



13 Berrylands

Origins and General Character

The Area is bounded by the railway line in the north, the Hogsmill river in the east and the A3 to the south. The western edge of the area abuts the older, Victorian areas of Surbiton around the King Charles Road area. Regent Road and Seymour Gardens now occupy the site where Regent House, built around 1890, once stood. It was the first significant building within the Area. Berrylands Road was extended into the Area around 1890, and Berrylands Farm, formerly Berry Lodge Farm, stood on the site of the present Manor Crescent. The surrounding area of the area, up until **the early 1930's, was covered in farmland. Between the 1930's and 40's the area was rapidly developed** as a large residential suburb of Kingston built at relatively low densities. The area has a very strong and distinctive street pattern with significant grass verges and a variety of interwar suburban detailing.

Land Use

Predominantly residential, MOL around the Hogsmill River and Alexandra Drive recreation ground. Local retail parades

Movement

Relatively minor suburban routes with Raeburn Avenue being the central north/south route through the Area. Berrylands Station at Chiltern Drive serves the northern part of the Area.

Built form

Long formal avenues lined with substantial grass verges of predominantly 1930's semi detached housing, but also some bungalows and detached houses. Range of interwar detailing including Tudor details, pantiles, leaded light windows with a mixture of brick, pebbledash and rendered finishes. Some areas of distinct housing styles including art deco at the northern end of Grand Avenue. Formal retail parades at Chiltern Drive in post-war style with Tudor detailing on the Alexandra Drive **retail parade. Houses built by HC Jones & Company in the 1920's, 30's and 40's, a major house builder in Berrylands and Tolworth, retain their popularity today.**

Open space

significant areas of MOL surrounding the Hogsmill River. Open space at Berrylands and Alexandra Drive make significant contribution to the character of the surrounding residential area. The open space by the River Hogsmill is perceived as unsafe after dark.



Manor Crescent



Alexandra Drive



The Hogsmill from



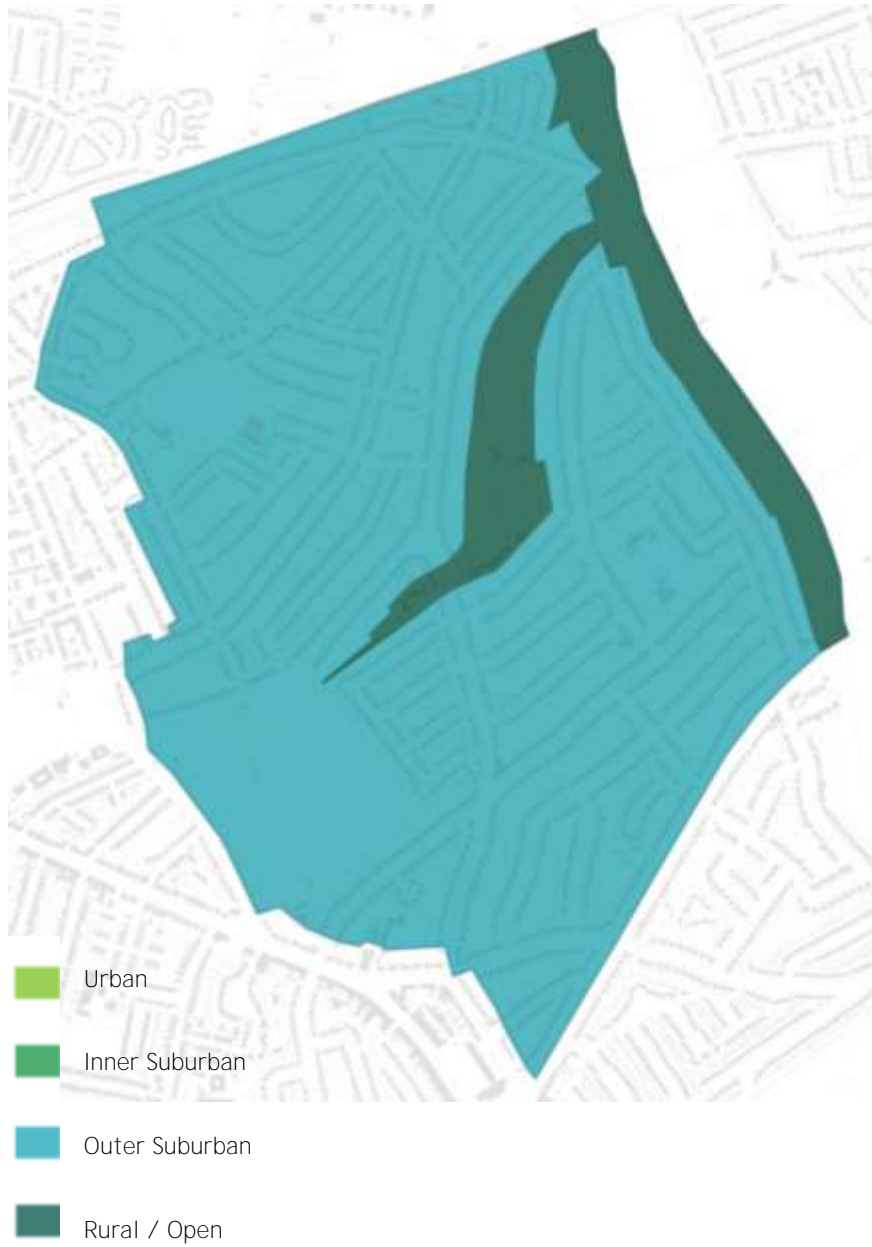
Kings Drive



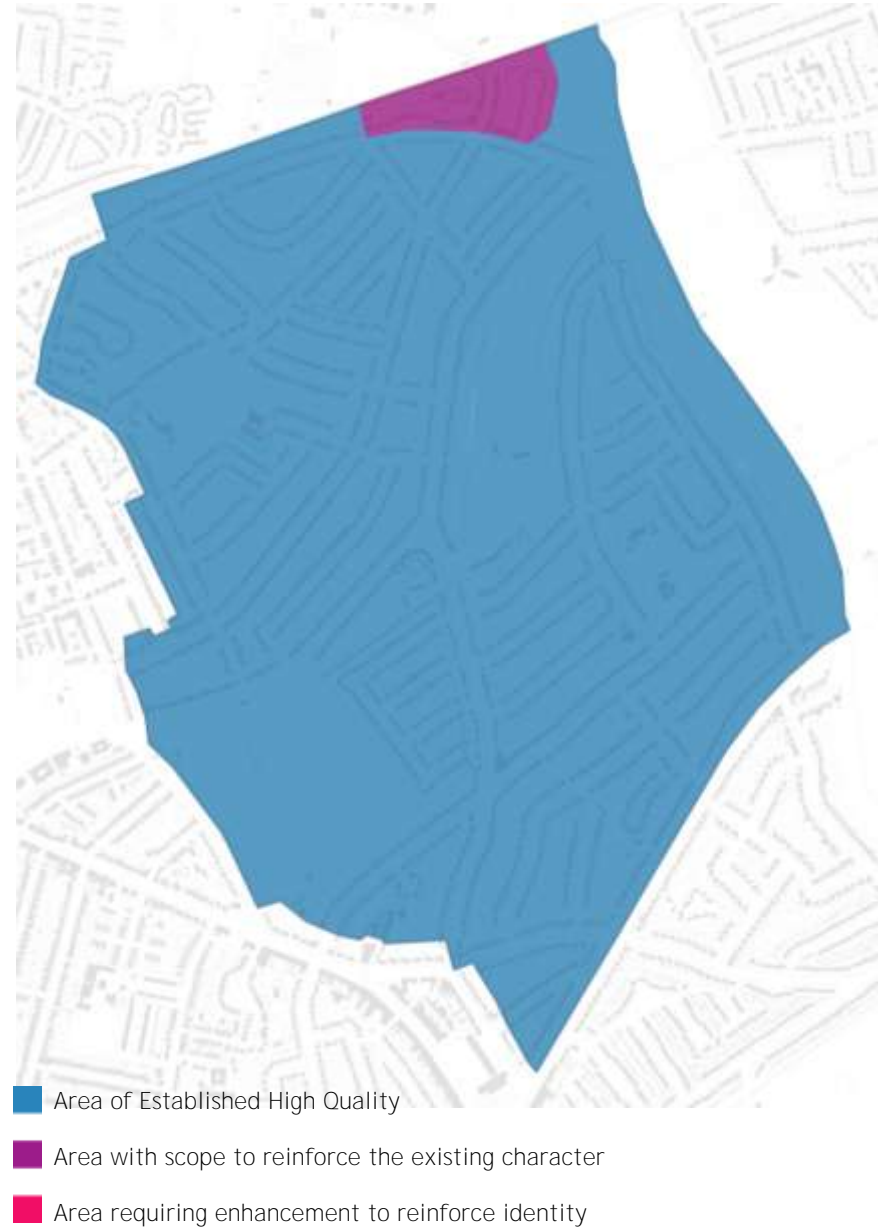
Key Village Characteristics

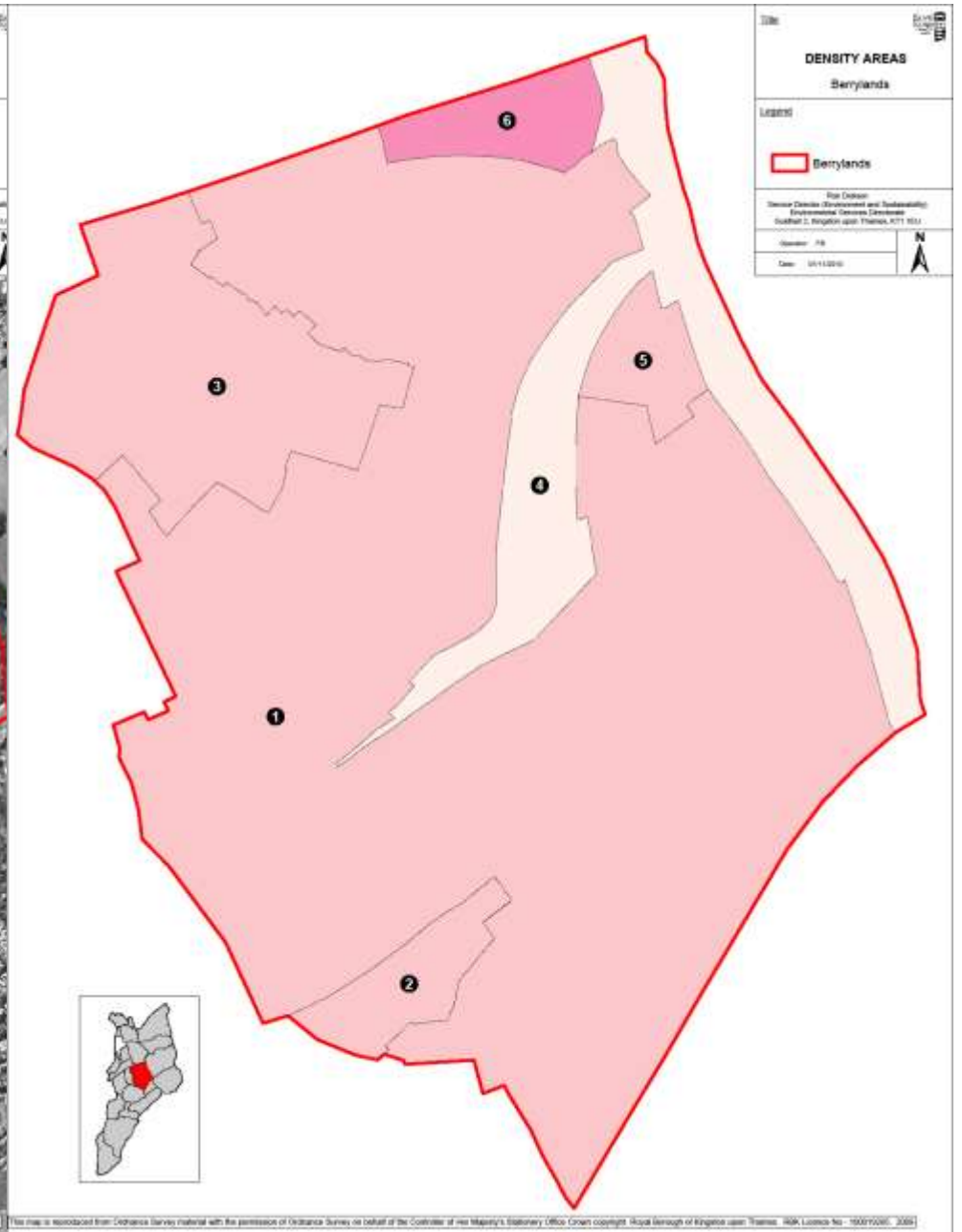
-  Major movement corridor
-  Minor movement corridor
-  Movement corridor needing enhancement
-  Village node
-  Village node needing enhancement
-  Minor Village node
-  Major gateway
-  Major barrier
-  Strategic Landmark
-  Local Landmark
-  Potential new landmark
-  Green open space
-  Open space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

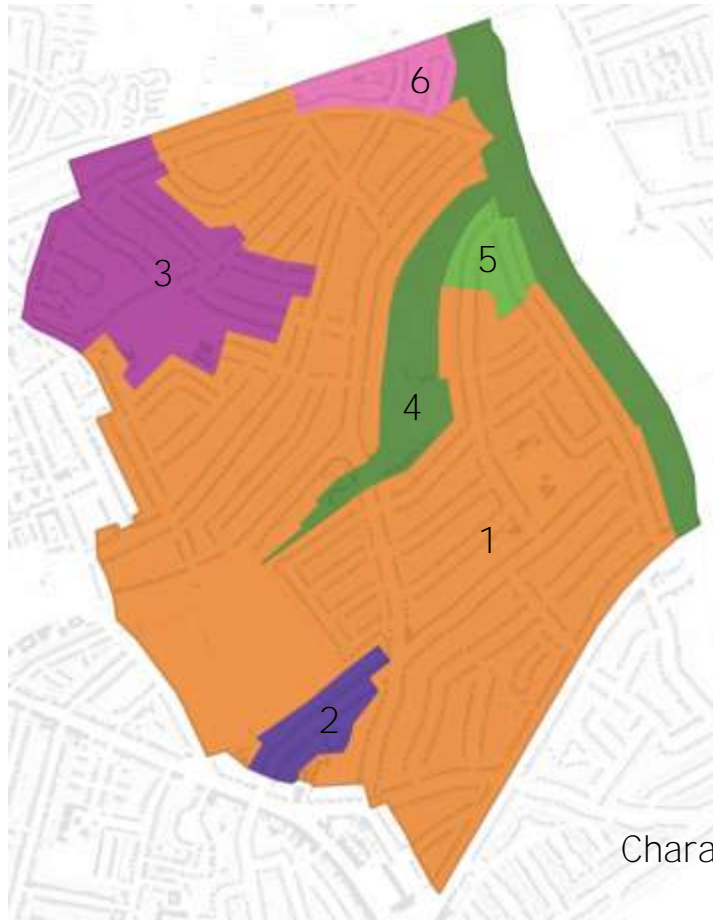
Character Area Types



Character Area Assessment







Character Areas



Beresford Avenue



Queens Drive

1 Raeburn Avenue

Area constitutes the majority of the Area with a strong planned road layout. Rapid development occurred following the laying out of the estate roads between 1930 and 1940. Substantial area of predominantly long formal avenues. Generally wide street proportions with substantial grass verges. Southern section of area with generally wider street widths with narrower proportions in the northern part of the area. Large number of street trees combined with grass verges result in soft, landscaped feel. Formal road layout unifies variety in detailing to create an area with a largely cohesive character. Thriving shopping parade.



Moresby Avenue



Alexandra Drive



Alexandra Drive



Grand Avenue



Manor Crescent



Manor Drive



Manor Drive to Tolworth Tower



Surbiton Hill Park

Predominantly 1930's semi detached properties of varying styles, some bungalows and detached properties, some later infill, particularly in the northern half of the area. Many alterations have occurred, but separation between properties generally retained. Some loss of front boundaries, but strong public realm mitigates impact. Variety of building materials including; brick, render, pebble-dash, tile hung bays, Tudor detailed bays, decorative brick and tile panels. Some sub areas of distinctive character notably at: Queens Gardens; mixed styles with some arts and crafts influences. Surbiton Hill Park; distinctive mansard fronted detached houses. Pine Gardens; pine trees in verges

Local shopping centre at Alexandra Drive acts as focal point for, and contrast with, the surrounding street pattern of the residential area. Successful, vibrant half timbered parade with attractive landscaped setting.

Large areas of MOL largely invisible from surrounding road layout. Some significant views to Tolworth Tower, notably from Manor Drive, Woodside Close and Raeburn Avenue.

ISSUES & RECOMMENDATIONS:

- Need to retain separation between dwellings and preserve unity of front boundary treatment.
- Consider the protection of pine trees at Pine Gardens.
- Improve access to open space.

Character Area Type: Outer Suburban (Density 18dph) (PTAL 1a, 1b, 2 and 3)

Character area Assessment: area with scope to reinforce existing character

2 Elgar Avenue South



Austyn Gardens



Elgar Avenue



Distinctive avenue of mature London Plane trees set in wide grassed verges. Variety of building materials and detailing on southern side, but northern side has distinctive pebble dash finished semi detached pairs with curved moulded feature over doorways. Strong roof form due to pantiled roof finish and tall chimneys. Austyn Gardens: cul-de-sac of well detailed Tudor style detached and semi detached houses. Cohesive group arranged around small central green space.

ISSUES & RECOMMENDATIONS:

- Need to retain separation between dwellings
- Preserve unity of front boundary treatment and protect trees.

Character Area Type: Outer Suburban (Density 13dph) (PTAL 1a,1b and 2)

Character area Assessment: area of established high quality

3 Regent Road



Seymour Gardens



Regent Road



The Ridge



Pine Walk



The Ridge



Vine Close



Seymour Gardens

Area of predominantly larger properties on wider plots with leafy feel. Largely 1930's, but some slightly later development at Seymour Gardens, with Vine close being laid out around 1980. Pine Walk; significant landscaped verges with pine trees and mixed style detached housing. Seymour Gardens; cohesive cul-de-sac of detached housing with central landscaped space. Original boundary treatment still remains in part. The Ridge; original timber boundary fences still remain and contribute to a cohesive character. Berrylands; open area of tennis courts behind mature hedge widens street proportions and creates a more open character than the surrounding roads. The over-riding character is one of large, 2-storey, individual houses on very large, defined plots, with significant and rhythmic gaps between houses. Building lines are generally well set-back. Interesting roofscapes and well-detailed buildings. Front gardens are very well planted, defined by detailed, garden walls/fences, often accompanied by generous public verges/ trees. Rear gardens are long and large—they make the housing low density, provide the green backdrop and the feeling of space to Surbiton.

ISSUES & RECOMMENDATIONS:

- Consider Tree preservation orders for the pine Trees at Pine Walk.
- Preserve original front boundary treatment.
- Retain separation between properties.

Character Area Type: Outer Suburban (Density 3dph) (PTAL 1a, 1B and 2)

Character area Assessment: area of established high quality

4 Stirling Walk

Local nature reserve located largely at the rear of Raeburn and Grand Avenues and Elmbridge Road, with narrow access to area at Stirling Walk. Significant amenity value for surrounding properties, however, access is limited with few views into the area from the surrounding streets. Elmbridge Road affords wider views into the area with significant amenity value as the pattern of surrounding suburban development is broken.

Meldone Close, well laid out in around the 1990's near the site of the former "Surbiton Lagoon" has a direct relationship with the open space and successfully creates a transition between the larger residential area of the rest of the area and the open space. The flats at Edith Gardens, built around the 1960's, although not directly fronting the open space, have a green, open plan frontage that relates to the landscape of the adjoining Edith Gardens Nature Reserve.

ISSUES & RECOMMENDATIONS:

Need to improve Stirling Walk access to open space

Character Area Type: Outer Suburban/Rural (Density 19dph) (PTAL 1a, 1b and 2)

Character area Assessment: area of established high quality



Open space towards Meldone Close



The Hogsmill



Meldone Close



Edith Gardens



Elmbridge Road to the Hogsmill

5 Grand Avenue North

Distinctive area of “moderne” style 1930’s semi detached properties. The area was the first significant development on Grand Avenue and is of consistent high quality with a variety of details associated with the style including tiled details around entrances. Windows with a strong horizontal emphasis with some original “crittall” windows remaining. Flat and pitched roofed pairs with a mix of brick and smooth rendered finish.



Grand Avenue



Elmbridge Avenue



Grand Avenue



Grand Avenue

ISSUES & RECOMMENDATIONS:

- Need to retain original details and preserve the integrity of the building forms.
- Consider specific, advice-related planning measures to secure this.

Character Area Type: Outer Suburban (Density 33 dph) (PTAL 1a and 1b)

Character area Assessment: area of established high quality



6 Chiltern Drive North



Rose Walk



Surbiton Hill Park



Chiltern Drive



Chiltern Drive



Berrylands Station



The Berrylands PH

The area constitutes the northern most area node serving Berrylands Station. It is distinct from the surrounding residential areas due to the age of development and the scale of the retail parades.

The Berrylands PH is a local landmark due to its distinctive 1930's styling and location at the edge of the retail area. The retail parade on the western side of Chiltern Drive dates back to the 1930's with distinctive detailing, degraded by modern dormer extensions and unsympathetic shop signage. Development on the eastern side of the parade dates back to the 1970's. The area is generally lacking in vitality with Berrylands Station currently detracting from the character of the area. There is scope to bring the shops back to a townscape quality, improve the public realm, with the potential to create a new sensitive development at the station.

The layout of residential development on Surbiton Hill breaks the established building line of the surroundings and is set back from the road behind a wide landscaped verge. A consistent building style with a regular pattern of bays gives this area a strong identity. Rose Walk was developed in **the 1940's as a cul de sac with a small landscaped roundabout at it's apex. Short terraces with tile hung upper floors create a distinctive set piece.**

ISSUES & RECOMMENDATIONS:

- Potential to improve station and enhance vitality of retail parades.
- Surbiton Hill Park would benefit from public realm improvement.
- Safer by Design improvements to the area around Berrylands Station (perception of crime issues)

Character Area Type: Outer Suburban (Density ***) (PTAL 2)

Character area Assessment: area with scope to reinforce existing character

Raeburn Avenue

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 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	10	0
Character Area total score	80		

Regent Road

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 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	60	20	0
Character Area total score	80		

Stirling Walk

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 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	0	0
Character Area total score	80		

Grand Avenue North

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 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		

Chiltern Drive North			
Character Area Assessment Criteria	<i>Good:</i> Makes a significant contribution (Value of 10)	<i>Moderate:</i> Makes some direct contribution (Value of 5)	<i>Poor:</i> 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 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	40	15	0
Character Area total score	55		