

8 New Malden North

Origins and General Character

The southern part of this area was farmland with open fields between Coombe Road and New Malden which began developing in 1880 around the topographical highpoint of Mount Pleasant. Building was slow, with just 4 houses completed by 1884, until the Kingston by-pass (the first road of its kind in Britain) opened in 1927. Within 3 years the population of Maldens and Coombe had increased by 25% to 25,000. Development began in the south and west of the 'village', with the focal point of 'The Green' centred on the existing 21m highpoint (for comparison, 12m above the level of The Hogsmill). More development post World War II completed the street layout visible today.

New Malden North, though an outer suburb, has some of the character of a village; the scale of buildings is low; the density feels low; there is a village centre (in Clarence Avenue) with a weeping willow in a small green set between a double parade of small shops; a park; play areas; schools and church. There is an unusually strong townscape coherence, whilst retaining different characters in each area. Whilst character area 4 (Kenley Road and Beechcroft Avenue) holds some of the conventionally 'better' housing, with high scoring character assessments, and the character areas of 1+3 (Woodside Road and Clarence Avenue) score highly too, the housing in character area 2, which was the first to be built in the 'village' around 1920, containing The Green, The Crescent, parts of Mount Pleasant Road, and Laburnum Grove is perhaps an uncut but undiscovered jewel. Perhaps because of the tenure of the houses, they have suffered little from roofscape diminution and extension accretion - their architecture is largely intact.

The street layout and modelling of the houses appears to have been influenced by the Garden City Movement of the turn of the nineteenth century, and remains intact. The houses are paired, hipped, 2-storey semi-detached, with well designed Arts and Crafts inspired roofscales of steeply pitched, hipped roofs with extended eaves, sweeping roofs and shared and bookend-ed hipped bays and tall chimney stacks to the flank walls with substantial stacks on the party walls. The front boundaries of the Garden City Movement were critical but modest elements. Again, because of tenure, whilst the boundaries here are often no more than chain link fence, they are at least still present and not removed for forming a car-park in a front garden. Some residents have tenaciously and successfully planted thick hedges on these fences. Where private ownership in these rendered houses exhibits itself, it is not by stone cladding or Georgian glazed porch extensions, but by beautiful colours painted on the rendered walls, reminiscent of housing in Ireland or Scandinavia. Site modelling and plot layout exploits the concentric contours of the area; houses are set-out fronting along the contours with one side of a road banking up and the opposite side sinking down, as well as across the contours.



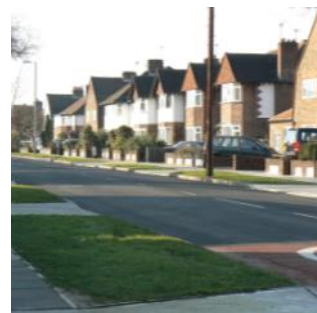
Woodside Road



Laburnham Grove



The Green



Clarence Avenue



Beechcroft Avenue



Clarence Avenue



Clarence Avenue

There is a good quality, coherent townscape in this village. The areas in the north and west have been beautifully looked after over many years. The area in the south west however, seems the poor cousin in terms of public realm, yet this area is rich in architectural delight, and potentially a townscape asset to Kingston, worthy of consideration for special protection.

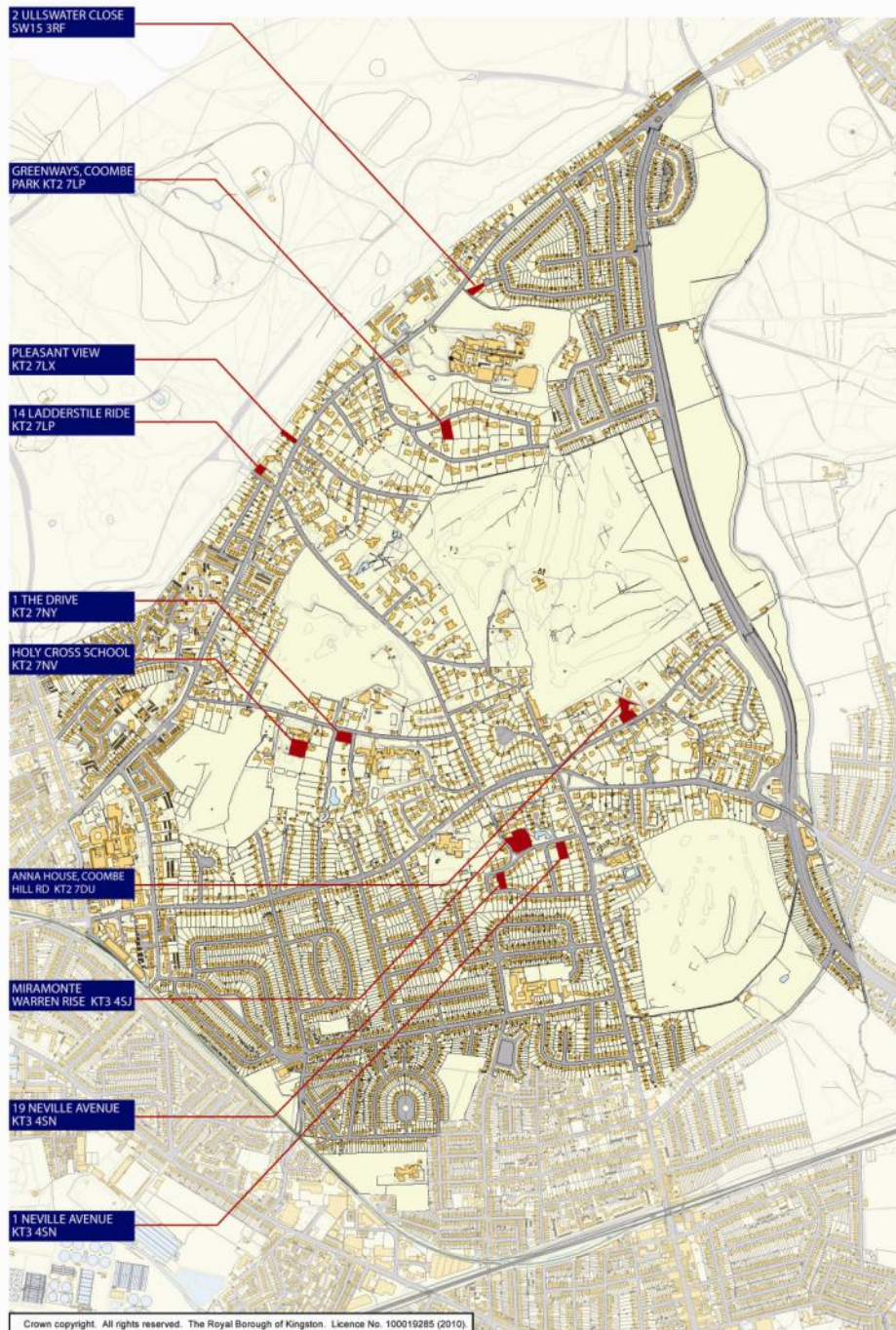
Character area 5 to the east benefits from a beautiful landscape and some older buildings inherited from the now-demolished Coombe House Estate. Two development trends of recent years are visible in the streets in this character area, in common with some of the adjacent area of Coombe, both of which affect the character of the place.

1. The subdivision of large plots with single houses into smaller parcels with houses, or the ‘überdevelopment’ of existing plots has altered the character of the area. Some redevelopments, though to a more diluted measure, have successfully maintained the principle characteristics of the area. The better examples have avoided reverting to pastiche and have added a characterful, new dimension to the landscape. Successful change. The poorer examples have paid little regard to the character of the surroundings or the topography and imposed catalogue houses.
2. An emerging trend is the replacement of existing ‘ordinary’ houses or new buildings, in a modernist style, creating a growing reputation for high quality design in the area. If the trend continues there would be something of a showcase of modernist houses in this area, which may merit measures for conservation later. The risk is that on the back of such a genuine movement could come a rash of poor quality copies. The emerging Residential Design Guidance could help to address this risk. Please see the map below, locating some of this trend, including recent Huf houses.

Overall, New Malden North is a well-looked after village where great efforts have been made to enhance the environment and vitality, without disturbing its character.

Land Use

There is a mix of land uses; Corpus Christi School was built in the late 1960’s on allotment land. Coombe Girls High School on Clarence Avenue, a medical centre with pharmacy, a small parade of shops, a church, are centred along Clarence Avenue. Allotments, open spaces and park are located in the south. There is a car showroom by the Triangle, and the Willow Tree pub in the centre of the village.



Movement

The village is well connected by road. Coombe Lane West is the principal road defining the northern edge, one of 2 roads carrying traffic out of Kingston to the A3. Coombe Road to the east connects with New Malden High Street. Elm Road and Dickerage Lane provide local connection to Kingston Road. The 213 bus frequently passes along Clarence Avenue/ Kenley Avenue, linking Kingston to New Malden centre and Sutton. Traps Lane is the main road from the north to New Malden.

Built form

Almost exclusively no higher than 2-storey, and generally free of 'rooms in the roof'. There are several bungalows, and a very occasional 3rd storey, as exceptions not the rule. The grain of character areas 1-4 is 2-storey, semi-detached houses with hipped roofs. Even the High School and the parade of shops sit within this norm, which is a characteristic of these character areas. Character area 5 has a grain of , compact, detached houses on large plots addressing the street.

Open space

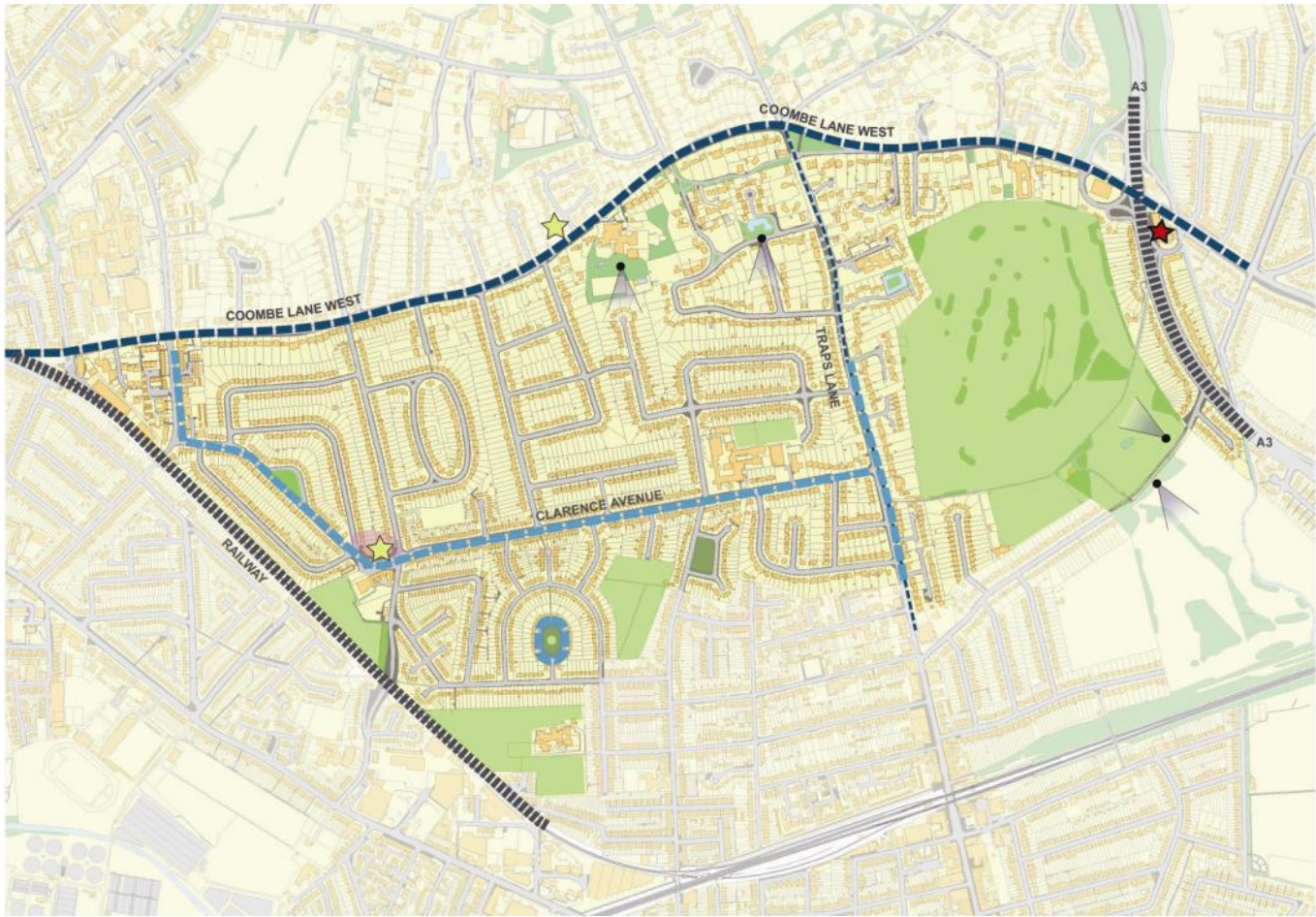
This village has a character of interspersed greens or open spaces, and there is sufficient street tree planting, often on maintained grass verges, to make a memorable feature of the character of the village its greenery. The golf course contains the Beverley Brook, and is a significant open space. Character area 5 is an exceptional sylvan landscape, with mature and ancient trees.

Village ISSUES & RECOMMENDATIONS:

- Consider design guidance to address design quality in planning applications for the subdivision of large plots with single houses into smaller parcels with houses, or the 'über-development' of existing single houses, paying regard to the character of the surroundings
- Consider, along with the neighbouring Coombe area, guidance to

ensure that if applications for modernist housing continue, they should be encouraged to be of the highest quality, to avoid a rash of poor quality copies.
i.e. exceptionally high design quality is encouraged rather than the mediocre or mundane

- Village centre could benefit from a public realm enhancement
- Consider making a Local Area of Special Character The Moat, Chesters, and old Lodge area, as well as part of Coombe Lane West and southwards
- Consider parts of CA2 for special protection of its townscape character, and enhancement of its public realm (details below)
- Consider for protection the 1930's Art Deco houses on Beverley Way
- Consider Traps Lane traffic calming
- Consider street tree planting as a 'mitigating' layer device to Beverley Way houses

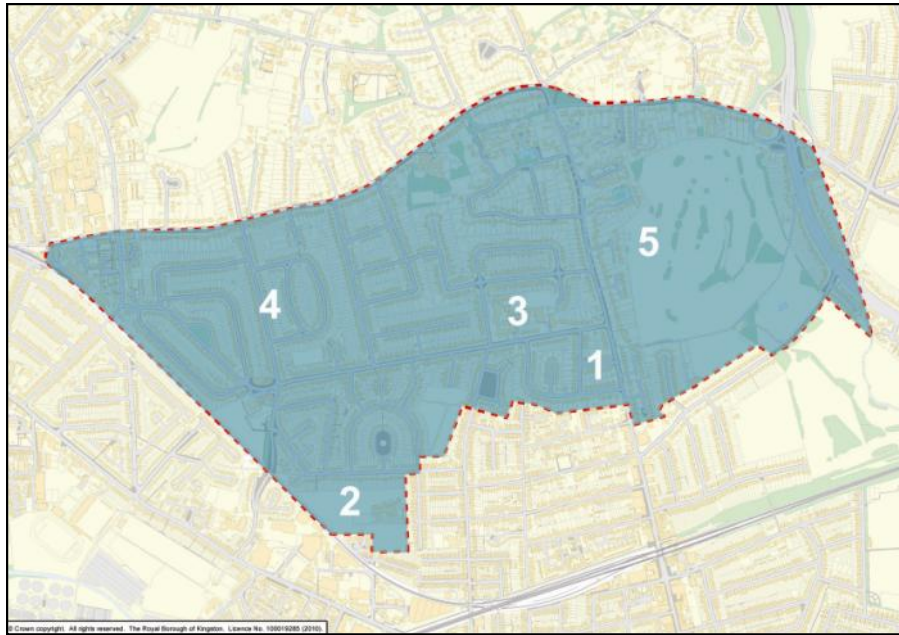


Key Area Characteristics

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

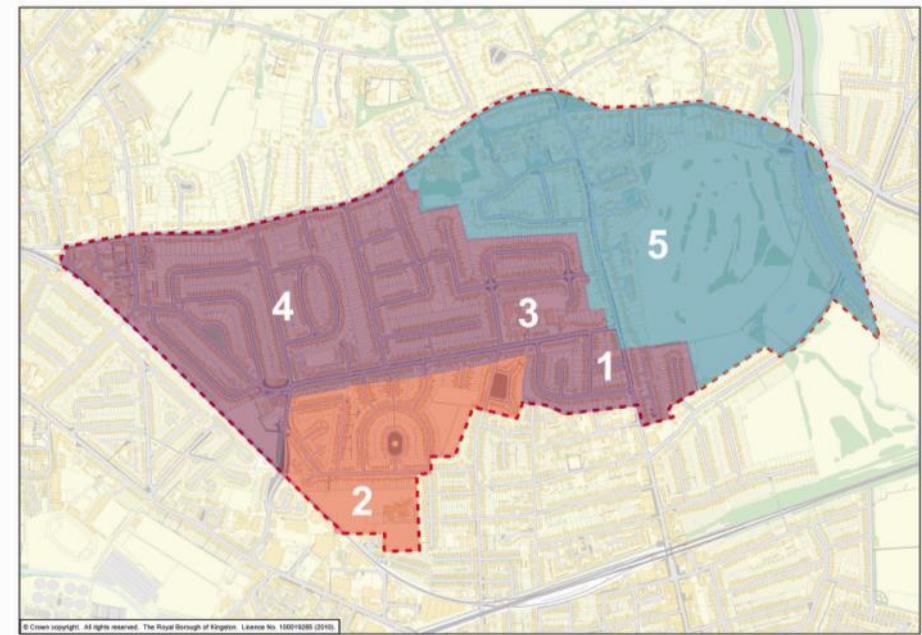
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Character Area Types



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

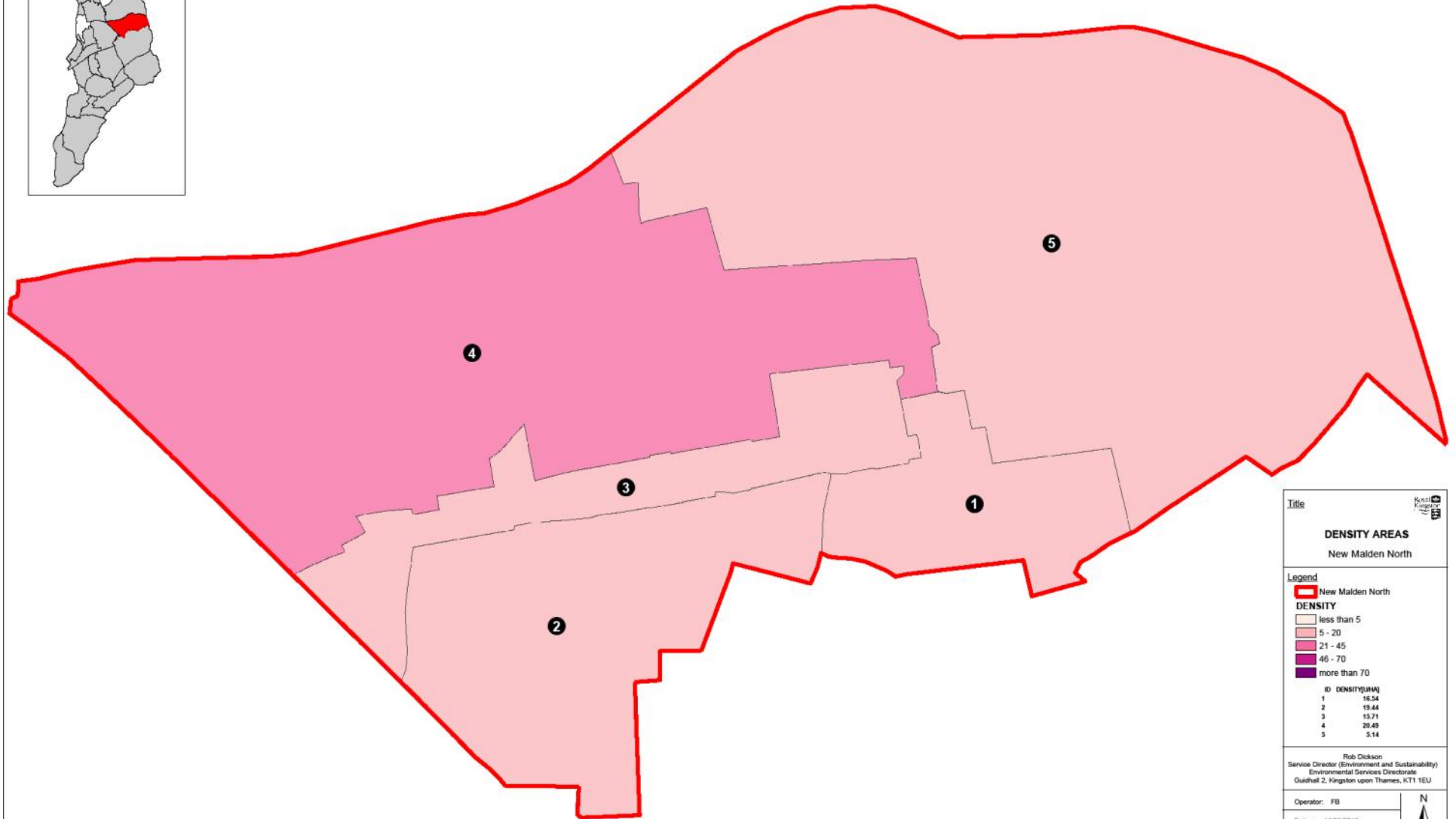
Character Area Assessment



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



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Title
DENSITY AREAS
 New Malden North

Legend
 New Malden North
DENSITY
 less than 5
 5 - 20
 21 - 45
 46 - 70
 more than 70

ID	DENSITY (AREA)
1	16.54
2	19.44
3	15.71
4	20.49
5	5.14

Rob Dickson
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Operator: FB

Date: 10/06/2010

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1 Woodside Road

Woodside, Selbourne and Carlton Roads show sparse development by 1913 of substantial detached houses, with a little more housing completed by WWII. The pattern of roads and plots today is a result of post war extension and contains 2-storey, semi-detached houses. The post-war housing exhibits repeated alterations, some loss of front boundaries, and no street trees. The pre-war housing, detached and set on wider plots is largely free of form alteration and displays strong roof forms, high quality detailing and mature street trees.

Selbourne Road and Carlton Road contain detached houses of mixed ages and styles but all no more than two storeys. There is a variety of roofs and bays but coherence in scale and mass, plot lines and fenestration percentage, a similar richness of detail and planting. Good street trees generally except at the start of Woodside.

Linkside is a coherent close of 2-storey, detached houses from 1934/35 set closer together with weaker front boundaries. The street has single and double, grass verges which add a softness to the built form which is tight. Golfside Close and Dell Walk are 1960's back land developments of plain, 2-storey detached and semi-detached form with some front boundaries, set in cul-de-sacs.

ISSUES & RECOMMENDATIONS:

- Consider replace missing street trees
- Linkside would benefit from street trees (in verges)

Character area type: outer suburban (density 17 dph) (PTAL 2-3)

Character area assessment: area with scope to reinforce existing character



Burberry Close



Burberry Close



Selborne Road



Carlton Road



Woodside Road



Woodside Road



The Green



The Green



Mount Pleasant Road



Mount Pleasant Road



Mount Pleasant Road

2 The Green

The Green, the 1920's section of Mount Pleasant Road, and parts of Laburnum Grove were high quality designed housing in characterful street layouts. An interesting and potentially 'Garden City' type character could be made of this unusual layout, which has a density of about 27 dph. The built form of twelve, paired, white-rendered, 2-storey, semi-detached houses plus a brickwork entrance pair, set in large plots is well spaced with a characteristic roof form and handling of masses, by switching between central paired hipped shared bays to book-ended, half-hipped bays with sweeping verges and alternating single or triple chimney stacks. Detailing is vernacular with picture windows, simple rain canopies, expressed eaves, and ramped window heads. Front boundaries which are planted hedges or white picket fence set off the houses to the green. Most front boundaries are intact but of poor quality or of mixed styles, which does not help the geometry of the layout which is one of unity (two extended half circles set out at a 120 feet (40m) radius to the building line) around a southern axis. The central green serves as the fulcrum to the setting-out but is lacklustre, containing concrete street lamps, a central path and a single tree.

Mount Pleasant benefits from being set out across the contour of the land. Built in 1920, in similar form and landscape character to The Green and The Crescent, this road exhibits a rhythmic stepping roofscape in semi-detached or terraced 2-storey vernacular form. Front boundaries are hit or miss, being well kept hedge/picket fence to concrete post and chain link. Front gardens are either maintained and well planted or let-go. Some houses have had their white render repainted in colours which vary but follow a pastel theme. This uplifts the character of the street, helped by the modelling and the street orientation to west light.

The Crescent turns from short terraces of four houses to paired semi-detached houses around the curve of the setting-out which has tighter building lines than The Green (typically a 20 foot building line compared with The Greens 24 foot) which give it a more intimate character. Some of the houses appear later than those built with The Green, but have a coherent townscape character despite being less confidently detailed. Where front boundaries have been planted to hedge this helps soften the comparatively close-set plot lines. Topography helps this proximity where houses on the low side of the street have lower ridge lines than those on the high side of the street. Some street trees remain which help the public realm.

Long Walk has a central planting of trees in the middle of the road which reduces the car dominance. The remaining streets have a character that is coherent but compressed.

ISSUES:

- poor quality front boundaries or lack of front boundaries



The Green



Clarence Avenue



Clarence Avenue



The Triangle

RECOMMENDATIONS:

- Consider a contextual landscape enhancement scheme for The Green to offer spatial definition, shade and play.
- Consider planning protection to the built forms of The Green and parts of Mount Pleasant, Laburnum Grove and The Crescent including design guidance for front boundaries/

Character area type: outer suburban (density 19 dph) (PTAL 1a-1b)

Character area assessment: area requiring enhancement to reinforce identity

3 Clarence Avenue

Clarence Avenue developed from the west end pre WWII, with a ‘village’ centre, focused around two rows of shops and a triangular sward of grass opposite The Willow Tree pub. A 1955 church terminates the Avenue. Behind the shops with free stop and shop parking bays, and sandwiched between the railway line and the backs of houses is Dickerage Lane Recreation Ground, an informal open space well enclosed with mature trees, with associated playground and youth club, highly active with skate area and children’s area. Development is 1 or 2 storey with the character of long, low forms beneath street tree canopies. The theme of the character of this area is 2-storey, set back, development with, especially westward, grass verges and street trees and clear bus stops.

The western end of Clarence Avenue, with terraces of 1933 2-storey, terraces of four, have lost their front boundaries and suffered unsympathetic additions. Where the housing shifts to semi-detached forms the loss of front boundaries reduces because of the wider plots and the building lines set 3’ further back. Style varies from pebbledash to render with consistent 2-storey scale and hipped roofs. The continuous and generous 2m green verge is a characterful insertion that gives a coherent element along the road. West of Coombe Girls’ School the character is more Arts and Crafts inspired with gabled bays, brickwork quoins, diamond details, tile hung bays and street trees planted in the grass verges. The school and medical centre have a positive urban edge with metal railings to the boundaries.

ISSUES & RECOMMENDATIONS:

- Consider replacing street trees in the verges on Clarence Avenue
- Potential for a public realm enhancement of the shopping parade north side which could include trees, bike parking, seats, including under the willow tree

Character area type: outer suburban (density 16 dph) (PTAL 1b-2)

Character area assessment: area with scope to reinforce existing character



High Drive and Woodlands

4 Beechcroft Avenue

The western side of this character area developed pre WWII with some outstanding quality housing and streets. The eastern side too, is high quality, with a variety of ages and styles but with consistent forms of detached or semi-detached, 2-storey housing with hipped roofs (an exception, 3-storey extension noted in Banksome Lane). The extension to Coombe Girls School, though architecturally poor, is coherent in scale to the original. The character of this area is a well planted, green outer suburb with street trees, and architectural coherence in form, scale, plot lines, gaps between houses, level of detail, and generally intact front boundaries including on-plot parking. Notably, Beechcroft Avenue (circa 20dph) has a special play of streetscape as the curved layouts turn the road with a seemingly merged greenscape of front garden planting and street trees. Dickerage Road, with its ‘tudor’ references has small but intrinsic grass verges, a precious and valuable element of greenery in outer suburbia.



Revell Road

The area to the north-west, on the grounds of the demolished Kingston Victoria Hospital and the sidings of the then Norbiton and Kingston Hill Station has a different character. Alongside the railway are two warehouses with a variety of housing types behind; apart from a few remaining detached houses along Gloucester Road, and the charming no.80 Coombe Road (built 1908), which is worth considering for BTM status, the area is largely flats. Jemmett Close has 3-storey and 4-storey nondescript flat blocks devoid of any landscape interest or any degree of imagination, such that the space to the 4-storey blocks feels canyon like. The northern edge, especially to the



Dickerage Road



Revell Road



80 Coombe Road (built 1908)



Warehouses by Norbiton Station

nursing home has a good quality green edge before the busy road. Dumbleton Close with 2-storey and 3-storey housing has a poor public landscape, The remaining flat blocks are 3/4 storeys with mixed levels of success in activating the street edges and providing landscapes for people to enjoy rather than cars. The potential exception is the small scale development of the 4-storey, deck access blocks in Wessex Close, which have sufficient land and architectural interest to make a great place to live (ref Golden Lane Estate regeneration). The two warehouses are on land 4m lower than the housing which offsets their height impact. There is a very popular community centre close to the station, with limited parking, next to private, but open car-parks which are mostly empty in the evenings and weekends. Hanover House, the 4/5 storey office block opposite the station with a dated appearance, encloses the station forecourt.



Wessex Close, to the street

Character area type: outer suburban (density 20 dph) (PTAL 1a-2)
Character area assessment: area with scope to reinforce existing character

ISSUES & RECOMMENDATIONS:

- Consider no.80 Coombe Road for Building of Townscape Merit status
- Consider traffic calming along Gloucester Road

5 Traps Lane



Wessex Close, internally

Though this character area is identified as a single entity, there are subtle shifts in character between the streets in this area, which are outlined below. The areas developed pre-war have a character defined by very mature trees with old buildings, modest in scale, and sensitive to their context offering large but compact (rather than massive) footprints. Their appearance, i.e. roof forms and orientations, materials, fenestration, modelling and detailing varies considerably, and is part of the charm of the place. A confident but unexhibitionist architecture. Later phases of development, with notable exceptions, have produced houses which though predictable in appearance, or tending to ‘chocolate-box’ architecture, loosely follow the street, landscape and architectural principle of former times. The most recent developments include some outstanding modernist houses, which strengthen the integrity of the original landscape and architecture of



Fitzgeorge Avenue



1 Neville Avenue



Fitzgeorge Avenue

the area in a modern way, and some examples of elbowed-in houses.



Ancient wall in Traps Lane



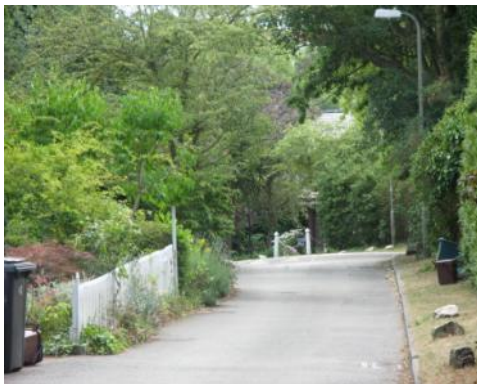
The Fairway

Fitzgeorge Avenue, once the drive to the demolished Coombe House (on whose footprint now sits Coombe House Chase) and Warren Rise, containing the service buildings to the House, share a very high quality landscape with ancient trees amongst well spaced houses with interesting forms and details. The majestic 16th century garden wall of the original Coombe Manor House still runs down Traps Lane. There is a homogeneity to the whole, and a beautiful balance between buildings, access to the street and the landscape. The ambience today of country lanes in a rural county indicates its estate origins. The principal characteristics are:

- Green or planted street verges with stone markers or posts and chains
- Ancient and mature trees making a parkland setting, enhanced by tree planting to front and back gardens
- Short-distance vistas down the hillside towards the south
- Long views to the North Downs
- Sparsely spaced housing (i.e. houses, though of large footprint, in plots many times larger,), set-back building lines, with varying but tending to wide, gaps between houses
- Old and interesting building/landscape forms/ features, full of character and wizened nature, hinting at Kingston's past



View south from Neville Avenue



Warren Rise



Coombe Lane West opposite Coombe Bank



Coombe Lane West



Coombe Lane West



Coombe House Chase

Coombe House Chase, though a modest unmemorable ‘slipped-in’ development from the 1960’s has been well conserved from extensions and is well ordered to the street. It provides a wonderful pond with trees which enhances the landscape of the area.

Neville Avenue runs along the promontory of the 32m contour with mansions set well spaced apart in large plots allowing views to and glimpses of New Malden and the Downs beyond. As it turns down the hillside to Burghley Avenue, the character changes subtly from estate to outer suburb, increasing in density, with narrower plots, lesser gaps between houses, some front garden walls removed for parking but retaining the character of grassed or planted verges, varied but generally set-back building lines and mature trees in gardens or in the street.



Coombe House Chase

The shifting character, though different, is still high quality in Burghley Avenue: substantial, 2-storey/ 2-storey+roof detached houses spaced tightly apart, on plots with planted front gardens, car/garage parking and long back gardens. The public realm benefits from grass verges and some street trees. There is no distinct architectural style in this post-WWII street and there are a variety of approaches from Palladian to Arts & Crafts inspired houses right up to modern day. Fenestration rhythms and proportions vary. Predominant materials are clay rooftiles, brickwork, white render and timber. The street is free of crude pastiche. Key elements of architectural character which provide coherence in the street are detached form, broadly universal eaves heights and a variety of strongly modelled roof forms in gables, hips or pyramid forms.



Neville Avenue



Neville Avenue



Burghley Avenue



Neville Avenue



Burghley Avenue



Burghley Avenue



Burghley Avenue



Traps Lane

Nos. 18 and 20 Neville Avenue, recently completed redevelopments of 1960's bungalows on re parcelled land, have characteristics alien to the area. The unrelieved long façade of no.18 shares little of the building characteristics of the area, exhibiting a continuous, unbroken massing with few characteristics of a house. It and no.20 have uncharacteristic window designs offering no depth of reveal which suggests a stage set architecture. Their proximity making for an almost uninterrupted building line, together with their white rendered walls, paved over front gardens, and the lack of an enclosing boundary enclosing boundary share little with the vernacular of New Malden North"

Traps Lane, marked by the greenness of the top triangle, the verges and the old Coombe House wall, to the east retains the older and more modest houses, well spaced, well detailed and featured. The west side has closer set houses with relatively close building lines making the more recent developments appear less sympathetic to the character of the area. Loosely spaced out housing at the top shifts to denser tighter plots at the bottom of the hill. Substantial verge on the west side, but lacking on the east side. The street could benefit from tree planting and possibly traffic calming.



The Chesters

A variety of housing has slipped in behind the eastern side, including 2-storey ranch type in Soames Walk, and in Badgers Walk also with comparatively tightly fitted housing. Oakcomb Close with modern dark brick ranch-type houses, ancient oaks and mature trees. The Chesters, a characterful little development reminiscent of a village green, i.e. open, interesting, well detailed coherent housing with strong roof forms. Recent development squeezed in at the back. Nursing home to one side, low slung, with but a great planted avenue. Maturing trees. The Moat, with a charming moated island, has an open plan, 2-storey estate which harmonises in its lack of alteration, extension or 'improvement'.



18-20 Neville Avenue



The Moat

The houses of Ely Close and Beverley Way are in 2-storey, semi-detached, Tudor Estate style, and suffer the noise from the A3. Some loss of front boundaries and street tree planting would add another 'layer' between the houses and the A3. Fine mature trees and the well maintained and accessible tree-lined public path from Cambridge Avenue are 'natural' assets which enhance this area. The long back gardens of the Beverley Way houses make a soft transition to the Malden Golf Course, whose quiet, open space offsets to some degree the noise to the front of these houses.



Ely Close



Cambridge Avenue opposite. Ely Close

Along Coombe Lane West, towards Traps Lane the houses are set down from the road on the downhill side. Appearance varies but most share characteristics of large compact 2-storey houses on large plots with substantial gaps between dwellings, set well back from the road. Towards the A3 these features are 'stressed' but to a lesser extent respected. The landscape has a sylvan character of hinter-ground feature trees as well as foreground trees, often non-deciduous/cedar species renowned in Kingston. The street also has verges and planting. The sylvan character of the landscape here is worthy of consideration for inclusion as a local area of special character.



Typical verges along Coombe Lane West

Coombe Hill Infants School and Coombe Hill Junior School form a cluster of low rise buildings of expanded footprint in an exceptionally high quality setting of ancient trees and numerous mature trees. It is characterised by its parkland grounds which sit behind the school on the escarpment to New Malden below, providing a natural undeveloped balance of informal parkland to the comparatively extensive built footprint. The landscape is well used for teaching with nature pond, outdoor 'class' areas of various sort including an ancient tree as a shady focal point, swimming pool, semi-enclosed spaces, playing pitches as well as places for informal play with accessible sinuous paths meandering through the sublime setting. Further development on this high quality open space may risk undermining the very special landscape character of the site and its contribution to the setting of the wider area. The trees on this site make a significant contribution to their surroundings.



Coombe hill School



Coombe hill School



Coombe hill School



Characterful Art Deco houses along Beverley Way



Original curved glass Crittall window



A surviving house with original features



Original front door



Internal balcony, with rails



Beverley Court



Coombe Hill House

New Victoria Hospital is well set back and apart from the front parking/turning area, its scale and form does not detract from the Lane. The A3 slip road island site is surrounded by roads and appropriately occupied by a car showroom whose height has regard to the hillside. Coombe Hill House, the 4-storey office block on the east side of the A3 has a dull, uninspirational design at this key turn-off into Kingston. Beverley Court, opposite, is an equally lacklustre non-landmark to join the A3 heading south. However, the housing along Beverley Way east, is far more inspiring. A 2-storey mix of Tudor Estate semi-d's with six beautiful mixed pairs of 1937 Art Deco semi-d's, displaying Crittall windows with curved glass and curved bays, stained glass stair windows and front doors, internal balconies with curved paired rails, white 'painted' render with brick details, low painted boundary walls, etc., and worthy of protection.

Any redevelopment around this node will need to pay special attention to design quality in relation to the prominence of the location, and how treatment of the public realm can improve the quality of the environment.

Character area type: outer suburban (density 5 dph) (PTAL 0-4)

Character area assessment: area with scope to reinforce existing character

Area 01: Woodside 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	50	15	0
Character Area total score	65		

Area 02: The Crescent			
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	25	0
Character Area total score	45		

Area 03: Clarence Avenue

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	40	15	0
Character Area total score	55		

Area 04: Beechcroft Avenue

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	60	15	0
Character Area total score	75		

Area 05: Traps Lane

Character Area Assessment Criteria	Good: Makes a significant contribution	Moderate: Makes some direct contribution	Poor: Does not contribute
	(Value of 10)	(Value of 5)	(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		