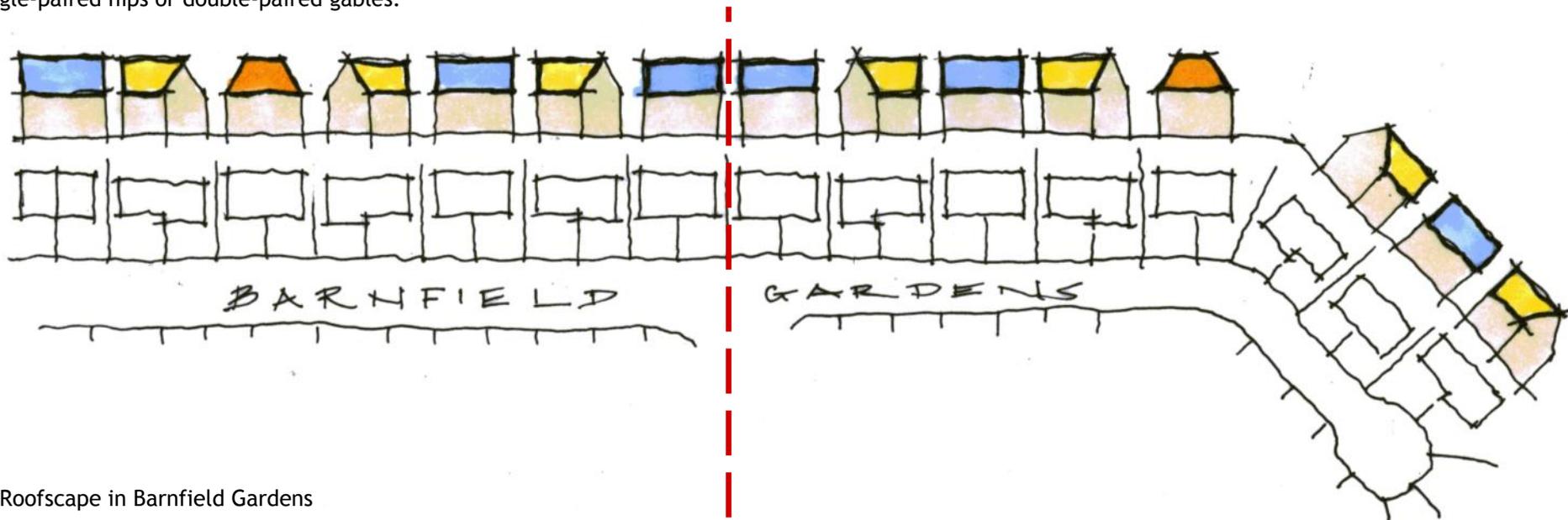


12 Barnfield Gardens and Beechrow

Barnfield Gardens has very fine 2-storey semi-detached council housing from c1948. Distinctive, strong roofscape with steep pitches, tiled corbels to eaves, and chimneys. Front boundaries mostly intact. On plot and verge, controlled parking. Strong streetscape. Roofscape disturbed by some minor alterations but otherwise form and rhythm intact. No street trees but good front gardens planted. Towards Beechrow slightly less coherence with 2 storey bay houses from c1952, not as confidently detailed or expressive as the c1948 range. The architectural rhythm is outlined below. Note perfect symmetry centred (see red dashed line) on the access road, across the range, and also in smaller sections. Where front elevations have the gable, the adjacent roof is emphasised by single-paired hips or double-paired gables.



Roofscape in Barnfield Gardens

Beechrow c1960 development of 10 houses on a former single house plot. 2-storey terraces, asymmetric roof pitch with gables, tile, timber brick facades 2no. garage courts and 1.8m front boundary is quite isolationist but it seems to work as density surrounding is low. Interesting pair of developments. The access road into Barnfield Gardens is a bland, lifeless street. Where there is a cluster of 3 garages there is potential for redevelopment to activate the street edge (suggest a coherent form and style to Barnfield Gardens but sympathetic to amenity issues in height). Two fine swathes of public verge but desperately bereft of street trees.



Barnfield Gardens



section 1 Tudor page 34

In **Latchmere Close**, at the end of Anne Boleyn's Walk stands a timber gateway, hidden behind planting, promising entry into a lush garden, which instead is a post-war development of 2-storey semi-detached housing including a row of mansard houses almost universally without front boundaries leading to a prison. The building lines at less than 4m are unusually close to the footpaths for this area (typically 6m-8m). Scarcely planted front gardens. Street trees desperately needed but as there is only one footway in the street, consider a home zone to improve street.

Bainbridge Close, a private, gated development of 'chocolate-box' architecture from c2000 of 14no 4-bedroom houses. Some gesture planting in front of houses, lacking private realm definition with no front boundaries.

Isabella Place 2-storey terraces, semi-detached houses, and flats c2005, a poor quality designed scheme with no front gardens or planting, no street trees, on-plot parking, no front boundaries. A sea of brick pavements relieved by bin stores is the public realm.



Barnfield Gardens access road



Barnfield Gardens access road



Latchmere Close



Latchmere Close

ISSUES & RECOMMENDATIONS

- Consider options to provide protection of the strong form of roofscape in Barnfield Gardens i.e. without disturbance from dormers or veluxes
- Consider streetscape improvements to enhance the character of Latchmere Close

character area type: outer suburban (density 22 dph) (PTAL 1a-1b)

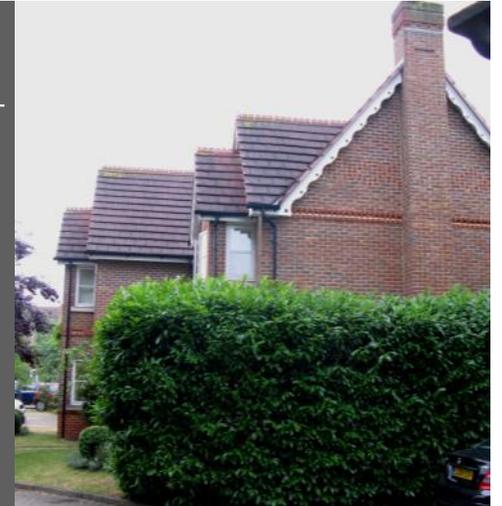
Character area assessment: Area requiring enhancement to reinforce identity



Isabella Place



Isabella Place



Bainbridge Close

13 Tiffin Girls School/ Kingston Adult Education Centre

Tiffin Girls' School has a significantly set back frontage to Richmond Road. The open space in front of it helps give the new building a presence and space to breathe akin in character to a large country house set in its grounds. It is clearly legible from the road, with a landmark roofscape. Such a landscape device used to be common in school design and helps give pupils a sense of entry and a transitional or processional approach to the increasing scale of the building. Adding to the character is the contrast between lush green grass horizontally and the vertical red of the brickwork and render of the elegant extension building. The extension unifies the collection of buildings from the street and adds architectural quality to the Richmond Road. A 2-storey school building is set close to houses on Richmond Road, short end on.

Adjacent to Richmond Road is a wide grass strip with tree planting. This strip continues the road character of this part of Richmond Road, with mature trees and grass, offering enclosure (perception of less width) to the wide road, and a buffer to the buildings. Within the school grounds is a second verge, with 2 rows of trees and 45-degree parking between it and the school landscape boundary, weakened by two utility structures. Behind this sits the popular Multi-Use Games Area (MUGA). The character is one of a generous and distinctive tree/green enclosure before the flat, green, open and clear landscape setting leading to the school. Behind the school are tennis courts, and to the north side more accommodation, servant spaces and bike racks.

The North Kingston Centre: a mid 20th century school, presenting an ordered, pedagogic-type frontage to the street, softened by characteristic trees and



Student's eye view to Richmond Road from Tiffin Girls' School
(Character Area 13)

verge, with a mess at the back of endless temporary huts, van compounds, car-parking heaven, and 3 tennis courts. Well used today as an adult education centre and local history resource centre, the original architecture is intact. Fern Hill Primary School slipped in next to the North Kingston Centre on an open field in the late 1990s in an innocuous, largely single-storey form. The essential element of character here which bolsters the area is that there is a generous, contextual to the building, landscape setting between road and building.



Tiffin Girls' School from the south-west

ISSUES

The 3 buildings each have a strong but different landscape setting—this enriches the character of the wider area. There is a lack of coherence between the landscapes of the 3 sites—an opportunity to unify them WITHOUT reducing their quality would enhance the character here. The single area for improvement in this character area is the public realm. It lacks coherence, legibility and permeability, and is patchy in quality. With its rich inherited landscape buffer of trees and verge between the Richmond Road and the various sites, it has the potential to be a significant statement of high quality public realm. It could be different and improved, but of no less quality than its contribution to character today.



Fernhill Primary School

Character area type: outer suburban (PTAL 1b)
Character area assessment: Area with scope to reinforce existing character



Rivermead, later Tudor, later Tiffin Girls' School (1960s)



Second verge between Tiffin Girls' School and Richmond Road footway



Verge between NKC and Richmond Road



Housing opposite the North Kingston Centre



The North Kingston Centre (NKC)



Alleyway between The North Kingston Centre and Tiffin Girls' School



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Character Area 13; birds-eye view from the south

CA1: Dysart Avenue 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)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	50	25	0
Character Area total score	75		

CA2: Ex-British Aerospace Estate

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	20	0
Character Area total score	30		

CA3: YMCA riverside lands

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	90	5	0
Character Area total score	95		

CA4: Lower Ham Road (high level section)

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	70	10	0
Character Area total score	80		

CA5: Lower Ham Road (riverside section)

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	80	10	0
Character Area total score	90		

CA6: Albany Mews

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	50	25	0
Character Area total score	75		

CA7: Grosvenor Gardens			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	30	0
Character Area total score	40		

CA8: Richmond Road (Tiffins to Hawker Centre)			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	35	0
Character Area total score	45		

CA9: St. George's industrial estate			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	20	10	0
Character Area total score	30		

CA10: Fernhill Gardens and Lancaster Gardens			
Character Area Assessment Criteria	Good:	Moderate:	Poor:
	Makes a significant contribution (Value of 10)	Makes some direct contribution (Value of 5)	Does not contribute (Value of 0)
Clearly identifiable "edges" that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	20	0
Character Area total score	30		

CA11: Tudor estate

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	10	40	0
Character Area total score	50		

CA12: Barnfield Gardens & Beechrow

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	0	35	0
Character Area total score	35		

CA13: Tiffin Girls School and North Kingston Centre

Character Area Assessment Criteria	Good: Makes a significant contribution (Value of 10)	Moderate: Makes some direct contribution (Value of 5)	Poor: Does not contribute (Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area containing buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	30	35	0
Character Area total score	65		