2011)⁸⁹.
- 7.87 Reviewing and improving interpretation about the natural environment, such as labelling of trees and more information in the woodland walks.

Threats

- 7.88 Loss of trees/deprecation of tree stock and no long-term tree strategy. Tree diseases currently affect some of the oaks and horse chestnuts on the site. Disease is an ever-present threat to the tree stock.
- 7.89 Potential impacts of climate change on the Common's flora and fauna – loss of habitats, invasive species, increased number of predators and diseases, plants/trees no longer suitable for the climate. Potential increase in flooding occurrences and damage to the fabric of the Common.
- 7.90 An increase in visitor numbers may increase compaction, affecting trees. There is a strong public demand for formal recreation and events, whilst events provide a potential source of funding.
- 7.91 Management of habitats in such a way as to address anti-social behaviour (e.g. woodland management) or for public safety (e.g. tree management and deadwood removal) may conflict with biodiversity objectives.
- 7.92 Public perception – there may be objections to changing the management/maintenance regime in parts of the Common (e.g. leaving longer grass in places) and/or introducing new trees around the periphery (due to safety concerns/reduced visibility). There is a need to balance safety and control of anti-social behaviour with the requirements for a natural ecologically diverse landscape.

⁸⁸ English Heritage, 2011. *Landscape Advice Note: The Treatment of Dead Wood in Historic Parks and Gardens* [pdf] Available at: <http://www.english-heritage.org.uk/content/learn/conservation/2544404/LAN_-_the_treatment_of_deadwood.pdf> [Accessed 30 July 2015]

⁸⁹ Greater London Authority, 2011. *All London Green Grid Wandle Valley Area Framework 8*.

Community and recreation

Strengths

- 7.93 Strong links with the existing surrounding neighbourhood/community. Local and volunteer groups are an asset to its management and maintenance. Groundwork are involved with the Employment Skills and Learning Project at Tooting Common. The Woodfield Project will also become a focus for volunteer activity.
- 7.94 Local groups offer the local community forums through which they can discuss the management and future of the Common.
- 7.95 High visitor numbers to the Common.
- 7.96 The Common and its café and Lido act as a community hub.
- 7.97 The site offers a wide range of recreational facilities which are popular with visitors.
- 7.98 There is appreciation of the Common being family orientated.
- 7.99 The amenity grass areas provide valuable space for informal sport activities and events.
- 7.100 The play and sport areas are hugely popular.
- 7.101 The recreational facilities are maintained to a high standard by virtue of the regular schedule of monitoring/inspections and maintenance which take place.

Weaknesses

- 7.102 The Common currently has no structured audience development plan although the Tooting Common Heritage Project and HLF funding will aim to produce an Activity Plan for the site. A plan which profiled current users and non-users, looked at the current provision of activities, events and facilities and set out a strategy for widening audiences, enhancing the visitor experience and providing learning and volunteering opportunities would ensure that the site continued to meet the needs of the community as well as their involvement in the heritage.
- 7.103 There are currently a number of issues relating to signage and orientation:
 - Insufficient directional signage to the Common from the surrounding area.
 - Entrances not readily identifiable due to lack of formal naming or labelling.
- 7.104 There are currently a number of issues relating to access (discussed in detail in the Management and Maintenance Plan).
- 7.105 Many felt there could be better provision of toilets within Tooting Common (currently at the athletics track).

Opportunities

- 7.106 Enhancing engagement with the local community and community participation at the site, through:
 - Developing stronger links with schools, currently only 28.6% of the 38 schools surveyed as part of the development of the Activity Plan currently use Tooting Common for educational activities. Lack of information about the available opportunities and lack of facilities were cited as common barriers. Resource packs could be developed for teachers to use in the Common, linking with the curriculum. Formal learning activities could be offered such as planting days, historic research, conservation work, arts projects and building bird/bat boxes and bug hotels – thus exploring and engaging with the site's heritage. Calendar events could also be organised in partnership with local schools.
 - Increasing the numbers of volunteers on the site. Engaging with the community to build a resource of local volunteers who could contribute to the management and maintenance activities on the site. Creating links with community organisations. Building links and partnering with local and national organisations such as the TCV to enhance community involvement/volunteering opportunities.

- 7.107 Encouraging increased use of the Common for outdoor exercise and recreation through local schemes e.g. use of sports fields by local schools and nature/healthy walks programme.
- 7.108 Provision of toilets through restoration schemes including the Woodfield Pavilion.
- 7.109 Promoting sightings of wildlife in the Common to visitors e.g. on a chalkboard or a poster displayed in a prominent location.
- 7.110 Investigate other potential funding sources to support sport facility enhancements. Potential sources of funding are listed in **Appendix 7**. Funding sources can also be identified through searching GRANTnet.com.
- 7.111 Enhancing the programme of events, increased use of the café and activities. The Tooting Common Heritage Project and HLF funding will aim to produce an Activity Plan for the site.

Threats

- 7.112 An increase in visitor numbers could result in damage to the fabric of the Common and may negatively impact on its character.
- 7.113 Inappropriate use of the site or anti-social behaviour such as vandalism would be harmful to the site and could cause damage to its fabric as well as diminish the recreational and community value associated with it.

8 Conservation strategy and policies

- 8.1 There are a number of reasons for the preservation of an area, site or building and its setting on cultural grounds. These cultural factors have been identified and assessed using significance values.
- 8.2 The aim of this conservation plan is to encourage and inform the repair, conservation and enhancement of the site using the principles of current best conservation practice. This part of the conservation plan provides a set of policies, or guidelines, that aim to inform the future management and use of the site and buildings. The policies are in accordance with the assessed level of significance for the site and its component parts. Adoption of the policies by the owners, managers and users of the landscape, buildings and structures will enable the retention and enhancement of significance for the Common and its setting for the future.
- 8.3 The conservation strategy and policies will underpin the detailed proposals presented in the Masterplan, **Figure 8.1**

Background

- 8.4 Tooting Common is noted and valued for its natural environment within a densely populated area of South-West London. The area originated as two commons known as Tooting Graveney Common and Tooting Bec Common which were formed for community resource under the feudal system of the Middle Ages. Following the demise of the local manors, the Metropolitan Board of Works acquired both commons between 1873-1875 and later the area came under the control of London County Council and subsequently the Greater London Council. At present the Common is administered by Wandsworth Council. Since the late C19 key considerations have been the provisions of recreational facilities and more recently conserving the Commons heritage and wildlife benefits.
- 8.5 The Common includes acid grassland, ancient and veteran trees and historic tree avenues of varying condition dating from the early C17, C18 and C19 which are associated with events and/or designed, and believed to have been planted by notable local residents and land owners, including Sir Henry Maynard, the Duke of Bedford and Ralph Thrale of Streatham Park. These avenue features were designed to commemorate (including visits by royalty), strengthen parish boundaries and provide dramatic viewpoints within the Common in the fashionable formal styles of the period.
- 8.6 There are also subsequent interventions and design details by various local figures particularly in the design of buildings and structures throughout the Common. Of particular note is the popular Tooting Bec Lido which incorporates some Art Deco features and is of national importance. It originated and remains the largest freshwater open air pool in England and one of the largest in Europe at just over 90m.
- 8.7 Having completed a survey and review of the significance and current functioning and management of the Common, a number of key areas for improvement have become evident. These include the conservation and restoration of the setting of the Common and its built structures; interpretation of the Common's history and significant features; and access throughout the Common.

Conservation and management strategy

8.8 The overall strategy is:

"Conserve, enhance and, in places, restore the historic and natural heritage of the Common, improving access and the visitor experience and increasing levels of awareness, learning and engagement. The Common should be considered as a whole, including all building groups and their setting. This will ensure that the significance of the Common including its component landscape elements, buildings and spaces, and the relationships between them are protected and enhanced."

8.9 This strategy informs the '**Vision**' and is a goal to aim for, an aim to guide decisions and a target to obtain funds for.

8.10 Key references that can and inform the conservation and management of Tooting Common include:

- The 1949-1953 fourth edition Ordnance Survey plan and late 19th and early 20th century photographs as records of the Commons naturalistic landscape with clumps and formal designed avenues of trees creating views and vistas. In addition there is the C20 provision of built structures and open space for sport, amenity and recreation for the local communities.

Policies

1 Resolution

8.11 Tooting Common is identified as having a landscape of **considerable significance**. A conservation-led approach to the future repair, conservation and management should be acknowledged and continued by all stakeholders, based on a sound understanding of its significance.

2 Vision

8.12 Through active and informed conservation, enhancement and interpretation, Tooting Common should continue to be an attractive and integral part of the London Borough of Wandsworth while still conserving those elements of its history which make it such an important heritage feature, and its classification as a common. In doing so the Common and its landscape components, structures and features should also serve a valuable function for its users and be designed and managed in a way which is appropriate for the significance of the Common.

3 Adoption

8.13 This conservation plan should be adopted by relevant stakeholders and actively used to help guide the future of Tooting Common.

4 Restoration and Reinstatement

8.14 Restoration and reinstatement, whether of landscape features or manmade features, if done should be carried out with careful consideration of the overall vision for the Common, the evidence for those features and whether their reinstatement is appropriate for the current use of the Common.

8.15 Restoration and reinstatement would only be considered appropriate where there is sufficient evidence of an appropriate earlier design of a lost or incomplete feature to enable accurate reproduction. Restoration and reinstatement should only be considered when there is a clear case that stability, safety, understanding or interpretation of a building or landscape component would be significantly enhanced and that feature is a positive asset to the Common.

8.16 Restoration and reinstatement work should be identifiable and recorded and should follow appropriate national guidance.

5 Restoration and Repair

- 8.17 The design of restored elements, where justifiable, should be carried out in such a way that it achieves the following objectives:
- (i) The repair and the restoration of missing element should follow detailed examination of the relevant parts of the existing structure or an existing feature. The specification of materials in building restoration should match the existing in terms of quality, materials, colour, and finishes.
 - (ii) The fabric should be recorded before the work is carried out.
 - (iii) The fabric of a restored element should have a clear but unobtrusive mark with the date of its construction.

6 Design Objectives

- 8.18 Conservation work, repairs, or interventions should be designed so that they meet the following objectives:
- (i) Conservation work must be based on thorough physical and historical understanding of the structures including a full understanding of their significance. The design of repair works should be undertaken with a thorough knowledge of traditional construction history and practice and with full awareness of their impact on the significance of the heritage asset.
 - (ii) The work should be designed so that it can be carried out safely and consideration must be given to safety issues arising from the continued maintenance of the building.
 - (iii) It is essential that conservation work is carried out by experienced tradespeople, and designed and inspected by a conservation accredited architect. A large part of the success of any project is in the understanding of the task and sharing of experience between all professionals and all tradespeople involved.
 - (iv) In general, work should be carried out in accordance with the British Standard Guide to the *Conservation of Historic Buildings BS7913 (2013)*, and *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)*.
 - (v) Appropriate professional or craft skills and experience should be used in all work including inspection, maintenance and repairs. All contractors and consultants should have relevant historic environment qualifications and experience. Earlier inappropriate repairs and materials should be reversed providing doing so will not cause further irreversible harm to the significance of the site.

7 The Natural Landscape

- 8.19 The Common contains diverse wildlife habitats including acid grassland, mature and veteran trees and semi-natural deciduous woodland habitats. The nature conservation values found throughout the estate will be conserved and enhanced with specific objectives including:
- (i) Develop a targeted and realistic Ecological Monitoring Strategy in consultation with local community and voluntary groups to ensure collection of monitoring data which can usefully inform management activities whilst also providing opportunities for community engagement and education (see Section 12 below). Target species could include birds, bats, grassland invertebrate surveys (acid and neutral), aquatic invertebrate surveys, and lepidoptera (butterflies and moths). This would build on existing monitoring activities.
 - (ii) Management should seek to contribute towards London and Wandsworth Biodiversity Action Plan (BAP) objectives.
 - (iii) Continue to manage the acid grasslands with appropriate cutting regimes, removal of arisings and removal of encroaching scrub/tree species including potential removal of inappropriate planted species. Consider implementation of scrapes. Ensure that areas which are cleared from scrub are managed appropriately to encourage the establishment and increase of acid grasslands.

- (iv) Identification of areas for the potential creation or enhancement of acid grassland habitats through more invasive means, including topsoil scrapes to reveal subsoil for natural colonisation.
- (v) Identification of areas of neutral grassland to be enhanced through appropriate cutting regimes, and scarification and sowing of wildflower seed mixes.
- (vi) Conserve and enhance the water bodies for nature conservation and re-naturalise. Adjacent, overhanging scrub vegetation to be cleared and controlled annually. Encouragement of marginal habitats through bank profiling and/or planting, such as use of coir rolls. Any encouragement of marginal planting to be accompanied by protection from waterfowl, such as fencing.
- (vii) Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues. This will help to encourage invertebrates, fungi and birds and conform with the Picturesque style in keeping with parts of the Common. For further information see English Heritage landscape advice note document *The Treatment of Dead Wood in Historic Parks and Gardens (2011)*⁹⁰.
- (viii) Conserve extant historic boundary features as reminders of an earlier landscape including veteran trees and shrubs by re-establishing historic landscape management practices such as pollarding as well as selective re-planting to maintain the landscape pattern and establish the next generation of veteran trees. Following recommendations in the *Heritage Tree Survey (2015)*.
- (ix) Sensitively manage and control the spread of invasive species including sycamore and Turkey oak (non-native and host to a parasitic wasp), and ornamental shrub species within woodlands.
- (x) Manage the woodland and scrub to enhance nature conservation value by:
 - a) Maintain and create further glades with scalloped edges.
 - b) Thinning of woodlands to encourage growth of young trees and diversification of the age structure.
 - c) Development of woodland edge habitat.
 - d) Identification of some 'non-intervention' areas where applicable given need to address anti-social behaviour.
 - e) Rotational scrub management. including mowing and 'coppicing' to encourage a diverse structure, encourage ground flora and address anti-social behaviour.
 - f) Identification of self-sown native trees to be protected during scrub management as the preferred method of woodland renewal. If new planting is required native species of local provenance will be used which are in keeping with the existing woodland character.
 - g) Retention of dead wood habitats as above.
- (xi) Develop a Tree Strategy to include active management and protection of veteran trees, including the potential re-establishment of pollards, creation of new pollards where appropriate, and gradual thinning of vegetation of trees/vegetation surrounding woodland veteran trees.
- (xii) Works (e.g. tree removal, vegetation clearance, building removal/restoration) to consider the potential for impacts on legally protected species (e.g. bats, birds). Works may require appropriate mitigation, and for European Protected Species (e.g. bats) a licence may be required from Natural England as informed by appropriate survey effort.

⁹⁰ English Heritage, 2011. *Landscape Advice Note: The Treatment of Dead Wood in Historic Parks and Gardens* [pdf] Available at: <http://www.english-heritage.org.uk/content/learn/conservation/2544404/LAN_-_the_treatment_of_deadwood.pdf> [Accessed 30 July 2015]

- (xiii) Manage the Common's watercourses and ditches to slow the flow of water and manage the surface of the Common to increase water absorption by limiting compaction and poaching of the soils. Ditches should receive periodic annual clearance.
- (xiv) Scrub should receive cyclical clearance but left in situ over root zones of vulnerable trees.
- (xv) Investigate other potential funding sources to support environmental and heritage enhancements. Potential sources of funding are listed in **Appendix 7**. Funding sources can also be identified through searching GRANTnet.com.

8-9 The Designed Landscape

8 The Landscape

- 8.20 Tooting Common should be managed to include and reflect the early C17, C18 and C19 formal tree avenues which are associated with events and/or designed and believed to be planted by notable local residents and land owners. These elements of the designed landscape are largely recorded in the 1949-1953 fourth edition Ordnance Survey plan. This policy takes into consideration some later retained features. Specific objectives include:
- (i) The historically open character of the Common should be restored to re-create views both within the site and to the architectural eyecatchers and the natural features distributed within the site. The restoration of views along historic tree avenues are a particularly important consideration.
 - (ii) A tree management strategy should be produced and implemented for a 10 year period.
 - (iii) Creation of additional pollards and pollard historic pollards that are top heavy and dangerous.
 - (iv) The balance of tree clumps, specimen and veteran trees and boundary planting should be maintained as distinct individual elements of the planting design as shown on the 1949-1953 fourth edition Ordnance Survey plan. Key woodland features and clumps should be defined to their original C19 and early C20 layout. Historic tree avenue succession should be planned and implemented with appropriate replanting. The majority of replanted trees for tree avenues should be English oak (alternatives more resistant to climate change include Hungarian oak and Downy oak), hornbeam and horse chestnut (an alternative resistant to disease includes small leaved lime) to reflect site evidence.
 - (v) Enhance ecology pond feature for wildlife and its setting.
 - (vi) Enhance setting to Furzedown Lodge through maintaining low-level formal grounds maintenance within curtilage.
 - (vii) Enhance setting and cleanliness of the fossilised tree including sympathetic planting and enhancing railing enclosure.
 - (viii) A coherent and consistent furniture, fencing and materials palette should be adopted throughout the Common.
 - (ix) Consider replacing utilitarian lighting columns with traditional/period style columns and low level lighting. Lighting within the Common should be limited and flood lighting prohibited. Ecological consideration should be given prior to considering installation location.
 - (x) The site should be considered as a whole, including all building groups and their setting.

9 Buildings and other Built Structures

- 8.21 The work to protect the buildings and structures should follow well established conservation practice. There is a wide variety of structures and issues at Tooting Common but the same basic conservation principles are applicable to all of the historic and listed structures within the site.
- 8.22 The following best practice conservation guidelines should be adhered to when considering any change to fabric, landscape or listed structures within Tooting Common:

- Minimum intervention – remove or change as little as possible of what is there, introduce or change only where necessary to protect the significant values of the site or to enhance its physical and financial sustainability.
- Reversible change – wherever possible, any work carried out should be capable of subsequently being undone without lasting damage. Priority should be given to repairing what is there rather than replacing it with new fabric, and there should be a presumption against removing material from the site.
- Repair should use like-for-like techniques and materials. Materials should be salvaged and re-used where possible. New, traditional materials should be used rather than materials salvaged from other sites.
- Priority should be given to maintaining and enhancing the integrity of the historic fabric over other regulations and requirements.
- New work should not be intrusive, and should be of simple, high quality, contemporary or complementary design; facsimile work should only be used where there is indisputable evidence of an appropriate and accurate earlier design.
- Adequate historical research, investigative opening-up, recording and sampling should be carried out before and during work to inform the best design and technical solutions.
- Particular attention should be paid to matters of detail to help preserve and enhance significance including the fabric and character including, for example, specific choice of materials, detailed location of services and methods of fixing.
- Fabric or spaces to be replaced, altered or removed should be adequately recorded following relevant guidelines and the record lodged in the public archive.
- Detailed design development should precede implementation of all on-site works.
- Any compromises proposed to the above principles should flow from an options analysis which includes an assessment of impact on significance and should be fully justified and agreed by all stakeholders.

8.23 The Common buildings, historic and listed features should be conserved, enhanced, presented and promoted to reflect the generations of people who have visited and lived near the Common. Specific objectives include:

- (i) Further investigations carried out to gain a better understanding of the built features relating to those which appeared on plans throughout the sixteenth until the twentieth century.
- (ii) Carry out a detailed review of existing buildings. This Buildings Review should include identification of redundant buildings that might be removed and any need for new buildings, new space provision or alternate use of existing buildings. It should identify mis-matches and make proposals to re-locate functions where necessary. The aim is that the overall footprint of buildings and their curtilages on the Common should not increase.
- (iii) Consider, as part of the Buildings Review, the provision of toilet facilities and drinking fountains. Current toilet facilities need improvement.
- (iv) Review the procurement of new buildings or adaptation of existing buildings. New buildings and existing buildings should be considered in context and should strive for high quality architecture which is sustainable, relates to the locality, has stylistic integrity and meets current and future functional needs.
- (v) Maintain all listed buildings and historic structures, allowing them to be visible and, where appropriate, interpreted and physically accessible.
- (vi) Develop a Design Guide appropriate for the Common's 'countryside' character. This would be especially aimed at infrastructure other than buildings including site furniture, fencing, signage, and path surfaces.
- (vii) Develop a planned built environment conservation and maintenance programme.
- (viii) Encourage local planning authorities to introduce a more rigorous process to review proposed developments around the Common, including potential threats to its views and immediately adjacent boundary

- (ix) Remove or screen inappropriate and unsympathetic late C20 building and structure accretions with native shrub plantings.
- (x) Consider a family friendly café with toilet facility near the Tooting Triangle playground.
- (xi) Restore and refurbish the Woodfield Pavilion for community use with toilet facility.
- (xii) Improve setting and functionality of the Lido including additional heritage interpretation facilities and refurbished changing rooms and fountain.
- (xiii) Provide toilet facility at the café.
- (xiv) Conserve and enhance Victorian railway architecture including vegetation control.
- (xv) Enhance redgra sports pitch near Tooting Triangle playground.
- (xvi) Enhance Dr Johnson Avenue car park and provide new detailed design.
- (xvii) Enhance the athletics track pavilion and its setting.
- (xviii) Restore drinking fountain.
- (xix) Works (e.g. tree removal, vegetation clearance, building removal/restoration) to consider the potential for impacts on legally protected species (e.g. bats, birds) as above (8.19).

10 Archaeology

- 8.24 The management of Tooting Common should place emphasis on preserving archaeological remains in-situ, whether below ground remains or evidence contained in the standing structures. Account should also be taken of the potential for revealing and interpreting new information about the Commons use and development. Specific objectives include:
- (i) Prepare a brief archaeological research agenda and strategy for Tooting Common, building on the work carried out for the Tooting Common Heritage Project, and review this at suitable intervals (every five years). Such an agenda and strategy should then underpin future work at the site. The potential for unexpected discoveries not fitting wholly within the research context must be allowed for, and should also be built into the periodic review process. The research project could include mapping of archaeological sites, geophysics, building recording and archival research.
 - (ii) Any works affecting historic buildings, structures and causing ground disturbance should also be the subject of appropriate archaeological mitigation. An archaeological watching brief may suffice in many instances, but a need for more extensive work cannot be ruled out.
 - (iii) Explore the potential for a community archaeology project at Tooting Common, to be undertaken by volunteers under appropriate professional archaeological leadership.
 - (iv) A full assessment of LiDAR coverage should be carried out, along with an archaeological topographic survey of any surviving earthworks or other features.
 - (v) The Greater London Historic Environment Record contains information on all excavations, surveys etc. affecting archaeological sites and it should be maintained and seen as the first point of reference for archaeological information for the Common.
 - (vi) Should there be any new development on the site requiring excavation, the opportunity should be taken to carry out archaeological investigations, in line with the Institute for Archaeologists' standard guidance, and any findings should be appended to the Conservation Plan and deposited with the Greater London Historic Environment Record. The Greater London Archaeological Advisory Service would be responsible for setting planning conditions relating to archaeology, and for providing a Brief stipulating the archaeological requirements for any given project.

11 Access

- 8.25 Making the Common readily accessible to all should be one of the key themes in any work being undertaken at the Common. Specific access objectives include:

- (i) Address the barriers to access and comply with the Equality Act (2010) including through a disability and access audit. The results of the audits must be considered in the context of an intended use and its potential impact on historic fabric. Prepare, and update as required, an access map for the Common.
- (ii) Work with service providers such as Transport for London and local authorities to improve directional signage outside the Common and highlight the best routes from existing public transport links, since it is highly desirable that visitors to the Common come by public transport.
- (iii) Undertake a Traffic Management Review to consider, in partnership with others, initiatives to reduce the impact of both moving traffic and the infrastructure that attends the public highway, since part of most visitors' arrival at the Common involves crossing or walking alongside busy main roads.
- (iv) Consider pedestrianisation of Dr Johnson Avenue to reintegrate the highway land back in to the Common and improve connectivity. This will also enhance the tree avenue as a pedestrian feature with key historic viewpoints.
- (v) Entrances should be made more welcoming, particularly for those arriving on foot or by public transport.
- (vi) Promote and provide managed sports activities in the current identified sports areas. Investigate other potential funding sources to support sport facility enhancements. Potential sources of funding are listed in **Appendix 7**. Funding sources can also be identified through searching GRANTnet.com.
- (vii) Strengthening strategic links and corridors with surrounding open spaces to improve access and support wildlife as outlined in the *All London Green Grid Wandle Valley Area Framework (8)* by the Greater London Authority (2011)⁹¹.
- (viii) Consider re-routing cycleways to the periphery of the Common to improve pedestrian safety and enhance visitor experience for active and passive recreation. The cycle route can be redirected along Dr Johnson Avenue following pedestrianisation approval.
- (ix) Review dog walking, developing a Dog Code to address the conflicts that can arise through lack of control and negligence in collecting dog faeces.
- (x) Consider a further review of cycling on the Common and its immediate environs and making links to the Traffic Management Review (see objective 11 (iii)). To provide cycle racks at suitable locations.
- (xi) Enhance railway underpasses through improved lighting installation after first considering ecological impacts and conducting discussion with Network Rail who are responsible for the structures.
- (xii) Poor subsidiary tarmac paths or localised areas of damage should be replaced following expiry with self binding gravel such as Coxwell gravel.
- (xiii) Signposts around the Common should be improved with consideration given to providing signs that are readily understandable by all but which do not detract from the setting of the Common.
- (xiv) Consider creating a series of circulation routes offering the opportunity for visitors of all abilities to experience points of interest within the Common. One route will be promoted as a heritage walk to provide access to key points of historic interest including key view points, sites of associations and events and the lake. Leaflets can be provided in the café.

12 Education and interpretation

- 8.26 Promote and interpret the significance of Tooting Common and its component parts to enable wider understanding of the site's heritage value and to complement the unique setting that the landscape provides. Specific education and interpretation objectives include:

⁹¹ Greater London Authority, 2011. *All London Green Grid Wandle Valley Area Framework 8*.

- (i) Develop sensitively designed and located on-site interpretation in keeping with primary and secondary entrances to provide accessible information enabling greater understanding of the site and its importance.
- (ii) Explore technical vehicles for delivering site interpretation such as PDA/ smart-phone/ tablet Apps to provide visitors with a greater understanding of the site's history and importance.
- (iii) Increase the amount of information provided about Tooting Common on the Wandsworth Council website. Details about the design evolution and intervention should be provided.
- (iv) Production of a guidebook. The guidebook should be written in a user-friendly fashion and should take account of the considerable amount of archaeological and historical research that has been carried out over the last 40 years.
- (v) Increase the educational opportunities of the site through supporting and establishing a teachers pack.
- (vi) Develop the role of existing sporting facilities in providing opportunities to promote good health, community cohesion, social inclusion, quality of life and lifelong learning.
- (vii) Raise awareness of the site and what it has to offer i.e. pre-visit to tell potential visitors what is on offer – use Wandsworth Council website, London and Partners (official promotional organisation for London) and, most importantly stronger links to other local commons such as Wandsworth Common, Clapham Common and Streatham Common (e.g. creating package visit opportunities).
- (viii) Consider upgrading the café with leaflet dispenser space and provide sensitively designed toilet facilities.
- (ix) Conserve, enhance and reveal historic boundary markers and signage through vegetation clearance.
- (x) Provide weatherproof interpretation for fossilised tree.
- (xi) Refurbish the Woodfield Pavilion to provide a facility for environmental learning and community engagement.
- (xii) As above, develop an Ecological Monitoring Strategy in consultation with local community and volunteer groups.

13-14 Audience Development and Heritage Engagement

13 Audience Development

8.27 Specific objectives include:

- (i) Develop and implement an Activity Plan which will provide a solid understanding of who currently visits the Common and who doesn't and why, existing barriers to access and opportunities to overcome these. It will set out aims and objectives to encourage existing and new audiences to visit the Common and heritage learning and participation activities which can be offered at the site. This could be achieved by strengthening links with local groups/schools and through more outreach work and by building awareness of the Common and its offer.
- (ii) Develop an outreach programme to engage with hard to reach audiences and expand the current audience base to better reflect the population profile of the wider catchment area.
- (iii) Expand the range of events and learning opportunities linked to the Commons heritage, giving more people an opportunity to become involved.
- (iv) Establish a Sports Advisory Forum to advise Wandsworth Council and the Tooting Commons Management Advisory Committee (TCMAC) on sporting matters.
- (v) Manage events and fairs to attract visitors but ensure that there is no long-term damage to the landscape fabric of the Common and minimisation of disruption to local communities. Delivery will be according to the Open Spaces Events Policy. Pre-event and

post-event condition surveys are suggested to assess damage and allow appropriate remedial works.

- (vi) Improve the way the Common is promoted through a new website and newsletter.

14 Heritage Engagement

8.28 Specific objectives include:

- (i) Involve a wide cross section of people in the development and implementation to keep the Common at the heart of the community.
- (ii) Interpret and celebrate all aspects of the Commons heritage through a range of different interpretative media and projects.
- (iii) Expand the scale and operations of the community and volunteer groups through recruitment and training programmes so they become long-term stakeholders.
- (iv) Provide a better welcome and orientation at points of arrival and further develop the café as a focal point for interpretation and community activities alongside the refurbishment of the Woodfield Pavilion to provide facilities for learning and activity.
- (v) Involve visitors and local community in archaeological investigations to reveal more of the early history of the Common.
- (vi) Strengthen the links between the Common and other heritage assets in the London borough and area.
- (vii) Actions to achieve the aims identified under these headings can be described in the proposed Activity Plan and could be delivered through the support of the Tooting Common Management Advisory Committee (TCMAC) and the Friends of Tooting Common (FoTC).

15 Environmental Sustainability

8.29 The conservation and management of Tooting Common will be underpinned by the principles of environmental sustainability. Wandsworth Council are committed to ensuring that best practice is followed throughout the construction and implementation of the potential projects set out within this plan. Specific objectives are:

- (i) New works are to have minimal environmental impact, both in terms of the capital works and their continuing use. Where possible, materials specified as any part of a capital works project will come from sustainable sources. This will include supporting local suppliers and businesses and selecting appropriate materials (e.g. FSC certified or similar).
- (ii) By-products of woodland/ tree management will be used wherever possible in the projects after first considering and prioritising the biodiversity value and their use within the site.

16 Planning Policy

8.30 The landscape with designed elements and its historic features provide special architectural or historic interest and require appropriate levels of conservation and protection. Specific objectives include:

- (i) The Common, surrounding housing and its historic features designated as a conservation area on account of its special architectural or historic interest. The conservation area may be sub-divided (an indicative example Wandsworth Common Conservation Area). Historic England is able to designate in consultation with Wandsworth Council and Lambeth Council. A Conservation Area Advisory Committee consisting of local stakeholders, businesses and professionals (including architects, landscape architects and borough councillors) should produce a conservation area appraisal of Tooting Common if required following the relevant English Heritage guidance to help support the case for designation.
- (ii) Local heritage listing of the Common and current historic undesignated features should be conducted and would follow the conservation area appraisal.

- (iii) Considering appropriate listing of Tooting Bec Lido which could be designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Secretary of State for its special architectural or historic interest.

Restoration proposals

- 8.31 Proposals for the restoration of the heritage of Tooting Common have been formed from consideration of the statement of significance, the issues and opportunities, consultation, vision and policies.
- 8.32 The proposals seek to restore the historic character of the Common as well as maintain and enhance its significance. Some of the proposals involve a continuation of the current management proposals for the Common; others require changes in management or a change to layout of features and facilities. These will be subject to further consultation and debate from Wandsworth Council and stakeholders.
- 8.33 As part of the Tooting Common Heritage Project, Wandsworth Council has included capital projects, as listed below, which have been captured within the restoration proposals:
- Woodfield Project
 - Tooting Bec Lido Project
 - Fossilised tree project
 - Drinking fountain project
 - Acid grassland restoration
 - Management of veteran trees and historical tree avenues
- 8.34 The restoration proposals are illustrated in **Figure 8.1**: Masterplan and on the Action Plan in Chapter 9.

Poor subsidiary footpaths replaced with self binding gravel

Enhance underpasses through lighting

Consider relocation of Balham Boxing Club building outside of Tooting Common or screening with native shrubs

Consider a family friendly cafeteria with toilet facility

Redgra sports pitch enhanced

Historic boundary markers conserved, enhanced and revealed through vegetation clearance

Cyclical glade, scrub and woodland edge maintenance for woodland compartments including the removal of invasive non-native species

Dead wood features incorporated into the Common

Bedford Hill tree avenue succession planned and implemented

Consider local heritage listing and toilet provision for Cafe

Bramble strips retained along margins

Improvements to the setting of the fossilised tree including sympathetic planting, enhanced railing enclosure and cleansed fossilised tree with clear weatherproof interpretation

Consider local heritage listing of Keeper's Lodge

Tennis kiosk removed from playground

Dr Johnson's Avenue to be pedestrianised and tree avenue succession planned and implemented with replanting

Enhancement of ecology pond and it's setting

Consider replacing fencing with a consistent traditional/period palette of post and rail

Willows coppiced 20% annually and encroaching and invasive species controlled

Car park enhanced and of new design

Actively managed acid grasslands to increase extents through scrapes, scrub clearance and appropriate mowing

Athletics track pavilion and its setting enhanced. Consider local heritage listing of athletics track pavilion.

Consider re-routing cycleways to the periphery of the common



Conserved and enhanced railway architecture including vegetation control. Consider local heritage listing of railway architecture

Restored and refurbished Woodfield Pavilion for community use with toilet facility. Consider local heritage listing of Woodfield Pavilion

Drainage ditches cleared 50% in September

Consider replacing utilitarian lighting columns with traditional/period style columns and low level lighting

Actively managed acid grasslands to increase extents through scrapes, scrub clearance and appropriate mowing

Horse Chestnut tree avenue succession planned and implemented with replanting

Restored and re-naturalised lake with enhanced marginal habitats

Consider heritage listing of Tooting Bec Lido

Garrad's Road tree avenue succession planned and implemented with replanting

Restored and interpreted ring of trees planted to memorialise Dr Johnson's Tree

Strengthened Tooting Bec Road tree avenues with additional planting

Improved setting and functionality of the Lido including additional heritage interpretation and refurbished changing rooms and fountain

Conserved and protected veteran trees

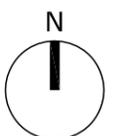
Consider local heritage listing of the drinking fountain located below car park and restore

Dead wood features maintained and incorporated in to woodlands and their margins

Holly and scrub controlled but left in situ over root zones of vulnerable trees

Enhanced setting to Furzedown Lodge through ongoing surrounding formal grounds maintenance

- Key:
- Primary entrances - Improved setting of primary entrances with rationalised/replacement signage
 - Secondary entrances - Improved setting of secondary entrances with rationalised/replacement signage
- ① Tooting Bec Lido
 - ② Furzedown Lodge (Grade II Listed)
 - ③ Athletics Track
 - ④ Old Yachting Pond
 - ⑤ Keepers Lodge and Compound
 - ⑥ Store Yard
 - ⑦ Dr Johnson Avenue
 - ⑧ Car Park
 - ⑨ Tennis Court
 - ⑩ Playground (Lakeside)
 - ⑪ The Café
 - ⑫ The Horse Chestnut Avenue
 - ⑬ Changing Rooms
 - ⑭ The Lake
 - ⑮ Fossilised Tree
 - ⑯ Bedford Hill (Tree Avenue)
 - ⑰ Equestrian manege
 - ⑱ Car Park
 - ⑲ Dr Johnson's Seat
 - ⑳ Streatham Woods
 - ㉑ Garrad's Road (Tree Avenue)
 - ㉒ Bedford Woods
 - ㉓ Playground (Triangle Site)
 - ㉔ Tooting Bec Road (Tree Avenues)
 - ㉕ Drinking Fountain
 - ㉖ Woodfield Pavilion
- Study Area Boundary



A	22.06.15	First Issue	RB	SW	JE
Iss	Date	Issue Notes	Drawn By	Checked By	Approved By

LUC 43 Chalton Street
 London, NW1 1JD
 T: 020 7383 5784
 F: 020 7383 4798
 london@landuse.co.uk
 www.landuse.co.uk

Project
TOOTING COMMON CONSERVATION PLAN

Client
WANDSWORTH COUNCIL

Title
FIGURE 8.1: MASTERPLAN

Scale	Status	
NTS	INFORMATION	
Job No.	Drawing No.	Issue
6283	001	A

Do not scale from this drawing
 © Drawing & Design Copyright of LUC

9 Action plan by character area

- 9.1 This section and **Table 9.1** provides an action plan for the delivery of essential actions and objectives identified within **chapter 8** of this report. Each action is given a priority for implementation with the responsible organisation/stakeholder identified and anticipated timescale and resource requirements provided. There is also an additional column which provides an indication of the character area to which the objective applies.
- 9.2 The essential actions have been prioritised on criteria of importance and urgency as follows:
- **Low:** Actions which have a low impact on the Common's values
 - **Medium:** Actions which have a moderate impact on the Common's values
 - **High:** Actions which have a significant impact on the Common's values and/or which are addressing urgent issues
- 9.3 The following acronyms or descriptions have been used in the action plan table:
- **WC** – Wandsworth Council
 - **SLSC** – South London Swimming Club
 - **TWP** – The Woodfield Project
 - **NR** – Network Rail
 - **CL** – Café Leaseholder
 - **LL** – The Lodge Leaseholder
 - **HE** – Historic England
 - **STAK** – All Stakeholders
- 9.4 Delivery timescales are defined as follows:
- **Short Term:** Defined as delivery within 1-2 years;
 - **Medium Term:** Defined as delivery within 3-5 years; and
 - **Long Term:** is defined as delivery within 6 + years (all aspirational goals would fall in this category)
- 9.5 For each essential action the **Table 9.1** identifies indicative potential costs. The following cost ranges have been used:
- **Low:** <£1,000
 - **Low-Medium:** £1,000-2,000
 - **Medium:** £2,000-£10,000
 - **Medium-High:** £ 10,000-£50,000
 - **High:** £50,000-£100,000
 - **Major:** >£100,000
 - **TBC** - cost to be determined by further feasibility studies
 - **N/A** - Not applicable
 - **CWEB** - Covered within existing budgets
- 9.6 A qualified quantity surveyor would need to be appointed to provide more detailed costs when actions are taken forward for implementation.

Table 9.1: Action Plan

1. Resolution							
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources	
1-9	Tooting Common is identified as having a landscape of considerable significance . A conservation-led approach to the future repair, conservation and management should be acknowledged and continued by all stakeholders, based on a sound understanding of its significance.	N/A	High	WC, STAK	Ongoing	N/A	
2. Vision							
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources	
1-9	Through active and informed conservation, enhancement and interpretation, Tooting Common should continue to be an attractive and integral part of the London Borough of Wandsworth while still conserving those elements of its history which make it such an important heritage feature. In doing so the Common and its landscape components, structures and features should also serve a valuable function for its users and be designed and managed in a way which is appropriate for the significance of the Common.	N/A	High	WC, STAK	Ongoing	N/A	
3. Adoption							
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources	
1-9	This conservation plan should be adopted by relevant stakeholders and actively used to help guide the future of Tooting Common.	N/A	High	WC, STAK	Ongoing	N/A	
4. Restoration and Reinstatement							

Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	Restoration and reinstatement, whether of landscape features or manmade features, if done should be carried out with careful consideration of the overall vision for the Common, the evidence for those features and whether their reinstatement is appropriate for the current use of the Common. Restoration and reinstatement would only be considered appropriate where there is sufficient evidence of an appropriate earlier design of a lost or incomplete feature to enable accurate reproduction. Restoration and reinstatement should only be considered when there is a clear case that stability, safety, understanding or interpretation of a building or landscape component would be significantly enhanced and that feature is a positive asset to the Common. Restoration and reinstatement work should be identifiable and recorded and should follow appropriate national guidance.	N/A	High	WC, STAK	Ongoing	N/A
5. Restoration and Repair						
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	The design of restored elements, where justifiable, should be carried out in such a way that it achieves the following objectives:	(i) The repair and the restoration of missing element should follow detailed examination of the relevant parts of the existing structure or an existing feature. The specification of materials in building restoration should match the existing in terms of quality, materials, colour, and finishes.	High	WC, STAK	Ongoing	N/A
1-9		(ii) The fabric should be recorded before the work is carried out.	High	WC, STAK	Ongoing	N/A
1-9		(iii) The fabric of a restored element should have a clear but unobtrusive mark with the date of its construction.	High	WC, STAK	Ongoing	N/A
6. Design Objectives						
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources

1-9	Conservation work, repairs, or interventions should be designed so that they meet the following objectives:	(i) Conservation work must be based on thorough physical and historical understanding of the structures including a full understanding of their significance. The design of repair works should be undertaken with a thorough knowledge of traditional construction history and practice and with full awareness of their impact on the significance of the heritage asset.	High	WC, STAK	Ongoing	N/A
1-9		(ii) The work should be designed so that it can be carried out safely and consideration must be given to safety issues arising from the continued maintenance of the building.	High	WC, STAK	Ongoing	N/A
1-9		(iii) It is essential that conservation work is carried out by experienced tradespeople, and designed and inspected by a conservation accredited architect. A large part of the success of any project is in the understanding of the task and sharing of experience between all professionals and all tradespeople involved.	High	WC, STAK	Ongoing	N/A
1-9		(iv) In general, work should be carried out in accordance with the British Standard Guide to the <i>Conservation of Historic Buildings BS7913 (2013)</i> , and <i>Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)</i> .	High	WC, STAK	Ongoing	N/A
1-9		(v) Appropriate professional or craft skills and experience should be used in all work including inspection, maintenance and repairs. All contractors and consultants should have relevant historic environment qualifications and experience. Earlier inappropriate repairs and materials should be reversed providing doing so will not cause further irreversible harm to the significance of the site.	High	WC, STAK	Ongoing	N/A

7. The Natural Landscape

Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	The Common contains diverse wildlife habitats including acid grassland, mature and veteran trees and semi-natural deciduous woodland habitats. The nature conservation values found throughout the estate will be conserved and enhanced with specific objectives including:	(i) Develop a targeted and realistic Ecological Monitoring Strategy in consultation with local community and voluntary groups to ensure collection of monitoring data which can usefully inform management activities whilst also providing opportunities for community engagement and education Target species could include birds, bats, grassland invertebrate surveys (acid and neutral), aquatic invertebrate surveys, and lepidoptera (butterflies and moths). This would build on existing monitoring activities.	High	WC	Short Term	CWEB
1-9		(ii) Management should seek to contribute towards London and Wandsworth Biodiversity Action Plan (BAP) objectives.	High	WC	Ongoing	CWEB
1, 4b		(iii) Continue to manage the acid grasslands with appropriate cutting regimes, removal of arisings and removal of encroaching scrub/tree species including potential removal of inappropriate planted species. Consider implementation of scrapes. Ensure that areas which are cleared from scrub are managed appropriately to encourage the establishment and increase of acid	High	WC	Ongoing	CWEB

		grasslands.				
1-9		(iv) Identification of areas for the potential creation or enhancement of acid grassland habitats through more invasive means, including topsoil scrapes to reveal subsoil for natural colonisation.	High	WC	Ongoing	CWEB
1-9		(v) Identification of areas of neutral grassland to be enhanced through appropriate cutting regimes, and scarification and sowing of wildflower seed mixes.	Medium	WC	Ongoing	CWEB
2, 4a, 5		(vi) Conserve and enhance the water bodies for nature conservation and re-naturalise. Adjacent, overhanging scrub vegetation to be cleared and controlled annually. Encouragement of marginal habitats through bank profiling and/or planting, such as use of coir rolls. Any encouragement of marginal planting to be accompanied by protection from waterfowl, such as fencing.	High	WC	Ongoing	CWEB
1-9		(vii) Retain standing dead wood and dead wood piles where it does not conflict with health and safety concerns and does not form part of formal designed areas including tree avenues. This will help to encourage invertebrates, fungi and birds and conform with the Picturesque style in keeping with parts of the Common. For further information see English Heritage landscape advice note document <i>The Treatment of Dead Wood in Historic Parks and Gardens (2011)</i> ⁹² .	High	WC	Ongoing	CWEB
1-9		(viii) Conserve extant historic boundary features as reminders of an earlier landscape including veteran trees and shrubs by re-establishing historic landscape management practices such as pollarding as well as selective re-planting to maintain the landscape pattern and establish the next generation of veteran trees. Following recommendations in the <i>Heritage Tree Survey (2015)</i> .	High	WC	Ongoing	CWEB
1-9		(ix) Sensitive manage and control the spread of invasive species including sycamore, and Turkey oak (non-native and host to a parasitic wasp), and ornamental shrub species within woodlands.	High	WC	Ongoing	CWEB
1-9		(x) Manage the woodland and scrub to enhance nature conservation value.	High	WC	Ongoing	N/A
1-9		(xi) Develop Tree Strategy to include active management and protection of veteran trees, including the potential re-establishment of pollards, creation of new pollards where appropriate, and gradual thinning of vegetation of trees/vegetation surrounding woodland veteran trees.	High	WC	Ongoing	CWEB
1-9		(xii) Works (e.g. tree removal, vegetation clearance, building removal/restoration) to consider the potential for impacts on legally protected species (e.g. bats, birds). Works may require appropriate mitigation, and for European Protected Species (e.g. bats) a licence may be required from Natural England as informed by appropriate survey effort.	High	WC	Ongoing	N/A
1-9		(xiii) Manage the Common's watercourses and ditches to slow the flow of water and manage the surface of the Common to increase water absorption by limiting compaction and poaching of the soils. Ditches should receive	High	WC	Ongoing	CWEB

⁹² English Heritage, 2011. *Landscape Advice Note: The Treatment of Dead Wood in Historic Parks and Gardens* [pdf] Available at: <http://www.english-heritage.org.uk/content/learn/conservation/2544404/LAN_-_the_treatment_of_deadwood.pdf> [Accessed 30 July 2015]

		periodic annual clearance.				
1-9		(xiv) Scrub should receive cyclical clearance but left in situ over root zones of vulnerable trees	High	WC	Ongoing	CWEB
1-9		(xv) Investigate other potential funding sources to support environmental and heritage enhancements. Potential sources of funding are listed in Appendix 7 . Funding sources can also be identified through searching GRANTnet.com.	High	WC	Short Term	N/A
8. The Designed Landscape: The Landscape						
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	Tooting Common should be managed to include and reflect the early C17, C18 and C19 formal tree avenues which are associated with events and/or designed and believed to be planted by notable local residents and land owners. These elements of the designed landscape are largely recorded in the 1949-1953 fourth edition Ordnance Survey plan. This policy takes into consideration some later retained features. Specific objectives include:	(i) The historically open character of the Common should be restored to re-create views both within the site and to the architectural eyecatchers and the natural features distributed within the site. The restoration of views along historic tree avenues are a particularly important consideration.	High	WC	Medium	Medium-High
1-9		(ii) A tree management strategy should be produced and implemented for a 10 year period.	High	WC	Short Term	Medium
1-9		(iii) Creation of additional pollards and pollard historic pollards that are top heavy and dangerous.	Medium	WC	Long Term	CWEB
1-9		(iv) The balance of tree clumps, specimen and veteran trees and boundary planting should be maintained as distinct individual elements of the planting design as shown on the 1949-1953 fourth edition Ordnance Survey plan. Key woodland features and clumps should be defined to their original C19 and early C20 layout. Historic tree avenue succession should be planned and implemented with appropriate replanting. The majority of replanted trees for tree avenues should be English oak (alternatives more resistant to climate change include Hungarian oak and Downy oak), hornbeam and horse chestnut (an alternative resistant to disease includes small leaved lime) to reflect site evidence.	High	WC	Medium Term	High
2		(i) Enhance ecology pond feature for wildlife and its setting.	High	WC	Long Term	High
1		(ii) Enhance setting to Furzedown Lodge through maintaining low-level formal grounds maintenance within curtilage.	High	WC/LL	Ongoing	CWEB

4a		(iii) Enhance setting and cleanliness of the fossilised tree including sympathetic planting, enhanced railing enclosure. NOTE Tooting Common Heritage Project capital works project	High	WC	Medium Term	Medium-High
1-9		(iv) A coherent and consistent furniture, fencing and materials palette should be adopted throughout the Common.	High	WC	Long Term	High
1-9		(v) Consider replacing utilitarian lighting columns with traditional/period style columns and low level lighting. Lighting within the Common should be limited and flood lighting prohibited. Ecological consideration should be given prior to considering installation location.	Medium	WC	Long Term	Major
1-9		(vi) The site should be considered as a whole, including all building groups and their setting.	High	WC	Ongoing	Major

9. The Designed Landscape: Buildings and other Built Structures

Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	The work to protect the buildings and structures should follow well established conservation practice. There is a wide variety of structures and issues at Tooting Common but the same basic conservation principles are applicable to all of the historic and listed structures within the site.		High	STAK	Ongoing	N/A
1-9	The Common buildings, historic and listed features should be conserved, enhanced, presented and promoted to reflect the generations of people who have visited and lived near the Common. Specific objectives include:	(i) Further investigations carried out to gain a better understanding of the built features relating to those which appeared on plans throughout the sixteenth until the twentieth century.	High	WC	Long Term	Medium
1-9		(ii) Carry out a detailed review of existing buildings. This Buildings Review should include identification of redundant buildings that might be removed and any need for new buildings, new space provision or alternate use of existing buildings. It should identify mis-matches and make proposals to re-locate functions where necessary. The aim is that the overall footprint of buildings and their curtilages on the Common should not increase.	Medium	WC	Short Term	TBC
1-9		(iii) Consider, as part of the Buildings Review, the provision of toilet facilities and drinking fountains. Current toilet facilities need improvement.	Medium	WC	Short Term	TBC

1-9		(iv) Review the procurement of new buildings or adaptation of existing buildings. New buildings and existing buildings should be considered in context and should strive for high quality architecture which is sustainable, relates to the locality, has stylistic integrity and meets current and future functional needs.	High	WC	Ongoing	TBC
1-9		(v) Maintain all listed buildings and historic structures, allowing them to be visible and, where appropriate, interpreted and physically accessible.	High	WC	Ongoing	TBC
1-9		(vi) Develop a Design Guide appropriate for the Common's 'countryside' character. This would be especially aimed at infrastructure other than buildings including site furniture, fencing, signage, and path surfaces.	High	WC	Ongoing	Medium
1-9		(vii) Develop a planned built environment conservation and maintenance programme.	High	WC	Ongoing	TBC
1-9		(viii) Encourage local planning authorities to introduce a more rigorous process to review proposed developments around the Common, including potential threats to its views and immediately adjacent boundary	High	WC	Ongoing	N/A
1-9		(ix) Remove or screen inappropriate and unsympathetic late C20 building and structure accretions with native shrub plantings.	Medium	WC	Medium Term	High
7		(x) Consider a family friendly café with toilet facility near the Tooting Triangle playground.	Low	WC	Long Term	Major
7		(xi) Restore and refurbish the Woodfield Pavilion for community use with toilet facility. NOTE Tooting Common Heritage Project capital works project	High	WC/TWP	Medium Term	Major
4b		(xii) Improve setting and functionality of the Lido including additional heritage interpretation facilities and refurbished changing rooms and fountain. NOTE Tooting Common Heritage Project capital works project	High	WC/SLSC	Medium Term	Major
3		(xiii) Provide toilet facility at the café.	Low	CL	Short Term	Medium-High
4b, 5, 6, 7, 8		(xiv) Conserve and enhance Victorian railway architecture including vegetation control.	High	WC	Ongoing	CWEB
7		(xv) Enhance redgra sports pitch near Tooting Triangle playground.	Medium	WC	Medium Term	High
3		(xvi) Enhance Dr Johnson Avenue car park and provide new detailed design.	Medium	WC	Long Term	Major

1		(xvii) Enhance the athletics track pavilion and its setting.	Medium	WC	Long Term	Major
3		(xviii) Restore drinking fountain. NOTE Tooting Common Heritage Project capital works project	High	WC	Medium Term	Medium
1-9		(xix) Works (e.g. tree removal, vegetation clearance, building removal/restoration) to consider the potential for impacts on legally protected species (e.g. bats, birds) as above (2.19).	High	WC/STAK	Ongoing	N/A
10. Archaeology						
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	The management of Tooting Common should place emphasis on preserving archaeological remains in-situ, whether below ground remains or evidence contained in the standing structures. Account should also be taken of the potential for revealing and interpreting new information about the Commons use and development. Specific objectives include:	(i) Prepare a brief archaeological research agenda and strategy for Tooting Common, building on the work carried out for the Tooting Common Heritage Project, and review this at suitable intervals (every five years). Such an agenda and strategy should then underpin future work at the site. The potential for unexpected discoveries not fitting wholly within the research context must be allowed for, and should also be built into the periodic review process. The research project could include mapping of archaeological sites, geophysics, building recording and archival research.	Low	WC	Ongoing	Medium
1-9		(ii) Any works affecting historic buildings, structures and causing ground disturbance should also be the subject of appropriate archaeological mitigation. An archaeological watching brief may suffice in many instances, but a need for more extensive work cannot be ruled out.	Medium	WC	Ongoing	TBC
1-9		(iii) Explore the potential for a community archaeology project at Tooting Common, to be undertaken by volunteers under appropriate professional archaeological leadership.	Low	WC	Ongoing	Medium-High
1-9		(iv) A full assessment of LiDAR coverage should be carried out, along with an archaeological topographic survey of any surviving earthworks or other features.	Medium	WC	Ongoing	Medium-High
1-9		(v) The Greater London Historic Environment Record contains information on all excavations, surveys etc. affecting archaeological sites and it should be maintained and seen as the first point of reference for archaeological information for the Common.	High	WC	Medium Term	N/A
1-9		(vi) Should there be any new development on the site requiring excavation, the opportunity should be taken to carry out archaeological investigations, in line with the Institute for Archaeologists' standard guidance, and any findings should be appended to the Conservation Plan and deposited with	High	WC	Ongoing	TBC

		the Greater London Historic Environment Record. The Greater London Archaeological Advisory Service would be responsible for setting planning conditions relating to archaeology, and for providing a Brief stipulating the archaeological requirements for any given project.				
11. Access						
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	Making the Common readily accessible to all should be one of the key themes in any work being undertaken at the Common. Specific access objectives include:	(i) Address the barriers to access and comply with the Equality Act (2010) including through a disability and access audit. The results of the audits must be considered in the context of an intended use and its potential impact on historic fabric. Prepare, and update as required, an access map for the Common.	Medium	WC	Medium Term	Medium-High
N/A		(ii) Work with service providers such as Transport for London and local authorities to improve directional signage outside the Common and highlight the best routes from existing public transport links, since it is highly desirable that visitors to the Common come by public transport.	Medium	WC	Medium Term	Medium-High
1-9		(iii) Undertake a Traffic Management Review to consider, in partnership with others, initiatives to reduce the impact of both moving traffic and the infrastructure that attends the public highway, since part of most visitors' arrival at the Common involves crossing or walking alongside busy main roads.	Medium	WC	Medium Term	Medium-High
2, 3		(iv) Consider pedestrianisation of Dr Johnson Avenue to reintegrate the highway land back in to the Common and improve connectivity. This will also enhance the tree avenue as a pedestrian feature with key historic viewpoints.	Medium	WC	Long Term	Major
1-9		(v) Entrances should be made more welcoming, particularly for those arriving on foot or by public transport.	Medium	WC	Medium Term	Medium-High
1, 2, 3, 4b, 7, 8		(vi) Promote and provide managed sports activities in the current identified sports areas. Investigate other potential funding sources to support sport facility enhancements. Potential sources of funding are listed in Appendix 7 . Funding sources can also be identified through searching GRANTnet.com.	High	WC	Short Term	N/A
1-9		(vii) Strengthening strategic links and corridors with surrounding open spaces to improve access and support wildlife as outlined in the <i>All London Green Grid Wandle Valley Area Framework (8)</i> by the Greater London Authority (2011) ⁹³ .	Medium	WC	Long Term	High

⁹³ Greater London Authority, 2011. *All London Green Grid Wandle Valley Area Framework 8*.

1-9		(viii) Consider re-routing cycleways to the periphery of the Common to improve pedestrian safety and enhance visitor experience for active and passive recreation. The cycle route can be redirected along Dr Johnson Avenue following pedestrianisation approval.	Medium	WC	Long Term	Major
1-9		(ix) Review dog walking, developing a Dog Code to address the conflicts that can arise through lack of control and negligence in collecting dog faeces.	Low	WC	Medium Term	Medium
1-9		(x) Consider a further review of cycling on the Common and its immediate environs and making links to the Traffic Management Review (see objective 11 (iii)). To provide cycle racks at suitable locations.	Medium	WC	Long Term	Medium-High
6, 7, 8		(xi) Enhance railway underpasses through improved lighting installation after first considering ecological impacts and conducting discussion with Network Rail who are responsible for the structures.	Medium	WC/NR	Medium Term	Medium
1-9		(xii) Poor subsidiary tarmac paths or localised areas of damage should be replaced following expiry with self binding gravel such as Coxwell gravel.	Medium	WC	Long Term	High
1-9		(xiii) Signposts around the Common should be improved with consideration given to providing signs that are readily understandable by all but which do not detract from the setting of the Common.	Medium	WC	Medium Term	Medium
1-9		(xiv) Consider creating a series of circulation routes offering the opportunity for visitors of all abilities to experience points of interest within the Common. One route will be promoted as a heritage walk to provide access to key points of historic interest including key view points, sites of associations and events and the lake. Leaflets can be provided in the café.	Medium	WC	Long Term	Medium-High

12. Education and Interpretation

Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	Promote and interpret the significance of Tooting Common and its component parts to enable wider understanding of the site's heritage value and to complement the unique setting that the landscape provides. Specific education and interpretation objectives include:	(i) Develop sensitively designed and located on-site interpretation in keeping with primary and secondary entrances to provide accessible information enabling greater understanding of the site and its importance.	Medium	WC	Medium Term	Medium
1-9		(ii) Explore technical vehicles for delivering site interpretation such as PDA/ smart-phone/ tablet Apps to provide visitors with a greater understanding of the site's history and importance.	Low	WC	Medium Term	Medium

N/A		(iii) Increase the amount of information provided about Tooting Common on the Wandsworth Council website. Details about the design evolution and intervention should be provided.	Medium	WC	Medium Term	Low-Medium
N/A		(iv) Production of a guidebook. The guidebook should be written in a user-friendly fashion and should take account of the considerable amount of archaeological and historical research that has been carried out over the last 40 years.	High	WC	Medium Term	Medium
N/A		(v) Increase the educational opportunities of the site through supporting and establishing a teacher's pack.	Medium	WC	Short Term	CWEB
1, 2, 3, 4b, 7, 8		(vi) Develop the role of existing sporting facilities in providing opportunities to promote good health, community cohesion, social inclusion, quality of life and lifelong learning.	High	WC	Ongoing	CWEB
1-9		(vii) Raise awareness of the site and what it has to offer i.e. pre-visit to tell potential visitors what is on offer – use Wandsworth Council website, contact with London and Partners (official promotional organisation for London) and, most importantly stronger links to other local commons such as Wandsworth Common, Clapham Common and Streatham Common (e.g. creating package visit opportunities).	High	WC	Long Term	Medium
3		(viii) Consider upgrading the café with leaflet dispenser space and provide sensitively designed toilet facilities.	Medium	CL	Medium Term	Medium-High
1, 6, 7, 8		(ix) Conserve, enhance and reveal historic boundary markers and signage through vegetation clearance.	Medium	WC	Ongoing	CWEB
4a		(x) Provide weatherproof interpretation for fossilised tree.	Medium	WC	Medium Term	Low-Medium
7		(xi) Refurbish the Woodfield Pavilion to provide a facility for environmental learning and community engagement.	High	WC	Medium Term	Major
1-9		(xii) As above, develop an Ecological Monitoring Strategy in consultation with local community and volunteer groups.	High	WC	Short Term	CWEB
13. Audience Development and Heritage Engagement: Audience Development						

Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
N/A		(i) Develop and implement an Activity Plan which will provide a solid understanding of who currently visits the Common and who doesn't and why, existing barriers to access and opportunities to overcome these. It will set out aims and objectives to encourage existing and new audiences to visit the Common and heritage learning and participation activities which can be offered at the site. This could be achieved by strengthening links with local groups/schools and through more outreach work and by building awareness of the Common and its offer.	High	WC	Ongoing	Medium
N/A		(ii) Develop an outreach programme to engage with hard to reach audiences and expand the current audience base to better reflect the population profile of the wider catchment area.	High	WC	Short Term	Medium
1-9		(iii) Expand the range of events and learning opportunities linked to the Commons heritage, giving more people an opportunity to become involved.	High	WC	Ongoing	Medium
N/A		(iv) Establish a Sports Advisory Forum to advise Wandsworth Council and the Tooting Commons Management Advisory Committee (TCMAC) on sporting matters.	Medium	WC	Medium Term	Low-Medium
1-9		(v) Manage events and fairs to attract visitors but ensure that there is no long-term damage to the landscape fabric of the Common and minimisation of disruption to local communities. Delivery will be according to the Open Spaces Events Policy. Pre-event and post-event condition surveys are suggested to assess damage and allow appropriate remedial works.	High	WC	Ongoing	CWEB
N/A		(vi) Improve the way the Common is promoted through a new website and newsletter.	Medium	STAK	Long Term	Medium
14. Audience Development and Heritage Engagement: Heritage Engagement						
Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
N/A		(i) Involve a wide cross section of people in the development and implementation to keep the Common at the heart of the community.	High	WC	Ongoing	Medium

N/A		(ii) Interpret and celebrate all aspects of the Commons heritage through a range of different interpretative media and projects.	Low	WC	Medium Term	Medium
N/A		(iii) Expand the scale and operations of the community and volunteer groups through recruitment and training programmes so they become long-term stakeholders.	Medium	WC	Medium Term	Medium
1-9		(iv) Provide a better welcome and orientation at points of arrival and further develop the Café as a focal point for interpretation and community activities alongside the refurbishment of the Woodfield Pavilion to provide facilities for learning and activity.	High	WC	Medium Term	Medium
1-9		(v) Involve visitors and local community in archaeological investigations to reveal more of the early history of the Common.	Medium	WC	Medium Term	Medium
N/A		(vi) Strengthen the links between the Common and other heritage assets in the London borough and area.	Medium	WC	Long Term	Medium
N/A		(vii) Actions to achieve the aims identified under these headings can be described in the proposed Activity Plan and could be delivered through the support of the Tooting Common Management Advisory Committee (TCMAC) and the Friends of Tooting Common (FoTC).	High	WC	Long Term	Medium

15. Environmental Sustainability

Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	The conservation and management of Tooting Common will be underpinned by the principles of environmental sustainability. Wandsworth Council are committed to ensuring that best practice is followed throughout the construction and implementation of the potential projects set out within this plan. Specific objectives are:	(i) New works are to have minimal environmental impact, both in terms of the capital works and their continuing use. Where possible, materials specified as any part of a capital works project will come from sustainable sources. This will include supporting local suppliers and businesses and selecting appropriate materials (e.g. FSC certified or similar).	High	WC	Ongoing	N/A
1-9		(ii) By-products of woodland/ tree management will be used wherever possible in the projects after first considering and prioritising the biodiversity value and their use within the site.	High	WC	Ongoing	N/A

16. Planning Policy

Character Areas	Overriding Objective	Essential Action/Specific Objectives	Priority	Responsibility	Timescale	Resources
1-9	The landscape with designed elements and its historic features provide special architectural or historic interest and require appropriate levels of conservation and protection. Specific objectives include:	(i) The Common, surrounding housing and its historic features designated as a conservation area on account of its special architectural or historic interest. The conservation area may be sub-divided (an indicative example Wandsworth Common Conservation Area). Historic England is able to designate in consultation with Wandsworth Council and Lambeth Council. A Conservation Area Advisory Committee consisting of local stakeholders, businesses and professionals (including architects, landscape architects and borough councillors) should produce a conservation area appraisal of Tooting Common if required following the relevant English Heritage guidance to help support the case for designation.	High	WC, HE	Short Term	Medium-High
1-9		(ii) Local heritage listing of the Common and current historic undesignated features should be conducted and would follow the conservation area appraisal.	High	WC	Short Term	Medium
4b		(iii) Considering appropriate listing of Tooting Bec Lido which could be designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the Secretary of State for its special architectural or historic interest.	High	WC, HE	Short Term	Medium

10 Heritage impact assessment

- 10.1 The table below sets out the items of proposed works at Tooting Common, which might affect features of heritage value (historic and natural heritage) identified in the previous sections. Methods of minimising and avoiding risks are highlighted along with a list of further information required before proceeding to the construction phase.

Table 10.1: Heritage Impact Assessment

Proposed work	Significant feature	Possible heritage risks/ benefits	More information	Avoiding risks
LANDSCAPE				
<i>Entrance improvements</i>	Landscape character of the Common.	Positive visual impact through development of consistent set of entrances.	Detailed design.	Develop sensitive design: ensure detailing and materials are simple, of a high quality and robust.
	Trees and nature conservation.	Potential damage or loss of trees and wildlife.	Tree and wildlife survey at Stage 2. Tree and wildlife protection plan and arboricultural method statement. Clearly define works site boundary as part of tender package.	Adequate tree and wildlife protection using construction period as detailed in the tree and wildlife plan. Ensure close supervision of construction work by trained professionals in relevant discipline.
<i>Improve car park and pedestrian approach through repairing sections of worn surfacing</i>	Landscape character of Common and setting of historic landscape features.	Positive visual impact through improving setting of historic landscape features	Detailed design.	Develop sensitive design: ensure detailing and materials are simple, of a high quality and robust.
	Trees and nature conservation.	Potential damage or loss of trees and wildlife.	Tree and wildlife survey at Stage 2. Tree and wildlife protection plan and arboricultural method statement. Clearly define works site boundary as part of tender package.	Adequate tree and wildlife protection using construction period as detailed in the tree and wildlife plan. Ensure close supervision of construction work by trained professionals in relevant discipline.
<i>Tree planting</i>	Landscape character of Common and setting of peripheral	Positive visual impact through improving setting of	Detailed design.	Develop sensitive design specifying appropriate

Proposed work	Significant feature	Possible heritage risks/ benefits	More information	Avoiding risks
	conservation areas, historic structures and Grade II listed structures.	registered common and peripheral conservation areas.		species to enhance ecological value.
	Archaeology	Potential loss of underground archaeology.	Detailed design.	Watching brief during construction phase if required.
<i>Removal of trees and sectional removal of woodland and tree clumps</i>	Landscape character of Common and setting of peripheral conservation areas, historic structures and Grade II listed structures.	Positive visual impact through improving setting of historic and listed structures and conservation areas.	Detailed design.	Develop sensitive design specifying appropriate species to remove.
	Trees and nature conservation.	Potential damage or loss of trees and wildlife.	Tree and wildlife protection plan and arboricultural method statement. Clearly define works site boundary as part of tender package.	Adequate tree and wildlife protection using construction period as detailed in the tree and wildlife plan. Ensure close supervision of construction work by trained professionals in relevant discipline.
	Archaeology	Potential loss of underground archaeology.	Detailed design.	Watching brief during construction phase if required.
<i>Increase grassland meadow area</i>	Landscape character of the Common.	Positive impact.	Detailed design.	Develop sensitive boundary design if applicable: ensure detailing is simple, and robust.
	Ecological habitats.	Enhances ecological value through encouragement of acid grassland habitat.	Detailed design.	Develop sensitive cutting regime to encourage the establishment of appropriate species to enhance ecological value.
	Trees and nature conservation.	Potential damage or loss of trees and wildlife.	Tree and wildlife protection plan and arboricultural method statement. Clearly define works site boundary as part of tender package.	Adequate tree and wildlife protection using construction period as detailed in the tree and wildlife plan. Ensure close supervision of construction work by trained professionals in relevant discipline.
<i>Pedestrianise Dr Johnson Avenue</i>	Landscape character of the Common.	Positive impact which reintegrates and unites the historic feature within the Common.	Detailed design.	Develop sensitive design: ensure detailing and materials are simple, of a high quality and

Proposed work	Significant feature	Possible heritage risks/ benefits	More information	Avoiding risks
		Reduces risk to health and safety of public from vehicular traffic.		robust.
	Trees and nature conservation.	Potential damage or loss of trees and wildlife.	Tree and wildlife survey at Stage 2. Tree and wildlife protection plan and arboricultural method statement. Clearly define works site boundary as part of tender package.	Adequate tree and wildlife protection using construction period as detailed in the tree and wildlife plan. Ensure close supervision of construction work by trained professionals in relevant discipline.
<i>Screening of intrusive buildings at Tooting Triangle site</i>	Landscape character of the Common.	Positive visual impact through sensitive screening.	Detailed design.	Select species appropriate to the Common (e.g. native shrubs).
<i>Site wide elements including replacing lighting columns with traditional style and lower level lighting columns.</i>	Landscape character of the Common.	Visual impact.	Detailed design to include careful screening with appropriate planting for lower level lighting.	Develop sensitive design: ensure detailing and materials are simple, of a high quality and robust.
	Trees and nature conservation	Potential damage or loss of trees and wildlife.	Tree and wildlife survey at Stage 2. Tree and wildlife protection plan and arboricultural method statement. Clearly define works site boundary as part of tender package.	Adequate tree and wildlife protection using construction period as detailed in the tree and wildlife plan. Ensure close supervision of construction work by trained professionals in relevant discipline.
	Archaeology	Potential loss of underground archaeology.	Archaeological survey at Stage 2.	Watching brief during construction phase if required.
<i>Enhancement of ecology pond.</i>	Landscape character of the Common.	Visual impact.	Detailed design.	Develop sensitive design: ensure detailing and materials are simple, of a high quality and robust.
	Trees and nature conservation.	Potential damage or loss of trees and wildlife.	Tree and wildlife survey at Stage 2. Tree and	Adequate tree and wildlife protection using construction period as detailed

Proposed work	Significant feature	Possible heritage risks/ benefits	More information	Avoiding risks
			wildlife protection plan and arboricultural method statement. Clearly define works site boundary as part of tender package.	in the tree and wildlife plan. Ensure close supervision of construction work by trained professionals in relevant discipline.
	Archaeology	Potential loss of underground archaeology.	Archaeological survey at Stage 2.	Watching brief during construction phase if required.
BUILDINGS				
<i>Woodfield Pavilion refurbishment and enhance as community facility</i>	Landscape character of the Common.	Visual impact.	Detailed design and consider photomontages from a number of viewpoints.	Develop sensitive design: ensure detailing and materials are simple, of a high quality and robust.
	Trees and nature conservation	Potential damage or loss of trees and wildlife.	Tree and wildlife survey at Stage 2. Tree and wildlife protection plan and arboricultural method statement. Clearly define works site boundary as part of tender package.	Adequate tree and wildlife protection using construction period as detailed in the tree and wildlife plan. Ensure close supervision of construction work by trained professionals in relevant discipline.
	Archaeology	Potential loss of underground archaeology.	Archaeological survey at Stage 2.	Watching brief during construction phase.
<i>Lido essential repairs and refurbishment and enhance as community facility</i>	Fabric of historic building.	Increase longevity of building and allows continued use by the public.	Detailed proposals.	Develop sensitive design: ensure detailing and materials are simple, of a high quality and robust.
<i>Enhance café</i>	Landscape character of the Common.	Positive visual impact through relocating to more sensitive location within existing buildings.	Detailed design.	Develop sensitive design: ensure detailing and materials are simple, of a high quality and robust.
	Trees and nature conservation.	Potential damage or loss of trees and wildlife.	Tree and wildlife survey at Stage 2. Tree and wildlife protection plan and arboricultural method	Adequate tree and wildlife protection using construction period as detailed in the tree and wildlife plan. Ensure close supervision of

Proposed work	Significant feature	Possible heritage risks/ benefits	More information	Avoiding risks
			statement. Clearly define works site boundary as part of tender package.	construction work by trained professionals in relevant discipline.
	Archaeology	Potential loss of underground archaeology.	Archaeological survey at Stage 2.	Watching brief during construction phase if required.

11 Implementation, monitoring and review

- 11.1 This section sets out the cycle for the Conservation Plan, discusses the planning and implementation of capital projects and outlines the timescales for monitoring and review.

Implementing the plan

The management planning cycle

- 11.2 The Conservation Plan will be continually reviewed, revised and re-written. The cycle for the Plan is to:
- Write and adopt the plan.
 - Operate according to the strategy and policies held within the plan.
 - Monitor the operation of the plan.
 - Review the working of the plan.
- 11.3 Revise and improve the plan where necessary to reflect on-going developments such as changes to visitor access or revised financial projections.

Planning and implementing capital projects

- 11.4 This plan does not in itself secure financial resources, but will be used to assist in identifying priorities in forward planning, budgeting and expenditure. In many cases the essential actions and specific objectives have the potential to attract funding.
- 11.5 Any actions and objectives that may have a negative impact upon the significance of Tooting Common (e.g. landscape and ecological values etc.) will be fully considered prior to implementation. Impact assessments may be required as part of the development of design and management proposals to ensure potential impacts area identified at an early stage and therefore subject to appropriate mitigation measures.
- 11.6 The current (2015) Tooting Common Heritage Project, includes capital projects, as listed below, which have been captured within this action plan and restoration proposals;
- Woodfield Project
 - Tooting Bec Lido Project
 - Fossilised tree project
 - Drinking fountain project
 - Acid grassland restoration
 - Management of veteran trees and historical tree avenues
- 11.7 It is recommended that a Tooting Common Heritage Project Officer is employed with responsibility to project manage the implementation of the restoration proposals. The Project Officer would also have responsibility for ensuring all stakeholders and contracted landscape management staff manage the Common as per the Conservation Plan policies.

Permissions and agreements

- 11.8 Some projects may require consent and it is therefore recommended that views of key stakeholders and statutory consultees are sought at an early stage and that liaison should continue during design development of such projects. The range of consents required might include Listed Building Consent, Planning Permission, Protected Species Licences, and Local Authority Tree Preservation Order works permissions.

Monitoring and review

- 11.9 This Conservation Plan has a minimum life span of 10 years, with a five year review (in light of new research and information) to maintain its reliability. Although it is currently envisaged that most of the policies will continue to guide the conservation and evolution of the site through the longer term for future generations.
- 11.10 The Conservation Plan should also be updated when further information becomes available. Any new material for the project in the future should be kept in a secure location and be accessible along with this conservation plan.
- 11.11 There should be annual monitoring of progress against the essential actions and objectives to record which actions have been completed, identify any restrictions to completions and revise actions as appropriate.
- 11.12 Digital and hard copies of the Conservation Plan should be made accessible to key members of Wandsworth Council staff as well as to relevant stakeholders.

Appendix 1: Bibliography

Bibliography

- Anon, 1988. *Tooting Common Management Plan*
- Clayden, P. (Open Spaces Society), 2003. *Our Common Land – the law and history of common land and village greens* (fifth edition). Oxon: Open Spaces Society
- Eccles, N. (CFP), April 2015. *Tooting Common Heritage Project Household Survey Report*
- Eccles, N. and Spray A. (CFP), April 2015. *Tooting Common Stakeholder Workshop Report*
- English Heritage 2011. *The Setting of Heritage Assets – English Heritage Guidance*
- English Heritage, 2011. *Landscape Advice Note: The Treatment of Dead Wood in Historic Parks and Gardens*
- English Heritage, 2008. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Swindon: English Heritage
- English Heritage, 2008. *Seeing the History in the View: A method for assessing heritage significance within views*
- Friends of Tooting Common Website, 2015. Available at: <<http://www.friendsoftootingcommon.org.uk/history.html>> [Accessed 29 April 2015]
- Gower G. 2001. *Streatham Heritage Trail – The Tooting Commons*. London: Local History Publications
- Gower G. 1996. *A History of Suburban Streatham. Ideal Homes: Suburbia In Focus. The London Boroughs of Bexley, Bromley, Greenwich, Lambeth, Lewisham, Southwark and the University of Greenwich* (www.ideal-homes.org.uk/lambeth/main/streatham.htm)
- Greater London Authority, 2011. *All London Green Grid Wandle Valley Area Framework 8*
- Greenspace Information for Greater London (GiGL), December 2014. An Ecological Data Search for Tooting Common on behalf of LB Wandsworth – Report reference 1115
- Greenwood, P. March 2015. *Some notes and comments on the prehistoric and Roman periods in the area of the Tooting Commons*
- Heritage Gateway Website, 2015. Available at: <<http://www.heritagegateway.org.uk/gateway/>> (Accessed 29 April 2015)
- Heritage Lottery Fund, 2012. *Conservation Plan Guidance*
- Kenrick P. and Cornish C. (Natural History Museum London), March 2015. *Assessment of the Tooting Common Fossil Tree for the Tooting Common Heritage Project*.
- Lambert, D. and William, S. 2005. *Commons, Heaths and Greens in Greater London Report*, short Report for English Heritage
- Lambeth Council, 1982. *Garrad's Road Designation Report* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/CA12GarrardsRoadDesignationReport1982.pdf>> [Accessed 08 May 2015]
- Lambeth Council, 1996. *Hyde Farm Estate Conservation Area Appraisal* [pdf] Lambeth Council. Available at: <<http://www.lambeth.gov.uk/sites/default/files/HydeFarmEstateDesignationAppraisal.pdf>> [Accessed 08 May 2015]
- London Gardens Online Website, 2015. Available at: <<http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=WND063>> [Accessed 29 April 2015]
- Museum of London Archaeology (MOLA), 2015. *Tooting Common Heritage Project - London Borough of Wandsworth Archaeological Desk-Based Assessment*. London: MOLA
- Museum of London Archaeology (MOLA), 2015. *Tooting Common London - London Borough of Wandsworth Archaeological Lidar and aerial photo survey*. London: MOLA
- Salix Ecology, January 2015. *Tooting Common Baseline Habitat Assessment – Interim report - Draft*

Scott A. and Nicholson B. *Management Plan for Tooting Common Woodlands 2005 to 2010 – A report for Wandsworth Borough Council*

South London Swimming Club, 2015. *Tooting Bec Lido Heritage Conservation and Interpretation Plan*

Stephens, P. for the Forestry Commission, 2005. *Managing Woodland Open Space for Wildlife* [pdf] Available at: <[http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/\\$FILE/ewgs-on011-ride-mangt.pdf](http://www.forestry.gov.uk/pdf/ewgs-on011-ride-mangt.pdf/$FILE/ewgs-on011-ride-mangt.pdf)> [Accessed 30 July 2015]

The Landscape Group, University of East Anglia, May 2015. *Tooting Common Heritage Tree Survey*

The Woodfield Project, March 2015. *Woodfield Recreation Ground – Outline business plan: A vision for Woodfield* – Third edition

Treework Environmental Practice, March 2015. *Tree Condition Survey – Summary Report*

Walford, J. (Museum of London Archaeology (MOLA)), 2015. *Archaeological geophysical survey on Tooting Common, Wandsworth, London*. London: MOLA

Wandsworth Council, n.d. *Culverden Road Conservation Area Appraisal and Management Strategy* [pdf] Wandsworth Council. Available at: <http://www.wandsworth.gov.uk/downloads/file/7024/culverden_ca_appraisal_and_management_strategy> [Accessed 08 May 2015]

Wandsworth Council, 1998. *Garrad's Road Conservation Area Character Statement* [pdf] Wandsworth Council. Available at: <http://www.wandsworth.gov.uk/downloads/file/1375/garrads_road_ca_character_statement_1998> [Accessed 08 May 2015]

Wandsworth Council (Wandsworth Conservation & Design Group), 2011. *Heaver Estate Conservation Area Appraisal and Management Strategy (parts 1 & 2)* [pdf] Available at: <http://www.wandsworth.gov.uk/downloads/download/378/heaver_estate_conservation_area> [Accessed 08 May 2015]

Wandsworth Council, 2009. *Streatham Park Conservation Area Appraisal & Management Strategy* [pdf] Available at: <http://www.wandsworth.gov.uk/downloads/download/446/streatham_park_conservation_area> [Accessed 08 May 2015]

Wikipedia Website, 2014. *Tooting Commons*, [online] Available at: <http://en.wikipedia.org/wiki/Tooting_Commons> [Accessed 01 May 2015]

Appendix 2: Ecology policy and legal considerations

Policy and Legal Considerations - Ecology

Statutory nature conservation sites and protected species are a 'material consideration' in the UK planning process (DCLG 2012). Where planning permission is not required, for example on proposals for external repair to structures, consideration of protected species remains necessary given their protection under UK and EU law.

Natural England Standing Advice aims to support Local Planning Authorities decision making in respect of protected species (Natural England 2012). Standing advice is a material consideration in determining the outcome of applications, in the same way as any individual response received from Natural England following consultation.

The Conservation of Habitats and Species Regulations 2010 transpose the requirements of the European Habitats Directive (Council Directive 92/43/EEC) and Birds Directive (Council Directive 79/409/EEC) into UK law, enabling the designation of protected sites and species at a European level.

The Wildlife and Countryside Act 1981 (as amended) forms the key piece of UK legislation relating to the protection of habitats and species.

The Countryside Rights of Way Act 2000 provides additional support to the Wildlife and Countryside Act 1981; for example, increasing the level of protection for certain species of reptiles.

The Protection of Badger Act 1992 provides specific protection for this species.

The Wild Mammals Protection Act 1996 sets out the welfare framework in respect to wild mammals, prohibiting a range of activities that may cause unnecessary suffering.

Species and Habitats of Principal Importance for Conservation in England and Wales and priority habitats and species listed on the London Biodiversity Action Plan (BAP) and Wandsworth BAP are species which are targeted for conservation. The government has a duty to ensure that involved parties take reasonable practice steps to further the conservation of such species under Section 41 of the Natural Environment and Rural Communities Bill 2006. In addition, the Act places a biodiversity duty on public authorities who 'must, in exercising their functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity' (Section 40 [1]). Criteria for selection of national priority habitats and species in the UK include international threat and marked national decline.

The National Planning Policy Framework (DCLG 2012) states (Section 11), that the planning system should minimise impacts on biodiversity, providing net gains in biodiversity where possible. It also states that local planning authorities and planning policies should:

- Plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- Take account of the need to plan for biodiversity at a landscape-scale across local authority boundaries.
- Identify and map components of the local ecological networks, including: international, national and local sites of importance for biodiversity, and areas identified by local partnerships for habitat restoration or creation.
- Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species populations, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan.

Bats

All British species of bat are listed on the Wildlife and Countryside Act 1981 (as amended) Schedule 5. It is an offence to deliberately kill, damage, take (Section 9(1)) a bat; to intentionally or recklessly disturb a bat whilst it occupies a place of shelter or protection (Section 9(4)(b)); or to deliberately or recklessly damage, destroy or obstruct access to a bat roost (Section 9(4)(c)). Given the strict nature of these offences, there is an obligation on the developer and owner of a site to consider the presence of bats.

All British bats are listed on the Conservation of Habitats and Species Regulations 2010, Schedule 2. Regulation 41 strengthens the protection of bats under the 1981 Act against deliberate capture or killing

(Regulation 41(1) (a)), deliberate disturbance (Regulation 41(1) (b))⁹⁴ and damage or destruction of a resting place (Regulation 41(1) (d)).

A bat roost is defined as any structure or place which is used for shelter or protection, irrespective of whether or not bats are resident. Buildings and trees may be used by bats for a number of different purposes throughout the year including resting, sleeping, breeding, raising young and hibernating. Use depends on bat age, sex, condition and species as well as the external factors of season and weather conditions. A roost used during one season is therefore protected throughout the year and any proposed works that may result in disturbance to bats, and loss, obstruction of or damage to a roost are licensable.

Development works that may cause killing or injury of bats or that would result in the damage, loss or disturbance of a bat roost would require a Natural England (NE) Mitigation Licence. Licensed works require evidence that the works entailing detrimental impacts are unavoidable, as well as appropriate mitigation, which may include seasonal constraints and provision of alternative habitat and/or roosting structures. A NE Mitigation Licence application can only be submitted on completion of surveys and receipt of planning consent. The application typically takes six weeks to process, after which mitigation could commence.

All UK species of bat are also listed on the UK BAP. Under the NERC Act, 2006 the Government has a duty to ensure that parties take reasonable practicable steps to further the conservation of these species.

Reptiles

All UK reptiles and amphibians are legally protected from intentional and reckless killing and injury under the Wildlife and Countryside Act 1981 (as amended).

Hedgehog

Hedgehogs are protected under Section 6 of the Wildlife & Countryside Act 1981 (as amended) and by the Wild Mammals Protection Act, 1996. They are recognised as Species of Principal Importance for the Conservation of Biodiversity under Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act (2006) and are listed on the London and Wandsworth BAP. They may not be trapped without a licence from Natural England.

Nesting Birds

Birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). This Act gives protection to all species of bird with regard to killing and injury, and to their nests and eggs with regard to taking, damaging and destruction. Certain species listed on Schedule 1 of the Act, are afforded additional protection against protection.

Invertebrates

The majority of invertebrate species are not subject to specific legal protection, although many are identified as being notable given their rarity. This includes species listed as Red Data Book species, or as being Nationally or Locally Notable (identified using criteria established by the IUCN and used by the JNCC). Invertebrate species are also identified as species of principal importance under the Natural Environment and Rural communities Act 2006, or as priority species under local and regional Biodiversity Action Plan Species.

Certain invertebrate species are subject to legal protection under national legislation. Of particular relevance in London, and to Tooting Common, is the stag beetle *Lucanus cervus*, which is protected in the UK under the Wildlife and Countryside Act, 1981, and is also identified as an Annex 2 species under the EC Habitats Directive (under which Special Areas of Conservation may be designated for Annex 2 species). Stag beetle is also a London and Lambeth Biodiversity Action Plan priority species, with Greater

⁹⁴ Relates specifically to deliberate disturbance in such a way as to be likely to significantly affect i) the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or ii) the local distribution of that species.

London as one the most important areas for this species in the UK, with its range concentrated in the southern and western boroughs.

Appendix 3: Assessing ecological significance

Ecological Value	Qualifying Criteria	Relevant Context
International	<p>A Study Area is considered of International Ecological Value when it supports:</p> <ul style="list-style-type: none"> An internationally designated site or candidate site (SPA⁹⁵, pSPA⁹⁶, SAC⁹⁷, cSAC⁹⁸, pSAC⁹⁹, Ramsar site¹⁰⁰, Biogenetic Reserve¹⁰¹) or an area which Natural England (NE) has determined meets the published selection criteria for such designations, irrespective of whether or not it has yet been notified. A viable area of a habitat type listed in Annex 1 of the Habitats Directive, or smaller areas of such habitat which is essential to maintain the viability of that ecological resource on an international level. >1% of the European Resource of an internationally important species, i.e. those listed in Annex 1, 2 or 4 of the Habitats Directive. 	Europe
National	<p>A Study Area is considered of National Ecological Value when it supports:</p> <ul style="list-style-type: none"> A nationally designated site (SSSI¹⁰², NNR¹⁰³, Marine Nature Reserve¹⁰⁴) or a discrete area which NE has determined meets the published selection criteria for national designation irrespective of whether or not it has yet been notified. A viable area of a Habitat of Principal Importance for Conservation¹⁰⁵, or smaller areas of such habitat which is essential to maintain the viability of that ecological resource at a national level. Ancient woodland as defined by the Natural England Ancient Woodland Inventory >1% of the National Resource of a regularly occurring population of a nationally important 	UK

⁹⁵ Special Protection Area classified under the EU Birds Directive for importance to birds.

⁹⁶ Potential Special Protection Area.

⁹⁷ Special Area of Conservation Area classified under the EU Habitats Directive for important habitat or non-bird species.

⁹⁸ Candidate Special Area of Conservation.

⁹⁹ Potential Special Area of Conservation.

¹⁰⁰ Wetland of international importance designated under the Ramsar Convention.

¹⁰¹ Sites deemed representative examples of particular habitats in Europe.

¹⁰² Site of Special Scientific Interest designated under UK law as being the best examples of the UK's flora, fauna, geological or physiographical features.

¹⁰³ National Nature Reserve designated under UK law as containing the best examples of natural or semi-natural ecosystems in Britain.

¹⁰⁴ Marine Nature Reserve designated under UK law to conserve marine flora, fauna and geological features.

¹⁰⁵ Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)

Ecological Value	Qualifying Criteria	Relevant Context
	<p>species, i.e. a Species of Principal Importance for Conservation¹⁰⁶ and/or species listed on Schedules 1, 5 (S9 (1, 4a, 4b)) or 8 of the Wildlife and Countryside Act.</p> <ul style="list-style-type: none"> • A regularly occurring and viable population of a UK Red Data Book species¹⁰⁷. 	
Regional	<p>A Study Area is considered of Regional Ecological value when it supports:</p> <ul style="list-style-type: none"> • Sites the designating authority has determined meet the published ecological selection criteria for designation, e.g. Local Nature Reserves, Sites of Nature Conservation Importance (Metropolitan Grade). • Viable areas of legally protected habitat/habitat identified in regional Biodiversity Action Plan (BAP), or smaller areas of such habitats that are essential to maintaining the viability of the resource at a county scale. • Any regularly occurring population of an internationally/nationally important species or a species in a relevant BAP which is important for the maintenance of the regional meta-population. • Networks of species-rich hedgerows. 	London
Borough	<p>A Study Area is considered of Borough Ecological Value when it supports:</p> <ul style="list-style-type: none"> • Sites the designating authority has determined meet the published ecological selection criteria for designation, e.g. Sites of Nature Conservation Importance (Borough Grade). • Viable areas of legally protected habitat/habitat identified in a Local BAP or smaller areas of such habitats which are essential to maintaining the viability of the resource at a borough level. • Any regularly occurring population of an internationally/nationally important species or a species in a Local BAP which is important for the maintenance of the viability of the feature at a borough level. • Networks of habitat which contribute to ecological connectivity at a borough level. 	Wandsworth

¹⁰⁶ Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)

¹⁰⁷ Species listed in the Red Data Book are those identified as threatened with extinction at the regional level, in order that appropriate conservation action can be taken to improve their status.

Ecological Value	Qualifying Criteria	Relevant Context
Local	<p>A Study Area is considered of Local ecological value when it supports:</p> <ul style="list-style-type: none"> • Commonplace and widespread semi-natural habitats, e.g. scrub, poor semi-improved grassland, coniferous plantation woodland, intensive arable farmland etc. which, despite their ubiquity, contribute to the ecological function of the local area (habitat networks etc); • Very small, but viable, populations of internationally/nationally important species or a species in a relevant UK/Council BAP which is important for the maintenance of the local meta-population. • Networks of linear features, including species-poor hedgerows 	Study Area plus a 2km radius.
Study Area	<p>A Study Area is considered of Study Area ecological value when it supports:</p> <ul style="list-style-type: none"> • Habitats of limited ecological value, e.g. amenity grassland, but which contribute to the overall function of the application site's ecological function. 	Study Area

Appendix 4: Consultation with heritage stakeholders

Tooting Common – consultation with stakeholders for the Conservation Plan

Interviewer	
Face to face/telephone/email	E-mail
Date	28 th April, 2015
Organisation	Balham Society
Contact name	John Rattray
Tel	020 – 8675 4854
Email	balhamsociety@gmail.com johnmrattray@gmail.com
Nature of involvement with Tooting Common	Many of our members regularly use Tooting Bec and Tooting Graveney Commons for various purposes, including: walking/ambuling, enjoying nature, informal sport, going to the café, swimming at the Lido.
Good points	Nothing particular to mention, but we appreciate all the good points of the commons.
Areas for concern	We believe that effective action should be taken to prevent unlawful cycling, and to ensure that lawful cycling is conducted within the by-laws. We feel the grass is mown too frequently and too short; should be more natural.
Thoughts on the future of the common	We see the commons as serving a variety of uses. Their use for sport is very valuable, but for most of us the greatest importance is for as much of the commons as possible to be in a natural or even wild state; they are commons, not parks. Being managed by the borough council, they will inevitable have something of a municipal feel in some respects, but this should be kept to a minimum. We are concerned at the extensive use of the term "Tooting Common". While we can see the administrative convenience of this, it obliterates the fact that historically and geographically these are two commons: Tooting Bec Common and Tooting Graveney Common. While Tooting Graveney Common lies wholly in Tooting, Tooting Bec Common lies in Streatham and Balham, and was at one time known as Streatham Common. The commons serve Tooting, Streatham and Balham, and the parts played by all three should be included. At one time, as an acknowledgement of this, the term "Tooting Commons" was used. Perhaps use of this, along with the name of the appropriate common, would be a suitable compromise, with subtle differences in notice boards, etc. to indicate the distinction.

Tooting Common – consultation with stakeholders for the Conservation Plan

Interviewer	
Face to face/telephone/email	E-mail
Date	06/05/2015
Organisation	London Borough of Lambeth – Urban Design & Conservation Team
Contact name	Doug Black
Tel	0207 926 1180
Email	DBlack1@lambeth.gov.uk
Nature of involvement with Tooting Common	We consider the conservation of Tooting Bec Common of upmost importance and have helped to safeguard its setting through the two adjoining Lambeth Conservation Areas, Hyde Farm immediately to the North and Garrads Road to the South-East.
Good points	<p><u>Hyde Farm</u></p> <p>Emmanuel Road (running south west) forms the southern edge of the Hyde Farm Conservation Area. The Common gives the properties on this road an open aspect and visibility over a wide area. It provides an open leafy setting to Emmanuel Road and its mature trees are visible in views south within the conservation area – providing a welcome green fringe. The N-S aligned streets have southern views towards the Common.</p> <p><u>Garrads Road</u></p> <p>The Garrads Road Conservation Area is characterised by Queen Anne style suburban development which began in the 1880’s on the Streatham Park Estate. The properties that overlook the Common along Bedford Hill, Garrads Road and Tooting Bec Road actually reflect the architectural tastes of the early 20th century. The Common is an extremely important part of this conservation area, as the open, green setting adds to the special historical interest of the area.</p>
Areas for concern	This setting is a very important and is protected by the restrictions put on development within conservation areas.
Thoughts on the future of the	None

common	

Tooting Common – consultation with stakeholders for the Conservation Plan

Interviewer	Sebastian West (LUC)
Face to face/telephone/email	Telephone
Date	21/04/15
Organisation	Streatham Society
Contact name	Mr Graham Gower
Tel	020 8674 8473
Email	grahamcgower@gmail.com
Nature of involvement with Tooting Common	Founding member of the Streatham Society (local amenity society). Origins in the 1930s but formal society set up in the 1970s. Leads guided walks and has researched and written about the history of the Common.
Good points	<p>The Common is for the people of Tooting with Tooting Bec providing an open space for the community of Streatham.</p> <p><i>Brief importance of historical evolution:</i></p> <p>There were also two Roman roads bisecting the site. The more recent origins are as two ancient commons (Tooting Graveney Common and Tooting Bec Common) with a manorial system in place. Since Norman times the area has been a remnant of the Surrey countryside. The area has been used to deposit natural waste and peasants/villagers took brushwood and resources throughout the commons. The Railway was established in the 1860s. In 1866 the passing of the Metropolitan Commons Act prevented the Lord of the Manor of Tooting Graveney from taking any more common land for development. There were compromises in use of the site with horse riders on the outskirts. A stage was once located near the playgrounds to the north west of the site.</p> <p>The Common has:</p> <ul style="list-style-type: none"> • A long and varied history as a result of social and economic change. • Provides an important source of contact with nature for the local community. • Visual diversity/texture with old trees and remnant old oak woodland, meadows and lake. • A site of the old race track. • Depressions in the ground are remnants of small local industries which were regulated by the Lord of the Manor (Duke of Bedford). • Arts and crafts features, keepers lodge, Tooting Bec Lido and Dr Johnson Avenue.

	<ul style="list-style-type: none"> • A low surrounding profile of buildings and clear sky views. • A range of varied open and enclosed areas with diverse wildlife.
Areas for concern	<ul style="list-style-type: none"> • Planning applications require ongoing monitoring to ensure the skyline doesn't become obscured. • Regulating use. • Any revenue generated from events should ideally be kept within the common. • Parking difficulties – parking is a particular problem during hot days adjacent to the Lido.
Thoughts on the future of the common	<ul style="list-style-type: none"> • Keep the Common essentially as it is in time providing a good mix of history, leisure amenities and wildlife habitat. • Further opportunity for leaflets and booklets alongside digital interpretation. • Further opportunity for talks. • The Woodfield Pavilion could be used as an educational hub. • Athletics track could be modernised, made more open and egalitarian with improved directional signage. There is also a refreshments opportunity. • Furzedown Lodge could have an enhanced setting, more open and with surrounding sympathetic planting. Furzedown Road may not be required for vehicular access and could be pedestrianised. • Water meadow areas could be created, utilising water and streams. • A range of natural looking path surfaces for the Common. • A logo produced for the Common.

Tooting Common – consultation with stakeholders for the Conservation Plan

Interviewer	
Face to face/telephone/email	E-mail
Date	7 May 2015
Organisation	Tooting History Group
Contact name	Janet Smith
Tel	-
Email	janet@tootinglido.fsnet.co.uk
Nature of involvement with Tooting Common	On a personal level, I swim at Tooting Bec Lido and so use the Common in that respect. As Chair of Tooting History Group, I've encouraged members to contribute research material on the history of the Common. As a group we do not use the Common, though individual members may well do so in their own time.
Good points	Green open space in a densely residential area. Facilities for sporting activities. Free to use (apart from the sports facilities!)
Areas for concern	More historical information could be provided in the form of plaques/noticeboards.
Thoughts on the future of the common	None

Tooting Common – consultation with stakeholders for the Conservation Plan

Interviewer	
Face to face/telephone/email	E-mail
Date	08/05/2015
Organisation	Wandsworth Borough Council – Urban Design & Conservation Team
Contact name	Barry Sellers
Tel	020 8871 7564
Email	bsellers@wandsworth.gov.uk
Nature of involvement with Tooting Common	<p>Tooting Common in part is covered by 3 Conservation Areas in Wandsworth</p> <ol style="list-style-type: none"> 1. Garrad’s Road 2. Heaver Estate 3. Streatham Park <p>http://www.wandsworth.gov.uk/downloads/200131/conservation_areas_appraisals</p> <p>See Appraisal documents on our web site for each area</p> <p>Tooting Common is on the Inventory of Historic Parks and Gardens prepared by the London Parks and Gardens Trust</p> <p>http://www.londongardensonline.org.uk/</p> <p>The Planning Service is currently preparing a Historic Environment SPD for public consultation and this will include a reference to a history of the borough, the origins of the commons as well as setting out a framework on the borough’s conservation areas, listed buildings, local list, Registered Parks and gardens and other historic parks/gardens/commons.</p> <p>It is also proposed to refresh out Local Listing process with a call for additions in terms of buildings and parks/gardens/commons.</p>
Good points	<p>Protection from development – MOL.</p> <p>Protection in part from Conservation Areas.</p> <p>Historical links: An avenue of Oak trees remains along Dr Johnson Avenue that was planted in the late sixteenth century to commemorate a visit by Elizabeth I.</p> <p>Opportunity to catalogue historical features and include in a future local list.</p>
Areas for concern	<p>Impact of pressure from uses.</p> <p>Visual intrusiveness of car park, which is frequently dominated by cars</p>

	and caravans.
Thoughts on the future of the common	<p>What was the original ecology of the Common and is it represented nowadays?</p> <p>Are there any threats to ecology such as Japanese Knotweed?</p> <p>Should parking in the car park be controlled to avoid people just storing vehicles there?</p> <p>Should there be one hour in the day when a charge is applicable?</p> <p>Is there scope for enhancement, and particularly within those parts that are within the 3 conservation areas.</p> <p>Future of the Lido in terms of any alterations.</p>

Tooting Common – consultation with stakeholders for the Conservation Plan

Interviewer	Sebastian West (LUC)
Face to face/telephone/email	E-mail and phone
Date	6/5/2015
Organisation	Wandsworth Historical Society
Contact name	Pamela Greenwood (Chairman)
Tel	020 8874 9588
Email	pamela.greenwood@btopenworld.com
Nature of involvement with Tooting Common	Wandsworth Historical Society Part of the Tooting Story Project
Good points	<p>The project is improving the care and conservation of the Commons as well as adding a better understanding of its natural, historical and archaeological aspects, and their eventual display.</p> <p>This can only bring the Commons and their contents, story and care into a more prominent place with regard to the local residents and general public.</p> <p>Good liaison and local involvement.</p> <p>It will be important to maintain and enhance the landscape features including more modern additions including infrastructure such as the railway line. The railway arches add character for example.</p> <p>Some Roman finds were identified to the south of the Common including a 4th century coin (Constans) and 15 sherds of Roman pottery during pipe works. There is further archaeological potential.</p>
Areas for concern	<p>Common problems including litter, vandalism and tree damage.</p> <p>Further finds and interpretation of locations could increase the threat of nighthawks (illegal metal detector users).</p>
Thoughts on the future of the common	<p>Difficult for me to comment as I live at the opposite end of the Borough and am not involved like local residents.</p> <p>Phone apps could be used to show historical maps and images of places when held up against features.</p> <p>There could be further LiDAR survey investigation of the archaeology with use of aerial images and on site interpretation of World War I and</p>

	World War II. There could be further interpretation and signage similar to an archaeological park or open air museum.

Appendix 5: Record from the London Parks and Gardens Trust

< Back

RECORD



SITE DETAILS

Tooting Common	Wandsworth
 <p>> Enlarge picture</p>	<p>Tooting Bec Common and Tooting Graveney Common, together with Streatham Green are the remains of common land that once stretched as far as Mitcham. An avenue of trees marks the former boundary line between the two commons, now to all intents and purposes one. The common is partly grass and partly shrubs and woodland and forms an important and historic green area in this part of London despite the roads that cross and surround it. Buildings around the common include a Regency gothic villa, but is predominantly of the later C19th.</p>
Previous / Other name:	Tooting Bec Common and Tooting Graveney Common
Site location:	Tooting Bec Road/Dr Johnson's Avenue/Bedford Hill
Postcode:	SW16 1RU
Type of site:	Public Open Land
Date(s):	1873-75
Designer(s):	
Listed structures:	
Borough:	Wandsworth
Site ownership:	LB Wandsworth (part of Tooting Graveney Common registered under Land Registration Acts)
Site management:	Parks Service; Tooting Common Management Advisory Committee
Open to public?	Yes
Opening times:	unrestricted. For opening times for Tooting Bec Lido call 020 8871 7198
Special conditions:	
Facilities:	Lido; sports pitches, athletics track, playground, tennis, One o'clock Club, café, toilets, car park, fishing (membership required). Nature Trails (leaflet available)
Events:	
Public transport:	Tube: Tooting Bec, Balham (Northern). Rail: Balham, Streatham Hill. Bus: G1, 115, 249, 349.
<p>The information shown above was correct at the time of the last update 01/05/2005 Please check with the site owner or manager for latest news. www.wandsworth.gov.uk/homepage/41/parks_and_open_spaces</p>	

Fuller information:

As London's population was growing, and land was developed for housing, much of the old commonland was under threat, which led eventually to the passing of the Metropolitan Commons Act in 1866. By then the commons at Tooting had been divided by building of roads and railways, with the West End and Crystal Palace line in the north, which opened in 1855, and the London, Brighton and South Coast line running north - south, which opened in 1861. Tooting Bec Common, comprising nearly 152 acres, was one of the first commons that the Metropolitan Board of Works took action to preserve following the Act and in 1873 it acquired the manorial rights for £13,798 under the Metropolitan Commons Supplemental Act 1873. Under the Metropolitan Board of Works

Act 1875 the MBW then acquired Tooting Graveney Common of 66 acres for £3,000 and also contributed £1,155 to the copyholders' expenses for resisting enclosure by the Lord of the Manor for building purposes. An avenue of trees marks the former boundary line between the two commons, now to all intents and purposes one common. Responsibility passed to the London County Council and in 1971 to LB Wandsworth.

The landscape comprises areas that are more natural, with a number of woods and grassland, and other areas have been more formally landscaped for recreation or sporting activities. An avenue of oak trees remains along Dr Johnson Avenue that was planted in the late C16th to commemorate a visit by Elizabeth I; other avenues include horse chestnuts planted in the C19th, oaks planted in the C17th by Garrad's Road, and a line of elms that marked the southern boundary along Tooting Bec Road. Dr Johnson was connected with the area through his friendship with the Thrale family who lived nearby in Streatham Park. At the end of Dr Johnson Avenue is the old Keeper's Lodge, built in 1799. The lake was originally formed as a result of gravel digging but was created as an ornamental feature in 1895.

Adjacent to the north east of the lake is a fenced area, the Sanctuary, managed as a wildlife area, at the northern end of which is a fossil tree stump said to date from the age of the dinosaurs, placed here in Victorian times. Close to the junction of Tooting Bec Road and Elmbourne Road is the old Yachting Pond near which are now a number of sculptures created from storm-blown trees in 1987; other such sculptures are also found in Bedford Hill Woods.

Facilities provided in the early C20th include the Tea House built in 1906, and the 300 ft x 100 ft bathing lake built in 1905/6 at the joint cost of Wandsworth Borough Council and the Central (Unemployed) Body for London, making it the earliest purpose-built open air pool in London. Excavated soil was formed into an embankment that was planted with trees in 1906 to shield the pond from the common. Tooting Bec Lido was officially opened on 28 July 1906 and responsibility for its maintenance was passed to the LCC. It was designed by the Borough Surveyor H J Marten and owed much to the efforts of Revd John Hendy Anderson, Wandsworth Borough Councillor and vicar of St Nicholas Church, Tooting (q.v.) who was also involved in the Central Unemployed Body. Speaking at the opening ceremony he said he hoped that the new lido would be 'a benefit to the public for a long time to come'. In 1931 the dressing sheds were adapted as individual cubicles and new changing rooms, with individual doors and seats, and lavatories and a new filtration house were built. In 1936 new cubicles and showers replaced the old dressing sheds, and a café was built, both designed by the LCC Parks Department. A children's paddling pool was opened behind the café in a grassy area in summer 1999 and in 2001 refurbishment works were undertaken by Wandsworth Council to provide a new foyer, and a suite of Jacuzzis and saunas, and in 2005 further repairs were carried out. In 2006 it won the Golden Goggles Award of the London Pools Campaign and remains a popular facility.

From 1991 the lido was managed in the winter months by the South London Swimming Club, which was founded weeks after the bathing lake opened in 1906. In 2000 DC Leisure won a 6-year contract to run Wandsworth Council's leisure services including the Lido.

Sources consulted:

Bridget Cherry & Nikolaus Pevsner, *The Buildings of England: London 2: South* (Penguin) 1999; LB Wandsworth Garrad's Road Conservation Area Character Statement; 'The London County Council and what it does for London: London Parks and Open Spaces' (Hodder & Stoughton, 1924); Tooting Common Nature Trail leaflet, LB Wandsworth, 1990s; Website 'Lidos in London - open for swimming' compiled by Oliver Merrington with assistance of Andy Hoines and other members of the Lido History Society www.lidos.org.uk; Janet Smith, 'Tooting Bec Lido' (South London Swimming Club, 1996)

Grid ref: TQ290720 / TQ287720
Size in hectares: 97.6 (T Bec 58.12; TGr 22.13)

On EH National Register : No

EH grade :

Site on EH Heritage at Risk list:

Registered common or village green on Commons Registration Act 1965: Yes: Common (CL30 & CL31)

Protected under London Squares Preservation Act 1931: No

The information below is taken from the relevant Local Authority's planning legislation, which was correct at the time of research but may have been amended in the interim. Please check with the Local Authority for latest planning information.

On Local List:

In Conservation Area: Yes
Conservation Area name: Garrad's Road (part only)
Tree Preservation Order: No
Nature Conservation Area: Yes - Metropolitan Importance
Green Belt: No
Metropolitan Open Land: Yes
Special Policy Area: No
Other LA designation: Common

Appendix 6: List Entry from Historic England

[Quick Search](#) | [Map search](#) | [Advanced search](#) | [Help with searching](#) |

List entry

[Back to results](#) | [Refine your search](#) | [Printable Version](#) |

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: FURZEDOWN LODGE

List entry Number: 1065529

Location

FURZEDOWN LODGE, FURZEDOWN DRIVE SW16

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Greater London Authority	Wandsworth	London Borough	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 07-Apr-1983

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 207038

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

In the entry for:-

FURZEDOWN DRIVE, SW16 TQ 27 SE 4/26 Furzedown Lodge II The description shall be amended to read:- Circa 1862-67. Single-storey freestanding building formerly the lodge to Furzedown House and farm. Three bays wide to the north and 2 to the west. Yellow stocks with gauged yellow brick arches, stone dressings and hipped slate roof. The north elevation has a prominent square brick porch with round-headed arches springing from stone colonettes on 3 sides, the openings recessed into concentric brick arches. The porch is crowned by a modillion cornice and balustraded parapet and flanked by sash windows with diamond and verged glazing bars. The windows are recessed into chamfered surrounds with gauged flat arches. The west elevation has, on the main bay, a prominent canted bow with windows detailed as on the north elevation and cornice and parapet as on the porch. A second recessed bay has a single similar window. A crowning deep stucco coving with vineleaf relief rising to the eaves cornice breaks back round the recessed bay. The tall stacks rise to bold bracketed cornices.

FURZEDOWN DRIVE SW16 1. 5033 Furzedown Lodge TQ 27SE 4/26 II 2. Circa 1850. Single-storey freestanding building formerly the lodge to Furzedown house and farm. Three bays wide to the north and 2 to the west. Yellow stocks with gauged yellow brick arches, stone dressings and hipped slate roof. The north elevation has a prominent square brick porch with round-headed arches springing from stone colonettes on 3 sides, the openings recessed into concentric brick arches. The porch is crowned by a modillion cornice and balustraded parapet and flanked by sash windows with diamond and verged glazing bars. The windows are recessed into chamfered surrounds with gauged flat arches. The west elevation has on the main bay a prominent canted bow with windows detailed as on the north elevation and cornice and parapet as on the porch. A second recessed bay has a single similar window. A crowning deep stucco coving with vineleaf relief rising to the eaves cornice breaks back round the recessed bay. The tall stacks rise to bold bracketed cornices.

Listing NGR: TQ2873371442

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 28733 71442

Map



Appendix 7: Sources of funding

Sources of funding

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Alan and Babette Sainsbury Charitable Fund	http://www.sfct.org.uk/the-alan-and-babette-sainsbury-charitable-fund/			✓		Arts and education projects which help young people to achieve their potential, particularly within Southwark. Support for UK charities which defend civil liberties and human rights. Projects in the developing world, especially Africa, which maximise educational and employment opportunities for young people. Areas of scientific and medical research of particular interest to the trustees, especially multiple sclerosis and diabetes among young people.	Registered charities or activities with clearly defined charitable purposes.	Not Stated	Not Stated	Not Stated
Alan Evans Memorial Trust	http://www.ffhb.org.uk/detail.php?CodeID=104	✓	✓			The Trust will consider giving grants to promote the permanent preservation for the benefit of the nation of lands and tenements (including buildings) of beauty or historic interest and as regards land, the preservation (so far as practicable) of the natural features and animal and plant life.	Organisations with charitable status only.	Medium sized fund'.	Applications are considered at meetings held three times a year.	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
American Express - Philanthropic Programme	http://www.theheritagealliance.org.uk/fundingdirectory/main/detail.php?FundCode=AMRC&ProgrammeCode=EXPR			✓		Supported projects must embrace the preservation, restoration or sustainability of historic places and demonstrate their significance to the community through one or more of the following: <ul style="list-style-type: none"> • Restoring historic places to ensure ongoing public access and interaction with the sites. • Preserving historic places for future or innovative use. • Sustaining historic places by creating systems to manage increased visitor activities and environmental impacts 	Organisations outside the U.S. must be able to document not-for-profit status.	No minimum or maximum listed.	Ongoing.	Not Stated
Ancaster Trust	No website			✓		The programme wishes to fund projects in the following areas: Environmental projects, Supporting disadvantaged people and Alleviating social deprivation.	To support national charities and local organisations undertaking charitable projects.	None - None.	Ongoing.	Not Stated
Arts Council England – Capital Investment Programme – Large Capital Grants	http://www.artscouncil.org.uk/funding/apply-funding/funding-programmes/capital/large-capital-grants/				✓	Will support organisations to develop resilience by giving them the right buildings and equipment to deliver their work. This programme is one of a number of measures we are putting in place to help make the arts more sustainable, resilient and innovative.	Not Stated	£500,000 - £5,000,000.	3rd and final round opens in 2013/2014.	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
ASDA Foundation	http://www.asdafoundation.org/			✓		Identifies opportunities, initiatives and new ways to support local communities; Tackling the underlying problems in your local community; Benefits the wider community and is not just supporting a single user group.	Not Stated	Not Stated	Not Stated	Not Stated
ASDAN	http://www.asdan.org.uk/about/asdan-grants			✓		Not Stated	Not Stated	Not Stated	Beginning of 2015.	Not Stated
Ashley Family Foundation	http://www.ashleyfamilyfoundation.org.uk/about-us.html			✓		The ethos of The Foundation is primarily to strengthen rural communities, particularly those within Wales. Both in terms of the social and environmental aspects alongside giving back to the communities that helped the family develop the company into an international success.	Not Stated	Not Stated	Not Stated	Not Stated
Astor Foundation Grant	No website	✓								
Astor Hever Trust	No website			✓						
Frognaal Trust	From Print out.	✓		✓		Conservation of culture inherited from the past.	Not Stated	£500-£5,000.	Ongoing, meet twice a year.	Not Stated
Banks Community Fund	From Print out.	✓	✓	✓		Provide support to community groups, voluntary organisations and environmental projects that are charitable, educational, philanthropic or benevolent in purpose and which are located within close proximity of a	Not Stated	Not Stated	Not Stated	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
						current or proposed Banks Group development and provide benefit to the local community.				
Barbara Whatmore Charitable Trust	From Print out.	✓	✓			Cultural and heritage preservation projects in the UK. Main areas include: Schemes or bursaries for classical music education to enable young musicians to attend courses or music groups and orchestras.	Not Stated	Not Stated	Not Stated	Not Stated
Basil Samuel Charitable Trust	http://beever-struthers.co.uk/article-admin/194-basil-samuel-charitable-trust			✓		Scheme wishes to support projects with the following themes: Medical needs, Social care, education and cultural activities.	Charitable Organisations.	Not Stated	Ongoing	Not Stated
Belsize Charitable Trust No. 1	No website	✓								
Bernard Sunley Charitable Foundation	http://www.bernardsunley.org/	✓		✓		To help raise the quality of life, particularly for those who are young, disadvantaged or elderly.	Charities.	Small – up to and including £5,000. Medium – £5,001 to £25,000. Large – over £25,000.	Ongoing.	Not Stated
Biffa Award - Flagship Scheme	http://www.biffa-award.org/flagship-scheme			✓		Two organisations will be chosen from a shortlist of projects to deliver regionally significant, unique and exciting projects within the UK, under either the Rebuilding Biodiversity or Cultural Facilities themes.	Not Stated	£150,000 - £500,000.	Finishing October 2014.	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Biffa Award - Main Grants Programme - Community	http://www.biffa-award.org/		✓	✓		For projects that provide and improve community facilities.	Requires an active Biffa operation to be within 10 miles of the project site.	£5,000 to £50,000.	Ongoing.	Not Stated
Biffa Award - Small Grants Scheme	http://www.biffa-award.org/		✓	✓		For projects that enable communities to improve local amenities and to conserve wildlife.	Requires an active Biffa operation to be within 10 miles of the project site.	£250 to £5,000.	Ongoing.	Not Stated
Big Lottery Fund	http://www.biglotteryfund.org.uk/funding	✓	✓	✓		Organisations ranging from small local groups to major national charities		£300 to over £500,000.	Ongoing.	Not Stated
Big Lottery Fund – Reaching Communities England	http://www.biglotteryfund.org.uk/prog_reaching_communities				✓	Supports community driven projects which benefit those most in need.	Charitable Organisations only.	£10,000 - £500,000.	Ongoing.	Not Stated
Bodfach Trust	http://www.bodfachtrust.org.uk/			✓		Grants to charities involved in five areas: affordable housing, care for the elderly, helping young people, preservation of old buildings, and supporting green spaces and public parks.	Charities.	Not Stated	Not Stated	Not Stated
Bowland Charitable Trust	No website			✓						
Calleva Foundation	From Print out.			✓		Social welfare or community projects in London or Hampshire.	Charities.	Not Stated	Ongoing.	Not Stated
Calmcott Trust	No website			✓						
Captain Scott Society - Spirit of Adventure Award	http://www.captainscottsociety.com/awards.html			✓		Individual or Group that best exemplifies Captain Scott's 'Spirit of Adventure'. In particular, the Society is looking for adventurous 'firsts'.	Not Stated	2500	Ongoing	Not Stated
Cayo Foundation	No website			✓						

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
CEMEX Community Fund	http://www.cemexcf.org.uk/		✓	✓		Supports projects which improve local community facilities and places of interest near CEMEX operations across the country.	Not Stated	Not Stated	Twice a year.	Not Stated
Charles and Elsie Sykes Trust Grant	http://www.charlesandelsiesykestrust.co.uk/	✓	✓			Social and Moral Welfare, Medical Research, Disabled and Physically Handicapped, Children and Youth Medical Welfare, Cultural and Environmental Heritage, Old People's Welfare, Mental Health and Mentally Handicapped, Hospices and Hospitals, Deaf, Hard of Hearing and Speech Impaired, Services and Ex-Services and Blind and Partially Sighted.	Charities	Up to £100,000.	Ongoing	Not Stated
Charles Hayward Foundation	http://www.charleshaywardfoundation.org.uk/	✓	✓	✓		Protecting, restoring and interpreting past inventions, discoveries, industrial sites and defining moments that have shaped our history and identity, and displaying them in a modern context for public engagement, use and learning.	Charities	£25,000 – £50,000	Ongoing	Not Stated
Charlotte Bonham-Carter Charitable Trust	No website			✓						
CHK Charities Limited	http://www.chkcharities.co.uk/	✓					Charities in the UK.	Not Stated	Ongoing	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Comic Relief Local Communities Programme	http://www.communityfoundation.org.uk/fundsfunds/comic-relief-local-communities-programme			✓		Empower local people, enabling them to create lasting change in their communities. Supporting people to overcome disadvantage, creating stronger communities and making the area a good place to live.	Anyone	Not Stated	Ongoing	Not Stated
Cory Environmental Trust in Britain	http://www.cetb.org.uk/		✓	✓		CETB is committed to supporting community and environmental projects, such as improving community halls, creating new children's play areas, restoring green spaces and habitats, and enhancing community sports and recreation facilities.	Your organisation must comply with the following guidelines: Non-profit distributing, available to the general public, and located within 10 miles of a Cory Environmental operated landfill site.	Not Stated	Not Stated	Not Stated
Craignish Trust	https://www.oscr.org.uk/search-charity-register/charity-extract/?charitynumber=sc016882	✓				The advancement of education, The advancement of the arts, heritage, culture or science, The advancement of environmental protection or improvement, Any other purpose that may reasonably be regarded as analogous to any of the preceding purposes	Charitable Organisations.	Not Stated	Not Stated	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Creative People and Places Fund	http://www.artscouncil.org.uk/funding/apply-funding/funding-programmes/creative-people-and-places-fund/			✓		Focus our investment in parts of the country where people's involvement in the arts is significantly below the national average, with the aim of increasing the likelihood of participation.		Not Stated	End of 2014	Not Stated
David Laing Foundation	http://apps.charitycommission.gov.uk/Showcharity/RegisteredCharities/CharityWithoutPartB.aspx?RegisteredCharityNumber=278462&SubsidiaryNumber=0			✓		Supports a wide range of charities with the emphasis on youth, disability and the arts.	Charitable Organisations.	Not Stated	Not Stated	Not Stated
Denise Cohen Charitable Trust	http://mfip.org.uk/index.php?option=com_content&task=view&id=1071&Itemid=27			✓		Aging, Arts & Culture, Community Development, Disability, Diseases, Education, Human Services, Humanities, Medical care, Medical research, Mental health,	Charitable Organisations.	£ 500 Minimum - £6,000 Maximum	Not Stated	Not Stated
Djanogly Foundation	http://www.charityperformance.com/charity-details.php?id=13357			✓		These grants are to sponsor developments in medicine, education, social welfare and the arts. Grants will also be made to fund projects to relieve distress and to promote the welfare of the aged and the young.	Not Stated	Not Stated	Not Stated	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Dr Scholl Foundation	http://www.drschollfoundation.com/	✓				Education, Social Service, healthcare, Civic and cultural, and Environmental.	Charitable Organisations.	There is no limit; however, on average, our grants range from \$5,000 to \$25,000	Once a year	Not Stated
Duke of Devonshire's Charitable Trust	http://ddct.org.uk/	✓	✓			Providing assistance to local capital projects. Preference is generally given to charities in North East Derbyshire, North Yorkshire and the Eastbourne area but support further afield may be agreed at the Trustees discretion.	UK Charitable Organisations.	£250 to £10,000	Three to four times a year.	Not Stated
Elephant Trust	http://www.elephanttrust.org.uk/	✓				It is committed to helping artists and art institutions/galleries that depart from the routine and signal new, distinct and imaginative sets of possibilities.	Priority is given to artists in the fine arts and small organisations and galleries who should submit well argued, imaginative proposals for making or producing new work or exhibitions.	£200-£2000.	Ongoing	Not Stated
English Woodland Grant Scheme EWGS - Overview	http://www.forestry.gov.uk/forestry/infd-6dfklb		✓			Aims of EWGS are the creation and sustainable management of woodlands to deliver: Environmental improvements such as biodiversity and climate change mitigation. Social benefits such as public access and recreation.	Not Stated	Not Stated	6 grants offered a year.	Not Stated
Esmee Fairbairn Foundation - Main Grants	http://esmeefairbairn.org.uk/	✓				Supports the Arts, Education and Learning, Environment and Social Change.	Anyone	Not Stated	Ongoing	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Fairview Community Fund	http://applications.communityfoundations.org.uk/Entry.aspx?DeliveryAgentID=194&FundName=FairviewCommunityFund&FormName=Large			✓		Providing equipment or materials for activities Taking beneficiaries on outings Making repairs/enhancing premises that will benefit users	Local organisations in Enfield.	£500 - £3,000.	Ongoing	Not Stated
Fidelity UK Foundation	http://www.fidelityukfoundation.org/guidelines.html			✓		Arts & Culture - including the visual and performing arts, heritage, museums •Community Development - including projects which help the young and/or disadvantaged achieve their potential •Education - including special educational needs •Health - including disability, chronic illness, palliative care	Charitable Organisations.	£50,000 - £150,000.	Ongoing	Not Stated
Frognaal Trust	http://www.thenervecentre.org.uk/frognaal-trust-grant/	✓	✓	✓		Culture and heritage • Conservation projects • Community services • Parks • Hospices and nursing homes • Ophthalmological research	Small Charitable Organisations.	Not Stated	Rolling Basis.	Not Stated
Gannett Foundation	http://gannettfoundation.org/	✓		✓		Grant priorities include education and neighbourhood improvement, economic development, youth development, community problem-solving, assistance to disadvantaged people, environmental conservation and	Not Stated	\$1,000 to \$5,000	Twice a year.	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
						cultural enrichment.				
Garfield Weston Foundation	http://www.garfieldweston.org/	✓	✓	✓		Grants across the UK to organisations in the following categories: Arts, Education, Youth, Health, Community, Environment, Religion and Welfare.	Charitable Organisations.	Up to £100,000 +	Ongoing	Not Stated
GC Gibson Charitable Trust Grant	http://www.gcqct.org/			✓		Focus for 2014: This year the trust will continue to focus on supporting innovative education or training projects that benefit disadvantaged young people.	UK Charitable Organisations.	£1,000 - £10,000	August to September	Not Stated
Girdlers' Company Charitable Trust	http://www.girdlers.co.uk/html/charitable-giving/the-charitable-trust/	✓	✓			Categories applicable, are: Medicine & Health, Education, Welfare, Youth Welfare, or lastly Heritage, Environment, Humanities and Christian Religion.	Registered charities, Charitable Incorporated Organisations and Amateur Sports Clubs.	£1,000	Ongoing	Not Stated
Gordon Fraser Charitable Trust	https://www.gfct.org.uk/history.aspx	✓				recent years there has been some concentration on support for charities working with children or young people and those active in the environment and the arts.	Charitable Organisations.	Up to £150,000.	Ongoing	Not Stated
Graham Kirkham Foundation	No website			✓						

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
H.B. Allen Charitable Trust	http://www.hballenct.org.uk/	✓	✓			Arts, blindness/visual impairment, carers/the elderly Children/young people, Churches, Deafness/hearing impairment, Disabled, Drugs/alcohol, Education/schools, Environment/wildlife /animals, General community, Hospices Housing/homelessness, Medical conditions/research, mental handicap, Mental health, museums/galleries/heritage, especially heritage buildings Overseas aid/international, Sports, Village Halls	Charitable Organisations	Not Stated	ongoing	Not Stated
Hamamelis Trust	No website	✓	✓							
Headley Trust Grant	http://www.sfct.org.uk/the-headley-trust/	✓	✓			Arts and heritage, cathedrals and major church's, parish churches, overseas heritage, developing countries, education and health & social care.	Anyone	Not Stated	Ongoing.	Not Stated
Heritage Lottery Fund – Heritage Grants	http://www.hlf.org.uk/HowToApply/programmes/Pages/heritagegrants.aspx#.U_dL9U1to5g	✓		✓		Supports any project related to National, Regional and Local heritage of the UK.	Anyone	£100,000+	Ongoing.	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Heritage Lottery Fund – Our Heritage	http://www.hlf.org.uk/HowToApply/programmes/Pages/OurHeritage.aspx#.U_dMNE1to5g	✓		✓		Designed for voluntary and community groups and first time applicants for heritage projects across the UK.	Anyone	£10,001 - £100,000.	Ongoing.	Not Stated
Heritage Lottery Fund – Parks for People	http://www.hlf.org.uk/HowToApply/programmes/Pages/parksforpeople.aspx#.U_dMXk1to5g	✓		✓		Supports projects related to historic parks and cemeteries in the UK.	Anyone	£100,000 - £5,000,000.	Bi-annual programme.	Not Stated
Heritage Lottery Fund – Young Roots	http://www.hlf.org.uk/HowToApply/programmes/Pages/youngroots.aspx#.U_dMhk1to5g	✓		✓		Designed to engage young people aged 11-25 with their heritage.	Anyone	£3,000 - £50,000.	Ongoing.	Not Stated
John Ellerman Foundation	http://ellerman.org.uk/	✓	✓	✓		Arts, Environment, and Welfare.	Charitable Organisations.	Not Stated	Ongoing.	Not Stated
John Lyon's Charity	http://www.johnlyonscharity.org.uk/			✓		Grants to benefit children and young people up to the age of 25 who live in nine boroughs in northwest London. Promote the life-chances of children and young people through education	Charitable Organisations.	Average of £20,000.	Ongoing.	Not Stated
Kenneth Hargreaves Trust	No website	✓		✓						

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Laing Family Trusts	http://www.laingfamilytrusts.org.uk/index.html	✓	✓			Relieve poverty both in the UK and overseas, education, social and medical welfare projects, overseas development, environmental and conservation work, small community projects benefiting disadvantaged young people or the elderly and infirm.	Charitable Organisations.	Not Stated	Ongoing	Not Stated.
Landfill Communities Fund - Overview	http://business.scotland.gov.uk/view/funding/landfill-communities-fund-overview		✓			Environmental Projects.	Not Stated	Not Stated	Not Stated	Not Stated.
Langdale Trust	No website	✓		✓						
Lawn Tennis Association	http://www.i4bgrants.co.uk/lt_a5416t2t/Default.aspx				✓	Sports clubs - tennis especially.	Not Stated	Not Stated	Ongoing.	Not Stated.
Leche Trust	http://www.lechetrust.org/	✓	✓			The furtherance of education or academic research and the support of the National Trust and the preservation of rural England and financing the visits of teachers and students abroad.	Not Stated	Not Stated	Three times a year.	Not Stated.
Lennox and Wyfold Foundation	http://www.bcvs.org.uk/index.php?option=com_zoo&task=item&item_id=1264&Itemid=35		✓							

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Local Food Programme	From Print out.			✓		Education/training. Medical/health/sickness. Disability. Relief of poverty. Overseas/famine relief. Religious activities. Arts/culture. Sports/recreation. Environment/conservation	Charitable Organisations	£5,000 to £10,000	Ongoing	Not Stated
Lord Faringdon Charitable Trust	http://www.beever-struthers.co.uk/article-admin/340-lord-faringdon-charitable-trust			✓		fund projects involving education, the elderly, the arts and any other matters of public interest	Not Stated	None - None	Ongoing	Not Stated
Mackintosh Foundation	http://www.beever-struthers.co.uk/article-admin/327-mackintosh-foundation			✓		Promote and develop theatrical, musical and dramatic arts. Relieve suffering from and promote research into the causes and treatment of AIDS. Provide for medical research generally and the relief of sickness. Provide relief for the homeless and poverty stricken. Provide for the relief of refugees. Provide funds for any other objects which are exclusively charitable under English Law	Not Stated	£250 and £1,000. A few larger grants of £10,000 are usually in support of the theatre.	Ongoing	Not Stated
Manifold Charitable Trust	http://www.charityperformance.com/charity-details.php?id=17343			✓		Areas of priority: the advancement of education through provision of grants for the award of bursaries, architectural projects, including churches and their contents, and community arts	Not Stated	£100 - £15,000.	Ongoing	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
						projects, particularly of local or specialised nature.				
Margaret Guido's Charitable Trust		✓	✓	✓						
Marsh Christian Trust Grant	http://www.marshchristiantrust.org/default.asp?V_ITEM_ID=501	✓				areas of work: <ul style="list-style-type: none"> • Literature, arts and heritage • Social welfare • Environmental causes and animal welfare • Education and training • Healthcare • Small number of overseas charities 	charitable organisations	£250-£4,000	ongoing	Not Stated
Mercers' Charitable Foundation	http://www.mercers.co.uk/charitable-trusts	✓	✓			Education, general welfare, heritage and arts.	charitable organisations	Not Stated	ongoing	Not Stated
National Heritage Protection Commissions Programme	http://www.english-heritage.org.uk/professional/funding/grants/grants-available/nhpcp/		✓							
Natural England – Higher Level Stewardship	http://www.naturalengland.org.uk/ourwork/farming/funding/es/hls/default.aspx	✓	✓							

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Nesta – Rethinking Parks	http://www.nesta.org.uk/project/rethinking-parks/who-should-apply	✓	✓	✓		Funding can only be awarded for innovations that have an identifiable public benefit related to the aims of the programme, eg increased financial security of the park, increased public access, opportunities for employment and education, increased health and wellbeing, increased biodiversity etc.	based in the UK, not-for-profit organisation	Up to £100,000.	First stage is closed at the moment (Sept 2014).	Not Stated
Oakdale Trust	http://www.oakdaletrust.org.uk/			✓		Welsh based social and community projects Medical: Support groups operating in Wales; UK based research projects Environment conservation projects based in Wales Some support is given to the Arts where there is a Welsh connection UK based and registered charities working in the developing world Penal Reform.	Charitable Organisations.	£250 up to £2000 with an average of approximately £750.	Twice a year.	Not Stated
Oakley Charitable Trust	http://www.oakleycharitabletrust.org.uk/	✓				Currently our funds are spread across the arts, heritage, welfare and education sectors	Charitable Organisations.	50,000 a year to about 50 organisations. So £1,000 is the average grant size.	Not Stated	Not Stated
Ofenheim Charitable Trust Grant		✓				Not Stated	Not Stated	Small Grants	Ongoing.	Not Stated
On Demand Community Grant	http://www-05.ibm.com/uk/ondemandcommunity/		✓			Charity that offers assistance in areas such as education, the environment, arts / cultural activities, health and human services.	main applicant must be an IBM employee or retiree, recipient organisation must be a charity.	£325 - £2,000.	Ongoing.	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
P F Charitable Trust	http://www.charityperformance.com/charity-details.php?id=12763		✓	✓		Wide variety of UK based charities.	Charitable Organisations.	Not Stated.	Once a month.	Not Stated
Paths for Communities (P4C)	http://www.naturalengland.org.uk/ourwork/access/rightsofway/p4c.aspx		✓			Funding scheme set up to develop and enhance the network of Public Rights of Way (PROW) in England in order to deliver benefits to rural areas	Not Stated	Not Stated.	Not Stated	Not Stated.
Peter Harrison Opportunities Through Sport Programme	http://peterharrisonfoundation.org/programme.htm				✓	Support sporting activities or projects which provide opportunities for people who are disabled or otherwise disadvantaged to fulfil their potential and to develop other personal and life skills.	Charitable Organisations.	Not Stated	Not Stated	Not Stated.
Rayne Foundation	http://www.raynefoundation.org.uk/			✓		Support for innovative, high quality projects. Achieving direct benefit to vulnerable and disadvantaged people or communities Projects with the potential for wider than just local application.	Not Stated	Not Stated	Not Stated	Not Stated
Rees Jeffreys Road Fund	http://www.reesjeffreys.co.uk/	✓	✓			Fund has made bursary awards for 2014 to the following students about to undertake a masters course in a subject related to highways and transportation	Students.	up to £10,000.	5 times a year.	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Robert Clutterbuck Charitable Trust	http://www.clutterbucktrust.org.uk/		✓			Personnel within the Armed Forces and Ex-Servicemen and women; Sport and Recreational Facilities for young people, The Welfare, Protection and Preservation of Domestic Animal Life, Natural History and wildlife.	Not Stated	£1,000 - £3,000.	Not Stated	Not Stated.
Russell Trust Grant	No website		✓							
Sainsbury - Gatsby Charitable Foundation	http://www.davidsainsbury.org.uk/gatsby			✓		Active in six tightly-focused areas: Plant science research, Neuroscience research, Science and engineering education, Economic development in Africa, Public policy research and advice, The Arts.	Not Stated	Not Stated	Not Stated	Not Stated.
Sainsbury Family Charitable Trusts	http://www.sfct.org.uk/		✓	✓		Not Stated.	Charitable Organisations.	Not Stated	Not Stated	Not Stated.
Sir Edward Lewis Foundation Grant	No website	✓								
Sir John Fisher Foundation Grant	http://www.sirjohnfisherfoundation.org.uk/			✓		Six main categories. These are MARITIME, MEDICAL AND DISABILITY, EDUCATION, MUSIC, ARTS, COMMUNITY.	Not Stated	Less than £10,000.	Once a year.	Not Stated.
SITA Trust Enhancing Communities Programme - Core Fund	http://www.sitatrust.org.uk/community-funding	✓	✓	✓		Support projects that make physical improvements to community leisure facilities and historic buildings / structures.	Non-Profit-Organisations.	Up to £60,000.	3 times a year.	Not Stated.
SITA Trust Enhancing Communities Programme - Fast Track Fund	http://www.sitatrust.org.uk/community-funding		✓	✓		Support projects that make physical improvements to community leisure facilities and historic buildings / structures.	Non-Profit-Organisations.	Up to £20,000.	6 times a year.	Not Stated.

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Small Capital Grants	http://www.artscouncil.org.uk/funding/apply-funding/funding-programmes/capital/small-capital-grants/	✓				Project will improve existing facilities that engage people in arts activities in England and/or for artists and others who work in the arts.	UK based Organisations	£100,000 to £499,000.	Second round is closed at the moment.	Not Stated.
South Square Trust	http://www.southsquaretrust.org.uk/	✓			✓	Aim of assisting individuals wishing to study degree courses in the Fine and Applied Arts, as well as to assist registered charities with donations.	Individuals or charitable organisations.	Not Stated	Not Stated	Not Stated.
Sport England – Inspired Facilities	http://www.sportengland.org/funding/our-different-funds/inspired-facilities/				✓	Supports the local community and volunteer groups to improve and refurbish sports clubs or transform non-sporting venues into modern grassroots sport facilities.	Not Stated	£20,000 - £150,000.	Round 4 opens March 2013 - closing End of April 2013.	Not Stated.
Sport England – Improvement Fund	http://www.sportengland.org/funding/improvement_fund.aspx				✓	Helping more people acquire lifelong sporting habits.	Not Stated	£150,000 to £500,000	Not Stated	Not Stated
Sport England – Protecting Playing Fields	http://www.sportengland.org/funding/protecting_playing_fields.aspx				✓	Improve and protect playing fields.	Not Stated	£10,000 - £50,000.	Round 4 - 18/02/2013. Round 5 - 05/08/2013.	Not Stated
Sport England – Small Grants	http://www.sportengland.org/funding/small_grants.aspx				✓	Funds projects to get more people playing sport more often.	Not Stated	£300 - £10,000.	Ongoing.	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Sport England – Sportsmatch	http://archive.sportengland.org/funding/sportsmatch.aspx				✓	Awards not-for-profit organisations that have secured sponsorship to deliver new community projects which will help more people play more sport.	Not Stated	£1,000 - £100,000.	Ongoing.	Must be match funded.
St Modwen Environmental Trust	http://www.stmodwenenvironmentaltrust.co.uk/	✓	✓			Primary focus will be environmental schemes, historic buildings and public amenities	Non-Profit-Organisations.	£2,000 - £50,000.	Ongoing.	Not Stated
Steel Charitable Trust	http://www.steelcharitabletrust.org.uk/grant_policy.htm	✓				Arts and Heritage, Health, Education, Social or economic disadvantage, Environment.	UK Charitable Organisations.	£1000, - £25,000.	4 times a year.	Not Stated
Sylvia Waddilove Foundation	http://www.pwwsolicitors.co.uk/funding-applications/13-the-sylvia-waddilove-foundation-uk			✓		Education (organic farming, animal husbandry, veterinary science, animal welfare and animal surgery), The visual and performing arts, Medical research, The relief of disability and severe illness, The preservation of buildings of architectural or historical significance, The accommodation of those in need, and The skills based training of young people.	charitable organisation	Not Stated	4 times a year.	Not Stated.
The Charlotte Heber-Percy Charitable Trust	No website			✓						
The Dulverton Trust	http://dulverton.org/			✓		Youth Opportunities, General Welfare, Conservation, Preservation, Peace and Humanitarian Support.	UK Charitable Organisations	£10,000 - £30,000.	Not Stated	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
The Football Foundation	http://footballfoundation.org.uk/funding-schemes/				✓					
The Good Neighbourhood Fund	http://www.goodneighbourfund.ca/			✓		Health and wellbeing projects that bring people of different backgrounds, faiths, gender, cultures, sexuality, ages together through the group's work. Projects with a health/wellbeing focus that are actively tackling issues such as exclusion and isolation.	Not Stated	Up to £5,000	Not Stated	Not Stated
The Hedley Foundation	http://www.hedleyfoundation.org.uk/			✓		Not Stated	Not Stated	Average of £3,000.	Not Stated	Not Stated
Trusthouse Charitable Foundation	http://www.trusthousecharitablefoundation.org.uk/grants/			✓		Projects addressing Rural Issues and Urban Deprivation.	Not-For-Profit Organisations.	Not Stated	Not Stated	Not Stated
UK Sport – Major International Sporting Events	http://www.uk sport.gov.uk/pages/world-class-events/				✓	For the bidding or staging of major international sporting events.	Not Stated	None - none (£1,500,000 in Wales).	Ongoing	Not Stated
Veolia Environmental Trust	http://www.veoliatrust.org/	✓	✓	✓		Proposed project is in the proximity of a qualifying Veolia site	Not-For-Profit Organisations.	Not Stated	Ongoing	Not Stated
Waste Prevention Loan Fund (WPLF)	http://www.wrap.org.uk/content/wplf		✓			Innovative business models to reduce the products and resources consumed; and increasing re-use, repair and recovery capacity.	Not Stated	£100,000 - £1,000,000.	Not Stated	Not Stated
Waste Recycling Environmental (WREN)	http://www.wren.org.uk/		✓			Community, conservation and heritage projects.	Not Stated	£10,000 - £75,000.	Ongoing	Not Stated

Funding Stream	Website	Type:				Focus/Criteria	Who can apply	Funds available	Funding Deadlines	Match funding
		Heritage	Environment	Community	Sport					
Wells Sports Foundation	http://www.wellssportsfoundation.org/				✓					
Whitaker Charitable Trust	http://www.charityperformance.com/charity-details.php?id=12949			✓		Local charities in Nottinghamshire and the East Midlands; music; agricultural and silvicultural education; countryside conservation; and Scottish charities.	Not Stated	Not Stated	Not Stated	Not Stated
William Adlington Cadbury Charitable Trust	http://www.wacadbury.org.uk/	✓	✓	✓		Community action, Vulnerable groups, Advice, Meditation and Counselling, Education and Training, Environment and Conservation, Medical and Healthcare, and the Arts.	Charitable Organisations.	£1,000 - £50,000.	Monthly for small grants, twice a year for larger grants.	Not Stated
Wingate Foundation	http://www.wingatefoundation.org.uk/			✓		Performing Arts, Music, Medical research and Travel grants.	Charitable Organisations.	Not Stated	4 times a year.	Not Stated
Woodward Charitable Trust - Main Grants	http://www.woodwardcharitabletrust.org.uk/guidelines.html	✓				Children and young people, minority groups, prisoners and ex-offenders, disability, homelessness, arts and environmental projects.	Small-scale, locally based initiatives	Up to £5,000.	Twice a year.	Not Stated