

# Clapham Common



## Clapham Common Management Plan 2017 – 2027



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# Foreword

In Lambeth we have over 60 parks, commons, cemeteries and other open spaces, which enrich all of our lives and make Lambeth a better place to live, visit, and work. From major and local events, casual and competitive sports, reflection and contemplation, through to outdoor play spaces for children, we know that parks and open spaces are necessities in the modern world.

Lambeth's open spaces have experienced a renaissance in recent years, and we have seen our many active parks groups rise to become champions for green spaces, including exploring new models in how to manage and maintain them. We now have 14 Green Flag Award winning parks and cemeteries, the highest number we've ever had, and the latest Residents Survey revealed 76% of local people judged Lambeth's parks and open spaces to be good or excellent.

To ensure they meet our customer's needs, Lambeth's parks, cemeteries and open spaces are managed to Green Flag Award standard, using a rigorous set of criteria such as being welcoming, healthy, safe and secure, clean and well maintained, sustainable, respecting wildlife and heritage, community involvement, well marketed and good management. We want all of our parks, cemeteries and open spaces to be able to fly a coveted Green Flag, or aspire to this challenging but highly rewarding indicator of quality. In addition, through our new in-house grounds maintenance service, Lambeth Landscapes, we now have the capacity and flexibility to respond quickly and efficiently to ensure our open spaces remain at that standard throughout the year.

We have recently implemented a Parks and Cemeteries Capital Investment Plan which sets out a framework to help everyone see what the priorities are for improving our parks and open spaces. It provides the evidence and rationale for investing in green spaces and underpins the thinking behind future improvement. This represents the biggest investment we have ever made in our open spaces; our Friends groups and the wider community have shown us time and again the value of our open spaces, and this demonstrates our commitment and a response to their efforts.

Yet while we have a vital role in delivering better open spaces, we cannot do it alone. This management plan is a story of partnerships where council and local people are working together to shape and deliver standards and improvement in this particular site. The impact our residents have had on the design and implementation of improvements across each parks and open spaces can never be understated. This plan shows what really matters to the many people that use this particular site. Working together, we hope this plan continues to act as the catalyst for stronger coordination to enhance its future and that of all of Lambeth's parks and open spaces.

Thank you for joining our efforts to protect and improve our valuable parks, cemeteries and open spaces. If you require any further information with regards to this management plan and the work we're doing to make it a safe, welcoming and enjoyable space to be in, please contact Lambeth Landscapes on 020 7926 9000 or at [parks@lambeth.gov.uk](mailto:parks@lambeth.gov.uk).

**Councillor Sonia Winifred, Cabinet Member for Equalities and Culture**

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# 1. Introduction

This document presents a 10-year plan for Clapham Common to direct its management and development up to 2027. The plan is informed by consultation with a wide range of user groups, and evolved from the 50-year 'Clapham Common Masterplan', first adopted in 2007, which sets out the wider vision and opportunities relating to the protection, maintenance and improvement of the Common.



**Figure 1. A morning view of Clapham Common (London Borough of Lambeth)**

This management plan, however, takes the broad aims and objectives detailed in the Masterplan and converts them into tangible practical actions and activities which can be realised within a much shorter timeframe than for the Masterplan, in this case over 10 years.

It is structured around the criteria described in 'Raising the Standard', the Green Flag Award Guidance Manual, which was updated in 2017. This is to ensure all of the key issues concerning the development, management and future use of the Common are fully realised and addressed in a compact, consistent and accessible format that can be read, understood and acted upon by all relevant stakeholders.

This document is written to cover not only maintenance of the Common's physical infrastructure but also protection, improvement and promotion of its heritage, ecology, cultural and social value. It is a 'working document' that brings together all the information relating to Clapham Common for use by those involved in its management. The plan will be reviewed annually, and periodically rewritten in the 5<sup>th</sup> and 10<sup>th</sup> year after its initial implementation.

The purpose of the management plan for Clapham Common is to:

- Provide guidance as to how the Common is managed and maintained to ensure that it provides a welcoming, accessible, safe and enjoyable experience for all of its current and future users.
- Identify and address who is responsible for key aspects of its management, how and when this will be implemented, and with what resources;
- Identify and help resolve any issues that are affecting the provision, condition and quality of the Common's infrastructure and assets;
- Provide a benchmark against which delivery and performance of the objectives identified by stakeholders as important can be measured;
- Provide a record of the Common's upkeep and decisions that have been made for present and future generations.

### **Structure of the Plan**

The plan sets out the historic context and significance of Clapham Common, providing relevant background information and its present status and context. It then gives a summary of the restoration of the Common, highlighting the overall design vision and maintenance objectives, in order to show progress made since adoption of the Masterplan in 2007.

The remainder of the plan is structured around the Green Flag Award criteria, giving details of relevant management objectives. How these objectives are to be achieved is addressed through the management and maintenance programme in each section.

The plan shows who is responsible for different aspects of the Common's management, demonstrating how the London Borough of Lambeth, the Common's owner and maintenance provider, and the wider community of stakeholders are accessing and using the resources that are necessary to secure the long-term vision for the Common. A series of appendices provide background information useful in understanding and supporting the site's management.



**Figure 2. Globe artichokes in planted beds next to the Spinney Nursery on Clapham Common (Clapham Common Bandstand Beds)**



## 2. General Site Information

### 2.1 General Context

Clapham Common is a large public open space of 77 hectares which is located in South West London. It is owned and managed wholly by the London Borough of Lambeth, having been transferred over time from the 'Metropolitan Board of Works' (which had originally acquired and laid it out as an area of public open land), via the London County Council and then the Greater London Council (GLC) in 1971. The western half of the Common lies within the London Borough of Wandsworth and its eastern half in the London Borough of Lambeth.

Clapham Common's legal status is defined as a 'metropolitan common' by the Metropolitan Commons Act 1866 and Supplemental Act of 1877, and also designated as Metropolitan Open Land (MOL) and part of two Conservation Areas. It contains a number of listed buildings and is a Borough Site of Importance for Nature Conservation (SINC) for Lambeth and Wandsworth.

Clapham Common is a highly valued amenity for informal leisure use or activities like walking, jogging, cycling and children's play (Figure 3). It is also of significant benefit as a location for a wide range of sports including football, tennis, cricket, basketball, netball and skateboarding. The Common is also an important site for large-scale events which draw in a significant diversity of people from right across the whole of London and beyond this outdoor venue.



**Figure 3. A view of Clapham Common on a summer weekend, showing its popularity for informal recreation and al fresco picnics (Jeremy Keates, This is Clapham)**

Clapham Common originated as an area of rough acidic grassland/wetland with heath, gorse and scattered trees used for grazing livestock, gathering fuel, food and drying clothes during medieval times. Gradually the Common was modified for leisure use and at the end of the 19<sup>th</sup> Century the Metropolitan Board of Works created a more formal park-like character with the construction of the Bandstand, and a radiating network of paths and formal avenues.

During the two World Wars the Common was used extensively for defence and allotments, which further changed its layout so that it lost its remaining acid grassland and undulating topography. The Common today is dominated by short-mown amenity grassland, some more naturalised areas, and a wide diversity of buildings, paths and furniture.

Despite these many incremental changes to its layout, many original features are still present and the integrity of its former layout, as defined by the Metropolitan Board of Works, remains surprisingly intact. It is one of London's largest, most popular and well used public open spaces, and is a key 'destination' for both local residents of the boroughs of Lambeth and Wandsworth, and visitors from across the entire metropolis.

## 2.2 Name, Address & Location

Name: Clapham Common,  
Address: Windmill Drive, Clapham, London SW4 9DE

A general introduction to the Common can be found on London Borough of Lambeth's [Clapham Common web page](#), and its address and location can be found [here on Google Maps](#).

Figure 4 shows the Common's location and Figure 5 is an aerial view of the site dated 2010. Figure 6 is a schematic map of Clapham Common, showing its main physical features.



**Figure 4. Geographical location of Clapham Common; the red line indicates the boundary between the Boroughs of Lambeth and Wandsworth (London Borough of Lambeth)**



**Figure 5. Aerial photograph of Clapham Common (London Borough of Lambeth)**

Clapham Common straddles the eastern and western boundaries, respectively, of the London Boroughs of Wandsworth and Lambeth. It is significantly defined as an open space by a series of major and minor roads that both around its periphery and across it, which ‘compartmentalise’ it into a series of open areas of grassland, which contain buildings, woods, ponds and paths.

Clapham Common is effectively defined on its outer boundaries by a number of important and busy ‘A’ roads, many of which are also ‘London Red Routes’ and act as important feeder or commuting routes into and out of central and south London. The main boundary roads are Clapham Common North Side/Long Road (A3) along the northern side of the Common; Clapham Common South Side (A24) which defines its eastern and south-eastern boundary; and the Avenue and the western part of Clapham Common West Side (A205 South Circular) which defines much of its western and south-western boundaries.

Some smaller sections of Clapham Common are defined by other roads such as Nightingale Lane in the extreme south, the southern part of Clapham Common West Side in the south-western part of the Common, and the Pavement/Old Town in the extreme northern portion of the Common. The Common is also cut by a number of roads which apportion it up into other smaller sections; these include Windmill Drive which runs east to west through the very middle of the Common, and Rookery Road which runs south-east to north-west on the northern side.

Additional segments of the Common, such as the ‘Pocket Park’ outside Clapham Common Tube station and the area around the Old Town Bus Station, have been redesigned and incorporated within the Clapham Gateway integrated transport area.



**Figure 6. Schematic map of Clapham Common, showing key features of the Common according to land use and management priorities (London Borough of Lambeth)**

## **2.3 Physical & Geographical Details**

### **2.3.1 Area of Site**

The total area of Clapham Common, as defined as land 'managed and maintained' as public open space is 77 hectares (its 'net managed area'); however, when roads, pavements and private buildings that cut through or sit on the Common are also taken into account, the gross area is approximately 82 hectares.

### **2.3.2 Grid Reference**

The Ordnance Survey Grid Reference for the centre of Clapham Common is TQ 290 748.

### **2.3.3 Access**

Clapham Common is highly accessible to the general public with free and unimpeded access to it 24 hours a day; although most of its boundaries are edged in post and rail fencing, this is purely to restrict vehicle access or trespass and there are numerous gaps in this fencing to enable unrestricted entry by pedestrians and cycles. It is also mostly vehicle free and its large network of paths provides a pleasant environment for walkers, joggers and cyclists.

Clapham Common is well served by public transport, such as underground stations and bus stops, which makes access to it very good and explains its popularity as a destination site for informal and formal events, activities and social activities.

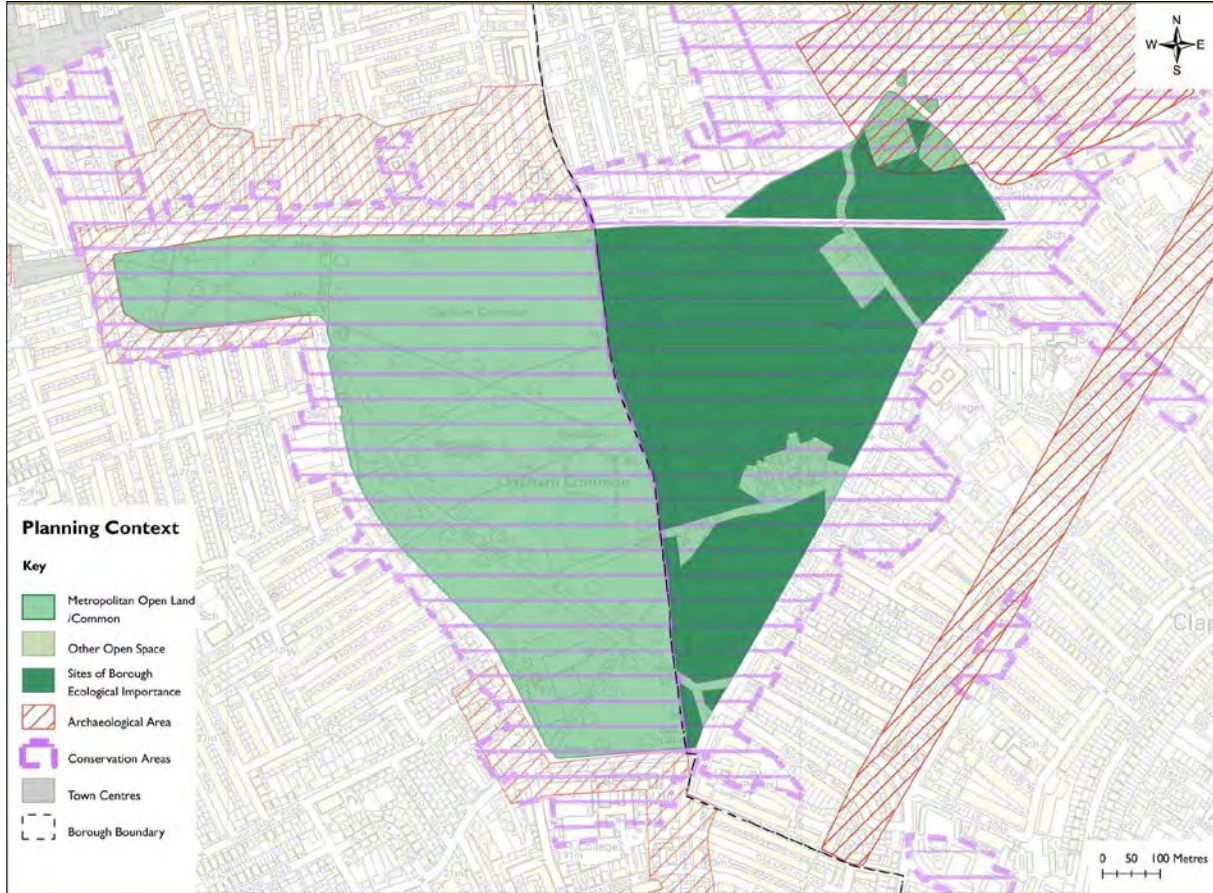
The Common is served by two stations on London Underground’s Northern Line – Clapham Common in the extreme north-east and Clapham South in the extreme south-east. It is also relatively close to Clapham Junction on its north-western side, which is a major interchange station with routes into central and south west London, and further destinations such as Surrey, Hampshire and Dorset. Clapham Common is also very well served by buses that connect with many key destinations in central and south London, and is surrounded by and even crossed by a number of important designated cycle routes.

**2.3.4 Land Tenure**

Clapham Common, where it is designated and managed as public open space, is in the freehold of the London Borough of Lambeth, having been transferred to it from the Greater London Council in 1971. Certain areas of the site, although still designated part of the ‘metropolitan Common’, are owned and maintained by other bodies; for example the public roads and pavements on the western side of the Common that lie within the boundary of London Borough of Wandsworth are owned and maintained by that authority.

**2.3.5 Status and Planning Context (see also Appendix 1, Figure A1)**

Figure 7 shows the key planning designations relating to Clapham Common; it shows the boundaries of key designations such as Conservation Areas (CA), Metropolitan Open Land (MOL) and ecological importance. A number of buildings on the Common are also nationally and locally listed.



**Figure 7. Key statutory and planning designations relating to Clapham Common (London Borough of Lambeth)**

Clapham Common is classified as a public open space in the Lambeth Local Plan (adopted 2014). It is designated a Metropolitan Open Space in the Lambeth Open Spaces Strategy (LOSS 2013), the new Lambeth Green Infrastructure Strategy (2016) and the London Plan; the distinction derives from size threshold, the range of amenities available on site, the size of catchment and the extent of its use.

Clapham Common is protected from development which would harm its open character through its designation as Metropolitan Open Land. This is supported at the local level by Unitary Development Plan (UDP) policies which identify the Common as an open space, a park, and as common land. National, regional and local planning policies recognise the important role of public open spaces including common land in contributing to quality of life and promoting wellbeing, through their contribution to the character of the local area, to the wider environment and through their provision of recreation, sport and leisure opportunities. Planning policies at the national, regional and local level support the improvement of public open spaces and recreation facilities to meet identified local needs, while protecting their historic features, landscape and biodiversity interest.

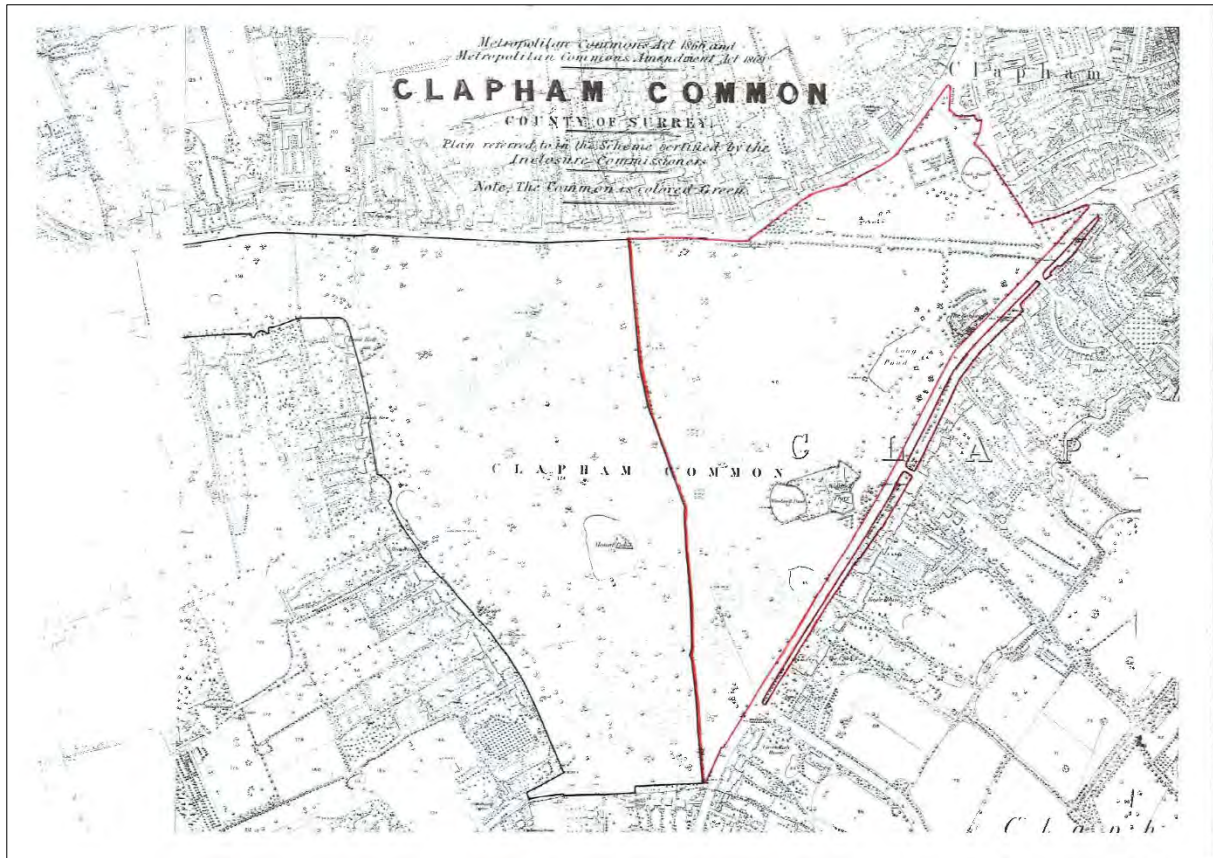


**Figure 8. Two views of Clapham Common typifying its open character – grassland and open woodland (London Borough of Lambeth)**

The Common includes a number of historic features including listed buildings and structures (including the Bandstand, Holy Trinity Church, the Temperance Fountain and boundary markers), and is designated as a Conservation Area within both boroughs. Archaeological Priority Areas lie to the north and east, and include the north-eastern corner of the Common. The character and appearance of historic features of the Common are protected by national planning policy guidance and policies at the local level, as are archaeological resources.

**Legislation Relating to Common Land**

Clapham Common is also separately protected through legislation which restricts the enclosure and inappropriate development of ‘common land’, so that it is retained for public recreation, by limiting development to facilities connected to this function. Clapham Common is protected under the Metropolitan Commons Act 1866, and the Commons Act 2006, which aim to halt the loss of common land, protect common land from inappropriate uses and ensure more sustainable management to encourage biodiversity. Figure 9 shows the boundaries of the Common as first determined in 1877 when it was designated as a metropolitan common.



**Figure 9. Map of Clapham Common showing the boundaries of land designated as metropolitan common' in 1877 (London Metropolitan Archives)**

The current commons legislation prevents any impediment to access to sites like Clapham Common where there is already established public access. This limits any proposals to fence around parts of or all of the Common, and requires any development on it to be limited to essential facilities for outdoor sport and recreation, and which aim to preserve the present openness of the space.

The legislation also defines what powers – and restrictions - are conferred on the council, as the landowner of Clapham Common, with respect to construction, widening and alteration of streets on common land, and the exchange of common land. Another key principle of the legislation is that buildings and other structures, that are no longer required for the function of the site, e.g. redundant toilet blocks or sections of road that are closed off to traffic access, should be restored to open land to which the public can then enjoy free access and use.

**2.3.6 Public Rights of Way**

In theory there are no designated public rights of way across Clapham Common, as being a designated metropolitan common all paths on site are deemed freely available and accessible to the general public at all times.

**2.3.7 Geology (see also Appendix 1, Figure A5)**

The surface geology of Clapham Common is relatively complex and the underlying upper soils are treated as 'made ground', as it has been repeatedly altered with a history of woodland, wetland and heath clearance, agricultural improvement and extensive landscaping.

Appendix 1 (Figure A5) contains a schematic map of the surface geology of Clapham Common. The deeper strata are based on dense layers of London Clay mixed with silts, which originally formed 34 to 56 million years ago in deep seas from infrequent slurries of shallow water sediments redeposited as graded beds. The superficial deposits (i.e. those lying above deeper strata but below present surface soils) under the Common are a mixture of sands and gravels primarily Lynch Hill Gravel or Hackney Gravel Members. These were formed up to 2 million years ago in the Quaternary Period in an environment previously dominated by large rivers depositing sand and gravel detrital material in channels to form river terrace deposits. These flooding rivers also helped create lenses of clay and silt intermixed with sands and gravels; there is evidence there were occasional bogs which deposited peat.

During the late Quaternary Period the previously deposited rocks were gradually eroded down by weather and water, and much of the resulting material accumulated on the Common by slope movements including landslide, debris flow, solifluction, soil creep and hill wash. This has resulted in an acidic sand/gravelly soil with lenses of silt and clays.

**2.3.8 Hydrology & Drainage (see also Appendix 1, Figure A6)**

Dominance by London Clay and fine gravels or silts suggests impeded drainage, which is certainly exacerbated by the heavy compaction of surface soils on the Common, which results in the ‘shedding’ of large volumes of surface water after heavy or prolonged rainfall. This normally discharges into internal surface drains and gullies, but where rainfall is exceptionally intense, due to the relatively flat nature of Clapham Common this invariably results in areas becoming covered in pools or sheets of water underlain by waterlogged soils.



**Figure 10. View of Clapham Common showing surface flooding due to heavy clay soils and compaction (London Borough of Lambeth)**



Past records indicate various springs and wells have existed on or around Clapham Common, although most of these have disappeared or been lost at surface (Appendix 1 Figure A6). Whilst there are certainly deep aquifers below the Common, in chalk strata beneath the clays and sands, that can and have been occasionally tapped for wells and boreholes, it is unlikely they are the source of any historical springs or provided a supply of water for the ponds that used to exist or are still found on the Common.

Historical borehole records for Clapham Common indicate that the groundwater level is relatively high at approximately 4 metres below the surface, but it is difficult to determine if these existing waters have been able to reach the surface by natural means, although it is likely they have been tapped to supply some of the shallower wells recorded on site.

Due to the flat topography of Clapham Common, any contribution to the existing ponds by surface water runoff is relatively limited, and most has traditionally come from either natural rainfall or the mains water supply.



**Figure 11. Eagle Pond, Clapham Common – an abandoned gravel pit which is fed mainly by rainfall and surface runoff (London Metropolitan Archives)**

**2.3.9 Planning and Licensing Authority**

Because it is bisected by a political borough boundary, Clapham Common is covered by two Local Planning and Licensing Authorities – the Boroughs of Wandsworth in its western section and Lambeth in the eastern part.

Although this means that any planning or licensing matters on the Common that are within Wandsworth would be considered only by the London Borough of Wandsworth, and likewise for those that are located within the Lambeth part, in practice both boroughs are usually jointly consulted on planning or licensing issues that apply to anywhere on site, so as to maximise awareness and secure maximum benefit of advice or support.

**2.3.10 Electoral Information**

Clapham Common is located within or bounded by five electoral wards – three in Wandsworth (Balham, Northcote and Shaftesbury), and the remaining two in Lambeth (Clapham Common and Clapham Town); three elected Councillors normally represent each electoral ward.

**2.3.11 Demographic Information**

Clapham Common is categorised by the Office of National Statistics (ONS) as “Prospering Metropolitan”, which means being within a city or larger town but surrounded by inhabited countryside. The typical demographics of the area are categorised as Multicultural (<http://ukcensusdata.com/a-e00015279/b-qs119ew#sthash.rRetdC1V.dpuf>).

The UK 2011 Census data for the wards surrounding the Common can be found for Lambeth and Wandsworth, respectively: (<http://www.ukcensusdata.com/lambeth-e09000022#sthash.Ao3hQK7B.dpbs>), and (<http://www.ukcensusdata.com/wandsworth-e09000032#sthash.ysSECIga.dpbs>)



**Figure 12. Aerial view of people on Clapham Common celebrating the completion of improvements to the Polygon area in June 2014 (Clapham Omnibus)**

In the 2011 census the population around Clapham Common was 12,852 made up of roughly 50% females and 50% males. The average age of people in Clapham Common is 33, while the median age is lower at 31. 62.2% of people living around Clapham Common were born in England, but other top answers for country of birth were 3.1% Australia, 3.1% Ireland, 2.1% Scotland, 1.6% Jamaica, 1.6% United States, 1.3% South Africa, 1.3% Wales, 1.3% South America, 0.9% Northern Ireland. Religious make up was 53.4% Christian, 30.6% no religion, 4.3% Muslim, 0.9% Hindu, 0.6% Buddhist, 0.6% Jewish, 0.2% Sikh, and 0.1% Agnostic.

25.8% of people living within the curtilage of the Common were married, 14.4% cohabit with a member of the opposite sex, 2.2% live with a partner of the same sex, 47.1% are single and have never married or registered same sex partnership, and 6.1% are separated or divorced.

Most household occupants living around Clapham Common are full-time employees or self-employed but there are still notable pockets of short-term and long-term unemployment, often associated with some of the larger local authority and housing association-managed estates that are within walking distance of the Common. Top occupations listed by people living and working around Clapham Common were professional (32.1%), associate professional and technical (25.4%), business, media and public service professionals (19.0%), business and public service associate professionals (17.1%), managers, directors and senior officials (16.0%), corporate managers and directors (11.9%), administrative and secretarial (9.2%), business, research and administrative professionals (8.6%), business, finance and related associate professionals (7.3%), and administrative 6.8%.

There is a roughly equal mix of houses and flats/apartments, although this is gradually changing as more purpose-build blocks of flats are being constructed around the Common, and the area can be seen as being a relatively affluent and cultured.

An interesting fact from the census data is that the 20 to 40 years' age group that is the most dominant in the five wards surrounding the Common. However, this is the same group that traditionally don't tend to express their views through meetings, emails and surveys as to the management of and facilities provided by open spaces like the Common.

Nevertheless their needs will need to be considered in how the Common is managed and what new features are added or changed over the lifetime of this plan, especially given their generally benign or positive attitudes to activities like large events, sports and music, which may conflict with those of other age groups. In addition they are the age group most likely to be planning for a family or already have young children, and so their attitudes towards more and better facilities for children on the Common, such as playgrounds, plus their concerns over dogs off leads, speeding cyclists or safe spaces will have an increasingly strong influence on how changes take place on the Common as their children develop.



**Figure 13. Pumpkin flowers in the growing beds outside the Spinney Nursery on Clapham Common (Clapham Common Bandstand Beds)**

## 3 History of Clapham Common

### 3.1 Historical Evolution (see also Appendix 1)

Clapham Common has a long history but this section provides a short summary, assembled from published sources and drawing on recent work on the Common by the Clapham Society and the Oxford Archaeological Unit. A more detailed chronology can be found in the book 'Lambeth's Open Spaces – a Historical Account' by Marie Draper (1979), and in the 'Clapham Common Masterplan'. The chronological development of the Common is set out below.



**Figure 14. A sketch of Clapham Common with a 'view of Long Pond', date unknown, but which shows the site's original undulating topography (London Borough of Lambeth)**

#### Early History

Clapham Common lies on a gravel terrace associated with the early River Thames, which suggests that the area was always well drained and deemed suitable for cultivation and settlement during the prehistoric period. However it has been suggested that gravels in the area were eroded at some time between the Pleistocene and later prehistoric period, resulting in water retention and creating a marshy landscape with small streams, pools and boggy areas.

The timing of the erosion is unclear at present, which also makes it uncertain as to the presence and nature of any prehistoric settlements or other activities on land that is now part of the present Common. The level of any subsequent Roman activity is also unclear, although it is well known that a major Roman transport route, Stane Street, is located nearby, so the potential that the local area was settled at that time cannot be discounted.

**The Medieval Common**

By the late Saxon period the land now occupied by Clapham Common was known as 'Grendel's Mere'; this association with Grendel, a mythical creature who lived in a pool, suggests to the boggy nature of the ground. At this time it is likely that the land would have been used for gathering fuel and wild plants for food.

Clapham is recorded as "Clopeham" in the Norman Domesday Survey of 1086. The area was 'Common land' throughout the later medieval period, and had probably been so since before the Norman Conquest. This status allowed 'Commoners' – those living on or working for the local landowner, or 'Lord of the Manor – to have and exercise 'rights of Common' to graze animals, collect fruits, wood, turf, clay and furze (a gorse like plant used for fuel) and for drying washing. They could also use a local spring and had rights to a local windmill for threshing grain for flour and meal.



**Figure 15. What Clapham Common may have originally looked like: composite images from existing open heathland common on acidic clay soils (Paul Losse, Salix Ecology)**

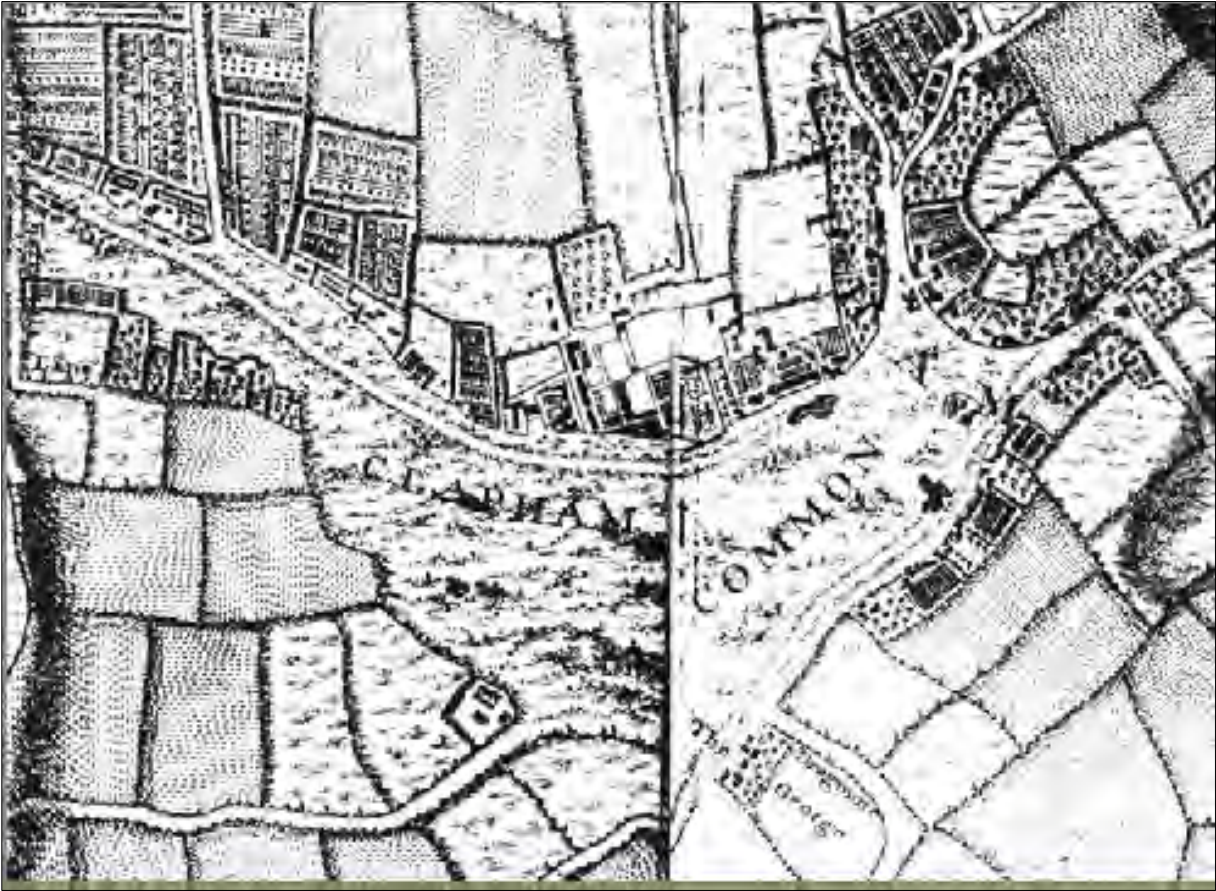
The presence of 'lazy beds' near the site of the present bandstand indicates that some sections of the Common were brought into cultivation during times of land shortage, in particular during the 13<sup>th</sup> Century.

As traditional 'common land', namely with rights of common attached to it, Clapham Common has historically been divided between the adjacent Manors of Clapham and Battersea. However, as a result of the rapid rise in the local population during and after the 15<sup>th</sup> Century, the need for fuel gathered from the Common by commoners invariably led to tensions between these two lordships and their respective tenants.

During the English Civil War the Lord of Battersea supported King Charles I, while the Lord of Clapham supported Parliament. This may have worsened relations between the commoners of the two neighbouring parishes, and in 1716 the Battersea parishioners dug a ditch across the Common to deny the Clapham commoners their historic rights! The ditch was along the line of a Saxon-Norman boundary feature, which possibly already took the form of a ditch, which later became the parish boundary and is still visible as a crop mark mainly to the south of the current bandstand. The Clapham side took the case to law and won, and so the ditch was backfilled. Figure A3 in Appendix 1 indicates what is believed to be the line of this ditch.

**The 18<sup>th</sup> Century**

John Rocque’s famous map of London in 1745 clearly indicates Clapham Common, but also shows that during the 18<sup>th</sup> century the area immediately around the Common had changed from largely rural fields to become the sites for villas for rich merchants who required large country houses in easy reach of the City.



**Figure 16. Section of John Rocque’s 1745 Map of London showing Clapham Common along with surrounding roads, fields and properties (London Metropolitan Archives)**

At the beginning of the century Clapham Common was still overgrown and boggy with scattered trees, copses and wet woodland carr. In 1719 Thomas Mattox described the Common as “being full of bushes and brambles, and shrubbed oaks”. A later commentator notes, in 1828, that during the last century the Common was “little more than a morass and the roads over it were almost impassable”. Gradually the new and more prosperous local residents began to modify the Common by planting trees, draining and levelling areas, and improving some of the ponds.



## 19th Century – A New Use for Leisure

At the beginning of the 19<sup>th</sup> Century local residents enjoyed the still slightly wild nature of Clapham Common, including the historian Thomas Macaulay (1800-1859) who as a boy, according to his biographer George Trevelyan, “used to roam that delightful wilderness of gorse bushes and poplar groves which was...a region of inexhaustible romance and mystery... A slight ridge, intersected by deep ditches, towards the west of the Common, the very existence of which no one above eight years old would notice, was dignified with the title of the Alps” (this does not refer to the current area between Mount Pond and Battersea Woods, also known as the Alps, which is of more recent origin).

A collection of sketches and prints by Joseph Powell (1776-1840), dating from 1818 to 1823, give a glimpse of the Common in the early 19<sup>th</sup> Century (Figure 18). Sketches of the area around Holy Trinity Church and the present Pavement show a dense path network, much of which still survives today, smooth grassland and lines of trees around the church and at the edge of the present Common. In one view a coach and man on horseback traverse Long Road, people stroll along the paths, cattle and sheep graze, and already a lampstand is in place alongside a path. Post and rail fencing is seen to define the edge of the Common, and bollards mark the intersections of routes.



**Figure 18. Print by Joseph Powell, dated 1818 to 1823, with a ‘pastoral’ view of Clapham Common (London Metropolitan Archives)**

However, other sketches of this time show a rougher, more varied topography and the ground cover of the main body of the Common. A view to the north east of the Common shows rough terrain, probably due to gravel quarrying, with a low heathy vegetation, and with a line of washing strung between trees and, in the background, a grand mansion with wooded grounds. Mount Pond is shown backed by groves of young trees, with horses and donkeys grazing by and drinking from the pond.



In many of the views people are seen walking or enjoying sitting at ease on the Common; however it seems that by 1836 there was public feeling that the site required improvement. A committee was formed and raised £7,000 for draining and filling up any disused gravel pits and marking out a cricket pitch. In the 1820s there were ten ponds on Clapham Common, but this was reduced to seven by 1870, and to the current pattern of four, including Cock Pond – which is now the paddling pool, by 1895.



**Figure 19. Print by Joseph Powell, dated 1818 to 1823, with a view of Clapham Common looking north east (London Metropolitan Archives)**

As the 19<sup>th</sup> Century progressed mass transport allowed people from further afield in London to visit Clapham Common, via trams in the latter half of the century and, from the turn of the century by underground trains. During the late 1800s the surrounding area was also changing radically with speculative builders creating terraced housing on the sites of many of the grand houses that had traditionally fringed the Common.

Sport and popular entertainment had been established on the Common for many years but sport in particular became more prominent and varied with the increase in visitors and the local residential population. Cricket had been played on Clapham Common since the 18<sup>th</sup> Century, but football was also played and this reached a high point in 1880 when Clapham Rovers won the FA Cup. The Clapham Golf Club was established on the Common in 1873 (making it the second oldest club in London) and play continued, albeit restricted to early mornings, until conversion of the course to allotments in 1939. Sailing model boats on Long Pond had begun in the 1870s, making the site London's oldest model yachting site.

In 1877 Clapham Common was acquired by the Metropolitan Board of Works and was granted as open space for perpetual public use. The Board of Works had powers to improve the landscape and Board minutes from 1877 refer to resolutions to provide facilities including a portion for horse riding to be defined "by trees and short lengths of fencing". This seems likely to be the present planting along the Avenue, which is shown in place on the Ordnance Survey map of 1895.

Major changes to the landscape made by the Metropolitan Board of Works are shown in the differences between the Ordnance Survey maps of 1870 and 1895. In the earlier map the Common is largely informal open space crossed mainly east to west by minor paths, there are scattered trees and much of the west of the Common is still rough or heathy ground.

In 1889 responsibility for Clapham Common passed to the London County Council (LCC) and by 1895 a more formal park-like layout has been imposed, centred on a new bandstand with radiating paths and a formal avenues of trees along the Avenue (Figure 20).

The bandstand, first installed in 1890, is now the largest and best surviving example of a Victorian bandstand, and was restored with funding from the Heritage Lottery Fund, along with its immediate environs and the nearby refreshment building. Another landmark, the temperance drinking fountain, was moved from London Bridge to the Old Town section of the Common in 1895. However, despite these more formal elements, the grazing of animals on the Common continued well into the early 1900s.



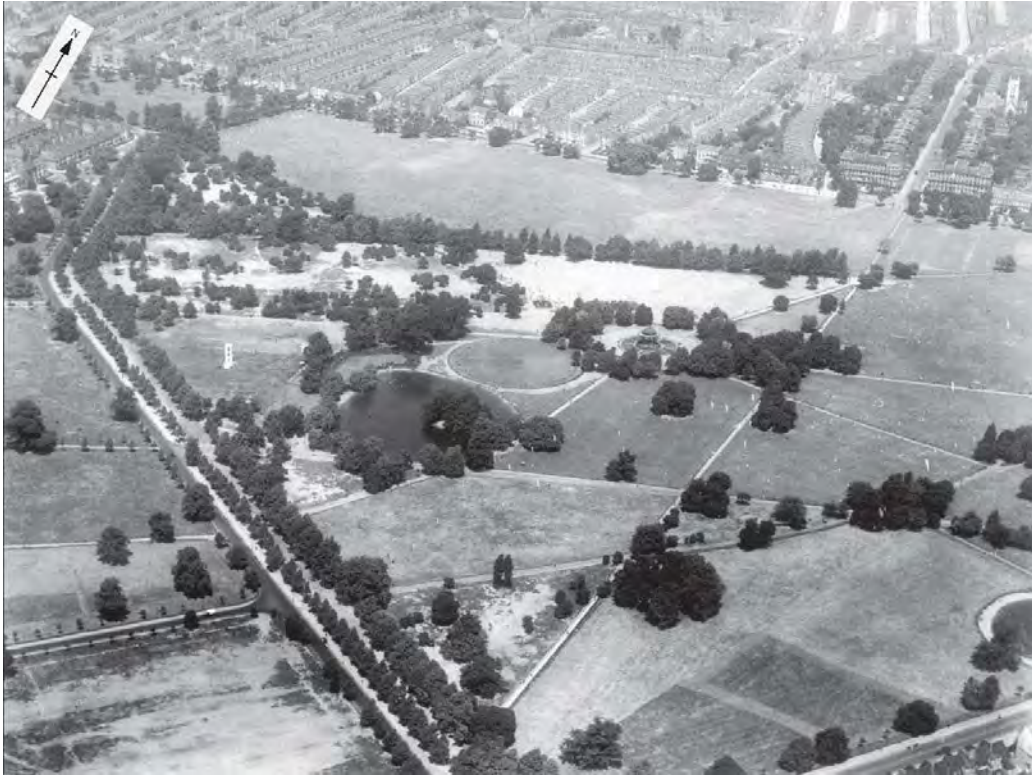
**Figure 20. Bandstand and avenue tree planting at Clapham Common as undertaken by the Metropolitan Board of Works, circa late 19<sup>th</sup> Century (London Borough of Lambeth)**

**20<sup>th</sup> Century and the Impacts of War**

Clapham Common underwent a series of dramatic changes during the 20<sup>th</sup> Century, mainly due to various activities during the two World Wars (Figures 21 to 24). These further reduced the topographic variety and natural vegetation of the Common, leading on to its intensified use for sports during the latter part of the century.

During the First World War much of Clapham Common was given over to allotments, with 150 people being allocated a total of 12 acres within an hour of the outbreak of war; other activities included the creation of a practice trench system in the north-western quarter of the Common (Figure 21). The Second World War also required the conversion of land on the Common to allotments and almost all of the site was given over to food production at some time. The only sections not affected were immediately to the north and south of the bandstand (Figure 22).

An anti-aircraft battery was situated on Clapham Common during the Second World War along with a radar post; various prefabricated buildings were put up nearby along with some along Rookery Road, which were not removed until the 1950s (Figures 22 and 23). Pit alignments at the north east of the Common are likely to have been anti-glider defences. Between 1940 and 1942 a deep air raid shelter was also built, next to and associated with Clapham South underground station, in the extreme south-western corner of the Common (Figure 24). It was not until 1948 that all of the requisitioned land was finally released by the War Office back to the control of the LCC (Figure 25).



**Figure 21. Aerial view of Clapham Common in 1924, looking north-west, with remnants of features added during World War One (London Metropolitan Archives)**



**Figure 22. Aerial view of Clapham Common in 1944, looking north-west, showing areas converted to allotments, air defences and shelters (London Metropolitan Archives)**



**Figure 23. Photograph of anti-aircraft battery on Clapham Common, circa 1941, along with huts, shelters and battery personnel! (London Metropolitan Archives)**



**Figure 24. Exterior view of Deep Level Air Raid Shelter on Clapham Common outside Clapham South underground station, circa 1942 (London Transport Museum)**

The intensive use of Clapham Common for allotments during two prolonged world wars destroyed most of the remaining rough heathland character (Figure 25). This has levelled much of the site and increased soil fertility so that vigorous grass species became dominant, which has almost completely replaced the acid grassland species that would have traditionally been common across most of the 19th Century Common.



**Figure 25. Aerial view of Clapham Common in 1947, looking north, showing areas cleared of allotments and remnants of air defences (London Metropolitan Archives)**

Following the end of the Second World War Clapham Common returned to its function as a venue for public entertainment, with the LCC providing outdoor ballet, theatre and boxing matches; popular horse shows were also held from 1954 to 1985. In 1965 responsibility for Clapham Common passed to the Greater London Council (GLC), and in 1971 ownership and management of Clapham Common was finally vested in the London Borough of Lambeth as part of the dispersal of the GLC's open spaces to the various boroughs.

In 1987 the Great Storm brought down over 200 mature trees and damaged another 400; unfortunately these have not been fully replaced despite numerous fundraising and planting efforts by local amenity and community groups. Further developments included the new “Alps” close to Mount Pond, which are based on mounds of war rubble and aggregates, and the addition of cycle paths.

**Late 20<sup>th</sup> and Early 21<sup>st</sup> Century – Recovery, Restoration and Consolidation**

At the end of the 20<sup>th</sup> Century and like many other similar sites across London, Clapham Common experienced a period of uncoordinated change and neglect. Some of the issues encountered on the Common included inappropriate paths and path materials, buildings being constructed without any context to the Common’s history and status, poorly designed ponds and playgrounds, which were difficult to maintain or access, and letting woodlands and scrub expand without appropriate management.

This, which was often due to changes in Government attitudes to public open spaces combined with progressive local authority budget cuts, was widely viewed as potentially detrimental to the protected status of the site, and exposed it to a risk of piecemeal fragmentation and poor decisions over how the remaining land was used and maintained.

As a consequence local user groups campaigned for a proper representative body to rectify this state of affairs, and help oversee and guide a more organised and sustainable management of Clapham Common. As a result in 1996 the Clapham Common Management Advisory Committee (CCMAC, <http://claphamCommon.london/>) was formed, composed of council officers, elected councillors and various user groups, including the Friends of Clapham Common which was formed in 1998.



**Figure 26. The start of the ‘London to Brighton Bike Ride’ on Clapham Common, one of many large events that needs coherent management (London Borough of Lambeth)**

CCMAC works in partnership with London Borough of Lambeth on the management of Clapham Common, to ensure it is run as well as possible and balances the needs of all its users. As a result, any major proposals to change or alter the Common, or which could disrupt its open and protected character, are presented to CCMAC for comment, support or change, and this has been of critical importance in ensuring all present and future uses of the Common are sensitive, appropriate and sustainable.

CCMAC was also instrumental in lobbying for the development of a 50-year 'Clapham Common Masterplan' (see later), which sets out the long-term aims and objectives of all bodies represented on CCMAC, and more besides. This document now provides a robust framework for how the Common needs to be maintained and developed over time, so that any changes, alterations or additions of buildings, equipment or features are relevant to the Common's original creation and purpose, and are as accessible to the wider public as possible for various forms or recreation and relaxation.

Alongside the Mastepplan, a new way of working was developed so that all major proposals for change or improvement to Clapham Common were to be presented to and approved by CCMA through regular Committee meetings. These formal meetings were supported by informal walkabouts and site assessment involving the CCMAC Chair and council officers, as well as other CCMAC members and ward councillors as required.



**Figure 27. Members of the Clapham Common Bandstand Beds group celebrating their autumn harvest outside the Bandstand in 2017 (Clapham Common Bandstand Beds)**

This has resulted in a more coherent and structured way of making decisions, which reins in inappropriate use or alteration, but has enabled the Common to adapt well to increasing demands upon its assets. The remainder of the plan describes a series of activities and projects which are designed to both maintain the inherent open character of the Common, but also which respond appropriately to changing uses and demands upon it, and which try to avoid making past mistakes or bringing the Common and its custodians into disrepute.

## 4. Clapham Common – Vision & Forward Planning

### 4.1 Drivers for Action and Change

Clapham Common is a well-managed and much loved major public open space, which is now benefiting from a progressive series of externally and locally funded improvements, many of which aim to inject significant investment into core facilities including the restoration of infrastructure, renovation of fences, buildings and ponds, wildlife areas, playground and wet play areas, and better paths, fencing and gates, which supports a considerable diversity of formal and informal leisure activities.

Restoration and improvement of the Common have been driven forward by the Clapham Common Management Advisory Committee (CCMAC) which represents the Common's wider user community in partnership with staff from the London Borough of Lambeth. Together they work to promote and protect the Common's heritage, ecological, cultural and community assets, as well as to secure, retain and expand the Common's user base to ensure its facilities are properly used, and positive activities are taking place to improve or widen these facilities, ensuring they remain available to all.



**Figure 28. Players on the basketball courts at sunset, Clapham Common (Simon Millson, CCMAC)**

What has helped CCMAC and the council to secure these important objectives has been a series of factors – ‘drivers for change’, which recognise the need for quality accessible open space for the people of Lambeth and Wandsworth.



This chapter and the following sections describe these drivers for change, which not only influence the way Clapham Common is managed and improved to create opportunities to make improvements, but also secure the necessary resources or support to achieve sustainability and better management. All of these core drivers have been incorporated into this management plan, and these are evidenced in subsequent chapters and sections.

#### 4.2 Lambeth Parks & Greenspaces Strategic Plan

In July 2002 London Borough of Lambeth formally adopted a ‘Lambeth Parks & Greenspaces Strategic Plan’ (LPGSP), following consultation with open space user and community groups. This Strategic Plan has been an overarching policy in determining how all of the borough’s parks, commons and other public greenspaces are to be managed, improved and used.

At the heart of the Strategic Plan are ten ‘fundamental principles’ for the management, development and use of parks, commons and public open spaces which must apply at each site to ensure they meet and respond to the needs and aspirations of communities, as well as the corporate vision of the council. These are as follows.

##### 1. Parks and Commons for Present and Future Generations

As the representative of the people of Lambeth, the council is the ‘steward’ of their parks and greenspaces and should manage them in the interests of the community to ensure they are fit for use and capable of accommodating future demands and changing priorities.



**Figure 29. Members of Clapham Common Bandstand Beds creating new beds outside the Spinney Nursery in 2016 (Clapham Common Bandstand Beds)**

## **2. Parks and Commons as Places of History and Heritage**

The council protects and preserves the historic landscapes and rich architectural heritage found within Lambeth's parks, commons and greenspaces, ensuring this heritage is protected for both present and future generations.

## **3. Parks and Commons as Community Assets**

Lambeth's parks, commons and greenspaces are an essential and inalienable community resource. As such the council works in partnership with local people and involves them in decision making relating to their use, development and management.



**Figure 30. Corporate volunteers on Clapham Common during summer 2016 (London Borough of Lambeth)**

## **4. Invest in Our Parks and Commons to Invest for the Future**

The council recognises that Lambeth's parks, commons and greenspaces require appropriate investment and careful nurturing. The council actively secures resources for the regeneration of its greenspaces, in partnership with local people and external agencies.

## **5. A Right of Access to Parks and Commons**

Lambeth's parks, commons and greenspaces are available to all sections of the community, not just residents but also the many visitors who come to the borough. The council supports and promotes access and use of its greenspaces for the benefit of the whole community.

## **6. A Right to Safety in Parks and Commons**

All sections of the community have a right to use parks, commons and greenspaces in safety and without the fear of crime or harassment. The council works in partnership with people and other agencies to ensure all of its greenspaces are healthy and safe.

## **7. Parks and Commons as an Educational, Artistic & Cultural Resource**

The council recognises that Lambeth's parks, commons and greenspaces are a rich resource for learning, not only about the living environment but also the borough's history and culture. The council encourages the use of its greenspaces as centres of education as well as places to celebrate Lambeth's cultural and artistic diversity.

## **8. Parks and Commons as Places for Play, Sport & Recreation**

Lambeth's parks, commons and greenspaces are an essential resource in providing quality space for play, sport and recreation. The council will ensure that these uses are provided for, to improve the health, enjoyment and wellbeing of residents and local communities.



**Figure 31. Environment Agency 'learn to fish' coaching event on Eagle Pond at Clapham Common (Environment Agency)**

## **9. Parks and Commons as 'Green' Spaces**

The council manages its parks, commons and greenspaces to ensure they comply with the Lambeth Sustainability Charter. As well as protecting biodiversity, the council takes every opportunity to maximise resource efficiency by increasing recycling, making better use of alternative energy sources, minimising the use of pesticides and other harmful chemicals, and introducing measures to reduce vehicle pollution and improve air quality, as required by the 2017 Lambeth Clean Air Policy.

## 10. Aiming High for Quality Parks and Commons

The council makes best use of available resources to ensure its parks, commons and greenspaces are at or attaining the highest quality possible. The council strives to comply with the objectives of the 'Green Flag Award' standard across all greenspaces and where appropriate make formal applications to recognise this level of quality.

One of the key outcomes of the Strategic Plan is recognition of the importance parks, commons and greenspaces have adopted management plans to deliver these principles, ensure resources are targeted to have maximum effect, and opportunities to improve quality are taken. This was recognised by the council when the Plan was adopted, and as a result many greenspaces now have management plans, including Clapham Common.

This management plan demonstrates how the key principles of the Strategic Plan are being incorporated into the ongoing management, development and use of Clapham Common, as developed in the Clapham Common Masterplan (see below) and also summarised in the Management Work Programme (Appendix 2).

### 4.3 Clapham Common Masterplan

To consolidate various issues, challenges and opportunities that Clapham Common was exposed to, and given the enormous size and complexity in terms of its use and development, it was felt that there was a need for some form of over-arching document to help assess and then guide its future management and improvement over an extended timescale.

In September 2005, and at the instigation of CCMAC and ward councillors, work started on the collation of information to develop the 'Clapham Common Masterplan – the Next 50 Years'. This document sets out the long-term aims and objectives of all bodies represented on CCMAC and using the Common. Following an exhaustive consultation exercise, undertaken by the landscape consultants LUC, the Masterplan was officially adopted in 2007, and offers a clear framework for conserving, maintaining and improving the Common, providing a coordinated approach to its design and management.



Figure 32. Front covers of the 2007 Clapham Common Masterplan

The Masterplan includes studies of the many aspects of the Common (e.g. sports surfaces, hydrology, archaeology, ecology, building conservation, landscape character, transport and land use). These have been fed into the conclusions along with the results of extensive consultation which has been an integral part of the process at each stage.

The Action Plan within the Masterplan takes forward the overall vision into implementation through a series of Character Area Action Plans with detailed, costed proposals for short term improvements and more strategic proposals with indicative costs for the long term. The Masterplan provides a vision for a sustainable future for the Common which supports future funding bids and a tool for the ongoing management of the Common for the next 50 years.

Because it is a large and complex document, and difficult to add as an appendix into this plan, much of its key recommendations and outcomes are factored into subsequent sections, so that 'broad brush' aspirations are visualised as tangible, time-limited actions and activities. A full copy of the Clapham Common Masterplan, along with appendices, is available on request.



**Figure 33. Gooseberry fruit on Clapham Common (Clapham Common Bandstand Beds)**

**4.4 Clapham Common – Vision, Strategy and Goals**

Because the Masterplan is a large document with a relatively long timeframe it was felt by CCMAC that – as well as this shorter timeframe management plan – a simple 'vision' was needed for the Common that would help the wider public understand what they saw as their immediate aims and objectives, and how they would take forward both the Masterplan and meet the needs of the people who come to and use the Common in its broadest sense.

Therefore, CCMAC have produced a 'Common vision' which is as follows:

#### a) **The Vision**

Working together for a thriving Common, today and for future generations.

#### b) **The Mission**

Working in partnership with the London Borough of Lambeth we promote sustainable and local-led policies and practices on Clapham Common, a much-treasured asset open to everyone, on behalf of user groups and the local community.

#### c) **Strategic Objectives**

1. We will provide a voice for people who use the Common, working in consultation and partnership with the London Borough of Lambeth (LBL) and other key agencies
2. We will facilitate effective and sustainable management of the Common
3. We will conserve the heritage and enrich the biodiversity of the Common for the benefit of users and the local community
4. We will strive to balance the interests of the people who use the Common and the local community
5. We will maintain a robust infrastructure and sustainable organisation

#### d) **Strategic Goals**

##### **1. We will provide a voice for people who use the Common, working in consultation and partnership with the London Borough of Lambeth (LBL) and other key agencies:**

- We will be the recognised channel of communication and engagement between LBL and the users of the Common and the local community
- We will foster open engagement and communication with a wide range of user groups on the Common
- We will work to maintain excellent professional relationships with key council officers and elected representatives

##### **2. We will facilitate effective and sustainable management of the Common**

- We will continually update and enhance the Clapham Common Masterplan (The Next 50 Years)
- We aim to achieve Green Flag status for the Common
- We will aim to monitor the concerns and opinions of the local community and users of the Common to resolve issues swiftly with LBL and other key agencies

##### **3. We will conserve the heritage and enrich the biodiversity of the Common for the benefit of users and the local community**

- We will identify the biodiversity and heritage assets and revise the assessment of the Clapham Common Masterplan - The Next 50 Years, and we will develop, maintain and improve the ecology of the Common
- We will implement the Clapham Common Tree Strategy Action Plan and its agreed Addendums
- We will raise awareness, educate and encourage understanding of the heritage and ecology of the Common
- We will raise funds in partnership with LBL to invest in improvements on the Common

#### **4. We will strive to balance of interests of the people who use the Common and the local community**

- We will identify the users group of the Common, and along with the local community, acknowledge and aim to understand their priorities, concerns and aspirations
- We will provide accessible information on the issues, challenges and opportunities facing the Common
- We will develop a communication strategy to promote the purpose and function of the Common, including new developments and activities taking place on this public space

#### **5. We will maintain a robust infrastructure and sustainable organisation**

- We will develop a communication strategy to promote the objectives and plans of the organisation
- We will enhance governance procedures to ensure the smooth running of the organisation
- We will raise resources to fund the administration of the organisation

The above vision will continue to be reviewed and developed as management and improvement of the Common proceeds over time. Each aim and its associated objectives do not exist independently from the others but are interrelated and therefore organised in the following action table by way of ease of use. The Clapham Common Work Programme (Appendix 2) also tries to link any management actions with the CCMAC vision so that these are achieved or sustained through the lifetime of the plan.

#### **4.5 Lambeth Open Spaces Strategy – Measuring Progress**

In 2003 over 240 parks, commons and greenspaces were surveyed as part of the ‘Lambeth Open Spaces Strategy’ (LOSS). This was undertaken as evidence for its Unitary Development Plan and its successor the Lambeth Local Plan. Local authorities should have an open spaces strategy to manage the development of open spaces within their boundaries and protect those which offer space for sport, play, education and wildlife.

Clapham Common was reassessed in 2013 when the LOSS was refreshed as part of the development of the new Local plan, which enabled the original 2003 scores to be updated to take account of recent changes or improvements. 's 2004 assessment showed its overall site quality score was 79% which classed it as ‘High Excellent’. What was reassuring, even before the Common had undergone restoration was that every single category rated as good or excellent at 60% or above: transport, site furniture, maintenance, signage, accessibility, biodiversity, vegetation, architecture, play, sports, boundary features, personal security, preventing vandalism, footpaths and aesthetic factors.

However, the lowest scoring factors – all below 80% which is the nominal threshold for ‘excellent’ - were signage (71%), vegetation (74%), footpaths (78%), architecture (74%), biodiversity (75%) and aesthetic factors (67%) – still very good, but given the Common’s size and regional importance, they can be improved upon. Whilst some of the reasons for this might be outside the immediate scope of the Common’s management where they relate to legal, structural or financial constraints, these are open to further need attention and/or investment to improve their scores. Nevertheless, these scores show that the Common’s ongoing management and improvement has been a huge success. That said, complacency must be avoided as this will generate an increase in popularity and use of its assets and facilities, which brings its own problems, even though the aim of making the Common safer and more available to a wider audience has clearly been achieved.

## 5. Clapham Common – Current Status

### 5.1 Current Significance of Clapham Common

As one of the largest public open spaces in London, Clapham Common contains a multitude of features and facilities that interact and overlay upon each other, making for a complex site to manage and maintain. However, it is important to try and describe the key features of the Common to help set the scene for subsequent chapters in this plan, so the reader understands how they are retained, maintained and improved through various actions and activities.

This section is not designed to be comprehensive in detailing everything on the Common, but focuses on aspects which are most prominent to the casual visitor and regular user, and which play a critical role in determining how Clapham Common is accessed, used and managed.



**Figure 34. The La Baita café at Clapham Common (London Borough of Lambeth)**

### 5.2 Landscape Character of Clapham Common

Clapham Common has always been subject to variations in character reflecting differences in the areas bordering the Common and incursions into the site itself such as buildings (for instance along Windmill Drive), gravel quarrying, road improvements and tree planting. In more recent times the intensive use of the Common for sports and events has had a major impact upon its character.

To help in describing the current character of Clapham Common it is conveniently divided into a set of 'character areas', and the key characteristics of each of these areas is summarised below ((Figure 35). It should be noted that these existing character areas are different to the proposed new 'zoned' character areas which are described in the Clapham Common Masterplan, and in the latter part of this chapter in terms of future management.

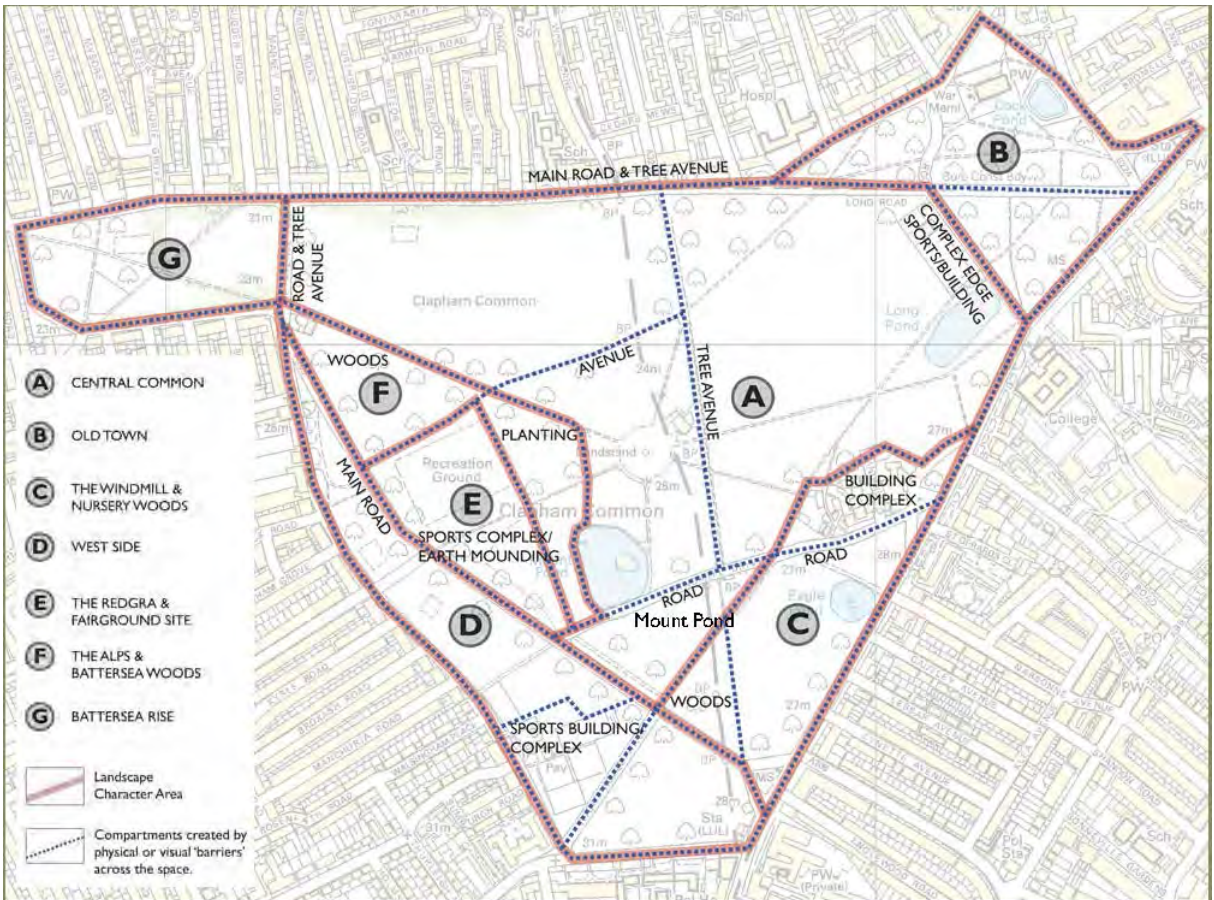


**A: The Central Common (Figure 35, and Appendix 1)**

This is a wide, open area primarily composed of level amenity grassland, with lines of trees along the paths and at boundaries, creating some sense of enclosure; it appears somewhat fragmented in nature due to the diversity of styles and materials used. The Bandstand and its associated café building forms the focal point for this area, which is dominated by formal late 19<sup>th</sup> Century landscaping with its radiating network of paths. There is also a fenced-off ‘parents and children’s area’ to the south-west of the Bandstand, which is used for dog-free play, school sports activities or general relaxation.

It also includes two of the ponds on the Common, Long Pond and Mount Pond, which are used for model boating and coarse fishing respectively, but which are still bounded by formal paths and short-mown amenity grassland. The southern section also includes part of Windmill Drive, as well as an enclosed triangular area known as the ‘Greenwaste Site’ which is used for storage and composting greenwaste and other materials, and contains a community garden in its north western corner.

The north-western part of this area is dominated by over eleven grass pitches which are used predominantly for sports including football and rugby, as well as more unusual ball games like Australian Rules football. The north eastern part is not marked for sports, but is designated for occasional large scale events. In the extreme north-east corner is a large rectangular area of hard surfacing, which is occupied by a skate park, a medium-sized café and a new multiuse games area (MUGA) which is used for activities like basketball and netball. Figure A10 in Appendix 1 summarises the sports and recreational features on the Common.



**Figure 35. The principal ‘landscape character’ areas of Clapham Common (London Borough of Lambeth)**

**B: Clapham Old Town (Figure 35 and Appendix 1)**

Located in the very north-east, this roughly rectangular area is viewed as the ‘gateway’ into Clapham Common from the east, where there are shops on Clapham High Street and The Pavement, as well as buses and underground trains connecting with other major urban centres. The area is dominated by surrounding buildings, but also includes many important heritage features including Holy Trinity Church and the Temperance Drinking Fountain.

This area is formal in character with close mown grass, and mature trees in avenues and around the church. It also contains a paddling pool and some ‘satellite’ parcels of land at the rear of Clapham Common underground station and where Clapham Common North Side and Old Town merge, known locally as ‘The Polygon’, which are amenity in nature with seating which was restored and improved in 2014 (Figure 36).



**Figure 36. The Polygon area on Clapham Common (Clapham Omnibus)**

**C: The Windmill and Nursery Woods (Figure 35 and Appendix 1)**

This is an area of land along the eastern side of Clapham Common, dominated to the north by a complex of private buildings at the eastern end of Windmill Drive, including the Windmill public house. This area includes the Windmill children’s playground, the Spinney children’s nursery, and the maintenance depot for Clapham Common with public toilets and storage yard.

It is mainly open amenity grassland, although within it is Eagle Pond, which is the second pond on the Common used for coarse fishing although it now contains a new small ‘wildlife pond’ and areas that are managed as long meadow grass for biodiversity. The large open field to the immediate south of the pond is marked out for winter sports pitches, but is still widely used for other sports and games throughout the year.

In the very south-western corner of this character area is a triangular area of dense woodland known as 'Nursery Wood'; this part of the Common was historically dominated by undulating, almost 'hilly', topography with an abundance of rough acid grassland on the higher ground and wetland on the lower, with patches of gorse amidst scattered trees.

#### **D: The West Side (Figure 35 and Appendix 1)**

This is a long triangular area of land which is essentially cut off from the rest of Clapham Common by the A205 Avenue. It is dominated by a large strip of amenity grassland bounded by trees, and by busy roads to the north and south. The Avenue runs along the northern boundary with its lines of mature plane trees providing a sense of enclosure. A number of tarmac-covered 'pads', originally shallow WWII air raid shelters and gun emplacements, are now occupied by sets of outdoor fitness equipment.

The southern part of this area is dominated by sports, with a sport pavilion and toilets, tennis courts, cricket practice nets, bowling greens, and a small wooden café building. There is also a small community orchard between the tennis courts and the A205.

#### **E: Redgra and Fairground Site (Figure 35 and Appendix 1)**

This is an area of land along the northern side of the Avenue which is dominated by hard surfaces, including two large rectangular 'Redgra' sports pitches, one of which is in poor condition. Another dominating feature is an elongated triangle of loose gravel, known as the 'Fairground Site', which is primarily used for regular fairgrounds and circuses on the Common.

These open areas are bounded by a mixture of mature trees and open woodland copses, which help create a sense of enclosure from surrounding roads.

#### **F: The "Alps" and Battersea Woods (Figure 35 and Appendix 1)**

This is a polygon of land, primarily 'natural' in character, which has a 'wilder' feeling than other parts of the Common. In the south is a long raised ridge of ground, separating Mount Pond from the Fairground Site, which is based on dumped bomb and building rubble from WWII that has been grassed over. The northern part of the area is dominated by Battersea Woods, the largest woodland on Clapham Common, which is a mixture of dense deciduous woodland, open woodland glade and long meadow grass interspersed with individual trees.

The area's undulating topography and greater diversity of trees, shrubs and grass types also give a sensation of what Clapham Common would probably have looked like 200 years ago before it was 'landscaped', and is regarded as the 'ecological heart' of the Common due to its abundance and diversity of habitats for many wild plants and animals.

#### **G: Battersea Rise (Figure 35 and Appendix 1)**

This roughly rectangular area of land in the extreme western side is the 'gateway' into Clapham Common from the west, from Battersea Rise and Lavender Hill. It is also the first part of the Common encountered when travelling eastwards from Clapham Junction station, which is the major destination point in this part of London.

This area tends to feel rather isolated from the main section of Clapham Common, no doubt exacerbated by it being completely surrounded by busy roads like the A205 to the south and west, and the A3 to the north. It is primarily open amenity grassland, but with many scattered mature trees. It also contains the Common's other children's playground, and also contains a series of tarmac topped concrete pads, again remnants of wartime air defences, some of which are now topped by more outdoor fitness equipment.

### 5.3 Key Features and Assets of Clapham Common

#### 5.3.1 Entrances Points and Fencing

Unlike many of more formal public parks or recreation grounds found in Lambeth, Wandsworth and the rest of London, Clapham Common is not physically bounded by continuous fencing or railings interspersed with lockable access gates. Its Metropolitan Common status means it must not be fully enclosed. However, to offer it some protection from uncontrolled incursion, usually from unauthorised vehicles, and to protect it from the effects of on-road traffic accidents, etc., Clapham Common is defined by stretches of post and rail fencing.

This fencing, some of which is quite extensive in terms of distance, is predominantly composed of wooden posts with steel poles running between them to form low rails. Due to their age and past damage from vehicles, sections of this fencing are starting to deteriorate or have had to be removed for safety reasons. In some places the old fencing has been replaced by stout wooden or metal bollards, without rails, which offer continued boundary protection but are easier to maintain, whilst still giving pedestrians free access to the site.



**Figure 37. Clapham Common North Side, showing a typical boundary onto Clapham Common on the right hand side (London Borough of Lambeth)**

There are also some sections of wood and metal fencing or railings within the Common itself, which define sensitive or special areas of facilities such as that surrounding the central Greenwaste Site, the two playgrounds and paddling pool, the parents and children’s play area next to the Bandstand, and around the grounds of Holy Trinity Church.

There are a number of metal vehicle access gates at various locations across the Common. These vary in style due to their age and function, and are distributed around the Common's boundaries to provide authorised vehicle access. Although some gates are normally kept locked during the day, others are left open during normal working hours and are securely shut at night or when there is a need to minimise illegal vehicle trespass.

**5.3.2 Buildings and Heritage Assets**

Compared to ten years ago, there are slightly fewer buildings on Clapham Common, due to unsafe or unoccupied facilities having been demolished. This included an old keeper's lodge next to the Bowling Green café and tennis courts, a brick building containing male and female toilets opposite Clapham South Station and the Deep Level Air Raid Shelter, a large brick sports changing block adjacent to the Rookery café and skatepark, and a toilet block in the Polygon in the extreme north-eastern section of the Common.

However, the Common still contains a series of buildings which are in use or due to be re-let, and which contribute to the maintenance and character of the site, although their visual and architectural styles are somewhat variable, as are the materials they are constructed of.

**a) The Bandstand**

The key focal building on Clapham Common is the Bandstand and its associated café building, both of which were restored in 2005-06 with Heritage Lottery and council funding. The Bandstand contains an undercroft which is used for storing equipment, and a supply of power for events that take place on the Bandstand during the spring and summer months.



**Figure 38. View of the Bandstand at Clapham Common, looking westwards (London Borough of Lambeth)**

The nearby Bandstand Building contains a popular Italian-themed café called “La Baita” with its own kitchen and toilets which uses part of the space outside for seating. At the rear of this building are rooms used for storing bicycles for various cycle training schemes, and for storing equipment used by local volunteers and a ‘Community Payback’ reparation scheme run in conjunction with the London Probation Service

Located around the southern and south-western sides of the Bandstand Building are low wooden planters which are used to grow herbs and vegetables by the ‘Bandstand Beds’ community gardening enterprise (see later), as well as water butts for collecting rainwater from the building’s roof for watering these crops.

#### **b) The Bowling Green Pavilion and Cafe**

Located along the western edge of the Common are a complex of buildings associated with a pair of bowling greens and a set of tennis courts and cricket practice nets. The principal building is a charming single storey wooden and brick building called the Pavilion, which was originally used by bowling clubs for changing, storage and meetings. With the decline of interest in bowling and running clubs, the building is now used for booked events and activities, as well as meetings for groups associated with the running of the Common.

The Pavilion was refurbished in 2012 as part of the improvements made to the adjacent tennis courts and cricket nets. On the western side of the Pavilion are male and female public toilets, and on the eastern side is a small kiosk which is used by the council’s leisure services provider GLL (Greenwich Leisure Limited which operates under the brand ‘Better’) as an office to take bookings for the tennis courts/cricket nets, and to inspect and maintain these facilities.

To the north-west of the Pavilion is a small building known as the Bowling Green Café made of wood and brick, which is leased out for the sale of various refreshments and is a popular attraction for users of the Common living or commuting along its western sides.

#### **c) Battersea Rise Changing Rooms**

Located roughly in the centre-west of the Common, alongside the junction of The Avenue and Clapham Common West Side, are a large set of buildings which are used as changing rooms for the football and other sports clubs who play on this site throughout the year, especially during the normal amateur football season. Though well used the changing rooms are in urgent need of improvement, including better toilets and storage space, and this is highlighted as a key priority for investment in the Common.

Alongside the changing rooms is a small standalone building which used to be a set of public toilets. This has been out of use for some time, and is at constant risk of vandalism. Subject to acceptable condition surveys, this building could be redeveloped as a small café with an internal toilet, which would be popular given the nearby Battersea Rise playground and the constant foot traffic past it. If it is not possible to renovate it, the building could be demolished and the footprint retained for future occupation by a more modern functional building.

#### **d) Windmill Drive – Depot and Spinney Nursery**

Located at the eastern end of Windmill Drive are a series of interlinked buildings associated with the management and use of the Common. The most noticeable building is the Spinney Nursery, which is occupied and used by two local primary schools for extended learning, outreach and special educational needs purposes. The Spinney building is surrounded by its own area of enclosed open space, which is used for outdoor play and learning, including a successful ‘muddy schools’ programme of ‘forest school’ type activities.

Further to the east of the Spinney, beside the Windmill playground, is the Clapham Common Depot, which is the centre of all grounds maintenance operations associated with the Common, including storage of equipment and machinery. Outside the depot on its western side, facing the playground, are a set of male and female toilets, and in front of these is a small area used for growing fruit bushes and vegetables which is also maintained by the Bandstand Beds community gardening project.

**5.3.3 Standing Water - Eagle, Long, Mount and Wildlife Ponds**

There used to be at least 19 ponds at one time on the Common, mainly created from gravel extraction pits or formed from boggy ‘hollows’ in the undulating traditional landscape, but most of these have been filled in or lost to other functions (Figure 39).

The largest of these is Mount Pond which is located in the centre-west of the Common, and contains a large mound (hence its name) which was created from abandoned overburden left behind when the original gravel was extracted (Figure 39). The pond is one of the Common’s three registered fisheries, and contains a mixture of coarse fish species, mainly common, mirror and ghost carp. The pond was restored between 2010 and 2012 following a major blue-green algal bloom and subsequent fish death incident in 2007. This included draining, desilting, planting new marginal reedbeds, installing floating islands and a new wooden boardwalk.



**Figure 39. Print by Joseph Powell, dated 1818 to 1823, with a ‘view’ of Mount Pond, showing the undulating nature of the original Common (London Metropolitan Archives)**

Long Pond is the second largest body of water on site, located in the north-eastern corner of the main Common (Figure 40). Originally a gravel extraction pit, it was then used as a boating lake for sailing model yachts and other wind-powered vessels. It is the most 'hard landscaped' of all the ponds on the Common, and is bounded by a vertical concrete edge with no marginal vegetation or floating wildlife features, which is preferred by those sailing model boats. However, it is still a registered fishery although not normally open for active fishing, and is used as a 'reserve fishery' to hold additional stocks of coarse species, mainly carp with some tench.



**Figure 40. View of Long Pond, Clapham Common (London Borough of Lambeth)**

Eagle Pond is the third largest of the ponds on the Common, and is another ex-gravel extraction pit, with a small island in the centre dominated by a large willow (Figure 41). It gets its name from 'Eagle House', which used to sit opposite the pond on Clapham Common South Side but has since been demolished.

The pond was restored in 2005 with draining, desilting and additional marginal planting. New recycled plastic fishing platforms were installed in 2017 to add to, and gradually replace, older wooden platforms. Eagle Pond is the third of the registered fisheries on the Common and is popular with novice and young anglers, and contains a greater diversity of coarse fish species, such as common carp, gudgeon, roach and perch.

The fourth and final water body on the Common is a small 'wildlife pond', which is situated beside Eagle Ponds in a shallow depression on its western side. It was created in 2015 with funding secured by the Friends of Clapham Common, and is designed to capture rain as well as water over-spilling from Eagle Pond when it is full. It is too shallow for fishing so is primarily managed as a 'wildlife resource' to offer additional habitat for birds, invertebrates and amphibians, especially when Eagle Pond is being used for fishing. The pond is often used for pond-dipping activities, and functions as a 'floodwater' storage basin to collect excess surface and pond water during heavy rainfall incidents.





**Figure 41. View of Eagle Pond, Clapham Common (London Borough of Lambeth)**

#### **5.3.4 Playgrounds and Paddling Pool**

Clapham Common contains two playgrounds. The first one is in the north-eastern sector and known as the Battersea Rise Playground, and the other is in the centre-east of the Common called the Windmill Drive Playground. The Battersea Rise playground tends to contain equipment more suited to younger children, whereas the Windmill Drive one contains items that cater to a much wider age range.

In the north-eastern sector of the Common is a large paddling pool constructed on the foundations of an ex-pond called Cock Pond. The paddling pool is based on a concrete liner and isolated from the rest of the Common by low fencing and gates. It normally operates from the second May Bank Holiday until the end of September each year, and uses a recirculating pump and filter system. It is relatively old and its large, deep profile means it is difficult and expensive to completely fill, and its concrete surface is challenging to repair and clean. However, it is a popular asset for the Common, especially for children in the summer season.

#### **5.3.5 Sports Equipment and Facilities**

Clapham Common is well provided for in terms of sports, with an amazing diversity of different activities taking place on it right through the year. Alongside popular activities like grass football, crown bowling, basketball and tennis, it is used for unusual sports like Aussie Rules Football, touch rugby, rugby football, softball and ultimate frisbee! The Common is as well used for informal sports such as family kick abouts, badminton and rounders as it is for more formal games on designated marked pitches or courts.

Clapham Common contains around 11 grass marked football pitches, along the northern side, but other parts of the site are regularly marked out for more special sports like softball or touch rugby, which tend to be on the southern, central and eastern fields.

The Common also contains two defined 'sports zones' where there is a focus of various sports activities. The main one is around the Bowling Green Pavilion alongside the Avenue on its western side, where there are tennis courts, two bowling greens, cricket practice nets and small fields that can be used for school sports days. The other sports zone is located alongside the southern side of Rookery Road in the northern part of the Common, which consists of tarmac-surfaced basketball and netball courts. Alongside the courts is the 'Rookery Café', which is currently being refurbished, as well as a small skatepark, which is extremely popular with children and young adults for skateboarding and BMX bikes.

Clapham Common is very popular with those jogging and exercising for personal fitness, and whilst most people run or exercise on their own, it is also used by personal trainers or various 'boot camp'-style schemes, e.g. British Military Fitness, who charge clients for their services. These commercial sports providers are gradually and steadily being brought under a licensed scheme whereby they pay for use of the Common, and so numbers of operators/clients and the areas being used are strictly regulated to prevent conflict with other users.



**Figure 42. Early morning view of people using the outdoor gym equipment on Clapham Common for fitness training (London Borough of Lambeth)**

### 5.3.6 Greenwaste Site and Community Garden

In the centre-south of the Common, between Mount Pond and the Windmill Depot, is a triangular area fenced off from the rest of the Common and surrounded by hedges and trees, known as the 'Greenwaste Site'. This site was always used as a convenient 'dumping ground' for excess rubbish and debris, as well as greenwaste and leaf litter.

The site is gradually being rehabilitated as a mixed-use facility for the storage and recycling of greenwaste for mulch and compost, alongside a small section which has been fenced off and developed as a 'community garden' or food-growing area. This is now managed by Bandstand Beds, and contains a water supply, bonded gravel paths, a polytunnel, a storage container (which can also be used as a kitchen), and planters and raised beds used for growing a large range of fruit, vegetables and herbs.



**Figure 43. Aerial view of the community garden inside the Greenwaste Site on Clapham Common (Clapham Common Bandstand Beds)**

The remainder of the site is subject to plans, currently being developed, to lay out new porous surfacing (for vehicle movements and standing) and greenwaste storage bays which allow leaf litter, tree/shrub cuttings and grass arisings to be placed in bays, chipped and windrowed to create mulch and compost for reuse on the Common. Another section of the site will be used for storing recyclables (e.g. metal) and general waste, as well as additional equipment storage.

The boundary embankments with hedges and trees need to be reduced, removed and replanted to help free up space within the site for equipment and storage bays. This will be done sensitively but will be to improve the ecological diversity of the boundary vegetation whilst also providing a better visual and sound screen around the site for when it is in use.

### 5.3.7 Edge Features, Grasslands and Trees

Clapham Common contains an extensive network of edge features such as open and rough grassland, hedges (native, ornamental and mixed), trees and herbaceous shrubs, and of various depths and complexity. Most of the eastern boundaries of the Common are fairly open in character allowing for good sightlines and views, whereas large sections of the western boundaries are dominated by dense or shading shrubs, trees and some hedging.

Large sections of the Common are composed of grassland interspersed with a mixture of mature and young trees either as individual standards or in clusters. Although large sections of the Common need to be maintained as 'amenity grassland' to provide space for ball sports, events and activities like dog walking, there has been a steady and planned 'relaxation' of grassland management where this is both appropriate and beneficial for biodiversity or to deter unauthorised sports or events. Large sections of the Common where it runs alongside busy main roads, e.g. Clapham Common South Side or the Avenue, have been planted up with native spring flowering bulbs and are now less intensively maintained (Figure 44).



**Figure 44. Spring flowering bulbs on part of Clapham Common (Bob Robinson)**

The Common contains an impressive assemblage of mature, semi-mature and young trees, especially over 100 large London Planes, of which most are in defined avenues along roads running through or alongside the Common such as the Avenue, Long Road and Clapham Common North Side. There are relatively few non-natives on the Common, apart from the London Planes, horse and sweet chestnuts and some false acacia, and the current policy is to replace any dead or dying non-natives, where appropriate, with native species such as alder, oak, field maple and lime.

The Common contains two areas of mixed species deciduous woodland, called Battersea and Nursery Woods, although there are also various clusters and stands of trees in other locations, either to act as windbreaks or to screen buildings or sports pitches (Figure 45).



**Figure 45. View of Nursery Wood, Clapham Common, showing contrast between amenity grassland and more naturalised areas (London Borough of Lambeth)**

### **5.3.8 Nature Conservation Features**

Clapham Common contains a diversity of features that were created or are managed for nature conservation benefit, although they often have multiple uses including play, education and events, and these will be described in more detail later. At the very core of the Common is an 'Ecology Zone', where the emphasis is on creating and maintaining habitats and features which have ecological value, and help 'connect up' various parts of the whole site so as to allow wildlife to migrate freely around or colonise new locations. This zone includes the Bandstand, Eagle and Mount Ponds, as well as the two existing woodlands, plus numerous areas of rough or meadow grassland.

Battersea and Nursery Woods are seen as key elements of the Ecology Zone for the Common, but now require regular intervention in order to prevent dominance by invasive or non-native species like false acacia, elder, cultivated plum and sycamore. The two woods experience some antisocial behaviour and night-time activity which can create an accumulation of litter and debris which collects in dense scrub and thickets. An intervention and improvement programme has been developed for the woods and this is now being implemented which will also create new open glades and promote safe access and increase positive uses.

Another key element of the Common’s nature conservation interest are its ponds. Eagle and Mount Ponds, as a consequence of the recent restoration and marginal enhancements, contain numerous features of ecological importance, such as marginal reedbeds, planted floating islands and a better diversity of fish species in the water, which helps promote a greater diversity of aquatic invertebrates. The new wildlife pond adjacent to Eagle Pond is also gradually developing as a valuable wildlife feature, coupled with surrounding scrapes and raised soil mounds which contain pollinator-friendly herbaceous shrubs and long grasses.



**Figure 45. Mount Pond, Clapham Common, showing marginal reedbeds and boundary trees (London Borough of Lambeth)**

**5.3.9 Toilets, Seating and Bins**

Clapham Common contains various public toilets; there are adult male and female toilets next to the Windmill Drive playground, and separate male and female children’s toilets within the adjacent playground; there are also male and female adult toilets in the Pavilion building beside the bowling green and tennis courts. There is an automatically operated ‘Universal Super Loo’ (USL) at the southern edge of the Common almost opposite Clapham South underground station. Toilets are also available inside the La Baita Bandstand Café building, although these are maintained and managed by the café owners.

Clapham Common contains a large number of litter bins in various locations, including over 100 standard 82 litre capacity bins with additional large capacity ‘Eurobins’. The current mixture of styles and colours is being resolved by all new or replacement bins being of a single design and colour. The Common also contains numerous benches; although at one time there was too much variation in designs and colours this is being addressed by new or replacement benches being a single design appropriate to the Common’s landscape and heritage status.

# 6. Clapham Common is a Welcoming Place

## 6.1 Objectives

To be a safe and welcoming place, Clapham Common:

- 6.1.1. Has key entry points onto and views across it that are open and well maintained to create a positive welcoming experience for regular users and visitors alike;
- 6.1.2 It contains signage which guides, welcomes and informs the public, and makes them aware of what's available, what's going on and what they can do;
- 6.1.3 It contains a range of features, including cafes, play areas and sports facilities, which are attractive to the community regardless of age, ethnicity, background or income, and which are available throughout the year or at peak periods of demand;
- 6.1.4 Its features, furniture and fixtures are all well maintained, safe and attractive, and free of litter, damage or danger.

## 6.2 Management Actions

The first time visitor to Clapham Common should be impressed by how welcoming and attractive the Common is, and for regular visitors the impression should be that the Common remains as such and there is no measurable deterioration in quality. Features of particular importance include good and safe access, pedestrians taking priority over vehicles (including cycles), effective signage to and within the Common, and something for everyone.



**Figure 46. Aerial view of the Polygon area on Clapham Common, showing features designed to maximise safe access for all abilities (Clapham Omnibus)**

**6.3 Accessibility**

Although Clapham Common is relatively flat and easy to gain access to for most key facilities, some areas are not fully accessible to the public, even though they are on what is designated as common land. Running alongside Windmill Drive are features securely fenced and gated off either for health and safety reasons, in the case of the Greenwaste Site and the Clapham Common Depot, or for child protection measures with the Spinney Nursery.

The eastern section of Windmill Drive also runs alongside a number of private residential and commercial properties which are not part of the designated Common, such as the Windmill Public House, where public access is restricted to public roads and pavements.

There are also internal gates such as into the two playgrounds, tennis courts, walled garden and bowling green, but these are not locked unless in an emergency or to isolate defective facilities. Certain areas such as the ponds and community greenhouses are fenced off and have gates that are normally kept shut or locked for reasons of safety or security.

Clapham Common has good access for disabled people because of the numerous hard paths which criss-cross the site, as well as large areas of hardstanding around key 'honey pots' like the cafes, the playground, sports facilities and ponds. To maintain good access for the less abled, the priority is to ensure hard paths and areas are adequately maintained, so they are free of potholes, tree root damage, flooding or eroded tarmac.



**Figure 47. New compacted gravel paths within the community garden on Clapham Common to provide safe public access (Clapham Common Bandstand Beds)**



Clapham Common is open seven days a week, 365 days a year, and all entrance points are kept open and sightlines maintained to maximise safety. Where entry points are bounded by surrounding vegetation, this must be kept low or back from paths and entry points to improve views and remove any sensation of being 'closed in'.

Vehicle access to the Common is restricted to a specific number of gates such as on Rookery Road, Windmill Drive, Battersea Rise and Clapham Common West Side, although there are areas where gaps in the boundary fencing can allow vehicles through. The intention is to progressively seal off these gaps so they are vehicle proof whilst still containing small gaps wide enough for pedestrians, cycles and pushchairs to pass through - this is essential to retain the open and accessible character of the Common to the general public.

The Common falls within provisions of the Disability and Discrimination Act (DDA 1995) and as such it takes reasonable steps to remove, alter or avoid barriers to equal access. An annual access audit should be carried out to ensure any barriers are addressed.

Although access within the Common is good there are issues around surrounding roads as these are used by cars where views around obstructions are not always good. Therefore, to minimise the risk of collision accidents with pedestrians or cyclists, traffic calming measures are required, and have been implemented in some locations, at entrance points into the Common. Although outside the remit of the Common's management many of these schemes have significant benefits for small children and elderly people, and form part of a wider traffic-calming strategy around the Common, such as 'speed humps' and new crossings.

The Common is heavily used by walkers given its proximity to numerous underground stations, local schools and bus stops. There is presently one designated cycling route within the Common which runs along internal paths from Broomwood Road in the west, from Cavendish Road in the south east, and from Narbonne Avenue in the east; these paths converge onto Windmill Drive and then take a north-south route through the middle of the Common up to Cedars Road in the north, where they then connect to other important cycle routes going into the city and other parts of south and central London.

#### **6.4 A Visible Presence**

Clapham Common contains an active grounds maintenance depot, which means that staff are always present on site throughout the day and week. This provides constant reassurance, with staff having a strong devotion to the Common, creating a strong sense of ownership, excellent site knowledge to be passed onto visitors and a familiar public face. Staff are also uniformed so they are readily identifiable and carry identification if required.

#### **6.5 Buildings**

Clapham Common contains a mixture of buildings which attract regular users for various reasons and act as focal points to welcome to both them and first-time visitors, especially through the use of signage, landscaping or planting, and well-maintained paths and gates which provide safe and easy access.

Key facilities include three cafes (the La Baita café at the Bandstand, the Bowling Green café, the Rookery Road café), the Spinney children's nursery and the park depot. These all work to make the Common feel welcoming and reassuring, and so management aims to keep them and their surrounds safe, clean and presentable, and address issues which might be acting as barriers to access.

## 6.6 Signage

Signage on Clapham Common is regularly reviewed, updated and added to inform and educate users about the Common. Signage can also provide relevant information and convey important public messages, such as guiding and managing public behaviour, and helping reduce conflict between various users.

### 6.6.1 Entrance Signs

Large entrance signs are installed at points where pedestrian access is highest. These are large dark green heritage style signs and include a large schematic map, oriented to reflect where the viewer is standing, identifying main internal features and access points, along with logos of funders and partners (Figure 48). The design and artwork for the entrance signage is shown below, and inform the public of:

- The site's name so users associate the open space with a standard name;
- Basic site history and how it developed over time;
- A list of the main facilities and features on site;
- 'Good rules' – asking the public to respect the site and use it appropriately;
- Contact details – who to contact for further information or report a problem.

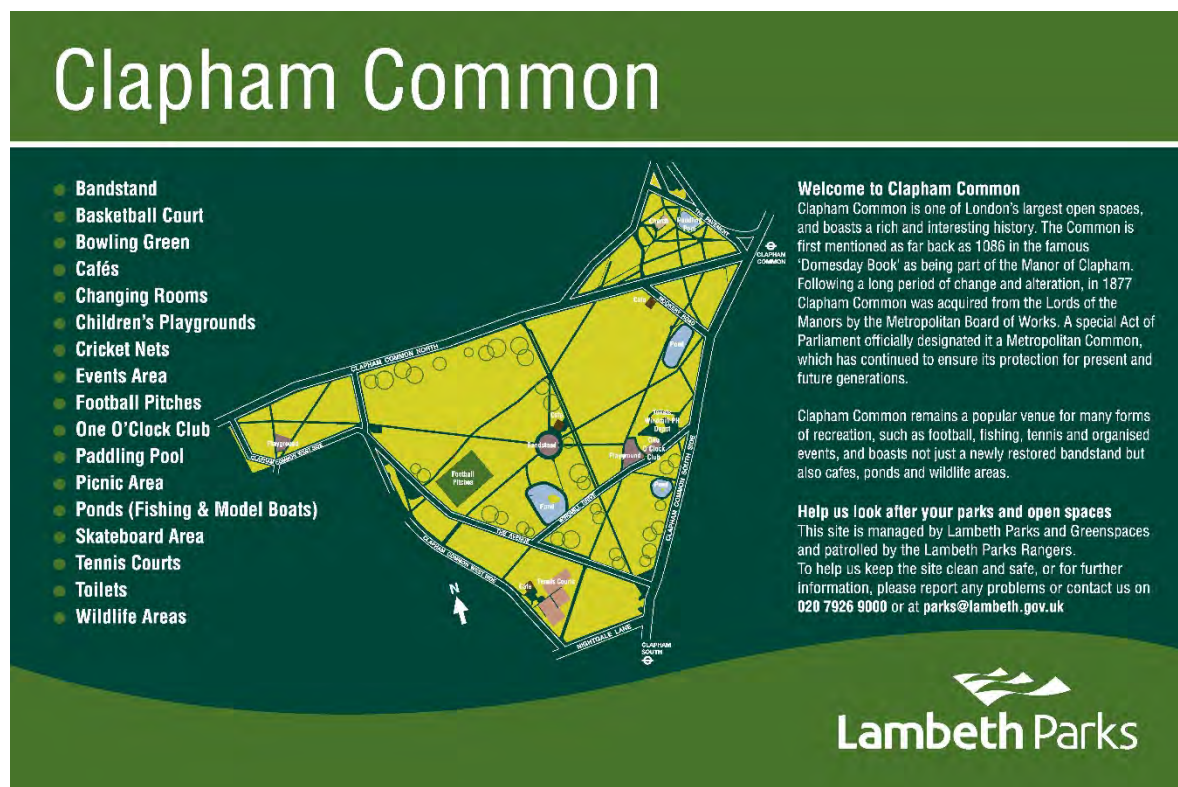


Figure 48. Main entrance signage for Clapham Common (London Borough of Lambeth)

### 6.6.2 Directional Signage

Clapham Common contains a number of 'fingerboard' style directional signs within the main site to direct the public to key features such as the playground and toilets (Figure 49). Access audits identified, given the Common is surrounded by numerous areas of housing and many roads, that it would benefit from additional signage to direct people to other key facilities from main transport hubs, e.g. Clapham Common and Clapham South underground stations.



Figure 49. Directional signage for Clapham Common (London Borough of Lambeth)

### 6.6.3 Information Signage

Clapham Common contains features of regular visitor interest such as the playground and paddling pool, and specific signage is installed at the entrance to these facilities, often to advise as to the regulations controlling their use.

Another type of signage used on the Common relates to information about historical or recreational features such as the Bandstand and ponds. This interpretative signage is installed close to these features, in a 'lectern style' that is angled so it can be easily read, and provides a summary of the history of these features along with suitable images. Figures 50 and 51 are examples of some of the lectern style interpretative signage provided on the Common.

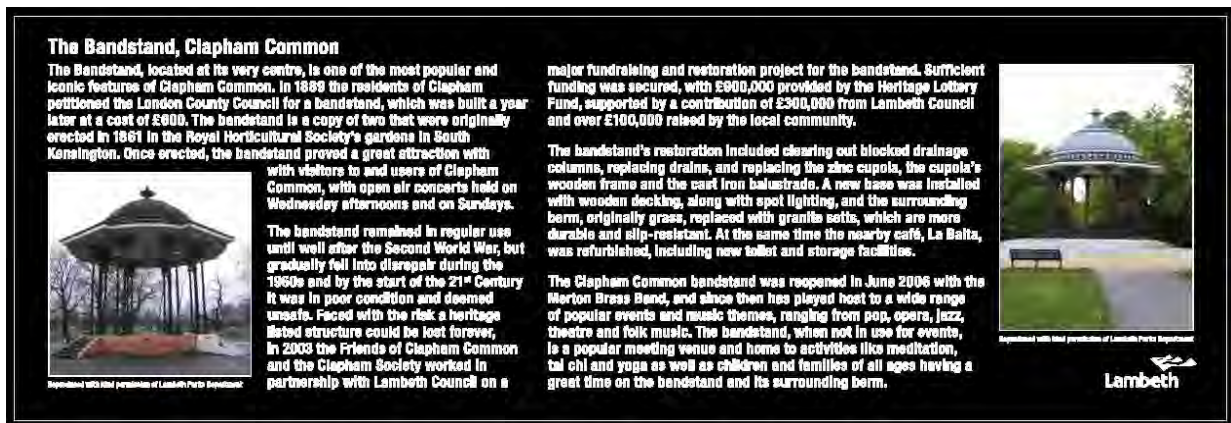


Figure 50. Design for interpretative signage panel for the Bandstand on Clapham Common (London Borough of Lambeth)

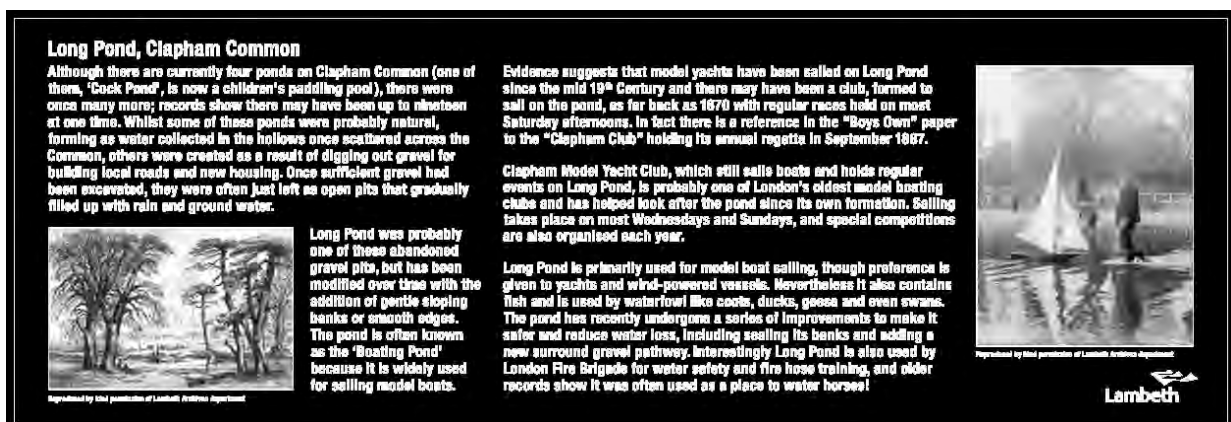


Figure 51. Design for interpretative signage panel for one of the ponds on Clapham Common (London Borough of Lambeth)

Other features, which may have a more complex history that the public may wish to understand and interpret, have larger vertical panel type signs associated with them. An example of this is the Deep Level Air-Raid Shelter which is situated opposite Clapham South underground station, and shown in Figure 52. This structure, both visible on the surface and hidden underground, is associated with a long history relating to its creation and use, which was felt to justify a larger sign with more text and images.



**Figure 52. Large format interpretative sign for the Deep Level Air Raid Shelter on Clapham Common (London Borough of Lambeth)**

**6.6.4 Behavioural Signs**

Clapham Common contains a variety of signage to inform and educate users about good rules of behaviour and to avoid conflict with others. Examples of behavioural notices include:

- Signage at entrances to the playground and wet play on what is permitted or not;
- 'No Dogs Allowed' signs on gates into playgrounds, dog-free areas and games courts;
- 'Please close the gate' signs on gates into the Walled Garden;
- Signage warning of deep mud or ice on the ponds;
- Signs at key crossing or entry points to remind people to look out for other Common users;
- Signs to remind vehicle drivers of a speed limit (5 mph) at vehicle entrances.

These are fabricated in aluminium plate, or in vitreous enamel and are cheap to make and replace if damaged. This signage can also be erected as required and left in place as a permanent reminder or removed once a particular problem has been dealt with.

## 7. Clapham Common is Healthy, Safe and Secure

### 7.1 Objectives

To be healthy, safe and secure, the following objectives are developed for Clapham Common:

- 7.1.1 Issues on the Common that affect or compromise public safety, such as dogs, cycling or drinking are addressed and appropriately managed;
- 7.1.2 Actions to maximise sightlines and natural surveillance are taken, and features that attract crime or antisocial behaviour are removed or reduced;
- 7.1.3 Meetings involving council, Police and community identify and resolve issues affecting public safety or perceptions relating to crime or antisocial behaviour;
- 7.1.4 A Sports Strategy for Clapham Common is in place and implemented to manage formal and informal sports and recreational use;
- 7.1.5 Use of the Common for commercial sports and fitness activities is properly regulated and trainers/organisers are under license or contract;
- 7.1.5 Opportunities and areas for informal play, including the nursery, playgrounds and paddling pool, are properly managed and actively promoted

### 7.2 Management Actions

Clapham Common must be healthy, safe and secure for all users. Relevant issues that impact upon personal safety or create negative perceptions must be addressed and implemented on the ground, and any new concerns which arise addressed promptly and appropriately. Of particular importance is a) equipment and facilities that are safe to use, b) people can enter, leave and move across the Common in relative safety, c) dog fouling is prevented or kept under control, d) unsafe features are quickly repaired or removed, and e) there is signage to inform people on what to do in an emergency or how to report problems.



**Figure 53. People relaxing on Clapham Common (Jeremy Keates, This is Clapham)**

Clapham Common is perceived as safe and well cared for, not only because there are visible staff but also because there is a constant flow of users through the average day providing reassurance and confidence. The Common has a relatively low incidence of violent crime compared to other open spaces in London and Lambeth, but has in the past been affected by an occasional 'crime hotspots' or a perceived 'fear of crime'.

The Common is managed to ensure that negative perceptions are reduced or removed, and no hotspots are allowed to persist. As in most urban Commons, some vandalism and graffiti occurs, but it must be quickly responded to and addressed.

### **7.3 Risk Reduction and Management**

Audits are undertaken annually to identify safety issues which generate a set of risk assessments along with actions to reduce the likelihood of accident, injury or crime. The annual risk assessment for Clapham Common, which is included in Appendix 3, is compiled by the Operations Team and identifies actions to be implemented to balance the needs of personal safety and wellbeing against normal public use. All officers who work in the Common are issued with the assessment and perform their duties to comply with actions in it.

Grounds maintenance staff, being present on site, play a crucial role in ensuring the Common is safe, taking action to remove or reduce risk. Staff inspect the site at the beginning of each day when coming on duty and opening buildings; this gives them an opportunity to identify defects and isolate, repair or report them for further action. Because of the presence of on-site staff, vandalism and antisocial behaviour can be observed and reported immediately. The causes and consequences of any incident are assessed to see what preventative measures can be introduced to prevent further damage to or loss of property, or reduce any risks.

Accident and incident reporting books are available in the Operations Manager's office which is used to monitor and take action on incidents affecting safety or protection of assets. These reports include not just incidents reported to staff but any passed initially to the Police. Information from these reports is used to compile crime statistics shared with the Police and Lambeth Community Safety but also to identify and target resources to remove risks, deter crime or improve surveillance and safe access.

### **7.4 Playground and Paddling Pool Safety**

Equipment in both playgrounds on the Common, and the paddling pool when in operation, are inspected daily and any defects reported. Any defective equipment is repaired or decommissioned until specialist repairs are made by qualified staff or an approved contractor operating under an annual service level agreement.

Qualified staff inspect the play areas and paddling pool quarterly and provide a written report to the Operations Manager, detailing defects in equipment, surfaces or play area infrastructure. Play equipment is also subject to an annual independent inspection carried out on behalf of the council's insurers. Any defects are reported and repairs made or decommissioned and replaced by newer items as and when resources permit.

The paddling pool, although relatively old, is regularly maintained during the normal summer season when it is open for use and filled with water (Figure 54). This includes regular testing of water to ensure compliance with statutory regulations for chlorine levels, temperature, acidity and the presence of harmful bacteria. The pool operates on a closed loop water recirculating system, but is still regularly drained, washed and refilled to prevent the buildup of algae and dirt or when there are incidents that could pose a risk to users, e.g. broken glass in the pool or after heavy use (which raises the risk of contamination).



**Figure 54. The paddling pool at Clapham Common, filled and read for use: even adults and clowns from Zippo's Circus need to be looked after! (London Borough of Lambeth)**

## **7.5 Community Safety**

Clapham Common is regularly patrolled by police officers and PCSOs from both Lambeth and Wandsworth Borough Commands; this is because the Common is 'split' across two separate London boroughs and so the respective operational police teams for each borough cover that part of the Common within their jurisdiction. However, in reality police from both boroughs often cover the whole site in terms of dealing with incidents or undertaking various operations. These police teams play a major role in terms of regular patrols to challenge antisocial behaviour and deter crime, and to keep certain 'high risk' areas or facilities under supervision.

Working alongside the Police on Clapham Common are the community safety teams for Lambeth and Wandsworth Councils, who aim to reduce crime, improve quality of life and make each borough a safer place. They also work with the Police, Probation, Prison and Fire Services, and a range of other community organisations as required.

Like all large open spaces, Clapham Common experiences regular incidents of 'rough sleeping', where individuals 'sleep out' on the site overnight or even during the day, not always because they are homeless but equally because they have issues being associated with other members of the public, including in shelters or hostels. These and other members of the local 'street population' can cause issues in terms of the unauthorised occupation and use of important buildings and facilities, or can cause concern and distress to other members of the public using the Common.



**Figure 55. Battersea Woods on Clapham Common, a priority for regular monitoring and joint operations to manage antisocial behaviour (London Borough of Lambeth)**

Since 2011 Lambeth Council has worked closely with a London-wide charity called 'Change Grow Live' ([www.changegrowlive.org](http://www.changegrowlive.org)), which works with members of Lambeth's street population, to help direct them away from 'sleeping rough' on the Common, mainly for their own safety and wellbeing, and to help them access appropriate counselling, treatment and rehabilitation. This enables staff to report any persons sleeping out on the Common and enable them to access services which provide the support they need, and reduces the frequency of incidents of rough sleeping or unauthorised camping. This scheme also allows police officers to become involved if necessary if the person of concern does not intend to leave the Common, or whose behaviour and conduct might put the public or the site at risk.

Lambeth Landscapes also acts as the coordinator of an informal 'Clapham Common Neighbourhood Watch' programme, which aims to:

- a) Promote awareness of and compliance with the Parks and Open Spaces Byelaws as applied to Clapham Common;
- b) Make various user groups and the wider public feel confident they can invest time and resources in visiting, using and improving Clapham Common;
- c) Act as a source of advice to users, complementing services provided by the police and other agencies, so that staff and the public exchange and act on intelligence relating to antisocial, behaviour, crime or public safety issues on the Common;
- d) Monitor behaviour in and use of the Common to identify ways and opportunities to encourage positive activities.



The success in dealing with crime and antisocial behaviour is constantly assessed, including through evaluating crime and disorder statistics for Clapham Common, which are collected regularly, to identify if any changes in incident type, frequency or distribution can be attributed to actions taken by the council and community, and what changes or improvements might be required to improve the reporting and resolving of issues.

## **7.6 Lambeth Parks & Open Spaces Byelaws**

Clapham Common is covered by a set of 'local laws' specific to Lambeth's parks, commons and other open spaces which are known as the "**Lambeth Parks and Open Spaces Byelaws**". These are designed to encourage, regulate and manage the proper use of and sensible behaviour in public places; they are usually made and enforced by councils or other public bodies, and the police have the powers to enforce them as well.

The new byelaws came into force on 6<sup>th</sup> April 2005 and replace an older set of byelaws which dated back to 1932. The new byelaws reflect the different ways open spaces are now used, and are easier for people to understand and the council to enforce. The byelaws contain information on how the council manages activities on Clapham Common, which include:

- the children's playground and play equipment
- travel and transport, including use of cycles and motor vehicles
- sports activities, e.g. field sports or ball games like football or tennis
- preventing damage from bonfires, fireworks or parking.

The Common is also covered by other laws not mentioned in the byelaws. This includes drinking alcohol (the whole of Lambeth and Wandsworth are covered by a blanket order against inappropriate public drinking), litter and graffiti, with powers available to council and police to take action or deal with offences including being drunk, disorderly or aggressive. The byelaws can be enforced by any officer of the council and police; the first objective is to inform and educate, so an offence is not committed or repeated. However, if an offender takes no notice or continues to offend, the council can take down details as evidence for prosecution. The maximum fine for a breach of the byelaws is £500 on conviction.

## **7.7 Dogs and Dog Control**

The current byelaws do not specifically mention dogs, either the prohibition of dog fouling or keeping dogs under control or out of certain areas. This is because byelaws are supplemental to existing legislation and cannot describe offences for which there are already laws or regulations in force.

The London Boroughs of Lambeth is covered an order made under the Dogs (Fouling of Land) Act 1996. This order, made in June 1997, makes it an offence to allow a dog to foul the ground in any public space to which the public are "entitled or permitted to have access" – this includes all areas within any of the borough's commons and public open spaces which it manages. Under this order, officers, including the police, can issue fines or seek prosecution for a person knowingly allowing a dog to foul or fail to dispose of any dog wastes.

However, it has long been realised that the scope and powers of orders made under the Dogs (Fouling of Land) Act are relatively limited, and do not attract sufficient penalties to deter most persistent offenders, nor compel a person in charge of a dog to give an accurate name and address to allow any fines or prosecutions to be enacted. The Act also does not confer powers to require a person to keep a dog out of a designated area, e.g. a playground, or give any instruction on how such offences could be enforced or offenders penalised.



**Figure 56. The Bandstand on Clapham Common in winter (London Borough of Lambeth)**

Recognising the current deficiencies, Lambeth Council is now consulting on the making of what is known as a 'Public Spaces Protection Order (PSPO) to address the shortcomings as to enforcing dog control and fouling. PSPOs were first created through powers given to local authorities by the Antisocial Behaviour, Crime and Policing Act 2014. PSPOs enable local authorities to prohibit certain activities or behaviours which are judged to be 'antisocial' or likely to cause offence or harm to local communities. PSPOs can be quite wide-ranging in terms of what is prohibited and where, and breach of any of these prohibitions can result in intervention by the police or council enforcement officers, and can ultimately result in a prosecution with financial and custodial implications.

Whilst powers to prevent dog fouling or to require dogs to be kept on leads or excluded from certain locations, including on the Common, are the priority for any PSPOs for the council, it does enable other unacceptable activities to be covered, such as cycling at excessive speeds or trespass (e.g. bringing cars and caravans onto the Common). A detailed consultation is now in progress to determine what a PSPO will cover and where, as well as how any offences will be reported, investigated and prosecuted.

In the meantime staff keep detailed records of incidents where dogs are involved, or where damage is caused to any items in the Common that can be attributed to dogs; these records are shared with the Police, Community Safety to identify trends or patterns that warrant increased surveillance or action taken against specific dog owners. This information is also shared with the Lambeth Dog Warden scheme, which operates a 24-hour service to recover stray or illegal dogs, which assists in allocating staff time to particular risk sites.

## 7.8 Sports, Health and Wellbeing

On any day of the year Clapham Common is heavily used by local residents as a popular place to get and keep fit and healthy, for sports like tennis, football, rugby, rounders and basketball as well as for fitness training, walking, jogging and even exercising dogs, all of which provide a strong sense of physical and mental wellbeing. The tennis courts on the western side of the Common are very popular with adults and children, and coaches run regular classes. These are well attended, although the coaches are keen to encourage more young people to use take part especially those from black and minority ethnic groups or from local social housing estates, who previously were not using the courts.

The basketball and skatepark area is an extremely well-used facility that particularly attracts children and young adults with a safe space, and has recently been upgraded and improved as part of the Common's ongoing restoration programme.

Clapham Common's grass pitches are heavily used during the football season, particularly by adults and youth clubs with members from many parts of Greater London. The pitches are supported by the changing rooms next to Battersea Woods, but these need upgrading. Many of the Common's fields are used for other grass-pitch sports like Aussie Rules Football and touch rugby, and also for informal family kick abouts, coaching sessions with schools and for running tracks during school sports days during the summer (Figure 57).



**Figure 57. Spectators watching Aussie Rules Football, one of the diverse sports activities taking place on Clapham Common (London Borough of Lambeth)**

Clapham Common also contains a series of 'stations' around its northern and western periphery which host sets of outdoor fitness equipment, and together form a 'trim trail' which can be followed round, unless users wish to stay at one specific station (Figure 58).



**Figure 58. Adults using the outdoor fitness equipment on Clapham Common, which are installed at various 'stations' (London Borough of Lambeth)**

Clapham Common is also popular for a series of 'health walks', which aim to increase people's basic levels of fitness and health through walking, especially those recovering from illness, surgery or at risk of coronary heart disease. Walks are led by an experienced instructor or self-led through local community action groups, although it is preferable that people with CHD or major illnesses select the led walks until their health and confidence is sufficient to walk independently.

## 8. Clapham Common is Well Maintained and Clean

### 8.1 Objectives

To be well maintained, the following objectives are developed for Clapham Common:

- 8.1.1 Litter and waste is well managed and not allowed to accumulate or cause nuisance;
- 8.1.2 Graffiti and flytipping is removed, and opportunities attracting such misuse are avoided;
- 8.1.3 Furniture, fixtures, signs and buildings are kept clean and presentable;
- 8.1.4 There are sufficient bins and in the right locations to cope with the litter generated, along with the provision of recycling points and active promotion of recycling including of greenwaste generated on site as part of the Common's ongoing maintenance.

### 8.2 Management Actions

Consultation with the public indicated how important a well maintained and tidy site was for everybody. Litter and waste management issues need to be adequately dealt with, the grounds, buildings and equipment must be well maintained, and all relevant policies should be in operation, monitored and subject to regular review.

### 8.3 Grounds Maintenance – Practical Management

Clapham Common is managed by London Borough of Lambeth as a 'public open space' for access to and use of during normal opening hours or for organised events; its management and maintenance is therefore focused on delivering this function.

Following public consultation and benchmarking exercise the maintenance of Lambeth's parks and open spaces was brought back 'in house' as a directly managed service on 1<sup>st</sup> April 2016 which is called 'Lambeth Landscapes'. As all grounds maintenance staff are now employed directly by the council this offers considerable economies of scale as well as greater flexibility in how resources and staff are allocated to manage the borough's public open spaces.

As part of the transformation process, a new grounds maintenance specification with performance indicators and monitoring arrangements, was which is attached as Appendix 4. The specification is output based in that it specifies a finished standard of service to be achieved by Lambeth Landscapes rather than the amount of work carried out. Staff inspect all areas to ensure the standard is maintained, whilst also ensuring Clapham Common is patrolled to remove litter and graffiti. Staff also carry out daily inspections of buildings and structures in the Common; details of these inspections and response times are described below.

Reactive maintenance is reported to a specialist team of staff called the 'Parks Improvement Team' (PIT), or external contractors if appropriate, who deal with issues according to agreed response times. These are, depending on critical impact on the safe and effective working of the Common and the protection of the staff and public, immediately, same working day, within 24 hours, within 48 hours or as planned work for longer time periods.

Any building and structural defects found by any member of the public can also be reported to Lambeth Landscapes via its Customer Call Centre on 020 7926 9000, out of hours on 020 7926 1000 or by email to [parks@lambeth.gov.uk](mailto:parks@lambeth.gov.uk). The Call Centre number and email address are displayed prominently on all entrance signs, and on any signs attached to buildings.

**8.4 Clapham Common – Maintenance Objectives**

Lambeth Council expects that maintenance and management of their open spaces enables all or most sites to progress towards a Green Flag Award. Clapham Common is now being managed to Green Flag Award standard, but sections of this plan identify further actions to secure and then retain an Award, and still improve standards further (see Appendix 2).

Rather than discuss allocation of resources to individual items which is already included in the Lambeth Landscapes Maintenance Specification (Appendix 4), Table 3 is a summary of how funding is allocated to Clapham Common as a percentage of total contract.

The majority of funding is on, in order of greatest value: a) litter collection, dog faeces and graffiti removal, b) grass management, c) shrub, border and habitat maintenance, d) sports equipment, e) infrastructure maintenance, f) play equipment, and g) water features. This is typical of the maintenance needs for a large, complex site which contains so many different facilities, and a high allocation for litter and waste management reflects the high standards specified as it is a major issue in a heavily used site of its size.

Within the funds available, this allocation and ranking matches well with what Clapham Common requires and corresponds to what user groups feel are priority, such as keeping it free of waste and litter, removing graffiti, keeping grass short for leisure use, ensuring footpaths and hardstanding are free of dirt or weeds, maintaining or improving heritage and wildlife features, and ensuring play and sports facilities are safe and useable.



**Figure 59. Table tennis facility beside the tennis courts on Clapham Common; facilities that require regular maintenance and repairs (London Borough of Lambeth)**

At present some maintenance services are being provided at no cost to the borough through the Probation Service's "Community Payback Scheme". These include litter picking, leaf clearance, painting benches and railings, and trimming overhanging bushes and epicormic removal on trees along the Common's boundaries and paths.

**Table 3. Breakdown of maintenance allocations at Clapham Common**

<b>Service Area</b>	<b>Percentage of Contract Value</b>
Litter and waste management	33%
Shrub, bed and border maintenance	19%
Sports facilities	19%
Grass maintenance	11%
Infrastructure maintenance	8%
Play facilities	5%
Water feature maintenance	5%

These following sections summarise the key maintenance objectives for Clapham Common. It is not exhaustive and is an expanded snapshot of what is in the contract schedules. Core maintenance objectives for hard and soft landscapes are:

#### **Hard Landscapes – Core Maintenance Objectives**

- Maintain secure boundaries and ensure entrances are welcoming and unobstructed.
- Maintain paths in a safe and clean condition.
- Keep paths free of weeds and maintain original construction profiles.
- Keep drainage gullies and inspection covers clear and address drainage problems to ensure durability of paths.
- Maintain condition of new internal fencing.
- Keep site furniture and signage clean and graffiti free.

#### **Soft Landscape – Core Maintenance Objectives**

- Maintain the integrity and formality of the avenues as key landscape features.
- Establish programme of tree works with aim of perpetuating historic planting design.
- Prune and coppice shrubs – this must be done sensitively and to high horticultural standard to ensure the planting design intention is realised.
- Manage shrubs to give structure, visual interest and increased species diversity.
- Shrubs must not reach a height or spread where they become a security issue.
- Ensure soil is ameliorated and cultivated appropriately.
- Ensure an evenly thriving and diverse range of planting.
- Provide seasonal interest in planting, varying the current scheme as required in order to establish a coherent and horticulturally pleasing effect.
- Lift and divide perennials annually or biennially as required to prevent plants becoming overgrown/control inconsistent rates of establishment.
- Keep path and beds neatly edged and maintain a consistent profile to edges.
- Planting should be planned in advance and plant choices reflect a coordinated approach across the seasonal bedding areas.
- Keep beds free of weeds at all times and watered in dry conditions.
- Maintain perimeter and internal hedges as semi-formal.
- Maintain amenity grass sward generally throughout the Common, but allow for other areas of long meadow or wildflower species rich grassland where appropriate.

#### **8.4.1 Entrances**

Trees and vegetation will be pruned back or removed at or close to all main entrances, internal and external, to present a more open feel and prevent damage or blocking of access. This supports key objectives in Chapter 7 to keep the Common safe and welcoming.

#### **8.4.2 Paths**

All paths must be in a safe and clean condition, free of weeds and their profiles maintained. Main paths must be regularly swept either by mechanical sweeper or by hand as necessary in between or where paths are not accessible to automated machinery. Any defects or faults in any paths must be reported so repairs can be undertaken or the problem made secure.

#### **8.4.3 Drains & Covers**

All drain gullies and inspection covers must be kept secure and free of leaf litter, weeds and debris. Any blockages of drains must be reported so that an inspection can be carried out and repairs or cleaning undertaken. Any poorly-fitting, raised, broken or defective inspection covers must be reported for action to be taken.

#### **8.4.4 Walls, Fencing, Railings and Gates**

All fencing and gates must be kept maintained and free of defects or corrosion. All boundary fencing must be in a secure condition and accumulations of weeds, vegetation and debris on boundary walls or metal work removed, and damage to gates, fencing or walls reported.

#### **8.4.5 Signage**

All internal/external signage must be kept clean and free of defects; any permanent damage or defects must be reported so signage can be replaced or upgraded.

#### **8.4.6 Infrastructure, Furniture, Fixtures and Fittings**

Staff are responsible for maintaining furniture, fixtures and fittings as specified in the contract for the site. They are also responsible for recording condition and share information with the Operations Manager so that remedial action can be taken. Where items of furniture or fittings have been damaged, lost or deteriorated, Lambeth Landscapes is responsible for commissioning replacement through an approved supplier.

#### **8.4.7 Buildings**

The principal buildings are the Bandstand, Bowling Green Pavilion and Toilets, Bandstand Café, Bowling Green Café, Rookery Café, Battersea Rise Changing Rooms, and Windmill Drive Depot and Toilets; all are in relatively good condition, having been recently inspected, repaired and/or restored. The public have access, albeit limited, to some or most of these buildings whereas staff or authorised visitors have greater access. All buildings to which the public have access must be maintained in a condition appropriate to their use. Staff open and visit each location to maintain buildings in a clean and hygienic condition.

Lambeth Landscapes is responsible for the structure, external fabric and curtilage of most of the Common's buildings, which includes repairs and security measures. The Windmill Drive Depot is used only by Lambeth Landscapes who are responsible for upkeep of occupied facilities and storage space; staff keep the inside areas in good order, ensuring rooms are tidy, free of litter and secure when not occupied. Although situated within the Common, the Spinney Nursery adjacent to the Depot is leased to and managed by two local primary schools.



Repairs to or upkeep of buildings is funded through service budgets (or capital improvement grants where available) and a contract is in place with a facilities maintenance contractor to commission programmed repairs and specialist works such as asbestos testing and removal, electrical and plumbing repairs, welding, roofing and fencing.

#### **8.4.8 Hard Surfaced Courts and Sports Areas**

Nets and posts in the tennis, netball and basketball courts and cricket practice nets must be correctly adjusted by staff, the courts kept free of litter, and problems are reported to the Operations Manager for attention or their action.



**Figure 60. Outdoor fitness equipment on Clapham Common, showing construction and specialist artificial plastic surfacing (London Borough of Lambeth)**

#### **8.4.9 Soft Surfaced Pitches and Associated Surfaces**

Staff are required to keep all grass pitches and associated surfaces free of litter and leaf debris, remove graffiti and report any problems to the Operations Manager for attention.

#### **8.4.10 Children's Playgrounds and Paddling Pool**

The playgrounds and paddling pool offer children access to exciting and rewarding equipment but these facilities are heavily used throughout the day or when in seasonal use. Appendix 4 details the specifications for maintenance of the playground and paddling pool areas, which should be read in conjunction with the Risk Assessment (Appendix 3). The main priorities are to ensure equipment is safe, clean and well maintained, and that any items requiring replacement or removal should be immediately isolated or replaced.

Each year playgrounds and play equipment identified for replacement or upgrading are highlighted through inspections, and Lambeth Landscapes allocates a budget, or bids for capital funds, to upgrade as required. However, where items are found to be dangerous the Operations Manager commissions their repair and replacement through the council's PIT Team. The paddling pool area contains a pump house and water circulating and sterilising system, which is regularly inspected and serviced by a specialist contractor.

**8.4.11 Grassland (see also Appendix 1)**

Clapham Common is dominated by extensive areas of open grassland; the Lambeth Landscapes maintenance schedule identifies approximately 663,000 square metres of grass on the Common which is sub-specified as “general amenity”, “fine turf”, “naturalised bulb” or “rough and meadow”. General amenity grassland is concentrated in areas used for football and other outdoor sports, around areas of high footfall (e.g. the Bandstand and playground), and at those areas in close proximity to underground stations or shops, as such areas tend to be heavily used for informal picnics and sunbathing. The fine turf areas are now confined to the two bowling greens on the western side of the Common.

This is maintained with a regime standard for most public parks and open spaces which provides an acceptable balance between cost and quality. Staff also have to ensure a good definition of paths and grass edges through edging during winter periods when permanent staff have relatively low workloads.

The current maintenance schedule classes over 48,000 square metres as “rough meadow grassland”, which is mainly in the centre and west of the Common but with additional areas around boundaries and woodlands areas. However, there is now an agreement with CCMAC to extend the net coverage of meadow grassland on the Common, which will also ‘formalise’ where it is actually located (Figure 61). Figure A8 in Appendix 1 details the areas of Clapham Common to be managed as ‘naturalised grassland’.



**Figure 61. View of Clapham Common, showing the contrast between amenity grassland and meadow or wildflower rich grassland (London Borough of Lambeth)**

This will mean it is easier to maintain and protect where the meadow grassland is, in contrast with past practice when such areas were scattered over the whole site and fragmented from each other. The overall aim is to manage long or meadow grass in large 'swathes' or linked strips, especially if associated with other connecting features, as this is more likely to deliver better results in terms of the migration and movement of wildlife species, and to provide habitat that has sufficient 'buffering' and internal diversity to withstand external or adverse impacts.

There has been a steady increase in the proportion of the Common that is planted with native bulbs and other wildflower species, especially alongside main boundary roads or around Eagle and Mount Ponds (Figure 62). These areas are managed as 'naturalised grass with bulbs', which means they are not cut until after the bulbs have flowered and died back. Wherever possible, these bulb areas are also being merged with the larger meadow grasslands, so that if at all possible these can all receive an autumn cut, which saves on resources and also minimises errors in which areas need cutting and when.



**Figure 62. Children and adults planting native spring bulbs round the boundaries of Clapham Common to create 'naturalised grass with bulb' areas (Bob Robinson)**

**8.4.12 Trees**

Clapham Common contains numerous trees that are managed through the Lambeth Tree Maintenance Contract, which is administered by the Lambeth Tree Service. Like many other open spaces across London historically there was some inappropriate planting of trees which were unsuitable for local soil and ground conditions, or caused problems with ground and path movement. However, this is gradually been rectified through tighter controls on what is permitted on the Common in future, using the 'Right Tree, Right Place' model.



**Figure 63. Avenues of trees on Clapham Common (London Borough of Lambeth)**

In 2013 a new 'Clapham Common Tree Strategy' was produced which is designed to provide an overview of where trees are on the Common, how they have originated, what condition they are in, where trees have been lost or need replacing due to age, disease or ground conditions, and what species of tree are appropriate for replacement or enhancement. A copy of the Tree Strategy is available on request and is supplemental to this management plan.

As a consequence all proposals for new tree plantings on the Common must consider the recommendations and guidance within the Tree Strategy. In addition, current resources allocated to tree maintenance are focused on treating and/removing diseased, dying and inappropriate trees, partly in order to recover a number of important views, heritage features and landscape character areas, but also to address issues over public safety or access, to remove invasive species, trees prone to causing path/building damage or creating trip hazards.

Concurrent with this, the Friends of Clapham Common have for many years run an annual tree planting programme, funded through external grants and local fundraising; new trees are then maintained long-term by the council. This has included a new 'community orchard' containing fruit trees of local (Surrey) provenance, which has been created on the west side of the Common next to the tennis courts (Figure 64).

The location and selection of new trees must be agreed in advance by the Tree Team and Operations Manager to ensure that the principle of 'right tree right place' is followed and that they can be adequately maintained without harming landscape and ecological character.



**Figure 64. Fruit trees in the community orchard on Clapham Common (Bob Robinson)**

Many past and current issues relating to trees are already being actively addressed as part of the Common's ongoing management. These include relocating dead wood to appropriate places to avoid 'cluttering up' the site and create specific discrete 'dead wood habitat' areas, carrying out remedial tree surgery where necessary; restoring traditional tree avenues by new plantings, and securing a sensible balance between native and ornamental species that respects the Common's landscape setting and ecology, but also its laying out as a public Common with important 'arboreal' tree species.

The maintenance of semi-mature or newly planted young trees is undertaken as part of the existing grounds maintenance contract for three years after being planted. A "semi-mature" tree is defined as a tree with a trunk circumference of less than 52 cm at 1 metre above ground level. All new trees are staked with either single or double stakes as directed, with tree guards, strimmer protection and irrigation tubes fitted as directed by the Operations Manager. The council replace any new tree that fails within three years of being planted.

Maintenance of mature trees, that is trees with a trunk circumference of more than 52 cm at 1 metre above ground level, is the responsibility of a specialist arboricultural contractor who maintains council-owned trees in parks and open spaces, on streets and in housing estates. Whilst trees on the public highway or estates are maintained on a three-year cyclical basis, trees in Commons are maintained on the basis of site inspection by a tree officer following a request from the Operations Manager. Therefore, the amount of money allocated to tree works in Clapham Common varies according to local requirements.

#### **8.4.13 Shrubs and Hedges**

Clapham Common contains a wide diversity of boundary, border or linear features, including those composed of herbaceous shrubs and native hedge species. Appendix 4 details the specifications for maintaining them but priorities include renovation by regular pruning and cutting back over-mature, dead and dying specimens, and cultivating/ameliorating soils in order to allow plants to regenerate and improve their overall condition.

Shrubs and ground cover plants are introduced to any bare areas within shrub borders, and existing retained planting is filled out with appropriate species. Most shrub beds are in shadier of the Common, e.g. the paddocks by the Spinney and depot, and in such cases species tolerant of shade and low light are preferred.

There is also a commitment to replace any aged or fragmented remnant hedges or border features with species that offer colour, variety and ecological value whilst also being easy to maintain. Priority areas include around the Greenwaste Site, where the boundary is very 'gappy' and dominated by dense privet and over-mature ornamental fruit trees that are choked with dense ivy and dead matter. New native hedge species were planted in the existing gaps in 2016, which coincided with works to remove any remnant stands of Japanese Knotweed.

Additional landscaping works are also planned for the Greenwaste Site which will reprofile the gradients and lower the heights of the 'bunds' around the periphery, and replant them with layers of native hedge and tree species. The Bandstand Beds Community Garden has already led the way on this, and planted its own exterior boundaries with native hedge and fruit species.

#### **8.4.14 Roses and Other Planted Beds**

Clapham Common does not contain many formal planted or rose beds; the main ones are located around the bowling green and pavilion on the western side (which also includes some stone planters and a wooden pergola with climbing roses) and an old stone horse drinking trough situated behind Clapham Common underground station. The Lambeth Landscapes specification details actions for maintenance of existing rose, herbaceous and other planted beds. The priority is to ensure all planted schemes are neat and have a consistent profile, gaps are filled in with suitable species, are free of weeds and watered in dry conditions.

The rose beds and rose pergola at the bowling green have been identified for improvement; either the existing roses will be removed and replaced with a more colourful herbaceous planting scheme or new rose varieties used which can be planted more densely and offer greater resistance to disease.

'This is Clapham', the Clapham Business Improvement District (BID) have secured funding to re-landscape and improve the area of mounded grass and paving behind Clapham Common underground station, which will include new raised planters with an appropriate planting scheme, and it is hoped the stone horse trough can be included in this programme, so as to add more colour and diversity in what is currently a 'green desert'

### **8.5 Cleanliness and Waste Removal**

London Borough of Lambeth places significant emphasis on maintaining a high level of cleanliness at Clapham Common including keeping the site free of litter and dog waste. Normally enquiries and complaints about cleanliness or nuisance are made via the Lambeth Call Centre on 020 7926 9000 (or email to [parks@lambeth.gov.uk](mailto:parks@lambeth.gov.uk)), and sent to the client officer to inspect and instruct staff to rectify a problem. However the public can telephone or email in a complaint, but the council also receives complaints through Councillors, CCMAC or members of the public directly reporting an issue to a staff member on site.

### 8.5.1 Litter, Flytipping and Clinical Waste

Staff undertake waste removal during their work and as instructed by management. Lambeth Landscapes are required to maintain Clapham Common to Grade A standard for Zones 1 and 2 as defined in the Environmental Protection Act 1990. This means the site should be free of litter and other debris on the ground by noon each day, with special emphasis placed on ensuring playgrounds, toilets, entrances and paths are clean and safe to use. Where required, staff perform additional cleaning duties where littering is abnormally heavy.

Over 70 litter bins are located within the Common, varying in size from small 82 litre metal bins to larger 320 litre 'Euro' bins. Bins are checked regularly and emptied when full, but the frequency of inspection/emptying is increased if requested if management feel it advisable, especially during the summer or around 'honey pots' like the playground, paddling pool and next to local shops or transport hubs. Staff pick up litter as they patrol the Common or attend to scheduled duties, which is deposited in bin bags for collection, along with bags removed from bins, and taken off for disposal. A rectification is issued if a bin is not emptied or excessive litter present on the ground or not picked up within an acceptable period of time.

In order to help address issues relating to environmental offences such as litter being dropped by the public and not being picked up or disposed of responsibly, in 2016 Lambeth Council implemented a new initiative to target 'envirocrime' offenders. A team of 'environmental crime' enforcement officers was created in partnership with NSL, an experienced enforcement contractor (Figure 65). Under the scheme, anyone caught by the enforcement officers will face on-the-spot fines of up to £80 for littering, spitting or urinating, and fines of up to £50 for failing to pick up and dispose of dog wastes. More information on the scheme can be found at (<http://love.lambeth.gov.uk/asb-enforcement-officers/>).



**Figure 65. Lambeth's new envirocrime enforcement team (London Borough of Lambeth)**

The envirocrime enforcement scheme, which will run for one year initially with the option of a two year extension, are empowered to operate in any of Lambeth's parks and open spaces, including Clapham Common. Clapham has been one of the priority areas for the officers to work in, and their presence on an around the Common has already been noticed and helped generate positive messages about the need to avoid dropping litter or committing other offences relating to waste or antisocial behaviour.

Any flytipping found on the Common is quickly removed, with waste up to 5 cubic metres being removed at no additional cost to the council and within 48 hours of being reported. Volumes over 5 cubic metres may require assistance from the council's waste contractors, and once requested and costs agreed, the waste is usually removed within 48 hours.

Clinical waste like discarded needles, syringes and human waste is removed as found or reported. These are disposed to containers using safety equipment, and stored as clinical waste until removed. As with other wastes, a rectification is issued if clinical waste is not removed within 24 hours, and quickly escalates to a default if not attended to.

### **8.5.2 Dog Waste**

Under new waste regulations, dog waste can now be deposited in standard litter bins, although there are still some old style red dog bins around the Common. All bins are checked regularly for content and condition, and any dog waste is disposed of as for standard wastes.

### **8.5.3 Graffiti and Flyposting**

The Common is inspected regularly for flytipping and graffiti. Graffiti and flyposting, including on buildings, fences, boundary railings and even paths, is covered under the grounds maintenance specification, and staff undertake graffiti and poster removal. Normal flyposting or graffiti is removed within 7 days, but usually much quicker as on-site staff can deal with it when seen or reported. Graffiti or posters deemed obscene, racist or otherwise offensive is removed within 24 hours of being reported by the public, Police or Operations Manager; the rate of response is good, and reflects how seriously the council take this issue.

### **8.5.4 Toilet Cleansing**

Clapham Common contains three sets of publicly accessible toilets; there is fourth set of toilets inside the Bandstand Building but maintenance of these is the responsibility of the café operators. Public toilets are inspected by council staff who visit each day, cleaning urinals, toilet pans, sinks, floors and walls, replenishing toilet paper, soap and paper towels, and ensuring hand dryers and soap dispensers are working.

Should use of toilets be heavy, such as during hot weather or when the wet play and playground are open, management can instruct for additional visits to maintain cleanliness or replenish consumables. Any defects or damage to toilets is reported to the Operations Manager who instructs for minor repairs or temporarily closes toilets until substantive repairs are undertaken. Should toilets be closed temporarily, notices are installed to inform the public.



## 9. Clapham Common is a Sustainable Place

### 9.1 Objectives

To be sustainable, the following sustainability objectives have been developed for Clapham Common:

- 9.1.1 It is managed to minimise consumption and waste of non-renewable resources.
- 9.1.2 It is managed to increase the use of sustainable resources and to reduce adverse impacts upon the natural and human environment.

These objectives are being met through a range of activities on the Common, including:

- Finding new uses for redundant existing structures and buildings, e.g. public toilets, air raid shelters, etc., and ensuring such buildings are sustainable in their design and operation
- Conserving the aesthetics and amenity of natural surroundings
- Introducing easy-to-maintain planting and landscaping, including conserving tree-lined avenues by planting infill trees
- Employing low-impact maintenance regimes for the grassland areas (e.g. long-grass meadows, multi-purpose areas and sports pitches)
- Using organic mulch and fertilizers, on-site composting, avoiding the use of peat, minimising the use of pesticides and applying environmentally friendly ways to control weeds and pests
- Encouraging wildlife and biodiversity by maintaining the woodlands and planting native species and flowering trees and vines which are good for pollinators and bees.
- Conserving waterbodies, natural and man-made
- Capturing and delaying storm-water run-off
- Creating wetlands for enhanced flood control (Figure 66)
- Installing well-designed recycling bins for parkland patrons
- Incentivising non-motorised transport to and across the Common, for example by restricting parking of vehicles, creating safe bike parking and new cycling routes, as well as good legibility to destinations on the Common.



**Figure 66. Creating a new surface and flood water storage area next to Eagle Pond, Clapham Common, Spring 2004 (London Borough of Lambeth)**

## 9.2 Current Status and Management Actions

Clapham Common must be managed using methods that are environmentally sound and rely on best available practice to reduce the impact on the environment. It should be demonstrated how they are putting these into practice, and their effectiveness should be regularly reviewed.

## 9.3 Sustainability in Parks and Open Spaces

London Borough of Lambeth is committed to improving sustainability in all of its parks and open spaces - not just financial and economic sustainability but also environmental. This commitment includes Clapham Common as demonstrated by a number of practical actions.

London Borough of Lambeth adopted a **Lambeth Sustainability Charter** in 2007, which sets out how it manages assets and resources to minimise its impact upon the local and global environment. The Charter applies to Clapham Common as it does for all public spaces, so the park's management must enable the Charter to be put into practice, be seen to be operating, and subject to review and challenge.

Opportunities to conserve energy and water and reduce pollution should be taken, pesticide use kept minimal and justified, and the use of horticultural peat is eliminated. Waste plant material should be recycled on site, and used as compost and mulch. High horticultural and arboricultural standards help reduce pollution, waste and environmental impact, and these should be in evidence. The next sections describe some of the practical actions undertaken by the council and its contractors in Clapham Common to deliver the Sustainability Charter.

## 9.4 Recycling of General Wastes

Given that managing waste is the single biggest cost item for maintaining Clapham Common, Lambeth Landscapes is committed to all available opportunities to not only reduce the amounts of litter deposited on the Common but also to increase the proportion that is recycled. In terms of recycling of general wastes, e.g. bottles, packaging, plastics, a number of actions are being implemented through the life time of this plan on the Common. These include:

- The installation of prominent 'recycling points' at key locations on the Common, which feature large green bins which are labelled specifically for recyclables with 'feather flags' promoting the bins. These will be placed at key intersections or entry points onto the Common in order to maximise awareness and use, and their contents will be incorporated into the current recycling waste management systems operated by the council.
- Working with all leaseholders, such as cafes, and those organising both commercial and community events, to ensure that a) they are selling goods that have minimum packaging or in containers that can be recycled, and b) that they include recycling facilities and bins in all of their waste stream processes. These requirements will become conditions of any leases or licence agreements and will be appropriately monitored for compliance.
- Maximising the proportion of equipment and consumables used by Lambeth Landscapes staff which can be recycled or reused, and minimising packaging, so that their net contribution to the Common's overall waste stream is as small as possible.
- Installation of drinking water fountains at strategic locations across the Common, so as to encourage the public to use and replenish their own water bottles rather than buying and then disposing of single-use bottles of water.

Concurrent with actions to increase recycling of wastes is encouraging those using Clapham Common to reduce the amounts of waste they actually generate or leave on site, which is a constant challenge. However, a number of actions will be implemented during the life of this plan to try and improve the awareness of the public to leave less litter or to increase what they do to recycle wastes:

- Use of publicity in the form of posters and 'key messages' on notice boards, entrance signage and on all bins, asking people to not only put their litter in any bins rather than on the ground, but to take it home or recycle it where this is possible.
- Ongoing publicity, on service vehicles, websites and other printed/online materials, highlighting the fact that 'over one third of the money spent on Clapham Common goes on dealing with your litter and waste', so as to make users think about the consequences of littering and what benefits would result from less waste and more recycling in terms of additional resources for playgrounds, sports and providing toilets, etc.
- Targeting local businesses, especially supermarkets or food outlets, so as to increase the amount of bins they provide on their premises (including recycling points) so that customers can dispose of this on site, or displaying publicity asking them to dispose of litter responsibly or to recycle at home.
- Working with organisations such as WRAP, Keep Britain Tidy and the Mayor of London to deliver events and activities on the Common or in the local area, e.g. in schools and colleges, to increase awareness of the impacts of litter and waste, and the importance of both recycling and reducing the amounts of packaging when buying goods.

## **9.5 Greenwaste Recycling, Composting and Peat**

The Lambeth Grounds Maintenance Contract specifies that the contractor must purchase and use peat-free materials for all horticultural activities, and use compost derived from recycled green waste produced from the borough's open spaces or brought in from a reputable local source, of sufficient quantity and quality to undertake mulching and weed suppression.

The grounds maintenance contractor has a policy that all plants put into any parks and open spaces are grown and supplied in peat-free compost. A range of commercial plant and bedding contractors are used who guarantee peat-free stock and officers routinely monitor compliance when inspecting bedding or planting schemes. Many of the plants used in parks are bred to cope with peat-free medium.

When trees, shrubs and scrub are cut back or removed the resulting green waste is chipped up and spread on shrub beds or boundary lines as mulch, or the excess allowed to rot down until it can be composted (Figure 67). Only green waste produced in the park should be deposited back on beds, unless demand is greater than supply, and additional material must be acquired from other suitable locations to fulfil contract and maintenance requirements.

Under the terms of the Grounds Maintenance Contract the contractor is obliged to roll out a programme of greenwaste recycling across the borough to progressively reduce the amounts of greenwaste stored or sent to incineration or landfill, and maximise the amount of green waste which can be composted and reused back in parks and open spaces or offered to local school and community garden projects free or at zero profit.

### **9.5.1 Windmill Drive Greenwaste Depot Proposals**

Clapham Common contains an old storage area known as the Greenwaste Site; whilst it has been used for storing greenwastes and leaf litter in the past, this wasn't well managed by the council's previous grounds maintenance contractor, and the site tended to accumulate piles of non-composted material which could not be used back on the rest of the Common. This was deemed highly unacceptable and since the grounds maintenance service came back in house in 2017, this is now being addressed through a restoration plan for the whole Greenwaste Site.



**Figure 67. Recycling greenwaste at Clapham Common (London Borough of Lambeth)**

The aim is to use capital funding allocated to Clapham Common to convert a large portion of the site into a dedicated greenwaste storage and recycling base where green material, including grass and leaf litter, from the Common will be brought, chipped and placed in a series of 'bays'. These bays will be regularly serviced and compost produced by the 'windrow' technique with an ongoing cycle of turning, aerating and removal of properly composted material back onto the rest of the Common or for use in other parks and open spaces as required. Another smaller section of the site will be occupied by storage containers for operational activities as well as bays for storing non-recyclable wastes (for subsequent collection and disposal off site) or storing recyclable goods like metal, timber and glass which can be collected for further recycling.

Part of the Greenwaste Site is allocated to Bandstand Beds as a community growing space. This is of mutual benefit for the whole site in that gardeners can use compost produced on site as well as transfer plant wastes into the composting operations so helping maintain a diversity of raw materials for making compost. The community garden is also a valuable 'launch site' from where to run 'community compost giveaways' enabling local residents and community projects to obtain free compost of good quality, which ensures everything generated on site is put to a productive use rather than being left or wasted (Figure 68).

## **9.6 Pesticides and Fertilisers**

Lambeth Parks actively pursues the reduction of chemicals in its open spaces. Lambeth Landscapes staff are not permitted to use pesticides in any public area without prior permission from the Operations Manager and only to address a specific problem which affects site integrity, public safety or contravenes the law (e.g. Weeds Act).



**Figure 68. Local residents collecting greenwaste mulch produced at Clapham Common as part of a ‘community giveaway’ initiative (London Borough of Lambeth)**

Systemic herbicides are approved for control of pernicious weeds like Japanese Knotweed; the principal herbicide is glyphosate (‘Roundup’) in stable preparations for spraying, weed wiping or spot application. As a general rule weed wiping and spot spraying is the preferred method of application; staff prefer these methods as they are economical in terms of cost and time and reduce the risk of spray drift so minimising side effects on non-target plants or habitats, or placing the health of the public or operators at risk.

As part of its new equipment purchase programme Lambeth Landscapes has acquired a ‘hot water weed treatment’ system which uses hot water to ‘steam kill’ pernicious weeds without the use of chemicals, including foams or detergents. The system is vehicle portable which means it can be taken to an area with a weed problem and a variety of water application units including a high-pressure directional jet lance and strip sprayer can be used to kill weeds either by spot application or in strips. The system is now being used on the Common, especially on paths or hard surfaces where weeds, including mosses, need to be avoided or removed.

London Borough of Lambeth requires Lambeth Landscapes to produce sufficient composted waste from tree removal and chipping, greenwaste recycling and leaf clearing to undertake weed suppression through mulching instead of using herbicides. Operational management must consider the use of biodegradable matting or mulch on semi-mature trees and other approved means of weed suppression; this is practiced on site, especially in the nature and ornamental garden areas or around the bases of young and mature trees.

## 9.7 Energy and Water Conservation

Clapham Common does not have any irrigated areas, but there is some inevitable water use from features that require watering, including the ponds and vegetable beds, paddling pool and helping newly planted trees establish. However the Common's annual water bill has not been excessive relative to its area and complexity, and actions are taken by the council and grounds maintenance contractor to help minimise water use and wastage.

Buildings and other services (e.g. water points) are regularly reviewed to check water use. All water bills are profiled across buildings and deviations from the norm inspected to remedy if necessary. New polypropylene pipes are installed where resources permit to replace old ironwork pipes and reduce leakage. Other conservation measures include percussion taps for all bed watering equipment, and non-return valves on all new pipe work.

Capital funds have also been allocated in 2017-18 to repair all of the inlet valves to the three ponds on the Common, which will help reduce water losses due to leakages of old pipework, and prevent excessive water bills caused by tampering or vandalism to inlet controls.

Following restoration, Mount Pond is now maintained by being topped up by water from a groundwater borehole. This saves money and reduces the demand on treated potable water for a use that does not require Drinking Water Inspectorate compliant standards.



**Figure 69. Drilling a new groundwater borehole next to Mount Pond on Clapham Common to reduce dependency on a mains water supply (London Borough of Lambeth)**

Capital funds have been allocated to replace existing water standpipes on the Common which are used by event organisers for providing water for events. As well as installing new pipework and control valves which radically reduces leakage from distorted or old pipes, in-line water meters will be fitted which enables the council to monitor water use by event organisers and charge them accordingly. This will incentivise event organisers to keep their water use within reasonable levels, which again helps reduce overall water use by the Common.

Clapham Common has a paddling pool that is old and loses water from cracks in the pool and leaks in the aged plumbing; regular 'patch up' repairs are required both before it opened in the early summer and during the season. In addition, the pool's design means it has to be regularly drained and refilled to maintain hygiene, which wastes large volumes of water. Capital funding is currently being sought to address these problems and provide a safe and sustainable facility. The current plan is to replace the paddling pool with a 'splash play' facility of similar size, which allows water to be recovered, treated and recirculated to various water play features on a shallower surface, as well as addressing issues with cleaning and water contamination.

Selection of plants for use on the Common follows the principle that disease, frost and especially drought tolerant species or varieties are always preferred. This is to reduce the amount of watering needed at critical times of the year or that the water demands of plants are naturally low and can cope with water stress. The selection of plants for naturalised areas, ponds, hedges, shrubs and planted bedding is on the basis of attempting to reduce the need for watering with areas that are low maintenance for contractor and community.



**Figure 70. Planting native shrub plants on part of Nursery Woods on Clapham Common, with the emphasis on drought or flood-tolerant species (London Borough of Lambeth)**

The London Borough of Lambeth has been replacing the bulbs in all of its existing street and highway lighting with energy-efficient LED bulbs. All of the existing pathway lighting on the Common is also maintained as 'highways lighting' under a borough-wide PFI contract, and so all of these lights have been upgraded with LED units. This has resulted in considerable savings in costs of running the lights, as well as improving the reliability of the lights whilst still maintaining acceptable levels of ground and path illumination for public safety and access.

Opportunities to save energy through energy efficient redevelopments are being sought for the Common, for example whenever existing buildings are refurbished or improved such as the Spinney Nursery, which are planning to remodel their existing buildings to provide greater space and capacity. In such cases the priority will be energy-efficient lighting and improved insulation as well as use of natural ventilation, and where appropriate, passive solar arrays.

Three areas of the Common are currently used by ice cream vans who operate under an annual trading licence with the council. At the moment these diesel vans have to keep their engines running when on site in order to keep their freezers working, which is both noisy and polluting. Lambeth Council is rolling out a new capital-funded scheme which enables electrical charging points to be installed on certain roads or in public car parking areas.

It is proposed that such units are installed on the Common where ice cream vans are currently located, so that they can then tap into a mains electricity supply and no longer need to keep their diesel engines running. This will also require the ice cream vendors to upgrade their vans to more energy efficient designs, and also 'tether' them to where they should be rather than being free to 'drift' around the Common, so reducing pollution and public safety issues further.

## **9.8 Transportation**

Lambeth Council is committed to minimising the adverse impacts of powered vehicles on Clapham Common wherever possible. Although vehicles like vans, trucks and tractors have to be used on a daily basis for essential maintenance operations, the core principle is to only use them where necessary and where alternative cost-effective solutions cannot be found. To compensate for this, Lambeth Landscapes are rolling out a new fleet of vehicles in 2018 which are prioritised for low fuel consumption, low emissions (especially particulates) and non-diesel powered. Where diesel machinery has to be used, e.g. tractors and excavators, these are 'lean burn' with efficient particulate control systems. In addition, Lambeth Landscapes has purchased a fleet of electric buggies which are used on the Common for litter collection and movement of small loads, helping reduce the use of larger combustion engine vehicles.

Clapham Common is heavily used by cyclists, not just for commuting to work but also by children going to nearby schools or colleges, and by members of the public travelling to cafes and other facilities on the Common. A number of cycling racks are provided on the Common, such as beside the La Baita café, to encourage cyclists to use it and park their cycles securely.

Cycling provision on Clapham Common includes a dedicated cycle path which runs south to north through the Common, along with smaller feeder paths from east and west. However, such is the popularity of cycling that other paths not formally designated for cycles are increasingly used by cyclists which needs to be addressed and formalised in order to reduce conflicts between pedestrians and those cycling. Part of this approach is the development of a new 'Quietway' across part of the Common. Quietways are routes which enable cyclists, who may not feel sufficiently confident to cycle on busy main roads or want to be separate from heavy traffic, to cycle in safety and make greater use of existing greenspaces or low-traffic routes (<https://tfl.gov.uk/travel-information/improvements-and-projects/quietways>).

One of these new routes, Quietway Q5, will cross Clapham Common in a roughly south-west to north-east direction, skirting to the south of the Greenwaste Site and north of the Windmill Drive playground, before heading across Rookery Road and into Clapham itself. As well as some limited widening of existing paths along this route to accommodate shared use by pedestrians and cyclists, the scheme also includes physically closing off a section of Windmill Drive and converting it into a pedestrian/cyclist-only green corridor that is no longer accessible to vehicles. Not only will this stop 'rat running' by high-speed vehicles from east to west through the centre of the Common, providing significant safety benefits, it will also return a section of the road back into the Common which can also be used for informal events and the like.



## 10. Clapham Common - Conservation and Heritage

### 10.1 Objectives

To be and remain a conservation and heritage flagship, the following objectives have been developed for Clapham Common:

- 10.1.1 Trees are managed to protect them from loss or inappropriate removal, and opportunities sought to plant new trees suitable to the Common's character; where appropriate, new tree, shrub or herbaceous plantings aim to increase the ecological value of the Common, as well as its visual and landscape quality; invasive or aggressively dominant species are controlled or removed where feasible;
- 10.1.2 It is managed to ensure existing wildlife habitats are protected and enhanced, and opportunities to create new ones taken;
- 10.1.3 It is managed to maintain its heritage character, to protect and raise the profile of existing heritage features, and provide them with new sustainable uses;
- 10.1.4 A dedicated 'Clapham Common Style Guide' will direct styles, materials and locations for bins, benches, seats, signs, paths and fencing so there is consistency as to how the Common looks in order that its heritage and landscape character is protected;
- 10.1.5 Existing landscape views are retained, protected or restored to retain the Common's open or heritage character; this includes the location of new or replacement trees to protect avenues, or avoid closing up open areas;
- 10.1.6 An 'Ecology Zone' is present where biodiversity is actively promoted alongside other appropriate uses (e.g. dog walking and play); new ecological projects are based within this Zone or add value to it, rather than being scattered on the rest of the Common;



**Figure 71. View of Battersea Woods, a key part of the Ecology Zone on Clapham Common (London Borough of Lambeth)**

## 10.2 Current Status and Management Actions

Attention will be paid to conservation and management of the wide range of landscape features on site, and buildings or structural features relating to its original creation.

Furthermore the Common contains features important for biodiversity and protection of wildlife, including trees of different ages, heights, shapes and suitability to birds, insects, fungi and mammals. The Common offers considerable opportunity to increase and enhance its biodiversity value, through appropriate management and habitat creation.

## 10.3 Protection and Enhancement of Heritage Character

Whilst Clapham Common isn't included in Historic England's "Register of Historic Commons and Gardens", it still contains and is influenced by a series of regulations and controls which are designed to protect and enhance its historic character and landscape features. As well as being Metropolitan Open Land (MOL) which confers protection in terms of maintaining its 'openness' and retention of important views or vistas, the Common is also incorporated into the "Clapham Conservation Area" (CA8), which also limits developments and changes to existing buildings that would harm the conservation character of the area.

Although not a listed site in itself, Clapham Common contains a number of historic features including buildings and structures which are nationally as well as locally listed. These include the Bandstand (Grade II listed), Holy Trinity Church (Grade II\*), the Temperance Fountain (Grade II), the Deep Level Air Raid Shelter next to Clapham South underground station (Grade II) and various stone and iron boundary markers (Grade II).

These listings ensure any alterations respect the character of each structure and their preservation is taken into account. Any changes in appearance and use of these listed structures may require prior consent from either Lambeth or Wandsworth Planning, and any proposals for buildings listed at Grade II\* or higher (e.g. Holy Trinity Church) will also require consultation with and the prior approval of Historic England.

Actual management and use of each of these assets aims to ensure there is no risk of damage or loss caused by occupation. Conditions exist in leases (present or future) that require the lessee to protect each feature, and any wilful damage or neglect results in a lease being terminated immediately with repairs being made at their cost.

Although the council and CCMAC welcome activities that make better use of these buildings or features, especially for community events or projects, each proposal is carefully scrutinised to ensure that there is no risk to and are compatible with their heritage status. In the rest of this plan, where various projects are described, it should be noted that these operate under condition that they do not expose any heritage feature to avoidable risk, damage or loss. The following two sections give some examples of how the Common's existing heritage is being protected and improved especially to provide a wider community benefit.

### 10.3.1 Case Study 1: The Clapham Common Bandstand

The key focal point for Clapham Common is the Bandstand, which is Grade II listed, along with its associated Bandstand Building and landscaped surrounds. The Bandstand has a rich history, going back to 1889 when Clapham residents petitioned London County Council for a bandstand which was then built a year later at a cost of £600. The Bandstand is actually a copy of the two which had been erected in 1861 in the Royal Horticultural Society's gardens in South Kensington (now Kensington Gardens).

The Bandstand proved a great attraction, with concerts on Wednesday afternoons and on Sundays and was in regular use until well after WWII, but during the 1960s it gradually fell out of use. Apart from intermittent efforts no serious maintenance was undertaken and so by the turn of the 21<sup>st</sup> Century, it was in very poor condition, with a crumbling base, rusting columns, a rotting wooden cupola which was crowded with nesting feral pigeons, a missing top finial and surrounded by damaged tarmac which collected rainwater in deep pools (Figure 72).



**Figure 72. The Bandstand at Clapham Common in 2003, showing its poor condition prior to restoration (London Borough of Lambeth)**

Faced with its likely collapse, in 2003 the Friends of Clapham Common and the Clapham Society persuaded Lambeth Council to participate in a major fundraising and restoration project. This culminated in a bid to the Heritage Lottery Fund, which secured over £900,000 of funds, supported by a contribution of £300,000 from Lambeth Council and over £100,000 raised from the local community.

Challenges in restoring the Bandstand, which started in 2005, included replacing the wooden frame for the cupola, clearing out blocked drainage columns and replacing land drains, and finding the original patterns and colours for the cast iron work. The zinc of the cupola came from France and an Indian factory supplied the cast iron balustrade. A new base was installed with wooden decking and newly designed ramps to allow wheelchair and equipment access were incorporated into a berm composed of granite setts and offset with bonded gravel surround paths and heritage benches.

The Bandstand was also provided with its own lighting and electricity supply for events, as well as pumps in the basement which are used to keep groundwater levels low and prevent flooding or damp damage. At the same time the nearby café building, which was also in poor condition, was refurbished which included new toilet facilities.

The Bandstand reopened in June 2006 with a performance from the Merton Brass Band, and since then it has hosted a wide range of music events ranging from opera to jazz, from theatre to folk music (Figure 73). When not used for staged events the Bandstand is popular with families of all ages as an informal activity area and is also used by people for tai chi, fitness boxing and even yoga. The key outcome is that the Bandstand, as well as being restored and its heritage value secured, is once again a key part of the community on the Common and feels 'owned' by them, which helps ensure its long term protection and improvement.



**Figure 73. Events on and around the Bandstand at Clapham Common during the 'Common People' festival in 2017 (Simon Millson)**

**10.3.2 Case Study 2: Deep Level Air Raid Shelter, Clapham South**

Located in the south-eastern corner of Clapham Common next to the A205 is a large structure consisting of a circular concrete 'rotunda' surrounded by lower brick buildings and a standalone brick and concrete 'chimney' with ventilation louvres. This is the northernmost entrance to the **'Clapham South Deep Level Air Raid Shelter'**, which is Grade II listed and was built during WWII deep underneath Clapham Common. It consists of two parallel concrete tubes, each of 16 foot 6 inches internal diameter and 1,600 feet long, which run alongside the A24 road from just north of Clapham South Station to another entrance further south on Balham Hill.



**Figure 74. Exterior view of the Deep Level Air Raid Shelter on Clapham Common, showing the central 'Rotunda' and ancillary buildings (London Borough of Lambeth)**

It is one of a network of deep shelters across London constructed in the early 1940s to protect the civilian population from increased bombing during the famous 'London Blitz' that aimed – and ultimately failed - to flatten the city into submission. As well as the one on Clapham Common there are similar ones at Clapham North and Stockwell, and another four north of the River Thames. Each tube was originally designed with two decks fully equipped with bunks, medical posts, kitchens and sanitary facilities to accommodate 9,600 people; in the event capacity was reduced to 8,000 to improve accommodation standards (Figure 75).

Although work on them began in November 1940 there were difficulties in obtaining sufficient labour and materials so the first one was only ready in March 1942 and another seven were finished later that year. The shelters were last used in March 1945 and with the end of the war various uses were found for them including the storage of documents. Some deep-level shelters provided overnight accommodation for students and troops. The Clapham South shelter has been used for both purposes; when the ship MV Empire Windrush arrived in Tilbury in 1948 carrying 492 worker migrants from Jamaica around half of these arrivals, who had nowhere to go were housed in the shelter. Subsequently the shelter was used to house Commonwealth troops who were in London for the Coronation of Queen Elizabeth II, but thereafter it was mainly used for secure storage of various documents and goods

Although on Clapham Common the shelter is owned by Transport for London and maintained by London Underground Limited, who are keen to find a long term sustainable use for the building and its tunnels. Initial restoration works were undertaken to the exterior of the rotunda building in 2012 with funding from the adjacent development of the Tesco superstore on Clapham Common South Side.



**Figure 75. Interior view of the Deep Level Air Raid Shelter on Clapham Common, circa 1942, showing civilians on the metal framed bunk beds (Subterranea Britannica)**

In 2015 Transport for London (TfL) secured planning permission and listed building consent from Lambeth Council to convert the rotunda building into a new restaurant and café with exhibition space, with the ultimate aim of bringing this historic structure back into use and to provide it with a community benefit. Commons consent was also secured for the proposals in 2017 which will include improved landscaping around the new café, opening up views to the rotunda from the rest of the site. This will help make this whole area of the Common feel more welcoming and colourful, removing any poor quality or eroded paths and ensuring this unique building feels more integrated into the Common as a whole.

#### **10.4 Protection and Enhancement of the Natural Environment**

Clapham Common contains a number of features important to wild plants and animals, and to local people to experience and appreciate wildlife. As well as trying to retain and enhance these existing features, the Common's management should aim to increase the areas of nature these natural features, or create new ones in locations where wildlife is deficient. This section describes actions to protect and enhance Clapham Common as a biodiversity resource.

##### **10.4.1 The Lambeth Biodiversity Action Plan**

The Lambeth Biodiversity Action Plan (Lambeth BAP) is Lambeth's statement on actions the borough will undertake to protect, promote and enhance wildlife. The BAP, which is due for complete review in 2018, consists of a set of 'Action Plans', one for each habitat or species identified as important for Lambeth. Each Action Plan describes why the Council has chosen a particular habitat or species, and what it intends to do to protect and promote it, and so help raise the profile and status of biodiversity in Lambeth.

The Lambeth BAP is linked to the 'London Biodiversity Plan' and in turn to the UK Biodiversity Action Plan; many of the actions set out in the Lambeth BAP are similar to those in the London and UK ones, so that action taken by Lambeth at the local level will have implications and benefits to biodiversity on a regional and national scale.



**Figure 76. Meadow grasshopper in clover-rich grass on Clapham Common (London Borough of Lambeth)**

Clapham Common makes a clear contribution to delivery of the BAP as a number of features of biodiversity value such as trees, gardens - especially the nature conservation area and the quiet garden, boundary hedges and shrub borders. In addition the sustainable management and use of the site is compatible with the needs of nature and biodiversity such as pesticide avoidance, greenwaste mulching/composting and water conservation.

#### **10.4.2 Sites of Importance for Nature Conservation**

Across both Lambeth and Wandsworth sites are identified for their importance for biodiversity and nature conservation, and are called Local Wildlife Sites or 'Sites of Importance for Nature Conservation (SINCs)'. SINCs can have Metropolitan, Borough or Local importance for nature conservation and are formally recognised and protected in an individual borough's Local Development Plan from inappropriate use, development or loss. Information on Lambeth's SINC sites can be found on the Greenspace Information for Greater London (GiGL)'s website at <http://www.gigl.org.uk/online>

Because the Common is bisected by a borough boundary, in essence consists of two SINCs, one for Lambeth and one for Wandsworth, although in reality management and promotion of both SINCs is undertaken by Lambeth.

Clapham Common has been a Borough Grade SINC for both Lambeth and Wandsworth since at least 1994, as confirmed through regular ecological surveys. These surveys demonstrated that species diversity on Clapham Common had increased over time, which has reflected progressive improvements in site management, creation of wildlife-friendly features (especially trees, wildflowers, pond improvements and a relaxed mowing regime in grassland areas and hedges), and reduced use of chemical means of pest control.

### 10.4.3 Naturalised Area Management

Clapham Common continues to benefit from a series of projects to promote biodiversity and increase people's enjoyment of nature. The Common is rich in wildlife, especially birds, mammals, fish and invertebrates, and contains numerous plants attractive to them. Whilst some ornamental plants and trees, e.g. Cherry laurel, privet and conifers, are not overtly attractive to wildlife this is compensated for by extensive areas of naturalised habitat abundant in native species or introduced ones that offer plenty of food and shelter.

The Management Work Programme, Maintenance Schedule and various other management policies or strategies support biodiversity, and the following is just a summary of some of the many activities ongoing in Clapham Common to protect, promote and extend its natural value:

- a) Creation and maintenance of a central 'Ecology Zone' on the Common which is designed to provide wildlife with a diversity of habitats and feeding opportunities, from which individual plants and animals can migrate out and colonise other areas of the site as opportunities are created or through natural migration;
- b) Relaxation of the normal amenity grass cutting regime to create areas of rough or meadow grassland, with planting of native trees, shrubs and bulbs, so that the net coverage of the Common is increased by 50% over the next 10 years;
- c) Creating wildflower-rich habitat either by turf stripping or use of nutrient-poor soils in areas not heavily used for sports or formal events, which will brighten up the Common and assist with reducing wind and water erosion (a new feature is proposed for an area beside Windmill Drive opposite the new community garden);
- d) Planting native bulbs in 'drifts' under trees or around the edges of the Common;
- e) Creation and extension of wetland features around the ponds, combined with improving the ecological diversity of waterbodies through appropriate fish stocking and additional of floating islands;
- f) Planting native tree species, including fruit and nut varieties and in clusters or lines to encourage connectivity, as directed by the Tree Strategy (Figure 77);
- g) Increased selection and use of herbaceous and perennial plants which have high ecological value, including in existing formal areas or beds;
- h) Retention of tree trunks and stumps, and burial in discrete areas to create 'beetle hotels' which are attractive to wood and ground-dwelling invertebrates and fungi;
- i) Improvements to the two woodlands on Clapham Common including progressively removing invasive or non-native species, creating additional open glades with improved ground flora, 'scalloping' edges to create a more undulating boundary effect and allowing more light into the woodland core, and restoring areas into 'wet woodland and carr' to benefit amphibians and invertebrates as well as provide a rainwater and flood storage facility;
- j) Planting schemes and habitat management to ensure a constant turnover of sources of both food and shelter for a diversity of wildlife species, especially bats, birds, amphibians and pollinators;
- k) Using the features in points a) to j) to provide an interlinked network of 'green corridors' across the Common so that opportunities for species migration, and resilience to internal or external adverse environmental challenges, are maximised.





**Figure 77. Community orchard on Clapham Common (Bob Robinson)**

Recognising the need to have some 'structure' to protect and improve biodiversity in the Common, CCMAC have established a 'Clapham Common Trees and Ecology Group' in 2017 composed of members of CCMAC, the council and other local biodiversity enthusiasts. The Group takes the lead for stakeholders on how biodiversity in the Common is to be promoted, what habitats and species are conserved, and how projects are delivered and by whom.

The Group will also help the council plan and coordinate the regular volunteering programme that takes place on the Common, so that they are participating in activities which benefit nature as well as people. The Group can provide a forward vision and works with the Operations Manager to decide how 'Environmental Impact' monies, which are secured from large events, should be spent on biodiversity. It gives staff and volunteers structure and a timeline and sets priorities for action to protect and enhance Clapham Common's nature conservation status.

#### **10.4.4 Naturalised Area Improvements – Case Studies**

As with conserving and improving the heritage of Clapham Common, the number of projects and events is considerable and cannot be gone into in any depth in this plan, but below are two examples of where fundamental improvements have been made to the Common which have had significant positive benefits for wildlife and people's access to nature.

##### **a) Eagle Pond Landscaping and Wildlife Improvements**

Eagle Pond, the smallest of the ponds on Clapham Common, was in poor condition prior to 2005 due to a lack of water depth caused by leakages from old drains and outlet valves and heavy siltation, plus a lack of adequate bankside vegetation and overstocking with large carp.

In order to protect it from further deterioration, the pond was drained, desilted, refilled and restocked in 2005 with support from the Environment Agency and Clapham Angling Preservation Society. Concurrent with these fishery protection works, the banks of the pond were planted up with marginal reedbeds, as well as installing a more secure water inlet system to prevent the unauthorised filling of the pond with treated mains water, which is extremely harmful to both fish and aquatic wildlife (Figure 78).



**Figure 78. Images showing the results of restoring Eagle Pond, Clapham Common (London Borough of Lambeth)**

In early 2012 excavation and upgrading of an existing gas supply next to the Windmill public house resulted in large amounts of subsoils being generated as part of these works. The soils were tested and found to be low in nutrients, ideal as a substrate for creation of wildflower and native shrub features. Agreement was struck with the gas governor's operators to transport the subsoils to Eagle Pond and create a series of curved bunds around the pond margins. These were then planted up with native wildflower seed mixes beds, and a splendid show of colourful native flowers was first recorded in summer 2013 and in following years (Figure 79).

In 2013 external funding was secured by the Friends of Clapham Common and Trees for Cities to improve the ecology of the Common and this centred on enhancements around Eagle pond which included a) planting of native trees and shrubs around the pond, b) creating amphibian and reptile refugia in a hollow area beside Eagle Pond, and c) additional native flower and ground cover planting on the existing raised bunds. These works have further improved the ecological diversity of the Common and the surroundings to the pond.



**Figure 79. Swathe of annual and perennial native wildflowers around the margins of Eagle Pond, Clapham Common (London Borough of Lambeth)**

In 2015 the Friends of Clapham Common secured additional funding to create a small wildlife pond in the shallow depression beside Eagle Pond. This was successfully completed, and is used to capture rain as well as water over-spilling from Eagle Pond when full. The pond has established well and offers additional habitat for small birds, invertebrates and amphibians, and is now used for pond-dipping as well as conservation volunteer activities.

Further improvements to Eagle Pond have included new recycled fishing platforms, which were installed in 2017 using a grant provided by the Angling Trust's 'Angling Improvement Fund' (AIF), which can be used equally for fishing as well as pond dipping and general relaxation. A new floating aerator will be installed in Eagle Pond in early 2018 which will help oxygenate the water which will improve it for both fish and invertebrate health, and an additional AIF grant secured in late 2017 will finance the installation of some floating islands in the pond which will provide habitat for nesting birds and shelter for both invertebrates and juvenile fish.

#### **b) Mound Pond Restoration Programme**

Prior to 2007 Mound Pond, the largest of the three ponds on the Common, was in a poor state and suffered from numerous problems. The main ones included a) heavy oversiltation resulting in shallow water depths, b) overstocking with fish, especially large carp, b) over-enrichment of the water resulting in heavy eutrophication with algae and bacteria, d) a lack of marginal, submerged and floating vegetation, and e) poor water retention due to leaking bankside edges. This was further compounded by part of the pond being a 'bird sanctuary where fishing was not permitted, even though this rule was frequently ignored and where heavy siltation and bird-related defecation resulted in a severe pollution and a lack of normal water circulation.

In 2007 Mount Pond experienced a massive fish kill where over 70% of the fish population died over a single weekend and had to be removed. This was caused by a huge 'bloom' of green and blue-green algae which effectively stripped all of the dissolved oxygen out of the water body and caused the fish to suffocate. The blue-green algae also released a range of toxins which poisoned the water further harming the fish, especially juveniles, and also made both birds and dogs ill. At the time the pond had no artificial aeration in place to maintain acceptable dissolved oxygen levels, whether caused by an algal bloom or otherwise, which meant the fish were already stressed and unable to resist a sudden oxygen shock.

As a result of this fish death incident, Mount Pond was closed to fishing until an acceptable and long-lasting solution could be found. In 2010 substantial capital funding, mainly derived from impact agreements as a consequence of planning developments adjacent to the Common, as well as from the Environment Agency, was secured which enabled a major restoration programme to be commissioned for Mount Pond.

As well as works to destock surviving fish, drain, desilt and then refill the pond, then restock with a lower fish density, works included creating a proper 'wildlife area' using silt collected from the rest of the pond, along with planting with native reed and marginals (Figure 80). A series of bankside fishing platforms were also installed, separated by new marginal reedbeds plus the installation of five floating wildlife islands. The reedbeds in the wildlife area and pond margins, as well as the floating islands, not only act as habitat for nesting birds and invertebrates (which then provide food for the fish) but also help 'scavenge' nutrients out of the water and add dissolved oxygen to it, which greatly enhances water quality and fish health.



**Figure 80. Restoration works on Mount Pond 2010-2012, showing the in 2006 showing improvements made to marginal/floating wildlife habitats (London Borough of Lambeth)**

In 2012 additional planning-associated funds were used to replace an old sloping bank along the southern edge of Mount Pond with a new flat wooden boardwalk, which was both safer and easier for the less-abled to use. Additional fishing platforms were also installed around the pond banks that were more disabled friendly.

As a result of these works, Mount Pond has witnessed a significant improvement not just in terms of its suitability as a fishing resource but also as a wildlife asset for the whole of the Common. The extensive areas of island and marginal reed planting has created numerous opportunities for small and water birds, whilst also deterring access and use by larger waterfowl that are the main cause of water contamination and vegetation damage like Canada and Egyptian Geese. The gradual switch to a fish population composed of different species, rather than just large carp, has improved the ecological health of the pond itself, with a noticeable improvement in invertebrate populations including dragonflies, water beetles and molluscs, as well as increased use of the ponds by bats like Pipistrelles and Daubenton's, feeding on emergent insects over the waters in the spring and summer.

Following consolidation, additional improvements are planned for the pond in 2018, including installation of a permanent floating aerator in the water, which will further improve dissolved oxygen levels and help boost ecological diversity due to the pond being even more attractive to fish and invertebrate species that require higher oxygen levels. Additional floating islands are proposed which will include fish cages beneath them to protect juvenile fish from predation, as well as replanting up the existing islands with a greater diversity of aquatic species. Finally, new planting 'bunds' will be created on the central island based on revetments filled with silt extracted from the pond, which will further improve the ecological diversity of Mount Pond, as well as protecting the island from erosion and slumping into the water.

#### **10.4.5 Environmental Information and Interpretation**

One key action of the Lambeth BAP is increasing local awareness of biodiversity, involving schools and community groups in site visits, wildlife hunts and activities, producing web- and paper-based information and leaflets, and organising guided or self-led walks.

Clapham Common is an ideal venue for these activities given its size, location and active support from the user community to make more of its natural character and education potential. In addition, it is a key objective of the Clapham Common Masterplan, which strongly advocates that people using or visiting the Common are made aware of its wildlife value and are actively participating in educational and wildlife events wherever possible.

In order to inform visitors about biodiversity and landscapes, a series of interpretative signs were installed, funded through the Friends of Clapham Common, in 2014 which help explain the Common and its wildlife features. These are large and colourful with maps and pictures, located at key path intersections next to the two woodlands, Eagle Pond and the Bandstand, in order to try and capture the widest audiences possible. In addition leaflets summarising the wildlife on the Common have been produced by the Friends, and these are available in paper format as well as in PDF format for downloading from their and other websites.

As and when new nature conservation features or projects are implemented in Clapham Common, signage is identified as a priority for inclusion to educate and inform visitors. For example, following its recent creation a new interpretation sign was installed next to the new wildlife pond beside Eagle Pond. Likewise, as and when new hedgerows and wildflower areas are created, new signage will be installed beside these to explain their benefits for wildlife and people, and explain how they are managed.

# 11. Community Involvement in Clapham Common

## 11.1 Objectives

To ensure it serves the needs of its users and local community, the following objectives have been developed for Clapham Common:

- 11.1.1 All current and future users of the Common, including local businesses and event/sports providers, are represented to ensure their needs are adequately addressed and all decisions are taken by consensus;
- 11.1.2 Regular community and business volunteering events take place and widely advertised; volunteering activities are designed to address priorities for the Common, such as biodiversity, gardening, improving safety and access;
- 11.1.3 Excluded groups/communities are welcomed on Clapham Common, and targeted activities designed to increase their involvement and sense of ownership;
- 11.1.4 Regular events and activities take place specifically aimed at children and young adults, including from nurseries, schools and colleges; activities include gardening, sports and fishing, volunteering and curricular studies in sciences, languages, maths and technology;
- 11.1.5 Gardening for food and nature is an integral element of Clapham Common; specific areas including a portion of the greenwaste facility, Bandstand and Spinney Nursery, designated for growing activities, which are linked into other schemes and initiatives taking place in the rest of Clapham and London

## 11.2 Current Status and Management Actions

London Borough of Lambeth is committed to supporting involvement of members of the community in its open spaces. Management must demonstrate it understands and is responsive to the needs of the local user base and aware of changing patterns of use, as well as being able to show community involvement, and that facilities are appropriate to their needs.

Clapham Common is surrounded by a large diverse community in an area where there is a lack of safe and accessible public open space. For residents living in Lambeth, and indeed neighbouring Wandsworth and many other parts of London, it provides access to facilities that are free or available whilst open, particularly important for a borough where net incomes may be at or below the national average. To ensure it has a viable future and is managed to meet the needs of its users Clapham Common aims for a strong visible community involved in its management, the community are consulted in developments or proposals, and encouraged to devise and deliver projects of their own compatible with the Commons character and content.

## 11.3. Community Involvement

### The Clapham Society

The Clapham Society ([www.claphamsociety.com](http://www.claphamsociety.com)) is the local amenity society, which means that it has a role in the planning process, especially where historic and heritage features are concerned. But the Society's aims are wider than this. Its primary objective is to improve the quality of life in Clapham, and strengthen its identity and sense of community.

The Society has published a number of books about Clapham that include the history of the Common, and a brochure identifying the Common's trees. It holds monthly open meetings at which speakers talk about subjects of interest to local people, and some of which have been about the history of the Common, residents in the area around it, and its wildlife.

In the summer months it puts on guided walks around the areas on different sides of the Common, led by people with knowledge of local history. The Society has also organised walks on the Common, itself led by London Borough of Lambeth's specialist on the environment and by local historians.

**The Friends of Clapham Common**

The Friends of Clapham Common ([www.claphamcommon.org](http://www.claphamcommon.org)) are a group of local residents and users working to protect and improve Clapham Common. They run projects to improve the biodiversity of the Common and have raised money for several projects, including a wetland area and wildflower planting.

In the spring the Friends, working with Trees for Cities, and involving volunteers and local schoolchildren, plant young trees to replace fallen or diseased stock. In the winter they plant bulbs to flower the following year, naturalise and spread (Figure 81). Other planting has been of copses and fruiting shrubs to encourage insect and bird life. Volunteers regularly come out to clear the woodland areas of growth that competes with, and discourages, desirable species.



**Figure 81. Members of the Friends of Clapham Common and local residents planting native bulbs on the Common (Bob Robinson)**

Members of the Friends take groups of local schoolchildren around the Common to tell them about nature. The Friends have held a successful fete, and an annual fun Dog Show is another opportunity for the local community to get together on the Common.

## Bandstand Beds

Bandstand Beds Association (BBA, [www.bandstandbeds.org.uk](http://www.bandstandbeds.org.uk)) is a group of gardeners who engage in community food growing on Clapham Common, sharing skills and knowledge with the public. The group manages demonstration beds beside La Baita café at the Bandstand and opposite the playground on Windmill Drive, where they grow fruit.

With in-kind support from Lambeth Council such as levelling the ground, money from sources such as the Environment Impact Levy from large events and external fundraising, BBA has created a large community garden on the Greenwaste Site. The polytunnel provides an opportunity for local residents to engage in year-round gardening, growing a wide variety of produce from pea shoots to pumpkins (Figure 82). The shipping container/kitchen is used for community cook-ups allowing people to enjoy freshly harvested veg along with learning about the value of food and how it is produced.



**Figure 82. Views of the new community garden on Clapham Common with the polytunnel and produce on display (Clapham Common Bandstand Beds)**

Bandstand Beds holds gardening sessions every Saturday midweek during the summer. People of all ages and levels of gardening ability are welcome and encouraged. Regular sales are held on the Common where people can buy produce or seedlings and plants to take home and cultivate themselves. Money from this goes into keeping the garden sustainable. The group also raises funding to run gardening and wildlife workshops, which are open to everyone.

## Clapham Common Management Advisory Committee (CCMAC)

CCMAC is the body that brings together groups involved with the Common, who are elected at an annual Open Meeting. Three elected councillors from the Clapham Common and Clapham Town wards are represented on CCMAC.



In agreement with the London Borough of Wandsworth, community representation for Wandsworth residents is seen as invested in those who are members of the Clapham Society or the Friends of Clapham Common. CCMAC has monthly meetings, which consider developments and initiatives affecting the Common. These may be redevelopment of buildings and other amenities, events such as concerts and fairs, or plans to plant trees or other vegetation. These meetings are where all those with an interest find out about what is planned and pass on the views of the community directly to council members and officers. Outside meetings members of CCMAC are engaged with officers and members about the condition of the Common and users' experiences.



**Figure 83. Clapham Common Bandstand Beds' winning Capital Growth Urban Harvest application in 2017 (Clapham Common Bandstand Beds)**

On behalf of people who use the Common, CCMAC has recently made representations to Transport for London about the plans for the Quietway Q5 to cross the Common; to the Council's Planning Committee about the redevelopment of the facilities at the old One O'clock Club (now the Spinney) and the old toilet building on the Polygon; and on the numerous events that take place on the Common; and to Clapham Business Improvement District about its plans to upgrade the area of the Common around Clapham Common Underground station.

**11.4 Education and Clapham Common**

Clapham Common is close to a number of schools, primary and secondary, plus nurseries and FE colleges, and there is a commitment by the council and CCMAC for the Common to become an educational resource for all and to play its part in raising educational attainment.

Clapham Common often plays host to various organisations who wish to run educational events or activities, many of which are designed to encourage children and adults to take an interest in wildlife, sports, play and gardening. Many of these providers produce supporting materials for learners, and dovetail with the work of the council in widening awareness and access to nature, healthy living and personal wellbeing, using many features described in previous sections as teaching resources. Examples of these activities include:

- Pond dipping where local primary schools have visited and used Eagle and Mount Ponds (including the small wildlife pond) for teacher-led dipping activities; the Common has also witnessed an increased use for tree-related activities such as leaf collection, leaf silhouettes, seed and bark identification and even tree dressing!
- The 'Natural Thinkers' programme, with the Spinney Nursery running a series of outdoor events within their enclosed area which deliver forest school-style activities with nursery and pre-school children and their families (Figure 84);
- Curriculum-based activities with schools and colleges, including photography and filming projects, GIS and mapping exercises, and even using Long Pond from testing an experimental electric boat as part of a ICT and science project at Lambeth College.



**Figure 84. Part of the 'natural thinkers' outdoor learning area within the Spinney Nursery on Clapham Common (London Borough of Lambeth)**

These and other project opportunities involve local schools where their practical involvement is appropriate and sustainable, but schools are also often involved in many 'environmental enhancement' actions described in previous sections. The Common's close proximity to schools, easily accessible by foot, offers ideal opportunities for excursions by small or large groups of students for field-based activities in a safe and stimulating location.

## 11.5 Young Adults and Clapham Common

Although Clapham Common does not contain buildings specific to young adults it is close to schools which operate youth clubs or after-hours schemes, and is popular with those who live around it. There is constant effort to increase involvement with young adults and youth groups; a principal interest for them is the availability and quality of sports, and many users of grass pitches are young adults from nearby housing estates and schools.

Since 2016 Clapham Common has played host to young adults who wish to volunteer and give something back to their local community through the Government-funded National Citizenship Service (NCS, [www.ncsyes.co.uk](http://www.ncsyes.co.uk)). This involves a team of young adults visiting the Common, with a qualified leader, to assess what tasks are required and what they have the skills and capacity to undertake. Once tasks are agreed the NCS team then attend the Common for a day and undertake activities to deliver the agreed programme.

Over seven NSC teams have used the Common and tasks have included assembling new benches and planters for the Bandstand Beds community garden, building and installing beetle and bug hotels made of recycled wood and bamboo canes, removing invasive weeds and saplings from around paths and gates, picking up litter and undertaking user surveys through targeted contact with young users of the Common. The NCS teams also fundraise for their activities, but always donate the funds to the Common, which to date have totalled £200 and have been used to buy additional plants and tree whips for improving existing areas such as around the paddocks next to the Windmill Drive Depot.



**Figure 85. Student volunteers undertaking tree maintenance works on Clapham Common as part of ‘Challenge Day’ (London Borough of Lambeth)**

## **11.6 Training and Skills Development**

A key objective of the Common's restoration and management has been to make maximum use of it as a training and skills development resource. One motive is of course to help manage certain landscape and nature assets, but equally important is to provide young adults with training and skills in horticulture, landscaping, wildlife management and design/construction skills, which could then enable them to secure careers in these fields, which has long-term benefits to the Common itself and open space management as a whole.

## **11.7 Volunteering Opportunities**

Because it is a safe and welcoming place, Clapham Common offers numerous opportunities for local residents as well as those from local or London-wide businesses to volunteer to help maintain and improve the Common through a range of practical activities.

### **11.7.1 Community Volunteering**

Lambeth Landscapes have developed a range of volunteering projects for the Common centred on horticulture, biodiversity and improving access. This runs through an annual programme with regular reviews and site assessments, and the Operations Manager assists in identifying activities which can be undertaken by volunteers, and support them with supervision, tools and materials. These include:

- tree planting sessions coordinated with the Friends of Clapham Common and Trees for Cities, including creating a new small community orchard on the western side of the Common, which also involve annual tree maintenance and pruning;
- annual native bulb planting around the boundaries of the Common, run by the Friends of Clapham Common, which aims to assist with increasing the net area of the Common which is then managed as native bulbs with meadow grassland;
- regular gardening sessions coordinated by Bandstand Beds, which focus on maintaining and improving the planted growing spaces around the Bandstand Building, the Windmill Drive paddocks and the new community garden on the Greenwaste Site;
- annual maintenance of the new wildlife pond next to Eagle Pond with the Friends of Clapham Common
- regular clean ups in the ponds with volunteer water bailiffs and anglers, which remove discarded fishing tackle, clear out litter and rennet the floating islands;
- litter picks in the woodlands with the LGBTQ community, which coincide with outreach and HIV/Hepatitis awareness sessions to promote personal wellbeing.

One element of the Common's engagement programme is working with individuals and communities who are excluded from normal or mainstream activities, or have health, social or learning conditions which isolate them and exacerbate these conditions. The Common's many stakeholders undertake projects and events designed to address these issues, and Clapham Common is seen as a centre of excellence in engaging with all users, making them feel fully welcome and involved.

### **11.7.2 Business and Corporate Volunteering**

The London Borough of Lambeth promotes all of its open spaces as locations for corporate and business volunteering events or 'challenges' where staff from a local business can participate in activities that improve a site for the benefit of the community. Clapham Common frequently plays host to a wide range of business volunteers from numerous London-based companies. The Common is popular with corporate volunteers due to its excellent transport links, ample facilities like shops, cafes and storage for bags and spare clothing, plus the wide range of volunteering tasks that can be provided to staff and completed within a day.

Activities offered to volunteers are compatible with the Common’s management needs and are always supervised by staff with appropriate tools and other equipment, horticultural sundries (and plants or seed where tasks involve creating or improving landscaped features) and arrangements for breaks and refreshments. Each event also includes risk assessments, safety inductions, debriefs and press releases/publicity, which are essential to securing the confidence of businesses and ensuring staff have a safe but enjoyable experience on site.



**Figure 86. Corporate volunteers from Deloitte on Clapham Common undertaking pond maintenance works, autumn 2016 (London Borough of Lambeth)**

**11.7.3 ‘Community Payback’**

In 2014 Clapham Common was offered as a base for sessions managed by the Probation Service’s ‘Community Payback’ scheme, whereby low-risk clients provide time and services to the community as reparation for minor crimes and offences. As part of the development stage, a list of tasks were agreed with the Probation Service which would enable clients to discharge their community reparation hours but also provide tangible benefit to the Common. Supervised by probation staff, Community Payback clients undertake regular weekday sessions on the Common, including weeding, leaf litter removal, gardening and planting, and operate out of a room at the rear of the Bandstand café building.

## **12. Clapham Common is Well Marketed**

### **12.1 Objectives**

To ensure it is being properly marketed to everybody the following objectives have been developed for Clapham Common:

- 12.1.1 Clapham Common contains signage, both entrance and internal, to welcome, inform and guide users to key facilities and features;
- 12.1.2 Information on Clapham Common is available online on a dedicated Lambeth Council and Clapham Common MAC website, and this information is regularly updated;
- 12.1.3 Clapham Common is available for a wide range of events and activities, commercial and community, large and small, that cater for the needs of current and future users;
- 12.1.4 Clapham Common contains a range of information boards and interpretative signage to publicise news and forthcoming events and to enable the public to obtain additional information or advice

### **12.2 Current Status and Management Actions**

Clapham Common's management includes opportunities and actions to promote it to as many people – whether existing or new users – as possible in order to ensure all of its features and facilities are used to their capacity and for the right reasons. This strategy includes surveys and consultations (paper, face to face and online), newsletters, posters and leaflets, press coverage and signage. The aims of these mechanisms are to:

1. Inform people about past and future developments in the Common
2. Allow debate and comment on the Common's management;
3. Include people in decision making particularly from marginalised groups;
4. Ensure those involved in decision making represent the community;
5. Develop new audiences for the Common particularly from marginalised groups;
6. Allow people to become involved in events and activities;
7. Encourage further investment in the Common by its users.

### **12.3 Printed Information – Leaflets, Booklets and Guides**

A key element of the marketing of Clapham Common is production of information on the Common's history, development, restoration and use, as well as its ecology and landscape features. A key action for delivery during the life of this plan will be a series of publications, which can be provided in hard copy but also for electronic download or suitable for use on smart phones and tablets, providing an introduction to the Common's wildlife, trees, history and architecture/landscapes. The initial aim is for each leaflet to contain, on one side, a central schematic map surrounded by useful information on that particular topic, and on the other side a front page with title, useful facts and figures, and who to contact for more information.

Once the appropriate template is agreed, then this can be used to generate other materials on specific topics, e.g. the Common's rich history relating to the First and Second World Wars, its linkages to the Clapham Sect and the abolition of Slavery in Great Britain, or promoting its use as an educational and volunteering resource.

However, CCMAC and the council still welcome and support other groups using the Common, or projects based on site, producing their own materials to educate and inform the public in order that there is maximum reach to all available audiences, which helps raise both the project and the Common's overall profile (Figure 87).



Figure 87. Examples of printed publicity for community events on Clapham Common, regarding the Bandstand beds Summer Picnic and Clapham Edible Walk

## 12.4 London Borough of Lambeth Website Information

London Borough of Lambeth operates a number of website pages for its Commons and open spaces, which are used to inform and educate the public. Included in each section below are 'hyperlinks', which if clicked on when internet access is operating, takes the reader them to a specific page or they can be typed into an internet search engine.

### 12.4.1 Clapham Common Website Information

London Borough of Lambeth has a **dedicated web page for Clapham Common**, which contains information about the Common, its history and key features and qualities, along with information on how to travel to the Common by rail, tube and bus. It also provides links to other useful websites or pages, and can be quickly updated to provide news on the Common. It requires revision and should be developed to give a fuller picture of the Common than it currently does, and this is a key action for delivery during the lifetime of this plan.

Complementing the council's Clapham Common web page are websites operated by its two key community partners. The first is the website run by **Clapham Common Management Advisory Committee** (CCMAC), and the other is the website by the **Friends of Clapham Common** (FoCC). Both websites contain excellent information on various events and projects, including on how to join the CCMAC and FoCC to maximize community participation.

## 12.4.2 Lambeth Parks & Open Spaces – General Information

Lambeth Commons has a page providing the public with information on its services and sites: the web link for this site, from which other pages can be navigated to, is:

<http://lambeth.gov.uk/leisure-Commons-and-libraries>

Information on the new [byelaws for Lambeth's Commons and open spaces](#)

Information on [events in Commons and open spaces](#)

Information on [outdoor sports facilities in Commons and open spaces](#)

## 12.5 Other Marketing Information

There are a number of opportunities available to maximise awareness of Clapham Common. As well as leaflets or website-hosted information the principal actions are as follows.

### a) Common Entrance Signs

Large signs are prominently displayed close to all principal entrance points into the main section of the Common giving a site name, a map, a list of facilities, basic history and contact details for more information or to report problems.

### b) Public Notice Boards

Boards are installed next to features like the Bandstand Building, the Bowling Green Pavilion and Mount Pond for displaying notices from the council or events in the Common. These allow the public to display appropriate material, and kept clean so they are legible, and for out of date material to be quickly removed.

### c) Building and Facility Signage

All principal buildings in the Common need signs near their entrances informing the public what it is called, what's it for, how it is used as well as who to contact for information; such signage is easy to maintain and update.

### d) Interpretative Signage

The inclusion of interpretative signage in the Common, containing information on the history and development of key features like the ponds, Bandstand, Deep Level Air Raid Shelter and other important structures, helps promote the Common and attract new audiences. Existing signage is updated and replaced with new material as necessary.

### e) Staff Presence

Staff working in and visiting the Common regard welcoming the public and telling them what facilities are present or what's happening as fundamental to their job. Staff on or visiting site are regularly updated as to developments so these can be passed to the public and any feedback from the public conveyed back to improve the Common's management.

### f) Lambeth Service Centre

Information on Clapham Common is available to staff in London Borough of Lambeth's Service Centre so that enquires by phone or email about the Common, how to get there and what's happening can be responded to. It will be the responsibility of the Clapham Common Management Team to update information held by the Service Centre.



### g) Leaflets, Booklets and Event Posters

CCMAC and council work together to organise and promote a wide range of events which take place in the Common each year; most of these are publicised locally especially using the public notice boards in the Common or in nearby shops and estates.

### 12.6 Public and Community Events

Although best known for its use for large commercial events on the Events Field, Clapham Common still offers numerous opportunities to host various shows and other events which the public can attend for free, and which help to make it a welcoming place. Along with fairgrounds and circuses which run throughout the year, more and more small yet entertaining community events now occur on the Common, especially centred on the Bandstand (Figure 88).

Most of these community events are delivered through the CCMAC or its member groups like the Friends or Bandstand Beds, and are advertised through Lambeth Council's Events Calendar or other local networks.



Figure 88. Images from community events, including music, on and around the Bandstand on Clapham Common (Simon Millson)



**Figure 89. Images from community events, including music, on and around the Bandstand on Clapham Common (Simon Millson)**

### 12.7 Understanding and Responding to User's Needs

As mentioned earlier in Section 2.3.11 (Demographics) a key observation from the current census data for wards surrounding the Common is an increasing dominance of those aged between 20 and 40 years old at the time of the 2011 census. These individuals will also include people who are considering or started having children which inevitably means the numbers of individuals aged below 20 years will also be increasing. This is verified by the rapid increase in infants seen on the Common, as well as the abundance of nurseries and primary schools, private and public, in surrounding roads and estates.

It has become increasingly important to 'capture' the opinions and interests of the current users of Clapham Common, rather than making assumptions based on traditional patterns of use or on past practice. Those users aged 20 to 40 years old tend not to attend meetings that might be discussing Clapham Common, often due to work, time and family constraints, nor join subscription-based organisations that currently have a stakeholder role on the Common and so their voice can be overlooked.

With those aged 20 or below this is even more problematic, as such individuals tend to use social media to communicate or comment, or may feel awkward in expressing their opinions in a meeting or event where older age groups may predominate or are more confident.

In order to respond to this challenge and ensure current and future users of the Common are heard, an annual user's survey is programmed through the lifetime of this management plan. This will capture the opinions and recommendations of as many users of the Common as possible so the plan can be assessed against customer feedback which then helps influence how the plan goes forward and if any alterations in priorities and outcomes are required.

In order to maximise capture of the widest demographic possible the user survey, which be run in the summer to coincide with the peak period for community-led events and activities on the Common, will include the following techniques:

- Production, distribution and collection of a simple paper-based customer survey form, which will be promoted at as many events on the Common as possible, using volunteers to encourage people to fill in the form and return it;
- Hosting of an online survey which can be promoted through web links and in emails, which is easy to complete through simple 'ticks and clicks' or boxes for comments, and useable on computers as well as mobile phones and tablets;
- Encouraging those leasing or occupying buildings and facilities on the Common, e.g. cafes and play schemes, to promote the survey and encourage their users to complete them, especially as part of any of their programmed activities;
- Increased use of posters and other material in notice boards, which also asks the public to collect, complete and return a paper survey (in boxes located in key buildings like the cafes) or how to access the online survey site;
- Working with corporate business or youth volunteering groups to target specific 'hard to reach' users, e.g. young adults or those with English as a second language, so that their opinions are sought and secured;
- Refreshing the current Lambeth Council web page on Clapham Common so that as well as publicising the site and its facilities, the public can quickly access the online survey form to provide feedback – additional publicity and feedback requests can be hosted when specific events or improvements are planned such as upgrading play facilities.

The results from the surveys will be collated and publicised, and used to not only review and update the management plan's actions and targets, but also circulated to stakeholders to assist them in planning their own activities on the Common.

## 13. Clapham Common is a Well Managed Site

### 13.1 Objectives

To ensure it is well managed, the following objectives are developed for Clapham Common:

- 13.1.1 It will be managed to Green Flag Award standard, and its daily management and condition assessed against the Award criteria;
- 13.1.2 Clapham Common will have a Management Plan based on a set of objectives and outcomes that deliver the above priorities and the needs of all of its users;
- 13.1.3 The Management Plan includes a set of actions that deliver these outcomes, which can be regularly reviewed as to progress, or replaced or amended as appropriate to accommodate changing priorities or user needs;
- 13.1.4 Clapham Common should be managed through a dedicated Management Board made up of community representatives and other key stakeholders;
- 13.1.5 The Management Board will meet on a quarterly basis to review progress in implementing the Management Plan, assessing how various actions are delivered and whether any changes or amendments are required;
- 13.1.6 There will be an Annual Review, supported by a public event, which summarises key events on Clapham Common that have taken place during the year, what outcomes have been achieved, what actions have taken place, and what is happening the following year

### 13.2 Current Status and Management Actions

The Clapham Common Management Plan is a 10 year maintenance and development plan which sets out clearly what assets and features need to be conserved and protected, to ensure resources are targeted to have maximum effect, and opportunities to enhance and improve its quality and use are recognised and implemented.

The management of Clapham Common follows eight core criteria of what is deemed a 'quality public park' as set out by the [Green Flag Award](#) scheme. This plan looks at each criterion in turn and sets out what is done, must be seen to be done, and what is planned, in Clapham Common to reflect the aspirations of the community and the authority without coming into conflict with the Common's unique character.

The Management Plan is an evolving document reviewed annually; the current document generates a management programme in Appendix 2, which lists targets and milestones. The management plan must be compatible with priorities set out by the London Borough of Lambeth, as well the Service Plan for Lambeth Commons, the Lambeth Community Strategy (Lambeth First), and the Lambeth Community Safety Strategy.

The management of the Common also conforms to the Service Standards for Lambeth Commons & Open Spaces, which are as follows:

## Lambeth Commons & Greenspaces – Service Standards

In terms of service priorities, Lambeth Commons and Open Spaces:

- a) Manages and maintains Lambeth's parks and greenspaces on behalf and for the benefit of the communities we serve, and perform these duties in partnership and through consultation with them.
- b) Recognises the importance of parks and green spaces as community assets, and work with the community to secure resources to invest in them.

- c) Recognises the importance of universal access to Lambeth's parks and greenspaces, and ensures all have equal opportunity to use them.
- d) Recognises the importance of parks and greenspaces as places for leisure, sport, recreation and play, and encourages use for activities which provide social, community, health and educational benefits.
- e) Recognises the unique historical, heritage and landscape character of Lambeth's Commons and greenspaces, and works to protect these important assets.
- f) Wants Lambeth's parks and greenspaces to be places where people feel safe and secure, and will come back or encourage others to use them.

In addition, we aim to comply with the following baseline service standards:

- All of our parks and greenspaces are managed to, or will be developed so they can attain, the Green Flag Award standard ([www.greenflagaward.org](http://www.greenflagaward.org))
- The removal of litter, management of waste and emptying of bins is in accordance with the Environmental Protection Act 1990: Code of Practice (Litter)
- Seasonal displays, herbaceous plants and bulbs, shrubs, climbers and hedges and rose beds are maintained weed-free at all times.
- Daily inspections of children's play and other sensitive areas are carried to ensure that they are safe to open and use.
- All fenced sites/areas and toilets are opened by 7.30am and closed within 15 minutes of sunset.

### **13.3 Staffing and Management Structure**

Figure 90 summarises the new management arrangements for Lambeth Landscapes, which is now responsible for Clapham Common, as well as the borough's other public open spaces, cemeteries and recreation grounds. Clapham Common's maintenance is under the overall responsibility of Lambeth Landscapes' Operations Manager (Central-South), who oversees a team of staff, including two Operations Supervisors, who are physically based at the Common or operate a mobile maintenance service that regularly visits the site.

The Operations Manager monitors service performance in terms of standards of cleanliness, horticulture and general repairs in the Common as set out in the specification and service standards, and undertakes rectifications where performance is below target. The Operations Manager and Supervisors meet with staff on an at-least daily frequency to discuss the work plans and priorities for the Common, and to address any maintenance or safety issues.

Working alongside the Operations Manager and Supervisors are the Landscapes Development Team, made up of four staff responsible for supporting the operational side of the service, undertaking specific projects, and monitoring service performance and compliance with service standards and policies. Together with the Operations Manager and Supervisors they make up the overall 'management team' for the Common.

The management team undertake a range of capital and other projects and are the direct point of contact with CCMAC in terms of issues relating to site maintenance, responding to elected councillor enquiries or those from the police, adjacent landowners and other members of the public. The management team attend regular meetings at which a range of issues around service performance are raised. This allows issues affecting a number of sites to be discussed and resolved, or for a problem at one site like Clapham Common to be raised and solutions that are found be beneficial to other locations.



Figure 90. Lambeth Landscapes staffing structure 2017-18

All staff working at or responsible for Clapham Common undertake an annual appraisal with their line manager, where key performance issues are raised and assessed, along with any barriers to improved or continuous performance. This provides an opportunity for identifying training or recognising acquired skills, and the staff have taken full opportunity for additional

As part of its new structure, Lambeth Landscapes is also signed up to the Government's apprenticeship scheme, whereby funding is available to employers to take on new employees and provide them with the necessary training and 'on the job' supervision. The plan is to start with two apprenticeships, one in parks and the other in cemeteries, and after these two posts have been filled, the apprentices have qualified, and this initial phase has been evaluated, to then extend the scheme so as to take on more trainees across the whole service.

The advantage of apprenticeships is that it ensures that, as older staff retire or move on to other jobs, sufficient new staff are being recruited and in those fields where the service has a clear need for skilled employees. It also ensures the service is recruiting new employees at the local level, preferentially within Lambeth, and from local schools and colleges, which makes sure the council is delivering on its core commitment to supporting the local economy and helping its own residents find and stay in rewarding employment.

London Borough of Lambeth is also operating a 'co-operative model' in terms of managing its community assets, which involves greater participation of users, residents and other groups in management decisions for sites like Clapham Common. This ensures that future allocation of budgets and resources is more closely tied to the needs of users. Therefore, the above service structure is sufficiently flexible to allow community groups and stakeholders to 'fit in' and add value to how Lambeth Landscapes and its staff deliver the grounds maintenance specification. For example, the service is committed to supporting volunteers from the community or businesses in fields such as horticulture, wildlife habitat management and creation, and in improving access and safety in the Common, through providing skilled staff to supervise these activities as well as appropriate tools, materials and protective equipment.

#### **13.4 Management Board and New Ways of Working**

Lambeth Landscapes is working with a wide range of local stakeholders, including park user groups, to develop better ways of working with and for the community in the management of important assets, such as Clapham Common. This initiative envisages community groups being active involved in day to day management decisions about how their local assets, and budgets that are associated with them, are made and allocated to deliver what local people want and need.

At the time of writing, changes are under way in the management structure for Clapham Common. Three different levels of community involvement are identified for managing open spaces, ranging from 'status quo' (Level 1 – no change) to Level 2 (Partnership council-community co-management) and Level 3 (management totally devolved to the community or third party with no council involvement).

For Clapham Common, the general consensus is to begin at Level 2 with a formal management board which is composed of Lambeth Landscapes officers and community representatives which will meet regularly in order to make and implement decisions relating to the Common's current management and future development. The objective is to constitute this management board during the lifetime of this plan, which will also include setting out its terms of reference, its remit and a structure which provides flexibility but also clear lines of communication and decision making.

### **13.5 Management, Monitoring and Review**

Clapham Common is managed according to Green Flag Award standards and in accordance with the Clapham Common Management Plan. To be effective and to assess how the core objectives have been met, as well as the criteria for Green Flag Award, this management plan needs to be continually reviewed, revised and re-written.

The cycle for the Management Plan is to:

- Write and adopt the Management Plan
- Operate according to the aims and objectives held within the plan
- Monitor the operation of the Management Plan
- Review the working of the Management Plan
- Revise and improve the Management Plan where necessary to reflect on-going developments such as visitor survey feedback and revised financial projections

Lambeth Landscapes, through the Operations Manager, with support from others, is responsible for reviewing and updating the plan, and monitoring it to ensure that maintenance or project work has been carried out satisfactorily.

Clapham Common will be audited annually and assessed against the criteria used by Green Flag Award, and will be submitted to the scheme, not only to 'test' compliance but also to secure and retain a Green Flag over each successive year of assessment. Annual feedback from these assessments and any Green Flag Award judge's feedback is used to guide the annual review of the management plan.



# Clapham Common

Management Plan

## Appendix One

# Clapham Common Land Use Maps

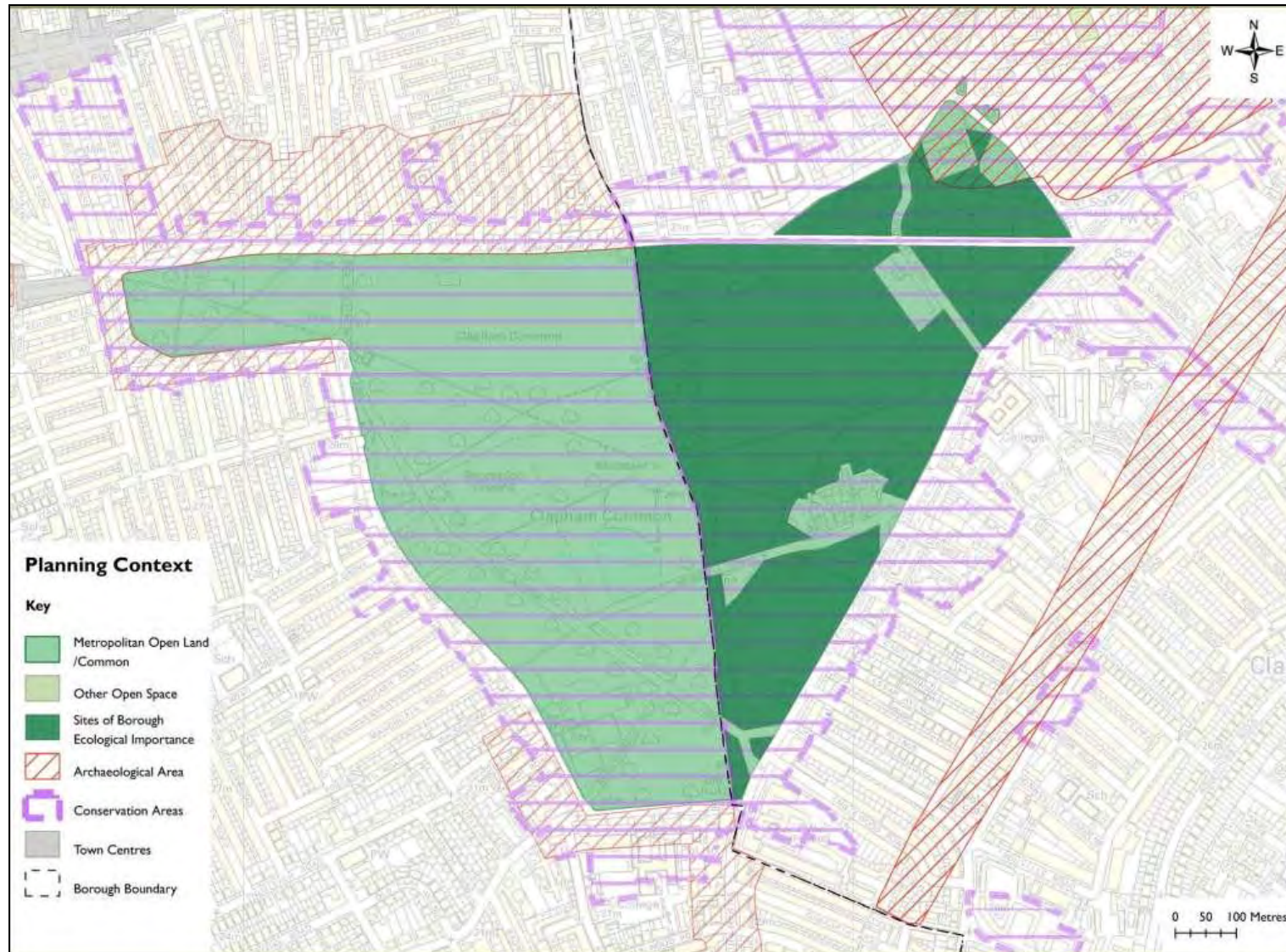


Figure A1: Key planning and conservation designations for Clapham Common (from Clapham Common Masterplan)

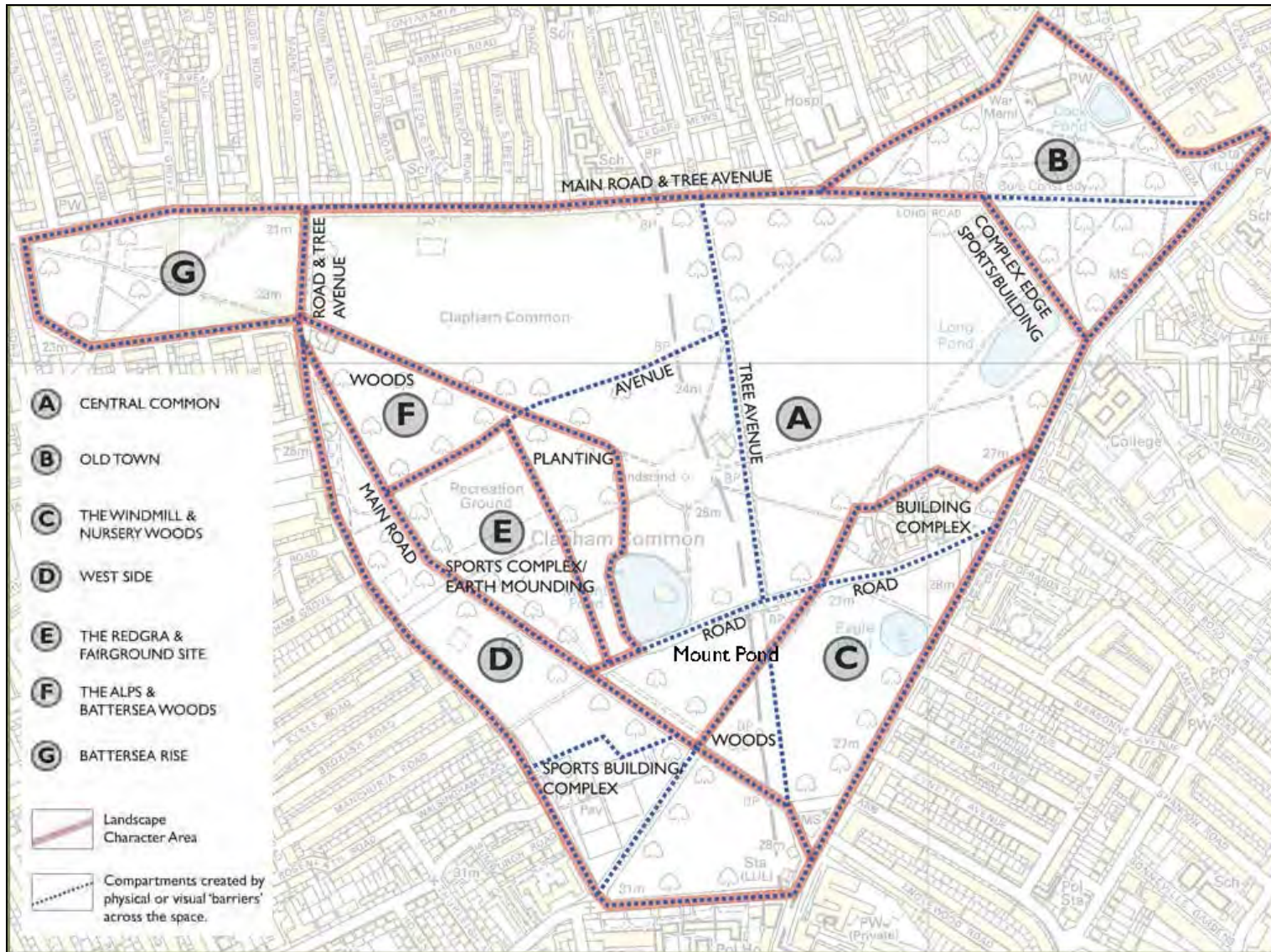


Figure A2: Main landscape area designations for Clapham Common (from Clapham Common Masterplan)

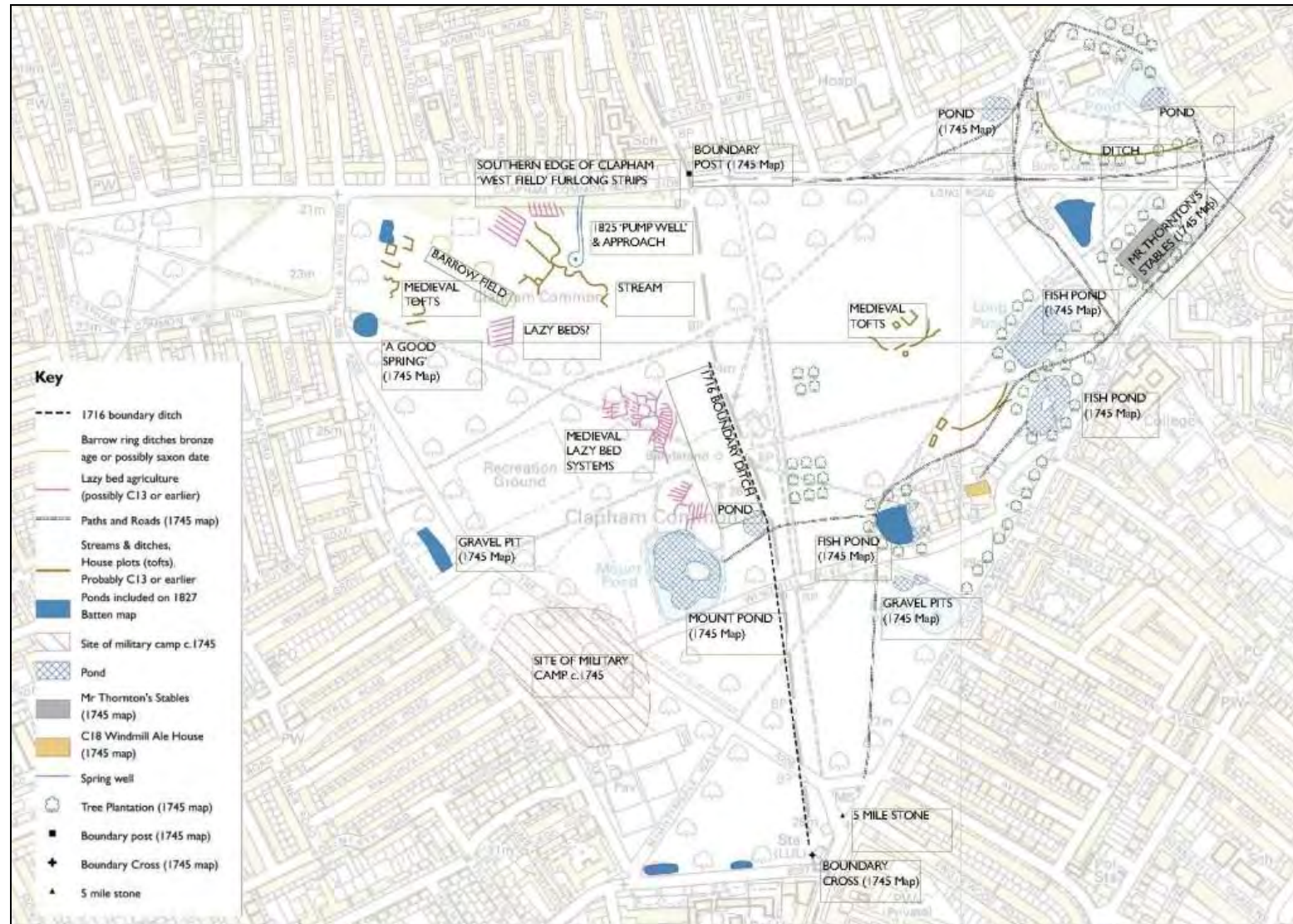


Figure A3: Summary of main archaeological features on Clapham Common (from Clapham Common Masterplan)

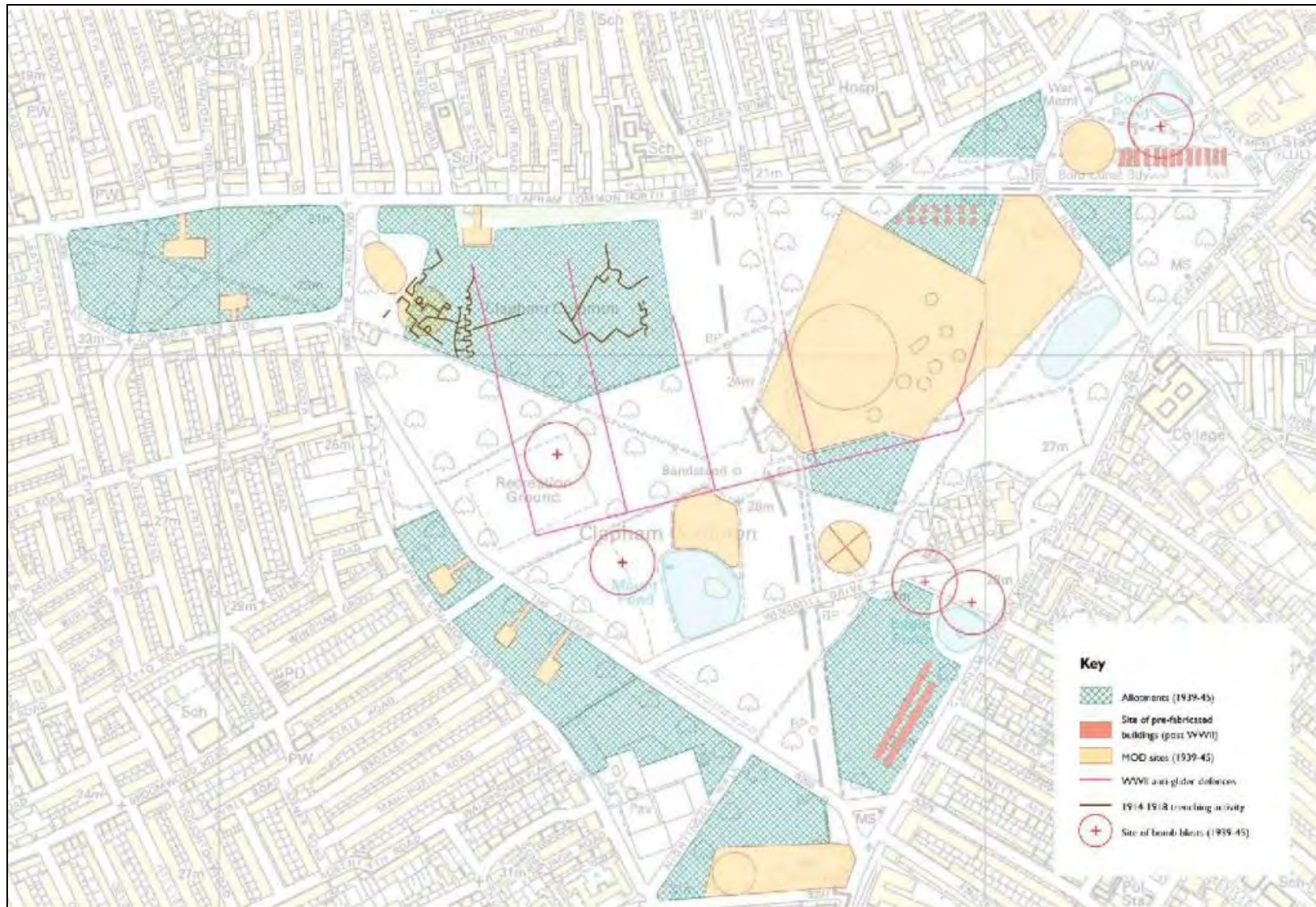
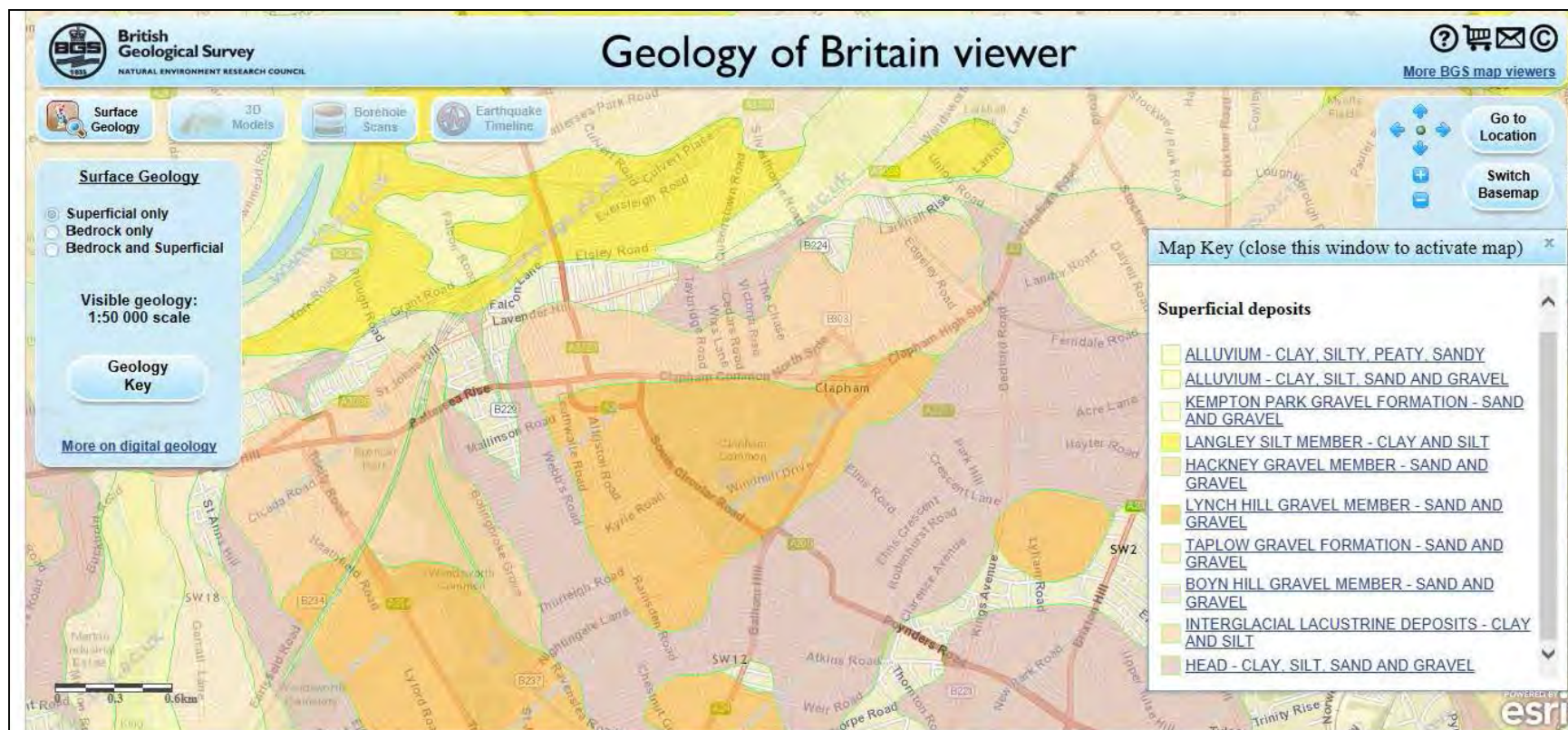


Figure A4: Summary of main wartime activity features on Clapham Common (from Clapham Common Masterplan)



### Clapham Common – Geology – Superficial

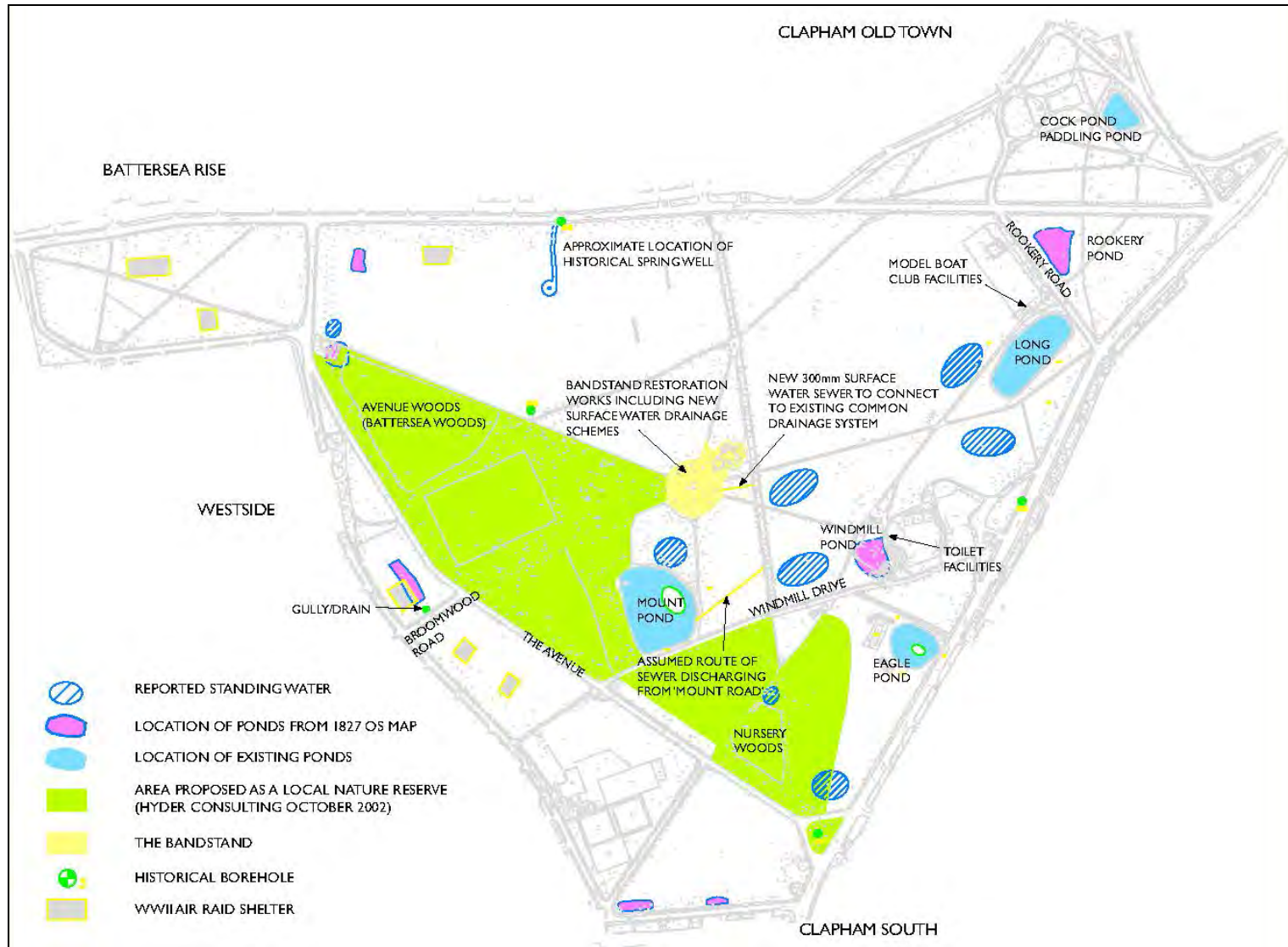
**1:50 000 scale superficial deposits description:** Lynch Hill Gravel Member or Hackney Gravel Member - Sand and Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers.

**Setting:** rivers. These rocks were formed from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat; includes estuarine and coastal plain deposits mapped as alluvium.

**1:50 000 scale superficial deposits description:** Head - Clay, Silt, Sand and Gravel. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by subaerial slopes.

**Setting:** subaerial slopes. These rocks were formed from the material accumulated by down slope movements including landslide, debris flow, solifluction, soil creep and hill wash.

Figure A5: Summary of surface geology of Clapham Common (courtesy of the British Geological Survey 2017)



**Figure A6: Summary of main hydrogeological features on Clapham Common (from Clapham Common Masterplan)**

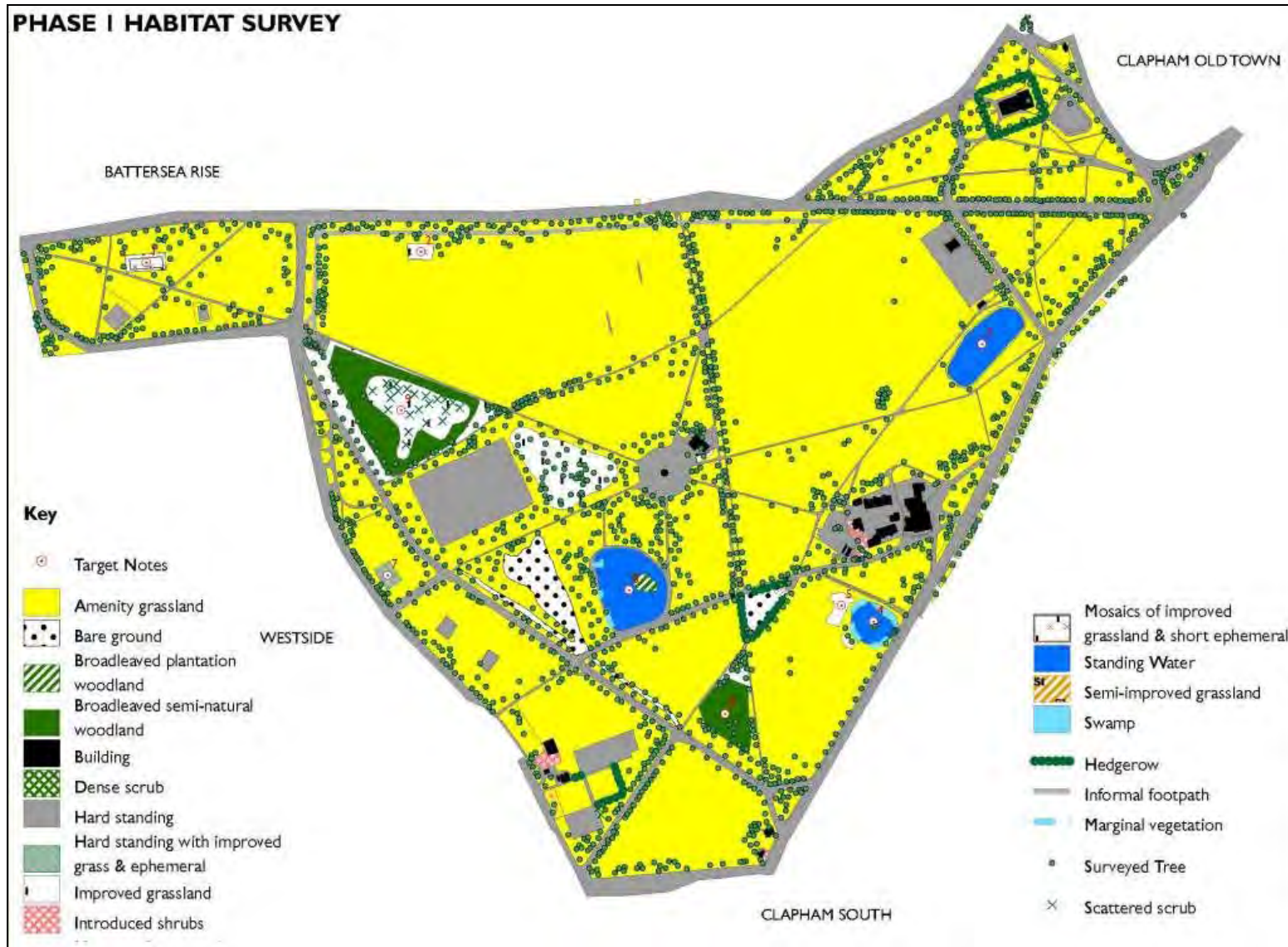


Figure A7: Summary of main ecological features on Clapham Common (from Clapham Common Masterplan)







Figure A9: Summary of tree and other arboricultural features, including woodlands and avenues on Clapham Common (from Clapham Common Masterplan)

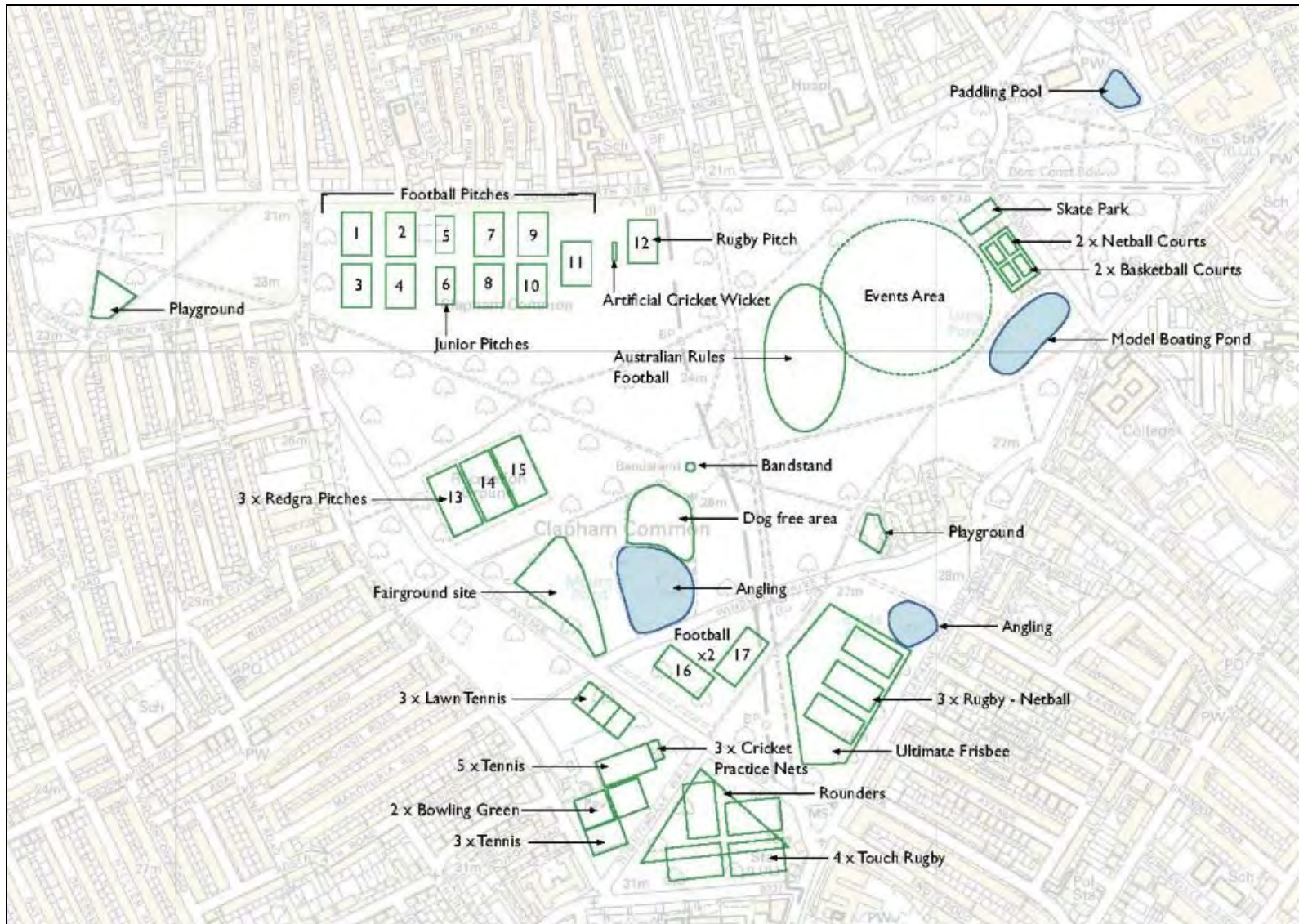


Figure A10: Summary of sports and other recreational facilities on Clapham Common (from Clapham Common Masterplan)

# Clapham Common

Management Plan

## Appendix Two

# Clapham Common Action Plan

Lambeth Parks & Greenspaces  
4<sup>th</sup> Floor Blue Star House  
234-244 Stockwell Road  
020 7926 9000  
[parks@lambeth.gov.uk](mailto:parks@lambeth.gov.uk)

  
**Lambeth**

## CLAPHAM COMMON - ACTION PLAN COSTINGS 2017-2027

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx. Quantity	Approx. Rate	Approx. Cost		
<b>SITE WIDE SURVEY REQUIREMENTS</b>							
<b>A.</b>	<b>TREES</b>						
A.1	Undertake detailed tree survey, with particular attention to condition of C18th & C19th trees.	Item			£25,000		
<b>B.</b>	<b>NATURE CONSERVATION</b>						
B.1	Undertake detailed soil survey in area of proposed Ecology Core.	Item			£8,000		
<b>C.</b>	<b>HYDROLOGY</b>						
C.1	Management regimes required on potable water (supply & usage) and management of Canada Geese, cross reference with management costs.						
C.2	Survey analysis of silts within water bodies.	Item			£10,000		
C.3	Survey of bank profiles within Mount Pond.	Item			£4,000		
C.4	Ground investigation survey aimed at determining potential for 'natural' ponds.	Item			£8,000		
<b>D</b>	<b>BUILDINGS</b>						
D.1	Undertake measured and structural surveys prior to detailed design stage.	Item	6	£2,000	£12,000		
<b>E</b>	<b>SITE FURNITURE</b>						
E.1	Survey of condition and effectiveness of all light columns, and review of potential proposed routes to receive lighting.	Item			£8,000		
<b>F.</b>	<b>ACCESS &amp; CIRCULATION</b>						
F.1	Traffic movement studies, impact assessments and safety audits required for each 'gateway' site.	Item			£60,000		
F.2	Access audit in accordance with DDA requirements and detailed condition survey of all path surfaces.	Item			£30,000		

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx. Quantity	Approx. Rate	Approx. Cost		
<b>G.</b>	<b>SPORTS &amp; EVENTS</b>						
G.1	Detailed turf culture recommendations to be produced to inform future management and maintenance plan.	Item			£40,000		
<b>H.</b>	<b>ARCHAEOLOGY</b>						
H.1	Geophysical survey of all known sites of archaeological importance, inform future detailed design decisions.	Item			£40,000		
H.2	Recording of all archaeological evidence prior to construction, for example the WWII air-raid shelters on West Side.	Item			£10,000		
H.3	Construction stage archaeological watching brief required on selected sites.					£10,000	
<b>1.0</b>	<b>CHARACTER AREA 1: BATTERSEA RISE &amp; WEST SIDE</b>						
	<b>TREES</b>						
1.1	Implementation of tree survey recommendations	No.	30no.	£250	£7,500		
1.2	Removal of over-mature/inappropriate trees	No.	20no.	£300	£6,000		
1.3	Tree planting based on 1895 O.S. (2 <sup>nd</sup> edition)	No.	101no.	£350	£35,000		
	<b>NATURE CONSERVATION</b>						
1.4	To be cross referenced to management costs						
	<b>BUILDINGS</b>						
1.5	Remains of former air-raid shelters, break out and cart away. Topsoil and reseed.	Sum			£40,000		
1.6	Remove playground attendants cabin and replace with new build kiosk incorporating children only toilet and attendants mess room.					£30,000	
	<b>SITE FURNITURE</b>						
1.7	Replace all site furniture in line with recommended design: a) Seats (15) b) Bins (15)c) c) dog-bins (4)					a)£9,000 b)£6,500 c)£2,000	

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx. Quantity	Approx. Rate	Approx. Cost		
1.8	Replace all lamp columns which are beyond repair and repair others.	No.	8 (32 total)	£1,500	£12,000		
1.9	Remove all existing pedestrian guard rails where these are not required.	l. m	34	£10	£340		
1.10	Install timber post and single horizontal rail barriers where appropriate.	l. m	55	£150	£8,250		
<b>ACCESS &amp; CIRCULATION</b>							
1.11	Path repairs and resurfacing					£5,000	
1.12	Paving of desire lines where appropriate.					£10,000	
1.13	Provision of cycle route.					£18,000	
1.14	New timber edged hoggin path to The Avenue					£26,000	
<b>SPORTS &amp; EVENTS</b>							
1.15	Improve grass quality of existing junior football pitch.	No.	1	£4,000	£4,000		
1.16	Resurface the 'fairground site' with reinforced grass surface with retaining edge and post and rail barrier to perimeter.	M <sup>2</sup>	9,000	£20	£180,000		
<b>INTERPRETATION</b>							
1.17	1no. map/welcome board at Common entrance, opposite Altenburg Gardens.	No.	1	£1,000	£1,000		
<b>BATTERSEA RISE GATEWAY</b>							
1.18	Remove pedestrian refuges and associated barriers, install 'all red phase crossing' for pedestrians and cyclists, in partnership with Transport for London (TfL)						Cost to be advised by TfL
<b>2.0</b>	<b>CHARACTER AREA 2: NORTH SIDE - WEST</b>						
<b>TREES</b>		No.	50	£250	£12,500		
2.1	Implementation of tree survey recommendations.	No.	58	£350	£20,300		
2.2	Tree planting based on 1895 O.S. (2 <sup>nd</sup> edition).						

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx. Quantity	Approx. Rate	Approx. Cost		
	<b>NATURE CONSERVATION</b>						
2.3	To be cross referenced to management costs.	-					
	<b>BUILDINGS</b>						
2.4	Refer to Battersea Woods's character area for adjacent facilities.	-					
	<b>SITE FURNITURE</b>						
2.5	Replace all site furniture in line with recommended design:  a) seats (10) b) bins (8) c) dog-bins (4)					a)6,000 b)4,000 c)2,000	
2.6	Replace all lamp columns which are beyond repair and repair others.	No.	7	£1,500	£10,500		
2.7	Remove all existing pedestrian guard rails where these are not required.	m	76	£10	£ 760		
2.8	Install timber post and single horizontal rail barriers where appropriate.	m	30	£150	£4,500		
	<b>ACCESS &amp; CIRCULATION</b>						
2.9	Path repairs and resurfacing.					£4,000	
	<b>SPORTS &amp; EVENTS</b>						
2.10	To be cross referenced to management costs.						
	<b>INTERPRETATION</b>						
2.11	Map/welcome board adjacent to the Battersea Woods changing rooms.	No.	1	£1,000	£1,000		
2.12	Interpretation board to explain presence/significance of the WWI trenches, to be attached to Battersea Woods's changing rooms.	No.	1	£800	£800		
<b>3.0</b>	<b>CHARACTER AREA 3: BATTERSEA WOODS</b>						
	<b>TREES</b>						
3.1	Implementation of tree survey recommendations.	No.	25	£250	£6,250		
3.2	Tree planting based on 1895 O.S. (2 <sup>nd</sup> edition).	No.	41	£350	£14,350		



ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx. Quantity	Approx. Rate	Approx. Cost		
3.3	Thin Battersea Woods, both trees and under storey, to open out broader glades with smaller clumps of trees.	Sum			£10,000		
	<b>NATURE CONSERVATION</b>						
3.4	To be cross referenced to management costs.						
3.5	Install 30no. bat/bird boxes	No.	30	£50	£1,500		
	<b>BUILDINGS</b>						
3.6	Remove existing metal container at the 'Redgra' pitches and replace with new build changing room and kit storage facility.					£250,000	
3.7	Demolish existing Battersea Woods building complex and rebuild with new changing room building incorporating toilets (for team use).	Item			£250,000		
	<b>SITE FURNITURE</b>						
3.8	Replace all site furniture in line with recommended design:  a) seats (20) b) bins (10) c) dog-bins (4)				a)£12,000 b)£5,000 c)£2,000		
3.9	Replace all lamp columns which are beyond repair and repair others.	No.	3 (11 total)	£1,500	£4,500		

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx.Q uantity	Approx.R ate	Approx.C ost		
	<b>ACCESS &amp; CIRCULATION</b>						
3.10	Path repairs and resurfacing.					£2,000	
	<b>SPORTS &amp; EVENTS</b>						
3.11	Resurface existing 'Redgra' pitches with appropriate new all weather surface and install drainage.	m <sup>2</sup>	13,000	£32	£416,000		
<b>4.0</b>	<b>CHARACTER AREA 4: THE ECOLOGY CORE/MOUNT POND</b>						
	<b>TREES</b>						
4.1	Selective tree removal/transplanting of avenue trees lining the north-south pedestrian/cycle route.	No.	22	£300	£6,600		
4.2	Replant all missing trees based on 1895 O.S. (2 <sup>nd</sup> edition) using appropriate species.	No.	21	£350	£7,350		
4.3	Plant new tree clumps of appropriate species in accordance with the Ecology Core design.	No.	120	£200	£24,000		
	<b>NATURE CONSERVATION</b>						
4.4	Strip existing topsoils and regrade subsoil to undulating landform.					£160,000	
4.5	Trees/shrub planting and seeding of Ecology Core area.					£120,000	
	<b>HYDROLOGY</b>						
4.6	Mount Pond – silt removal, 'soft' bank protection, break out eastern margin and repair cracks and spalling.					£300,000	
4.7	Excavate 2no. new water bodies within the Ecology Core, both butyl lined with water supply. 1no. 'scrape' and 1no. larger water body.					£150,000	
	<b>BUILDINGS</b>						
4.8	Construction of new Learning Centre					£600,000	
4.9	Works to aerator housing adjacent to Mount Pond					£5,000	
	<b>SITE FURNITURE</b>						
4.10	Replace all site furniture in line with recommended design: a) seats (15) b) bins (5)					a) £9,000 b) £2,500	

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx.Q uantity	Approx.R ate	Approx.C ost		
4.11	Replace all lamp columns which are beyond repair and repair others.	No.	3 (6 total)	£1,500	£4,500		
4.12	Metal work conservation to Grade II listed barrier to south-side of Mount Pond including redecoration.	m	84	£250	£21,000		
4.13	Install estate rail dog proof fence around dog free area (to east of Ecology Core).					£246,000	
	<b>ACCESS &amp; CIRCULATION</b>						
4.14	Path repairs and resurfacing					£4,000	
4.15	Install new winding path through Ecology Core					£20,000	
4.16	Timber board walk to pond within Ecology Core					£20,000	
	<b>INTERPRETATION</b>						
4.17	1no. map/welcome board at the Learning Centre					£1,000	
4.18	6no. interpretation boards within the Ecology Core.					£4,800	
<b>5.0</b>	<b>CHARACTER AREA 5: THE BANDSTAND</b>						
	<b>TREES</b>						
5.1	Implementation of tree survey recommendations	No.	30no.	£250	£7,500		
5.2	Removal of poor quality/over mature or inappropriate trees	No.	5no.	£300	£1,500		
	<b>NATURE CONSERVATION</b>						
5.3	To be cross referenced to management costs.						
	<b>BUILDINGS</b>						
5.4	All buildings are assumed to be excluded following completion of the HLF funded restoration project.	-					
	<b>SITE FURNITURE</b>						
5.5	All site furniture is assumed to be excluded following completion of the HLF funded restoration project.	-					
	<b>ACCESS &amp; CIRCULATION</b>						
5.6	Path repairs and resurfacing					£2,000	

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx.Q uantity	Approx.R ate	Approx.C ost		
	<b>INTERPRETATION</b>						
5.7	Erect map/welcome board at Bandstand	no	1	£800	£800		
<b>6.0</b>	<b>CHARACTER AREA 6: NORTH SIDE-EAST</b>						
	<b>TREES</b>						
6.1	Implementation of tree survey recommendations	No.	50	£250	£12,500		
6.2	Where possible replant all missing trees based on 1895 O.S. (2 <sup>nd</sup> edition) using appropriate species	No.	82	£350	£28,700		
6.3	Selective tree removal/transplanting of avenue trees lining the north-south pedestrian route.	No.	29	£300	£8,700		
	<b>NATURE CONSERVATION</b>						
6.4	To be cross referenced to management costs.						
	<b>HYDROLOGY</b>						
6.5	Long Pond – fill cracks, resolve oil spillage issues, aeration if necessary.					£200,000	
	<b>BUILDINGS</b>						
6.6	Rookery Road Café – demolish				£15,000		
6.8	Model Yacht Club Boathouse, Long Road – demolish and replace with new storage building and refreshment kiosk, with toilets.					£150,000	
6.9	Windmill Drive toilet – male toilets to be refitted to avoid abuse				£30,000		
6.10	LBL Depot, Windmill Drive – upgrade and replacement of existing storage required.				£30,000		
6.11	Windmill Drive playground toilets - undertake structural repairs in accordance with survey.				£100,000		
	<b>SITE FURNITURE</b>						
6.12	Replace all site furniture in line with recommended design: a) seats (30) b) bins (20) c) dog-bins (10)					a) 18,000 b) 10,000 c) 5,000	
6.13	Replace all lamp columns which are beyond repair and repair others.	No.	7 (36 total)	£1,500	£10,800		

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx.Q uantity	Approx.R ate	Approx.C ost		
6.14	Remove all existing pedestrian guard rails where these are not required.	m	62	£10	£620		
6.15	Install timber post and single horizontal rail barriers where appropriate.	m	50	£150	£7,500		
6.16	New drinking fountain at junction of Bishops Walk and the north-south pedestrian/cycle route.					£10,000	
6.17	Post and rail fence installation and repairs required to the 'paddocks', east of Clapham Common South Side.					£30,000	
<b>ACCESS &amp; CIRCULATION</b>							
6.18	Review condition of all existing paths and repair/resurface where necessary.					£10,000	
6.19	All prominent desire lines across grass to be formalised to an appropriate width.					£5,000	
6.20	Change surface adjacent to conflict points on north-south cycle route and add signage.					£8,000	
<b>SPORTS &amp; EVENTS</b>							
6.21	Rookery Road Hard Games Area – redesign and install multi use games area (MUGA) to contemporary standards, with adjacent skate park.	Item			£250,000		
6.22	Events Area – reinforced turf access area to be installed.	Item			£10,000		
<b>INTERPRETATION</b>							
6.23	Map/welcome boards at the Cedars Road Gateway/The Windmill P.H./The Windmill Playground and Long Pond.	No.	4	£1,000	£4,000		
<b>GATEWAYS</b>							
<b>Cedars Road</b>							
6.24	Complete redesign with all refuges and pedestrian guardrails removed and installation of an 'all red phase crossing' for pedestrians and cyclists. South of junction change surface on cycle route to signify presence of pedestrian crossing point.						£60,000

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx.Q uantity	Approx.R ate	Approx.C ost		
<b>7.0</b>	<b>CHARACTER AREA 7: OLD TOWN</b>						
	<b>TREES</b>						
7.1	Implementation of tree survey recommendations.	No.	50no.	£250	£12,500		
7.2	Tree planting based on 1895 O.S. (2 <sup>nd</sup> edition)	No.	48no.	£350	£16,800		
	<b>NATURE CONSERVATION</b>						
7.4	To be cross referenced to management costs.						
	<b>HYDROLOGY</b>						
7.5	Enhancement of water supply housing at Cock Pond.	No.	1no.	£5,000	£5,000		
	<b>BUILDINGS</b>						
7.6	Polygon Toilets – conversion of building to use as refreshment kiosk, DDA compliant toilets and staff mess room.	Item			£180,000		
	<b>SITE FURNITURE</b>						
7.7	Replace all site furniture in line with recommended design: a) seats (30) b) bins (15) a) dog-bins (8)						a) £18,000 b) £ 7,500 c) £4,000
7.8	Replace all lamp columns which are beyond repair and repair others.	No.	9 (28 total)	£1,500	£13,500		
7.9	Remove all existing pedestrian guard rails where these are not required.	m	52	£10	£520		
7.10	Install timber post and single horizontal rail barriers where appropriate.	m	30	£150	£4,500		
	<b>ACCESS AND CIRCULATION</b>						
7.11	Path repairs and resurfacing.						£8,000
7.12	Paving of desire lines where appropriate.						£11,000
	<b>INTERPRETATION</b>						
7.13	Map/welcome boards at Clapham Common Underground Station and the Polygon Toilets.	No.	2	£1,000	£2,000		

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx.Q uantity	Approx.R ate	Approx.C ost		
	<b>THE POLYGON GATEWAY</b>						
7.14	Repaving of The Pavement to create pedestrian only section, & associated upgraded surfaces.						£300,000
7.15	Timber post and single metal rail barriers.						£10,000
7.16	New tree planting.						£8,500
	<b>CLAPHAM CROSS GATEWAY</b>						
7.17	Remove earth mounding, level, regrade and turf the two rectangles and refence with post and single rail barriers.						£70,000
7.18	Restore C19th alignment of path east of Temperance Fountain.						£8,000
7.19	Surface 2No. desire lines with tarmacadam.						£3,500
7.20	Resurface pavements in Yorkstone and roadways in granite setts.						£250,000
<b>8.0</b>	<b>CHARACTER AREA 8: SOUTH SIDE</b>						
	<b>TREES</b>						
8.1	Implementation of tree survey recommendations.	No.	36	£250	£9,000		
8.2	Tree planting based on 1895 O.S. (2 <sup>nd</sup> edition).	No.	30	£350	£10,500		
8.3	Nursery Woods – thin woodland and under storey, removing most of the Ulmus, leaving a more open woodland with broad glades and smaller tree clumps.	Sum			£8,000		
8.4	Gradually remove inappropriate Betula avenue planting on Nightingale Walk.	No.	30	£250	£7,500		
8.5	Plant solid perimeter planting to the Green Waste Facility.					£8,000	
	<b>NATURE CONSEREVATION</b>						
8.6	To be cross referenced to management costs.						
	<b>HYDROLOGY</b>						
8.7	Eagle Pond – additional marginal planting, works to the swims, and installation of an impermeable barrier to eastern boundary.					£30,000	

ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx.Q uantity	Approx.R ate	Approx.C ost		
8.8	Enhancement works to the wetland area adjacent to Eagle Pond – increase depth of ‘scrapes’, partially line with butyl and enclose with ‘dog-proof’ estate rail fence.					£10,000	
	<b>BUILDINGS</b>						
8.9	Site of the former Bungalow – replace with new changing facilities.					£150,000	
8.10	Bowls Club and adjacent toilets – overhaul required including addition of DDA compliant toilet facility.					£100,000	
8.11	Bowling Green Café – building repairs required.				£25,000		
8.12	Clapham South Deep Shelter – ensure freeholder improves external appearance, no cost to project.						
8.13	Clapham South Toilets – renovate and convert to café and with public access DDA compliant toilets.				£230,000		
	<b>SITE FURNITURE</b>						
8.14	Replace all site furniture in line with recommended design:  a) seats (45) b) bins (15) c) dog-bins (5)					a) £27,000 b) £7,500 c) £2,500	
8.15	Replace all lamp columns which are beyond repair and repair others.	No.	9 28 total	£1,500	£13,500		
8.16	Remove all existing pedestrian guard rails where these are not required.	m	92	£10	£920		
8.17	Install timber post and single horizontal rail barriers where appropriate.	m	55	£150	£8,250		
	<b>ACCESS AND CIRCULATION</b>						
8.18	Review condition of all existing paths and repair/resurface where necessary.					£8,000	
8.19	All prominent desire lines across grass to be formalised to an appropriate width.					£8,000	
8.20	Install new timber edged hoggin path along The Avenue					£8,000	
8.21	Cycle path on the Windmill Drive route					£50,000	



ACTION PLAN COSTINGS		Short term				Medium term	Long term
No.	Location/proposal	Unit	Approx.Q uantity	Approx.R ate	Approx.C ost		
8.22	Improved pedestrian and cycle crossing points at Windmill Drive and across The Avenue (A205)						£80,000
<b>SPORTS AND EVENTS</b>							
8.23	Bowling Greens – improvements to playing surface	No.	2	£2,400	£4,800		
8.24	Tennis Courts – improvements to existing surfaces and perimeter fencing.	Item			£50,000		
8.25	Repairs to Cricket Nets and Squares	Item			£9,000		
8.25	Grass Pitches – improvements to playing surfaces	No.	3	£2,000	£6,000		
<b>INTERPRETATION</b>							
8.26	Map/welcome boards at Clapham South Underground Station, at the Nightingale Lane/Nightingale Walk junction and at south corner of Nursery Woods.	No.	3	£1,000	£3,000		
8.27	Interpretation board attached to the Deep Shelter to explain architectural/social importance.	No.	1	£800	£800		
<b>CLAPHAM SOUTH UNDERGROUND STATION GATEWAY</b>							
8.28	Reconfiguration of 5 No. road crossings to allow easier pedestrian access into the Common.						Cost to be advised by TfL
<b>NIGHTINGALE LANE GATEWAY</b>							
8.29	Removal of pedestrian barriers where appropriate.	m	18	£10	£180		
<b>TOTAL</b>					£2,523,390	£2,883,800	£838,500.
	Contractors prelims and general items	20%			£50,4678	£57,6760	£167,700
	Contingencies	15%			£37,8508	£43,2570	£125,775
	Fees and Management	15%			£37,8508	£43,2570	£125,775
<b>GRAND TOTAL</b>					<b>£3,785,084</b>	<b>£4,325,700</b>	<b>£1,257,750</b>

Figures exclude VAT and do not include inflation over the term of the management plan (10 years)

### Clapham Common – Development Needs and Aspirations (September 2017)

Suggestion	Designation	Possible funding	Priority
Additional electric utility vehicle and trailer for waste management	Capital	Capital reserves	H
Battersea Rise play area refurbishment	Capital	Parks capital / DIFS / CIL	H
Boundary fencing – replace missing or damaged sections with reinforced wooden posts; repair gates; repaint railings where needed	Capital	Parks Capital / PIL / CIL	H
Composting area redevelopment	Capital	S106 / Parks capital	H
Convert Redgra pitches to 3G	Capital	External grants / Parks capital / DIFS	H
Create new multi-purpose building where boathouse is for café, sports kiosk, boat hire kiosk and demolish Fields Café, restoring the area to grassland	Capital	Parks capital / CIL	H
Install fencing and gates around the bandstand café seating area to create dog-free area	Capital	Parks capital / CIL / PIL	H
Knee-high post and rail fencing around vulnerable areas of The Paddocks	Capital	PIL	H
New changing rooms	Capital	External grants / Parks capital / DIFS	H
Refurbish play area toilets	Capital	Parks capital / CIL	H
Refurbish Windmill Drive toilets	Capital	Parks capital / CIL	H
Replace paddling pool with new wet play area and install toilets; paint or replace railings; plant hedge on inside of railings; additional landscaping	Capital	Parks capital / CIL / DIFS	H
Resurface remaining poor quality paths/roadways	Capital	Parks Capital / CIL	H
Resurface short stretch of road to Bowling Pavilion	Capital	Parks capital / CIL	H
Windmill Drive play area refurbishment	Capital	Parks capital / CIL	H
Additional metal tree guards for young trees susceptible to damage from dogs	Capital or revenue	PIL	H
Additional trees in gaps around external boundary	Capital or revenue	Parks capital / PIL	H
Bowling Green area – more dog-free signs and self-closing gates	Capital or revenue	Parks capital / PIL / revenue budget	H
Deal with illegal parking area at end of Windmill Drive and restore area to grassland	Capital or revenue	Parks capital / CIL / PIL / revenue budget	H
Depave project around fitness area off Northside to increase biodiversity (shallow removal of tarmac)	Capital or revenue	Parks Capital / S106 / CIL / revenue budget	H
Enhance all main entrances – deal with erosion and provide more welcoming signage; priority is Northside/Westside	Capital or revenue	Parks capital / CIL / revenue budget	H
Install separate metered water connection at current point used by events producers	Capital or revenue	Parks Capital / S106 / CIL / PIL	H
Overhaul grass pitches, including improved drainage	Capital or revenue	External grants / Parks capital / CIL	H
Purchase GPS guided line-marking unit for sports pitches	Capital or revenue	Capital reserves / revenue budget	H

Suggestion	Designation	Possible funding	Priority
Relocation of two standpipes into the events site	Capital or revenue	Parks capital / CIL / revenue budget	H
Standardise litter bins	Capital or revenue	Parks capital / CIL / PIL	H
Clear all drains	Revenue	PIL / revenue budget	H
Enforcement at evenings and weekends	Revenue	S106 / PIL / revenue budget	H
Fit out new sports container next Battersea Rise Changing Rooms with six compartments	Revenue	PIL	H
Install pond aerators	Revenue	S106	H
Mulch and compost for beds and young trees	Revenue	PIL / S106	H
New and refurbished bulk bins	Revenue	PIL / S106	H
Remove container next to Bowling Green	Revenue	Parks capital / CIL / revenue budget	H
Repair and upgrade water inlet systems to all three ponds to improve security and reduce leakages	Revenue	S106	H
Repair drinking fountains by café and Mount Pond	Revenue	PIL	H
Spring bulb planting in swathes and drifts throughout the Common in appropriate locations, e.g. boundary verges	Revenue	PIL / revenue budget / grants	H
The purchase of tools and equipment for volunteers	Revenue	PIL / S106	H
Tree survey, four year maintenance plan and works	Revenue	Parks capital / CIL / S106 / revenue budget	H
Consider project around Bowling Pavilion – converting it into a large café and other functions; demolish existing café or use for sports kiosk	Capital	Parks capital / CIL / DIFS	M
Depot improvements including a new additional office (Portakabin)	Capital	Parks capital / CIL / parks revenue	M
Enhance/re-landscape whole Windmill Drive entrance area	Capital	Parks capital / CIL	M
Feasibility study to investigate restoration of Temperance Fountain and costed options for putting back into working order	Capital	Parks capital / CIL / HLF	M
Improved drainage for events site	Capital	Parks capital / CIL / Events	M
Install new/additional outdoor gym equipment	Capital	Parks capital / PIL	M
Old public conveniences off The Avenue – conversion into café and public toilet	Capital	Parks capital / CIL / external business / DIFS	M
Battersea Woods biodiversity project	Capital or revenue	HLF	M
Consolidate loose material on Circus Site	Capital or revenue	Parks capital / CIL	M
Improve the pond islands with bird protection measures; add new marginal/island planting; remove some trees around pond margins; new floating islands on Mont Pond and replant existing ones	Capital or revenue	PIL / Parks capital / CIL	M
Install electric plug-in sockets at ice-cream pitches	Capital or revenue	External grants / Parks capital / CIL / PIL	M

Suggestion	Designation	Possible funding	Priority
Remove fencing alongside path between Redgra and funfair area	Capital or revenue	Parks capital / PIL / revenue budget	M
Remove redundant furniture	Capital or revenue	Parks capital / CIL / revenue budget	M
Woodland management	Capital or revenue	Parks capital / CIL / external grants	M
Create new wildflower / bulb area within small fenced area between Bowling Green café and road	Revenue	Parks capital / PIL / revenue budget	M
Fully utilise noticeboards or remove those no longer fit for use	Revenue	Parks revenue	M
New moveable signs on weighted bases - No BBQs and Cyclists Slow!	Revenue	PIL	M
Plants and shrubs to refresh existing planting areas and create new horticultural features	Revenue	PIL / S106	M
Refurbish groundwater borehole at Mount Pond, and investigate extension of supply to Eagle Pond	Revenue	S106/PIL	M
Repairs to bandstand, including repainting of balustrade and staining of wooden floor	Revenue	Parks capital / CIL / PIL / revenue budget	M
Specialist anti-graffiti coatings	Revenue	PIL / S106	M
Clapham South Deep Level Shelter – conversion into café/visitor centre with new surround landscaping and tree removal/replanting (TfL led)	Capital	External grants	L
Additional seating in play area	Capital or revenue	Parks capital / PIL	L
Check usage of Holy Trinity side entrance; potentially remove post and rail fencing and install bollards by road instead	Capital or revenue	Parks capital / PIL / revenue budget	L
Install another table tennis table area close to Windmill Drive hub	Capital or revenue	Parks capital / PIL	L
Install play equipment behind Bowling Green café	Capital or revenue	Parks capital / CIL / PIL	L
Natural play equipment and picnic tables in fenced dog-free area near bandstand	Capital or revenue	Parks Capital / CIL / PIL	L
Re-landscape area next to container on the Avenue	Capital or revenue	Parks capital / CIL / PIL	L

# Clapham Common

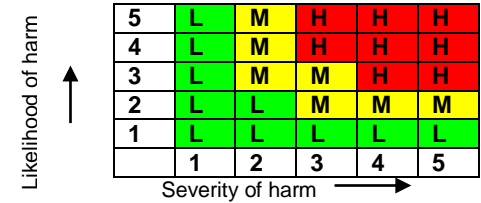
Management Plan

## Appendix Three

# Clapham Common Risk Assessment

## LONDON BOROUGH OF LAMBETH RISK ASSESSMENT

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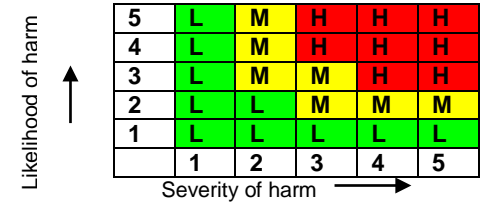
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<b>Employee (if applicable)</b>	<i>All</i>
<b>Business Unit</b>	<i>Parks and Open Spaces</i>
<b>Location:</b>	<i>Clapham Common</i>
<b>Position/Team Assessed</b>	<i>Parks and Open Spaces</i>
<b>Review Date:</b>	<i>August 2018</i>
<b>Assessor(s)</b>	<i>Clarence Riley, Iain Boulton</i>

Activity/Risk	Groups at Risk	Hazards	Likeli-Hood (1-5)	Severity Rating (1-5)	Risk Rating L,M,H	Existing Controls	Implementation Frequency or Date (Action by)	Revised controls to further minimise risk	Implementation Frequency or Date (Action by)
1. USE OF VEHICLES IN PARKS	ALL: Park Users, Employees, Contractors	• Collision resulting in damage	3	1	L	<ul style="list-style-type: none"> <li>• Only authorised vehicles on site</li> <li>• Maximum speed 5 mph at all times</li> <li>• Hazard lights (and beacon lights) on at all times when vehicles moving</li> <li>• Use of horn to warn public if necessary, or stop vehicle to allow public to pass safely</li> <li>• Only approved and clearly signposted gates to be used</li> <li>• Awareness of emergency stop and other measures</li> <li>• Avoid driving for lengthy periods</li> <li>• Appropriate adjustments to driving controls</li> <li>• Regular breaks</li> <li>• Daily logs of all uses of vehicles</li> <li>• Annual vehicle servicing.</li> <li>• Medication checks</li> </ul>	Daily (All)	<ul style="list-style-type: none"> <li>Driving assessment test for all Council staff using vehicles in Park</li> <li>Contractor staff to be trained in driving awareness and safety</li> <li>Risk management training</li> <li>Regular reminders at team briefings and meetings</li> <li>Corporate and contractor vehicle daily check list</li> </ul>	As required (All)
		• Collision resulting in injury	3	2	M		Daily (All)		As required (All)
		• Collision resulting in death	1	5	L		Daily (All)		As required (All)
		• Driver fatigue and stress resulting in accident	3	2	M		Daily (All)		Yearly (All)
		• Illness resulting in accident	2	2	L		Daily (All)		Weekly (Management)
		• Muscular and skeletal disorders resulting in accident	1	2	L		Daily (All)		Daily (All)
		• Communication breakdown or poor co-ordination of vehicle activities	2	2	L		Weekly (All)		Daily (All)
					As required (All)	Daily (All)	Yearly (All)	Yearly (All)	

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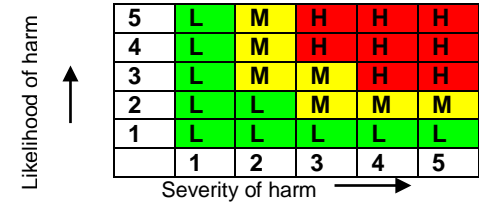
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<b>Business Unit</b>	<i>Parks and Open Spaces</i>
<b>Location:</b>	<i>Clapham Common</i>
<b>Position/Team Assessed</b>	<i>Parks and Open Spaces</i>
<b>Review Date:</b>	<i>August 2018</i>
<b>Assessor(s)</b>	<i>Clarence Riley, Iain Boulton</i>

Activity/Risk	Groups at Risk	Hazards	Likeli-Hood (1-5)	Severity Rating (1-5)	Risk Rating L,M,H	Existing Controls	Implementation Frequency or Date (Action by)	Revised controls to further minimise risk	Implementation Frequency or Date (Action by)
2. PERSONS IN PARK AT NIGHT (INCLUDING CLOSING TIMES)	Park Users	• Physical attack (e.g. theft, assault)	2	3	M	<ul style="list-style-type: none"> <li>• Notices informing of closing times clearly attached to all gates and notice boards</li> <li>• All gates secured and locked no less than one hour after dusk</li> <li>• All staff to use mobile phones and radios whilst closing gates and removing public</li> <li>• Contact Police and SNTs if any incidents</li> <li>• Employees and contractors locking up to adhere to Lambeth Park Rangers Service security protocols</li> </ul>	Monthly (All)	Improved fencing to prevent access or egress after the park has been locked  Police-Parks liaison meetings to identify problems and solutions  Option of security firm to assist in locking up for problem locations	As required (Park Manager)
		• Verbal abuse or threatening behaviour	3	1	L		Daily (All)		Quarterly (Park Manager, Police)
		• Illness or incapacity	3	4	H		Daily (All) Daily (All) Daily (All)		Monthly (Park Manager)

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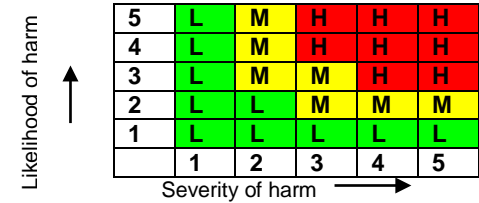
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<b>Business Unit</b>	<i>Parks and Open Spaces</i>
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<b>Review Date:</b>	<i>August 2018</i>
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Activity/Risk	Groups at Risk	Hazards	Likeli-Hood (1-5)	Severity Rating (1-5)	Risk Rating L,M,H	Existing Controls	Implementation Frequency or Date (Action by)	Revised controls to further minimise risk	Implementation Frequency or Date (Action by)
3. MOVEMENT IN THE PARK ON FOOT	ALL: Park Users, Employees, Contractors	• Slips, trips and falls	4	1	L	<ul style="list-style-type: none"> <li>• All staff (employees and contractors to wear PPE footwear</li> <li>• Undertake footpath checks, commission repairs as required</li> <li>• Defective paths and other obstructions barriered off until made safe</li> <li>• Adverse weather conditions – grit paths or remove surface water as required</li> <li>• Only authorised vehicles in the park.</li> <li>• Maximum speed of 5 mph, with flashing hazard lights on all moving vehicles</li> </ul>	Daily (All employees)	Reinstate footpaths as required and maintain as appropriate	As required (Parks Manager)
		• Collision with vehicles	2	3	M		Daily or as required (Park Manager, Operations Staff)	Maintain and review path defects log	As required (Park Manager)
		• Collision with cyclists	4	1	L		As required (Park Manager, Operations Staff)	Inform cyclists of the need to cycle safely in park and be aware of pedestrian safety – posters or direct contact	As required (Park Manager, Operations Staff)
4. CYCLING IN THE PARK	ALL: Park Users (inc cyclists), Employees, Contractors	• Collision resulting in injury	3	2	M	<ul style="list-style-type: none"> <li>• Cycling PPE to be worn by all staff when using cycles</li> <li>• Staff to complete cycling training course</li> <li>• Defective paths and other obstructions barriered off until made safe</li> <li>• Ensure all designated cycling routes and paths are clearly marked and signposted</li> </ul>	Daily (All employees)	Inform cyclist of the need to cycle safely in park and be aware of pedestrians safety	As required (Park Manager, Operations Staff)
		• Collision resulting in death	1	4	L		As required (All employees)		
							As required (Park Manager, Operations Staff)		



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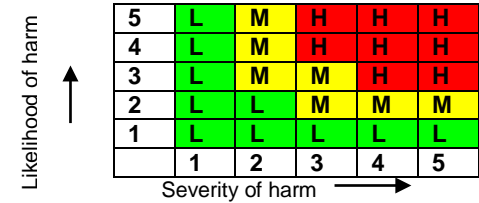


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5. CLINICAL WASTE (Drug and Sex Paraphernalia, Dog and Human Wastes)	ALL : Park Users, Employees, Contractors	• Contracting infectious or transmissible disease (e.g. HIV, Hepatitis B, Toxocara)	5	3	H	• Identify, report and remove hazardous item(s)	Daily (All employees)	Temporary sharps bins	As required (Park Manager, Lambeth Community Safety)
		• Injury from sharp or penetrative items	4	2	M	• Secure affected area until problem removed	As required (Operations Staff, Lambeth Community Safety)		
6. FIRST AID	All: Park Users, Park Rangers, Employees, Contractors	• Risk of further injury to person being treated	3	4	H	• 'Design out' features attracting problem	As required (Park Manager, Operations Staff)	Training on infectious diseases & managing risk	As required (All employees)
		• Risk of injury to first aid administrator	2	3	M	• Only qualified staff to undertake first aid procedures, and only those procedures they have been trained in	As required, and as First Aid Qualifications expire (All employees)		
						• Only use materials permitted to be in a first aid box	Monthly inspection (All employees)		
						• Ensure first aid kits checked and contents sterile, within expiry date and safe to use	Monthly inspection (All employees)		
						• Implement and review protocols for using Emergency Services for treating incidents	Yearly (Parks Manager, Corporate H&S Manager)		

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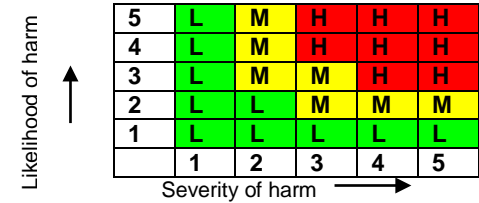
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Activity/Risk	Groups at Risk	Hazards	Likeli-Hood (1-5)	Severity Rating (1-5)	Risk Rating L,M,H	Existing Controls	Implementation Frequency or Date (Action by)	Revised controls to further minimise risk	Implementation Frequency or Date (Action by)
7. DOGS	ALL: Park Users, Employees, Contractors	• Dog bites – dogs biting walkers, owners or other members of public	4	2	M	<ul style="list-style-type: none"> <li>Exercise caution when approaching dogs. If unsure, inform animal warden or Police</li> <li>Animal warden to remove stray dogs</li> <li>Stray dogs (docile) to be taken to Dogs Home Battersea</li> <li>Police and RSPCA to remove dangerous dogs</li> <li>Dog faeces on ground to be removed daily by FIDO machine or manually</li> <li>Challenge and advise any dog owners not properly disposing of dog faeces in dog waste bins</li> <li>Signage to prohibit dogs or to remind of need to dispose of waste safely</li> </ul>	Daily (All employees, and all park users)	Implement designation of Public Space Protection Orders (PSPOs) to prohibit dogs in sensitive areas (e.g. playgrounds) or to keep under close control in other locations  Training in dog handling and control	As resources permit (Parks & Greenspace Management Team)
		• Dog scratches to skin from dog claws or teeth	2	1	L		As required (Parks Manager)		As required (All)
		• Dog fouling: infection or illness caused by dog faeces (e.g. Toxocara)	1	2	L		As required (Parks Manager)		
		• Dog allergies – allergic reactions to dogs and dog hair	2	1	L		As required (Operations Staff, Police, RSPCA) Daily or as required (Operations Staff) As required (Park Manager, Operations Staffs)  Weekly inspections (Operations Staff, Parks Manager) and new signage as required		

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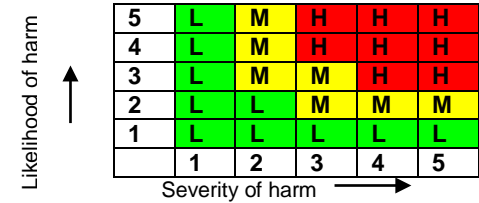


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8. FIRES	ALL: Park Users, Employees, Contractors	• Fires caused deliberately (arson, crime or ASB)	3	3	M	<ul style="list-style-type: none"> <li>Remove any potential sources of fire or keep securely contained and locked</li> <li>Avoid using, or replace, inflammable items or materials prone to fire</li> <li>Regular safety inspections on all electrical equipment</li> </ul>	Daily inspections (All employees)		
		• Fires caused by accident (electrical, poor storage of materials, oxidising agents)	2	3	M		Yearly review and inspections or as items are replaced (All employees) Yearly inspections or as required (All employees)		
9. TREES	ALL: Park Users, Employees, Contractors – Inside and Outside	• Fall of tree or branch resulting in damage to or loss of property	3	1	L	<ul style="list-style-type: none"> <li>Site-wide tree survey to identify risks and remedial actions</li> <li>Remove any branches identified in dangerous condition or posing safety risk</li> <li>Remove or reduce trees identified as dead or dangerous</li> <li>Regular checks of footpaths and fencing: replace or repair as required</li> </ul>	Every 5 years (Park Manager, Tree Officer or consultant)	Avoid planting of trees known to be poisonous (e.g. laburnum), or prone to disease and sudden limb drop; plant species suitable to conditions	As required (Park Manager, Tree Officer, Tree Contractor)
		• Fall of tree or branch resulting in injury or incapacity	3	3	M		As required (Tree Officer, Tree Contractor)		
		• Fall of tree of branch resulting in loss of life	1	4	L		As required (Tree Officer, Tree Contractor)	Investigate removing trees causing excessive path and wall damage; replace with suitable species or relocate to better position	
		• Lifting of paths and walls due to excessive tree growth, causing trips and injury	3	1	L		Monthly (Park Manager, Operations Staff)		As required (Park Manager, Tree Officer, Tree Contractor)

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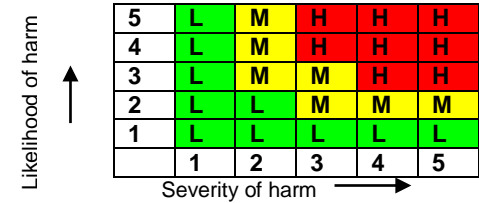


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10. FENCING & GATES	ALL: Park Users, Employees, Contractors – Inside and Outside	• Collapse of fencing panels or gates	2	3	M	<ul style="list-style-type: none"> <li>Regular inspection of all fencing: repair or replace as required</li> </ul>	Weekly (Operations Staff, Park Manager)	Remove redundant fencing – replace with better treatment (e.g. hedging or edges open)	As required or resources permit (Park Manager)
		• Injury received climbing fencing	2	3	M				
		• Injury from broken fencing or gate	2	2	L				
11. EVENTS	All: Park Users, Employees, Contractors (inc. Event Organisers)	• Accident leading to Injury or death of event participants or public	3	3	M	<ul style="list-style-type: none"> <li>All events to be authorised by Parks &amp; Events Teams, and comply with Lambeth Events Strategy</li> <li>All events properly organised, with risk assessments and licenses (food, drink, entertainment and premises) in place</li> <li>Sale of intoxicating liquor, food and other goods to comply with Licensing Act and other requirements as to public safety</li> </ul>	As required (Event Organiser, Lambeth Events Team)  As required (Event Organiser, Lambeth Events Team, Lambeth Licensing)  As required (Event Organiser, Lambeth Events, Lambeth Licensing, Police)	Regular review of Lambeth Events Strategy to ensure events in park are appropriate, and any issues are managed	Yearly or as Strategy dictates (Park Manager, Lambeth Events, Lambeth Licensing, Police)
		• Injury or illness resulting from sale or misuse of intoxicating liquor or drugs	3	2	M				
		• Illness or injury resulting from sale and consumption of food and drink unfit for consumption	2	2	L				

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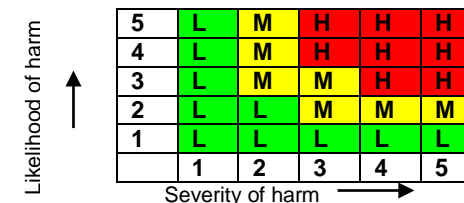


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12. SPORTS FACILITIES: TENNIS COURTS, BASKETBALL COURTS, REDGRA PITCHES, SKATE PARK	Park Users	• Slips, trips and falls	4	1	L	<ul style="list-style-type: none"> <li>• Regular checks and maintenance</li> <li>• Repairs or upgrading of equipment and surfaces</li> <li>• Challenge and deter improper use of courts and pitches</li> </ul>	Weekly (Operations Staff, Park Manager) As required (Park Manager, Operations Staff) As required or identified (Park Manager, Operations Staff, Police)	Provide defect reporting system (contact number) – signage and website	In place, but annual review as to impact and contact information (Park Manger)
		• Injury from debris (e.g. glass, metal) or collapsing fencing, gates, posts or nets	2	2	L				
		• Accidents and injuries due to improper use	3	2	L				
13. SPORTS FACILITIES: FOOTBALL PITCH (GRASS)	Park Users	• Slips, trips and falls	5	1	L	<ul style="list-style-type: none"> <li>• Regular checks and maintenance</li> <li>• Repairs or upgrading of equipment and surfaces</li> <li>• Challenge and deter improper use of courts and pitches</li> <li>• Dog faeces to be removed daily by FIDO machine or manually</li> </ul>	Weekly (Operations Staff, Park Manager) As required (Park Manager, Operations Staff) As required or identified (Park Rangers, Operations Staff, Police)  Daily or as required (Operations Staff)		
		• Dog faeces	3	1	L				
		• Injury from debris (e.g. glass, metal) or collapsing nets or posts	2	2	L				

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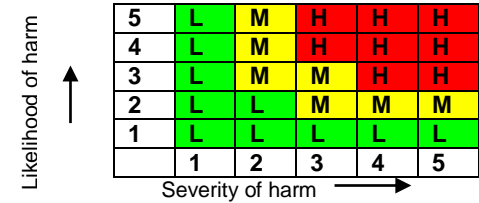


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14. PERGOLAS, FORMAL BEDS AND PLANTED AREAS	Park users	<ul style="list-style-type: none"> <li>Slips, trips and falls</li> <li>Injury or illness from toxic or irritant plants</li> </ul>	3	1	L	<ul style="list-style-type: none"> <li>Regular inspections of surfaces and fencing: replace and repair as required</li> <li>Avoid use of toxic or irritant plants where possible, and replace with other species</li> </ul>	Weekly (Park Manager, Operations Staff)	Repair broken flagstones and paving on paths or steps. Area proposed for new bedding and planting, which could include repairs to seats, paths and pergola	As resources identified (Park Manager)
			2	1	L		Quarterly when schemes changed over (Park Manager, Operations Staff)		
15. TOILETS	Park Users	<ul style="list-style-type: none"> <li>Slips, trips and falls</li> <li>Injury or assault resulting from drug or sexual activities</li> </ul>	3	1	L	<ul style="list-style-type: none"> <li>Regular inspections and cleaning of floors and fittings</li> <li>Repairs/replacement of defective or damaged items</li> <li>Daily checks to deter misuse of toilets</li> <li>Ensure toilets locked up at end of each day</li> <li>Signage to allow users to report damage or misuse</li> </ul>	Daily (Operations Staff)	Target and deter persistent misusers of toilet facilities, through protocols in Lambeth Public Sexual Activity Policy and Crime and Drug Reduction Policy	As required with annual review (Police, Park Manager, Lambeth Community Safety)
			2	2	L		As required (Park Manager) Daily (Park Rangers, Operations Staff, Police) Daily (Park Rangers, Operations Staff) As required (Park Manager)		

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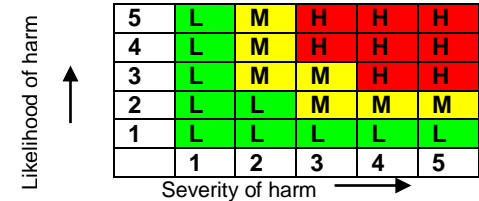


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16. PLAYGROUND AND PADDLING POOL AREA	Park Users	• Slips, trips and falls – uneven surfaces or obstructions	3	1	L	<ul style="list-style-type: none"> <li>• Regular inspections of surfaces, gates and fencing: replace and repair as required</li> <li>• Daily inspections of all play equipment: deactivate any defective items, and repair and replace as soon as possible</li> <li>• Dog faeces to be removed by FIDO machine or manually</li> <li>• Patrols and intervention to remove dogs from play area</li> <li>• Signage to inform users of rules and attention to safety</li> <li>• Avoid use of toxic or irritant plants where possible, and replace with other species</li> </ul>	Daily (Operations Staff)	Replace play equipment with new items as old ones come to end of life, or where safer equipment is available	Annual review or as resources allow (Park Manager)
		• Injury resulting from damaged or defective play equipment	2	3	M		Daily (Operations Staff, Parks Manager) Annually (RoSPA, Council Insurer)		
		• Death resulting from damaged or defective play equipment	1	4	L		Daily or as required (Operations Staff) Daily or as required (Operations Staff)		
		• Dog fouling	2	2	L		As required (Park Manager) – review annually as to effect		
		• Dangerous or aggressive dogs	3	2	M		Quarterly or as required (Park Manager, Operations Staff)		
		• Injury or illness from toxic or irritant plants	2	1	L				
17. SHELTERS, SEATING OR BANDSTAND	Park Users	• Slips, trips and falls	3	1	L	• Regular inspections of condition: repair or replace as required	Weekly (Operations Staff, Park Manager)	Assess structure and condition – identify any refurbishment requirements	Annually (Park Manager)
		• Injury or death caused by falling tiles/panels or collapsing seats	1	4	L				

## LONDON BOROUGH OF LAMBETH RISK ASSESSMENT

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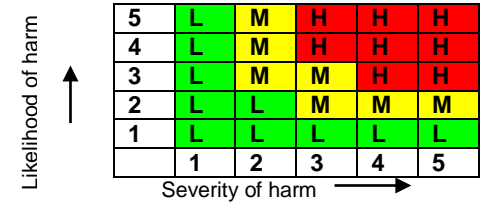
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Activity/Risk	Groups at Risk	Hazards	Likeli-Hood (1-5)	Severity Rating (1-5)	Risk Rating L,M,H	Existing Controls	Implementation Frequency or Date (Action by)	Revised controls to further minimise risk	Implementation Frequency or Date (Action by)
18. BUILDINGS	Employees, Contractors	• Slips, trips and falls	3	1	L	<ul style="list-style-type: none"> <li>Regular inspections of steps, surfaces, structures and roof</li> <li>Regular electrical inspections</li> <li>Regular maintenance and upgrading of building security, e.g. fencing and locks</li> <li>Keep all tools, fuels and chemicals securely stored away</li> </ul>	Weekly (Operations Staff, Park Manager)	Assess structure and condition – identify any refurbishment requirements	Annually (Operations Staff, Park Manager)
		• Injury or death due to electrical fault or accident	1	4	L		Annually (Park Manager)		
		• Injury or death caused by falling roof, tiles or walls	2	4	M		Annually (Operations Staff, Park Manager)		
		• Injury or death due to fire or vandalism	1	4	L		Daily (Operations Staff)		
19. GREENWASTE DEPOT	Employees, Contractors	• Slips, trips and falls	3	2	M	<ul style="list-style-type: none"> <li>Regular inspections of steps, surfaces and structures</li> <li>All staff to be trained in safe use of machinery, and provided with PPE</li> <li>Screen all incoming waste for hazardous contamination (e.g. metal, glass and food)</li> <li>Keep all gates securely locked when site not in use or machinery operating</li> <li>Keep all fencing repaired and secure</li> <li>Signage to warn public of dangers of trespass</li> <li>Control and remove any vermin (e.g. rats)</li> </ul>	Weekly (Operations Staff, Park Manager)	Strategy and protocols to prevent excessive waste accumulation (especially dry or combustible): chip and compost as generated  Review layout of site to maximise safe operation and access, dependent on site use and demand for other operational space	Annually (Operations Staff, Park Manager)
		• Injury or death due to fire (arson or accidental)	1	4	L		Daily or as required (Operations Staff, Park Manager)		
		• Injury or death caused by moving contract machinery (e.g. JCB or waste shredder)	2	5	M		Daily or as required (Operations Staff, Park Manager)		
		• Injury or death due to infection caused by vermin or waste (e.g. Leptospirosis or tetanus)	2	2	L		Daily (Operations Staff)		
		• Injury or death caused by climbing fencing or gates	2	2	L		Daily (Operations Staff, Park Manager) As required (Park Manager)		
						As required (Park Manager, Operations Staff)		Every 2 Years or as identified (Park Manager)	



## LONDON BOROUGH OF LAMBETH RISK ASSESSMENT

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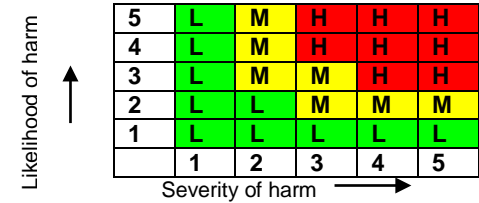
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<b>Employee (if applicable)</b>	<i>All</i>
<b>Business Unit</b>	<i>Parks and Open Spaces</i>
<b>Location:</b>	<i>Clapham Common</i>
<b>Position/Team Assessed</b>	<i>Parks and Open Spaces</i>
<b>Review Date:</b>	<i>August 2018</i>
<b>Assessor(s)</b>	<i>Clarence Riley, Iain Boulton</i>

Activity/Risk	Groups at Risk	Hazards	Likeli-Hood (1-5)	Severity Rating (1-5)	Risk Rating L,M,H	Existing Controls	Implementation Frequency or Date (Action by)	Revised controls to further minimise risk	Implementation Frequency or Date (Action by)
20. USING ELECTRICAL, POWER OR HYDRAULIC EQUIPMENT	ALL: Park Users, Employees, Contractors	• Injury or death due to electrical shock	1	4	L	<ul style="list-style-type: none"> <li>• No electrical equipment permitted on site unless PAT tested and approved</li> <li>• All equipment (electrical, hydraulic or power) must be operated (or repaired) by trained and/or qualified staff</li> <li>• No defective equipment allowed on site – to be decommissioned or removed for repair</li> <li>• No machinery to be operated close to public unless safe to do so, or with 'banksman'</li> </ul>	Daily or as required (Operations Staff, External Contractors)	Regular testing of all electrical equipment by qualified contractor  Review and replacement of electrical, hydraulic and power equipment based on suitability for purpose or as safer equipment available  Review and update training for staff in use of all electrical, hydraulic and powered machinery	Every Two Years or as regulations demand (Contractors, Park Manager)  As required or as resources permit (Contractors)  As required or as resources permit (Contractors)
		• Injury or death due to hydraulic machinery	1	5	L		Daily or as required (Operations Staff, Tree Contractor, External Contractors)		
		• Injury or death due to exposed moving parts (e.g. power take off, chainsaw)	2	4	M		Daily or as required (Operations Staff, Tree Contractor, External Contractors)		
		• Injury or death due to combustion of fuel (e.g. mower)	2	3	M		Daily or as required (Operations Staff, Tree Contractor, External Contractors)		
21. GENERAL OFFICE & ADMINISTRATIVE ACTIVITIES	Employees, Contractors	• Slips, trips and falls	2	1	L	<ul style="list-style-type: none"> <li>• Regular inspections of steps, surfaces and furniture</li> <li>• Good house keeping arrangements</li> <li>• Training in reducing RSI and work-related stress</li> <li>• Regular staff breaks (daily and leave)</li> </ul>	Weekly (Operations Staff, Park Manager)		All
		• Accidents caused by poorly located furniture or items	2	2	L		Daily or as required (Operations Staff, Park Manager)		
		• Repetitive strain injuries (computers, seating, posture)	2	3	M		Annually (through appraisals) or as required (Operations Staff, Park Manager)		
		• Stress-related illness or injury (e.g. poor lighting)	3	3	M				

## LONDON BOROUGH OF LAMBETH RISK ASSESSMENT

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Using key overleaf and chart above: look across from appropriate 'likelihood' score and up from appropriate 'severity' score to see if risk is 'High', 'Medium', or 'Low'.

<b>Employee (if applicable)</b>	<i>All</i>
<b>Business Unit</b>	<i>Parks and Open Spaces</i>
<b>Location:</b>	<i>Clapham Common</i>
<b>Position/Team Assessed</b>	<i>Parks and Open Spaces</i>
<b>Review Date:</b>	<i>August 2018</i>
<b>Assessor(s)</b>	<i>Clarence Riley, Iain Boulton</i>

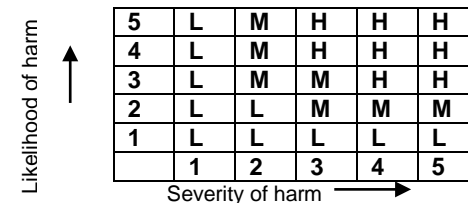
Activity/Risk	Groups at Risk	Hazards	Likeli-Hood (1-5)	Severity Rating (1-5)	Risk Rating L,M,H	Existing Controls	Implementation Frequency or Date (Action by)	Revised controls to further minimise risk	Implementation Frequency or Date (Action by)
22. VOLUNTEER & COMMUNITY ACTIVITIES	Park Users	• Slips, trips and falls	3	1	L	<ul style="list-style-type: none"> <li>Inspection of proposed volunteer working areas</li> <li>Undertake risk assessment of tool use before each volunteer activity</li> <li>Undertake tool safety training with each volunteer group</li> <li>All volunteers to bring or be provided with suitable PPE (gloves, footwear, clothing)</li> <li>Only properly maintained hand and garden tools to be issued to volunteers</li> <li>All volunteers to be supervised at all times by qualified staff</li> <li>Volunteers to keep in groups and report any incidents to staff</li> <li>Volunteers to notify staff and leaders of any allergies or medical conditions before start of activity</li> <li>All injuries or infections to be reported and treated</li> </ul>	Before each activity (Park Manager)	Inspect all tools at end of each volunteer activity: decommission and replace defective equipment  Inspect tools at end of each volunteer season – order new tools if required or replace with safer models as appropriate	After each activity (Park Manager, Operations Staff)
		• Injury or death due to misuse of tools	2	2	L		Before each activity (Park Manager, Team Leader)		Yearly (Park Manager, Operations Staff)
		• Injury or death caused by defective tools	2	3	M		Before each activity (Park Manager, Team Leader)		Yearly (Park Manager, Operations Staff)
		• Injury or death caused by allergic reaction, e.g. plants, paints, soil	1	4	L		Before each activity (Team Leader, Park Manager)		Yearly (Park Manager, Operations Staff)
		• Injury caused by assault or abuse	2	3	M		Before each activity (Park Manager, Operations Staff) During each activity (Team Leaders, All Staff)		Yearly (Park Manager, Operations Staff)
		• Injury or death due to infection caused by vermin or waste (e.g. Leptospirosis or tetanus)	1	2	L		During each activity (Team Leaders, All Staff, Volunteers)  Before each activity (Team Leaders, Volunteers)  During/after each activity (Team Leaders, All Staff)		Yearly (Park Manager, Operations Staff)



# LONDON BOROUGH OF LAMBETH RISK ASSESSMENT

<b>Employee (if applicable)</b>	
<b>Business Unit</b>	<i>Parks and Open Spaces</i>
<b>Location:</b>	<i>Clapham Common</i>
<b>Position/Team Assessed</b>	<i>Parks and Open Spaces</i>
<b>Review Date:</b>	<i>August 2018</i>
<b>Assessor(s)</b>	<i>Clarence Riley, Iain Boulton</i>

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Using key overleaf and chart above: look across from appropriate 'likelihood' score and up from appropriate 'severity' score to see if risk is 'High', 'Medium', or 'Low'.

- Guidance on how to complete this form:
- Type in details of potential hazard arising from task or work activity in first column.
  - Consider people likely to be at risk of harm i.e. administrative staff, managers, surveyors, cashiers, visitors, young people, and expectant mothers.
  - Under Hazard Consequence type in likely injuries or harm i.e. struck by falling object, trip, back injury, RSI, stress
  - Under Current Controls list current management guidance, safety instructions, safety precautions, maintenance procedures.
  - Severity of harm:
    - 1= minor injury** (cuts, bruises, etc., unlikely to result in sick leave or lasting harm)
    - 2= moderate injuries** (likely to result in 1–3 days sick leave)
    - 3= major injuries** (likely to result in more than 3 days sick leave and notifiable to HSE)
    - 4= death**
    - 5= multiple deaths**
  - Likelihood:
    - 1= feasible but unlikely** (less than once every five years)
    - 2= rarely** (once in every 1–5 years)
    - 3= infrequently** (between quarterly and annually)
    - 4= regularly** (between weekly and once a quarter)
    - 5= frequently.** (daily or weekly)
  - From the table at the top of the form by looking horizontally and vertically you can see whether the RISK is 'low', 'medium' or 'high'
  - If 'HIGH' - immediate action is needed to reduce the risk and the resulting additional or revised controls can be outlined in the final column.  
If 'MEDIUM' - Action is needed within 6 months to reduce the risk and the resulting additional or revised controls can be outlined in the final column.  
If 'LOW' - Review annually or when circumstances change – you may still take the opportunity to revise controls in order to increase safety.

The box below can be completed if additional resources needed or a change in approach / management guidance needs to be adopted, so that other people can see summary of issues involved.

**Summary of issues and outline of any resource implications**

<b>Signed: Manager</b>	<b>Date:</b>	<b>Signed: Employee</b>	<b>Date:</b>

This box to be completed by senior manager who has delegated authority to authorise, defer or refuse the release of necessary resources, so that chain of decision making is clear.

<b>Details of resources authorised/refused/deferred</b>	<b>Signed:                      Date:</b>

# Clapham Common

Management Plan

## Appendix Four

# Clapham Common Lambeth Landscapes Grounds Maintenance Schedules

Lambeth Parks & Greenspaces  
4<sup>th</sup> Floor Blue Star House  
234-244 Stockwell Road  
020 7926 9000  
[parks@lambeth.gov.uk](mailto:parks@lambeth.gov.uk)

  
**Lambeth**



## **Grounds Maintenance Specification April 2017-March 2018**

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## Introduction

This specification refers to grounds maintenance operations at the parks, open spaces and cemeteries listed in Appendix 1. Work will be undertaken by Lambeth Landscapes, a new Direct Services Organisation.

Questions or concerns over grounds maintenance operations within Lambeth's parks and open spaces should be directed to:

Web: [lambeth.gov.uk/forms/parks-enquiries](http://lambeth.gov.uk/forms/parks-enquiries)

Tel: 020 7926 9000

## RHS Standards

Within the specification where references are made to RHS standards, work will be performed as detailed within: *RHS Pruning & Training*. ISBN Number: 9781405315265.

## Section 1 – Grass Management

### General provisions:

- The provision and use of appropriate horticultural plant and tools
- Co-ordinated programming and management of operations.

### Service outputs:

#### 1.1 All grass areas

##### 1.1.1

So far as is reasonably practical, all litter and debris will be removed before mowing.

##### 1.1.2

All reasonable care will be taken to avoid damage to ground, grass sward, emerging bulbs, trees, features, furniture or infrastructure.

##### 1.1.3

Close mowing will take place around all furniture, features and obstructions in order to produce a consistent height of cut.

##### 1.1.4

All hard and soft grass edges will be trimmed flush with their defined edge, reformed as necessary and arisings will be removed. Maintenance of hard and soft edges will include but not be limited to edges on boundaries, furniture and fittings and semi-mature trees.

##### 1.1.5

Any mown litter and debris will be removed on completion, as far as is practical. Paths and hardstanding areas will be left free of grass clippings on completion.

##### 1.1.6

All mowing and strimming will be completed within 24 hours at each location. Mulching mowers will be used wherever possible.

#### 1.2 Amenity grass

##### 1.2.1

All Amenity grass will be cut a minimum of 16 times throughout the year and maintained within the height range of 25mm to 60mm between 1 March and 31 November.

##### 1.2.2

All Amenity grass will be maintained within a height range of 60mm to 80mm between 1 December and the last day of February.

1.2.3

Grass surfaces will be mown to a consistent height, with clippings evenly dispersed across the mown area.

1.2.4

Naturalised bulb areas will be mown and maintained as Amenity grass once bulb foliage has fully died back. All arisings will be removed and composted.

**1.3 Bowling Greens**

Bowling greens will be maintained in accordance with Section 10: *Sports Facilities*.

**1.4 Naturalised rough and meadow grasses**

1.4.1

Rough and meadow grass will be mown once annually, to a height of 50-60mm, between 1 July and 31 October each year.

1.4.2

All grass clippings will be collected and removed for composting or for use as hay within seven days of cutting.



## Section 2 – Waste Management

### General requirements.

- Compliance with the requirements of the 2006 Code of Practice on Litter and Refuse (CoP).

### Service Outputs

#### 2.1

All sites will be zoned as high, medium or low intensity of use and litter-picked accordingly under the requirements of the Cop Requirements are summarised below.

Nature of the Area	High intensity of use	Medium intensity of use	Low intensity of use
Summer specification (1 April-30 September)	Daily	Daily	Weekly
Winter specification (1 October-31 March)	Daily	3x a week	Monthly
Maximum response time to restore to grade A standard if it falls below grade B	1/2 a day This means by 6pm if reported before 1pm or by 1pm the next duty day if reported between 1pm and 6pm on the previous day	1 day This means by 6pm the following evening	14 days
Grade A definition	No litter or refuse		
Grade B definition	Predominately free of litter and refuse apart from some small items		
Grade C definition	Widespread distribution of litter and/or refuse with minor accumulations		
Grade D definition	Heavily affected by litter and/or refuse with significant accumulations		

#### 2.2

All collected litter and waste will be separated for recycling wherever possible. Waste will be stored in appropriate refuse containers in areas to which the public do not have access.

#### 2.3

All vegetative waste will be separately shredded and composted, with the exception of certain pernicious or scheduled weeds.

#### 2.4

Fly-tipped waste up to one cubic metre will be removed for disposal within 48 hours of being reported.

2.5

Syringes and sharps will be collected and placed immediately into purpose made sharps containers and disposed of as clinical waste. All such drug-related paraphernalia will be removed within 24 hours of being reported.

2.6

All litter bins will be jet-washed inside and out at least once a year between 1 October and 31 March. Additional ad-hoc cleansing will take place if required. All bins will be emptied frequently enough to ensure there is always capacity.

2.7

Accumulations of leaves, vegetative matter and detritus will be cleared and composted. Paths within areas of high intensity of use will be swept weekly. Paths within areas of medium intensity of use will be swept monthly. Remaining paths will be swept at least twice a year.

2.8

Accumulations of leaves will be cleared as part of a scheduled programme over the autumn/winter period to prevent detriment to grass or planted areas. Seasonal leaf clearance will be completed by the last day of February each year.

## Section 3 – Seasonal Bedding

### General requirements

- Design and maintenance of high quality biannual, winter and summer bedding schemes.
- Planting and maintenance of containers.

### Service Outputs

#### 3.1

Planting designs will aim to maximise the provision of native and nectar-rich plants.

#### 3.2

Planting beds will be cultivated and prepared to produce a level friable tilth. Soil pans and other areas of compaction will be broken up during cultivation.

#### 3.3

Soil structure and soil fertility improvement will be undertaken as necessary to maintain plant health.

#### 3.4

Adequate supplies will be purchased to enable the replacement of any losses.

#### 3.5

Seasonal flower beds and containers will not be left empty of plants except for the purposes of preparation.

#### 3.6

All hard and soft grass edges will be trimmed flush with their defined edge, reformed as necessary, and arisings removed. Grass surrounds will not be damaged or compacted during planting.

#### 3.7

Planting beds will be attended to at least fortnightly in order to maintain them in a weed free condition. Soil surfaces will be cultivated to prevent soil capping and to maintain a level surface.

#### 3.8

Planted beds will be sufficiently irrigated to prevent plant wilt. New plantings will be irrigated to field capacity.

#### 3.9

All waste plants and vegetation will be removed for composting.

#### 3.10

All plants will be supplied, transported, handled and planted in accordance with good horticultural practice to maximise rates of establishment.

## Section 4 – Herbaceous Perennials

### General requirements

- Maintenance of herbaceous perennials, bulbs and corms, appropriate to the species.
- The management of invasive herbaceous plant species.

### Service Outputs

#### 4.1

Herbaceous and mixed beds will be attended monthly to remove weeds and control any invasive or fast-spreading plants as appropriate. The soil surface will be cultivated to prevent soil capping.

#### 4.2

Soil structure and soil fertility improvement will be undertaken as necessary to maintain plant health.

#### 4.3

Plant division, pruning, staking, irrigation and dead heading will be carried out as necessary to maintain plant vigour and in accordance with good horticultural practice.

#### 4.4

Pests and diseases will be controlled in accordance with good horticultural practice.

#### 4.5

All beds will be mulched annually with appropriate organic material. Mulches will be applied to a depth of no less than 100mm and be completed by 31 March each year.

#### 4.6

All vegetative waste will be removed for composting.

## Section 5 – Shrub and Hedge Maintenance

### General requirements

- Maintenance of specimen ornamental shrubs, hedges, shrub beds and climbing shrubs.

### Service Outputs

#### 5.1.1

All shrubs, hedges and climbing shrubs will be pruned and maintained according to species requirements, RHS standards and avoiding forms and shapes unrepresentative of the species.

#### 5.1.2

Soil structure improvement and fertility improvement will be undertaken as necessary to maintain plant health.

#### 5.1.3

All beds shall be maintained in a weed free condition; dead or diseased shrubs will be removed.

#### 5.1.4

Climbing shrubs will be securely tied to the supporting structure or wall using appropriate fixing methods. Supporting structures including pergolas, arbors, and wire supports will be maintained in a secure condition.

#### 5.1.5

Mature shrubs or those which have outgrown their position will be coppiced or reduced as appropriate. This requirement will not exceed 10 per cent of any area of shrub planting each year.

#### 5.1.6

All arisings removed and non-woody vegetative waste will be composted.

### 5.2 Hedges – Service Outputs

#### 5.2.1

Hedges will be maintained to RHS guidelines and as appropriate to the species.

#### 5.2.2

All formal hedges will be evenly cut level and close clipped on the top and on all elevations. Hedges will be maintained to an appropriate height and to a uniform or tapering width, and will not exceed the width of the hedge at its lowest point.

#### 5.2.3

Informal hedges will be maintained to the requirements of the individual shrub species.

#### 5.2.4

Hedge bases will be maintained free of weeds. Herbicide application will be carried out where necessary.

5.2.5

All hedge clippings will be removed for composting.

5.2.6

All hard and soft grass edges trimmed flush with their defined edge and arisings removed for composting.

## Section 6 – Rose Beds

### General requirements

- Maintenance of species, hybrid, floribunda, climbing and rambling roses to produce maximum flowering.

### Service outputs

6.1

All roses will be maintained and pruned according to good horticultural practice and RHS standards.

6.2

Dead heading will be undertaken as required to maintain plant vigour and according to good horticultural practice.

6.3

Plants will have root stock suckers and stem suckers removed regularly.

6.4

Climbing and rambling roses will be securely tied to their supporting structure or wall using appropriate purpose made fixings.

6.5

All rose beds, including memorial beds in cemeteries will be attended at least fortnightly for all maintenance purposes and will be hand-weeded on each occasion. Beds will be mulched annually with well-rotted farmyard manure to a minimum depth of 100mm.

6.6

Soil structure improvement and fertility improvement will be undertaken as necessary to maintain plant health.

6.7

All dead or inappropriate plants will be removed for composting.

6.8

Adjacent paths and sight lines will be maintained clear of obstructions.

## Section 7 – Ornamental Gardens

### General requirements

- Staffing and maintenance of traditional gardens and areas of high quality horticulture.

### Service outputs

#### 7.1

Maintain gardens containing a mixture of roses, herbaceous perennials, bulbs, seasonal bedding, specimen shrubs and ornamental trees in accordance with the appropriate section of the specification and professional horticultural practice.

#### 7.2

Provide static skilled gardening staff from Monday to Friday each week in the following locations:

- Kennington Park Walled Garden
- Brockwell Park Walled Garden
- Myatt's Fields Park.



## Section 8 – Naturalised Areas

### General Requirements

- Selected sites or areas within specific parks and open spaces will be managed for the benefit of nature conservation, landscape character and biological diversity.
- Where possible these sites or areas will also be managed to facilitate public access and for educational purposes.
- These sites will be managed in accordance with the London Borough of Lambeth's Biodiversity Action Plan (LambBAP) and Local Management Plans produced for specific sites.

### Service Outputs

#### 8.1

Naturalised grass areas to be cut and maintained as 'meadow grassland'. Grass will be mown on one occasion, to a height of 50mm between 1 July and 31 October each year, as per section 1.4.1.

#### 8.2

Weeds classified as 'noxious' or 'invasive' (e.g. Japanese Knotweed, Giant Hogweed) will be removed and eradicated from all naturalised areas.

#### 8.3

Woodland areas will be managed as 'ecological woodland habitat' for which an annual programme of work will be agreed with the Policy Officer.

#### 8.4

All naturalised areas will be kept free of litter and fly-tipped waste in accordance with Section 2 of this specification.

### **Woodlands – Clapham Common, Streatham Common, Unigate Woods, Eardley Road Sidings, Knights Hill Wood.**

#### 8.5

All established pathways and boundaries to be kept clear of obstructions up to a height of two metres through an annual winter programme. They will also be checked and cleared at least twice between 1 April and 31 September of brambles and any other obstructions.

### **Wetlands – Clapham Common, Brockwell Park, Ruskin Park, Agnes Riley Gardens, Tivoli Park**

#### 8.6

All bodies of water, islands (floating and static) and surrounds will be kept free of litter, waste and detritus including fishing tackle. Sites will be checked in accordance with Section 2: *Waste Management*.

8.7

All water channels and culverts will be inspected weekly and will be kept clear of obstructions, debris, silt and weeds as required, with at least two scheduled maintenance visits per annum.

8.8

Aquatic and marginal plants will be maintained as appropriate to species requirements to ensure good plant health. Dead, diseased or inappropriate plant species will be removed on a regular basis or as required.

8.9

Oxygen degradation will be prevented by the control and removal of vegetative matter such as leaf litter. Algae will be controlled by cultural or mechanical methods.

8.10

All aquatic weed species will be controlled by non-chemical means.

## Section 9 – Sapling and Minor Tree Maintenance

### General requirements

- The successful establishment of sapling and semi-mature trees through the application of good horticultural and arboricultural practice and standards.
- The provision of all maintenance materials including mulch material, tree ties, spacers and stakes.

### Service outputs

#### 9.1

All tree wells will be maintained as circular pits with a one metre diameter. Tree wells will be maintained in a weed-free condition through the use of annual mulching, supplemented with hand-weeding if required. Hand-weeding will be undertaken at least once a year where required.

#### 9.2

All tree wells will be mulched annually during autumn/winter to a minimum depth of 100mm either with one-year old chippings or self-produced soil conditioner.

#### 9.3

Tree stakes will be secured by ties. Stakes and guards will be renewed or removed for disposal, during winter.

#### 9.4

Semi-mature standard trees will be feathered to remove any lateral stem growth to maintain a clear stem between the tree crown and ground level unless otherwise directed by the trees team. Winter programme

#### 9.5

All trees will be kept free of epicormic growth, unless specifically directed by the trees team. Annually in winter

## Section 10 – Sports Facilities

### General requirements

- The maintenance of all facilities in a safe, clean and accessible condition.
- The provision of all materials required for pitch maintenance.

### Service outputs

#### 10.1

All courts, pitches, fences and equipment will be inspected daily between 1 April and 30 September and all litter will be removed. Between 1 October and 31 March all courts and pitches in use will be inspected daily and all litter will be removed. Other courts, pitches and equipment will be inspected at least twice a week and litter will be cleared. All facilities will be regularly maintained in a safe and clean condition free of litter, debris, weeds, moss, algae and trip hazards.

#### 10.2

The contractor shall inspect all pitches, courts, nets, equipment, and facilities in line with paragraph 10.1 to ensure they are in a safe condition for public use. Any defects in surfaces or equipment will be reported to the Park Improvement Team (PIT) or the Development team as appropriate. Remedial works being undertaken by the PIT will be prioritised for completion within seven days.

#### 10.3

Replacement nets will be fitted within seven days of being identified or reported as faulty.

#### 10.4

Changing rooms will be opened and closed as notified through the council's sports booking service.

#### 10.5

All sockets and fixtures will be maintained in a sound and secure condition. Sockets will be securely capped outside of the playing season.

#### 10.6

All turf pitch line markings will be clearly visible at all times, accurately measured and marked out in accordance with the relevant sport governing body.

#### 10.7

Additional sports and activities will be marked out as required by the development team, accurately measured and marked out in accordance with the relevant sport governing body.

#### 10.8

Goalposts or other temporary sports equipment will be securely installed prior to play and will be removed safe storage, immediately after play has finished.

**Turf Pitches**

10.9

The playing surface will be maintained level, free from holes, undulations, depressions or trip hazards. Pitch repairs will be carried out with a screened loam based soil prior to play.

10.10

Grass will be maintained at a height of 25mm to 60mm during the playing season. At all other times the grass will be maintained to the Amenity grass specification.

10.11

Line markings will be made without the use of additives, which may be detrimental to the sward.

10.12

Redgra playing surfaces will be maintained regularly to ensure they are level, free from holes, undulations or trip hazards.

10.13

Tarmac areas shall be maintained in compliance with the requirements of Section 18:  
*Hardstanding surfaces.*

**Bowling Greens**

10.14

Maintenance of the greens at a height of 5mm during the playing season and 10mm outside of the playing season. Mowing will be carried out diagonally in both directions and the green edged on each occasion. All clippings will be removed and composted, or a mulching mower will be used.

10.15

The sward will be maintained in a healthy and vigorous condition and kept free from thatch, weeds, pests and diseases during the playing season. Outside the playing season the greens will be checked weekly and maintenance will be undertaken on an ad-hoc basis as necessary, including patching and re-turfing. Irrigation of the greens will be undertaken as necessary to maintain the health and condition of the grass sward.

10.16

A detailed annual maintenance programme for Bowling greens will be compiled during March each year, detailing annual maintenance including scarification, aeration, top dressing and the control of fungal and weed species.

10.17

On tennis courts all nets and posts will be checked weekly and adjusted to the correct height and tension. Nets will be maintained in position all year round. Tennis court playing surfaces will be mechanically cleaned a minimum of once per year between 1 October and 31 March in order to remove moss and algae.

10.18

Astroturf pitches will be power brushed and top dressed as necessary to maintain the condition of the court surface. The condition of the playing surface seams will be checked weekly.

10.19

Polymeric sport surfaces will be maintained to the requirements of Section 16: *Hardstanding Maintenance*.

10.20

Skateboard facilities will be maintained free from litter, debris, trip hazards and contamination. They will be litter picked in accordance with Section 2: *Waste Management*

## Section 11 – Children’s play areas

### General requirements

- The provision of safe, clean, well maintained and accessible children’s play facilities.
- The application of current European safety standards and RoSPA guidance for fixed play equipment.

### Service outputs

#### 11.1

All fixed play equipment and infrastructure will be visually inspected weekly to the requirements of BSEN 1176-1177 European safety standards for fixed play equipment and surfacing. Any identified faults will be passed to the appropriate team for rectification within 24 hours.

#### 11.2

All play areas will be inspected quarterly to the requirements of BSEN 1176-1177 and a written report detailing any defects in equipment, surfaces, furniture or other infrastructure, including landscape play features, will be produced.

#### 11.3

All play areas will be inspected and risk assessed annually by the Royal Society for the Prevention of Accidents (RoSPA).

#### 11.4

Unsafe or defective items of equipment will be immediately taken out of service, isolated or otherwise made safe. Repairs which can be undertaken by the in-house team will be completed within one week of being reported.

#### 11.5

All surfaces, including impact absorbent surfacing, timber steps, ramps, bridges and access decks will be maintained in a clean condition and kept free of weeds, moss and algae without the use of residual chemicals.

#### 11.6

All equipment will be maintained in a clean condition and fit for the intended use.

#### 11.7

All sand pits will be maintained free of litter, debris, leaves, weeds, twigs or any other contaminant.

#### 11.8

All sand pits will be hand forked or mechanically cleaned daily to a depth of 250mm and disinfected as necessary to maintain clean and safe conditions, using a bleach free sterilising agent to the manufacturer’s recommended dilution.

11.9

Sand levels will be maintained to a depth of no less than 100mm and topped up every six months.

11.10

Where sand pits contain fixed play equipment, the sand levels will be maintained to ensure the equipment base fixings are not exposed. They will be checked and topped up as necessary on a weekly basis.



## Section 12 – Paddling Pools

### General requirements

- The provision of safe, clean and accessible play facilities.
- Knowledge and experience of applicable safety standards.

### Service outputs

#### 12.1

The service will operate between 31 May and 30 September at the following locations: Brockwell Park, Clapham Common, Myatt's Fields Park and Norwood Park.

#### 12.2

All paddling pools will be clean and open for use by 10 am each day. Paddling Pools will be closed to the public no later than 8 pm. All pumps will be switched off when the pool is closed.

#### 12.3

All paddling pools and their surrounds will be clean, hygienic and free from damage, debris, litter, glass, hazardous contaminants or trip hazards at all times of use and maintained to the requirement of Section 2: *Waste management*. Extra staff will be available to maintain these facilities during periods of heavy use.

#### 12.4

All paddling pools and surrounds will be maintained free of algae, moss and weed species at all times. Paddling Pools will be drained and the entirety thoroughly cleaned with an appropriate cleaning agent as often as is necessary to prevent the visible presence of algae. Paddling pools will be drained and cleaned no less than every four days.

#### 12.5

When a pool or its surrounds is found or reported to contain any hazardous contaminants such as glass or animal fouling the pool will be drained and cleaned within one hour.

#### 12.6

Each paddling pool will be visited no less than once every four hours during periods of use for the purposes of carrying out a safety inspection and a water quality test, recording pH levels. Water pH should be maintained between 7.2 and 8.0. Where necessary, remedial measures will be taken to maintain the water pH through Chlorine application.

## Section 13 – Security

### General principles

- Ensuring selected locations are opened and closed as per advertised times.
- Ensuring public safety when closing locations.
- Opening and closing public toilets.

### Service outputs

#### 13.1

All perimeter gates scheduled for locking will be opened by 7.30am (except for Ruskin Park) and all internal gates will be opened by 8am. All perimeter gates will be locked at dusk.

#### 13.2

Ruskin Park will be opened by 7am and locked at dusk.

#### 13.3

On opening, gates will be safely secured open either by a locked drop bolt or by the use of a lock and chain.

#### 13.4

Public toilets in parks will be opened and locked within one hour of the scheduled park opening and closing times.

#### 13.6

Prior to locking each site, reasonable measures will be taken to ensure that all members of the public have left the site.

#### 13.7

The sites scheduled for locking are: Archbishop's Park, Brockwell Park, Hillside Gardens, Kennington Park, Lambeth Cemetery, Loughborough Park, Myatt's Fields Park, Palace Road, Ruskin Park, St John's Churchyard, Slade Gardens, Streatham Cemetery, Tivoli Park, Ufford Street, Vauxhall Park and Windmill Gardens.

## Section 14 – Furniture and Fittings

### General principles

- The visual inspection of all furniture, fittings and infrastructure with particular attention to structural condition
- Isolation and repair of hazardous items.

### Service outputs

#### 14.1

All furniture, fittings and infrastructures will be inspected every three months and any damage or hazards reported immediately to the development team.

#### 14.2

Benches shall be maintained clean and free from graffiti, bird droppings, sap etc. and in a condition fit for public use. Any sharp extrusions shall be removed. Benches will be washed at least once a year.

#### 14.3

Wooden benches, seat and tables will be treated with a weather resistant stain on an annual basis.

## Section 15 – Graffiti

### General principles

- The programmed and reactive removal of graffiti, posters, and unauthorised advertising.
- The provision and appropriate use of chemical and mechanical graffiti removers.

### Service outputs

#### 15.1

The removal of all graffiti and fly-posting from signage, furniture and buildings within seven days of it being discovered or reported.

#### 15.2

Priority will be given to the removal of graffiti that may be perceived as being of an offensive nature or in a sensitive location. This will include graffiti of a racist or obscene nature or graffiti on locations such as war memorials or historic buildings. Graffiti within this category will be removed within 24 hours of discovery or reporting.

## Section 16 – Hardstanding and Fence Line Maintenance

### General principles

- The maintenance of all footways, hardstanding areas, safety surfaces and the floors of open structures in a safe and clean condition.
- The maintenance of clear fence lines and boundaries.

### Service outputs

#### 16.1

The cleanliness of all hardstanding areas will meet the standards outlined in Section 2: *Waste Management*.

#### 16.2

All hardstanding areas will be kept free of litter, vegetative litter, soil, sap, dog faeces or any other form of contamination.

#### 16.3

All hardstanding areas will be mechanically cleaned at least once a year to remove weeds, moss and algae.

#### 16.4

All footpaths will be inspected weekly for trip hazards or damage. Any hazards will be immediately isolated and reported to the appropriate team for rectification. Repairs which can be undertaken by the in-house team will be completed within two weeks of being reported.

#### 16.5

During periods of snow or freezing conditions, priority pedestrian routes will be treated with evenly spread road salt at a rate not exceeding 10 grams per square metre.

#### 16.6

All fence lines and boundaries, including path boundaries, will be kept free of obstruction from trees, shrubs or other vegetation, to a height of two metres. Maintenance will take place between 1 October and 31 March with significant obstructions cleared at other times as necessary.

#### 16.7

All fence lines and boundaries will be maintained free of self-set seedlings, weeds, vegetation and epicormic tree growth. This will be undertaken through a scheduled maintenance programme between 1 October and 31 March each year, with significant issues dealt with on an ad-hoc basis at other times.

## Section 17 – Composting

### General requirements

- The operation and maintenance of three composting sites
- The composting of all suitable herbaceous non-woody waste.

### Service outputs

#### 17.1

All non-woody and herbaceous vegetative material arising from maintenance operations will be composted at the scheduled locations (Brockwell Park, Clapham Common or Kennington Park) and reused within Lambeth-maintained sites as mulch or a soil improver.

#### 17.2

Controlled or notifiable weeds will not be composted.

#### 17.3

The contamination of compost material by litter or other substances injurious to plant health will be prevented as far as is possible through pre-removal and screening.

#### 17.4

Composting operations will be managed to prevent any incidence of fire or infestation by vermin.