

9 Maple

Origins and General Character

Maple and St. Mark's form the heart of Surbiton. The coming of the railway transformed Surbiton from an isolated, hill top hamlet into a fashionable new town. At the beginning of the 19th century, Thomas Pooley bought the greater part of the estate known as Maple Farm and conceived the idea of creating the new town of Surbiton with the heart of the town being its station. Pooley drew up the basic plans and hired the architect and builders. Fine, detached villas were dotted around in park like scenery. Today, the Maple area is bounded by the River Thames to the west and Maple Road to the East. The Seething Wells area, the former water treatment works, marks the southern boundary of the area. This area straddles two council neighbourhood areas. However, as set out in the introduction, the rationale behind the definition of areas in this study is not an administrative one. The Portsmouth Road has a strong riverside character with larger scale development directly relating to the river edge. Maple Road has a distinctive, tree lined character with views to the river. Many of the late Victorian properties still remain today creating an area with a generally strong, cohesive character.

Land Use

Predominantly residential, some retail, riverside uses: sailing club, restaurant etc.

Movement

Two main routes, Portsmouth Road and Maple Road. Portsmouth Road is the major route and gateway to Kingston from the south west, with fast moving traffic and difficult crossing conditions for pedestrians. Maple Road is a local route with slower moving traffic and easier pedestrian crossing.

Built form

The Victorian legacy is still very evident in the area with some exceptional examples of high quality Victorian housing design e.g. St. Andrews Square. In the north of the area larger plot sizes and a number of original villas still remain. Further south plots are smaller with much tighter building patterns e.g. in Cleveland Road, with cohesively designed 1930's housing in the Mall and Westfield Road. Key local landmarks include St. Andrews and St. Raphael Church and Claremont Hall.

Open space

The riverside area including the filter beds is designated as a site of nature conservation importance and positively enhances the character of the streets. The central garden at St. Andrew's Square contributes to the historic character of Maple Road and creates a "green lung" within an otherwise tight urban area.



Maple Road



The Thames from



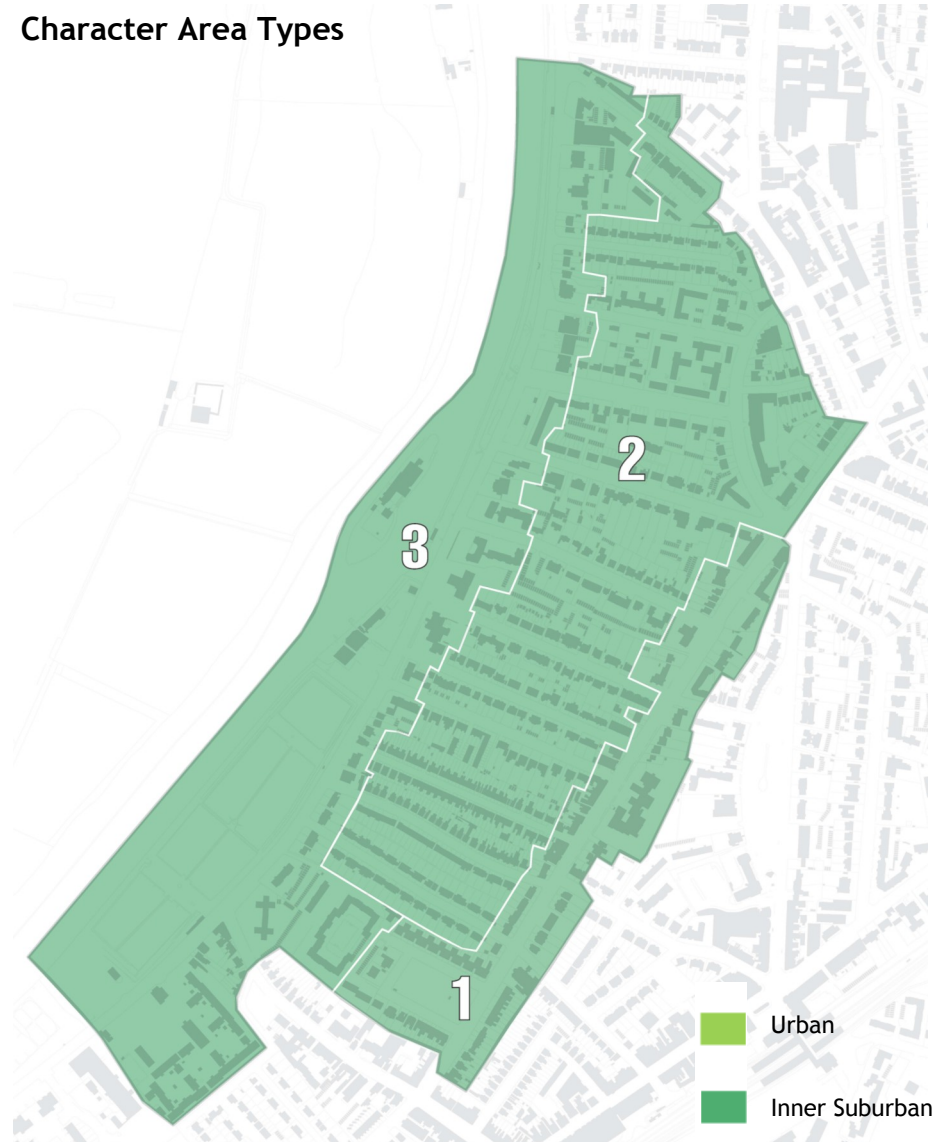
St. Raphael's Church



Key Area Characteristics

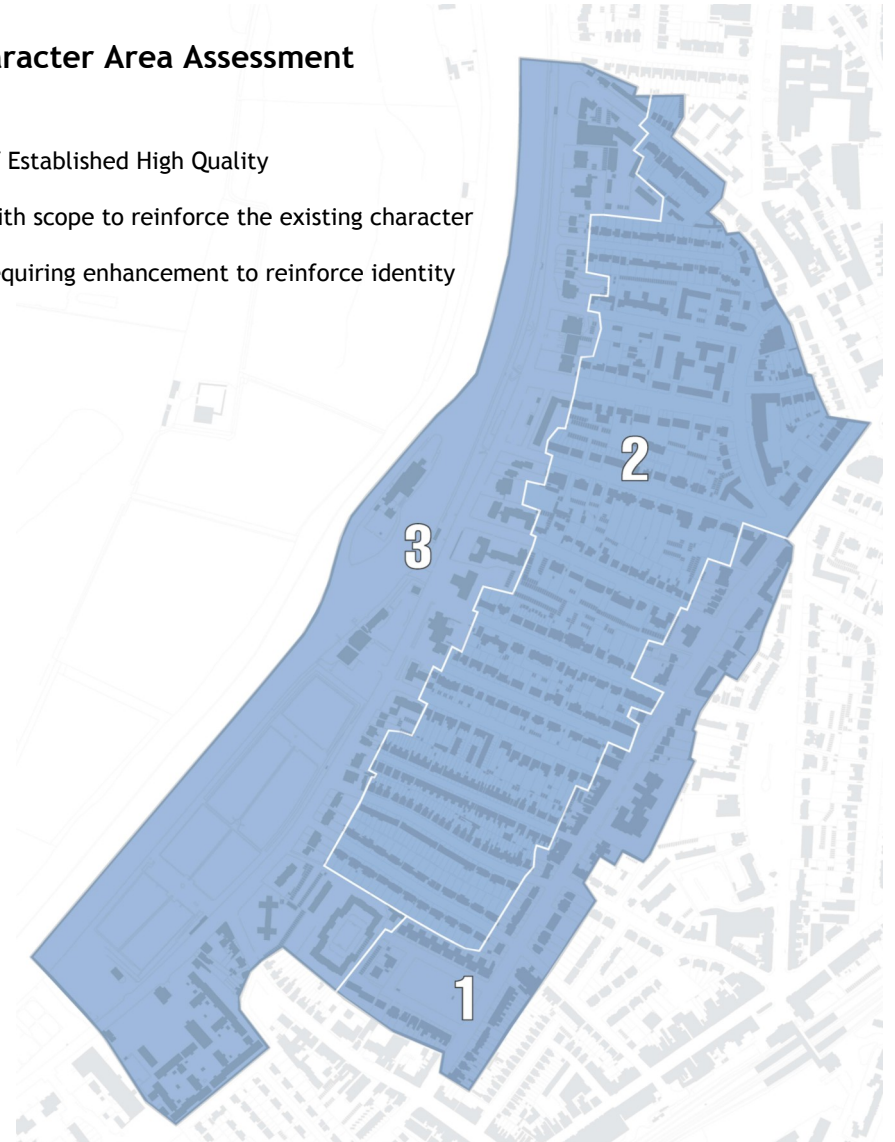
- Major movement corridor
- Minor movement corridor
- Movement corridor needing enhancement
- Area node
- Area node needing enhancement
- Minor Area node
- Major gateway
- Major barrier
- Strategic Landmark
- Local Landmark
- Potential new landmark
- Green open space
- Open space in need of improvement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

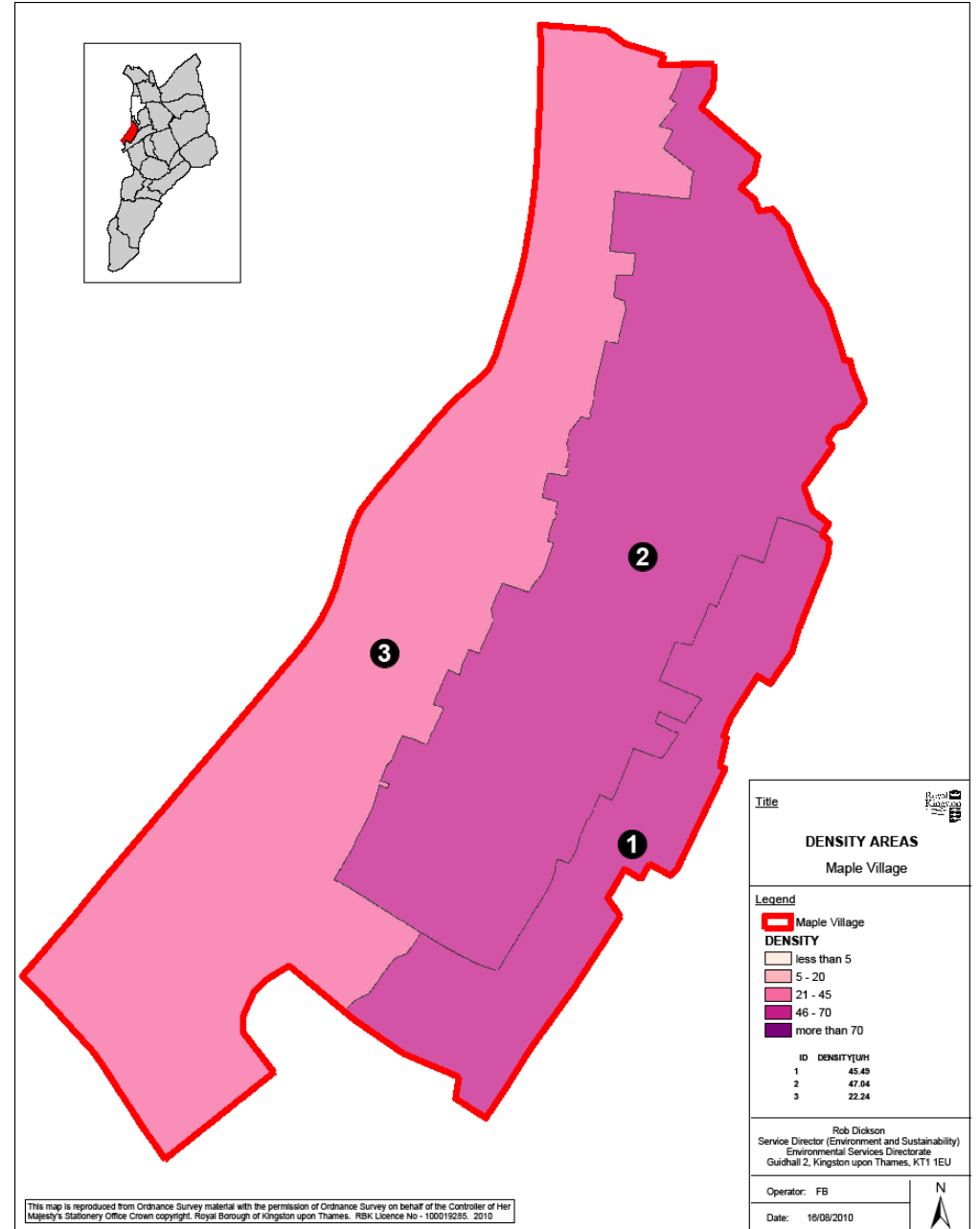
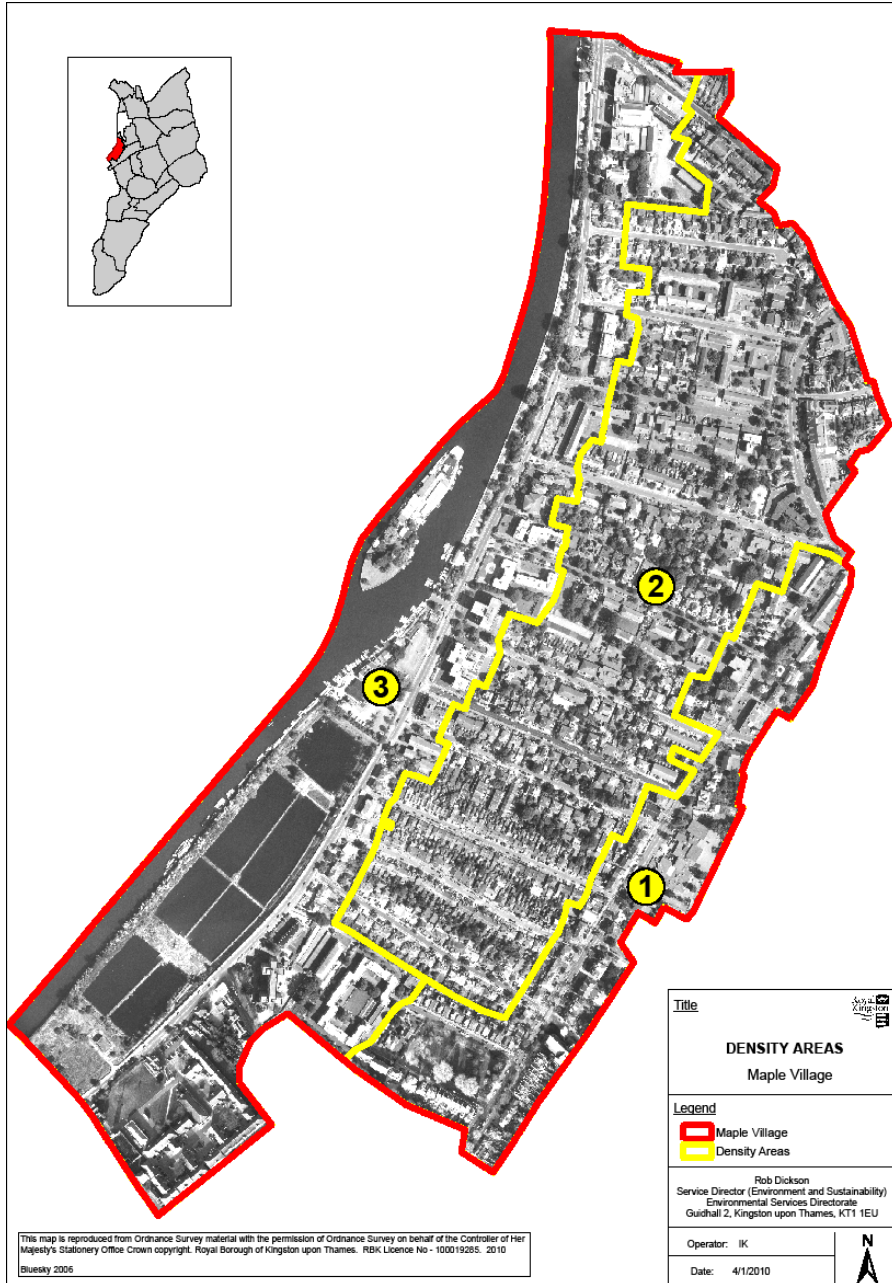
Character Area Types

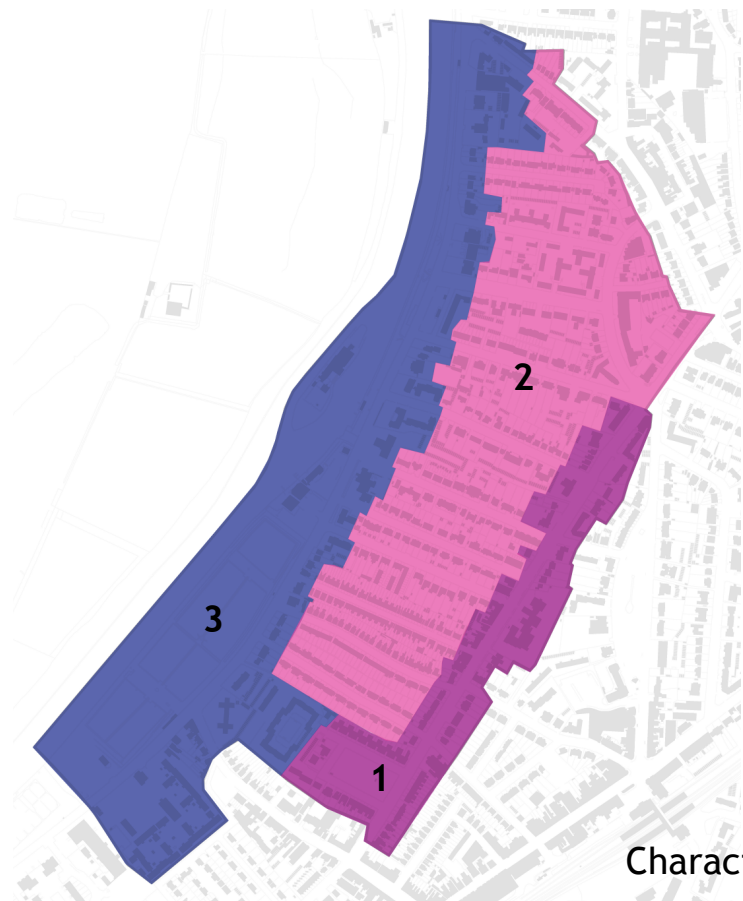


Character Area Assessment

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







Character Areas



Maple Rd

1 Maple Road

Predominantly Victorian character, but some later development, unified by fine avenue of mature trees. Fragmented development at its northern end, with larger setbacks and more variety in ages of property ranging from Victorian to 1930's semi detached to more contemporary flats. Further south along the small retail node there is a stronger Victorian character with 3 storey development including shop units coming forward to the back of the pavement. Moving south along Maple Road the development pattern becomes tighter, with a more established building line and more consistent Victorian Villas and terraces. Distinctive set piece around St. Andrews Square with richly detailed late Victorian terraces and semi detached properties surrounding a central formal garden.



St. Andrews Square



St. Andrews Square



Maple Rd



To the river from Maple Road



Maple Rd

The scale of development is predominantly 3 to 4 storeys. Views to the west along the riverside roads towards the river contribute to the sense of place of the area as do views to the tower of St. Andrew's Church.

Character Area Type: Inner Suburban (Density 45dph) (PTAL 2 and 5)
Character area Assessment: area of established high quality

2 River Roads

Area between Maple Road and the river consisting of a grid of roads at right angles to the river. Roads laid out as part of the development of the Surbiton New Town with a variety of scale of houses and plots, ranging from narrow plots and short terraces in Cleveland Road to large villas on Cadogan, Grove and Palace Roads. Plot sizes to the north of the area are generally larger than those on the south, with many large properties having been redeveloped as flats particularly in Uxbridge and Palace Roads and Surbiton Crescent. The Mall, Riverside Close and the southern side of Westfield Road were not developed until the 1930's. Many original buildings still remain intact and there is a strong sense of connection at one end, to the riverside, and at the other end, to Maple Road. Views up and down the roads and glimpses of St. Andrew's Church reinforce the identity of the area.



Cleveland Road

Street proportions vary from very wide in Palace Road to narrow in Cleveland Road. Other notable features include: Westfield Road and the Mall; Tudor detailed semi detached with regular gable rhythms. Cleveland Road; narrow plots, narrow frontages, consistent rhythm, strong building line, loss of front boundaries and heavy on street parking. Cadogan Road, Grove Road, Catherine Road and St. Leonards Road; substantial Victorian villas with some later infil and redevelopment. Palace Road; largely redeveloped, wide proportions, significant front boundaries retained.



Cleveland Road



Palace Road



Grove Road



The Mall



Grove Road

Surbiton Crescent; mixed development, some original villas remain, wide street proportions, no significant building line.

Character Area Issues: Heavy on street parking in narrow streets e.g. Cleveland Road, loss of front boundaries

Character Area Type: Inner Suburban (Density 47dph) (PTAL 2, 3 and 4)

Character area Assessment: area of established high quality



Detail

3 Portsmouth Road

Significant gateway into the borough from the south west. Major route with fast moving traffic. Pedestrian access across the road is difficult. The strong character of the area is defined by the riverside edge and Queens Promenade to the west and large blocks of flats set back behind landscaped frontages on the eastern side. Moving north along Portsmouth Road, views to the river open out, signalling the riverside gateway to Kingston. Development along the road is generally large, although building height varies up to a maximum of 9 storeys. Building style varies but the massing is consistently large scale with few exceptions. The strong landscape character is defined by the set



St. Raphael's Church



Queens Promenade



Portsmouth Road



Access to river from Portsmouth Rd



Portsmouth Road

back frontages of buildings, the landscaped edge of Queens Promenade and the far bank of the river. Some small scale buildings on riverside, sensitive scale and set back from road. Openings in green riverside edge give glimpses down to the river from Portsmouth Road.

St.Raphael's Church is a significant local landmark and helps define the high quality riverside character of the area. The tower of St.Andrew's Church is also a local landmark and a welcome element of townscape. The historic, listed buildings at Seething Wells add a dimension to the special character of the riverside.

ISSUES:

- Pedestrian crossing difficulties

Character Area Type: Inner Suburban (Density 22dph) (PTAL 1a, 1b and 2)

Character area Assessment: area of established high quality

Maple Road Area			
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	90	5	0
Character Area total score	95		

Grove Road Area			
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	80	10	0
Character Area total score	90		

Portsmouth Road Area			
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	10	0	0
Strong street pattern or road layout with well defined public spaces	10	0	0
Building and street layout that is easy to find your way around with good connections to the surrounding streets	10	0	0
Area containing buildings of architectural or historic interest	0	5	0
Buildings with cohesive scale, massing and details	0	5	0
High quality public realm and or generally consistent boundary treatments	10	0	0
Significant trees or shrubs that make a positive contribution to the identity of the area	10	0	0
Green open spaces or riverside areas that make a positive contribution to the identity of the area	10	0	0
Topography, significant views or landmarks that contribute to the experience of being within the area	10	0	0
Area with few vacant or underused sites which affect the character	10	0	0
Criteria score	80	10	0
Character Area total score	90		