

Raynes Park Sub Area Neighbourhoods



DRAFT

Raynes Park Local Neighbourhood

Origins and General Character

Raynes Park is a quiet suburban residential neighbourhood west of Wimbledon with a wide variety of architectural styles and typologies. The properties overall are maintained to a high standard and a number are located in the 3 Conservation areas covering parts of this neighbourhood. Raynes Park is characterised by its dichotomy, the railway line which runs across the area created a barrier which led to the development of a primary and a secondary shopping core to service opposite sides of the tracks.

Maps from 1865 indicate that much of the neighbourhood was part of the Cottenham Park estate and Devas estate which were largely farmland subdivided into fields and meadow with woodland to the north. There were some buildings evident along Coombe Lane and the London & South Western Railway had already been established. After the death of the Earl of Cottenham in 1851 the Cottenham Park estate was split up, the 1865 map illustrates the early development of the estate with roads such as Cambridge, Durham, Lambton and Pepys being laid out. The land was divided into large plots which the developer W. S. Sim hoped would become a high class

residential area. Only after 1871 when trains began to stop at Raynes Park Station did development start, however progress was slow and the area was known as 'isolated and neglected'. By the early 1880s there were less than 100 houses north of Coombe Lane, mostly small homes along Richmond Road and Amity Grove served by shops on Durham Road and opposite the new Raynes Park Station. The Worple Road extension in the late 1890s connected the neighbourhood to the wider area and by 1907 trams were running from Kingston which attracted young families wanting to settle in Wimbledon. Small relatively cheap homes were built in Durham, Lambton and Pepys Road, as well as a series of new roads between Lambton and Pepys. Maisonettes appeared round the Cambridge – Durham crossroads and highly decorative Edwardian semis in Dunmore and Stanton Roads on the old Devas Estate. Shops appeared along Coombe Lane, Worple Road and Pepys Road to cater for the increased population.

By the late Victorian period the residential development of Wimbledon was encroaching on the north side of the railway from the east but, apart from a few buildings including the

Junction Tavern and a school, development around Raynes Park station did not start until the beginning of the 20th century. Across the railway a building estate was developed on the south side of Kingston Road which was eventually to become the twelve roads of the 'Apostles' estate. These houses were closely packed cul de sacs of terraced houses. The estate gradually expanded from Bronson Road to Gore Road over thirteen years. The twelve roads were all terraces but vary in style from east to west. Each road was lengthened in subsequent years therefore in most roads there is a transition in style. At east end of Prince George's Avenue near the Kingston Road was located a political club: the Conservative and the Unionist Club, the building is distinctive due to turret feature. Shops appeared along the south side of Kingston Road to cater for the needs of residents on this side of the tracks which suggests that the railway became a barrier between two communities.

The next wave of development came in the 1930s with the development of large detached/semi detached houses along roads such as Devas, Hunter and Durrington Park Road. To the south adjacent to the railway rows of semi detached houses were laid out



Shopping parade on Coombe Lane

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on Camberley, Abbott, Taunton and Somerset Avenue. In the post war period Cranleigh House, Milburn House, Langham Court and Malden Court were developed. The neighbourhood was largely developed at that time apart from an area across the railway where an estate was laid out in the 1970s known as the Carter Estate which consists of 400 low rise flats and houses. Across from this is an enclave beneath the railway line where the Rainbow Industrial Estate became established. Most recently located on Coombe Lane on the northern side of the rail line a new Waitrose store has changed the shape of the town centre, the supermarket is part of a mixed use development which includes residential apartments above. The public realm around the train station on Coombe Lane has recently undergone an enhancement programme.

Built Form

Built form is predominantly 2 storey houses from a variety of periods ranging from late Victorian, Edwardian, interwar and post war with parallel early 20th century commercial strips running on either side of the railway. In the residential area there are distinct enclaves from various eras with varying degrees of ornamentation. The palette of materials used in the area



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includes red brick, yellow London stock brick, pebble render, stone and render mouldings, red tile hangings and timber beam decoration. Motifs include subordinate gable feature, square or canted double bays, hipped or pitched roofs and canopy porches. There are designated conservation areas evident such as Lambton Road, Dunmore, West Wimbledon. To the south east of the neighbourhood the formal cul de sac layout of the grid iron terraces is clearly evident. Also evident to the south of Coombe Lane are the 1930s cul de sac development adjacent to which is the large void of the playing fields. Immediately south of this is the geometric pattern of perimeter block style development. Adjacent to which is a cluster of informally laid out larger blocks which comprises the Rainbow industrial estate.

To the north of Coombe Lane the built form appears predominantly to be loosely structured suburban development of detached and semi detached houses which follow the curvature of the roads. There is however a pocket of grid iron terraces to the west which has a formal layout of terraces running parallel and perpendicular to one another. Voids to the north of the area indicate park

space. There are some larger blocks concentrated in the town centre the largest of which is a supermarket with residential above. The void running across the southern end of the neighbourhood denotes the railway which clearly splits the neighbourhood in two.

Land Use

The predominant land use within the area is residential. However there are a range of uses evident in the neighbourhood such as commercial, retail, open space, community, leisure and education.

Commercial and retail uses are concentrated along Coombe Lane and Kingston Road. Retail and commercial activity also spills onto the southern end of Worple, Durham and Pepys Road. There is an enclave of industrial use evident adjacent to the railways in Rainbow Industrial Estate. There are pockets of open space to the north of the area such as Melbury Gardens, Holland Gardens, 2 private bowling grounds and also a large open space namely Raynes Park Sports Ground. There are 3 churches in the area located on Durham, Worple and Kingston Road and also a public library on Kingston Road. There is a primary school located on Cambridge Road.

Movement



View of the Bellmouth from Coombe Lane

Raynes Park Local Neighbourhood

The area is divided by the railway with services running from Raynes Park station to London Waterloo. The area also benefits from good road connections with the A3 providing access to central London with the additional benefit of the connection to the M25 (Junction 10). Coombe Lane and Kingston Road runs along the primary and secondary shopping cores respectively, these are busy traffic corridors which are London distributor roads. West Barnes Lane, Durham Road and Cambridge Road are also relatively busy and are part of the local distributor road network which connects to either Wimbledon or Bushey Road which is part of the strategic road network.

Traffic has a tendency to back up onto Grand Drive from Bushey Road which connects to the strategic road network (A3). This neighbourhood is divided by the railway which has fragmented the area into two. The railway provides regular services from Raynes Park Station to London Waterloo however it also creates a barrier for vehicular and pedestrian movement across the neighbourhood apart from specific points under railway arches. Driving into the primary retail core area from Kingston Road is not easily navigable as vehicle movement under the railway

arch is restricted to traffic coming from the Approach Road direction. However there are pedestrian links such as the cattle arch which provides the link from Grand Drive to Coombe Lane. There is an additional pedestrian / cycle lane onto Kingston Road. The London cycle network runs along Coombe Lane onto Kingston Road.

Open Space

The neighbourhood is home to two public parks namely Cottenham Park and Holland Park in addition to the municipal Raynes Park sports ground adjacent to which is a private ground the old Wimbledonians sports ground. There are also two private bowling greens, the West Wimbledon bowling club on Durham Road and Southey bowling club on Lower Down Roads.

Cottenham Park is 3.21 hectares recreation ground which opened in 1897 as Melbury Gardens. A map of 1920 shows the recreation ground laid out much as it is today: from the entrance on the south-east corner is a line of plane trees along the east boundary and an area of grass crossed by a diagonal path leading to a hedge, beyond which the land opens out to playing fields which forms the main area of the park. Amenities include a modern pavilion, and tennis

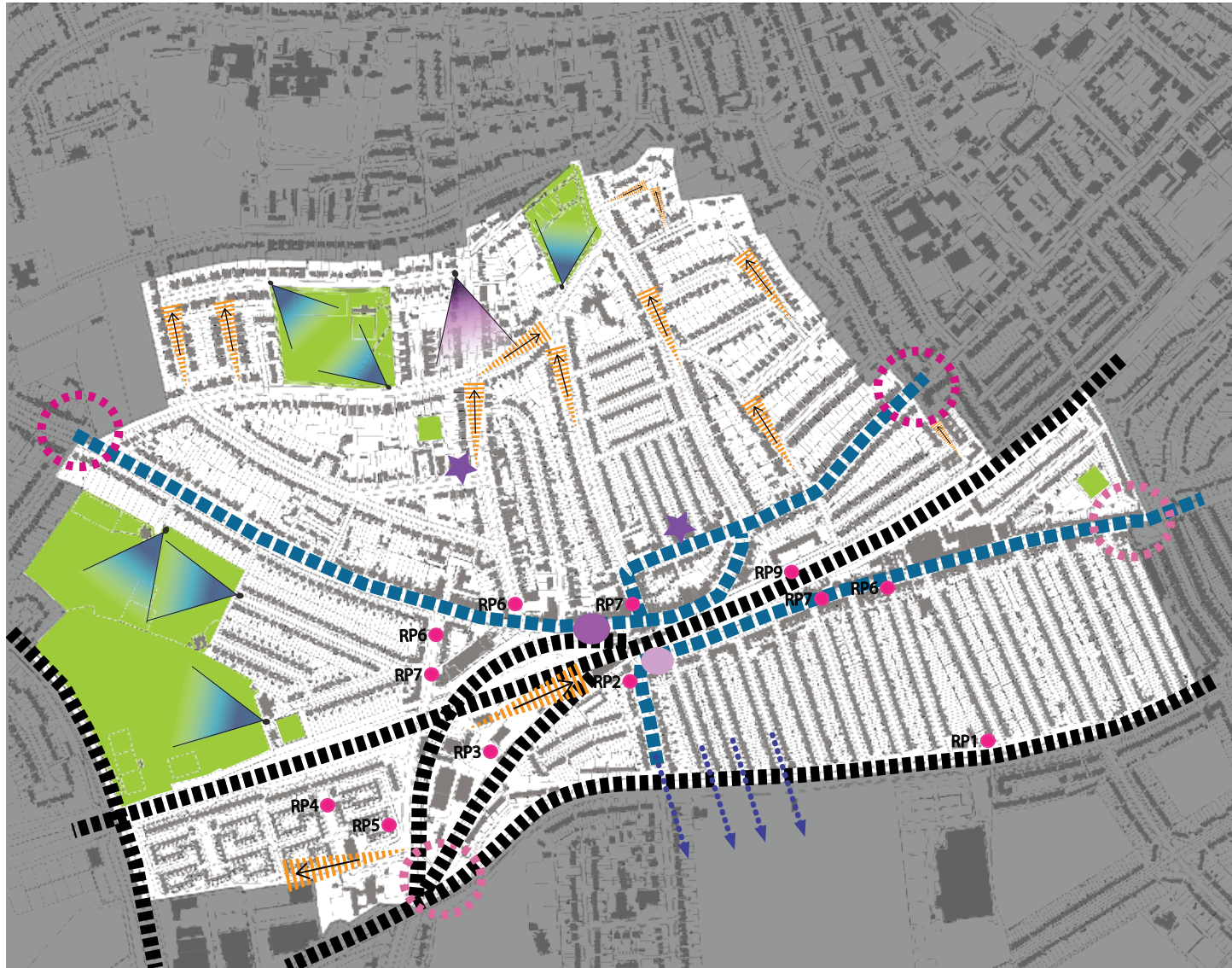
courts. There are perimeter paths and trees, including mature oaks. Holland Garden is secluded open space located in the West Wimbledon side of the neighbourhood. The Garden is accessible from Cambridge Road, Pepys Road and Cottenham Park Road. Amenities to the rear include tennis courts and ornamental gardens. There are perimeter paths, trees and hedges around a central open green space. Raynes Park Sports Ground is large open space to the west of the neighbourhood which comprises of bowling green, cricket wickets, training area, rugby pitches, football pitches, tennis courts and pavilion.











Cottenham Park

Raynes Park Local Neighbourhood





Neighbourhood Analysis





General Neighbourhood Characteristics

-  Major movement corridor
-  Minor movement corridor
-  Major Gateway
-  Minor Gateway
-  Major neighbourhood node
-  Minor neighbourhood node
-  Local landmark
-  Topography gradient

Positive Neighbourhood Characteristics

-  Key view to open space
-  Glimpsed views
-  Panoramic view
-  Green open space

Negative Neighbourhood Characteristics

-  Major barrier
-  RP Public realm enhancement needed

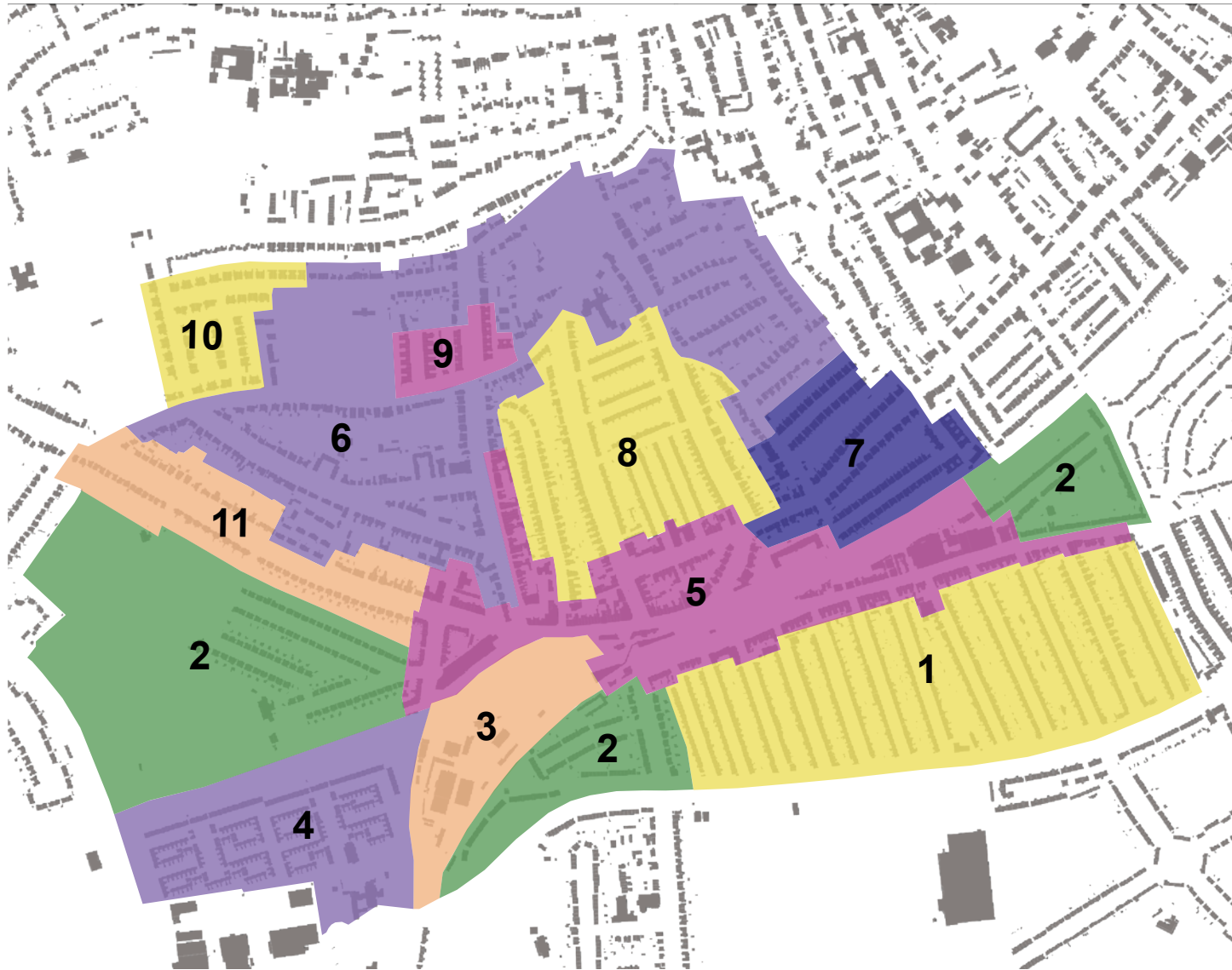
Raynes Park Local Neighbourhood

Heritage Assets

Heritage map to be added at later stage

Raynes Park Local Neighbourhood

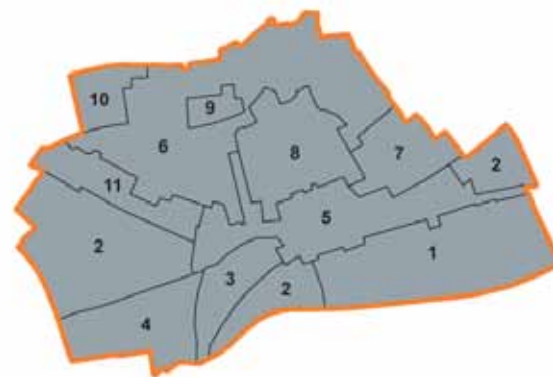
Character Areas



- 1 The Apostles
- 2 Camberley Avenue
- 3 Rainbow Industrial Estate
- 4 Farnham Gardens
- 5 Raynes Park Core
- 6 Cottenham Park
- 7 Worple Road
- 8 Lambton Road
- 9 Panmuir Road
- 10 Melbury Gardens
- 11 Coombe Lane

Raynes Park Local Neighbourhood

Character Areas Assessment, Issues and Guidance



1 The Apostles Character Area

Assessment

This area comprises twelve terraced roads known locally as ‘the Apostles’, a series of quiet residential cul de sac streets some of which are lined with trees. These are tightly packed terraces which follow a grid iron layout running perpendicular between Kingston Road and Bushey Road. Houses are set behind small front garden with front boundary wall and larger garden to the rear. The majority of houses were built in the Edwardian period however the streets were subsequently lengthened which has led to variety in the style of houses along each street particularly towards the Kingston and Bushey Road sides. The terraces are punctuated in places by post war infill on streets such as Chestnut Road, Vernon Avenue and Carlton Park Avenue. There is an array of architectural motifs evident on the houses from east to west. To the east of the estate there is a predominant character of 2 storey houses in yellow stock brick, red brick decorative course with modest render decoration on shallow double bay, sash windows with mullion on ground floor and raised gable on party wall. There is variation in bay windows such as double or half, shallow square and canted bays, a number of houses have tiled canopy projection across ground floor, some of the properties display additional stucco

mouldings and embellishments. Moving west from Edna Road streets begin to exhibit additional features such gabled double bays with simple decorative bargeboard and canopy porches with decorative timber carvings, oriel windows and red tile hangings. There is also a transition in the public realm from east to west as streets from Prince George’s Avenue onwards are more leafy with stronger tree planting which has a positive impact on the street scene. The post war development interspersed in the estate particularly on Chestnut Road, Vernon Avenue and Carlton Park Avenue are 2 storey red brick houses built in the 1950s typically laid out in blocks of 3-4 and set back slightly from the original terrace with front garden and low boundary wall or original hedge. Motifs include simple fenestration, projecting canopy at front door and larger blocks have a central gable red tiled feature overhanging half bay below. Overall the houses in this character are well maintained however there are a number where the finish has diminished; there has been loss of original features such as painting over of brickwork and addition of front porches. On number of streets at the Bushey Road end there are emergency access points which detract from the street scene.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character



Carlton Avenue

1 The Apostles Character Area

Issues & Guidance



Post war infill on Dupont Road



Sydney Road



Carlton Avenue



Tree lined St. Georges Avenue



Sydney Road



Prince Georges Ave



Aston Road

Issues

Public Realm:

- Paving; tarmac with stone kerbs, fragmented finish in places.
- Lack of tree planting on streets towards eastern side of area.
- Visual appearance of emergency vehicle barriers detracts from the street scene.
- Loss of front gardens detracts from street scene.

Built Form:

- Variety in front boundary treatment and finish degrades the cohesion of street scene.
- Addition of glazed porches is prevalent and interrupts the architectural rhythm of terraces.
- Some inappropriate dormer roof additions.

Guidance

Public Realm:

- Maintenance of footpaths required.
- Strengthen tree planting at eastern side of area.
- Retain front gardens where present.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Avoid total infilling of entrance canopies, addition of glazed porches and dormer roof extensions.

Enhancement Project

RP1: Upgrade emergency vehicle entrances and surrounding landscape to enhance overall views down streets in the Apostles area.

2 Camberley Avenue Character Area

Assessment

This character area is made up of 3 separate pockets of similar 1930s and 1950s development to the south of the neighbourhood. To the east just below the railway is Abbott Avenue, to the south of the station there is Grand Drive and Firstway, to the west there is Somerset, Camberley and Taunton Avenue.

These are quiet residential streets the majority of which are laid out as cul de sac streets. The predominant housing type is 2 storey semi-detached or terraced. In addition to the low rise residential streets this area includes a 4 storey 1950s development adjacent to Bushey Road namely Bushey Court which comprises of 97 flats. Typically houses are set back from tree lined street behind small front garden with low boundary wall however properties along Grand Drive and Firstway have larger front gardens. Streets have low traffic flow therefore are relatively quiet apart from Grand Drive where traffic queues develop and Bushey Court which is located just off a busy traffic corridor although established tree panting shields the development from the road.

There are recurring motifs found on both types of development such as the use of red brick, canted bay windows,

red tile hangings on bays or façade, over door canopy and sweeping gable features. Specific to the houses there is repetition of features such as double bays, timbered gables, oriel windows, ground floor red tiled canopy projection with recessed porch, painted render or pebbledash finish on upper floor with red brick at ground floor. Much of the original fenestration has been replaced with uPVC windows. Distinctive to Firstway central pairs on terrace block have mirrored sweeping gable feature with semi-circular arched recessed porch. Specific to Camberley Avenue on one side of the street properties have deep overhanging eaves with decorative brackets.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **65**

Area type:

Area with scope to reinforce the existing character



Camberley Avenue

2 Camberley Avenue Character Area

Issues & Guidance



Canopy porch on Camberley Avenue



Sweeping gables on Firstway



Taunton Road



Kingston Road



Bushey Court



Raynes Park Playing Field



Kingston Road



Abbott Avenue

Issues

Public Realm:

- Paving; tarmac and paving slabs, fragmented finish in places and loss of grass verges.
- Loss of front boundary and/or front garden.

Built Form:

- Loss of original features such as canopy porches.
- Addition of glazed porches is prevalent and interrupts the architectural rhythm of terraces.
- Addition of rooflights on front roof elevation.

Guidance

Public Realm:

- Maintenance of footpaths required.
- Retain front boundaries.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Avoid total infilling of entrance canopies, addition of glazed porches and dormer roof extensions.
- Rooflights should be located in an unobtrusive location, away from the front elevation.
- Any replacement windows should match the glazing pattern of the original.

3 Rainbow Industrial Estate Character Area

Assessment

The Rainbow estate is an enclave of industrial land to the south of the railway station. As a result of the railway infrastructure, the site is an island with only a single point of access from Grand Drive (at its junction with Approach Road). The access passes beneath the south-bound railway line with a moderate gradient in the road into the site.

Whilst the access is well used by the existing site uses, it is informally arranged which can lead to congestion at the site entrance. The site entrance also suffers from some ad hoc parking by commuters and those visiting the town centre. The estate contains approximately 17 plots/units which include a mix of open storage uses, light industrial space and ancillary office areas. The site is currently occupied by a range of low intensity types uses including scaffolding storage; car/van hire; coach parking/storage; skip hire; car repairs/ re-spraying and architectural metal salvage and an office interiors strip-out company. The nature of the current accommodation is such that the site is very traffic generative, and acts as a hub for businesses utilising heavy good vehicles.

The majority of the current buildings on-site consist of larger industrial 'sheds' used for storage or industrial type uses, temporary/prefabricated storage areas and office structures. The general state of the existing buildings, onsite infrastructure including roadways and services and environment is moderate at best, but largely considered to be poor. In particular, a number of the existing buildings are either temporary or coming to the end of their natural life. There are large areas of hardstanding provided throughout the estate, much of which is under used or utilised for open storage such as for scrap metal/car breaking which has the potential to impact upon neighbours. There is also little soft landscaping within the Estate or along the entrance. The majority of the existing buildings are utilitarian in appearance and detract from the local area when viewed from the surrounding roads and from the Raynes Park station platform. As such the estate does not make a positive contribution to the overall character of the surrounding Raynes Park neighbourhood.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscaping**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **25**

Area type:

Area requiring enhancement to reinforce identity



View of boundary treatment to units

3 Rainbow Industrial Estate Character Area

Issues & Guidance



Example of buildings on site



Temporary buildings



Storage yard



Temporary structure



Boundary treatment



View along access road into site

Enhancement Project

RP2: Enhancement of site entrance area.

RP3: Investigation and implementation of masterplan for redevelopment of site for alternative uses.

Issues

Public Realm:

- Public realm is not clearly defined due to current land use.
- Site is cluttered and landscaping is in need of maintenance.
- Entrance to site is in shabby condition with litter visible and congested with parked vehicles detracting from the surrounding area which is a focal point due to proximity to train station entrance/exit.

Built Form:

- Temporary buildings coming to the end of useable life.
- The boundary treatment around units is varied and unattractive with mesh and barbed wire fencing in use.

Guidance

Public Realm:

- Scope to investigate redevelopment of site for alternative uses through comprehensive masterplan.
- Improvement of site entrance so as to enhance surrounding area.

Built Form:

- Removal of temporary buildings, investigation of permanent buildings suitable for future uses.
- New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.

4 Farnham Gardens Character Area

Assessment

Just off West Barnes Lane, is Farnham Gardens, which is largely characterised by uniform blocks of 2 and 3 storey residential buildings. Buildings are arranged in a series of geometric cul de sacs following Radburn layout design principles which has resulted in a block arrangement that lacks permeability or legibility.

Vehicular access is from West Barnes Lane onto Bodnant Gardens from which a series of cul de sac roads branch off. The estate has a substantial gradient, the layout steps up to follow the topography. Within each cul de sac houses are arranged in blocks around an internal central green space and have pedestrian links to an additional green space which serves as a communal space for the surrounding blocks. The housing typology is generally arranged in this manner whilst 3 storey flat blocks run parallel to the railway line.

Both houses and flats have a uniform rectangular block shape in red brick with coloured cladding across upper façade. Architectural features include simple fenestration; some units have a very small window aperture, recessed balconies on flats and recessed porches. Houses and ground floor flats have small gardens to the rear which

are enclosed by high brick boundary wall or fencing. Houses predominantly front onto parking bays and or patch of grass whilst flats front onto raised planters with parking bays to the fore. The estate is difficult to navigate due to the uniformity of the buildings and layout with poorly conceived pedestrian links for example narrow walkways with little or no natural surveillance. Due to the size, shape and location of communal green spaces they do not offer substantial amenity benefit and appear to serve as a landscaped route which the surrounding buildings do not address. The estate is well maintained however there is need for overall enhancement of the buildings and public realm.

Carter House and West Wimbledon Primary school are also included in this area. Adjacent to Bodnant Gardens is Carter House, a residential care home which is a contemporary 5 storey building in yellow brick with rendered semi circle projection over entrance and recessed top floor. The school is located across from Bodnant Gardens; a raised section of Bushey Road forms the southern boundary to the school grounds. The school was built during the 1970s and has a modernist utilitarian appearance.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **55**

Area type:

Area requiring enhancement to reinforce identity



Polesden Gardens

4 Farnham Gardens Character Area

Issues & Guidance



Low rise housing on Bodnant Gardens



Hidcott Gardens



Farnham Gardens



Pedestrian walkways



Houses backing onto communal green space

Issues

Public Realm:

- Footpaths; tarmac a, fragmented finish in places.
- Lack of wayfinding signage to navigate around the estate.
- Communal greens spaces and overall landscaping in need of enhancement.
- Street furniture such as railings and lampposts in poor condition.

Built Form:

- Loss of original features such as doors detracts from the cohesive style of the estate.
- The finish on some of the cladding has degraded on some blocks.

Guidance

Public Realm:

- Maintenance of footpaths and landscaping required.
- Introduction of new street furniture and way finding signage across estate.

Built Form:

- Retain original features where present.

Enhancement Project

RP4: Upgrade of public realm, Installation of new street furniture and wayfinding signage.

RP5: Investigate overall enhancement of estate buildings through re-cladding of facades.

5 Raynes Park Core Character Area

Assessment

The centre comprises of a parallel primary and secondary core to the north and south of the railway respectively which once served the need of residents on either side.

The retail parade along Kingston Road now acts as a secondary core which is inhabited by commercial units and businesses typical of a transition area into a town centre. The character towards the railway station is Edwardian interspersed with some contemporary development. Adjacent to the railway there are larger utilitarian buildings formerly used for commercial/industrial purposes, where the building line is interrupted with varied plot sizes. From the eastern end of the road there is a transition from modest houses with or without shop fronts on ground floor to more ornate purpose built shopping parades closer to the train station. More defined shopping parades towards the train station display front gable features, generally red brick with render decoration, some with mansard roof articulation and dormer windows, parades bookended by turrets. This parade is disconnected from Coombe Lane due to the railway however there are pedestrian links through tunnels such as the cattle arch. A prominent feature cutting across

the area is the raised railway infrastructure. The focus for the town centre on Coombe Lane is around the station, the public realm around which is known as 'The Bellmouth' has recently been enhanced. Buildings on the railway side are low rise 1 storey blocks whilst those across the street range from 2-5 storeys with active frontage on ground floor and residential/office accommodation above and are typically from the Edwardian period. The parade on Coombe Lane has a linear symmetry in parts due to the horizontal rhythm of features on facades such as moulded cornice and raised parapet. The roof line is near consistent however there is an occasional shift in height of 1 storey or punctuated by a slightly taller corner element. On exiting the station the bank building and public house are 2 focal points in the street scene. The bank is a 3 storey red brick building with pronounced render quoins, classical style decorative parapet and cornice, central to the parapet is an arched pediment. At the corner is the public house building which is a yellow brick 3 storey building which punctuates the parade with prominent turret. Motifs include arched windows and dormer windows with decorative pediment. Towards West Barnes Lane there is a shift in the style of parade

with a low rise Arts & Craft style block in red brick with tiled gable feature. The parade along Coombe Lane is more defined around the railway station however the retail zone character tails off into surrounding streets such as Durham Road, West Barnes Lane, Worple Road and Pepys Road. Shopping parades have extended into what were originally Edwardian residential properties and developed in a piecemeal fashion which has resulted in a rather fragmented core; this is particularly evident around Durham Road with shop fronts set back on hard standing and disjointed appearance of shop fronts. A recent Waitrose development has bridged this area to the heart of the retail core with a contemporary mixed used 5 storey block which has a public piazza.

Part of Worple Road is included in a conservation area and it comprises mainly commercial and community uses. The outstanding architectural interest of the Church is a key feature, as is the related design of the church hall (Lantern Arts Centre and Day Nursery). The two short terraces of shops/flats are notable for their shop fronts and the small scale design details generally.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

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- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character

5 Raynes Park Core Character Area

Issues & Guidance



Coombe Lane



Kingston Road



Worple Road



Coombe Lane



Worple Road



'The Bellmouth'



Coombe Lane

Issues

Public Realm:

- Paving materials slab and or tarmac with fragmented finish on Kingston Road, Durham Road and West Barnes Lane.
- Railway embankment, fences and arches are highly visible and in a condition which detracts from the area.
- Loss of boundary line on Durham Road due to commercial use creates a disjointed appearance.

Built Form:

- Loss of original shop front features in places such as pilasters.
- Finish on some shopfronts has degraded and quality of signage along parades varies which creates a disjointed appearance.

Guidance

Public Realm:

- Maintenance of footpaths on Kingston Road, Durham Road and West Barnes Lane. Rationalise public realm on Durham Road.
- Enhance railway embankment landscaping, fences and arches.

Built Form:

- Implement shop front improvements throughout town centre core.

Enhancement Project

RP6: Enhance public realm on Kingston, Durham Road and West Barnes Lane.

RP7: Implement shop front improvement scheme.

RP8: Enhancement of railway embankment, fences and arches.

6 Cottenham Park Character Area

Assessment

This area covers a large tract of loosely structured suburban development. It comprises of residential detached and semi detached 2-3 storey houses to the north of the railway line parts of which fall into conservation areas. The area particularly to the east is characterised by gradients in the topography where streets are aligned along the contours of the land.

To the east are streets of 1930s detached suburban houses in various architectural styles ranging from restrained modernism to houses inspired by the Arts and Craft tradition. Buildings are set back from tree lined streets behind large front gardens. Houses typically differ from adjacent properties but there are recurring architectural features which unifies the character of the area. Motifs include large sweeping gable, large chimney stack, canted double bays, panelled windows, timber beams, red tile hangings deep overhanging eaves and bow windows. Similar motifs are evident on the eastern end of Melbury Gardens interspersed with some contemporary development.

To the west on roads such as Cambridge Road development first appeared in the 1890s however the

area was slow to develop therefore it is interspersed with properties from 1920s and 1930s. Typical to this area are large detached or semi detached houses which vary in features. The layout follows that streets are tree lined and houses are set back behind small front garden, however plot sizes differ in places. Planting in private gardens contributes positively to the street scene. There are various motifs used throughout which include bow windows, double bay, front gable features heavily, red tile hangings, decorative bargeboard, decoration such as herring bone and fish scales on gable features. The predominant material is red brick some with render on upper floors and or painted render however the larger houses are red brick with simple render decoration. There are some impressive pairs facing Melbury Gardens with balcony over double bay, oval windows and shaped gable feature. Towards the eastern end of Cambridge Road there is a terrace block of large houses which are stepped to follow the change in curvature of the road at this point.

Richmond Road consists of Edwardian properties to the west and later infill from the 1920s, 1930s and post war period. It is a leafy street of detached and semi detached houses which

are set back from street behind front garden and boundary treatment. The established plants and trees in private gardens enhance the leafy character of the street. Motifs common to this area are panelled windows, large chimneys. Materials in use red and brown brick some with brick at ground floor and or painted render. There are pockets of post war development, such as Parkfield Avenue which are 2 storey semi detached houses in red and brown brick with curved suntrap windows, hipped roof with deep overhanging eaves and canopy porch.

Durham Road is predominantly terraced houses with typical Edwardian features as noted throughout area. There is variation on the part of Pepys Road included in this area built during the 1930s typically 2.5 storey semi-detached house with ground floor in red and render on upper floors, features such as canted bays, red tiled canopy porch, timber beam decoration, oriel windows interspersed with later development such as 1 storey bungalow with wide sweeping gable from the 1970s. A prominent building in the area is St. Matthews Church which is a large red brick buildings with arched fenestration.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **95**

Area type:

Area of established high quality

6 Cottenham Park Character Area

Issues & Guidance



Cambridge Road



Cambridge Road



Devas Road



Richmond Road



Hunter Road



Cambridge Road



Durham



Durrington Road



Richmond Road

Issues

Public Realm:

- Loss of grass verges on Richmond Road.
- Loss of front garden and/or boundary wall in places.

Built Form:

- Loss of original features such as windows is widespread.
- Installation of multiple rooflights on front roof elevation creates visual clutter.

Guidance

Public Realm:

- Reinststate grass verges on Richmond Road.
- Retain front boundaries and/or garden where present.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Rooflights should be located in an unobtrusive location, away from the front elevation.
- Original windows should be retained if possible, any replacement windows should match the glazing pattern of the original.

7 Worple Road Character Area

Assessment

Typical to this area are tree lined streets of terraced houses with elaborate timber decoration.

Dunmore Road has been designated as a conservation area due to the elaborate detailing of the houses and their consistency of character. Streets such as Stanton Road and part of Worple Road are included in this area as they share a similar architectural palette and colour palette of predominantly white and red. In contrast to other streets Worple Road is a wide sweeping busy traffic corridor whilst Stanton Road has similar street scene to Dunmore Road.

Dunmore Road is lined on each side with similar two storey properties of the same period and style. The front boundaries are lined with a variety of fences and walls, with white picket fencing predominant. A significant element of its character are the trees which line both sides of the road. Houses are laid out in semi detached pairs. Each of the other single-fronted semi-detached pairs consists of canted bay windows on the ground and first floors each side of the party wall and topped by a steep gable, beside which is a front door within an overhanging porch on the ground floor and a single window above. The roofs are topped by chimneys on the line of the party

walls. Both the gable end and party walls project above the roof line and are capped with red tiles.

The tiled roofs have red ornamental finials to the ridges to the main roof and the roof to the projecting gables. The facades are a mixture of brick, render and ornamental tile. The lower part up to the height of the first floor window cills is of red brick with rendering above including the gables, which are framed in timber bargeboards. The canted bays are enlivened by panels of red ornamental tiles below the first floor windows, the ground floor windows have small keystones, and there are simple capitals to the rendered corner piers to the ground floor bays. The roofs to the wide projecting entrance porches are of red tiles, and the top rail and bottom panels of the openwork timber porches contain ornamental trelliswork. The glazing to the front doors and windows are of decorated leaded glass. The original timber white painted panelled front doors include a circular glass panel above the letterbox which reflects the circular motif to the porches and the panel to the sidelight. The sash windows are of timber, painted white, with ornamental frames to the top lights. The houses on Stanton Road are also semi-detached

with motifs such as fish scale tiles on front gable, wooden balcony, double canted bay, panelled glazing some with arches and or small panes on upper sash. Pairs share a gable with timber beam decoration, ground floor red tiled projection with recessed porch surround by decorative trelliswork. The character of houses along Worple Road has been broken down by painting over however features include red tile hangings across centre of double bay, red tiled canopy porch, decorative timber window frames, decorative glazing patterns, front gable projection and raised parapet.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **80**

Area type:

Area of established high quality

7 Worple Road Character Area

Issues & Guidance



Stanton Road



Worple Road



Dunmore Road



Stanton Road



Dunmore Road



Worple Road

Issues

Public Realm:

- Fragmented pavement finish on Stanton and Dunmore Road.

Built Form:

- Installation of roof lights on front roof elevation breaks the architectural rhythm of terraces.
- Proliferation of satellite dishes on Stanton Road detracts from the cohesion of terrace elevation.

Guidance

Public Realm:

- Maintenance of footpaths required on Stanton and Dunmore Road.

Built Form:

- Satellite dishes and rooflights should be located in an unobtrusive location, away from the front elevation.

8 Lambton Road Character Area

Assessment

The predominant characteristic of this area is the formal layout of the streets. Much of the area is part of the Lambton Road conservation area. Properties generally date from late Victorian and Edwardian period. Central to the area are Trewince, Tolverne, Rosevine, Kenwyn and Pendarves Roads which comprise tight knit terraces of houses, with small front gardens, and a strong geometry to the layout. In contrast to surrounding streets these roads are level and enclosed by two streets Lambton and Pepys with a moderate gradient. The architecture of the buildings within each street is very strongly cohesive. There are street trees, and high quality materials used in the public realm. Houses are in yellow London stock brick with red brick decorative courses and modest render decoration. Features include canted double bays with sash windows and raised party wall parapet.

Along Lambton Road one side of the street relates closely to houses in Pendarves Road and Kendarves Road differing in details such as gabled pairs in terrace and more ornate render decoration. There are semi-detached houses which have their own unique style however many of the houses are linked together by common design

details such as gabled facades, bay windows, render embellishments and decorative brick courses. Front gardens tend to be longer here with tree planting along the street. The houses along east side of Pepys Road closely relate to the tightly knit grid iron terraces due to their cohesive style and in the use of materials and similar motifs.

There is a change in character along Amity Grove which has a slight curvature and gradient however is included in this area due to similar materials and motifs. Houses here are generally 2 storeys with a more modest scale than nearby terraces. There are blocks with cohesive appearance interspersed with houses in a variety of finishes. Recurring motifs are half bays, recessed arched porch, buildings are either red brick with yellow brick decorative courses or the reverse with some painted over. There is also some post war infill in this area. At the Coombe Lane end there is a striking 2.5 storey terrace of 6 houses, the design involves paired houses to form 3 strong gables facing the street in a gothic revival style in red brick with stone detailing to the ground and 1st floors, white brick with terracotta panels in chequerboard arrangement to the 3 gables.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscapes**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **80**

Area type:

Area of established high quality



Pendarves Road

8 Lambton Road Character Area

Issues & Guidance



Tolverne Road



Amity Grove



Amity Grove



Lambton Road



Lambton Road



Pendarves Road



Pendarves Road



Rosevine Road



Pepys Road

Issues

Public Realm:

- Loss of front garden and or boundary wall/fence in places.
- Paving materials slab and/or tarmac fragmented finish.

Built Form:

- Infilling of recessed porch or addition of porch interrupts the rhythm of the terrace.
- Loss of original features such as doors and windows in places, isolated instances of painting over of brickwork which disrupts terrace elevation.
- Installation of multiple rooflights on front roof elevation creates visual clutter.

Guidance

Public Realm:

- Maintenance of footpaths required.
- Retain front boundary and/or garden where present.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain original features such as windows and doors where present.
- Avoid total infilling of entrance canopies, addition of glazed porches and dormer roof extensions.
- Rooflights should be located in an unobtrusive location, away from the front elevation.

9 Panmuir Road Character Area

Assessment

This area comprises a pocket of Victorian/Edwardian houses along Panmuir Road and Durham Road which are distinct from the predominantly loosely structured suburban development around. Properties are typically terraced maisonettes and whilst there are minor differences of detailing within this area, the overall impression is that of a strong sense of architectural cohesion.

The maisonettes have a clearly expressed and rigid geometry to the plot and building layout. The maisonettes are built as short terraces, which mostly contain 8 maisonettes. Each terrace has two entrances, with central recessed porch entrance which provides the main architectural focus of the buildings. Central porch is richly detailed in white painted stone or render, and displays classical design and detailing. There is a classical portico with pilasters and corbels to each side. The 2 buildings which mark the junction of Cambridge Road and Durham Road have octagonal corner turret features, with a steeply pitched pyramid roof in slate. One retains a slim finial. Each building has brickwork to the ground floor elevation, and pebbledash to the 1st floor but with brick to both levels on the projecting 2 storey canted bays.

Other details include projecting bays either square or canted, central chimney on eaves line, either flat or pitched front gable detail over bays some with timber beam decorations, use of 'dog tooth' moulded brick detailing, terracotta panels on bays and terracotta coping tiles on party wall. Original windows are sliding sash with distinctive glazing detail.

Houses on Durham Road have relatively deep gardens whilst those on Panmuir Road are small set behind boundary treatment of fence some with shaped hedge. Houses are aligned along a moderate gradient on Durham Road whilst Panmuir Road is level. Streets are of a high quality design and are lined with trees; many of the gardens have established shrubs and trees which make a positive contribution to the street scene. Overall the area is of established high quality however there is some evidence of loss of detail.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

- Identity**
- Urban Layout**
- Movement**
- Architectural Interest**
- Built Form**
- Public Realm**
- Trees**
- Landscape**
- Features**
- Economic Vitality**

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **85**

Area type:

Area of established high quality



9 Panmuir Road Character Area

Issues & Guidance



Panmuir Road



Durham Road



Durham Road

Issues

Public Realm:

- Paving tarmac with concrete kerb fragmented finish on Panmuir Road.

Built Form:

- Installation of rooflights on front roof elevation creates visual clutter.
- Loss of original features such as windows in places.



Tree lined Panmuir Road



Durham Road



Durham Road

Guidance

Public Realm:

- Footpath enhancement required on Panmuir Road.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Original windows should be retained if possible, any replacement windows should match the glazing pattern of the original.
- Rooflights should be located in an unobtrusive location, away from the front elevation.



Durham Road



Panmuir Road



Panmuir Road

10 Melbury Gardens Character Area

Assessment

This area is characterised by a distinct housing type of quarter houses whereby the semi detached pairs are divided into 4 houses with individual gardens to the front and rear of the building.

Most striking about the street scene is the high front boundary fences which are in contrast to the low boundary treatments predominant in the surrounding area. This affords the garden privacy to the street facing property however the variety and quality of the boundary treatment is poor and detracts from the street scene. The pairs have unusual roof structure of flat top hipped roof some of which include dormer windows clad in red tile hangings. Houses are generally red brick at ground floor and white render on upper floor with red brick quins. Features include exposed red brick chimney stack with large terracotta chimney flutes, terracotta coping tiles topping party wall and red tile roof. Projecting bay windows are evident throughout some flat roof and some with pitched gable subordinate roof with decorative bargeboard. Some of the houses are also subdivided into flats.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape
Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **70**

Area type:

Area with scope to reinforce the existing character



Laurel Road

10 Melbury Gardens Character Area

Issues & Guidance



Melbury Road



Melbury Road



Melbury Road



Melbury Road



Melbury Road



Laurel Road



Melbury Road

Issues

Public Realm:

- Variety and condition of boundary treatment creates a disjointed street scene.

Built Form:

- Loss of original wooden canopy porch and or infilling of porch.
- Installation of rooflights on front roof elevation creates visual clutter.

Guidance

Public Realm:

- Original boundary fence and treatment (fence and hedge) should be retained where present or reinstated where possible.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Original windows should be retained if possible, any replacement windows should match the glazing pattern of the original.
- Rooflights should be located in an unobtrusive location, away from the front elevation.

11 Coombe Lane Character Area

Assessment

This area marks a transition from town centre into a residential area. Houses are well set back shielded from the busy Coombe Lane behind tree lined grass verges and relatively deep front garden some with low front boundary treatment.

The front boundary of properties is well set back from vehicular traffic behind designated cycle lane, large grass verge lined with mature trees and pedestrian footpath. Houses are detached or semi detached on relative large building plots in comparison to surrounding area. To the south of Coombe Lane properties were typically built during the 1930s. There are recurring features throughout which include hipped roof with subordinate gabled roof, red brick at ground floor and white render or pebble dash upper, red tiled canopy porch, canted or square bay, oriel windows and timber beam decoration.

To the north of Coombe Lane properties date from the early 1900s apart from some later post war infill. Just beyond Raynes park core are two pairs of two storey semi detached houses, which date from 1909. The design of the buildings is based on the Arts and Crafts style. The materials used include brick banding which in

the case of one pair involves yellow stock and brown brick, and in the case of the other brown and red bricks. The roofs are of slate, and the bay windows have tile hanging. The most notable features of interest include the overall Arts and Crafts style of the buildings, the corner windows, the windows in the half gable roof, and the curved line of the tile hanging used on the front bays.

Post war infill follows the building line of older properties, these are 2 storey red brick pairs with modest features such as hipped roofs and suntrap windows.

Criteria Based Assessment

The qualitative attributes of each character area are assessed by using the following criteria:

Identity
Urban Layout
Movement
Architectural Interest
Built Form
Public Realm
Trees
Landscape Features
Economic Vitality

Each criteria point is scored according to whether the contribution made to the character area is good, moderate or poor. The total score defines whether an area is an:

- 1) Area of established high quality
- 2) Area with scope to reinforce the existing character
- 3) Area requiring enhancement to reinforce identity

Character area assessment sheets with breakdown of score and neighbourhood assessment map are located at the end of this chapter.

Overall Score: **85**

Area type:

Area of established high quality



Typical house on Coombe Lane

11 Coombe Lane Character Area

Issues & Guidance



Post war infill on Coombe Lane



Semi-detached houses on Coombe Lane



Loss of front garden and boundary wall



Notable pairs on Coombe Lane



Houses set back from Coombe Lane



Edwardian house on northern side of Coombe Lane

Issues

Public Realm:

- Loss of front garden and or boundary wall in places.

Built Form:

- Loss of original windows and doors widespread.
- Installation of rooflights on front roof elevation creates visual clutter.

Guidance

Public Realm:

- Retain front boundary and/or garden where present.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Original windows should be retained if possible, any replacement windows should match the glazing pattern of the original.
- Rooflights should be located in an unobtrusive location, away from the front elevation.

Raynes Park Local Neighbourhood

1 The Apostles Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets		Moderate	
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area		Moderate	
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		Moderate	
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	40	30	
Character Area Total Score	70		

2 Camberley Avenue Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		Moderate	
Urban Layout: Strong street pattern or road layout with well defined public spaces		Moderate	
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area		Moderate	
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		Moderate	
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	30	35	
Character Area Total Score	65		

Raynes Park Local Neighbourhood

3 Rainbow Industrial Estate Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces			Poor
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			Poor
Architectural Interest : Area containing buildings of architectural or historic interest			Poor
Built form: Buildings with cohesive scale, massing and details			Poor
Public Realm: High quality public realm and or generally consistent boundary treatments			Poor
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		Moderate	
Economic Vitality : Area with few vacant or underused sites which affect the character		Moderate	
Criteria Score	10	15	
Character Area Total Score	25		

4 Farnham Gardens Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces		Moderate	
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets		Moderate	
Architectural Interest : Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality : Area with few vacant or underused sites which affect the character	Good		
Criteria Score	30	25	
Character Area Total Score	55		

Raynes Park Local Neighbourhood

5 Raynes Park Core Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets		Moderate	
Architectural Interest: Area containing buildings of architectural or historic interest		Moderate	
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments	Good		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area		Moderate	
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		Moderate	
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	50	20	
Character Area Total Score	70		

6 Cottenham Park Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development		Moderate	
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest	Good		
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments	Good		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Good		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	Good		
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Good		
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	90	05	
Character Area Total Score	95		

Raynes Park Local Neighbourhood

7 Worples Road Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest	Good		
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments		Moderate	
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Good		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area		Moderate	
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	70	10	
Character Area Total Score	80		

8 Lambton Road Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good		
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good		
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good		
Architectural Interest: Area containing buildings of architectural or historic interest	Good		
Built form: Buildings with cohesive scale, massing and details	Good		
Public Realm: High quality public realm and or generally consistent boundary treatments	Good		
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Good		
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	80		
Character Area Total Score	80		

Raynes Park Local Neighbourhood

9 Panmuir Road Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Green	White	White
Urban Layout: Strong street pattern or road layout with well defined public spaces	Green	White	White
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Green	White	White
Architectural Interest: Area containing buildings of architectural or historic interest	Green	White	White
Built form: Buildings with cohesive scale, massing and details	Green	White	White
Public Realm: High quality public realm and or generally consistent boundary treatments	White	Orange	White
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Green	White	White
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	White	White	Red
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Green	White	White
Economic Vitality: Area with few vacant or underused sites which affect the character	Green	White	White
Criteria Score	80	05	
Character Area Total Score	85		

10 Melbury Gardens Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Green	White	White
Urban Layout: Strong street pattern or road layout with well defined public spaces	Green	White	White
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Green	White	White
Architectural Interest: Area containing buildings of architectural or historic interest	White	Orange	White
Built form: Buildings with cohesive scale, massing and details	Green	White	White
Public Realm: High quality public realm and or generally consistent boundary treatments	White	Orange	White
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	White	Orange	White
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	White	Orange	White
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	White	White	Red
Economic Vitality: Area with few vacant or underused sites which affect the character	Green	White	White
Criteria Score	50	20	
Character Area Total Score	70		

Raynes Park Local Neighbourhood

11 Coombe Lane Character 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)
Identity: Clearly identifiable edges that distinguish the area from the surrounding development	Good	Moderate	Poor
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good	Moderate	Poor
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good	Moderate	Poor
Architectural Interest: Area containing buildings of architectural or historic interest	Good	Moderate	Poor
Built form: Buildings with cohesive scale, massing and details	Good	Moderate	Poor
Public Realm: High quality public realm and or generally consistent boundary treatments	Good	Moderate	Poor
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Good	Moderate	Poor
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	Moderate	Good	Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Moderate	Poor	Good
Economic Vitality: Area with few vacant or underused sites which affect the character	Good	Moderate	Poor
Criteria Score	80	05	
Character Area Total Score	85		

Raynes Park Local Neighbourhood

Character Area Assessment

