

Parkside Local Neighbourhood

Origins and General Character

The Parkside neighbourhood is a relatively small neighbourhood sandwiched between the Wimbledon Common, Wimbledon Park and Wimbledon Village neighbourhoods. The Borough of Wandsworth lies to the north on the north side of Queensmere Road.

“Wimbleton” was a part of the Brixton Hundred, a saxon division, with its earliest settlements all on the high ground known as the Common, and this whole neighbourhood was once part of the Wimbledon Park Estate which was formed around 1588 when Sir Thomas Cecil had the park enclosed. “Deer were left to graze among large clumps of trees and small woods.” Nothing much seemed to have happened in this remote part of the Manor of Mortlake prior to this date. At some point during the early 18th century Wimbledon House Estate was parcelled off from the Wimbledon Park Estate and Wimbledon House was built. Its first known owner was Sir Theodore Janssen who lived in Wimbledon House until 1717 when he bought the Manor of Wimbledon. Wimbledon Park Estate was extended between 1751-58 to include the whole northern part of the neighbourhood and in 1764 Lord Spencer invited Capability Brown to landscape the park.

Wimbledon House Estate was subject to improvements with its new owner, Benjamin Bond, between 1776 and 1791. Dams were constructed to form lakes, which at one time covered an area of 7 acres.

In 1846 the Spencers sold their Wimbledon Park Estate to John Augustus Beaumont. He started developing the area between Parkside and Wimbledon Park Road and Somerset Road and Queensmere Road was set out. He planned to turn Wimbledon Park into “a site for villa dwellers” which “would have no rival in England.”

John Augustus Beaumont died in 1886 and left the Estate to his daughter, Augusta Beaumont, who became Lady Lane in 1893. She lived in Suffolk and her only interest in Wimbledon Park seems to have been financial, selling as much property at the highest possible price without much regard for the area.

In 1899 Sir Cuthbert Peek sold the Wimbledon House Estate to a company of developers, thereby sealing the final fate of the house. The Wimbledon House Estate Company Ltd. decided that the development would be entirely residential and in 1900 Wimbledon House was demolished, its estate walls taken down and the first roads

constructed. Roads were named after prominent past owners, such as Colonne and Marryat. Conservation of the trees “had been one of the central features in our plans for development” according to Mr. Hampton of Messrs. Hampton and Sons. The company guaranteed that “the picturesque lake in the midst of the property is secured for the perpetual adornment of the estate.” In 1946 Margin House was auctioned off which led to the disappearance of the Margin House lake and the area developed around a new road system.

Two conservation areas cover a large part of this neighbourhood, Bathgate Road in the north which links up to Wimbledon North to the south.

The Buddhapadipa Temple Grounds off Calonne Road cover an area of about 4 acres and has been identified as a Site of Wildlife Value.

There are many locally listed buildings, particularly in the southern part of the neighbourhood and there are a couple of Grade II listed buildings in Calonne Road.

The Parkside neighbourhood could generally be described as being loosely structured suburban development, having large plots with substantial detached houses well set back from the road with plenty of greenery, shrubs and trees.



Leaded windows in Bathgate Road

Parkside Local Neighbourhood

Built form

The Parkside neighbourhood has a course grain with an organic feel to the layout of the roads as most of them were laid out in a piecemeal fashion from the mid-19th century till the mid-20th century.

Marryat Road takes full advantage of its position with views to London on a clear day. The central and southern part of this neighbourhood is on high ground at the top of Wimbledon Hill, so many of the roads have an undulating and sweeping character with changes in height and direction.

The general form is large two- to three-storey detached houses built in brick, sometimes rendered or part rendered, with generous space between buildings and generally set back from the road. Front gardens are large with plenty of greenery to keep the feel of the street scene very verdant.

In Bathgate Road and Somerset Road the boundaries are mostly hedges adding significantly to the feeling of a semi-rural scene.

There are some modern medium-density townhouses to the north of the area in Queensmere Road and there are a couple high-density blocks of flats off Somerset Road surrounded by medium density terraced townhouses.



Parkside Local Neighbourhood

Land use

The Parkside neighbourhood is almost completely residential in use. The only nonresidential uses can be found in the All England Lawn Tennis Club tennis courts between Bathgate Road and Queensmere Road, the Buddhapadipa Temple and grounds which was the first Buddhist temple in the United Kingdom and The Study Preparatory School (Spencer House) which is an independent preparatory school for girls.

There are a couple of ten-storey blocks of flats off Somerset Road with some three-storey blocks surrounding the larger blocks.

Also there are instances of townhouses in Cedar Court, Newstead Way and Queensmere road, making these areas more medium density than the rest of the area.

Open Space

The only open spaces are the Buddhapadipa Temple Grounds, which are about four acres in size and which has been identified as a Site of Wildlife Value. There is a small wooded park on Seymour Road with no public access and a small open green in Margin Drive.

The tennis courts between Queensmere Road and Bathgate Road provide a panoramic open view

up to the locally listed Queensmere House.

Movement

The major movement corridor is just outside the Parkside neighbourhood and runs along the western side of the boundary as the A219 Parkside. Access to the area is gained via Parkside and a minor movement corridor through the neighbourhood runs along Somerset and Burghley Roads.



View to Queensmere House from Queensmere Road

Parkside Local Neighbourhood

Neighbourhood Analysis



General Neighbourhood Characteristics

- Major movement corridor
- Minor movement corridor
- Major Gateway
- Local landmark
- Key view to open space
- Panoramic view
- Green open space
- Significant landscape feature
- Waterspace
- Topography gradient

Parkside Local Neighbourhood

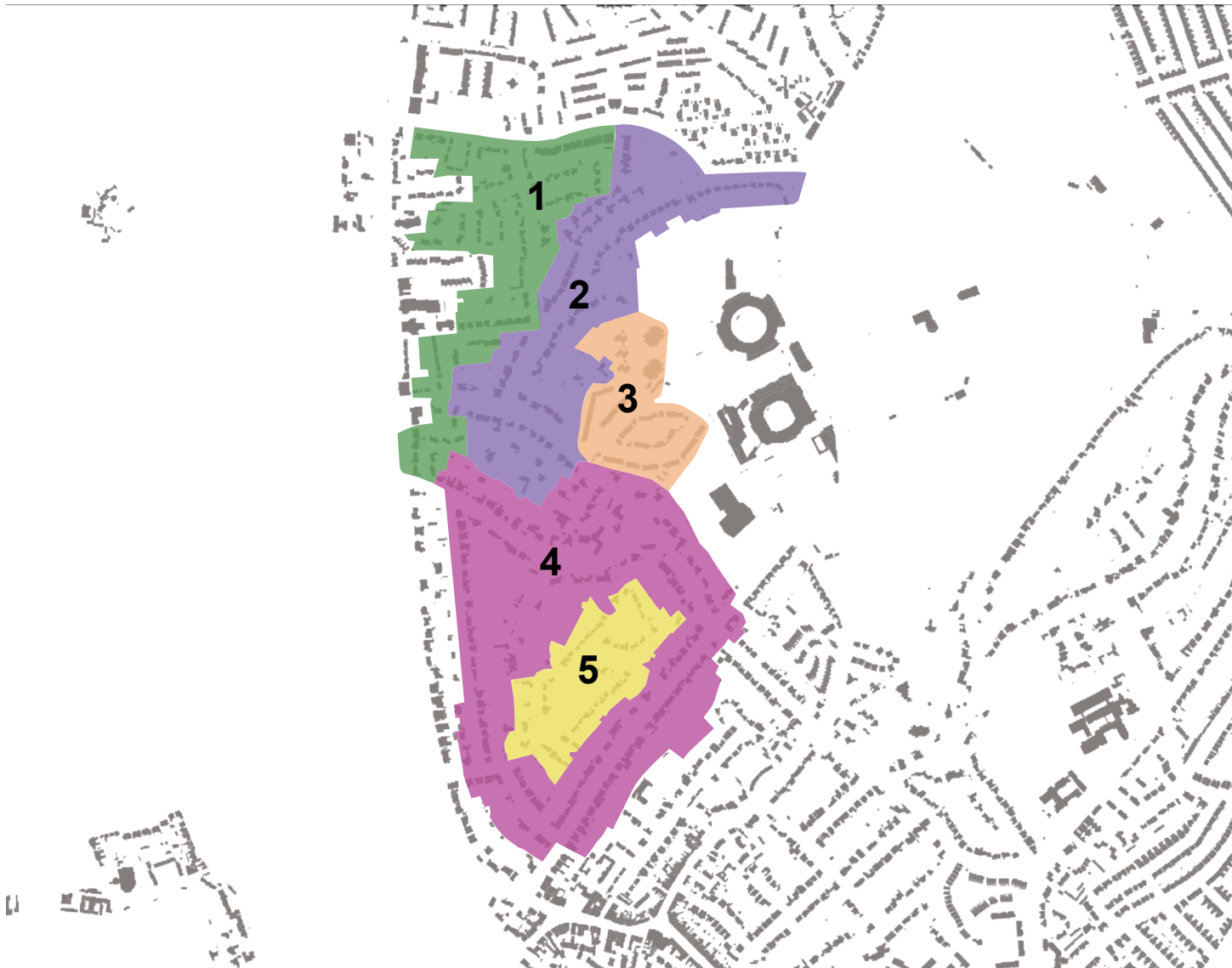
Heritage Assets

Heritage map to be added at later stage

Parkside Local Neighbourhood

Character Areas

- 1 Seymour Road
- 2 Bathgate Road
- 3 Somerset Road
- 4 Calonne Road
- 5 Margin Drive



1 Seymour Road Character Area

Assessment

Most of the Seymour Road Character Area was farmland, woodland and the back gardens of Parkside properties prior to the 1960s/70s. Queensmere Road, Seymour Road and Somerset Road had already been set out by the war, with all the smaller closes and subsidiary roads being set out after the war.

The houses to the western side of Seymour Road in Queensmere Road have mostly been built just after the war. They show a two-storey form with high rooflines, Crittall windows, some with Tudorised gables and dormers in a mansard shaped roofline. There are some good examples of modern townhouses on the eastern side of Seymour Road. They are two to three storeys in height with use of large panes of glass with steel and glass external balcony structures. Queensmere Road has small grass verges just behind the curb contributing to the green feel of the road. Queensmere and Haven Close were developed at the same time with single storey brick bungalows with red pantile roof tiles. Small hedges are used to soften the streetscape in these roads. Haven Cottage and Arthurlie at the top of Seymour Road has an interesting long, slender footprint. It is an interwar building and therefore one of the oldest in this Character Area. It has a

two storey form with dormer windows set into a mansard roof with red clay tiles and Crittall windows.

Seymour Road is leafy with large mature trees set in the front gardens of properties. Seymour Road park is a wooded park, reserved for local wildlife. Houses in Seymour Road are generally two storey brick built detached houses in varying forms built from the 1960s onwards. There are some good examples of contemporary domestic architecture.

Heath Mead is a post-war development of semi-detached brick built maisonettes in a lovely setting of open lawns and mature trees. There is an interesting example of a copper roof on one of the 1960s houses in Castle Way. Houses in Castle Way date from 1960s to 1970s, all two storey, brick built, some with flat roofs. Beltane Drive has two-storey brick built 1960s detached houses with shallow roof pitches plentiful planting and low hedges.

Most of Lincoln Avenue has neo-Georgian detached brick two-storey houses with attached garages. Otherwise there are 1960s brick two storey houses in varying forms. Lawson Close and Greenoak Way both have modern detached houses with two storeys, some with dormers. There is plentiful planting in these roads.

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: **75**

Area type:

Area of established high quality



Townhouses in Queensmere Road

1 Seymour Road Character Area

Issues & Guidance



Haven Cottage and Arthurlie - Somerset Road



Modern domestic architecture - Somerset Road



Maisonettes in Heath Mead



Bungalows in Haven Close



Copper roof - Castle Way



Neo-Georgian houses in Lincoln Avenue

Issues

Public Realm:

- Lack of greenery in some front gardens of townhouses in Queensmere Road.

Built Form:

- Replacement UPVC windows.
- Unmatching roof tiles breaking the cohesiveness of a development.

Guidance

Public Realm:

- Encourage planting in front gardens of townhouses in Queensmere Road.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.

2 Bathgate Road Character Area

Assessment

The Bathgate Road Character Area includes part of Somerset Road which contributes directly to the southern access point to Bathgate Road and generally to the feeling of a semi-rural private road, with grass verges and mature trees. The houses are mostly detached and two-storey situated on large mature plots.

There are a few remaining detached Victorian villas and a coachhouse off Somerset Road, built around the time of John Augustus Beaumont.

Most of the Bathgate Road Character Area falls into the Bathgate Road Conservation Area, which is currently deemed at risk by English Heritage due to substantial development pressures over the last few years. Recent evidence of this lies in number 10, which was excessively demolished and is now left standing mostly demolished and pending resolution. Numbers 30-60 Bathgate Road are all similarly designed detached houses, built by revered local architect J.S. Brocklesby. These were laid out and built between 1926-28 on specially purchased land by the architect. The houses have dark brick exteriors with Crittall windows, bay windows with tile hung first floor segment, varied porches of interest and shallow pitched, pantile hipped roofs.

The rest of Bathgate Road was

built after the war, in groups of development. 62 Bathgate Road to 281 Church Road are 1940s two-storey Arts and Crafts cottage style, tile hung at first floor level, with a steep Dutch gable roof in plain roof tiles, interesting leaded fenestration and steeply pitched porches.

The western side of Bathgate Road was developed around the 1950s as two-storey brick detached houses with Tudorised gables with herringbone nogging, Crittall windows and a hipped and gabled roof.

A particular feature of Bathgate Road is its winding hilly nature with major changes in ground level, dense tree cover and mature vegetation.

Locally listed Queensmere House has views across AELTC tennis courts, which contributes to the open nature of Bathgate Road.

Soft boundaries such as hedges retain the soft, green feeling of the area and are most appropriate and the lack of pavements adds to this. There is public right of access over the grass verges in Bathgate Road, therefore overplanting or fencing this area is inappropriate as this further limits the width of the road. Rocks or small wooden posts are the most appropriate form of protection from parking on these valued grass verges.

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



Original Brocklesby roofoine with pantiles

2 Bathgate Road Character Area

Issues & Guidance



Detached Victorian villa - Somerset Road



Bathgate Road



No. 10 Bathgate Road - semi-demolished



Loss of verge



Inappropriate roof alteration with dormers



Bathgate Road

Issues

Public Realm:

- Replacement of soft boundaries with inappropriate boundaries.
- Use of verges for parking causing damage to grass.
- Paving of front gardens to hard standing.
- Hard surfacing of verges or overplanting of verges.

Built Form:

- Dormers on front and side elevations of Brocklesby houses and changes in roofline.
- Replacement UPVC windows and inappropriate replacement doors.
- Rooflights on front facade of prominent roofs.
- Extensions that break the symmetry of a building with use of differing materials.

Guidance

Public Realm:

- Retention and reinstatement of hedges where possible.
- Use of rocks or small wooden posts to prevent parking on verges.
- Retention of front gardens with appropriate hard standing in specific areas for parking.
- Retention of grass verges with public right of way.

Built Form:

- Retention of roofline on front and side facades of Brocklesby houses.
- All alterations to properties to be informed by the original detailing and materials.
- Placement of rooflights on rear elevation.
- Extensions require careful thought to enhance original building.

3 Somerset Road Character Area

Assessment

The Somerset Road Character Area is a self-contained Character Area on the eastern extent of Somerset Road contained on the east by the All England Lawn and Tennis Club. This Character Area used to be dominated by two large country villas in the late 19th century, one called Oakfield and the other Newstead. The landscaped grounds of the villas and some fields covered the entire Character Area. The remains of the landscaped grounds can still be felt in the open green spaces and mature trees still standing in the area. Somerset Road and Cedar Court were developed between the 1950s and 1980s. There are five detached two-storey brick neo-Georgian houses built around the 1950s on corner plots with steeply pitched roofs behind a parapet with dormers, sash and Crittall windows. These are the earliest buildings standing in the area. The rest of Somerset Road and Cedar Court was developed in the 1970s as three-storey terraced townhouses. There is a distinctive curve of townhouses in the same style of the rest of the road which fronts onto a small wooded area. Oakfield, which is the collection of flats comprised of Burghley, Somerset, Malborough, Salisbury and Spencer House. Burghley and Somerset House

are both 11-storey blocks of flats that are identical in design. Malborough Salisbury and Spencer House are identical three-storey blocks of flats set in large grounds. Newstead Road was laid out and developed in the 1980s as brick three-storey terraced town houses with Juliette balconettes, Roman style flat arches and mock-mansard flat roofs. Newstead Road is characterised by a grass verge and grass front lawns leading up to the townhouses, but this has largely been eroded due to excessive crossovers and hardstanding for parking in front of the houses.

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



Townhouses in Cedar Court

3 Somerset Road Character Area

Issues & Guidance



Townhouses and Cedar tree in Newstead Way



Neo-Georgian detached house in Newstead Way



Townhouses in Somerset Road



Blocks of flats in Somerset Road



Spencer House



Crescent of townhouses in Somerset Road

Issues

Public Realm:

- Excessive crossovers eroding verges and hardstanding to front gardens in Newstead Way.

Built Form:

- Replacement UPVC windows.

Guidance

Public Realm:

- Retention of grassed front gardens in Newstead Way to retain the open green aspect and cohesiveness of the development.

Built Form:

- All alterations to properties to be informed by the original detailing and materials.

4 Calonne Road Character Area

Assessment

This whole Character Area falls into the Wimbledon North Conservation Area. The area has an undulating topography with wide streets and pavements and far reaching views from Marrayat Road. The area is characterised by the spaces between and around buildings and a number of Cedar trees in properties in some of the roads. The spacious nature of the area is maintained to some degree by the restrictive covenants placed on the land when being sold by the Wimbledon House Estate Company from 1900, restricting each plot to only one house and ancillary buildings. The roads have an attractive character in that the gutter is composed of granite setts and the curbs are constructed of wide granite slabs. The boundary treatments vary with plentiful planting of mature trees and vegetation and hedges in places. The eastern end of Calonne Road has a private feel to it from the street as the boundaries tend to be high. The general form for this Character Area is of substantial two-storey plus roof accommodation, mostly individually designed Edwardian, some influenced by the Arts & Crafts style with more recent infill in various materials mostly render or brick walls with clay roof tiles dominating. Some properties, notably in the Arts & Crafts

style display an asymmetrical design element.

Parkside Avenue has an unusual example of a 1930s motor house which is locally listed which had a glazed, hipped canopy roof structure, which has recently been subjected to unauthorised demolition.

The modern 1980s buildings in Calonne Road, display a rather plain facade with only one storey which contrasts to the surrounding buildings. The Buddhapadipa Temple in Calonne Road, the grounds of which are owned by the Thai government was built in 1978-1982 and displays a complete contrast in form and materials from surrounding properties with most of the materials having been imported from Thailand.

Burghley Road mostly has substantial, detached houses with some smaller dwellings on subdivided land.

Atherton Drive was developed later than the rest of the area, between 1934 and 1953, but show similar form sympathetic to the rest of the area. The road is constructed of concrete and gravel.

Marrayat Road has some fine quality houses with substantial chimneys. The properties are all individually designed, but related design elements can be seen running through buildings with some extensive decorative detailing.

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: **90**

Area type:

Area of established high quality



The Buddhapadipa Temple

4 Calonne Road Character Area

Issues & Guidance



Atherton Drive



The White House in Burghley Road



House in the grounds of Buddhapadipa Temple



Lampton House, Lampton House Close



Marryat Road



Peek Crescent

Issues

Built Form:

- Inappropriate extensions, in some cases disrupting the symmetry of the original design and encroaching on the valuable space between buildings.

Guidance

Built Form:

- Limit extensions to the rear of properties to retain space between houses and to retain symmetry if the house was designed to be symmetrical.

5 Margin Drive Character Area

Assessment

The Margin Drive Character Area was developed in the 1970s on land drained from the Margin House Lake, which was sold off in 1946 along with Margin House.

Margin Drive and Deepdale still retain a coherent feel of the development of 1970s houses. They are in the form of two-storey brick detached houses, with hanging tiles or painted wooden panels between ground and first floors with distinctive pantiles linking the houses to one another. These houses have small chimneys visible at each end of the house and the street scene is defined by dwarf walls for boundary treatments and grassed front lawns creating an open spacious feel to the streetscene.

In some cases the modern houses that have replaced the 1970s houses have had their building line brought forward of the previous building line which encroaches on and disrupts the open feel of the streets.

There are some interesting recently built modern houses at the northern end of Margin Drive which are a good example of modern domestic architecture.

Parkside Avenue has developed its own character, due to all of the original houses having now been replaced. The west side of Parkside Avenue falls into the Wimbledon North

Conservation Area, which is the only part of this Character Area to fall into a Conservation Area.

These houses show some Arts and Crafts influences in their details, whilst the houses on the opposite side of the road are red brick houses more in a neo-Georgian style. All show a large footprint, are two-storeys in height with roof accommodation and large dormers.

The area benefits from the open space that is created by the central area in the circle at the bottom of Deepdale and the remaining green open space in Margin Drive which is a remnant of the open space around the lost Margin House lake.

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: **75**

Area type:

Area of established high quality



1970s houses in Deepdale

5 Margin Drive Character Area

Issues & Guidance



1980s house in Deepdale



Margin Drive



Good examples of modern houses Margin Drive



Margin Drive



Windy Ridge Close



Parkside Avenue - Arts and Crafts influences

Issues

Public Realm:

- Loss of consistent boundary treatments and grassed front gardens.

Built Form:

- The building line has been brought forward of the original line in some cases.
- Recently built houses have been built in a much more substantial form and mostly in a neo-Georgian style.

Guidance

Public Realm:

- Encourage open aspect of the area by reinstating appropriate boundary treatments and grassed front gardens where possible.

Built Form:

- The former building line should be respected to maintain the open aspect of the area.
- A similar form to the original development of buildings in the area should be followed, with similar details.

Parkside Local Neighbourhood

1 Seymour 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		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		Moderate	
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		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	50	25	
Character Area Total Score	75		

2 Bathgate 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		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	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		Moderate	
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		Moderate	
Criteria Score	60	20	
Character Area Total Score	80		

Parkside Local Neighbourhood

3 Somerset 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	Poor	Poor
Urban Layout: Strong street pattern or road layout with well defined public spaces	Good	Poor	Poor
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good	Poor	Poor
Architectural Interest: Area containing buildings of architectural or historic interest	Poor	Moderate	Poor
Built form: Buildings with cohesive scale, massing and details	Poor	Moderate	Poor
Public Realm: High quality public realm and or generally consistent boundary treatments	Poor	Moderate	Poor
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Good	Poor	Poor
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	Good	Poor	Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Poor	Moderate	Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Good	Poor	Poor
Criteria Score	60	20	
Character Area Total Score	80		

4 Calonne 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	Poor	Poor
Urban Layout: Strong street pattern or road layout with well defined public spaces	Poor	Moderate	Poor
Movement: Building and street layout that is easy to find your way around with good connections to the surrounding streets	Good	Poor	Poor
Architectural Interest: Area containing buildings of architectural or historic interest	Good	Poor	Poor
Built form: Buildings with cohesive scale, massing and details	Good	Poor	Poor
Public Realm: High quality public realm and or generally consistent boundary treatments	Good	Poor	Poor
Trees: Significant trees or shrubs that make a positive contribution to the identity of the area	Good	Poor	Poor
Landscape: Green open spaces or riverside areas that make a positive contribution to the identity of the area	Poor	Moderate	Poor
Features: Topography, significant views or landmarks that contribute to the experience of being within the area	Good	Poor	Poor
Economic Vitality: Area with few vacant or underused sites which affect the character	Good	Poor	Poor
Criteria Score	80	10	
Character Area Total Score	90		

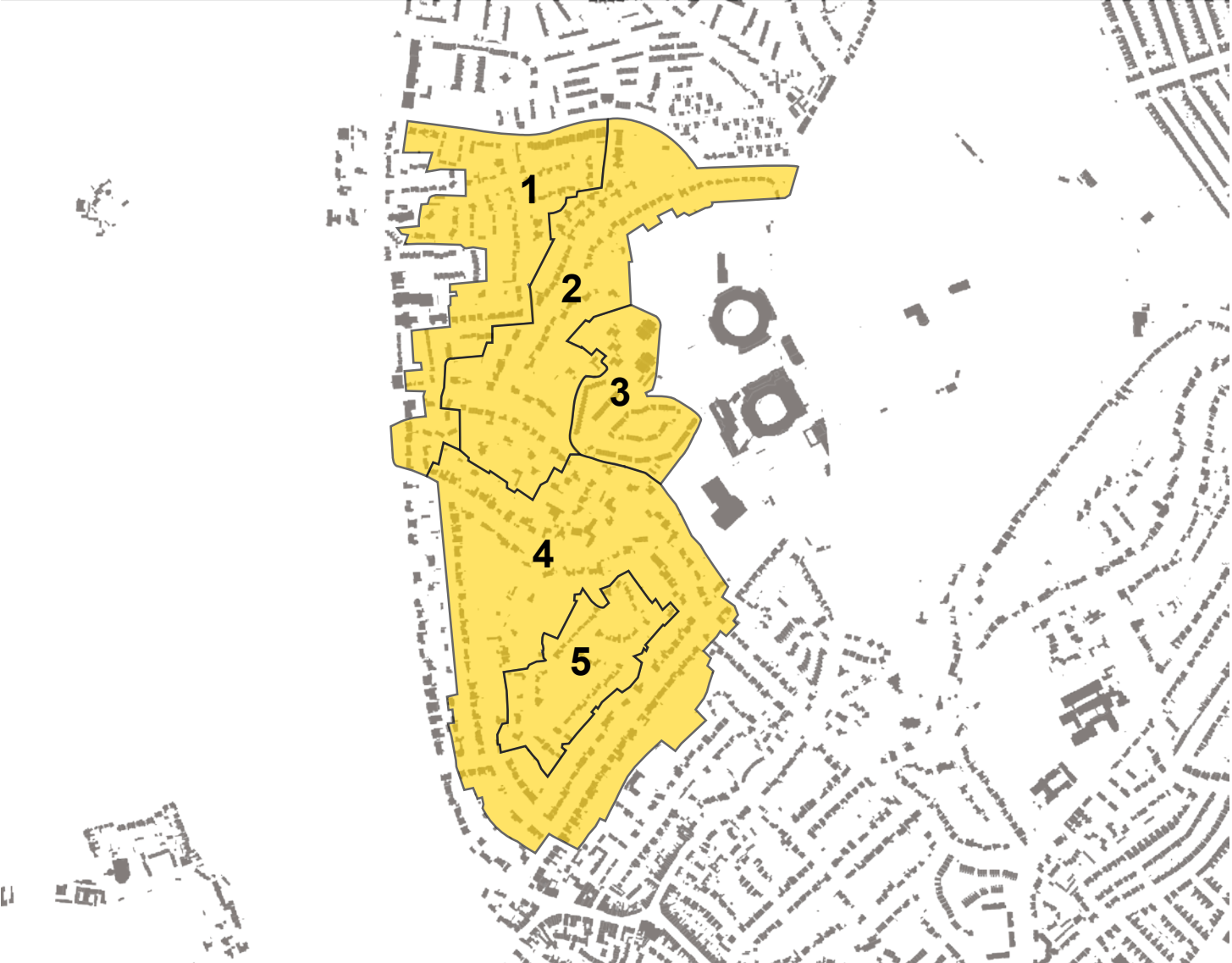
Parkside Local Neighbourhood


5 Margin Drive 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			Poor
Built form: Buildings with cohesive scale, massing and details		Moderate	
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		Moderate	
Economic Vitality: Area with few vacant or underused sites which affect the character	Good		
Criteria Score	60	15	
Character Area Total Score	75		

Parkside Local Neighbourhood

Character Area Assessment



- 1 Seymour Road
- 2 Bathgate Road
- 3 Somerset Road
- 4 Calonne Road
- 5 Margin Drive
-  Area of established high quality
-  Area with scope to reinforce existing character
-  Area requiring enhancement to reinforce identity