

The character areas of Tudor



The location of the Tudor area

Tudor



Some of the character of the Tudor Area



Surrey Comet advertisement for Crouch Tudor Homes 1934



Leyland Works, Richmond Road, from the air 1920s

Origins and General Character

This area grew around the popularity of its setting of rural charm, open riverside and its proximity to Kingston Town and the road to Richmond. Only some estate walls and cedar trees along Lower Ham Wall remain of John Nash's 'Bank Grove', set in grounds designed by Humphrey Repton c1797. The bulk of housing and industrial development occurred in the inter-war years, with the Tudor Estate completed in the mid 1930s. The strong sense of community and the adaptability of the Tudor houses has made the area very popular.

Land Use

Most of the area is well established housing. A small industrial estate, an office block and fire station front Richmond Road. Tiffin Girls' School, formerly Tudor School (mixed), and before that, Rivermead Boys' School, has a broad, open aspect. Fernhill Primary School and the North Kingston Adult Education Centre (formerly Tiffin Girls' School) also look onto Richmond Road. Green space is very accessible, both to Kingston's riverside and to the Hawker Centre grounds, and to Ham Common and Ham Lands towards Richmond. The Hawker Centre provides full, public access to sports especially on the extensive, open, unrestricted grounds, together with public cafe, crèche, toddler play areas, informal areas for parents and adults, hall for hire, bar and catering facilities for inside and outside, with a link to the riverside space. It is a thriving, exemplary centre of community activity. An allotment patch in the centre of the Tudor Estate is a well used oasis of suburbia. The prison in Latchmere House straddles the Kingston/ Richmond boundary.

Movement

The Richmond Road is the central axis for movement, connecting Kingston to Richmond. However, Tudor Drive is an increasingly busy secondary route. At school peak times, there are many drop offs/ collections at the two schools, by bus, coach, or car.



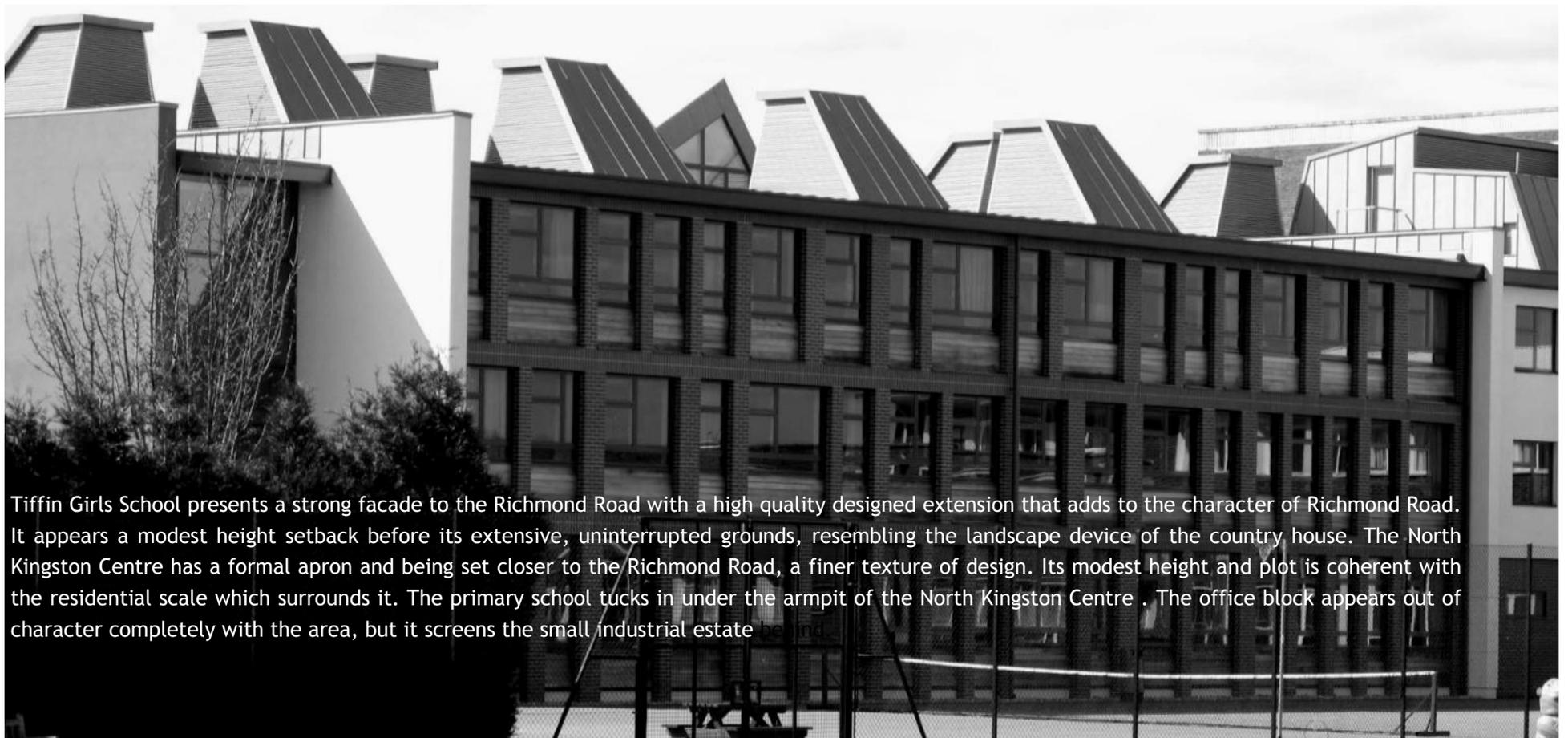
Tiffin Girls' School 1941 showing air raid shelters in today's car-park

Built form

There is a variety of house styles relating to the epoch in which the land was developed. Most characteristic are the distinctive 'Tudor' houses which predominate in character area 11, which also appear in streets close-by in Richmond, including Dukes Avenue and Craig Road and the landmark Tudor Lodge dental practice on Richmond Road, by Sandy Lane. It was built by the builder G T Crouch in the 1930s on Buckminster Estates land. marketed at the time as the 'Richmond Park Estate', 'an Estate in touch with everywhere 'with prices from £675.

This estate of 'Tudor' houses is well laid out with a good public realm. It still retains the integrity of its character, and though weakened by a large number of inappropriate, cumulative extensions to the houses, still has an architectural coherence. The houses are clearly well looked-after and well loved. On the other side of Richmond Road is the grandly named Royal Park Gate Estate, a mid-1990's development on the site of the former British

Aerospace works. Here the land was divided between developers. The character of this estate demonstrates the principle of capital spend on design detailing reducing annual maintenance bills, as the estate is well looked after and maintained. However, the design is pepper-pot planning, car dominated, cheek-by-jowl, quasi-informal boxes arranged around closes off closes off a close, where the visitor can become completely lost once inside. Lack of private realm adds no character to the street, an estate that could be anywhere, with no reference to the distinguished history of the site, no opportunity taken to address the outstanding landscape setting, and no reference to the riverside architecture along this stretch of the Thames. The remaining housing consists of 1930's varieties of modern 2-storey, some interesting mews houses by the river, far denser than the development on the Hawker/ Sopwith land and far more successful with a high quality public realm, and some riverside houses that range from chalet-holiday home type houses to fine, 3-storey Victorian, veranda type houses, imposing and interesting, contributing character and unity to the riverside.



Tiffin Girls' School presents a strong facade to the Richmond Road with a high quality designed extension that adds to the character of Richmond Road. It appears a modest height setback before its extensive, uninterrupted grounds, resembling the landscape device of the country house. The North Kingston Centre has a formal apron and being set closer to the Richmond Road, a finer texture of design. Its modest height and plot is coherent with the residential scale which surrounds it. The primary school tucks in under the armpit of the North Kingston Centre. The office block appears out of character completely with the area, but it screens the small industrial estate

Tiffin Girls' School extension from the rear

The overriding feel of Richmond Road is 2-storey residential housing. Change from this will weaken the coherence and characteristic identity of the Road as a place, distinct from a jumbled set of buildings around a highway which contains houses and flats. The tree'd grass verges help structure this residential character, providing an environmental buffer and an aesthetic layer between route and place.

Kingston Fire Station is a good example of post war London Fire and Civil Defence Authority style and in keeping in scale with Ham Parade and Tudor Drive. Though it is a substantial sized station, with scope to enlarge, because of its low scale and relationship to the well looked after public garden before it, it appears more as a village Station than an urban station. The crew also maintain their own front garden, which makes this corner a distinct, well integrated piece of North Kingston's character.

Open space

Open space is both formal and informal in character. The formal space is the ground in front of Tiffin Girls' School and with its frame to canvas relationship to the extension, works as a strong pair. The Multi-Use-Games-Area (MUGA) between Tiffin Girls' School and the North Kingston Centre is a reprieve in the otherwise built up edge to Richmond Road. The North Kingston Centre frontage, though a car park, is still a space that with its trees layers the centre behind. The allotments and the toddler play area at the former British Aerospace Estate are also quality, formal open spaces. The informal space, i.e. the Hawker Centre and riverside is of the highest quality - even though it contains football pitches, fenced toddler play area and tennis courts, the character is one of open informality. The riverside, with its wild bank at tow path and wild bank to the promenade path contains informally planted trees, winding paths alongside a gently flowing river supporting barges moored, learner yachts, canoes and sculling craft. The Hawker Centre extends this informal character into its grounds with intimately connected spaces and uses that are akin, i.e. crèche, outdoor sitting area, bowling greens etc. leading onto a large playing field to which the public make informal use (turning up and playing football, flying kites etc. as distinct from the MUGA which has controlled public access) the centre and grounds are fully accessible to the public and fully enjoyed by the public for strolling, sitting, relaxing as well as sport.



Open space aspects of Tudor

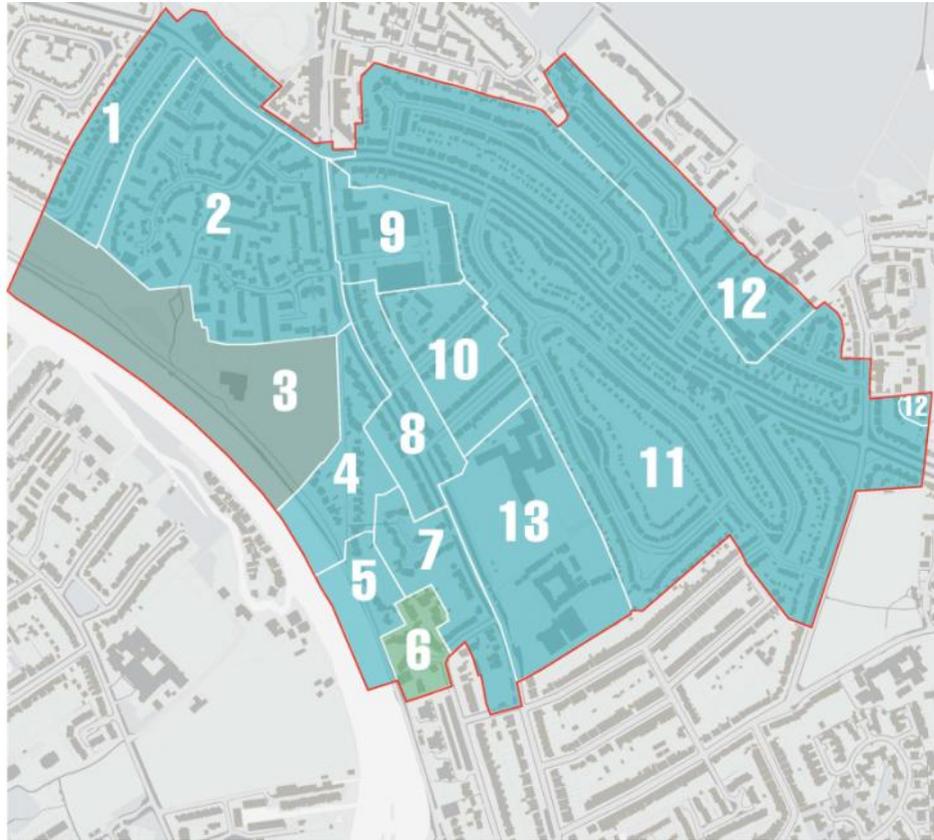


Key Area Characteristics

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

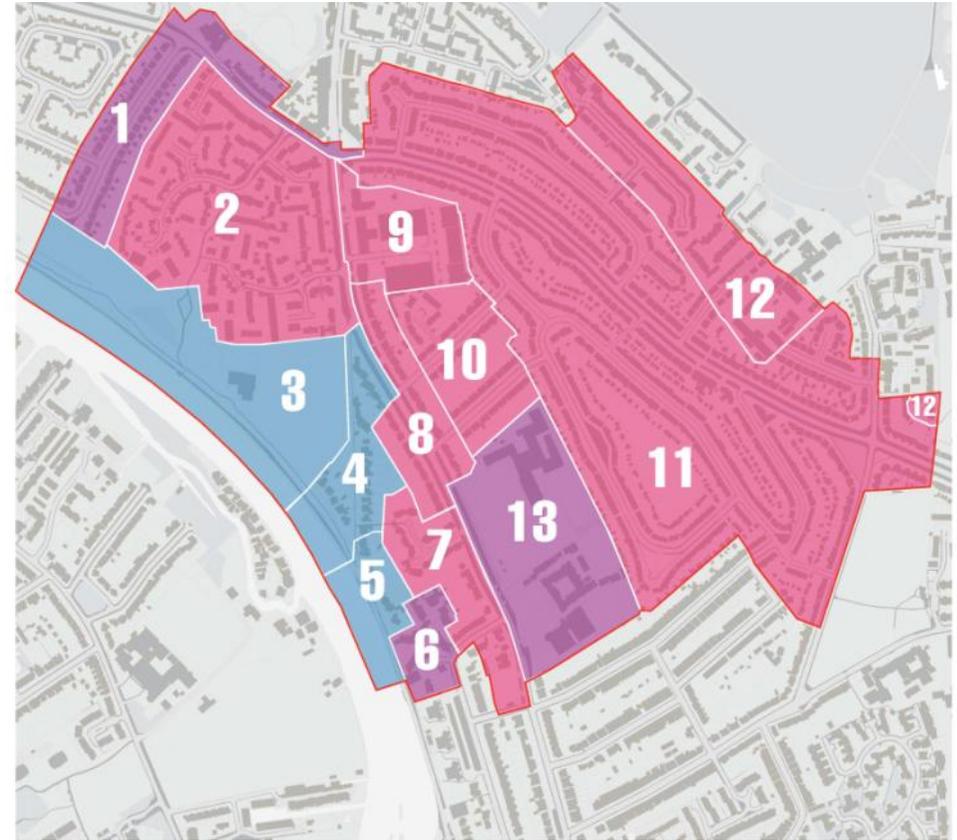
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Character Area Types



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

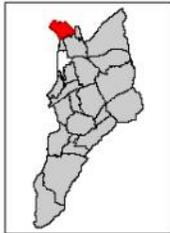
Character Area Assessment



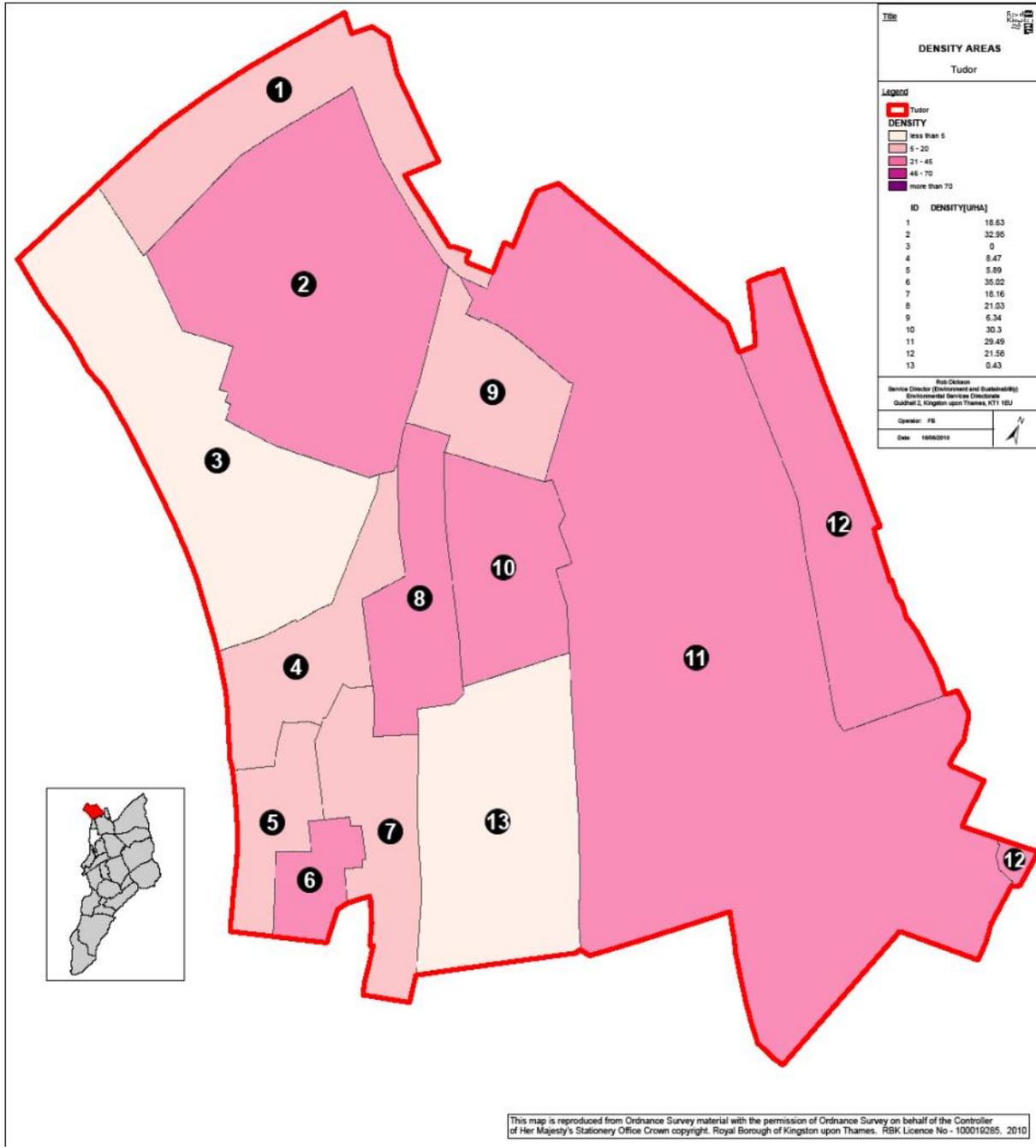
- Area of Established High Quality
- Area with scope to reinforce the existing character
- Area requiring enhancement to reinforce identity



Title		
DENSITY AREAS Tudor		
Legend		
	Tudor	
	Density Areas	
Rob Dickson Service Director (Environment and Sustainability) Environmental Services Directorate Guildhall 2, Kingston upon Thames, KT1 1BU		
Operator: JK		
Date: 08/01/2010		



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Character Areas

1 Dysart Avenue

Dysart Avenue; 2-storey, semi-detached hipped-roof houses developed in two phases on an open field. The first, with a strong, articulated rhythm of roof designs was built c1934.

The houses are well separated, sufficient to allow the later erection of rear garages between each pair. The roofscape and its rhythms, the gaps between 2-storey semi-detached dwellings of compact form, coherent range of materials (plain clay tiles, timber windows, brick chimneys, pebble dash and timbering) and the planted front gardens with front boundary walls are the principal components of character here. The roof and bay arrangement in the row of houses on the west side of the street is symmetrical about its centre. The row on the east side is almost a mirror of the western row, but because of the then undeveloped plot (24A), the architect has designed two smaller symmetries on this side, adjusting the form canon so as to maintain the cadence with the distinctive cat-slide house type, ensuring a strong start and finish to the rows.

Towards the bottom of Dysart Avenue, a c1937 development of a different house type, but still 2-storey, set-back, semi detached houses with gaps between dwellings wide enough for paired garages, completes the street. The architecture is less flamboyant but no less high quality with detailed work confined to fabric rather than form, e.g. entrance arches, below. Both ages of housing are well set back with planted front gardens, largely intact front boundaries and minimal roof redesigns. The significant green space at the north end by the Dukes Centre contributes to the approach to the riverside of this fine proportioned street. Street trees, both young and old complete this model of 1930's town planning.



Dysart Avenue top end, typical frontages



Dysart Avenue top end, roofscape (note rhythm)



Dysart Avenue bottom end, frontages

The Dukes Centre developed in the 1960s as an adult training centre, is a single storey, low-rise building which occupies about 50% of its site. Its pitched roof is just discernible, as it sits behind a grass mound and mature trees, and beyond is a flat but green public space. The combined effect is to make a break in the monotony of 2-storey around the site, and make a focus through a landscape of trees and bund, characteristic of the remaining historic landscape just to the north. Alongside the Grade II listed cottage lie five pairs ‘Tudor Estate’ type 2-storey, semi-detached, hipped roof houses from c1933, of coherent form. The street benefits from a wide verge which softens the street as it leads to Ham Lands or the Thames towpath.

The 1878 map shows an ice-house located in the middle of the road in Dysart Avenue opposite no.15. A cluster of 30 detached houses (since demolished) appears in historic maps in ‘Dukes Close’ post WWII, directly behind Dysart Avenue.



Dysart Avenue bottom end, detail



Dysart Avenue bottom end, front boundaries

RECOMMENDATIONS

- Consider protection of the form and materials to the housing in Dysart Avenue, especially the roofscapes

Character area type: outer suburban (density 19 dph) (PTAL 1b-2)

Character area assessment: Area with scope to reinforce existing character



Dukes Avenue, the education building, looking west



Dukes Avenue, housing towards Ham Parade



Dukes Avenue, G11 18C listed cottage



Dukes Avenue, the education building, looking north





Lack of front gardens but key planting helps define spaces

2 The Royal Park Gate (Ex-British Aerospace) Estate

A mixture of housing developed by Bryant, Barratt and Laing in the mid 1990s. It has a confusing, impermeable street pattern, lacking a legible hierarchy and any way-finding buildings or spaces. The edge to Dukes Road is set back and has mature trees, and railings. The edge to Richmond Road is set back with railings and trees but the edge to the Hawker Land bears no relationship to the spatial quality of park. Indistinct response in design to the area, some quality materials and landscape conditions applied - nearly completely bereft of front boundaries but some subtle planting helps soften edges and signal private vs. public zones. Despite the lack of imaginative design in buildings and spaces, it is a good example of how spending on quality materials and standard detailing at construction can return the investment in longevity and performance. Compared to the marginally higher density Wineries Estate (37 dph) the landscape here marks it out as a far more successful place in character terms (hence higher assessment score). Whilst comparing densities, it is worth noting that this estate is only marginally higher density than the Tudor Estate.



Some dead frontages and flanks

ISSUES

One of the mature trees to the northern boundary, on Dysart Avenue, appears dead, and if so could be replaced.

Character area type: outer suburban (density 33 dph) (PTAL 1b-2)

Character area assessment: Area requiring enhancement to reinforce identity



Open front boundaries and a confusing street layout with closes off closes off closes



Thoughtless detailing—what purpose a lintel supported arch or a blind lancet window?



Distinctive detailing of a gable vent



The landscape setting around Character Area 3, to which Royal Park Gate links: glimpses of river, paths which lead to the horizon, unmanicured natural grassland and the feeling of open riverside space: priceless and distinctive character of Kingston



3 YMCA riverside lands

What Kingston does well. Highly valued and very well used, open to all members of the public. The large public spaces are open and inviting and are fully accessible to the public (as distinct from publicly-accessible space with quasi-controlled entry).



The land connects to the riverside and lets the spatial quality of park to riverside flow in and out effortlessly. Bowling greens, 3 tennis courts, football pitches, a sheltered, shaded crèche/ play area for toddlers, hall for parties and a gym used in day and evening. single storey with a limited 2-storey element, a low profile and compact footprint. Here the space and flow, the presence of and connection to the river, are more important than the buildings. Light, air, view, trees, sounds of river life, are the dominant elements here rather than the cars, buildings or the eternal residential. Meandering riverside path on 2 levels; fishing, mooring, strolling, commuting, cycling, sunbathing. This is a valuable, public, open space. An area which since its humble origins in a planning agreement for the housing beyond the northern boundary, developed around the former Hawker sport and social club, has grown through popularity and good upkeep into a treasured public space and a vitally important part of the setting of Kingston's prestigious riverside.

ISSUES/RECOMMENDATIONS: Consider opportunities to plant large trees to northern boundary, restore missing trees to southern, improve boundary fence to riverside.

Character area type: rural/ open (PTAL 1a-2)

Character area assessment: Area of established high quality