10 St.Mark's

Origins and General Character

This area includes the town centre of Surbiton and with the Maple area, formed the heart of Surbiton. The new town was largely attributed to Thomas Pooley who conceived the idea, drew up initial plans and commissioned architects and builders. Towards the end of the Victorian era, the eastern part of the area was still open fields with Albury House and The Cranes occupying large plots. Victorian villas from the establishment of Surbiton occupied the central part of the area. Plot sizes are smaller in the south west corner of the area increasing to larger proportions around the area between Claremont Road and Cranes Park. From Cranes Park Road, development gradually moved further eastwards out from the centre of Surbiton, with Edwardian housing around Cranes Drive and Guildford Avenue and Ferguson Avenue and Hill Crescent being laid out by the 1930's. Today the area is defined by the railway line on its southern boundary, with Surbiton Hill Road bisecting the area into two distinct halves, the predominantly Victorian town centre to the west and the, Edwardian and other later suburban development to the east. Character areas 1-4, with high residential densities, suffer from streets sometimes overwhelmed with parking.

Land Use

District centre, residential, education

Movement

Surbiton Hill Road is the major route that bisects the area into two as the main route from the south towards Kingston. More locally, Claremont Road, Brighton Road and Villiers Avenue are the key routes connecting the area to its surroundings.

Built form

Predominantly tighter scale Victorian/ Edwardian development towards the west of the area incorporating the commercial centre at Victoria Road and Brighton Road. In the centre of the area, plot sizes increase with substantial Victorian villas and later infill developments of flats. Towards the far east of the area, Edwardian properties on large plots give way to planned streets, laid out and developed in the 1920's and 30's.

Open space

Recreation ground at end of Victoria Avenue contributes to the leafy character of the street. Claremont Gardens was an original feature of the Surbiton New Town layout and makes a significant contribution to the character of the area today. Views towards the open space of the Hogsmill Valley are a significant element of the character of the surrounding streets. Whilst often thought of as a leafy suburb, St.Mark's has sparse public parks or accessible, open space.


Claremont Gardens

Victoria Road

Victoria Avenue

Key Village Characteristics

– – –	Major movement corridor
- - -	Minor movement corridor
– – –	Movement corridor needing enhancement
●	Village node
●	Village node needing enhancement
●	Minor Village 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

Map labels: Cranes Park, St. Marks Hill, Victoria Road

Character Area Types
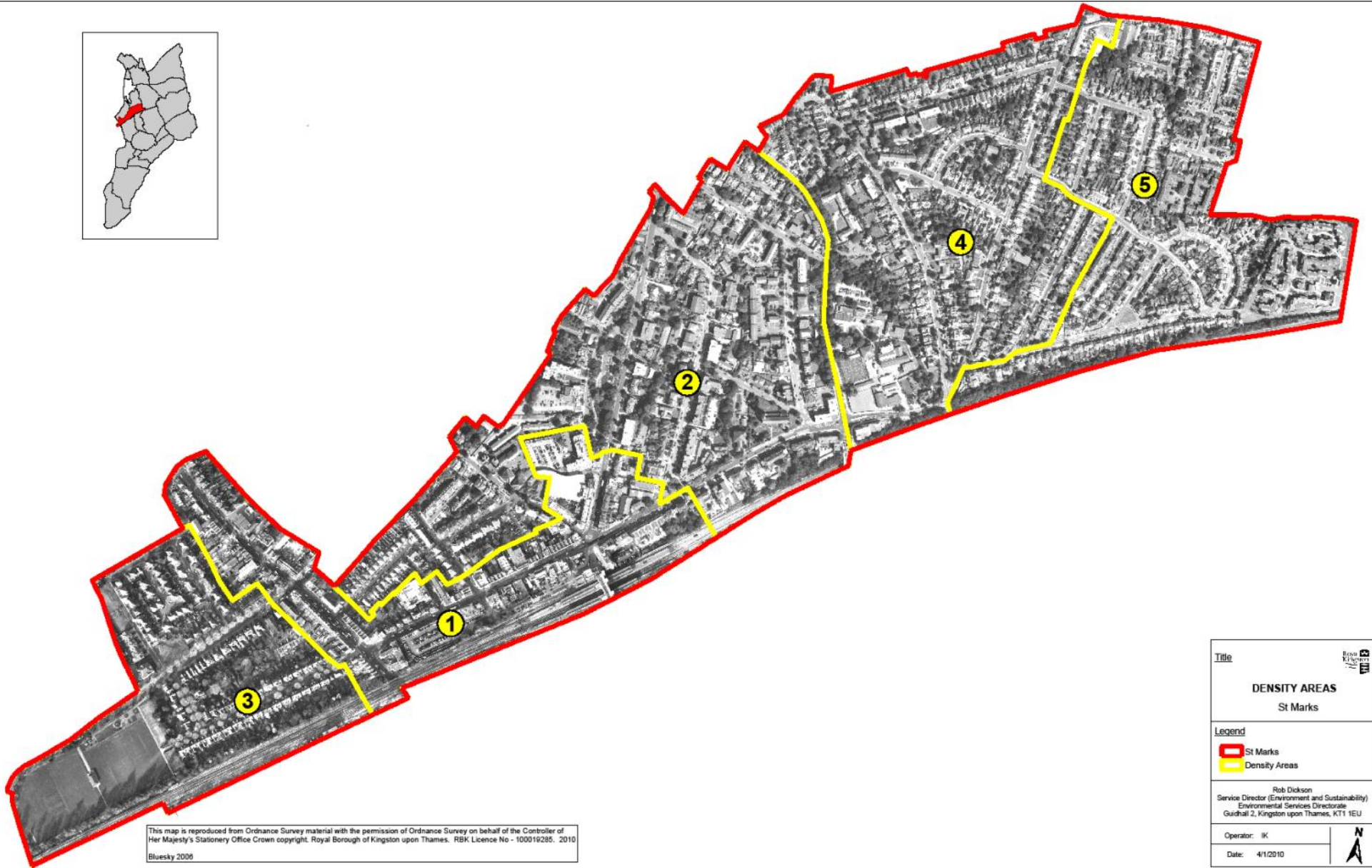

Legend
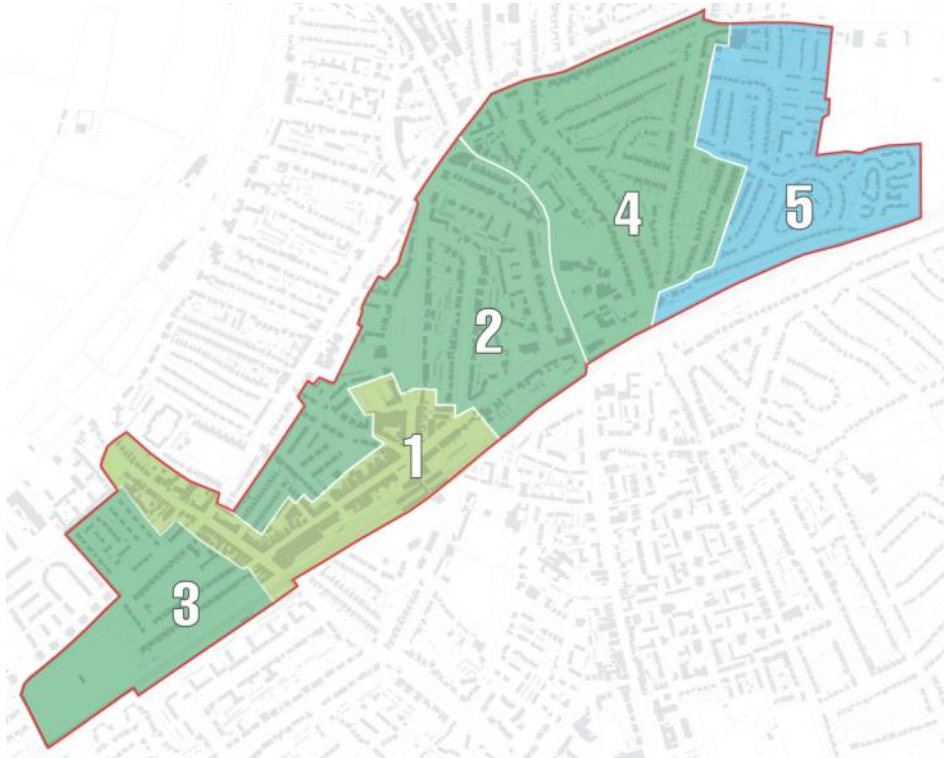
- 🟩 Urban
- 🟩 Inner Suburban
- 🟦 Outer Suburban
- 🟩 Rural / Open

Character Area Assessment

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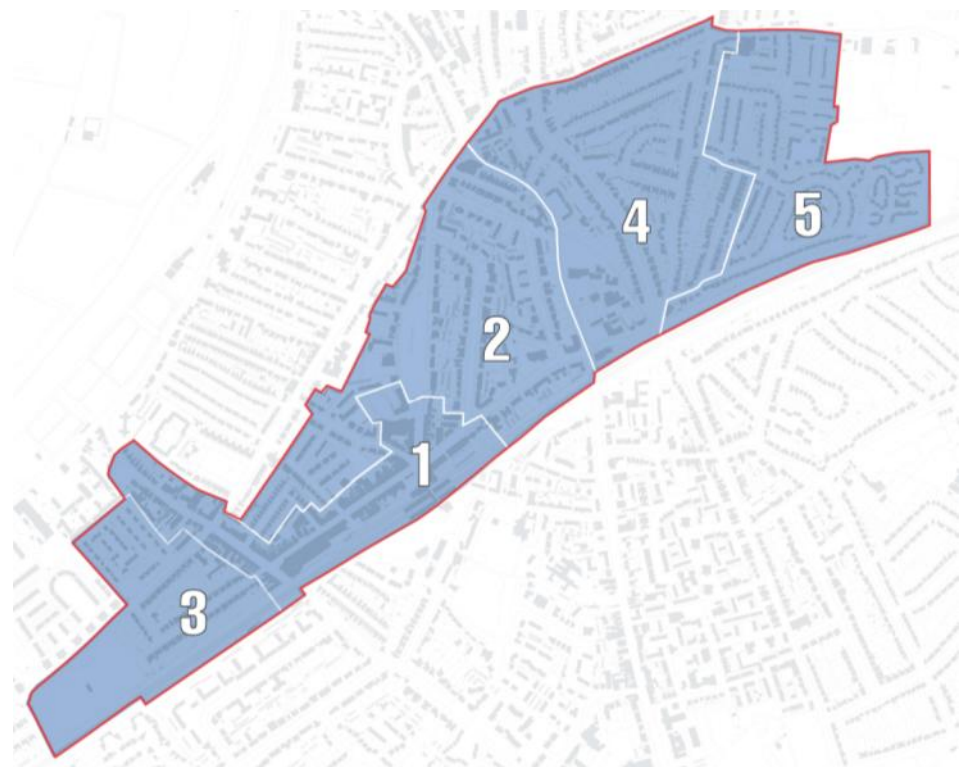
- 🟦 Area of Established High Quality
- 🟪 Area with scope to reinforce the existing character
- 🟥 Area requiring enhancement to reinforce identity

Title

DENSITY AREAS

St Marks

Legend

St Marks
Density Areas

Rob Dickson
Service Director (Environment and Sustainability)
Environmental Services Directorate
Guichall 2, Kingston upon Thames, KT1 1EU

Operator: IK

Date: 4/1/2010

Title

DENSITY AREAS

St Marks

Legend

St Marks

DENSITY

less than 5

5 - 20

21 - 45

46 - 70

more than 70

ID	DENSITY(UH)
1	33.87
2	62.98
3	19.14
4	25.77
5	27.89

Rob Dickson
Service Director (Environment and Sustainability)
Environmental Services Directorate
Guidhall 2, Kingston upon Thames, KT1 1EU

Operator: FB

Date: 16/08/2010
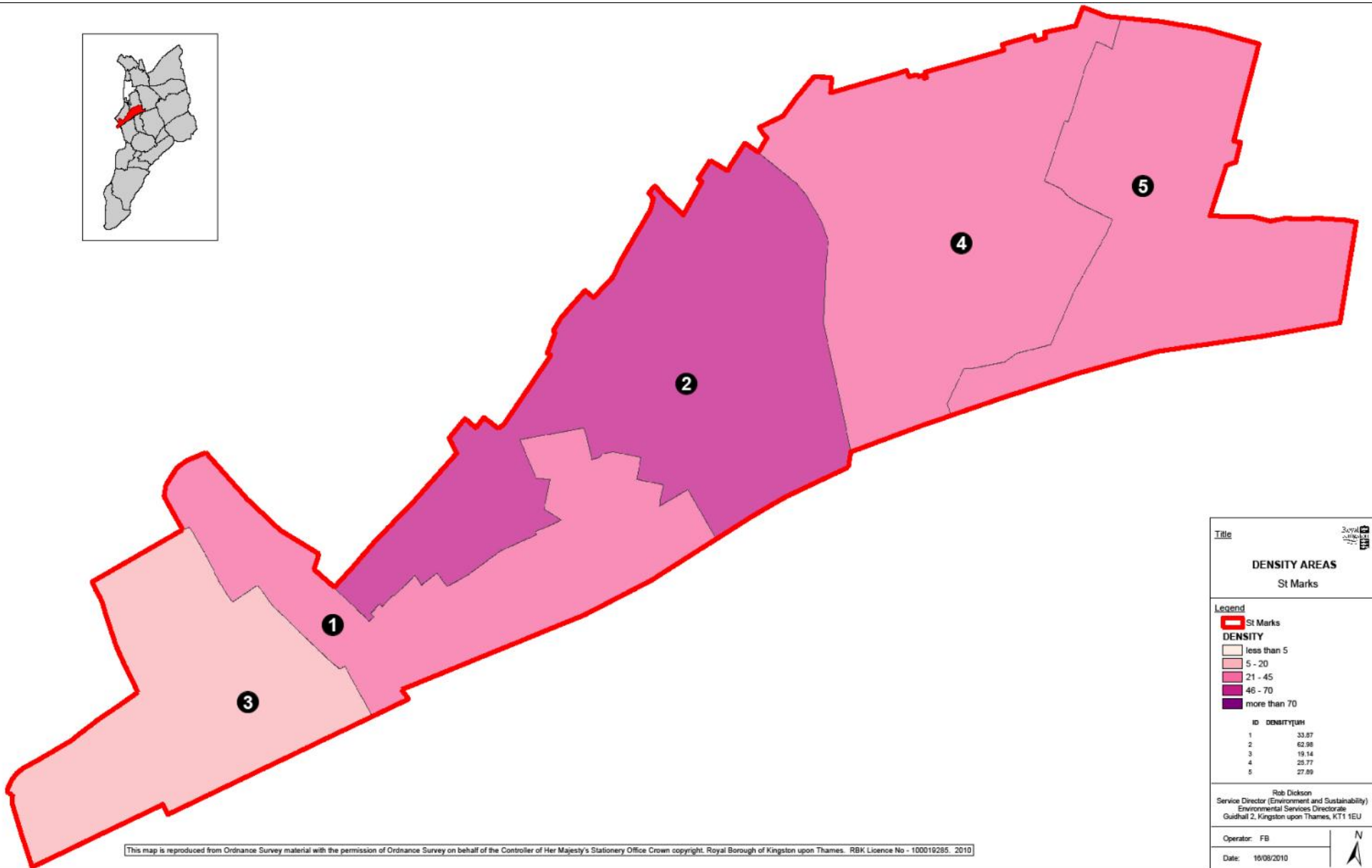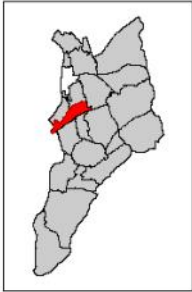
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Royal Borough of Kingston upon Thames. RBK Licence No - 100019285. 2010
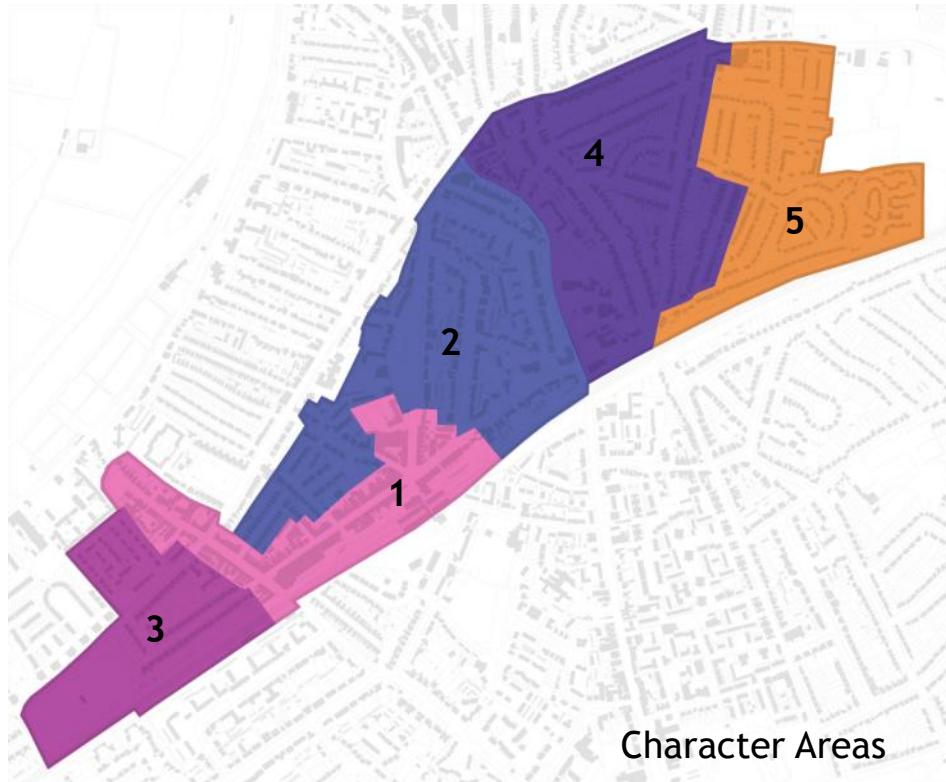
Character Areas

Brighton Road

Balaclava/ Brighton Road

Brighton Road

1   Victoria Road

Brighton Road and Victoria Road form the commercial centre of Surbiton. Early Victorian houses in Victoria Road and Brighton Road were converted to commercial use from 1870 onwards, and at the turn of the century purpose built shopping parades, in the Flemish style, were constructed in Brighton Road and Claremont Road. The area has a strong Victorian character, with the northern side of Victoria Road containing early Victorian properties with some plots later redeveloped with larger frontages up to three storeys. Variety in detailing including richly detailed parades, particularly in Brighton Road and Claremont Road. The Art Deco Surbiton Station, built in 1937, is a key landmark within the area. Modern development at Surbiton Plaza has contributed to the character of the area. Brighton Road has a strong avenue character defined by mature trees and the richly detailed, formal "Electric Parade" on its southern side. Roofscape and skyline is richly treated with a variety of forms. Early Victorian terraces on the northern side are plainer

Brighton Road

Brighton Road

Brighton Road

Surbiton Station

Victoria Road

Surbiton Plaza

Victoria Road

in style, rising to three storeys. Towards the river, the scale of development drops dramatically, giving way to two storey Victorian cottages, a much looser building line, narrower pavements and some later infill.

ISSUES:
- Pedestrian crossing over Victoria Road and Brighton Road is difficult

Character Area Type: Urban (Density 34dph) (PTAL 3, 4, 5 and 6)
Character area Assessment: area of established high quality

2   Claremont Road

Area of predominantly large plot sizes laid out as part of the original Surbiton new town. Tighter development on smaller plots around St.Philip's Road, North Road and St. Andrew's Road, with larger plot sizes in the area between Claremont Road and Surbiton Road. Narrow frontages at Cottage Grove with wide street proportions relative to building height. Regular, painted rendered finish

Claremont Clocktower

North Road

Claremont Gardens

Cottage Grove

Avenue Elmers

St. Phillips Road

St.Andrews Road

The Crescent

and roof rhythms give strong cohesive identity to area. St. James Road, St. Phillips Road and North Road; predominantly, large, three storey, semi detached, Victorian villas. Strong, original front boundaries still remain. Cohesive set piece with mix of brick and rendered finish. St. Andrews Road has a strong identity, unified by the view to the tower of St. Andrew's Church.

Claremont Road and The Crescent; Some original buildings dating back to the early Victorian era with much later infill, large plots and mixed scale development, strong street pattern defined by curve of The Crescent and central gardens with open, informal style. St. Mark's Hill; edge of retail area characteristics with transition from commercial to residential development. St.Mark's Hill rises 8m from a 1938 parade of shops, past large Victorian villas (many now sub-divided) offering glimpses to the spire of St. Mark's, which is close to its junction with Surbiton Hill/ Ewell Road.

Adelaide Road, Church Hill Road and Avenue Elmers; Large plots, with many substantial Victorian villas still remaining. Generous street proportions and later infill consisting of large footprint mansion flats as well as more recent flat developments. Some larger areas of infill at Selsdon Close and Ardmay Gardens. Views to St. Marks Church and topography are significant elements of character as the land rises towards Surbiton Road. Wider view to Kingston from Avenue Elmers. Claremont Gardens; substantial three storey late Victorian detached and semi detached houses, richly detailed with narrow street proportions contrasting with the surroundings.

ISSUES:
• Loss of original Victorian properties
Character Area Type: Inner Suburban (Density 63dph) (PTAL 4 and 5)
Character area Assessment: area of established high quality

3   Balaclava Road/ Victoria Avenue
Area defined by grid road layout. Late Victorian/early Edwardian properties in Victoria Avenue with strong bay and gable rhythm with timber details around entrances and avenue of mature trees.

Victoria Avenue

Victoria Avenue

Balaclava Road

Seething Well Lane

Akerman Road

Open space at end of Avenue contributes to its leafy character. Balaclava Road; late Victorian/ early Edwardian properties on southern side with strong tree line. Other development, post war and varying in style. Akerman Road was laid out after the war on the site of the former Chelsen Cottages. The cottages fronted the filter bed which was on the current location of Hastings Drive, developed in the 1980's/90's as a cul-de-sac with an open plan layout.
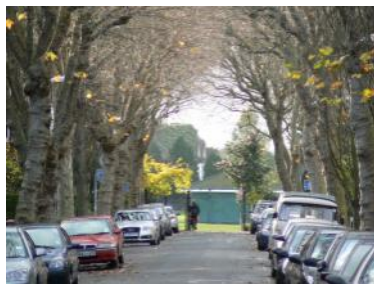
ISSUES:

- Loss of original Victorian/Edwardian properties

Character Area Type: Inner Suburban (Density 19dph) (PTAL1a, 2, 3, 4 and 5)
Character area Assessment: area of established high quality

4 Cranes Park

Cranes Drive

Cranes Park

Cranes Park

Cranes Park Crescent

Cranes Drive

Guildford Avenue

Guildford Avenue

This character area falls between Surbiton Hill Road, Villiers Avenue and Guildford Avenue, largely outside the area of the original Surbiton development. Towards the end of the Victorian era, Cranes Road was beginning to be laid out with substantial villas. Development gradually radiated out to the east with the demolition of The Cranes (a substantial mansion) and the laying out of Cranes Drive and Cranes Crescent. By the end of the 1930's all sites in the area had been developed. Plot sizes in the east of the area are slightly smaller with some distinctive examples of 1930's residential architecture alongside some fine Edwardian detailing particularly in Cranes Drive. On the western side of the area including Cranes Park and Cranes Park Avenue, many of the original villas still remain, with some later infill. The area has a distinctive Late Victorian/ Edwardian character with good front boundary retention and mature planting within plots. Guildford Avenue is a fine area of distinctive Edwardian, three storey short terraces. Properties are richly detailed with half timbered features on one side of the road and rendered, two storey bays on the other side.

ISSUES:
- Loss of original Victorian/Edwardian properties

Character Area Type: Inner Suburban (Density 26dph) (PTAL1b, 2, and 3)
Character area Assessment: area of established high quality

5   Cheyne Hill

This area is bounded by the open space of the Surbiton Cemetery and allotment gardens to the east. The areas around Eversley Road, Burney Avenue, Ferguson Avenue, Hill Crescent and Chumleigh Walk were laid out around the 1920's/30's as areas of formal, planned development. Wide

Hill Crescent

Addison Gardens

Minniedale

Lower Marsh Lane

Burney Avenue

Ferguson Avenue

Chumleigh Walk

Cheyne Hill

grass verges, on plot parking and green open space at Ferguson Avenue give the area a spacious character. Cheyne Hill was developed slightly later in a classic 1930's curved bay style. Addison Gardens was laid out after the war, linking Lower Marsh Lane with the surrounding residential streets, as a spacious planned development of short formal brick terraces on long plots. Parking is on plot and wide street proportions as well as long distance views to the north contribute towards a strong identity in this area. Minniedale contrast strongly with the surrounding area with Victorian terraces on small plots with narrow frontages. Street proportions are narrow with no substantial street or garden landscape. Lower Marsh Lane is also distinctly different in character to the surrounding streets, marking the transition from the residential suburbs to the semi rural area around the Hogsmill Valley to the east. Wide grass verges and views to open space define the character of this area.

ISSUES:
- Piecemeal alterations eroding character

Character Area Type: Outer Suburban (Density 28dph) (PTAL 1a, 1b, 2 and 3)
Character area Assessment: area of established high quality

Victoria Road Area

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area containing buildings of architectural or historic interest	■		
Buildings with cohesive scale, massing and details	■		
High quality public realm and or generally consistent boundary treatments		■	
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area		■	
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	80	10	0
Character Area total score	90		

Claremont Road Area

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area containing buildings of architectural or historic interest	■		
Buildings with cohesive scale, massing and details	■		
High quality public realm and or generally consistent boundary treatments	■		
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	100	0	0
Character Area total score	100		

Balaclava Road Area

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area containing buildings of architectural or historic interest	■		
Buildings with cohesive scale, massing and details		■	
High quality public realm and or generally consistent boundary treatments		■	
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area		■	
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	70	15	0
Character Area total score	85		

Cranes Park Area

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area containing buildings of architectural or historic interest	■		
Buildings with cohesive scale, massing and details	■		
High quality public realm and or generally consistent boundary treatments	■		
Significant trees or shrubs that make a positive contribution to the identity of the area	■		
Green open spaces or riverside areas that make a positive contribution to the identity of the area		■	
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	90	5	0
Character Area total score	95		

Cheyne Hill Area

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development	■		
Strong street pattern or road layout with well defined public spaces	■		
Building and street layout that is easy to find your way around with good connections to the surrounding streets	■		
Area containing buildings of architectural or historic interest		■	
Buildings with cohesive scale, massing and details		■	
High quality public realm and or generally consistent boundary treatments		■	
Significant trees or shrubs that make a positive contribution to the identity of the area		■	
Green open spaces or riverside areas that make a positive contribution to the identity of the area	■		
Topography, significant views or landmarks that contribute to the experience of being within the area	■		
Area with few vacant or underused sites which affect the character	■		
Criteria score	60	20	0
Character Area total score	80		