

19 Chessington North



Origins and General Character

At the beginning of the 20thC Chessington was still very much a rural area. Cox Lane was an ancient route linking Hook Road with the farmland to its east. Towards the end of the 19th century, much of the area still remained as farmland with Moor Lane being an historic route, appearing on the 1860's Surrey maps linking Ewell and Hook. Housing at Frimley and Holmwood Road was built on the site of Chessington Court, one of the notable houses of the area. The Bonesgate PH stands adjacent to the Bonesgate stream, a tributary of the Hogsmill River. The stream was so named as it was thought that the bones of plague victims were buried there. The area today consists of areas of well defined residential development, built as pockets of development over a relatively short period of time between the late 1930's and 50's and then the 1970's.

Land Use

Predominantly housing, with local retail area at North Parade and small parade on Hook Rise South. Castle Hill School is also in the area

Movement

Bridge Road and Moor Lane mark the southern edge of the area connecting Ewell and Chessington, linking through to the A243, with access to the M25 to the south and the A3 to the north. Moor Lane, at its western end, creates a significant route through the area towards Hook. The A3 defines the northern boundary of the area.

Built form

Variety of ages and style of residential development with very long, narrow plots around the Roebuck Road and Mount Road area. Smaller plots and a tighter street layout around the eastern end of Chantry Road contrast strongly with the linear street patterns of Mount, Frimley and Fircroft Roads and their surroundings.

Open space

There are three areas of nature conservation importance in the area. The Bullwhips on Coutts Avenue has no visual amenity value for the surrounding streets, while the open space adjacent to Mount Road as well as the area of open space adjacent to the Hogsmill on the eastern boundary to the area have significant amenity value for surrounding residents. There are a number of other small open spaces within the area, notably those at Sanger Avenue, Mount Road and Glen Road that contribute towards a feeling of a spacious and generously landscaped streetscape.



Chantry Road



Glen Road



Sherborne 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

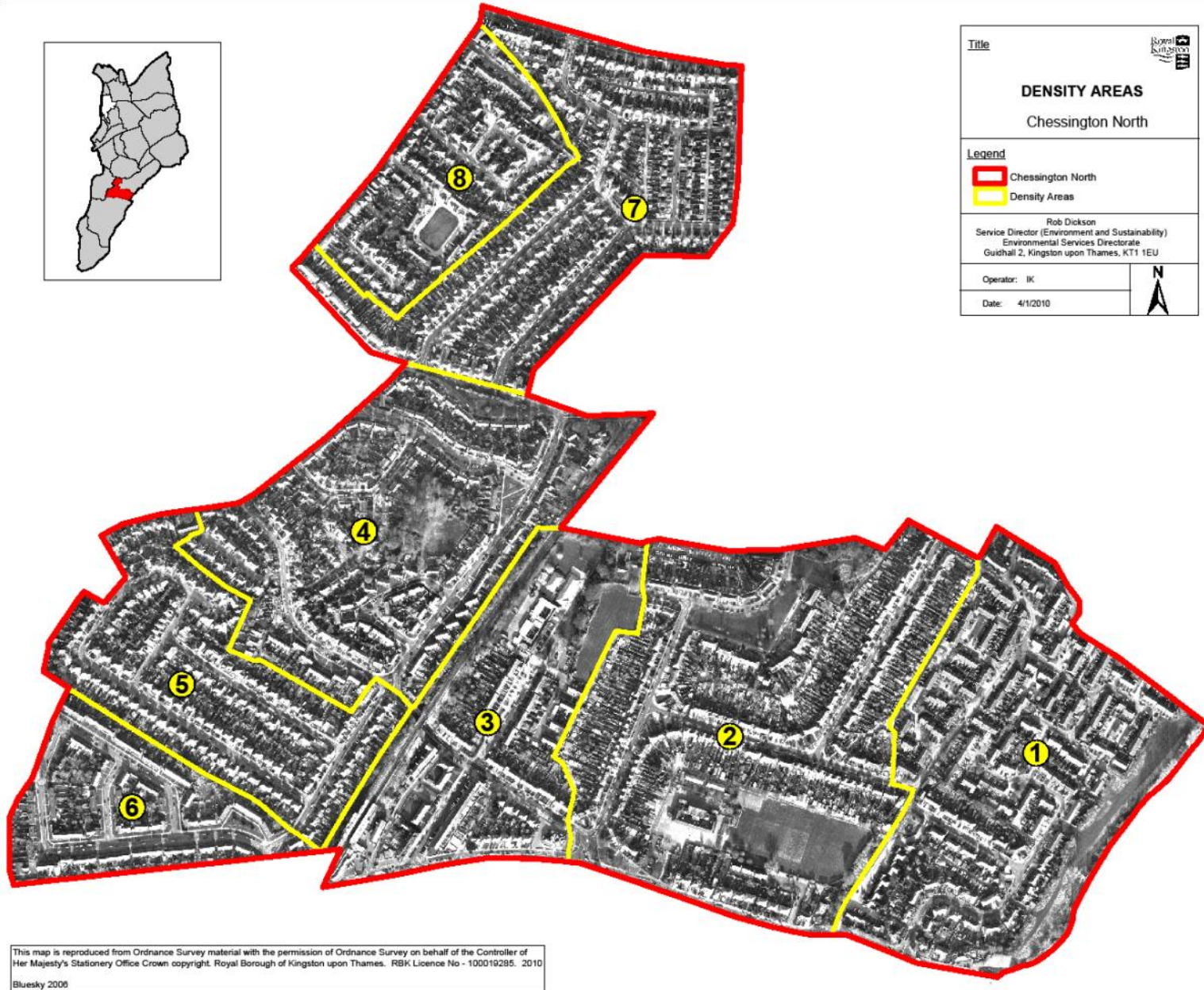
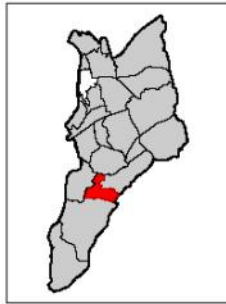


- Urban
- Inner Suburban
- Outer Suburban
- Rural / Open

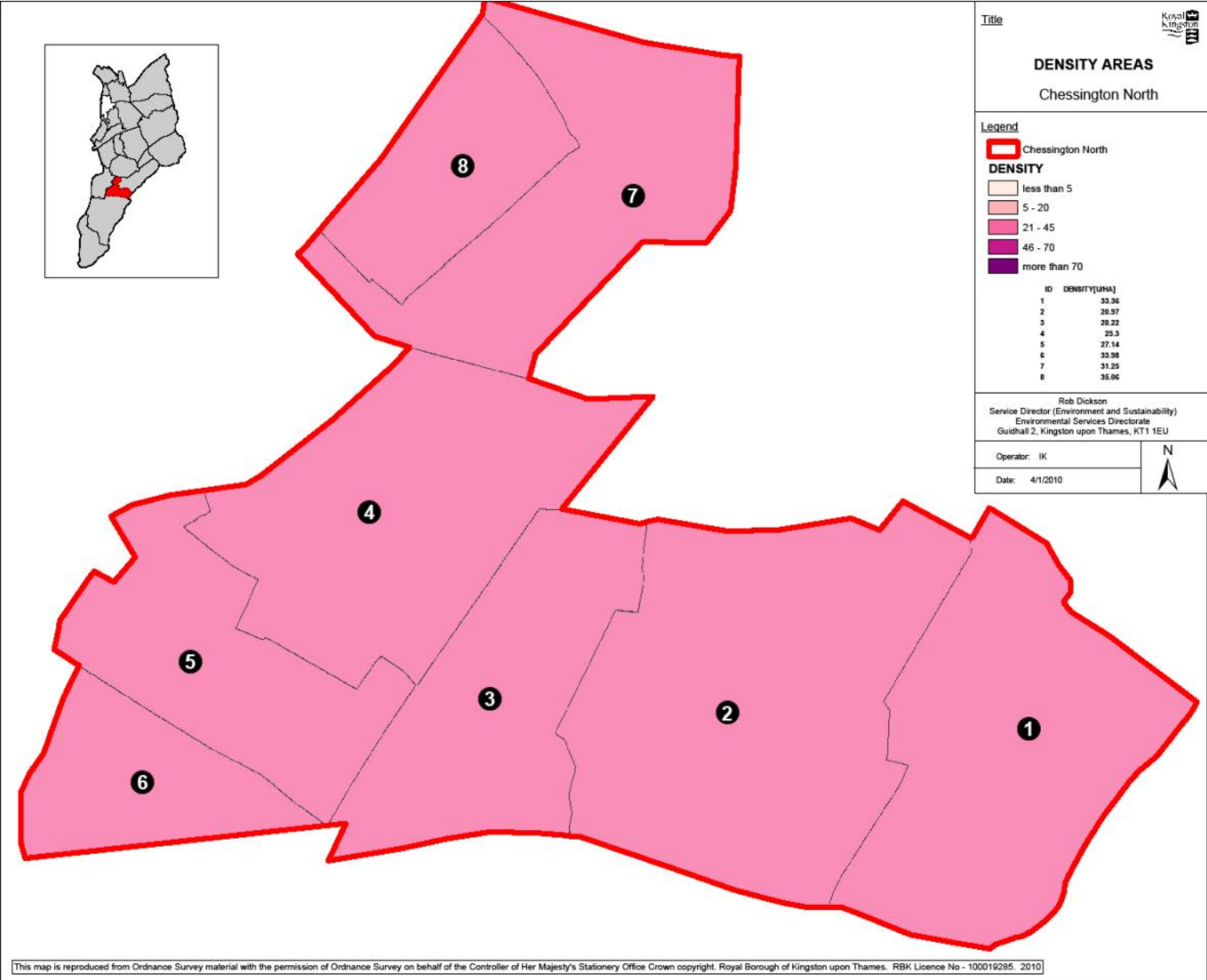
Character Area Assessment



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



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Character Areas



Chantry Road



1 Chantry Road East

Planned estate developed in the 1970's and 80's, consisting of main estate roads and cul-de sacs. Extensive on plot parking and open plan layout with meagre front gardens and pressure for more parking. Houses, predominantly in small terraces and on small plots with open front gardens contributing towards a generously proportioned public realm dominated by parking. Predominantly in pastiche style with few alterations and a cohesive overall character. Long distance views towards Epsom Downs area from Chantry Road eastwards. Hogsmill has significant amenity value for properties on eastern edge of area.



Wolsley Way to the Hogsmill



Lockwood Way



Chantry Road



Views to the south east from Chantry Road



ISSUES:

- On street parking a problem in some areas

Character Area Type: Outer Suburban (Density 33dph) (PTAL 1a,1b and 2)

Character area Assessment: area of established high quality

2 Chantry Road West

1950's short terraces in Chantry Rd and Roebuck Road with very long plots and long rear accesses to garages. Distinctive mansard gables on Chantry Road giving strong roof rhythm. Land falls away from junction of Roebuck Rd and Chantry Rd, again giving long distance views to Epsom Downs to the east. Some street trees and mostly on plot parking where topography allows. Some grass verges remain, but most lost to accommodate pavement parking. 1950's short terraces along Mount Road and around open space which has significant amenity value. Mixed age and style residential along Moor Lane

ISSUES:

- Removal of trees through provision of on street parking destroying leafy character in some areas.



Mount Road



Mount Road



Chantry Road



Chantry Road



On pavement parking in Chantry Rd
section 19 Chessington North/ page 7

Character Area Type: Outer Suburban (Density 21dph) (PTAL1a, 1b and 2)
Character area Assessment: area with scope to reinforce existing character

3 North Parade



North Parade



Chessington North Station



Bray Court to Sopwith Ave



Buckland Road



Castle Hill Primary school



North Parade



The Chessington Oak

Area of mixed uses and character comprising main shopping parade in area, Castle Hill primary school and surrounding residential areas. Moor Lane and Buckland Road; on plot parking with wide pavements. Grass verges in Buckland Road with very generous street proportions ending in the open aspect of Castle Hill Primary School. Chessington Oak is a local landmark on Moor Lane signalling the start of the character area. North Parade; successful local shopping centre, formal parades, street trees, benefiting from a recent improvement scheme. Bray Court, well detailed post war mansion blocks with later Sopwith court suffering from a lack of street tree planting. Station environment lacking in character, potential to create new, high quality enhancement of public realm/buildings.

ISSUES & RECOMMENDATIONS:

- Station area in need of improvements

Character Area Type: Outer Suburban (Density 20dph) (PTAL 1b and 2)
Character area Assessment: area with scope to reinforce existing character

4 Sanger Avenue

Residential area predominantly dating from the 1950's with curving road layout, wide verges, generous areas of planting and some on plot parking. Distinctive short terraces with pantiled roofs and Surbiton Borough Council emblem, constructed by the local authority in Moor Lane, Coutts Avenue and Sanger Avenue. Distinctive layout in Coutts and Sanger Ave with blocks arranged at 45 degrees to road. Moor Lane; 1930's semi-detached houses with tile hanging and some Tudor detailing on gables. The housing on Cox Lane is a sensitive edge to the industrial estate.



Moor Lane





Moor Lane



Coutts Avenue



Moor Lane



Sanger Avenue



Durbin Road



Tudor Close



Romney Close

Short terrace of cottages dating back to late 1800's with strong front boundaries. Romney Close; mixed ages and styles, predominantly 1930's. Tudor Close; distinctive, well detailed Tudor style, 1930's with on plot parking.

Character Area Type: Outer Suburban (Density 25dph) (PTAL 2)
Character area Assessment: area of established high quality

5 Moorfield Road



Station Road
detached



Sherborne Road



Rhodrons Avenue

Cohesive area of 1930's semi-housing with some bungalows in Moorfield Road. Strong identity with brick detailing around doorways, tile hung gables and oriel windows. No grass verges or street trees with on plot parking. Rhodrons Avenue contains mixed 1930's designs including the "suntrap" style above with curved bay and rendered walls.

Character Area Type: Outer Suburban (Density 27) (PTAL 2)
Character area Assessment: area with scope to reinforce existing character

6 Chessington Court Estate/ Frimley Road



Frimley Road



Frimley Road



Frimley Road

Area part of the Chessington Court estate. Planned estate with very spacious open plan layout. Wide grass verges with some street trees and on street parking. Maisonettes arranged as formal terraces with well detailed entrances and strong roof lines. Private rear gardens and generous areas of communal planting.

ISSUES & RECOMMENDATIONS:

- High levels of on street parking.
- Potential for street tree planting.

Character Area Type: Outer Suburban (Density 33dph) (PTAL 2)
Character area Assessment: area of established high quality



Fircroft Road



Fircroft Road



Ashcroft Road



Hook Rise

7 Crofts' Estate/ Fircroft Road

Comprehensive area of 1930'3 semi-detached housing comprising mainly distinctive, mansard fronted properties in Fircroft Road and Hook Rise and side access properties forming balanced pairs in Ashcroft Road. No grass verges or street trees, with on plot parking. Fircroft Road has long distance views towards Tolworth Tower. Small retail parade on Hook Rise South.

ISSUES:

- Lack of street tree planting.

Character Area Type: Outer Suburban (Density 31) (PTAL 1a and 1b)

Character area Assessment: area with scope to reinforce existing character

8 Glen Road



Ranyard Close Area of mixed housing Glen Road comprising a series of cul-de-sacs linked by varied housing on Fullers Way South. Ranyard Close; 1980's terraces with on plot parking and open plan frontages. Narrow street width but planting in front gardens contributes to the public realm. Cumberland Drive consists of 1950's semi-detached houses with roofed gables at ground floor level. On plot parking with limited grass verges and no street trees. Glen Road; 1950's semis and short terraces with on plot parking, laid out around large central open space.

ISSUES & RECOMMENDATIONS:

- Potential for additional planting in Glen Road.

Character Area Type: Outer Suburban (Density 35) (PTAL 1a and 1b)

Character area Assessment: area with scope to reinforce existing character

Chantry Road East			
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	0	0
Character Area total score	80		

Chantry Road West			
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	60	15	0
Character Area total score	75		

North Parade			
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 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		

Sanger Avenue			
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 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		

Moorfield 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	50	20	0
Character Area total score	70		

Frimley 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	80	5	0
Character Area total score	85		

Fircroft 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	50	15	0
Character Area total score	65		

Glen 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	40	25	0
Character Area total score	65		