The character areas of Grove

The location of Grove

6 Grove

Origins and General Character

In 1850 most of what is now the heartland of Grove was covered by farmland and open meadows. In 1860, Victorian villas were built on Orchard Road. Following the opening of Kingston railway station in 1863, the value of land increased rapidly and, during the 1860's and 1870's, houses were built on Fairfield North, Knights Park and Mill Street. The Fairfield Recreation Ground was established and opened in 1889.

In 1865, farm and meadow land south of Hogsmill was transformed into the Spring Grove Estate and sold off in parcels of land for house building. This led to the development of new roads - Springfield Road, Portland Road and Alexandra Road (later re-named Denmark Road). In 1876, homes along Grove Lane and Alfred Road were built forming arterial routes through the centre of Grove heartland. Unlike today, In the nineteenth century the Hogsmill River was deeper and faster flowing and a lack of bridges slowed the rate of building in Grove. It was not until the 1890's that Springfield Road bridge was built connecting the southern and northern halves of Grove. Grove was extended further during the Edwardian period with the development of Woodbines Avenue, Milner Road, Lingfield Road and Geneva Road. Properties were also built on the southern side of Grove Lane and on Balmoral Road, Villiers Road and Auckland Road. Additional development was built on Lingfield Avenue and Auckland Road during the 1930's. Whilst the character of the town centre is covered in the Area Action Plan for the Town Centre, the administrative boundary has little bearing on the character of this area—the two areas are inextricably linked, with the town centre being the natural hub to this area. What happens inside the town centre has a significant effect on this area, and potentially on its character.

Land Use

Grove is predominantly residential. However, educational establishments have a great influence on the area, particularly Kingston University buildings and a number of primary and high schools. There are also areas of light industry concentrated around the Hogsmill river off Portland Road, on Surbiton Road, and Southsea Road. The area is scattered with a number of public houses. Retail and service industry can be found on Surbiton Road and Broomfield Road, a minor area node.

Built form

The predominant character of Grove is two-storey, much of it built in the late nineteenth century. There are also streets which contain larger 3-storey houses with third floors built into gable roof elevations. Larger 3 to 4 storey blocks of flats can be found on Denmark Road, Grove Crescent, Surbiton Road and Portsmouth Road which add variety to the built form. The tallest building in Grove is Knights Park tower belonging to Kingston University which is nine storeys in height. Inconsistent building heights along Surbiton Road and Portsmouth Road diminish the sense of enclosure and continuity. However, within Grove heartland, consistent roof and chimney lines generate a cohesive and rhythmic urban grain, as illustrated by Glenthorne Road.

Glenthorne Road

Geneva Road

Movement

Grove is effectively encircled by major movement corridors - the A307, Surbiton Road and Villiers Road - with large volumes of traffic and a number of bus services. The A240 (Penrhyn Road, Surbiton Road and Surbiton Hill Road) forms a main arterial route down the central spine of the character area. Within the Grove Area movement is constrained by the Hogsmill River which forms a barrier to north-south movement in the area. The only vehicular route over the river inside the Grove Area is on Villiers Road. However, Penrhyn Road passes over it, outside the western boundary of the character area. Foot bridges on Springfield Road and at Grange Road connect North and South Grove for pedestrians. The Fairfield Recreation Ground is also ruptured from the heart of Grove residential area by heavy volumes of traffic along Fairfield South.

Open space

The Fairfield Recreation Ground is a high quality area of green open space in the north of Grove which is used as a playing field by local schools and residents. It contains a range of sports pitches and changing rooms, along with a scattering of fitness machines. Avenues of mature London Plane trees surround the park and adorn pedestrian routes through it creating a tranquil and leafy space. Athelstan Recreation Ground is a smaller expanse of enclosed green open space containing sports pitches and a children's adventure playground. Footpaths along the Hogsmill River also provide valuable areas of natural open space for recreation.
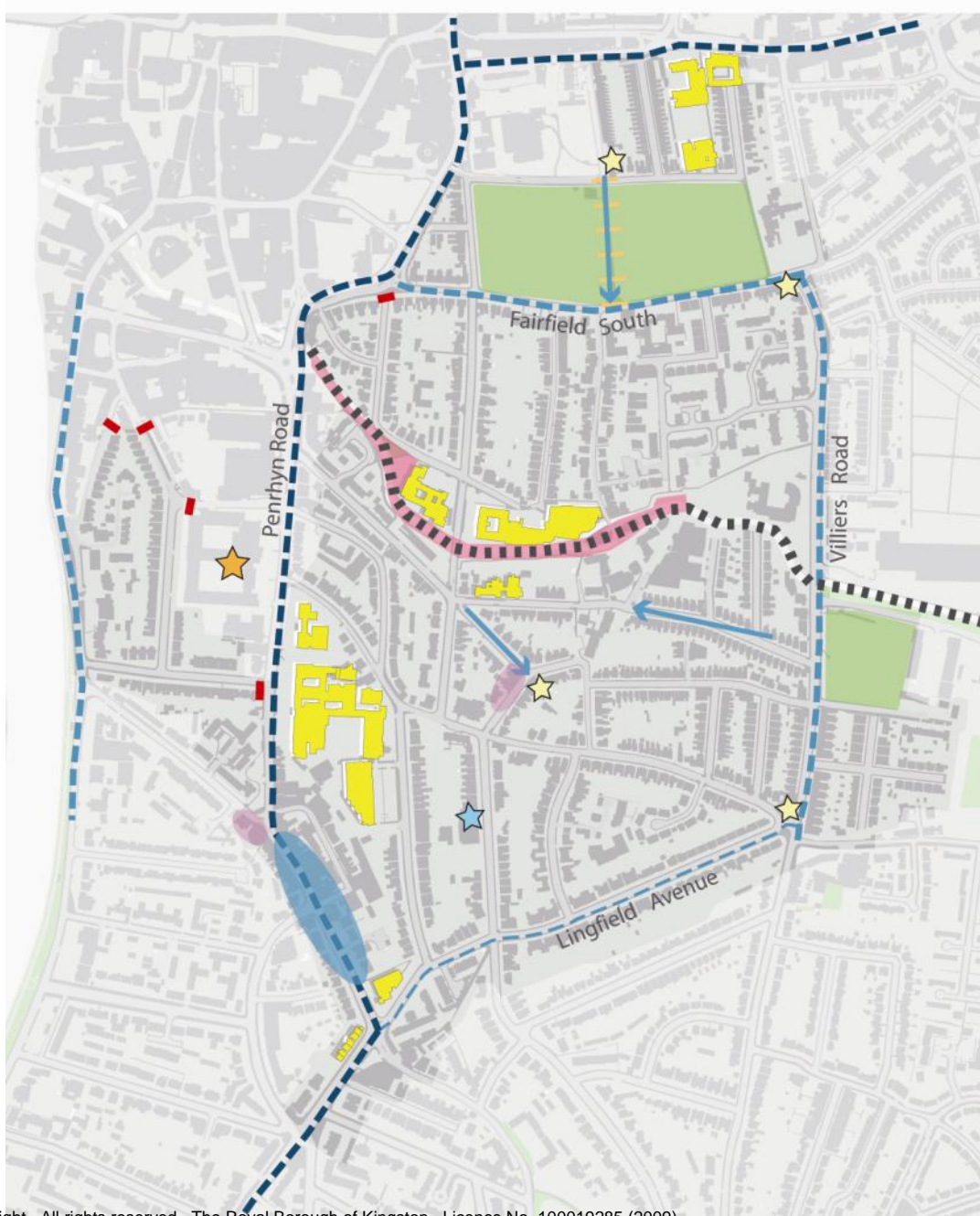

The Hogsmill River

The Fairfield Recreation Ground

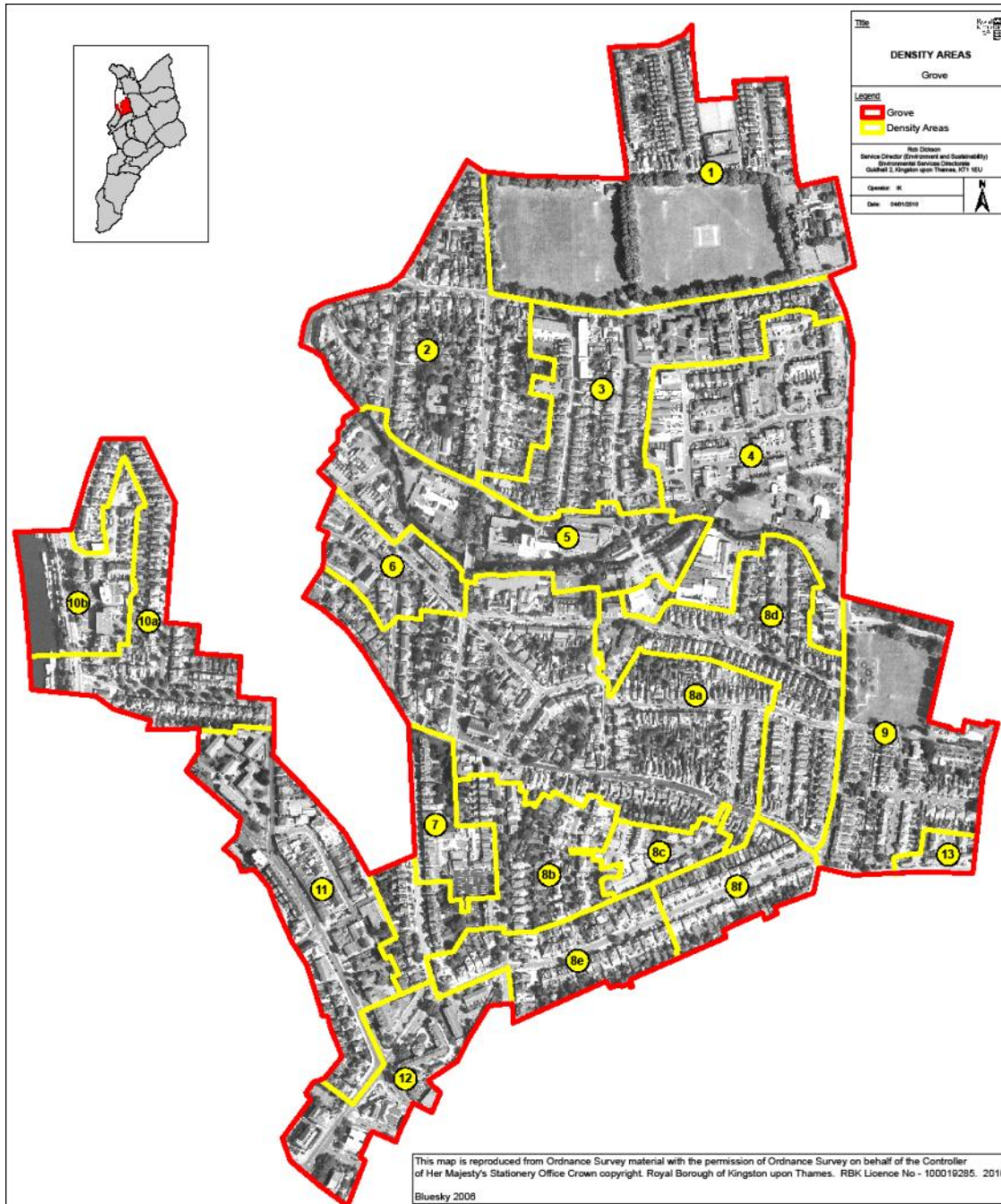Surbiton Road

Key Area Characteristics

- – – – Major movement corridor
- – – Minor movement corridor
- – – Movement corridor needing enhancement
- ● Area node
- ● Area node needing enhancement
- ● Minor Area node
- ▬ Vehicle barrier
- ▪▪▪ 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
- | | | | Very special quality place
- Educational Establishment
- Riverside public realm improvements

Penrhyn Road

Villiers Road

Fairfield South

Lingfield Avenue
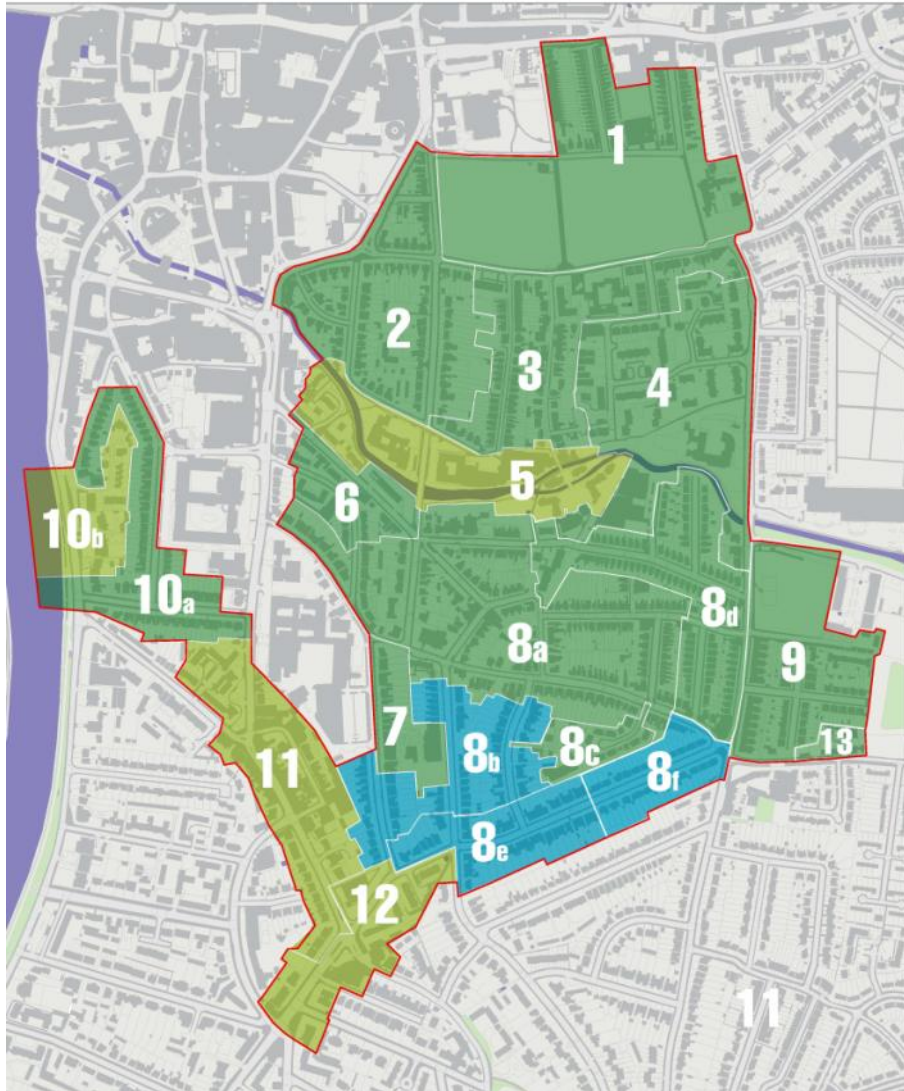
Urban

Inner Suburban

Outer Suburban

Rural / Open
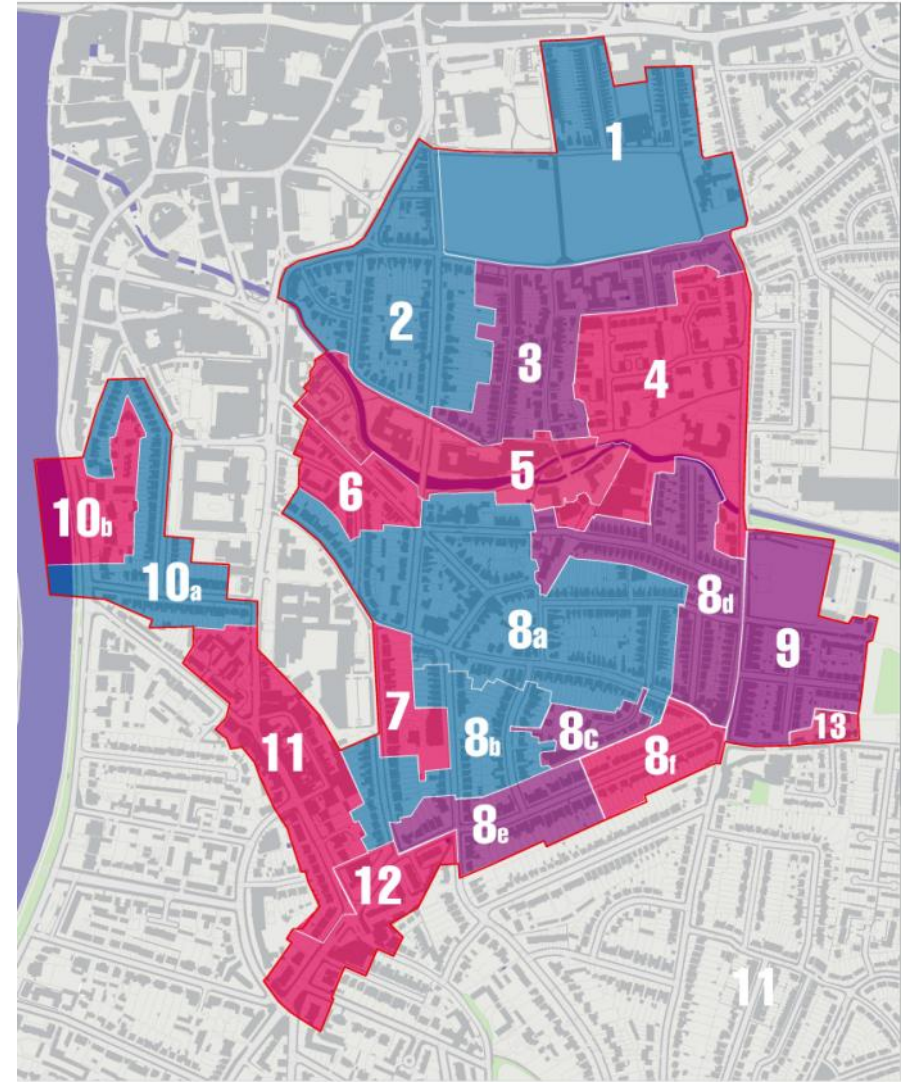
Area of Established High Quality

Area with scope to reinforce the existing character

Area requiring enhancement to reinforce identity
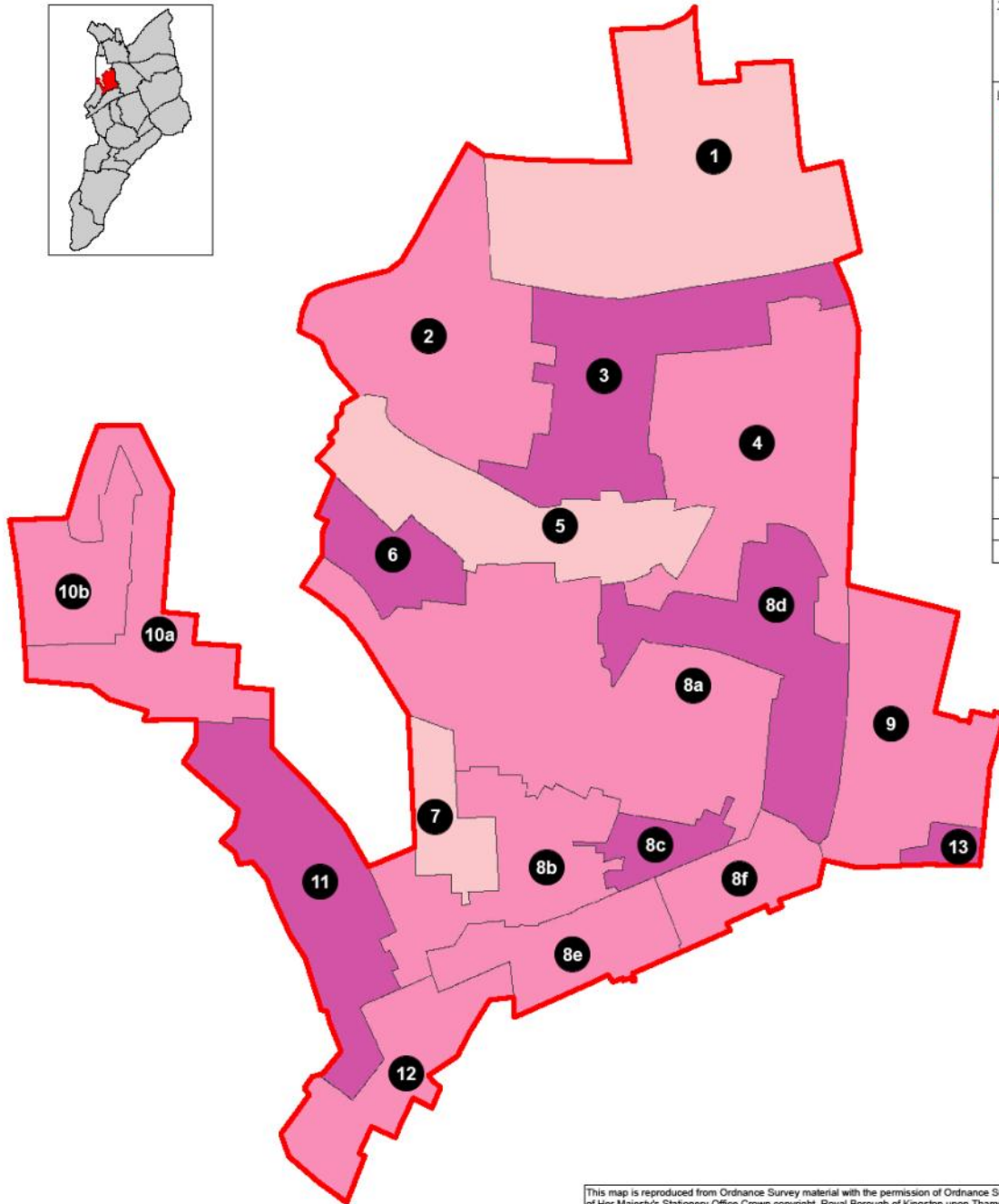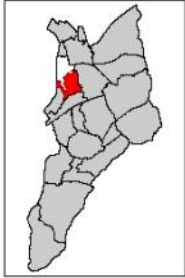
DENSITY AREAS
Grove

Legend
Grove
Density Areas

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Bluesky 2006

The Fairfield

Fairfield East

Fairfield East

Caversham Road

Caversham Road

Caversham Road

1 Fairfield North

A distinctive and enclosed area of Grove Area sandwiched between The Fairfield Recreation Ground and the A307 to the North, Fairfield North owes much of its character to its close relationship with The Fairfield rather than the A307 on which it effectively turns its back. This relationship, the predominating feature of the Fairfield North Character Area, produces a leafy and tranquil haven close to Kingston town centre which is home to roads containing homogenous and consistent lines of Victorian detached and terraced houses.

Fairfield East, a single row of 2 storey terraced homes fronting a beautiful avenue of London Plane trees, was the first of the three roads built in the mid nineteenth century. As there is no vehicle access to the A307, a calm and pedestrian friendly environment is maintained which makes Fairfield East feel more like a mews than a typical road. A sense of continuity is generated by consistent rooflines and matching chimneys. This feeling of congruity is enhanced by the symmetry between the single row of matching terraced houses and the avenue of London Plane trees facing them.

Most of the front boundaries on Fairfield East have been removed to allow for driveways and this has diminished the public realm and resulted in cars parked at angles in front of the door steps and front windows. This can reduce the amount of space available to pedestrians on the pavement and harms the symmetry of the street scene. Despite this, the harmony and relationship between the houses and the green space it fronts remains strong and should be preserved.

Caversham Road consists of consistently designed and closely set, detached, 2-storey Victorian villas where front boundaries have been more effectively maintained. This adds significantly to the street scene and public realm. Minerva Road contains larger red brick 3-storey villas with timbered, gable roofs and bow fronted bays. Houses on both streets contain a high quality of façade detail around windows, doors arches and roof lines. Driveway parking on the western side of Minerva Road has resulted in some inconsistencies in the boundary delineations. However, dropped kerbs, single yellow line parking restrictions and tree planting on

Fairfield Road

Minerva Road

The Albion, Fairfield Road

Fairfield Road

Minerva Road

this side of the road have made the road feel more spacious and created a safer, greener and wider feel to the street.

All three streets do not allow traffic to pass through to the A307 and the erection of walls and Kingston Grammar School act as effective buffers, reducing noise pollution from the A307 and traffic flow. This creates a calm and pedestrian friendly zone. The sense of place is also enhanced by the reassuringly human sounds of people playing on the sports field and children playing and walking to and from nearby schools. Wooden telegraph poles and wires stretching across the roads also add to the sense of place and contribute towards producing a human scale feel. On all three streets pedestrian access routes to the A307 and A308 need to be enhanced.

Whilst there is less conformity between the buildings on Fairfield Road, avenues of London Plane trees, the close proximity of The Fairfield and a number of well detailed Victorian villas containing verandas, well-maintained front gardens and outdoor seating as well as an attractive landmark public house combine to produce an attractive and leafy street. However, driveway parking outside the rear exit of Kingston Grammar School diminishes the quality of the public realm and the sense of continuous frontages.

ISSUES & RECOMMENDATIONS:
- A parking strategy could be used to increase on-street parking and decrease driveways and address the erosion of front boundaries
- Consider the use of planning tools to safeguard the homogenous and distinguishing features of this conservation area

Character area type: inner suburban (Density 12 dph) (PTAL 5-6)
Character area assessment: area of established high quality
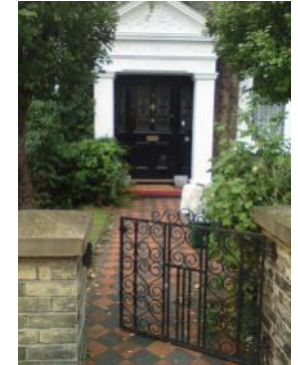
Grange Road

Grange Road

Fairfield West

Knights Park

Knights Park

Palmer Crescent

Orchard Road

Knights Court - Knights Park

2 Grange Road / Knights Park

Much of this area was built in the late nineteenth century with some infill development such as Knights Court taking place after the second world war. The area is effectively enclosed by the Hogsmill River to the south and the A307 to the north. This sense of enclosure creates a tranquil area which is rich in architectural quality and detail.

A curved road layout on Grange Road and Palmer Crescent adds interest and houses a variety of architectural styles. Properties are predominantly 2-storey and many have retained front boundaries and well-maintained front gardens with shrubbery or plants which enhances the street scene. Victorian houses on Grange Road contain fine details around porches, windows and roof lines which add to the character of the area. Dwellings which have poorly maintained front gardens and driveways visibly detract from the overall quality of the area. At the end of Palmer Crescent a large, bulky and architecturally incongruous office building containing a large forecourt effectively destroys the cohesiveness of the character area. Even larger office blocks on the A307 loom over the road reinforcing the feeling of being at the very edge of a residential area. Orchard Road contains a number of beautiful Victorian villas with individually distinct identities. High front boundary walls and hedges have been maintained as an effective buffer to the noise and congestion created on the A307.

On Knights Park and Fairfield West the prevailing character is that of 3-storey, semi-detached Victorian villas with high levels of architectural detail and façade quality and larger front gardens. To the southern end of Knights Park larger properties with basements and high hedges together create a more cohesive feel. Knights Court, built after the second world war, is befitting of a road containing an array of individualistic dwellings. In comparison to Knights Park, Fairfield West has a more congruous feel. Colourful villas facing The Fairfield create a consistent roofscape of timbered gable roof elevations and homes share similar façade styles which include ornate brickwork details and carving around windows and doors.

Character area type: inner suburban (Density 30 dph) (PTAL 3-5)
Character area assessment: area with scope to reinforce existing character

Mill Street

Mill Street

3 Mill Street

Quaint lines of small cottages along Mill Street and Ave Road encapsulate some of the special features of the Grove area. Symmetrical lines of small Victorian cottages with well-defined and well-maintained front boundaries and low levels of vehicular traffic create a village or mews-like character, enhanced by local landmarks such as public houses and distinctive features such as wooden telegraph poles and wooden picket fences. Mill Street contains a particularly colourful and dense range of Victorian cottages, rich in diversity and individuality. However, some inappropriate development to porches and front gardens has harmed the character of both streets.

Fairfield South contains a coherent stretch of closely set Victorian semi-detached 2-storey houses which owe their character to consistent roof lines, front garden boundaries and their close relationship with the Fairfield. However, heavy traffic along this road diminishes the quality of the public realm between the houses and the green space they face. Fairfield Tavern, a local landmark building, contains a high quality façade with quality brickwork detailing and green tiling. Three-storey blocks of flats on Mill Place appear at first glance to be out of context with the area's character. However, well-designed public realm and landscaping features effectively link this site to Mill Street and the surrounding streets thus forming a cohesive yet diverse and interesting area.

ISSUES & RECOMMENDATIONS:
- Consider the use of planning tools to give the Council further power to prevent unsympathetic and incongruous alterations or development to front gardens, porches, chimneys and other unifying features which contribute to the area's overall character

Character area type: inner suburban (Density 54 dph) (PTAL 2-5)
Character area assessment: area with scope to reinforce existing character

Fairfield Tavern

Mill Street

Millfield Place

4 Winery's

This development was built in 1996 and contains a range of 2 to 4 storey terraced houses and blocks of flats laid out in an incoherent and illegible manner around cul-de-sacs. This creates a sense of isolation from the rest of the Grove Area and from Villiers Road.

The built form combines some colourful and interesting brickwork along with hipped and gable roofs. However, the housing is out of scale with its surroundings. What is more, large paved areas for parking, driveways, garages, poorly defined front boundaries and underused green spaces and play areas also do not enhance the pedestrian environment or public realm. As a result, the area feels sparse, uninhabited and bereft of character, despite the density of homes located in this area. This is mainly due to the way roads and boundary lines have been designed in order to accommodate parked cars rather than pedestrian movement or recreation. Pedestrian routes to the Hogmill river need to be enhanced and the planting of trees could bring additional character and clearer definition to poorly defined public and private areas.

ISSUES & RECOMMENDATIONS:

- Consider additional street tree planting and landscaping to help more clearly define ambiguous spaces and soften the impact of car parking
- Improve attractiveness and safety of pedestrian links to the Hogsmill River

Character area type: inner suburban (Density 37 dph) (PTAL 1b-2)
Character area assessment: area requiring enhancement to reinforce identity

Play area opposite Watersplash Close

Riverside maintenance opposite Kingston University

Kingston University

The Blue Bridge, Springfield Road

Public realm behind Watersplash Close

5 Hogsmill River

The Hogsmill River effectively segments the Grove Area in two and provides it with much of its distinct character. Being largely non-residential it brings life and activity to the area. The area is also home to Kingston University's Knights Park Campus and Bedelsford School, which provide an edge to the Hogsmill which contrasts to its housing edges. Buildings in the area vary from traditional one and two storey school buildings built in the 1930's to the Kingston University library tower built in the 1950's. The edges to Bedelsford School provide a softer green texture to the Hogsmill and provide a transition. The activity and noise created by these educational establishments combine to generate a lively and secure atmosphere.

The river and areas of public realm surrounding it present a significant opportunity to enhance the character of Grove and maximise its potential. However, at present, this is not happening because many areas of the public realm around the river are poorly maintained and inaccessible. A safer and more attractive public realm can be created in this area by piecemeal public realm and landscaping improvements. A vacant public house and green space at 67 Mill Street also represents a significant opportunity to ensure that development in the area better relates to its riverside setting. A more lively and creative public space could be created on the Blue Bridge by liaising with Kingston University's art and design departments with the potential being to use this space to exhibit student's art work or house fetes or temporary market stalls.

Areas of the public realm along the river behind Denmark Road could be enhanced by improved maintenance, street furniture, lighting and landscaping. Fencing which maximises views of the river and maintains adequate safety could also greatly improve the area. The children's play area by the small footbridge is under-used, possibly due to the fact that it receives poor levels of natural surveillance from adjoining properties. Whilst development to the bank beside Kingston University buildings has made the most of its riverside setting, the opposite banks are poorly maintained and have been degraded by insensitive tree felling and litter.

Character area type: inner suburban (Density 10.5 dph) (PTAL 1b-4)
Character area assessment: area requiring enhancement to reinforce identity

67 Mill Road

Grove Crescent

Grove Crescent

Grove Crescent

6 Denmark Road

Enclosed between Grove heartland, Penryhn Road and the Hogsmill River, Denmark Road and Grove Crescent, like many other areas within Grove, have a distinctive and relatively tranquil character. The area is home to some large, bulky blocks of flats built since 1945 as well as a Church and a number of Edwardian semi-detached homes which contain timbered gable roof elevations and some attractive white picket fencing. Despite the variety present, the area owes its overall defining character to large 2-storey and 3-storey blocks of flats which house large landscaped front gardens containing some large trees and shrubbery. Public realm improvements could potentially enhance the contribution of The Korean Church to the street scene and improvements could be made to the pedestrian and cycle alley linking the two streets.

Character Area Type: inner suburban (Density 65 dph) (PTAL 4-5)
Character area Assessment: area requiring enhancement to reinforce identity

7 Fassett Road/ Beaufort Road

Development of the Antoinette Hotel has had a visible impact on the character of northern sections of both Fassett Road and Beaufort Road. Comparatively more harm has been done to the character of Fassett Road where the erosion of front garden boundaries and driveway parking has interrupted the continuity of the street scene. Though there is a large car park (bereft of trees) entrance on Beaufort Road, front garden boundaries have been more sensitively retained on this street which, along with large street trees, has allowed the traditional character and built form of the street to be maintained.

ISSUES & RECOMMENDATIONS:

• Encourage Hotel to reinstate gardens to Fassett Road and plant trees in car-park

Character area type: inner suburban (Density 13 dph) (PTAL 2-3)
Character area assessment: area requiring enhancement to reinforce identity

Fassett Road

Fassett Road

Beaufort Road

8a Spring Grove

From Kingston University on Penryhn Road to Villiers Road one can find the colourful and architecturally rich heartland of Spring Grove. What gives this area its distinctive feel is its well laid out road network and clear and consistent roofs lines and front boundary delineations. Subtle differences and variations in the detailing on buildings are also an important element of the area's character. At the core of this area, around Bloomfield Road, can be found an old village centre which consists of St.John's Church, a number of colourful convenience shops and The Spring Grove pub, which together with the church are landmark buildings. This centre is part of an active, local community which is central to preserving and enhancing the local, distinctive character.

Although the built-form within this area varies between two and three storey detached, semi and terraced houses, the predominant character is two-storey. Larger ,detached three-storey Victorian villas can be found nearer to the University, however, this is the exception rather than the rule. Indeed, more recent bulkier developments around the Church have eroded some of this essentially two-storey character, especially those close to the University which have poorly defined front and side boundaries. Much of the area's character is also derived from slight changes in gradient which create views of the Spring Grove pub and of the Surrey County Hall tower which should be retained.

Lower level terraced housing on Alfred Road does not visibly depart from the overriding character of this area as consistent roofscape lines, façade details and well-defined front gardens are maintained. A key contributing factor to the quality of the area are the level of unique minor individual details on a number of dwellings which enhances the experience of the area.

ISSUES & RECOMMENDATIONS:
- Consider the use of planning tools to remove permitted development rights which could erode the character of the area

Character area type: inner suburban (Density 39 dph) (PTAL 1b-3)
Character area assessment: area of established high quality

Grove Lane
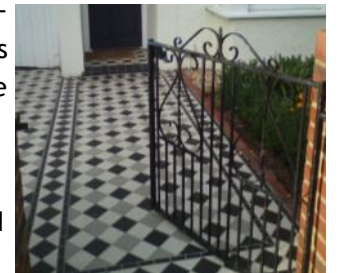
Bloomfield Road

Bloomfield Road

Grove Lane

Alfred Road

Bloomfield Road

Grove Crescent

8b Geneva Road

The outstanding quality of the townscape of Geneva Road with its sweeping curve of building lines and rhythmic late Victorian architecture is one of the gems of the Grove Area. Large houses are adorned with detailed tiling and decorated painted lintels at high level creating an ornate and coherent swathe of buildings. The elegantly detailed brick façades of Victorian semi-detached homes to the north of the street equally add to the character of the area. The street is also enhanced by mature street trees and garden planting. Modern replica house building has failed to match the level of detail and quality of materials used and has thereby damaged the cohesive character of the street.

ISSUES & RECOMMENDATIONS:
- Consider adding Geneva Road to the Grove Conservation Area to further protect character
Character Area Type: inner suburban (Density 26 dph) (PTAL 2-3)
Character area Assessment: area of established high quality

Geneva Road

8c Grove Close

Grove close is a tranquil if slightly cramped curving cul-de-sac of 1950's semi-detached homes. Matching white painted facades and a collection of trees and shrubs enhance the character, particularly a front garden palm tree at the apex of the curve, as do the matching 1950' lamp posts. Properties at the base of the curve which are not painted slightly detract from this overall quality of the road but conform to the architectural character of the street.

Entered via a gated alleyway from Geneva Road, Scope Way consists of a undulating line of modern homes and a community centre. Though not rich in architectural quality the homes share consistent features and materials which generates a level of cohesiveness. A legible and enclosed road layout also provides structure. However, the character is diminished by poor front boundaries due to driveway parking. Tree planting could enhance the street scene.

ISSUES & RECOMMENDATIONS:
- Grove Close should be considered for conservation status in recognition of its homogenous collection of white painted 1950's facades, lawn frontages and its continuous swerve of hipped roof lines, bay windows and matching lamp posts.
Character area type: inner suburban (Density 51 dph) (PTAL 1b-2)
Character area assessment: area with scope to reinforce existing character

Grove Close

Scope Way

Balmoral Road

Portland Road

Villiers Road

8d Balmoral Road and Portland Road

Balmoral Road, Portland Road and the western side of Villiers Road were developed in the Edwardian era. The prevailing character can be defined as being predominantly semi-detached Edwardian houses with side entrances, hipped roofs and well-retained and well-defined front gardens. A particularly distinctive sense of character is derived from consistent and rhythmic lines of hipped roofs which contain chimneys towards the centre of roofs at a high level.

Balmoral Road is laid out in a straight line resulting in a cohesive and symmetrical roofscape leading to a point in the distance. A sense of place is also enriched by the wooden telegraph poles and wires which stretch across the street, though additional tree planting could enhance the street. However, views down Balmoral Road are diminished by the poor quality and incongruity of the dwellings on Alfred Road which terminate the view - an out of place bungalow built in the 1930's and a detached two-storey house built post-war. By failing to respect the architectural principles and character of the street this inconsistently arranged plot of infill development diminishes the character of the area and should be treated as an anomaly rather than a precedent with respect to future development.

On Portland Road, semi-detached Edwardian houses stretching in a diagonal fashion towards Villiers Road share architectural principles with those on Balmoral Road, namely: side entrances, well-defined front boundaries and gardens, hipped roofs and symmetrical lines of chimneys. The angle of the road also creates a pleasing townscape of cohesive roof and chimney lines. In the opposite direction, Portland Road offers views of Surrey County Hall which should be preserved. However, the nursing home and modern two-storey homes built opposite fail to respect the homogenous architectural characteristics of the area and consequently reduce the level of coherence present in the area. The bulk and size of the nursing home blocks, their incongruous roofs and vacuous lawns as well as the large driveways and gable roof elevations on the modern terraced homes visually segregate these two elements from the rest of Grove Heartland and create a clear dividing line of townscape quality.

Character area type: inner suburban (Density 58 dph) (PTAL 1b-2)

Character area assessment: area with scope to reinforce existing character

Portland Road

Portland Road

Lingfield Avenue West

Lingfield Avenue West

8e Lingfield Avenue West

Built after the turn of the nineteenth century Lingfield Avenue West comprises tall, semi-detached 3-storey mock-Tudor houses containing well-detailed porches and gable roofs. Though the area benefits from having some well-maintained front gardens, shrubbery and street trees, the character of the public realm significantly deteriorates along a stretch of properties prior to the westbound bus stop on Lingfield Avenue due to the erosion of front wall boundaries and front gardens.

ISSUES:
- Depletion of front boundary walls and front gardens, replaced by driveways

Character area type: inner suburban (Density 42 dph) (PTAL 2-3)
Character area assessment: area with scope to reinforce existing character

Lingfield Avenue East

8f Lingfield Avenue East

This eastern section of Lingfield Avenue stretching up towards Villiers Avenue roundabout was built in the early 1930's and consists of a structurally cohesive line of semi-detached 2-storey houses with central chimneys and either gable or hipped roofs. However, the level of coherence is diminished by the variety of roof and porch styles, building materials, detailing, colours and inconsistencies in the treatment of front gardens. Incongruous and insensitively designed side extensions also detract from the street's overall character.

Lingfield Avenue East

ISSUES:
- Inappropriate design of side extensions, garages and porches
- Poorly defined front boundaries

Character area type: inner suburban (Density 28 dph) (PTAL 1b-2)
Character area assessment: area requiring enhancement to reinforce identity

Lingfield Avenue East

Buckingham Road East

Villiers Road

Athelstan House

9 Auckland Road

This is an area of well laid-out 2-storey housing, consisting of turn of the century terraces with highly decorated, formal architecture. Later expansion around the 1930's completed the extension of Buckingham Road eastwards and Auckland Road southwards and provided less extravagant looking semi-detached houses. Buckingham Road east terminates at the adjacent green space, containing continuous lines of hipped slate roofs with clay ridges leading to central chimneys above 2-storey semi-detached houses.

The area generally benefits from the fact that almost all dwellings have retained front gardens. Movement in and around the streets is made legible by a simple grid system and green alleyways allow for movement between the roads. The character of the area is rich in townscape terms, but needs enhancement to bring its high quality to the fore.

Built in the 1950's, Athelstan House is a lumpen, inappropriately scaled, massed and detailed 3-storey block of flats facing onto a rather shabbily fenced lawn which could be enhanced by the planting of trees.

ISSUES:
- Complete lack of street trees in Buckingham Road east
- Villiers Road is traffic dominated with a very narrow footway
- Poor public realm on Athelstan Road and poor frontage to Athelstan House

RECOMMENDATIONS:
- Enhance links with Athelstan Recreation Ground

Character area type: inner suburban (Density 33 dph) (PTAL 1b)
Character area assessment: area with scope to reinforce existing character

The Bittoms building line

The Bittoms

South Lane

Woodbines Avenue

Portsmouth Road

Milner Road building

Woodbines Avenue

10a Woodbines

This area consists of strongly coherent and unified lines of Edwardian houses which display a character and appearance worthy of protection. There are essentially two distinct architectural formats in this area.

The Bittoms and South Lane form two attractive, single lines of angled terraced and semi-detached houses sharing rich levels of homogenous architectural detail and design. The angle of both roads provides highly appreciable linear sequences of rooflines and chimneys. However, buildings at the termination point of either view fail to enhance the visual experience or provide either juxtaposed or congruous focal points. On South Lane in particular, the development and land uses directly opposite homes conflict with and harm the rhythmic and uniform quality of the traditional built form. A lack of road space for on-street parking has resulted in the erosion of a number of front garden boundaries which has also harmed the streetscene. It is essential that the remaining front wall boundaries on South Lane, detailed brickwork around windows and doors and the colourful window shutters on The Bittoms are retained. Road barriers reduce traffic substantially thereby enhancing the character of the area and the pedestrian experience and should also be retained.

Woodbines Avenue and Milner Road are comparatively much wider roads consisting of predominantly 2-storey semi-detached homes with bow fronted bays and timbered, gabled roofs. A number of mature street trees and, on Woodbines Avenue, sloping ground, enhance the consistent visual rhythm created by homogenous roof elevations. Though houses on these two streets share basic architectural features, much of the distinctive character of the area is derived from subtle differences in the colours, façade details and materials which adorn the houses. Towards the bottom of Woodbines Avenue by Portsmouth Road are a number of sweeping gable roofed, tiled, semi-detached houses containing traditional timber casement windows. A distinctive feature of the area is the wooden porch, balcony and veranda on 12 Portsmouth Road. However, a line of modern 3-storey homes on the northern side of Woodbines Avenue are ill-fitting in terms of height and detail.

ISSUES & RECOMMENDATIONS:
- Consider widening the conservation area covering South Lane to extend around The Bittoms as it contains buildings of similar style and architectural quality
- Loss of front garden boundaries weakens the unity and character of the road
- Retention of existing street trees, and replacement of lost trees
- Retention of traditional timber, casement windows on Milner Road and Woodbines Avenue

Character area type: inner suburban (Density 31 dph) (PTAL 2-3)
Character area assessment: area of established high quality

22-26 Kensington Gardens

Wright House & Pegasus Court

10b Portsmouth Road

This area derives much of its character from its close relationship with Portsmouth Road, the River Thames and is formed by a collection of enclosed, large developments ranging between three and five storeys in height which do not share any particular sense of unity or conformity.

Completed in 1996, Kensington Gardens is a gated, private mews containing modern 3-storey houses built with brick and white-painted pillars. Although built to a high standard, containing a variety of defining and interesting features, the development is enclosed from the public realm and therefore fails to enhance the streetscene.

Wright House, Pegasus Court and Longwater House are large, bulky residential blocks of flats with spacious front driveways and lawn areas which fail to share any homogenous characteristics in terms of style, colour, design or roofscape. However, balconies on Wright House and angled bays and gable roofs on Longwater House do add some variety and interest.

ISSUES & RECOMMENDATIONS:
• Retain mature street trees along Portsmouth Road and replace paving outside 22-26 Kensington Gardens

Character area type: inner suburban (Density 35 dph) (PTAL 2-3)
Character area assessment: area with scope to reinforce existing character

Longwater House

Mature trees on Portsmouth Road

Surbiton Road

Surbiton Road

Surbiton Road

11 Surbiton Road

Surbiton Road is a varied high street containing a number of different uses and is a key movement corridor through Grove . It contains groupings of buildings of high townscape quality. However, the overall character of the high street is undermined by a cluttered public realm. Development since 1945 has failed to conform to the prevailing height of the traditional built form, and has failed to preserve a sense of continuity and enclosure along this high street.

Well decorated 3-storey Victorian terraced buildings housing cafés with well detailed shop fronts hint to the by-gone character of Surbiton Road. Mock Tudor 2-storey high street terraced buildings along Surbiton Road with decorated gable roofs and chimneys also make up the traditional character of the street. However, at street level ambiguity in what is public and private land has resulted in footway parking and the placing of advertising hoardings on the pavement which not only reduces the space available for pedestrians but also results in a chaotic and cluttered public realm. Towards Maple Road there is no consistency in the size of buildings or in the treatment of front boundaries and this greatly diminishes the character of the street with bulky 3-storey and 4-storey blocks of flats sitting next to semi-detached houses.

Southsea Road is an interesting and diverse curved road tucked behind the busy high street. It contains a line of small Victorian terraced homes as well as a large modern block of flats and a number of light industrial and commercial uses such as garages. However, homes built more recently facing the Victorian terraced houses have poorly defined front boundary lines resulting in bins being placed on the pavement. This creates a level of shabbiness. Garage parking has been provided on the ground floors, often instead of front rooms which has created dead frontages at street level.

ISSUES & RECOMMENDATIONS:
- Consider public realm improvements and parking and hoarding enforcement on Surbiton High Street

Character area type: urban (Density 63 dph) (PTAL 2-5)
Character area Assessment: area requiring enhancement to reinforce identity
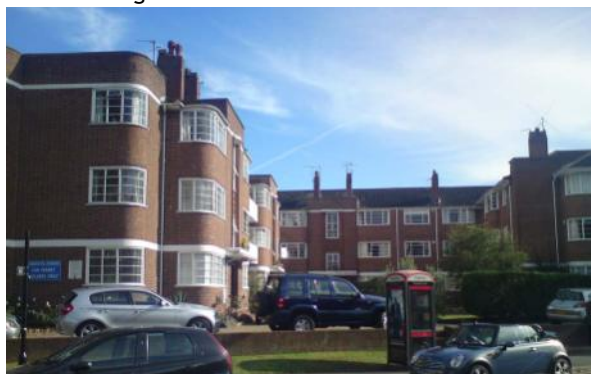

Southsea Road

Southsea Road

Surbiton Road

Surbiton High School

Kings Keep

Margaret Lockwood Close

12 Maple Road Junction

The junction of Surbiton Road and Maple Road is home to some landmark buildings, particularly the ornate, red bricked Surbiton High School building which fronts the junction. Kings Keep, a collection of 3-storey Art Deco flats built in the 1950's which contains well landscaped green spaces, also adds to the character of the area.

However, the sense of place that this building generates is diminished by the volume and speed of traffic. Public realm improvements could, particularly at crossing points, enhance the pedestrian experience. Footway parking outside the public house on the corner of Surbiton Hill Road also reduces the space available to pedestrians and forces people closer still to fast lanes of oncoming traffic. This creates a corner with a heightened feeling of danger, lacking in character.

ISSUES & RECOMMENDATIONS:
- De-cluttering of pedestrian crossing points and traffic calming measures on Surbiton Road and at the junction with Maple Road
- Parking enforcement and landscaping improvements outside the public house of Surbiton Hill Road.

Character area type: inner suburban (Density 42 dph) (PTAL 3-5)
Character area assessment: area requiring enhancement to reinforce identity

13 Margaret Lockwood Close

This area forms an isolated cul-de-sac of hipped roof, semi-detached homes. Failure to respect the basic architectural principles prevalent in the Grove Area leaves the plots of homes feeling incongruous. In particular, very poor quality front boundary walls and bulky hipped porches effectively destroy the congruity of the streetscene. Front gardens, demarcated poorly by trip fences, expose poorly designed gardens, sacks of rubbish and rubbish bins which degrade the aesthetic quality of the street.

Recommendation:
- Front garden improvements and improved boundary walls should be encouraged. Bin storage provision

Character area type: inner suburban (Density 49 dph) (PTAL 1b)
Character area assessment: area requiring enhancement to reinforce identity

Area 1: Fairfield 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	70	15	0
Character Area total score	85		

Area 2: Knights Park / Grange 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 3: Mill Street

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	X		
Strong street pattern or road layout with well defined public spaces		X	
Building and street layout that is easy to find your way around with good connections to the surrounding streets		X	
Area containing buildings of architectural or historic interest		X	
Buildings with cohesive scale, massing and details		X	
High quality public realm and or generally consistent boundary treatments		X	
Significant trees or shrubs that make a positive contribution to the identity of the area		X	
Green open spaces or riverside areas that make a positive contribution to the identity of the area		X	
Topography, significant views or landmarks that contribute to the experience of being within the area		X	
Area with few vacant or underused sites which affect the character		X	
Criteria score	10	45	0
Character Area total score	55		

Area 4: Winery's

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			X
Strong street pattern or road layout with well defined public spaces			X
Building and street layout that is easy to find your way around with good connections to the surrounding streets			X
Area containing buildings of architectural or historic interest			X
Buildings with cohesive scale, massing and details		X	
High quality public realm and or generally consistent boundary treatments			X
Significant trees or shrubs that make a positive contribution to the identity of the area		X	
Green open spaces or riverside areas that make a positive contribution to the identity of the area			X
Topography, significant views or landmarks that contribute to the experience of being within the area			X
Area with few vacant or underused sites which affect the character		X	
Criteria score	0	15	0
Character Area total score	15		

Area 5: University

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		

Area 6: Denmark 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	30	0
Character Area total score	45		

Area 7: The Antoinette Hotel

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	35	0
Character Area total score	35		

Area 8a: Grove heartland

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 8b: Geneva 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	80	10	0
Character Area total score	90		

Area 8c: Grove 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	30	20	0
Character Area total score	65		

Area 8d: Balmoral Road / Portland 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	10	0
Character Area total score	60		

Area 8e: Lingfield Avenue west

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	30	0
Character Area total score	60		

Area 8f: Lingfield Avenue east

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 9: Auckland 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	40	25	0
Character Area total score	65		

Area 10a: Woodbines

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 10b: Portsmouth 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	20	40	0
Character Area total score	60		

Area 11: Surbiton 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	20	0
Character Area total score	20		

Area 12: Surbiton Road / Maple Road Junction

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	15	0
Character Area total score	35		

Area 13: Margaret Lockwood 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	0	10	0
Character Area total score	10		