



The character areas of Park Road North



The location of Park Road North

2 Park Road North



Park Road hinterland charm



Allotment setting to housing



Kids enjoying informal sport in the local open space



The central road through the area



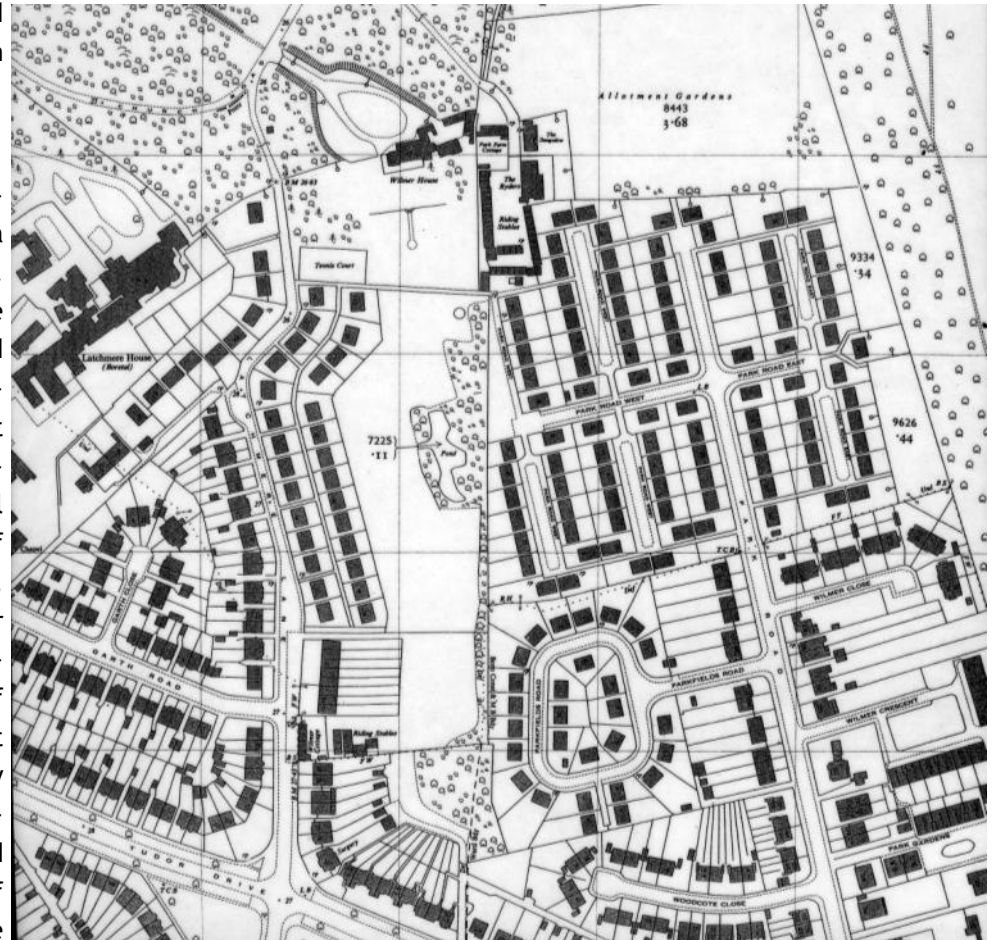
Making the most of local assets

Origins and General Character

Historic maps reveal that this area, which was once the fields that surrounded Latchmere House, had a sand and ballast pit, and a succession of piecemeal housing development that has swept north in successive movements from late Victorian times to post-war Nissan huts to modern day. The OS map below from circa 1960 shows post war pre-fab housing, possibly linked to Latchmere House, which in WWII was reputedly an interrogation centre for captured German agents (known as Camp 020 and run by Lt Col 'Tin Eye' Stephens). Perhaps because of the historic land values of farmland at the edge of the borough, development has been piecemeal, with the 'finishing-off' of Upper Park Road and some minor patchwork building to the north by the 1930's, the extending of the Tudor Estate in the 1950's, and development representing every building boom since then moving northwards.

Land Use

A residential area that benefits from its eastern neighbour, Richmond Park, as well as a council-run, and a council-leased allotment. The leased allotment is nestled beneath the rising ground to Richmond Park, and sheltered from the north and east winds, partly surrounded by trees with long views to the Park. It is a beautiful and well managed site with facilities, a club, regular meetings and horticultural activity. It has the character of an oasis of peace and greenery. The council allotments, though more urban, are popular too, and their proximity to the riding centre offers a sustainable, mutually beneficial method of disposal of the horse manure. Aside from a sea scout hut built on a former rifle range, and a recently erected girl guide hall, there is a centrally located community centre, with playing field adjacent. A well used centre, at the time of writing the YMCA had filled the centre and the



OS map of part of the area circa 1960

playing field with happy children doing supervised sports and activities during the school holidays. The neighbour to the community centre is a horse riding centre. Again, a centre well used by schoolchildren, with frequent treks to Richmond Park by horse, this reinforces the character of this part of Kingston being next to Richmond Park and being an area of sufficiently low residential density to allow a riding school to send happy children to ride in the Park.

Movement

Tudor Drive and Park Road are fast and busy secondary roads which carry through traffic, including the 371 bus, from Kingston to Richmond. Latchmere Road is a primary, local road which connects to Richmond Road. The remaining roads in this area serve local access to twelve cul-de-sacs, which include 'private' common roads and private 'easement' roads, a road with private land across it which is actually a close (Upper Park Road), and a close (Kelvedon) which is actually a road.

Built form

There are two layers to the character of the buildings and streets of this area. Park Road North is approached from either of two strongly coherent adjacent areas. After the unity and solidity of the largely Victorian Canbury area, and the architectural flourish and coherence of style of the Tudor area, the disparate, shifting styles, layouts and architecture here can appear to give the area an incoherent feel. However, the character of a street does not depend solely on consistent architectural style; character is undermined when the architectural or landscape quality is reduced. It is not the juxtaposition of different styles here that causes a feeling of disjointedness, but an undermining, past a tipping point, of the character within each style or group of houses that leads to a weaker urban character.



Wingfield Road by Park Road

For instance, as the collage above shows, passing along just one half of Wingfield Road, reveals a parade of styles which begins in 1938 with a 2-storey pair of semi-detached two-storey maisonettes (1-7), next to a small 1938 bungalow (9) all with hipped roofs, brick and rendered walls with white window frames including 3 mullion line casements and distinctive curved bays. By 1963 a 2-storey stone-clad chalet-bungalow (11) with gable roof and brown window frames, was permitted and built. Next along (nos 15-21), are two pairs of 1949 semi-detached bungalows, which follow the 1938 bungalow pattern with hipped roofs, low eaves, white five-bar windows, and bays (albeit oblique rather than curved). The next section of housing (nos 33 to 55) is more of the 1938 paired semi-detached bungalow. Different styles, but, as built, the broadly consistent density, plot line, eaves height, compact footprint, volume, front boundary, simple form, and the clean, un-dormered roofscape of nos.1 to 55 offer a coherence to the streetscape. Through time, there has been a weakening in the character of



Hatch Place: quality landscape with parking designed-in

this stretch of the street in the cumulative alterations to the roofscape; no.13 has added a velux roof window and changed the windows to simple casements, no 19 has altered the roof to a half-hip with 5 velux windows, no.21 has added 2 velux windows and replaced the windows for simple casements, no.33 has added a side dormer. The remaining bungalows have all replaced their windows with plain casements, and altered their roofs to varying degrees; no.39 has changed the hip to a half-hip, no.45 incredible wrap-around box dormer to front and side roof, no.49 front box dormer, no.51 hip roof to half hip and added double width box dormer to the front roof.



Grass verges set-off the housing with front gardens designed-in

Towards the middle of the road where Kelvedon Close (really a road) meets Wingfield Road, nos.57-71 begin a hard degrading of townscape character by two terraces of 4 town houses each, being 2 storey with integral garages, no front boundary, and little or no garden but parking for one car on-plot. Next, nos. 73-77 is a terrace of three 3-storey town houses with large window openings and pale brick, integral garages, no front boundaries, limited garden. The road and numbering then changes, without any sign, to Kelvedon Close. Next nos.72-82, two terrace blocks of 3no. three-storey Wates-type houses circa 1963 with distinctive green tile hung frontages and cantilever car-ports, and modest but valuable front garden 'pieces'. Then, nos. 60-70, a terrace of 6no. three-storey houses with a common ground floor level despite the rising ground, a strong horizontal fascia feature working against the topography of the street, and no front boundaries, virtually no front gardens but on plot/ and or converted integral garage/ rooms. A car-dominated street scene where a layer has been removed to reveal a strip of car-parking with little or no softness.



Wingfield Road

The point of looking at this one section of street is to demonstrate that though the buildings have broadly consistent building lines, and even the shift from paired semi-detached housing to terraced housing of 3 or 6 (like Tudor) might have been neutral, it is the combination of character erosion; from single storey to three storey, the omission or substitution of front boundary walls, the changing of paired hipped roof forms to gables or half-hips, the addition of clumsy, domineering dormers, the omission of soft planted gardens or front areas, as well as the changes in detailing, makes a cumulative shift of character of too great a degree, and any unity or harmony in the street is gone.



Characteristic roof form undermined

By contrast, looking at two blocks of Park Road (nos.214-238) reveals a variety of architectural styles with housing built over 60 years, from 1925 to 1987. However, here (apart from the misnomer development at 222) because of a broad similarity in plot width building line, form, scale, mass, volume and common features of front boundaries and front gardens, there is a degree of consistency and harmony in townscape that allows a character to be read.



Solid forms with enclosed edges

Similarly in the northern end of Upper Park Road, where the 1920's extension of the street to the turn of the 1900's late Victorian section of street, though very different architecturally, there is an over-riding coherence (not replication) of forms, a rhythm, building lines, heights, massing, roofscapes and features which are contrasting yet harmonious.

This means that this area has parts where a key element of character and townscape coherence needs to be addressed and why the assessment score is low. New development here needs to pay special attention to the existing character rather than imposing a new one. In that way, perhaps in the future, Park Road North will be cherished as a village of different styles and forms, each of very high quality that gels as a whole. One way could be to introduce a unifying element to the area, such as street planting.

Open space

The trees which line the edge of Richmond Park are obscured by housing, whose plots run to the boundary. The open space is controlled by key access to the two allotment gardens. The playing field behind Barnfield Community Centre is accessible though enclosed on two sides by flats.

General Issues

- Lots of private roads
- Front boundary retention v on-plot parking formations
- Verge retention on main roads
- Roofscape degradation to 1930's type semi-detached pairs e.g. lumps and hips to gables

General recommendations

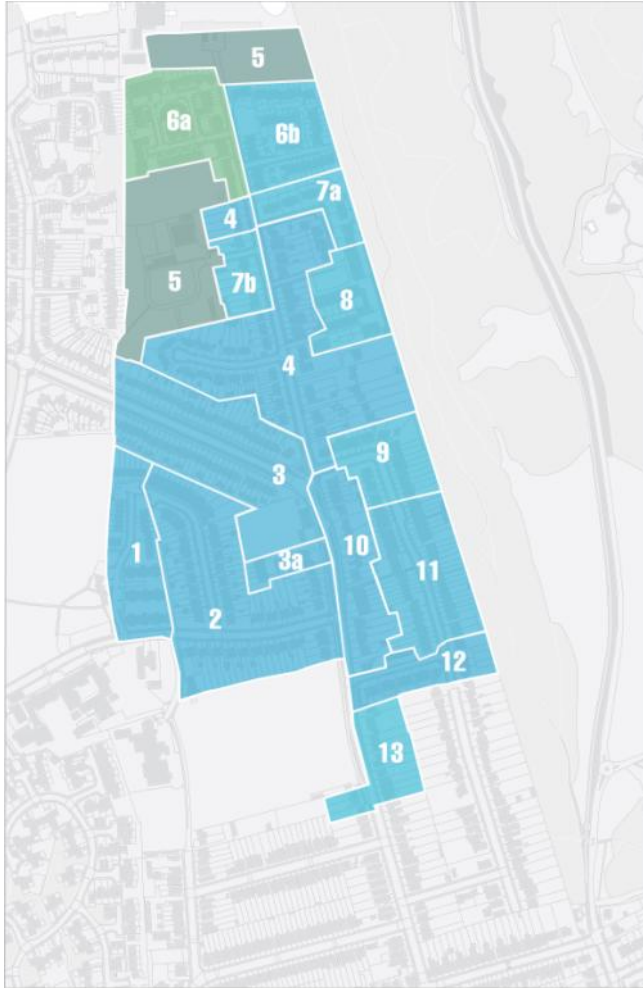
- Because of the disparity of character in the existing context, applicants for development should identify what they consider the contextual character surrounding their site is, and illustrate how their design will improve townscape coherence
- Consider planting street trees, esp. to the incoherent areas to provide some unity. A single tree species?



Key Area Characteristics

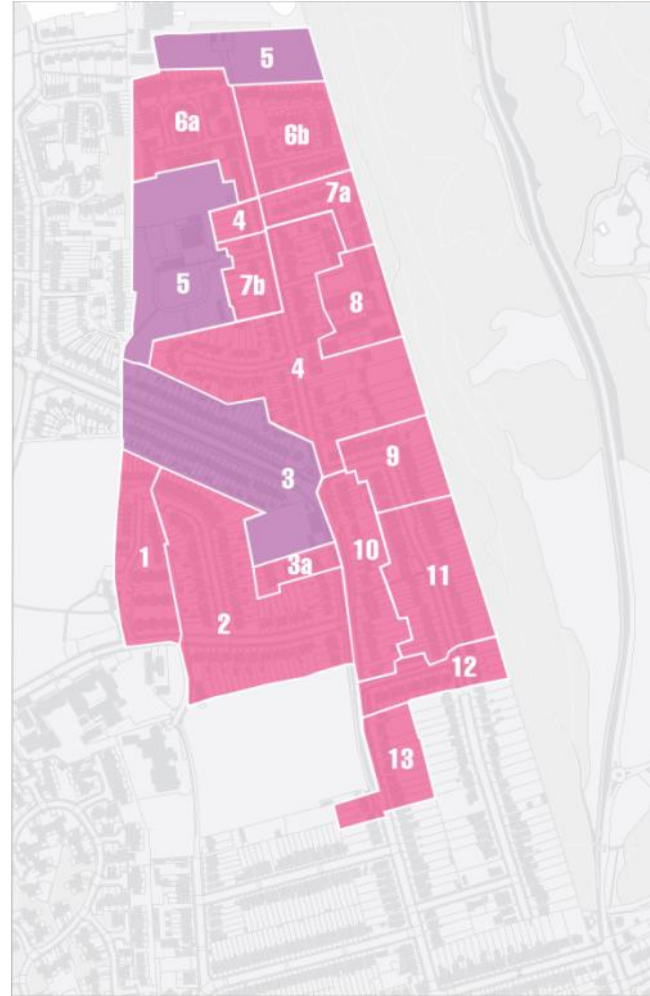
-  Major movement corridor
-  Minor movement corridor
-  Movement corridor needing enhancement
-  Area node
-  Area node needing enhancement
-  Minor Area node
-  Major gateway
-  Major barrier
-  Strategic Landmark
-  Local Landmark
-  Potential new landmark
-  Green open space
-  Open space in need of improvement
-  Key views to open space
-  Potential new view
-  Significant view to protect

Character Area Types

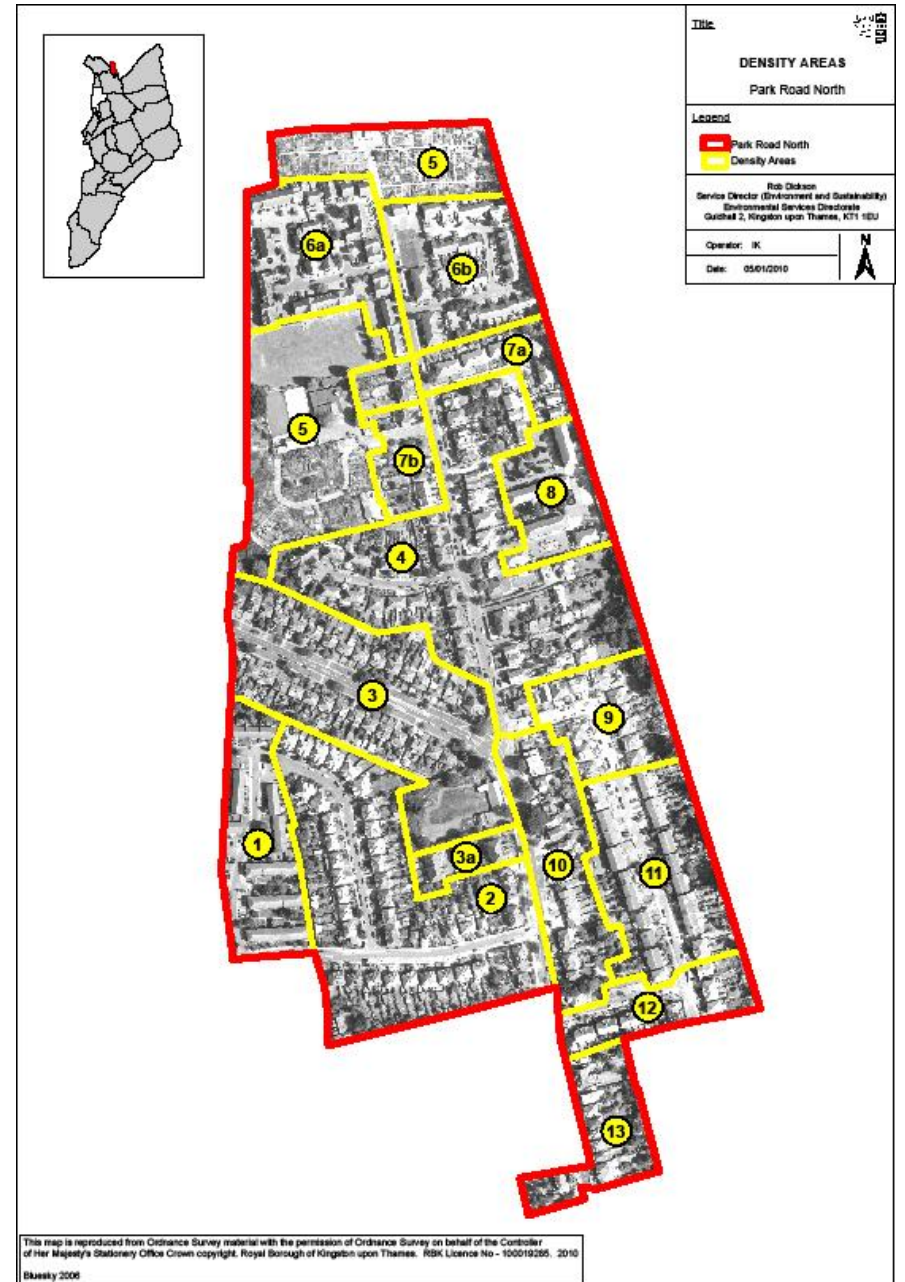
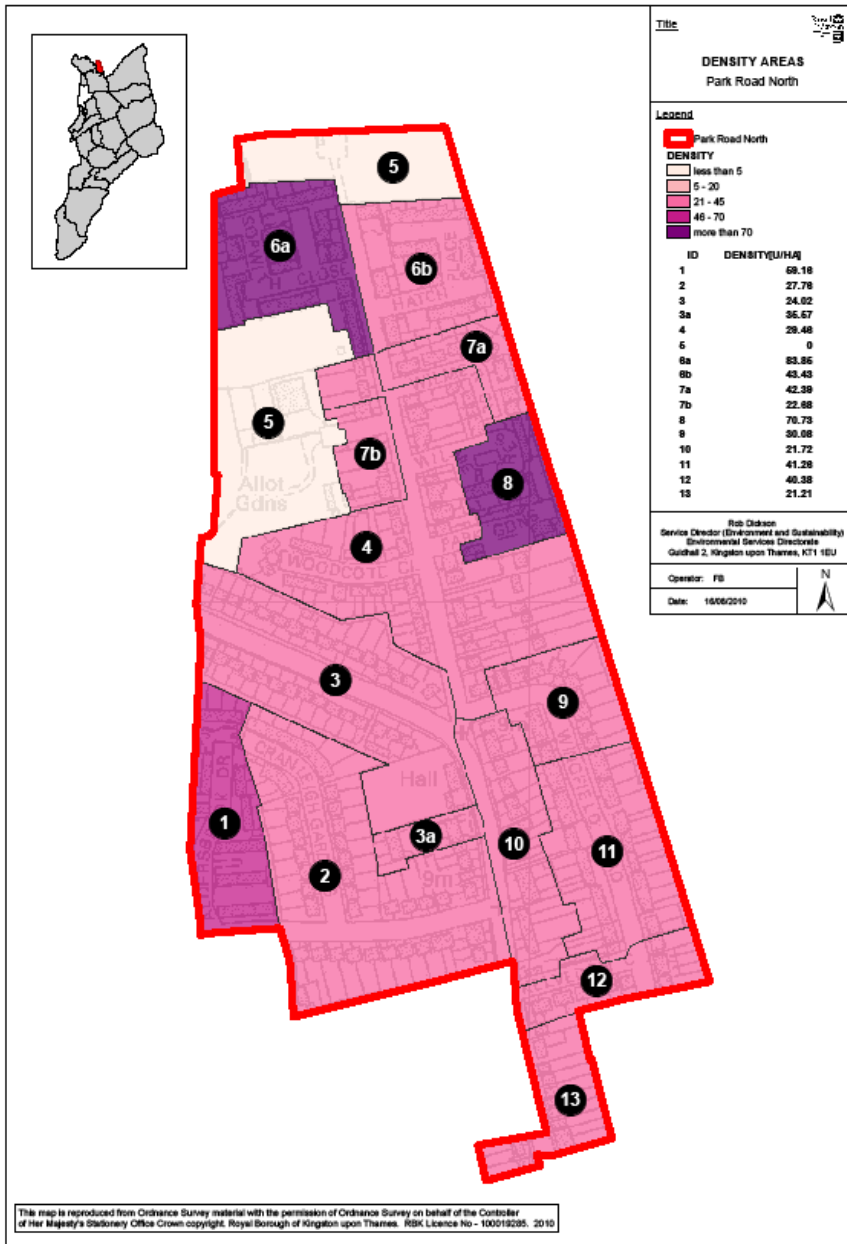


- Urban
- Inner Suburban
- Outer Suburban
- Rural / Open

Character Area Assessment



- Area of Established High Quality
- Area with scope to reinforce the existing character
- Area requiring enhancement to reinforce identity





Aldersbrook Drive

Character Areas

1 Aldersbrook Drive

A cul-de-sac of 2-storey terrace- bungalow forms laid out around parking courts with some well planted semi-private/private areas. The public realm appears tawdry, and although Latchmere Recreation Ground is adjoining there is little character of greenery or connection with the open space as the landscape design shuts it out.

ISSUES & RECOMMENDATIONS

- Scope for public realm improvements; improve visual connection to open space to allow it to be enjoyed by the housing, not excluded.

Character area type: outer suburban (density 59 dph) (PTAL 1b)

Character area assessment: Area requiring enhancement to reinforce identity



Cranleigh Gardens and Latchmere Road

2 Cranleigh Gardens and Latchmere Road

Cranleigh Gardens is a 2-storey cul-de-sac of semi-detached houses. At the rear is a modern development of housing with on-plot parking as well as adjoined garages between house pairs. This gives a tidy if car-dominated character to the street. The housing is ordinary but coherent. By contrast the post war housing in the rest of the street, though architecturally full of character with paired hipped roof semi-detached, 2-storeys with alternating square/curved 2-storey bays under timbered gables and oriel windows above front door, have a poor character of streetscape due to recent demolitions of front gardens and decorative brick boundary walls for on-plot parking. The footpaths which are half slab half bituminous macadam, as well as creating unevenness, strengthen the line of the street and the design of front garden boundary walls but emphasise the current leakage. Telegraph poles decorate the streetscape, and there is an incoherent mixture of lamp columns and lanterns. The Park Road end of Latchmere Road appears bereft of street trees for the breadth of the street which serves open space and schools.

ISSUES

- The original crittall windows appear to have been largely replaced by upvc. Given the appearance of the crittall type, where the original fenestration has been followed, this looks sympathetic to house and street.

RECOMMENDATIONS

- At Park Road/Latchmere Road junction, take down the modern street sign on a pole. Is there a need for three signs when the old metal ones have far more charm and sustainability?



Cranleigh Gardens

Character area type: outer suburban (density 28 dph) (PTAL 1b)

Character area assessment: Area requiring enhancement to reinforce identity



Park Road/ Tudor Drive corner

3 Park Road/ Tudor Drive corner

2-storey, semi-detached hipped pairs (a few detached houses) of post war houses, some partially rendered, some with tile hanging. The 2 -storey bay configuration alternates between small hipped roofs over each bay of adjoining houses, or a double width single shared hipped roof over both bays. Broad grass verges (largely free of ‘dropped kerb’ disease prevalent at the other end of Tudor Drive) line Tudor drive with significant tree planting along the verge. Most front boundaries are intact, possibly as a result of verge control. A positive character of: front boundary intact with planted front garden with intact verge with green verdant streetscape equals character enhanced. The Scout hut on land which was once a rifle range, adds a character of non-residential use to what might otherwise be monotonous residential character. Its single storey scale and compact, modest form offers a welcome change in the streetscape and is a way finding landmark.

ISSUES

- Some degradation of the character of the street-scape by roofscape large, lumpen additions or hip to gable conversions

RECOMMENDATIONS

- Redevelopment of scout hut should be landmark, low and display green quality to street, offer coherence to the 1930’s semi-detached houses without pastiche and preferably not housing.
- Consider street tree planting as a unifying element in Park Road

Character area type: outer suburban (density 24 dph) (PTAL 1b)

Character area assessment: Area with scope to reinforce existing character



3a Stable Close

Recent terraces designed without front gardens or alternative of meaningful shared gardens. Lots of parking spaces but little garden space.

Character area type: outer suburban (density 36 dph) (PTAL 1b)

Character area assessment: Area requiring enhancement to reinforce identity



Stable Close

4 Woodcote Close/ Park Road

West side is pebble dashed post-war council-built maisonettes with intact front boundaries and well planted front gardens. A bituminous macadam footway sets the street off well. No damage by proliferation of extensions. East side is mixed 1-storey/2-storey detached/semi-detached, variety of ages (c 50-70’s) with coherent roofscapes, front boundaries, building lines and gaps between houses serving rear (earlier) developments some of which are very characterful 2-storey detached quirky appearance set in grounds with park backdrop and an almost country appearance. Far end contains 2-storey, semi-detached houses with intact front boundaries, telegraph poles, hipped roofscape, and planted gardens.

Character area type: outer suburban (density 29 dph) (PTAL 1a-1b)

Character area assessment: area requiring enhancement to reinforce identity



Woodcote Close

5 Park Road open spaces

The leased council allotments appear in very good order and benefit from the enclosure on two sides by trees with a clear view to Richmond Park, toilets, shared sheds, clubs. The Barnfield Community Centre and the riding centre though no architectural gems have the character of low height, single storey, rural feel. Of compact footprint buildings and centrally positioned between playing field and allotments.

ISSUES & RECOMMENDATIONS

- Park Road open spaces appear disjointed as they are currently managed by both RBK and Richmond. Could the playing field be improved with tree planting and integrated to Richmond Borough housing on west side with a joint approach? i.e. make one joined-up space instead of two truncated spaces?
- The access road has two banks of lock-up garages. Any development above their existing height would prejudice the character of openness and non built-up edge that surrounds the space .



Barnfield Community Centre

Character area type: rural/open (density 0 dph) (PTAL 1a-1b)

Character area assessment: area with scope to reinforce existing character



Leisure route to Richmond Park

6a Sopwith Close

A late 1980's development of 2-storey and 3-storey flats and terraced houses, at a higher density than Hatch Place opposite. Some landscape gestures of front gardens but the quality of landscape deteriorates as you enter the close. Intact front boundaries, some on-plot parking, some parking court. Height of 3-storeys is out of character with entire area.

Character area type: inner suburban (density 84 dph) (PTAL 1a)

Character area assessment: area requiring enhancement to reinforce identity



Open space for games



Sopwith Close



Hatch Place

6b Hatch Place

The name Hatch, recalling the medieval name for the area, sometimes referred to as Ham-with-Hatch, is thought to have meant gate. It has a high quality public realm that integrates public to private. Large form, 2-storey housing with box fronts sweeping down adds some visual interest. Well planted parking courts. Guide Hall boundary is poor chain link fence.

Character area type: outer suburban (density 43 dph) (PTAL 1a)

Character area assessment: area requiring enhancement to reinforce identity



Girl Guides Clubhouse and field

7a Wilmer Close

2-storey semi-detached maisonettes with planted front gardens, intact front boundaries, hipped roofs undisturbed by extensions. Significant view of park trees behind. At the end is a private road with modern housing of 2-storeys with on plot parking but the layout is low density and few; it is neutral to the character.

Character area type: outer suburban (density 42 dph) (PTAL 1a)

Character area assessment: area requiring enhancement to reinforce identity



Park Road

7b Parkfield Road

2-storey post war housing, semi-detached or terraced, set well apart and well back in plots. Despite some hip to gable conversions and minor 'upgrades' the character of form and roofscape is helped by continuity in front boundaries and the planted front gardens.

Character area type: outer suburban (density 23 dph) (PTAL 1b)

Character area assessment: area requiring enhancement to reinforce identity



Park Road



Wingfield Road North

8 Wilmer Crescent and Park Gardens

3-storey flats with pitched roofs appear unsympathetic to the high quality surrounding parkland, with low quality landscape/ gardens and very car dominated despite the garage blocks behind.

RECOMMENDATIONS

- Garage blocks: no increase of height if pressure to redevelop because of the park edge and mature trees

Character area type: outer suburban (density 71 dph) (PTAL 1a-1b)

Character area assessment: area requiring enhancement to reinforce identity



Wingfield Road

9 Wingfield Road North

Post war detached and semi-detached bungalows originally hipped or pyramid roof forms, some new gables to street, suffer from a degraded roofscape with recent dormers and rooflights.

Character area type: outer suburban (density 30 dph) (PTAL 1a-1b)

Character area assessment: area requiring enhancement to reinforce identity



Parkside Court, Wingfield Road

10 Park Road North

A variety of styles developed across various ages from the 1930's, largely post-war. Bar some recent dormers and side extensions, a loosely coherent 2-storey section of street defined by well set back houses in well spaced plots with largely intact front boundaries and planted front gardens.

Character area type: outer suburban (density 22 dph) (PTAL 1a-1b)

Character area assessment: area requiring enhancement to reinforce identity



Wingfield Road

11 Wingfield Close/ Kelvedon Close mid-section

This form then changes to a 2-storey terrace form with on-plot parking and no front gardens and a 3-storey flat block, all neutral. However, the 3-storey town houses in a terrace of six have no front gardens or boundaries and this undermines the traditional form elsewhere in the street. The topography and scale of the houses exacerbates their dominance and compounds the lack of architectural coherence in this street, part of which is called a Close when it is not so.

ISSUES

- The land strip crossing the road appears odd, but given the coherence of the neighbouring area is perhaps a tactical break in development.

Character area type: outer suburban (density 41 dph) (PTAL 1a-1b)

Character area assessment: area requiring enhancement to reinforce identity

12 Kelvedon Close by Park Road

Stepped paired form runs with slope of ground, with well planted front gardens and front boundaries intact.

ISSUES & RECOMMENDATIONS

- The bank of garages opposite is perhaps what has allowed the front boundaries to remain intact and free of o-plot parking development. Retention of garages for parking use would help to conserve the character of the area
- **Character area type: outer suburban (density 40 dph) (PTAL 1a-1b)**

Character area assessment: area requiring enhancement to reinforce identity

13 Park Road opposite Dinton Field

1930's and post war 2-storey housing , of varying style and plot width/ plot ratio, detached or semi-detached. Coherent, close-to-footpath building line to the late Victorian layout. Minor front boundary loss for cars on front gardens.

ISSUES & RECOMMENDATIONS

- Any development in front of the building line has very high impact given rise of land and the close-set line

Character area type: outer suburban (density 21 dph) (PTAL 1b)

Character area assessment: area requiring enhancement to reinforce identity

CA1: Aldersbrook Drive			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	10	0
Character Area total score	20		

CA2: Carisbrook Gardens & Latchmere Road			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	20	0
Character Area total score	30		

CA3: Park Road/Tudor Drive Corner			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	30	30	0
Character Area total score	60		

CA3a: Stable Close			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	15	0
Character Area total score	25		

CA4: Woodcote Close/ Park Road			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	25	0
Character Area total score	35		

CA5: Park Road North open spaces			
Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	40	20	0
Character Area total score	60		

CA6a: Sopwith Close

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	20	0
Character Area total score	30		

CA6b: Hatch Place

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	20	25	0
Character Area total score	45		

CA7a: Wilmer Close

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	30	0
Character Area total score	40		

CA7b: Parkfield Road

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	20	0
Character Area total score	30		

CA8: Wilmer Crescent and Park Gardens

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	30	10	0
Character Area total score	40		

CA9: Wingfield Road north

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	20	0
Character Area total score	30		

CA10: Park Road north			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	35	0
Character Area total score	45		

CA11: Wingfield/ Kelvedon Close mid-section			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	10	0
Character Area total score	20		

CA12: Kelvedon Close by Park Road

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	35	0
Character Area total score	45		

CA13: Park Road opposite Dinton fields

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	25	0
Character Area total score	35		