

Archer Close



Archer Close



Earle Gardens



2 Archer Close

This development of 79 late 1980's dwellings was built on an old football ground. Originally for private development, some plots were released to a registered social landlord soon after completion. It has more character than it's predecessor next door (Earle Gardens). It too has been planned around on-plot parking and ground floor garages, but with more discrete parking courts and a far higher quality public/private realm which makes up some what for no front boundaries. The layout is well-thought out, with landscape character elements of hedges, public corner planting, trees and shrubs with a variety of shape and forms. There is also a good playground. Despite the repro architecture there is a coherence throughout and a series of glimpsed layered approaches rather than the in-your-face Earle Gardens. Some buildings have a tight, car-length, building line. Its density of around 114dph is marginally more than Earle Gardens yet with the character of landscaping and modest cohesive scale, it feels no more dense.

Character area type: outer suburban (density 52 dph) (PTAL 1b-2)

Character area assessment: area requiring enhancement to reinforce identity

3 Earle Gardens

A small enclave of 60 2-storey and 3-storey council-built town houses on an old running track ground, in short terraces arranged around cul-de-sacs. Some public lawn areas. Despite the design having no front boundaries or party wall boundaries to accommodate ground floor garages and on-plot parking, some residents have successfully planted front boundaries. Thankfully intact architectural forms without roof or front extensions. There is potential to make a good quality landscape, and this has begun in some corners, see right.

RECOMMENDATIONS

- A street tree planting scheme would lift the hard edges which are face to face

Character area type: outer suburban (density 45 dph) (PTAL 1b)

Character area assessment: area requiring enhancement to reinforce identity





The Keep c1910

4 King's Keep

A historic frontage to Acre is all that remains of the East Surrey Barracks with its drill squares, hospital and quarters. The road hides the secluded low density Radburn type MOD estate of circa 100 houses with 60 flats and garages behind. Historic nature of character: The gatehouse 'The Keep' and the two front walls are listed, but there are two quality buildings in the south west corner which are worthy of conservation. They appear to be contemporary to the gatehouse buildings and add significant townscape value to the area.

The housing is pristine in that, unusually for the area and probably because of the landlord requiring value from his stock and being able to move tenants rather than enlarge their homes, the housing has not suffered from roof, side, back, and front 'additions', 'swing-a-cat' porch additions, conversions of gardens to parking lot, stone cladding, ad-hoc replacement windows and roofs. The semi-public spaces work as just that, and despite the value-driven lot layout, detailing and materials, there is an architectural coherence which is delightful. The place is well maintained, the trees and gardens are ample and mature, there is a perception of low crime (high-security tenure) and no shortage of parking. This is a model estate. Its character is one of well laid out low density of 2-4 storey duo and mono pitched terraced blocks of housing formed around cul-de-sacs off a central loop road, with private and common garages, common space for sport, BBQ, relaxing and meeting in a well planted garden landscape. There is a playful roofscape and form to the taller houses. The landscape, while it is open and flowing, is softened by the established trees which enhance the landscape character of the whole.

Query the space in front of the listed entrance and walls. These two spaces are beautiful elements of townscape. The double banks of trees provide shade and softness. However, right next door is a very useful parade of shops/offices that has a barren strip of tarmac as its apron.



Behind The Keep, landscape



Behind The Keep, building forms

ISSUES & RECOMMENDATIONS

- Consider making a landscape area of special character and two historic buildings as Buildings of Townscape Merit to help preserve the character of the townscape
- Consider landscape improvement scheme in front of shops and integrating to 'public' space by Keep walls. For example: this could extend one line of the successful trees and seek the removal of the trip rail and repair of tree bases. Potential to form a play area i.e. pétanque area if some appropriate seating for public could be installed. The shops may respond with adding animation as seen working successfully close-by (Fratelli Deli, Park Road).
- Protect trees here

Character area type: outer suburban (density 31 dph) (PTAL 1a)

Character area assessment: area of established high quality



In front of The Keep 's boundary wall a pleasant, shaded space



Beside The Keep, the potential to borrow and unify the public space, and improve the shop frontage

5 Latchmere Road/ St.Agatha's Drive

This little corner of Canbury contains a compact 2-storey primary school (St.Agatha's) with a well laid out walk and cycle way adjacent on the former Lane. Latchmere school, arranged around two courtyards with a 2-storey entrance and minor huts to the east side and new Children's Centre to the west, is a single storey 1940's building with a defined railing front edge that addresses the Latchmere Recreation Ground.



A degraded roofscape



Close-up



An intact roofscape

ISSUES

- A safety improvement scheme, creating a slowing, pinch-point to cars has been recently installed. In the extended footpaths, the planting of some trees would soften the streetscene

Character area type: outer suburban (density 0 dph) (PTAL 1a-1b)

Character area assessment: area requiring enhancement to reinforce identity

6 Acre Road/ Elm Road mid-sections

A series of recent two and three storey housing developments front Elm Road, of neutral contribution to the street character but with some front boundary demarcation and grass strips. However, nos.69-91 are 3-storey town houses with no front or party boundaries effectively taking the street up to the front door. On the Acre Road side is the 1-3 storey Murray House communal building, which is neutral with garden and marker boundary. The disjointed feeling and any character becomes schizophrenic toward East Road with all sorts of edges and urban characters working either for each plot in isolation or against neighbours. There is no architectural or urban unity. In particular, the 5-storey Onslow House which turns its back on the street, the dull back fences of East Road which front this road, dull 2-storey, on-plot housing of 18-34, pastiche poorly handled in East Road nos.45-53 with open gardens to the street. Spatial craziness culminates at the junction of East and Acre Roads. The interest and character of the townscape comes from the varied uses and building types, for instance the Lamb public house, Park House and the Works behind, the Mosque, the small businesses located behind no.126, a builder and a clothing manufacturer, motor repairers in East Road, essential small sized plots, which add character by their uses being revealed to varying degrees.

ISSUES

- Disjointed of forms and urban realm at southern end
- Lack of street trees

RECOMMENDATIONS

- Retain small business/light industry which adds colour and character
- Consider a public realm improvement scheme to East/Acre Roads junction
- The Welsh Chapel in Elm Road should be considered for Building of Townscape Merit status
- New development to unify carefully and offer street tree unifying elements

Character area type: inner suburban (density 65 dph) (PTAL 2-6a)

Character area assessment: area requiring enhancement to reinforce identity

7 Florence Road and environs

For clarity, the urban blocks between Florence Road/ York Road and the corner of Acre Road/ Cross Road are anti-context insertions, over-scaled, of monolithic massing, and uncharacteristic of the area.

Character area type: inner suburban (density 93 dph) (PTAL 1b-2)

Character area assessment: area requiring enhancement to reinforce identity



Local Victorian context



Florence Road/ York Road with inactive ground floors, overscale height, lack of detail, lack of legibility, undefined spaces etc.



Local Victorian context



Acre Road/Cross Road anti-scale anti-mass development





Sopwith House, a landmark corner



Former chapel, 12
Cowleaze Road, for the
local list?

A pair of etchings, a painted propeller, and some deteriorating brickwork as memorial to the former industrial activity in this area which nurtured the design and production of the aircraft so vital to Great Britain in two World Wars



Old warehouses add visual interest, historical reference and a vitality of activity to the area



8 Canbury Business Area

This is a mixed formal and informal business/light industrial area between Richmond Road and the Victorian housing of Canbury. It has a low character area assessment score, not because the use of the premises undermines character - if anything the use adds diversity, life, interest and vitality to the wider area for which it is valued - but because of the quality of the connecting spaces and their edges.

Of an area where once stood early and late Victorian housing, only the characteristic street pattern remains. The large warehouses were erected post WW1. The housing on Sigrist Square was built on the old Kingston Polytechnic Annexe which itself replaced a 1932 built aircraft factory. The disposition of large blocks onto the plots of what were charmingly curved crescents does not assist way finding or spatial organisation. A newcomer can go round in circles here trying to find the place he started from.

The overall character quality of this area is poor. There are some interesting buildings, like Sopwith House, part of the dull but landscaped Laing development at Sigrist Square; the 2 large warehouses (50-52 Canbury Park Road) add historical interest and the scale of no.50 though dominating the modest Victorian cottages, at least has an elegance and displays interesting detailing by contrast to the houses. However, the 3-storey Mitre House on Canbury Park Road and the business park behind are grim examples of 1980's design and build. Out of scale and character to Canbury Park Road.

Cowleaze Road retains its interest, by road line and plot division/ rhythm. It contains an interesting Victorian Baptist Chapel at No.12, worthy of considering for the local list, next door to a small multi storey car-park with interesting disguising forms. More light industrial uses and a little residential development contain the rest of the street. Spaces between could benefit from improvement, i.e. large foot print 1980's industrial park does not fit well on a Victorian grid iron street pattern that itself adjusted to older land lines, without addressing the public realm better. The recent development of live/work units on the northern side of the street has a positive layout and design to enhance street life, yet some of the implemented works do nothing to help the character of the street, e.g. Street lamps left in original locations clashing with habitable room windows, feature down pipes whose design appears as an afterthought and a footpath that is, on the north side sickly-bright pink blocks and to the south side, against a shiny new building a mess of unlevel, bituminous macadam and block mixture.

ISSUES

- Cowleaze Road footways
- Cowleaze Road building details
- Public realm generally

RECOMMENDATIONS

- Consider the chapel in Cowleaze Road for the local list of buildings

Character area type: urban (density 36 dph) (PTAL 5-6a)

Character area assessment: area requiring enhancement to reinforce identity



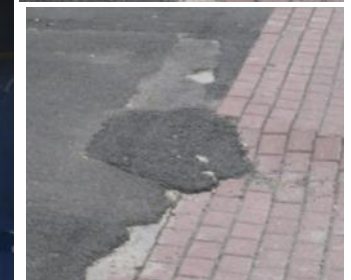
Public realm does not support the buildings or the street scene



Uncharacteristic, external, wrap-around pipework.....



.....wobbly street signs and lamp posts, in-the-way tele-coms' boxes





King's Road semi-detached house type with original features

9 Upper Park Road north

A road with lots of character, a mixed Victorian and twentieth century influence but with exceptionally strong coherence of forms, massing, plot lines, heights, scale and sympathetic variety. Mainly 2-storey large detached or semi-detached or 1-storey in height, with a variety of styles but with cohesive scale massing and quality of detailing. The single most noticeable element is that the houses have been 'unadulterated' by roof growth, side growths, the denuding of front gardens, or the mess of removed front boundaries. All have very well planted front gardens enhancing the gentle street curve. The two houses at the north end have plots which effectively close off the road. Given the planted front gardens, the proximity of the Park trees and the urban form lining both sides of this street, it feels like a natural end and a good tactic. (Please see CA 1 for photos)

RECOMMENDATIONS

- Consider for inclusion in a conservation area

Character area type: outer suburban (density 18 dph) (PTAL 1a-1b)

Character area assessment: area with scope to reinforce existing character



King's Road detached house—note garden wall brick pattern

10 King's Road

A late Victorian and Edwardian road of semi-detached 3-storey and 2-storey, well designed houses, full of visual interest in skyline, front garden, detailing and massing. Most front boundaries intact with planted front gardens and a variety of form and detail with strong coherence along and across the street.

Character area type: outer suburban (density 56 dph) (PTAL 1b-4)

Character area assessment: area with scope to reinforce existing character



Victorian building line detail



King's Road semi-detached 3-storey house type



Victorian window and door detail



New Road



New Road

11 New Road

A mixture of characters from Victorian and more modern times. Though there lacks cohesion of scale between flats and houses, even the new housing tries to establish a front boundary and the flats are set back. A possible reason for the disjointed scale and form is revealed on the monument close-by in the green space on the corner of King's Road/ Park Road. In the latter years of the war, though the air raids stopped, rocket attacks started. At 2.35pm on 22 January 1945 , a V2 rocket landed at the junction of Park Road and New Road. There was no warning. Over 2000 houses were damaged.

Character area type: outer suburban (density 51 dph) (PTAL 2)

Character area assessment: area requiring enhancement to reinforce identity

The street width ratio gives the street an interesting, intimate character.....c-w Liverpool 10:10 New 9:10 Tudor 8:10

12 Tudor Road

Some modern developments, some flat blocks mixed with older and newer houses, some recent houses with no front boundaries and on-plot parking. Well planted front gardens. Important wayfinding street view to St Luke's Church and the gasometer in the centre of Canbury.

Character area type: outer suburban (density 48 dph) (PTAL 2)

Character area assessment: area requiring enhancement to reinforce identity



Tudor Road



Tudor Road

13 Alexandra Road

Predominant character is 2-storey Victorian with a 3-storey building opposite St.Paul's church, responding to that scale. A modern 3-storey flat block. The Kingdom Hall is single storey and feels too low - better to be double height to continue the enclosure typical of the lhs neighbour which would be coherent with the rest of the street and the 1-storey school grounds. Strong front boundaries and planted front gardens. Cherrywood Close has no front boundaries but it is well looked after and designed for integration, its detail partially offsets the boundary loss.

Character area type: outer suburban (density 30 dph) (PTAL 2-3)

Character area assessment: area requiring enhancement to reinforce identity



Alexandra Road

14 Princes Road/ Arthur Road/ Borough Road

This area has a strongly cohesive scale, with predominantly Victorian 2-storey terraced and detached houses with well planted front gardens and strong element of front boundaries. Roofscapes are characteristic Victorian and largely intact.

Verge parking undermines the character of the street as the boundaries cannot breathe. In the centre, old Park Works is a valuable element of mixed use, supporting local, small enterprises that can network in the Canbury Area. Architecturally interesting with a landmark gun tower used by wartime Territorial Army (TA) or Air-Raid Personnel (ARPs) and a mixture of strong, interesting forms (save the tin shed) of cohesive scale, making a coherent disposition of masses and skylines and little ways/yards characteristic of a typical inner suburb/urban works. Given the age of development, and the nature of form it fits well architecturally with the surrounding Victorian housing and streets. It adds to the historic and architectural richness of the area, and the variety of uses which characterise Canbury.

RECOMMENDATIONS

- Consider planting more street trees rather than verge parking
- Consider this area for status as a Local Area of Special Character

Character area type: inner suburban (density 41 dph) (PTAL 2-3)

Character area assessment: area with scope to reinforce existing character



The gated Farthings development, inviting but impermeable



Borough Road—note how the post war Church of St. George responds to the gun tower



Same Road, opposing view: note how the sweeping, pitched roofs with low eaves set-free the two tower forms



And the street returns to congruity in mass and eaves/parapet heights



Typical housing forms and conditions characteristic of this special area



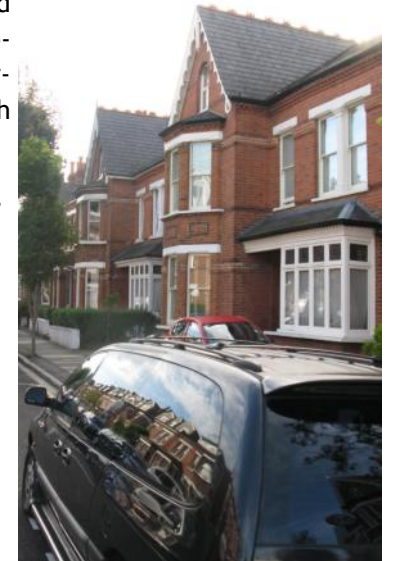


15 Brunswick Road & The Farthings

Very high quality street frontages and exquisitely well-detailed and proportioned and built 2-storey Victorian houses, most front boundaries intact. Unfortunately the townscape has been robbed by domineering box dormers to the fronts and rears of many of the houses on the west side of Brunswick Road, and the destruction of mature street trees.

The Farthings is a gated and locked private development and not publicly accessible. Both entrance layouts are very well designed with interest, layering and good views.

Character area type: inner suburban (density 46 dph) (PTAL 3-4)
Character area assessment: area with scope to reinforce existing character



The Farthings, a series of intimate crafted spaces



Brunswick Road,
Victorian character





Brunswick Road, the same street as the previous page!.Its Victorian character undermined by roof extensions and front garden conversions to parking, loss of street trees

16 Kingston Hill

By the roundabout the public realm suffers from the business of this principal road. Some wonderful 1905 Bank Broadway buildings are utilised for their presence by the GF shops and restaurants but needs enhancement. A double row of tree planting by the west side shops and a single row by the east side lift the parade and could make it a place to linger. Tree lost by Domino Pizza take away and instead become a hoard of scooter parking. 48 Kingston Hill a positive addition to the townscape but the landscape scheme is left incomplete and pulls down the entire building e.g. parking in front of the flats common door. There are some dead rear frontages that do not help the vacuous character of KH here. Turning them into planted gardens with a wide footpath and public realm would enhance a route from town to hospital by foot/bike

Character area type: urban (density 39 dph) (PTAL 3-4)

Character area assessment: area requiring enhancement to reinforce identity

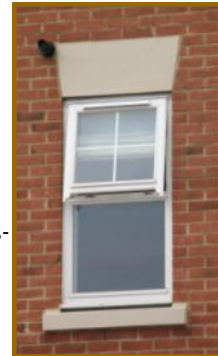
RECOMMENDATIONS

- Consider enforce landscape completion of 48 KH. Add street bollard to prevent parking as photographed
- Encourage public realm enhancement in front of Brae Court
- Investigate widening footpaths for bike and public realm improvement i.e. street tree planting.





Left and top, the Edwardian Bank Broadway c1905, and right the architectural meaninglessness of pastiche, c2005





Kingston Hill could be improved by a public real project which addressed car dominance and took advantage of the wasted edge spaces



17 London Road roundabout area

Despite being a character 'area' this area scores very poorly, as it has significant urban design issues. Five urban blocks converge here to a focal point which is a relatively small mini-roundabout with big road space surrounding it. The blocks forming Kingston Hill and Park Road succeed in varying degrees in enclosing the space and giving architectural definition to the roads. However, the two blocks from Manorgate Road and Clifton Road weaken this node and cause character confusion.

For instance, though there is a great mix of business around this active node, the streetscape of Clifton Road is cluttered by signage, both public and private. There are 12 sets of vertical public signs in this small street; BT cabinets, wheelie bins stored tight to or crossing the back edge of footpath, seemingly wild private signage, which when combined with a street whose properties have largely removed their front boundaries, combined with a large petrol filling station forecourt, does not help the urban character of the street. Where there is opportunity for character or existing character, it is ignored. There is a forlorn looking Victorian, granite water trough from the late 1800's provided by The Metropolitan Drinking Fountain and Cattle Trough Association of 1867 at this key highway (probably relocated from close-by), sited above a drain and close to a water supply, filled with weeds and suffering repeated knocks from parking cars it is invisible in the street. The footway in front of the petrol station apex is narrow and the landscape on their side is confusing (leylandii and wall) could a joint improvement scheme address better foot access and the



48 Kingston Hill let down by landscape character and parking inside the non-car entrance



The visual clutter in only a few linear metres, undermining the character of this area

crossing of London Rd park Rd with a better pub realm perhaps move fountain trough to the apex. The opposite side of London Road is a series of neutral character developments. The majestic scheme has active frontages and works with the grain of the cottages opposite in Burnham Street. However the space in front of the pub seems bereft and not knowing what to do. It has 'aggressive' signage promising £200 fines, old signs stuck on the boundary wall, and it is unsure whether the space in front is a 'garden' a pub car-park, public car-park or space they have been lumbered with looking after. Safety railings on all sides were 'pranged' at the time of writing, indicative that the cars approach this roundabout too fast as evidenced by the difficulty in finding a gap to cross any one street off the roundabout.

ISSUES

- Signage private
- signage public
- street character front boundaries
- Trough

RECOMMENDATIONS

- Consider a public realm improvement scheme to provide space to enjoy the water trough and restore it. See photos for example of a similar rough by Ladderstile Gate in Richmond Park (1 mile away and photos opposite)
- Promote/Encourage a public realm enhancement scheme to address the street outside the petrol filling station including the Victorian drinking trough (see right)
- Signage clean-up

Character area type: urban (density 28 dph) (PTAL 4)

Character area assessment: area requiring enhancement to reinforce identity





Broadway Buildings and vital shops add a dynamic character to the area



18 Park Road

This is a road with an attractive mix of retail, cafes, pubs, restaurants, shops, and small workshop type businesses which make for an interesting area with a variety of characters. Architectural forms vary from poor to beautifully presented shopping parade/ corner building. It is a fast through road with an average public realm. Whilst it has some small street spaces which include grass and trees, the public realm lacks coherence and misses street trees and traffic calming.

ISSUES

- not a pleasant place to cycle despite local shops and difficult road to cross (unless in a car)

RECOMMENDATIONS

- Encourage street tree planting
- slow the traffic speeds
- Safeguard shop use with its characteristic activity and contribution to colour of the area, and resist conversion of shops to offices/ residential use

Character area type: inner suburban (density 46 dph) (PTAL 1b-4)

Character area assessment: area requiring enhancement to reinforce identity

19 Manorgate Road/ Wolverton Avenue

This is a mix of characters. The lower end of Manorgate street is a fast road (cars emerging or getting speed in before the home zone) characterised by medium size business/industrial sites, then a range of residential flats/ houses generally 3-storey of varying ages and styles (flat blocks and town houses secreted in Carlisle Close of loosely coherent scale mass and roofscape), with regrettable absence of front boundaries making a messy public realm. In the home zone is an interesting 1959 block of partially sunken well planted 3-storey flats with modulated façade and horizontal emphases in railings. It plays well across to the banks of old garages. In short a successful stretch of street with much charac-



Tree planting softens the otherwise crude car-park landscape



Ideally located small workshops tucked behind housing can enrich the life and character of the area and be part of the local network of employment, services and community





Colour, aromas, life, utility, and distinctive local offerings along Park Road enhance the character and vitality of the wider area



Coombe Road houses, left, c/w Richmond Road houses right



Manorgate Road the home zone signals the start of a higher quality public realm



Register Office, Coombe Road, missing its cupola and weather vane but complete with steel chimney



Woolverton Avenue: potential to improve boundary

ter.

Wolverton Avenue contains 3-storey semi-detached housing from c1896 (probably the same builder as the houses in CA01 of Richmond Road) with characteristic overhanging gables, well set back, planted gardens, good street trees and front boundaries etc. As the avenue ends, Brae Court a post WW2 flat block, in moderne style, slipped in with good grounds and sunken topography. Good railings. A closed landscape. On the other side is the hospital workings side. However today whilst there is a 1800mm timber fence there, the gates have been removed and replaced with bollards. Behind the fence are some lovely trees - a public realm improvement scheme could remove the fence and integrate a home zone

Opposite the station is a locally listed Edwardian register office. It is elegantly detailed and has a distinctive roofscape but has suffered a crude, metal flue piggy-backing on its symmetrical chimneys and its cupola and brass dragon's head weather vane has not been reinstated onto the roof.

ISSUES

Norbiton Station commands an imposing high ground with Victorian elegance. The canopy and car/roundabout/road dominated public realm could enhance the building and integrate it to the area

RECOMMENDATIONS

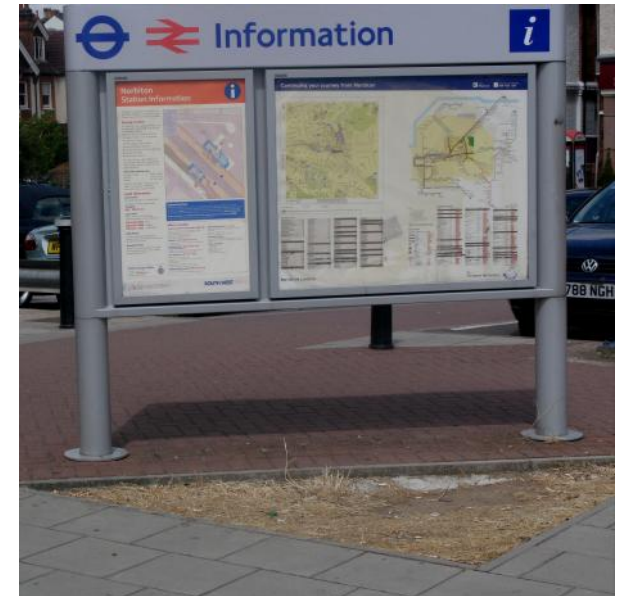
- Public realm improvements especially to Norbiton Station



Norbiton Station—the character of a place to start a journey, or a place to park a car?



Daylight and architectural detailing need— lessly obscured by ticket machines



Ankle-twisting trip risk where you are invited to stand and read information, including location of nearby A+E



20 Queen's Road

Whilst the road is a rat-run for cars cutting quickly into/from Richmond to Kingston/A3 via Richmond Park, it retains its characteristic feeling of large, well designed and detailed detached houses set in well planted gardens. Some unsympathetic, lacklustre, out of scale blocks of flats have been built since the war and pull down the character and coherence of the large houses with different scale, mass, architecture and ignore the characteristic gaps between plots of regular rhythm. Intact front boundaries and planted front gardens with discrete on-plot parking. St.Paul's Church is a good landmark mid-way along the Road holding the corner of St.Paul's Road, while the Albert pub at the Kingston Hill end with its pyramid-roofed tower is another local landmark.



ISSUES

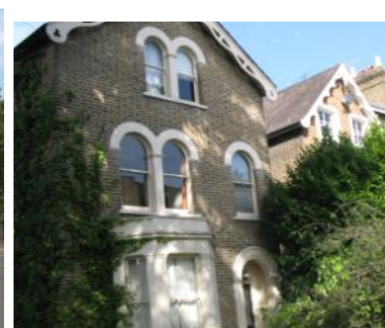
- speed of traffic on the road not helped by the single parking row
- lack of street trees compound the dominance of road traffic
- Poor transition from street to Richmond Park

RECOMMENDATIONS

- clean or replace the 'Welcome to the Royal Borough of Kingston-upon-Thames, twinned with Delft' signpost

character area type: inner suburban (density 36 dph) (PTAL 2-3)

Character area assessment: area requiring enhancement to reinforce identity



Area CA1: Victorian Canbury

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	70	15	0
Character Area total score	85		

Area CA02: Archer 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	40	10	0
Character Area total score	50		

Area CA03: Earle 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	20	10	0
Character Area total score	30		

CA4: King’s Keep

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	70	15	0
Character Area total score	85		

CA05: Latchmere Road/ St. Agatha's Drive

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	30	0
Character Area total score	50		

CA06: Acre Road/ Elm Road mid-sections

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	10	0
Character Area total score	20		

Area CA07: Florence 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	0	0
Character Area total score	10		

Area CA08: Canbury Business Area

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	0	15	0
Character Area total score	15		

CA09: Upper Park 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	60	20	0
Character Area total score	80		

Area CA10: King’s 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	50	25	0
Character Area total score	75		

Area CA11: New 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		

Area CA12: Tudor 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	40	0
Character Area total score	50		

Area CA13: Alexandra 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	30	0
Character Area total score	40		

Area CA14: Princes/ Arthur/ Borough Roads

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	20	40	0
Character Area total score	60		

Area CA15: Brunswick Road and The Farthings

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	40	0
Character Area total score	60		

Area CA16: Kingston Hill

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	0	25	0
Character Area total score	25		

Area CA17: London Road roundabout area

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	0	5	0
Character Area total score	5		

Area CA18: 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	0	30	0
Character Area total score	30		

Area CA19: Manorgate Road/ Wolverton Avenue

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	60	10	0
Character Area total score	70		

Area CA20: Queen’s 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	40	0
Character Area total score	50		