



18 Hook

Origins and General Character

The northern and southern boundaries of the area are marked by the Ace of Spades shopping area and the shops at the Mansfield Road roundabout respectively, with Hook Parade being the central node which forms the heart of the area. Hook was originally a small settlement on the route for farm carts going to Kingston market with their produce, with sheep and cattle being driven along the road. Hook was an agricultural area, famous for orchards, strawberry fields and farm produce. The memorial cross to Harry George Hawker of Hawker Sidley Aviation Ltd. who lived in Hook almost opposite St. Paul's Church is located in the churchyard. The present St. Paul's church was designed by the Victorian architect John Paul Seddon (1872 - 1906).

Land Use

Mixed commercial, civic and community along Hook Road. Residential estates to the east and west of Hook Road. Large area of open land to the west of Hook Road.

Movement

Today, Hook Road is still a major route and forms the spine of the modern area with a strong linear route character. It links traffic from Kingston and the A3 with the M25 and Leatherhead to the south. Through traffic along Hook Road divides the area into two halves, particularly for pedestrians. The A3 bisects the area at its northern end.

Built form

Low to medium residential densities to the south comprising predominantly semi detached and short terrace housing laid out in generous curving street pattern. Higher densities north of the A3 comprising Victorian and post war houses and flats laid out in grids. Development is generally two storeys rising to three at the area nodes

Parts of Clayton Road and Haycroft and Gladstone Roads in the north date back to the 1880's but the majority of residential development either side of Hook Road was laid out in the 1930's creating a predominantly low density residential outer suburban area of mainly semi detached dwellings. Plot sizes are generous and wide verges and street trees create a leafy hinterland to the central core. Hook Road contains a mixture of ages and styles of development with the majority of the area's significant historic buildings and retail parades dating from the 1930's.

Open space

The open space makes a valuable contribution to the character of the area. Glimpses to the open land to the west visually link the residential areas to the open spaces and contribute towards the feeling of "rural edge"



Hook Parade



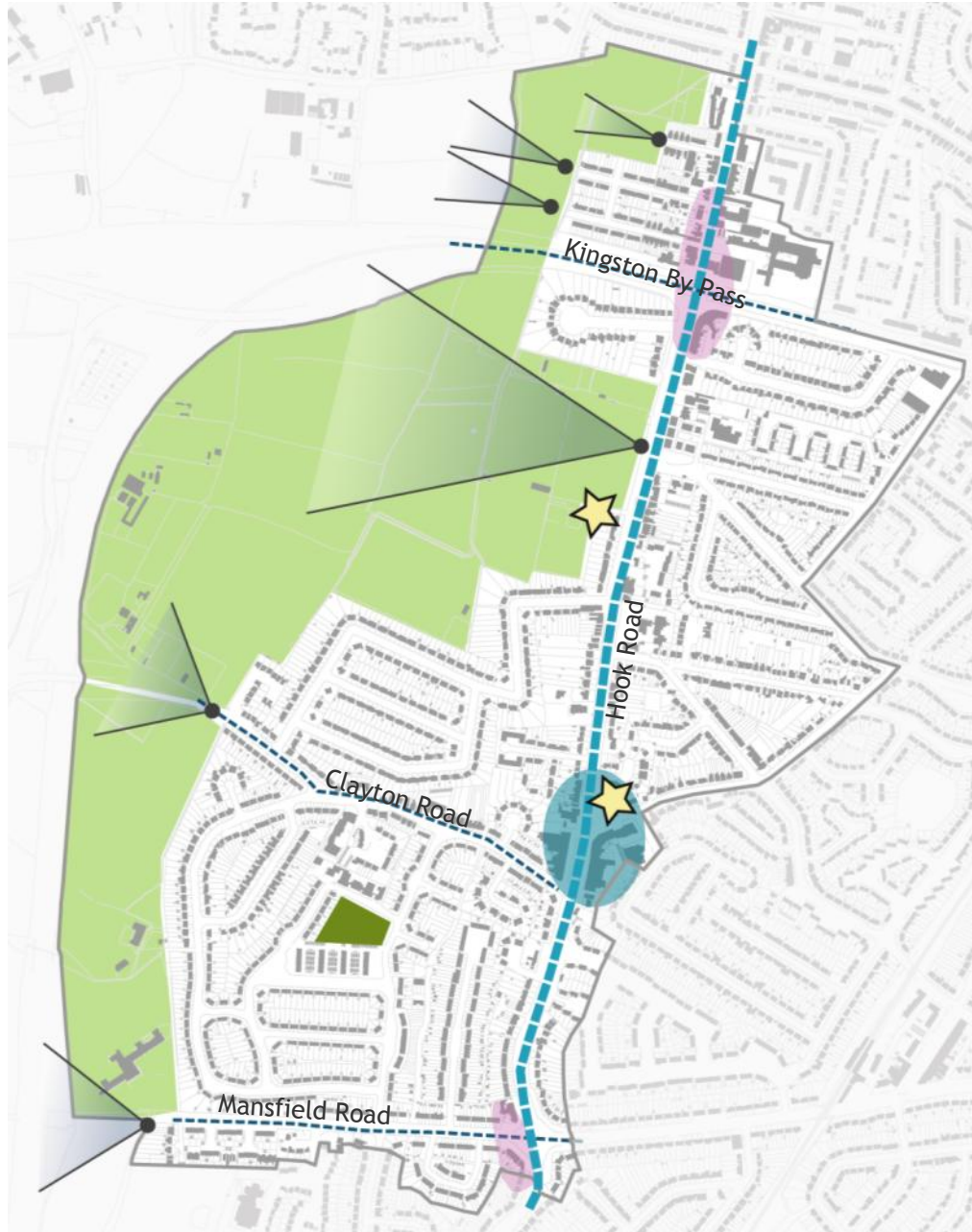
Recreation Ground



Somerset Avenue



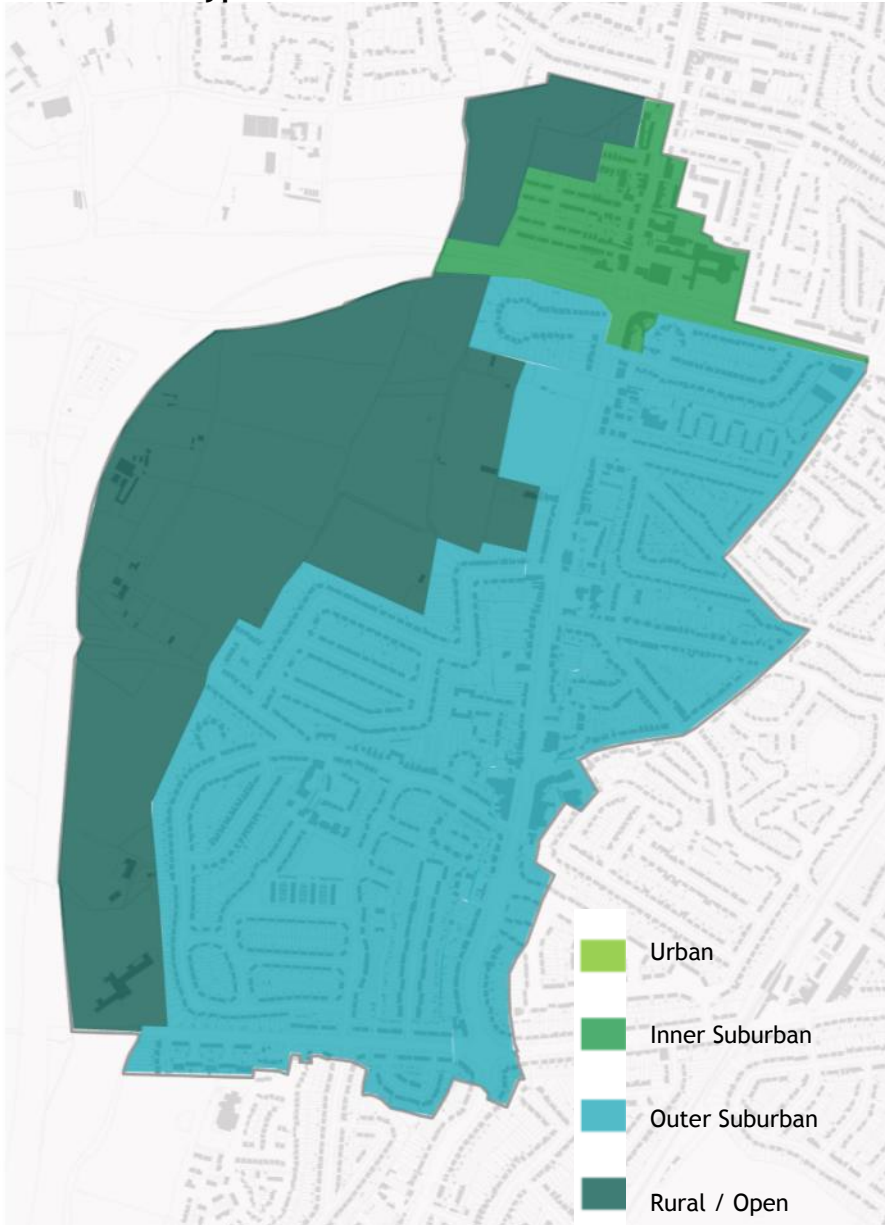
Clayton Road



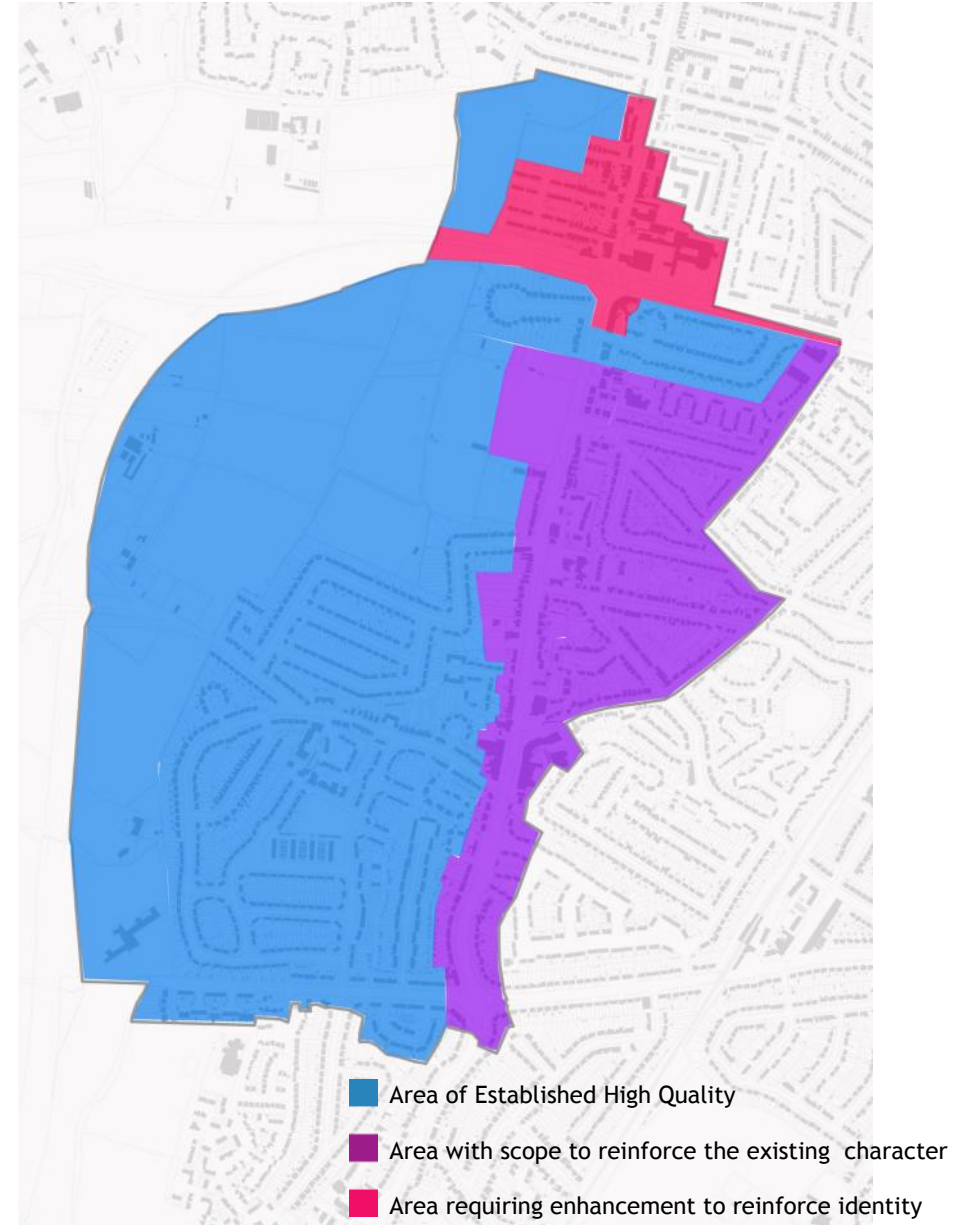
Key Village Characteristics

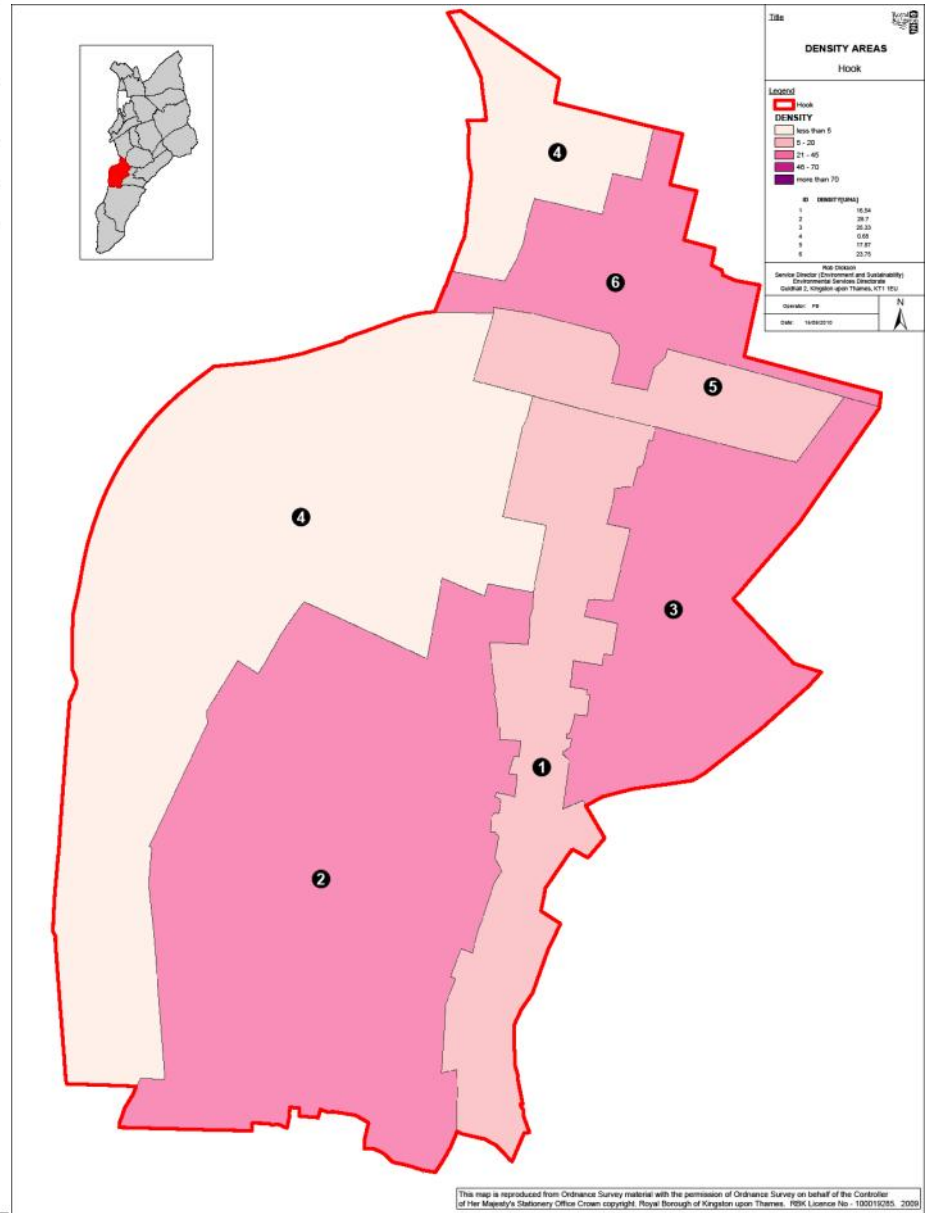
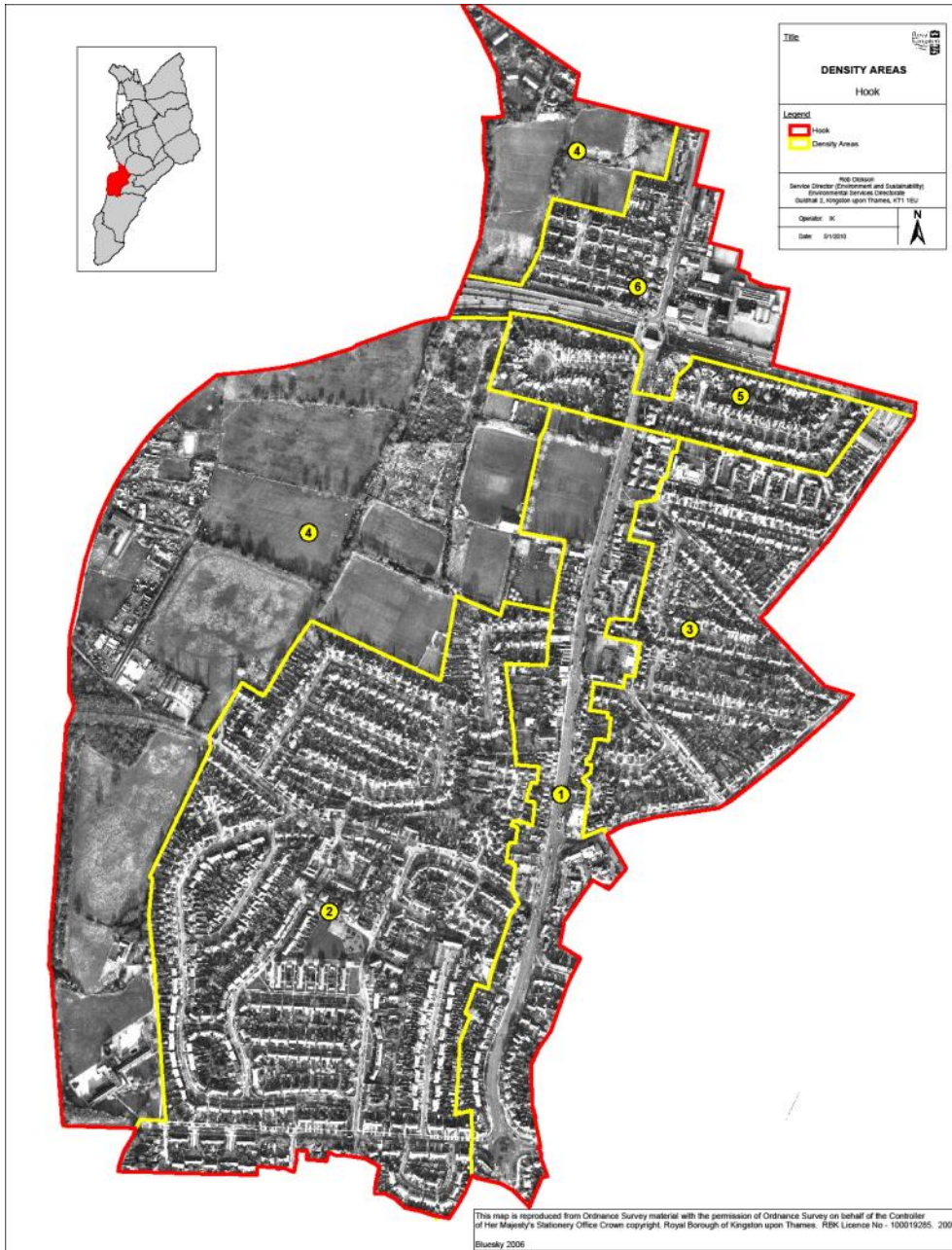
-  Major movement corridor
-  Minor movement corridor
-  Movement corridor needing enhancement
-  Village node
-  Village node needing enhancement
-  Minor Village node
-  Major gateway
-  Major barrier
-  Strategic Landmark
-  Local Landmark
-  Potential new landmark
-  Green open space
-  Open space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

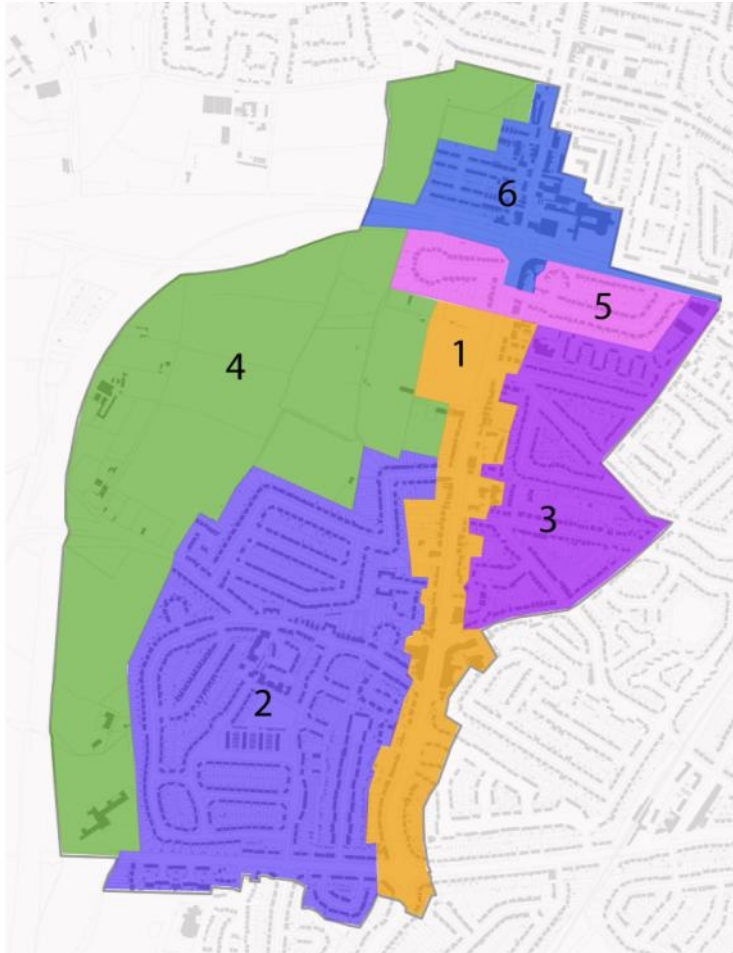
character area types



Character Area Assessment







Character Areas

1 Hook Road

Mixed age and style of development. A number of older buildings including the church and small Victorian and Edwardian villas and cottages still line this historic route with the new Hook centre creating a contemporary landmark. St. Paul's Church and the adjacent houses, the pubs and the Parish Hall (a building of Townscape merit), all contribute to a sense of continuity with the past origins of Hook. The Parish Hall is also a significant landmark and the adjacent recreation ground creates a "window" on to the open space that lies to the west. The scale of development rises from generally two storeys to three storeys at Hook Parade. Housing tends to have front gardens with long back gardens.

ISSUES:

- The area core suffers from a lack of a coherent character and fails to reflect the quality of the surrounding residential areas.
- Pedestrian movement across Hook Road is difficult and the road bisects the area.

Character Area Type: Outer Suburban (Density 17dph) (PTAL 1b and 2)

Character area Assessment: area with scope to reinforce existing character



Hook Centre



Parish Hall



Hook Road



Hook Road



King Edward's Recreation Ground

2 Woodgate Avenue

Roads to the south of the area such as Hartfield Road and Stormont Way have a strong regular street pattern with dominant rooflines and in Stormont Way, attractive gabled rhythms. The road layout is generous with wide verges and street trees to central routes such as Mansfield Road, creating a leafy hierarchy of streets. Density is relatively low other than at the flats in Ripon Gardens. The flats and adjacent recreation ground create a break from the regular street pattern with potential for improvements to the open space.

Clayton Road has a more mixed, unplanned character. A variety in age of development with cottages near the Cricketer's Public House dating from the 1880's as well as a curving street layout, gives Clayton Road a "country lane" feel, opening out into Five Acres Farm and nursery in the west. To the north, Somerset Avenue, Vallis Way and Selwood Road form a consistent area of 1930's housing. Strong front boundaries still exist and strong gabled rhythms along the roads create a good quality example of 1930's suburban housing, worthy of consideration as a local area of special character .



Stormont Way



Mansfield Road



Mansfield Road



Selwood Road



Hartfield Road



Hartfield Road



Ripon Gardens

ISSUES:

- On plot parking has eroded front boundary character in some areas, particularly Hartfield Road.

Character Area Type: Outer Suburban (Density 29dph) (PTAL 1b and 2)

Character area Assessment: area of established high quality

3 Orchard Road

Strong planned layout with large gardens, grass verges, hedges and street trees. A range of 1930's to 1950's styling including 1930's housing with interesting brick detailing particularly in Grange Road. Mix of housing types including semi detached, short terraces and bungalows. Relatively low density, characterised by long back gardens full of green and space which add a unifying element to the otherwise varied forms and differing building lines from the street frontages.

Character Area Type: Outer Suburban (Density 25dph) (PTAL 2)

Character area Assessment: Area with scope to reinforce existing character



Grange Road

4 Five Acres Farm and surroundings

Area of Green Belt comprising sports ground and recreation ground, playing field and school site. Important visual contribution to residential areas through glimpses and larger vistas.

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

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



Mansfield Road



Clayton Road

5 Elmcroft Drive

Area bisected by Hook Road but still cohesive in character due to relative low density and road layout. Detached and semi detached houses on wider plots. Spacious, on plot parking and mature tree lined streets create a leafy residential environment.

Kelvin Grove is an exercise in how to lay out a street on a confined field and still achieve grass verges, street trees, staggered and consistent building lines sweeping around a curved end without feeling tightened-up. On the contrary, the post-war 2-storey houses are detached, well spaced (especially given the site) with well planted front gardens and generous rears backing to open space, and have a coherent language of large hipped roofs in clay tiles with gables over 2-storey bays, integral garages and jettied front bedroom windows. A variety of details from Arts and Crafts inspiration complete the scene. The houses appear to have been laid out in phased development, but the coherent form and layout make the street work as a set-piece.

Elmcroft Drive is a charming street from the late 1930s with grass verges and street trees forming the setting for Arts and Crafts inspired, well detailed houses. The houses are a two-storey mixture of detached and semi-detached. There are significant gaps between dwellings and a play of sympathetic roof forms, differing bay widths and front door surrounds which combine to make the street feel spacious and allow the landscape behind and between houses run to the public verge and trees. Elmcroft Close contains bungalows—clearly houses would have made an oppressively scaled enclosure on such a tight radius, and the roof scape remains distinctive, ordered and coherent with the main street. Gardens are generous and well planted often with garages. Front boundaries intact.

Gladstone Road



The street layout, house plot arrangement, articulating forms and coherent detailing and landscape are a suburban gem and warrant Kelvin Grove and Elmcroft Drive for consideration as a Local Area of Special Character.

Character Area Type: Outer Suburban (Density 18dph) (PTAL 1a, 1b and 2)
Character area Assessment: Area of established high quality



Kelvin Grove



Elmcroft Drive



Hook Rise



Hook Road



Brook Road



Gladstone Road



Hook Road



Hook Rise

6 Ace of Spades

Piecemeal development around the roundabout including The Cap in Hand PH, Ace of Spades shopping parade and retail along Hook Road. Scale rises from the surrounding two storey development to three around the roundabout. Gladstone, Brook and Haycroft Roads contain a mix of attractive Victorian cottages and post war housing all terminating in the open space of the sports ground which makes a positive contribution to this part of the character area. Further north along Hook Road, post war flats and parades define the northern boundary of the area.

Character Area Type: Inner Suburban (Density 24dph) (PTAL 1b and 2)

Character area Assessment: Area requiring enhancements to reinforce identity

Hook 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 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	30	30	0
Character Area total score	60		

Woodgate 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 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		

Orchard 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 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	50	20	0
Character Area total score	70		

Five Acres Farm and Surroundings			
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 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	5	0
Character Area total score	85		

Elmcroft Drive			
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	Green	White	White
Strong street pattern or road layout with well defined public spaces	Green	White	White
Building and street layout that is easy to find your way around with good connections to the surrounding streets	Green	White	White
Area with predominance of buildings of architectural or historic interest	White	Orange	White
Buildings with cohesive scale, massing and details	Green	White	White
High quality public realm and or generally consistent boundary treatments	Green	White	White
Significant trees or shrubs that make a positive contribution to the identity of the area	Green	White	White
Green open spaces or riverside areas that make a positive contribution to the identity of the area	Green	White	White
Topography, significant views or landmarks that contribute to the experience of being within the area	White	White	Red
Area with few vacant or underused sites which affect the character	Green	White	White
Criteria score	80	5	0
Character Area total score	85		

Ace of Spades			
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	White	Orange	White
Strong street pattern or road layout with well defined public spaces	White	Orange	White
Building and street layout that is easy to find your way around with good connections to the surrounding streets	White	Orange	White
Area with predominance of buildings of architectural or historic interest	White	Orange	White
Buildings with cohesive scale, massing and details	White	White	Red
High quality public realm and or generally consistent boundary treatments	White	White	Red
Significant trees or shrubs that make a positive contribution to the identity of the area	White	Orange	White
Green open spaces or riverside areas that make a positive contribution to the identity of the area	Green	White	White
Topography, significant views or landmarks that contribute to the experience of being within the area	White	Orange	White
Area with few vacant or underused sites which affect the character	White	Orange	White
Criteria score	10	35	0
Character Area total score	45		