

Wimbledon Sub Area Neighbourhoods



DRAFT

30 Worple Road

Worple Road Local Neighbourhood

Origins and General Character

Worple Road is a predominantly residential neighbourhood just to the west of Wimbledon Town, the boundary to the north is defined by the Ridgeway and to the south the railway line. Worple Road is a dominant feature in the area as it bisects this neighbourhood in two. The most striking characteristic of this area is the cumulative gradient of the roads running north of Worple Road which build from gentle slope to steep apex at The Ridgeway.

Worple Road is a busy traffic corridor between Raynes Park and Wimbledon with typically 4 storey apartment blocks running either side. Parts of this neighbourhood area overlap into two conservation areas namely Wimbledon Hill Road and Wimbledon West. To the west of the neighbourhood there is a concentration of school buildings many of which were formerly mansions. There has been a loss of much of the original character of the neighbourhood particularly on the periphery of the conservation areas and around Worple Road where large houses were demolished and blocks of flats built. Prior to the 1870s the neighbourhood of Worple Road was meadowland; it is thought that Edge

Hill is Wimbledon's one surviving link with its medieval system of cultivation. It was a strip of meadowland which went no further than the edge of the hill therefore was named Edge Hill. Worple Road was a quiet path through fields which petered out at what is now the south end of The Downs. The name Worple derives from the sixteenth century 'Warpelle', a 'common way' or public right of way. The land was divided up into small closes of four to six areas surrounded by hedges with names such as Upper Coppins Field and Great Ladies Close. Edge Hill and The Downs appear as long strips of land which were not included in the land subdivision and used as pathways to other fields. At this time The Downs was an important right of way route which linked Wimbledon and Merton Commons.

First development in the neighbourhood appears on maps dating from the period 1865-1880 with development of Wimbledon School built in 1859 to the north which was at that point only accessible by The Ridgeway. In 1866 a developer bought up a large field opposite the school and a number of large mansions in the wider area: Donhead Lodge (now a preparatory school) and Charlton House (the site of Oakhill Court). All

were in a similar style set in large gardens with many trees. About a year later Ivyhurst was built (now Edge Hill Court). As a result of this piecemeal development Edge Hill as a street name first appeared on the 1869 map. Buildings of architectural interest built in the area during this period are the Grade II listed St. John Church built in 1875 and The Roman Catholic Church of the Sacred Heart, Edge Hill opened in 1887.

On Nursery Road ornamental gates commemorate the original site of the Wimbledon tennis championships; there is one surviving building from the original club. The site is now used by Wimbledon High School. The 4 acre field which was located between the road and the railway was leased in 1869 by the All-England Croquet Club. In a few years the club was to adopt the new game of lawn tennis, renaming the club to the All-England Croquet and Lawn Tennis Club and held the first championships in 1877. The event became extremely popular and in 1884 permanent stands were erected around centre court. 30 years later the Championships had outgrown the ground in Worple Road and in 1922 they moved to the club's present site in Church Road.



View down Denmark Avenue

Worple Road Local Neighbourhood

Development of housing in the neighbourhood intensified in the 1870s; the builder Henry Harmer began developing the eastern end of the area. He began building large detached middle-class houses along the south side and on side roads, especially Courthope Villas. Within 15 years the development had reached the lawn tennis ground which was adjacent to the then Southdown Farm. Alfred Crocker began to develop on the north side near Darlaston Road. He put up large 3 storey houses in that road, as well as others on the western side of Edge Hill. Houses opposite Harmers appear to have been developed by around 1878 the first being around the end of Edge Hill. Large middle class houses with gardens in front were the predominant building form.

During the 1880s the Reverend John Brackenbury decided to develop his estate which comprised of land on the rising ground just above the tennis club. New roads such as Lower Edge Hill and Darlaston were laid out and the land divided into plots which were sold onto builders and developed into large middle class houses. Darlaston Road was lined with 3 storey houses which were typically late Victorian in appearance. Edge Hill was developed for large more distinguished looking



View of the Church of the Sacred Heart from Darlaston Road

and more expensive houses built in decorated red brick. Many of the houses in this area were originally given names rather than numbers however most have long since changed. The temperance movement had an impact on the development of the overall area, as many houses had clauses written into the deeds which ensured the property could not be used for the purposes of selling or serving alcohol. By the early 1880s houses lined Worple Road as far as the Mount Ararat Estate the site of which overlaps this neighbourhood where the owner of the estate Mr Devas laid out a new road, Arterberry linking the Ridgway and Worple Road.

In the 1880s Worple Road still did not link to Raynes Park beyond, it was finally extended in 1891. Within a few years the quiet suburban lane was transformed into a major thoroughfare. In the early 1900s the road was widened to lay tracks for trams which arrived from Kingston in 1907. The widening of the road led to the loss of front gardens from houses facing Worple Road, many of these houses have since been pulled down and replaced with blocks of flats in the last 40 years. The convenience of the trams led to the further intensification of housing development in the area.



The Lodge, Edge Hill Court

Worple Road Local Neighbourhood

The main railway line opened 1838 however this did not appear to attract development immediately. The effects of the railway began to appear between 1855 and 1869 when Wimbledon became an important junction with additional lines opening. In the next thirty years growth accelerated with virtually all the land on either side of the main railway line had been sold for building.

After WW2 many of the large houses in the area for example along Edge Hill and Darlaston Road were converted into flats. Some houses were pulled down such as along Darlaston Road which was redeveloped into block of flats with bungalows in the front gardens. By the 1980s the population of the area had greatly increased and parking became an issue.

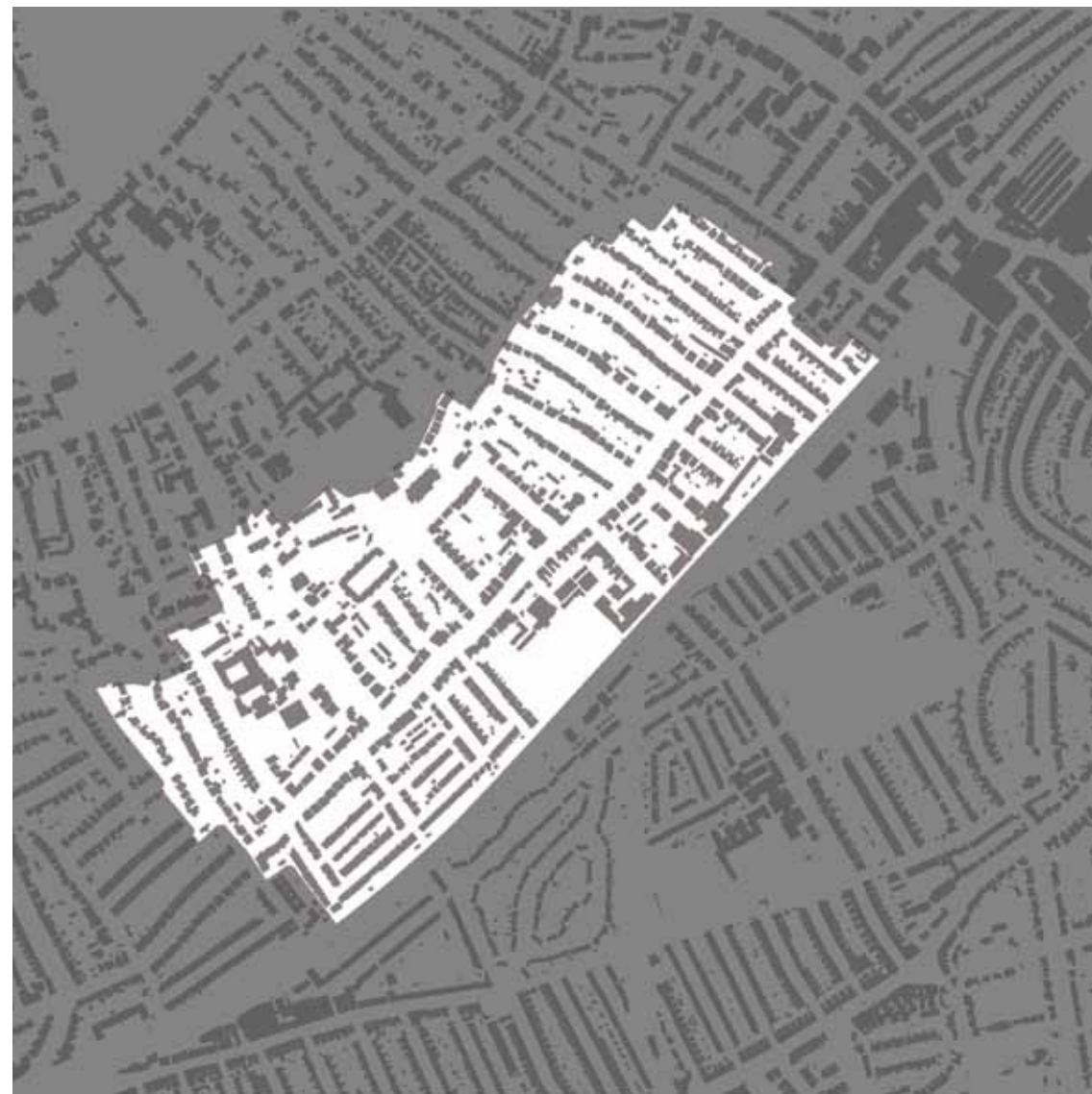
Movement

Worple Road is a London distributor road which links Wimbledon to Raynes Park, it is often heavily congested with traffic and has number of bus routes running along it. The Downs is a local distributor road which links the neighbourhood to Wimbledon Village. Due to the concentration of schools to the west of the area there is congestion around The Downs and South Crescent Road at school

opening and closing times. Another busy route for traffic is through the railway tunnel on Lower Downs Road which is used as a cut through to Worple Road and The Downs. Due to the narrow width of the tunnel the pedestrian environment is poor. There is a pedestrian path adjacent the railway which is to be incorporated into the cycle network with additional cycle links to nearby streets.

Built Form

The neighbourhood is divided by Worple Road which is the long linear void running horizontally through the area. The area has a mixture of building typologies ranging from original Victorian houses, post war infill, 1970s/1980s apartment blocks and contemporary apartment blocks. Materials in use are predominantly London yellow stock brick or red brick with decorative moulding or red brick embellishments, decoration is more restrained on apartment blocks. Worple Road is typically blocks of flats interspersed with some of the original late Victorian properties. Streets of large residential houses are arranged perpendicular to the north of Worple Road which follows a gradual incline up to a steep slope at The Ridgway. Throughout the northern part of this neighbourhood there is repetition of



Worple Road Local Neighbourhood

Italianate style architectural motifs such as cornice mouldings over windows and porch with pilasters and steps. The layout of houses to the north of Worple Road is loosely structured Victorian suburban development. However, along The Downs there is a concentration of larger blocks of schools and flats which are typically gated with high boundary wall. The top of Edge Hill has a looser grain with distinctive layout of Edge Hill Court set in landscaped garden across from which is the Sacred Heart Church which is slightly elevated above surrounding development on a landscaped mound. Streets to the south of Worple Road are not inclined and are typically grid iron terrace form albeit having been interrupted by subsequent development which are typically larger blocks adjacent the railway line. The terraces to the south west have a more cohesive appearance with much of the original character still intact.

Land Use

The area is residential interspersed with commercial or municipal premises particularly to the south of Worple Road where there are uses such as post office delivery depot, ambulance depot, offices, school sports field and fitness centres. Along

Worple Road itself there are a number of guesthouses and office blocks particularly in proximity to Wimbledon town centre. In addition along The Downs to the west of the neighbourhood there is a concentration of schools. There are two churches in the area.

Open Space

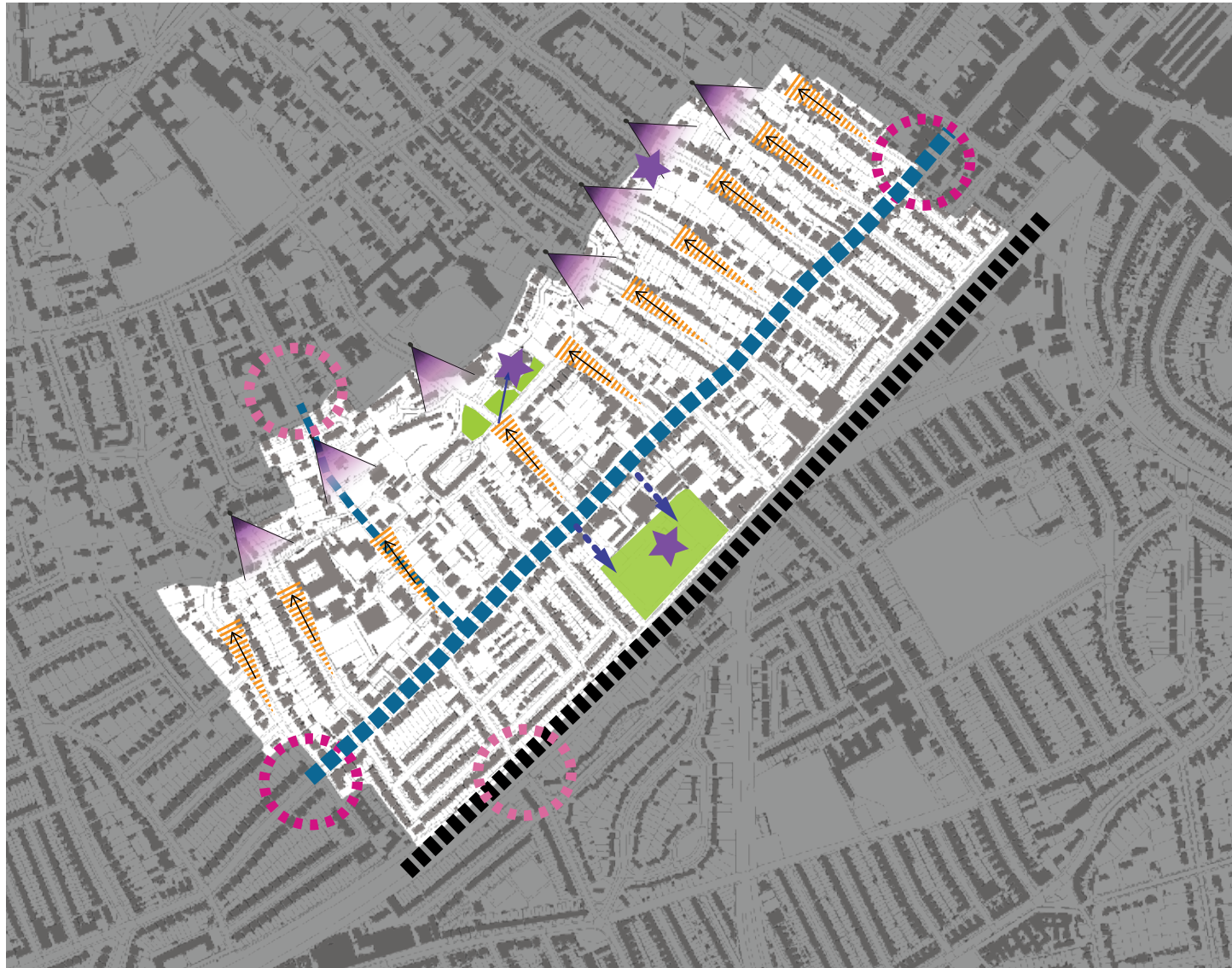
There is no public open space in this area however it has a leafy characteristic due to the well established residential gardens particularly to the north of Worple Road. There are pockets of green space to the north of the neighbourhood around Oakhill Court and the Sacred Heart Church which enhance the settings of the buildings however are not public parks. The former tennis garden is the only substantial green space however is not accessible to the public.



Large Victorian villa on Denmark Avenue

Worple Road Local Neighbourhood

Neighbourhood Analysis



General Neighbourhood Characteristics

- Major movement corridor
- Minor movement corridor
- Major barrier
- Major Gateway
- Minor Gateway
- Local landmark
- Glimpsed views
- Significant view to landmark / feature
- Panoramic view
- Green space
- Topography gradient

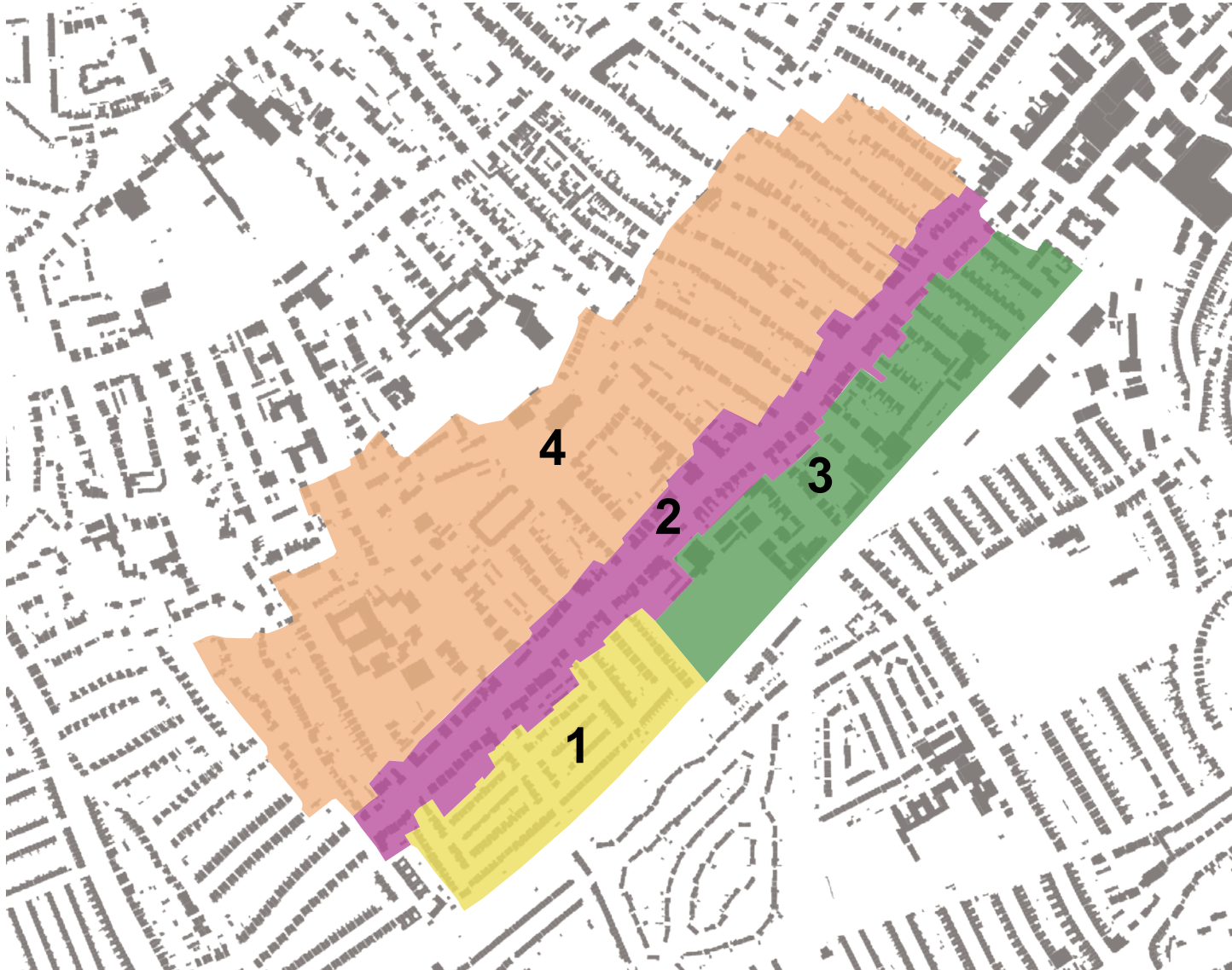
Worple Road Local Neighbourhood

Heritage Assets

Heritage map to be added at later stage

Worple Road Local Neighbourhood

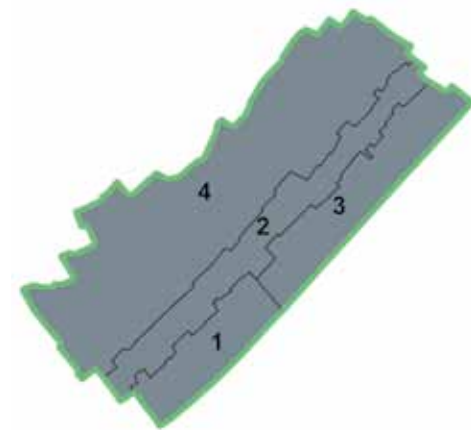
Character Areas



- 1 Southdown Road
- 2 Worple Road
- 3 Tabor Grove
- 4 Spencer Hill

Worple Road Local Neighbourhood

Character Areas Assessment, Issues and Guidance



1 Southdown Road Character Area

Assessment

This area comprises of residential streets in a grid layout located to the southwest of Worple Road which have a quiet suburban character. There are 2 relatively consistent styles in this area, there is variation from east to west, the majority of the houses are typically late Victorian or early Edwardian however, there are pockets of post war infill.

To the east on Midmoor, Pentney and Albert Grove and to the east of Southdown Road, terraced houses are 2 storey with double gabled bay decorated with red tile hangings across square or canted bay and gable. Houses have pebble dashed render, painted white on first floor, with brick quoin decoration, red brick strip across ground floor or decorative moulding and terracotta brick on ground floor with canopy porch over front door and small front garden with low boundary treatment. Bays have casement windows however many of the original windows have been replaced. There is some variation in the motifs displayed on different streets such as recessed porch, enclosed canopy porch with red tiled roof, oriel windows, ornate decorative bargeboard and omission of porch. Specific to houses on Southdown Road there is a small arched window

at ground floor. Houses on Albert Grove have larger front gardens. There has been loss of features such as painting over of brickwork and or render. There are intermittent trees planted along roads which have a positive impact on the street scene.

To the west of Southdown Road and on Delamere Road, Lower Downs and Ethelbert Road, houses are typically 2 storey semi detached red brick pairs which have raised party wall detail, gabled front projection with decorative timber beams, bargeboard and finial on gable. A feature on the front projection is a shallow double bay with jettied first floor bay which overhangs and has dentilation underneath, set back from the front projection is a subordinate small gable feature over canopy porch. Houses are set back from the street behind small front garden with low boundary wall or fence. Some of the houses are less ornate than others and many have been painted over which has eroded original character. There are strong rows of trees planted along these roads which have been pollarded; the dense foliage enhances the street scene. Throughout the area where front gardens are planted the established trees, shrubs and hedges have a positive impact on the overall 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



Albert Grove

1 Southdown Road Character Area

Issues & Guidance



Ethelbert Road



Midmoor Road



Southdown Road



Albert Grove



Southdown Road



Delamere Road

Issues

Public Realm:

- Paving; tarmac which has replaced original paving slabs in places, fragmented finish in places.
- Loss of garden in places which detracts from the area.
- Variety of boundary treatment interrupts architectural rhythm.
- Unattractive traffic calming measures on Pentney Road.

Built Form:

- Changes to original materials such as replacement windows, roof tiles, painting over of brickwork, addition of porches and installation of rooflights eroding character of original properties.

Guidance

Public Realm:

- Retain front boundary and garden landscape features.
- Upgrade the public realm by improving design of traffic calming measures.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.

2 Worple Road Character Area Assessment

This area comprises of the busy movement corridor of Worple Road and development on either side of it. Over the years the development along the road has transformed from the original 2 and 3 storey houses to predominantly 3, 4 and 5 storey blocks of flats. This transition began in the early 1900s when the road was widened for trams this was enabled by a reduction in the size of gardens along the road. Many of the original properties were demolished and the character of the area changed. Today it is characterised by predominantly multi storey flat blocks which date from the 1930s, 1970s, 1980s, 1990s and 2000s interspersed with older properties. The majority of the flat blocks have a rectilinear form and there is repetition in the materials and motifs used. Blocks are setback from pavement behind landscaped garden with low boundary treatment or hedge. Prevalent materials in the area are yellow or red brick with some cladding in use. In general architectural embellishment is restrained, the architecture is expressed through rhythm, blocks are typically divided into vertical bays with vertical detailing such as timber cladding or horizontal detailing such as balconies. Blocks from all periods are typically 4 storeys with the top storey setback, some with

external balustrade feature. Those from the 1970s are typically flat roof or shallow pitched roof blocks, simple fenestration some with stepped façade and recessed or projecting balcony. Examples from the 1980s display features such as mansard roof, square bays, stepped façade, red brick materials some with red or slate tile hangings across façade. A number of blocks from the 1980s and 1990s mirror the gable features of surrounding properties with gabled vertical bays. These blocks are generally 1980s or 1990s pastiche with more ornate motifs such as decorative lintels, render decoration and some with classical features such as columns. Contemporary blocks have a rectilinear stepped or asymmetrical form in materials such as red brick with cladding, picture windows, recessed balcony, modern timber cladding materials and corner features. Interspersed between the flat blocks are 2-4 storey detached and semi detached houses which vary in motif. From modest 2 storey houses with timbered front gable projections in red brick and painted pebble dash render with square bay and red tile hangings to more ornate villas at the western end of the road in red or yellow brick with classically inspired render decorations and double or triple canted bays.

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: **60**

Area type:

Area with scope to reinforce the existing character



Contemporary development on Worple Road

2 Worple Road Character Area

Issues & Guidance



1970s block



Gabled feature is evident on blocks from the 1990s



Victorian villas on Worple Road



Blocks are set back behind low boundary wall



Original properties on Worple Road



1980s block with mansard roof and pastiche elements such as classically inspired pilasters

Issues

Public Realm:

- Paving; tarmac which has replaced original paving slabs in places, fragmented finish in places.
- Loss of front boundary or landscaping in places which detracts from the area.

Built Form:

- Changes to original materials such as replacement windows, roof tiles, painting over of brickwork, addition of porches and installation of rooflights eroding character of original properties.
- Some unsympathetic infill which breaks architectural rhythm.

Guidance

Public Realm:

- Retain front boundaries where they still remain and if creating a front garden parking space, incorporate planting and retain as much of the boundary as possible.
- Look at opportunities to retain and maintain paving.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.

3 Tabor Grove Character Area

Assessment

This area comprises roads to the south of Worple Road running from Tabor Grove to Nursery Road. The character is mixed and fragmented in places with Victorian houses juxtaposed against large commercial units. Loss of boundary treatment is a particular issue. Due to the proximity to the railway, development at the boundary has historically been industrial or commercial which is still evident today. From Tabor Grove through to Salisbury Road, the Victorian character is still largely intact. On Tabor Grove the predominant built form is 2-3 storey Victorian terraces in yellow brick with red brick decoration, canted bay with recessed porch. Courthorpe Villas are typically semi-detached 2 storey yellow brick houses with terracotta brick decoration such as dentilation along eaves, canted bay with red tiled canopy and distinctive paired side entrances. Spencer Hill has a mixture of 2 storey terraced houses in painted render or pebble dash with red tile hanging across double square gabled bay and recessed porch with more ornate detached yellow brick houses, 1970s housing and a contemporary red brick development with gabled projections, dormers and gabled canopy porch. Directly adjacent the railway is a contemporary 3 storey classically inspired care home with

central pediment feature over entrance, materials are render at ground floor and yellow brick on upper floors. Salisbury Road is typically 3 storey gabled pairs with terracotta brick façade and shallow square bays decorated with red tile hangings and side entrance porch. Salisbury Gardens is a smaller scale terrace in red brick and render at the rear with double square bay, canopy porches and decorative ridge tiles. The character becomes more fragmented along Cranbrook Road which has examples of red brick detached houses and 1980s town houses in yellow brick with brown cladding and ground floor garages. The dominant form is the large red brick rectangular blocks of the post office and fitness centre. On Elm Grove development ranges from red brick office or flat blocks to red brick detached or semi-detached 2-2.5 storey houses some with distinctive bow windows or timber veranda. Adjacent to the railway is a yellow brick unit with goods yard and also a contemporary asymmetrical mixed use building in cream render and red brick. Off Nursery Road is the low rise red brick ambulance depot, a 1990s red brick apartment development and the former Wimbledon tennis grounds now a school sports field.

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 with scope to reinforce the existing character



Side entrances on Courthorpe Villas

3 Tabor Grove Character Area

Issues & Guidance



Tabor Grove



Gabled pairs on Salisbury Road



1980s townhouses on Cranbrook Road



Contemporary residential development on Spencer Hill



Cranbrook Road



Elm Grove



School sports field entrance formerly All England Tennis Club ground.

Issues

Public Realm:

- Paving; tarmac which has replaced original paving slabs in places, fragmented finish in places.
- Loss of front boundary or landscaping in which detracts from the area.

Built Form:

- Some changes to original materials such as replacement windows, roof tiles and installation of rooflights eroding character of original properties.
- Some unsympathetic infill which has broken down the character of the area.

Guidance

Public Realm:

- Retain front boundaries where they still remain and if creating a front garden parking space, incorporate planting and retain as much of the boundary as possible.
- Look at opportunities to retain and maintain paving.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area

4 Spencer Hill Character Area

Assessment

This sizeable area is characterised by large detached or semi-detached houses aligned along the gradient between Worple Road and the Ridgway. It encompasses a series of roads from Malcolm Road to Arterberry Road which run perpendicular from Worple Road. Most roads have panoramic southern views of the surrounding area. Much of this neighbourhood is part of two conservation areas Wimbledon Hill Road and Wimbledon West. There is a concentration of locally listed and some statutory listed buildings in this area.

The houses in this area are typically late Victorian villas in various styles such as Jacobean revival, Queen Anne revival, Gothic revival and Italianate interspersed with later infill typically 1970s blocks. There is repetition of the Italianate style throughout the area however there are also distinct differences in the motifs or styles used from house to house along roads. Typically the scale of houses tends to increase further uphill. Materials in use are yellow, brown and red brick with stucco decoration or painted render. As the scale of houses increases there is much repetition of Italianate style motifs such as shallow pitched roof, overhanging eaves, decorative porch

with classical pilasters and steps up, stucco decoration, moulded lintels and quoins. There are examples of Queen Anne revival style which have ornate bargeboard, red brick detailing, brick mouldings, fluted pilasters and ornate supporting brackets to porch. In proximity to Worple Road there is repetition of large detached hipped roof houses in red brick or yellow brick with central door and canted bay either side, this is also typical of the southern end of Spencer Hill, Denmark Avenue and Thornton Hill. Many houses have been subdivided into residential flats. Houses are set back behind front garden which ranges from small to medium. The established trees and shrubs in front gardens make a positive contribution to the streetscene,

Streets such as Malcolm Road and Edge Hill have examples of houses built in similar styles which stand out due to their group value. For example south of Edge Hill there is a distinct group of red brick semi-detached houses which are in a Jacobean classical style. The main features of interest include the moulded brick at the bay windows, the brick detailing at the chimneys, eaves, front bays, and sill and lintel levels, the stone banding at and above the porch.

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



Spencer Hill

4 Spencer Hill Character Area

Assessment

On Malcolm Road distinct from surrounding development are pairs of 2.5 storey front gabled houses in brown brick with red brick detailing and red roof tiles. At the top of Spencer Hill there is the Grade II listed St. John Church which is a red brick church in a modern Gothic style.

There is a distinctive architectural example situated on Denmark Avenue namely 'Dane Cottage'. The design of the building suggests regency influence, and the main part of the building is symmetrical with wide eaves. The most notable features of interest include the curved metal roof of the verandah, supported on very finely detailed metal supports and arcades. At the top of Darlaston Hill is the striking Grade II listed Sacred Heart Church, it is a decorated Gothic style building of knapped flint with stone dressings and some flushwork, the steeply roof is of red tiles.

At the top of Edge Hill there is a distinct change in grain with more open grain development such as Edge Hill Court which is a 1970s medium rise low density courtyard development and Oakhill Court a 1950s 4 storey mansion block. Sited between these 2 developments is The Lodge which is a detached 2 storey residential property,

the architectural style is reminiscent of a small French Romanesque chateau or chapel. The building materials are red brick for the walls and tiles for the roof. Along the Downs there are detached buildings, there is a concentration of schools and apartment blocks which are typically gated and set back from road behind high boundary wall and well established trees. The Ursuline

Convent has junior and senior schools on opposite sides of the road which have expanded across the terrain. The secondary school stretches from The Downs to Crescent Road and comprises of Victorian buildings and later additions. Along the Downs there are examples of typical Victorian houses and a concentration of contemporary flat blocks which utilise Victorian motifs. There are also examples of more ornate red brick Gothic revival such as the Hall School. There are streets such as Crescent Road where there is a more cohesive character, detached 2 storey red brick buildings, brick mouldings and double or single bays. There are later architectural examples of suburban housing from the 1920s and 1930s on Worple Avenue and Arterberry Road.



Denmark Avenue



Malcolm Road



Thornton Hill



Ridgway Place



'Dane Cottage' on Denmark Avenue



Thornton Hill

4 Spencer Hill Character Area

Issues & Guidance



Edge Hill



Spencer Hill



The Downs



The Downs



St. John Church, Spencer Hill

Issues

Public Realm:

- Loss of front garden vegetation is widespread and or boundary treatment.
- In places the fragmented finish of front boundary treatment degrades the street scene.

Built Form:

- Some changes to original materials such as replacement windows, roof tiles and installation of rooflights eroding character of original properties.
- Isolated examples of inappropriate dormer extensions.

Guidance

Public Realm:

- Retain front boundary and garden landscape features.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.
- Retain original doors and windows where present.
- Any replacement windows should match the glazing pattern of the original.
- New developments should be creatively designed to be sympathetic in terms of massing, materials and details to the older properties in the area.

Worple Road Local Neighbourhood

1 Southdown 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		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			Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	60	10	
Character Area Total Score	70		

2 Worple 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		Moderate	
Built form: Buildings with cohesive scale, massing and details		Moderate	
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	40	20	
Character Area Total Score	60		

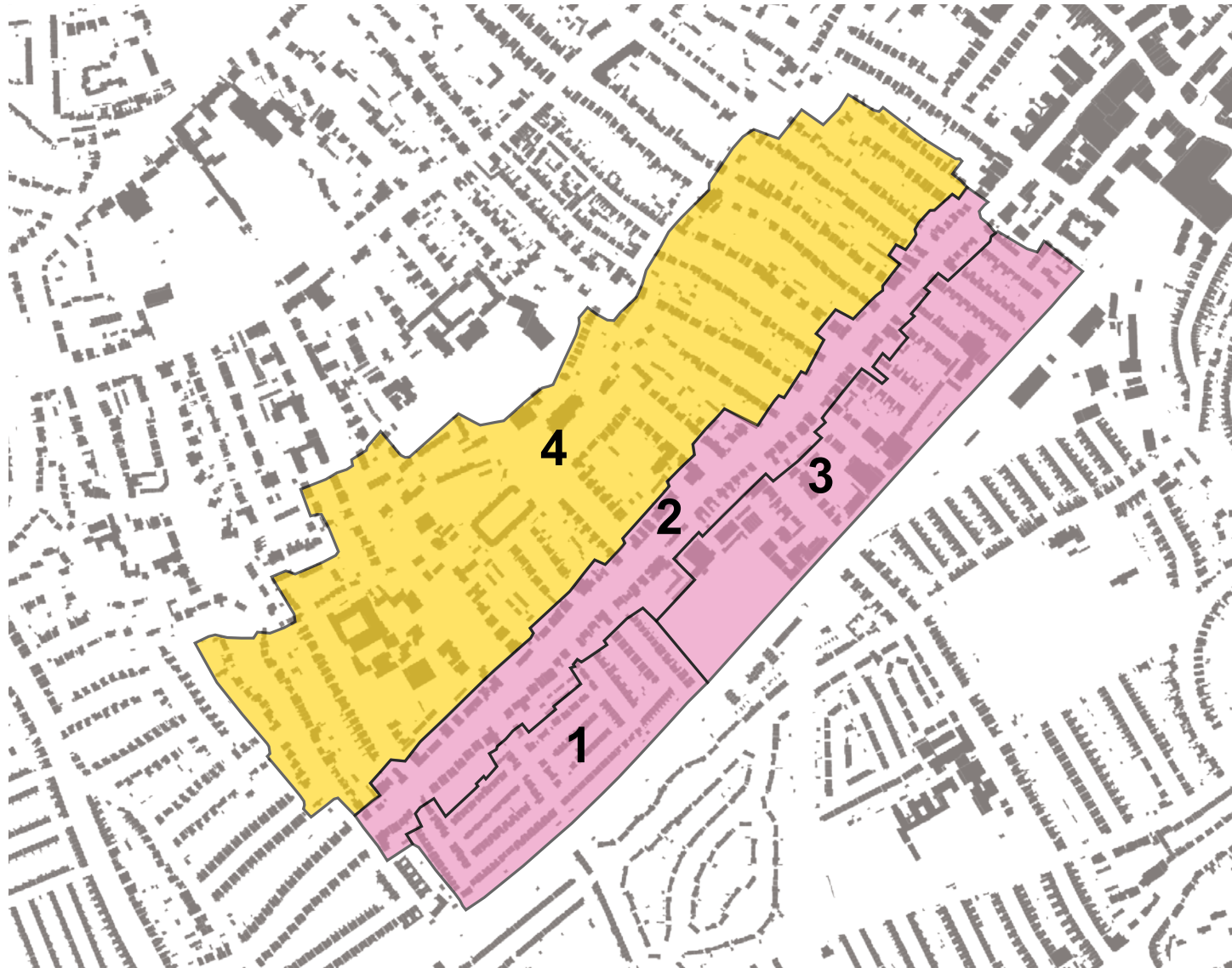
Worple Road Local Neighbourhood




3 Tabor Grove 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			
Urban Layout: Strong street pattern or road layout with well defined public spaces			
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Architectural Interest: Area containing buildings of architectural or historic interest			
Built form: Buildings with cohesive scale, massing and details			
Public Realm: High quality public realm and or generally consistent boundary treatments			
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area			
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Features: Topography, significant views or landmarks that contribute to the experience of being within the area			
Economic Vitality: Area with few vacant or underused sites which affect the character			
Criteria Score	30	20	
Character Area Total Score	55		

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

Worple Road Local Neighbourhood

Character Area Assessment



- 1 Southdown Road
- 2 Worple Road
- 3 Tabor Grove
- 4 Spencer Hill
-  Area of established high quality
-  Area with scope to reinforce existing character
-  Area requiring enhancement to reinforce identity