



# 12 King Charles

## Origins and General Character

Area bounded by the railway line in the north with the Ewell road forming the southern and western boundary. The eastern boundary abuts the Berrylands residential area.

The southern triangle of the area in the 1860's was still open space associated with Neal's Farm which stood on the site of the present builder's yard adjacent to the recreation ground. Around the 1860's, the area between the King Charles Road area and Ewell Road was being laid out with predominantly small terraces with larger villas on Ewell Road and the Avenue, which was formerly known as Berrylands. Parklands and Park Road and the villas on Surbiton Hill Park were developed around the 1890's.

Today the area is one of contrasts with large scale Victorian villas predominantly to the east of the area with more incremental development occupying the Alpha Road area. The Ewell Road has a distinctive, generally larger scale character with a number of significant landmark buildings at its northern end.

## Land Use

Mainly residential, retail parades along Berrylands Road and Ewell Road, Open space at Fishponds

## Movement

Ewell Road is a major route from the A3 to Kingston. King Charles Road has a strong linear character and joins the distinct character areas of the Area.

## Built form

Generally smaller plots and scale of development to the south of the area with strong linear street pattern, with larger plots lining formal avenues and streets to the east of King Charles Road. More piecemeal development to the north of the area with smaller scale mix of 1930's as well as Edwardian and Victorian properties. The Alpha Road area has a distinctly different form, being laid out as a series of cul-de-sacs with flats and terraced properties developed in the 70's and 80's.

## Open space

Fishponds area makes a significant contribution to the character of the area particularly along its Ewell Road frontage and is designated as a site of nature conservation importance. On the eastern side of the area, significant trees and large mature landscaped gardens create a green, leafy character.



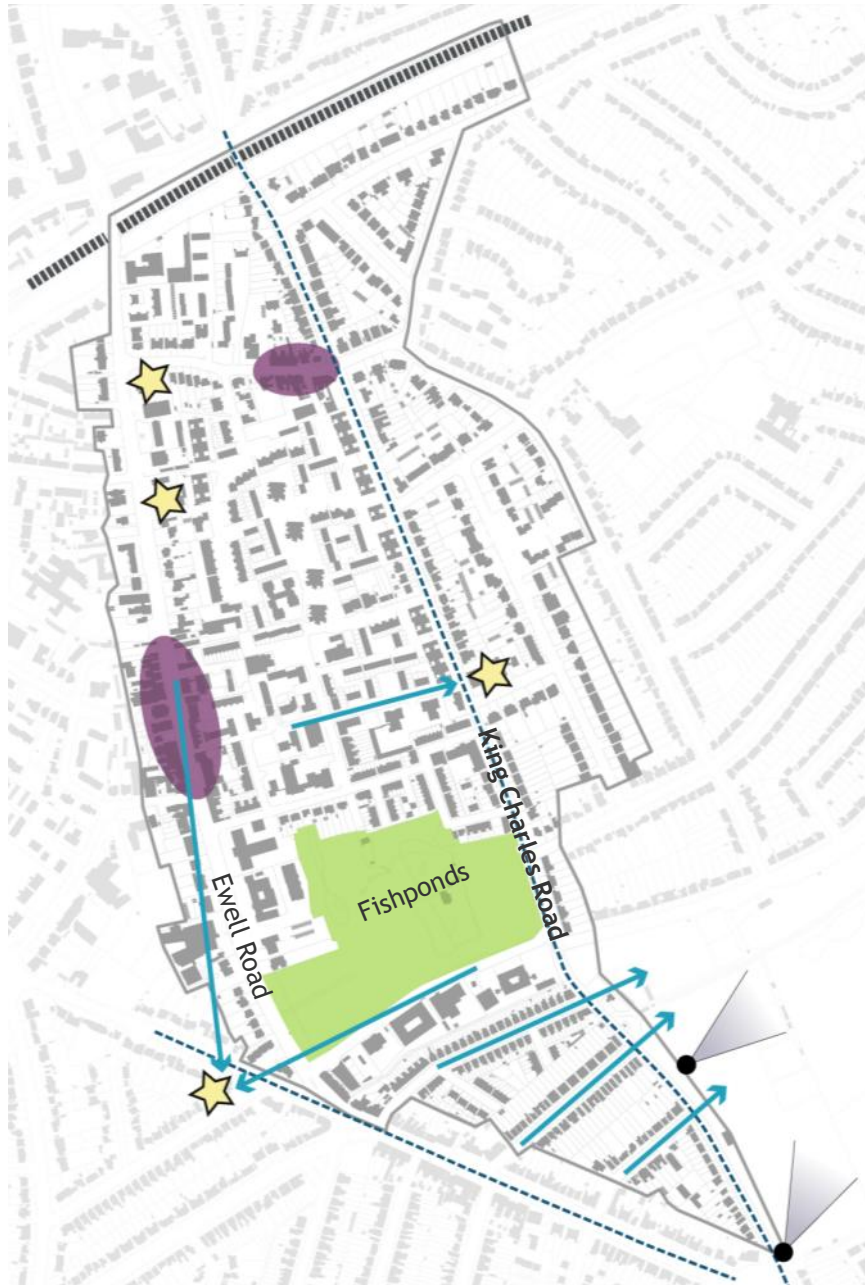
The Avenue



Berrylands Rd



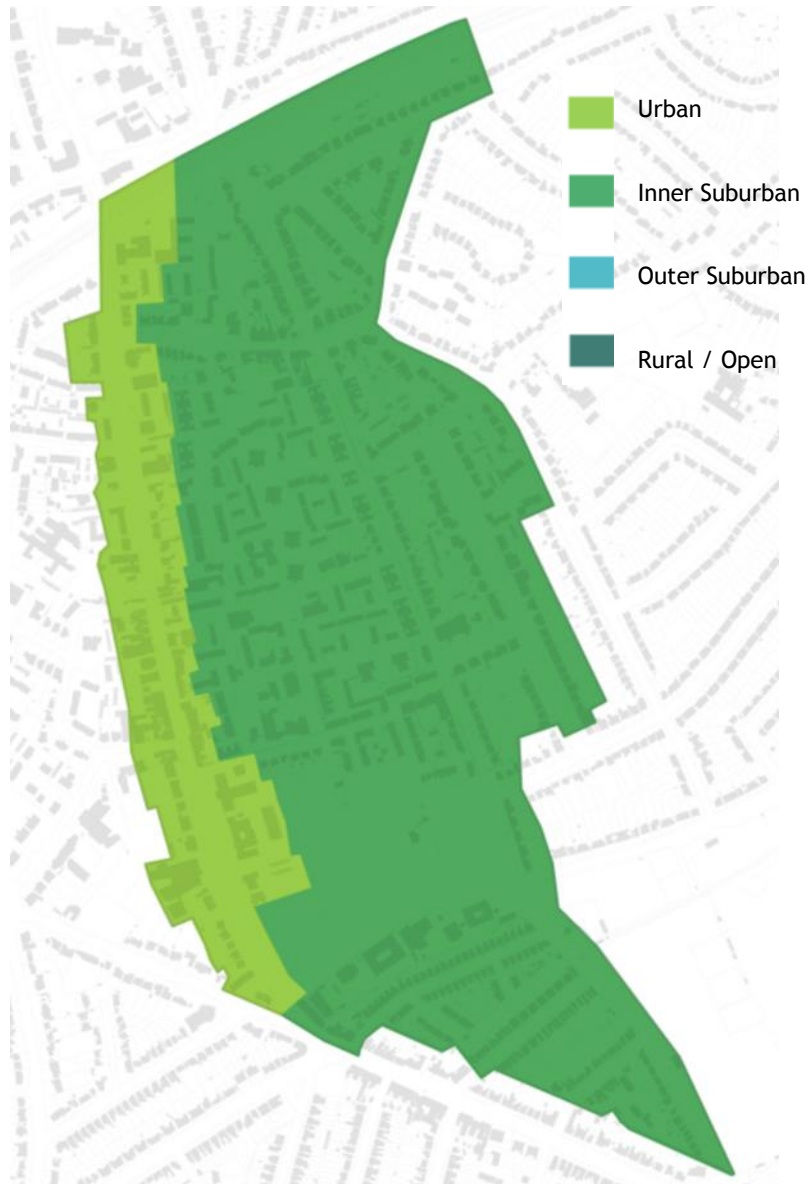
Ewell Rd, Sessions



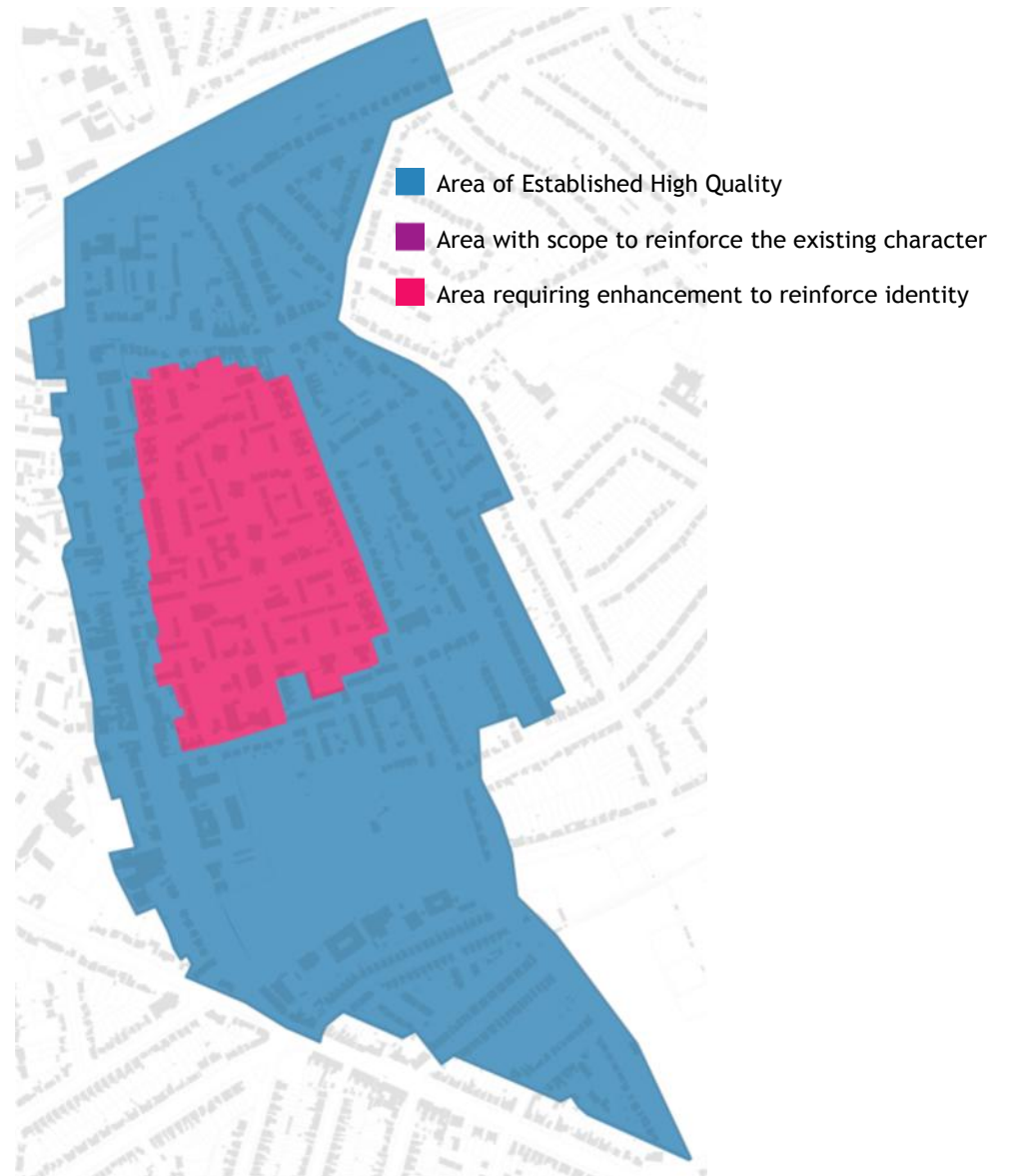
## Key Village Characteristics

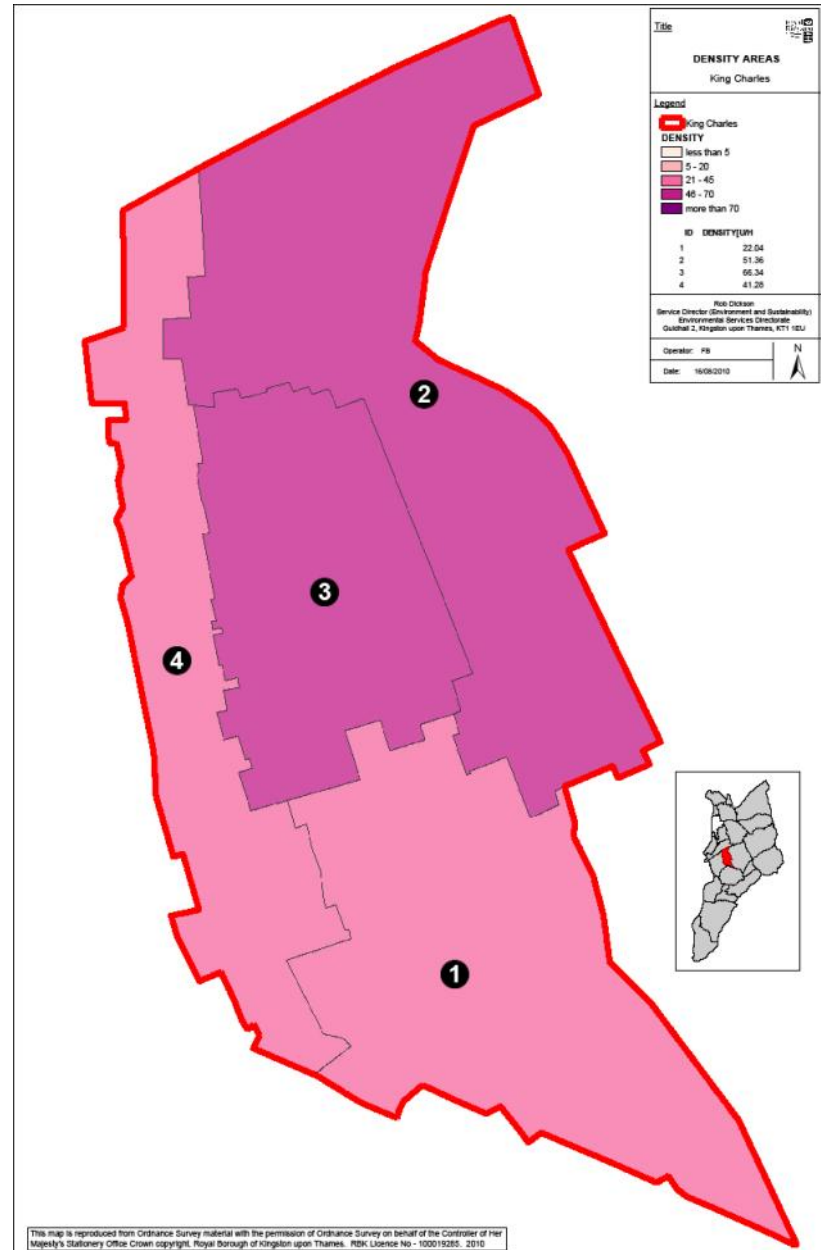
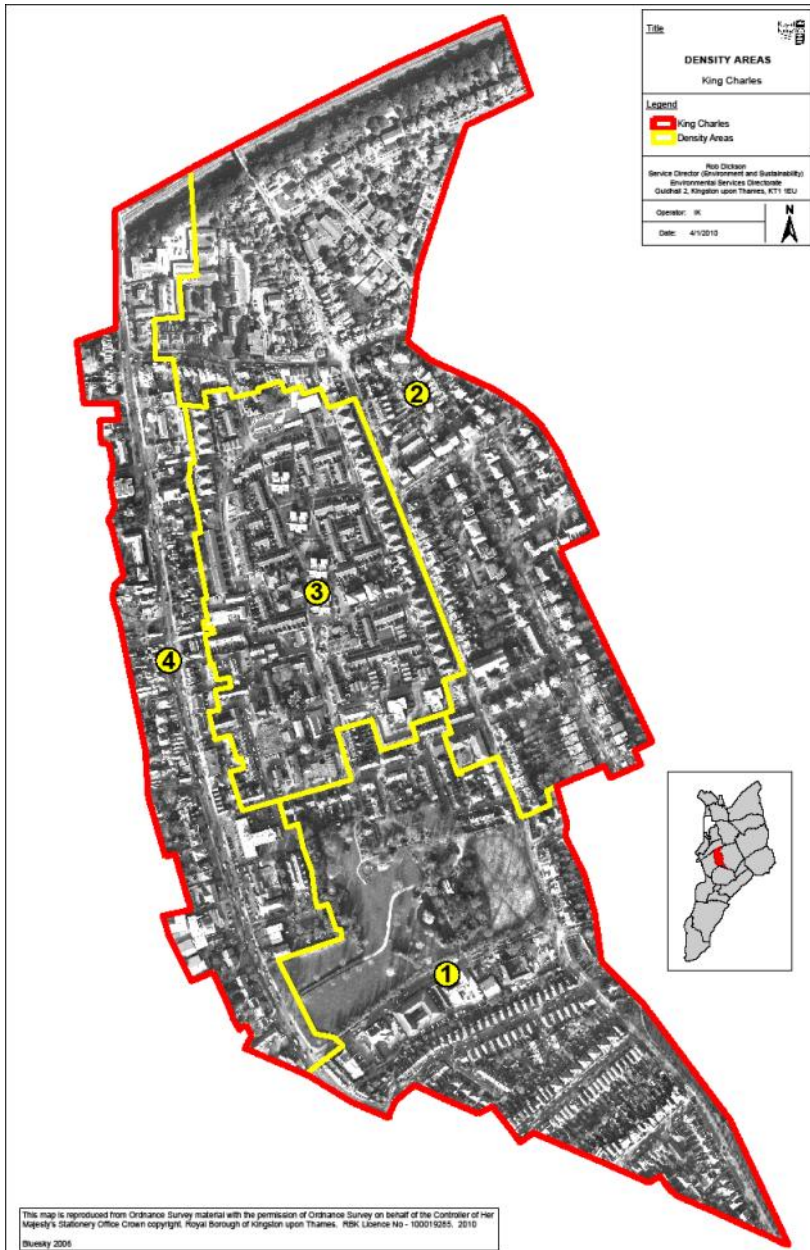
-  Major movement corridor
-  Minor movement corridor
-  Movement corridor needing enhancement
-  Village node
-  Village node needing enhancement
-  Minor Village node
-  Major gateway
-  Major barrier
-  Strategic Landmark
-  Local Landmark
-  Potential new landmark
-  Green open space
-  Open space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

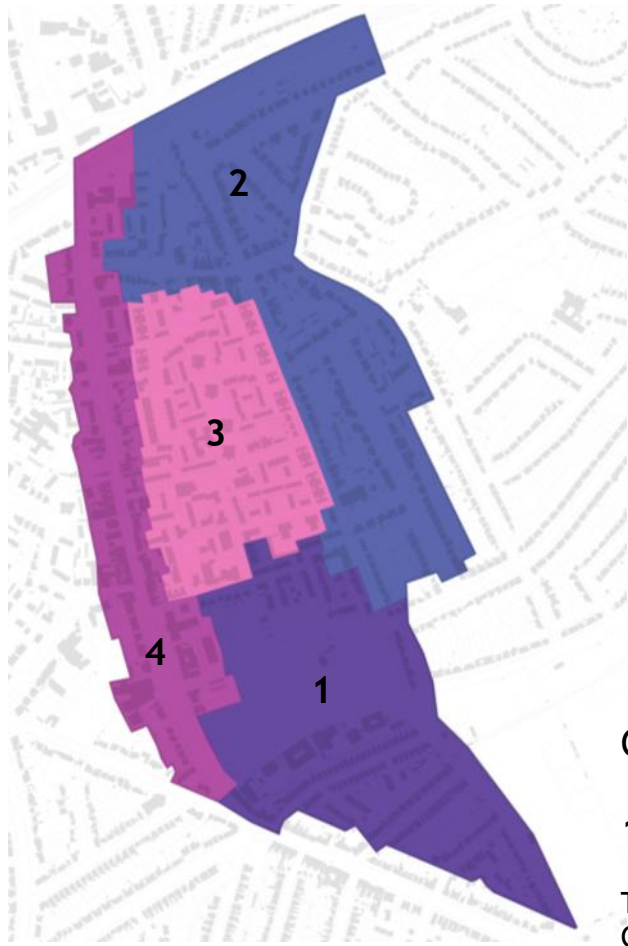
## Character Area Types



## Character Area Assessment







## Character Areas

### 1 Fishponds

The southern part of King Charles Road has an open aspect to the Alexandra Road Recreation Ground and benefits from the mature landscape and open character of the park. In contrast, to the west of King Charles Road, Beaconsfield Road, Broomfield Road and Derby Road create a tighter area with relatively small plot sizes benefiting from views to the recreation ground. The area opens out to the informal character of Fishponds Park and then becomes constrained again in the tight urban area around King Charles Crescent and Browns Road.



Fishponds Park



Beaconsfield Road

Broomfield Road; distinctive cottages with very strong gable rhythms and consistent detailing, relatively tight urban form with narrow plots and short gardens, consistent boundary treatments with on street parking, narrow pavements with some street trees. Beaconsfield Road; slightly later development of semi detached, detached and maisonettes, larger plots, consistent Edwardian detailing with regular bay and roof rhythms along street. Derby Road; later, more mixed development



Broomfield Road



Broomfield Road



Beaconsfield Road



Hollyfield Road



Fishponds Park



King Charles Crescent



King Charles Road to the Recreation Ground



Hollyfield Road to St. Matthews Church

Including some attractive Edwardian features. Hollyfield Road was once a path through Fishponds. Today, the road has a distinctly different character to the surrounding streets, being occupied on its southern side by buildings on a very different scale to the surrounding streets. Large scale buildings of mixed use and no cohesive style contrast with the small scale surrounding residential buildings.

Fishponds has a semi rural, informal character in parts, particularly on its eastern side, with more formal planting beds and open spaces located nearer Ewell Road on its western side. Visual access into the park is limited. To the north of Fishponds, Victorian terraces with consistent detailing create a cohesive area around King Charles Crescent and Browns Road. Parking is on street and strong front boundaries are retained.

**Character Area Type: Inner Suburban (Density 22dph) (PTAL1b-3)**

**Character area Assessment: area of established high quality**

## 2 King Charles' Road



Berrylands Road



Christchurch



The Avenue



Christchurch Road



The Avenue



King Charles Road



Surbiton Hill Park

Area of predominantly large plots with substantial Victorian villas dating back to the late 19th Century. Significant mature landscape within plots as well as on street. Some villas remain intact particularly on Christchurch Road and Surbiton Hill Park while in other areas, notably The Avenue and Parklands, many have been redeveloped as flats.

Smaller plots were laid out around the same time at the junction of King Charles and Berrylands Roads and this area now forms the northernmost area node. Properties are smaller scale with purpose built retail parades along Berrylands Road creating an attractive and vibrant retail area. The Grange and a number of other substantial villas which were located north of Berrylands Road and west of the northern part of King Charles Road were demolished around the late 1930's to make way for smaller scale residential development. Front boundaries are mostly retained due to the generous plot sizes, creating a unified frontage particularly around Surbiton Hill Park. Christchurch, is a key landmark along King Charles Road and it characteristic of the scale and quality of the rest of the area

The strong landscape in the area and predominantly larger scale development with a number of buildings of architectural interest, create an area of generous proportions with an attractive, leafy character. King Charles' Road suffers from rat-run effect, especially at peak hours.

**Character Area Type: Inner Suburban (Density 51 dph ) (PTAL1a - 2)**  
**Character area Assessment: area of established high quality**

### 3 Alpha Road



The Retreat



Howard Road



Britannia Road



Paragon Grove



Britannia Road to Christchurch

At the end of the 19th Century, the Alpha Road area consisted of a grid of small Victorian terraces. Around the 1970's the area was cleared for redevelopment and the current flats and houses were built. Scale varies from two to four storeys with a street layout based on a series of cul-de-sacs.



King Charles Road



Middle Green Close

Legible routes throughout the area are difficult to distinguish and the road hierarchy dominates the layout of the area. The design of the buildings is fragmented with no cohesive style, detailing or layout. The public realm is fragmented with no significant public space or clear routes through the area. There are some areas of green space, but this is largely restricted to grass rather than significant planting with parking being predominantly on street. Some later infill developments are beginning to raise design quality in the area. The frontage to King Charles Road benefits from mature street trees and a landscaped set back.

**ISSUES:**

- Pressured, on-street parking
- Lack of tree planting and illegible street layout

**Character Area Type: Inner Suburban (Density 66dph) (PTAL 1a - 2)**

**Character area Assessment: area requiring enhancement to reinforce identity**

**4 Ewell Road**



Surbiton Hospital



Ewell Road



Fire Station



Ewell Road



Ewell Road



Ewell Road



Sessions House

Major route from the A3 to Kingston. Mixed ages and styles but generally large plot sizes and large scale development. Number of architecturally and historically significant landmark buildings including Sessions House and Fire Station. Some Victorian Villas remain but many redeveloped as flats. A successful local centre for shopping and small businesses, with significantly smaller plot widths than surroundings. Segregated into two halves by dominance of vehicular route with pedestrian movements across the road being restricted. Retail area has narrow pavements and significant lack of trees. Surbiton hospital, a site which contributes an open-space, well tree'd character to Ewell Road and environs has a charming, late Art Deco lodge with distinctive lettering which adds further variety to the townscape. The gateway set-back, though rather tawdry, provides a processional device and reference to the time when the site was a single, large house with gatehouse lodge (on the opposite side of today's lodge). Triplet of BTM's make a valuable townscape.



**ISSUES:**

- Lack of trees in retail area, segregation caused by road

**Character Area Type: Inner Suburban (Density 41dph) (PTAL 2-3)**

**Character area Assessment: area of established high quality**

## Fishponds

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> 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 with predominance of 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		

## Alpha Road

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> 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 with predominance of buildings of architectural or historic interest			
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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	20	0
Character Area total score	40		

## Alpha Road

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> 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			
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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	20	0
Character Area total score	40		

## Ewell Road

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> 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 with predominance of 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		