



# 15 Tolworth

## Origins and General Character

Much of the area in the 1870's was referred to as Talworth Common and at the end of the 19th century, Tolworth consisted of a cluster of small settlements with no identifiable core. Housing in the Ellerton Road and Pyne Road area was beginning to be laid out with the Ewell Road towards Kingston having established itself as a main route from the south. Tolworth Farm and the Isolation Hospital were located off Red Lion Road. Tolworth today is bounded to the south by the A3 and the Jubilee Way open space. This southern edge defines the built up southern boundary of the borough when approaching from Ewell. The landmark status of the Tolworth Tower and the area's location on the A3 identify the area as a key gateway to Kingston and the borough generally. This green transition to the south of the A3 is of mixed character with potential for significant improvement. Tolworth Broadway is an established retail area and glimpses of the Tower can be seen from many of the surrounding streets, identifying them with the Tolworth and giving the area a strong identity.

## Land Use

Retail and commercial along the Broadway, and around the roundabout, one of the borough's district centres. Smaller retail area at junction of Ewell Road and Ditton Road and along Red Lion Road. Tolworth Hospital, schools and small business park off Red Lion Road. Tolworth station to the south. Large residential areas south of the Ewell Road.

## Movement

Area Bounded by A3 to the south and the Kingston Road and Ewell Road to the east and north. Key route to Kingston from the A3 and the south. Red Lion Road forms a key north/south route bisecting the area. Station area to the south in need of significant improvement, potential to create new landmark.

## Built form

The tower dominates the surrounding area in terms of scale and massing. South of the A3 there is scope for significant redevelopment and enhancement. Formal retail parades edge the Broadway with housing developed predominantly in the 1930's in Princes and Hamilton Avenues and the surrounding streets. A curved street pattern and relatively low densities with semi detached houses and short terraces characterise this area. To the west of Red Lion Road, the road layout is tighter and based more on a grid layout. Mostly semi detached and terraced housing with some properties dating back to the 1870's. There are a number of major potential development sites, including the Government Offices on Toby Way. High density housing is not characteristic of the area—the predominant form is 2-storey houses with front and back gardens.

## Open space

There are no public parks within the area, however, the green space at Lenelby Road makes a significant contribution to the character of the immediate locality. The allotments rear of Ladywood Road are not visible from the surrounding streets. Similarly, the open space associated with Tolworth Girls School and Tolworth Primary school does not have a significant impact on the amenity of the surrounding streets. Views towards the MOL to the south of the area reinforce the "urban edge" character.

section 15 Tolworth/ page 1



Tolworth Tower



Tolworth Tower



View to St. Mathew's Church

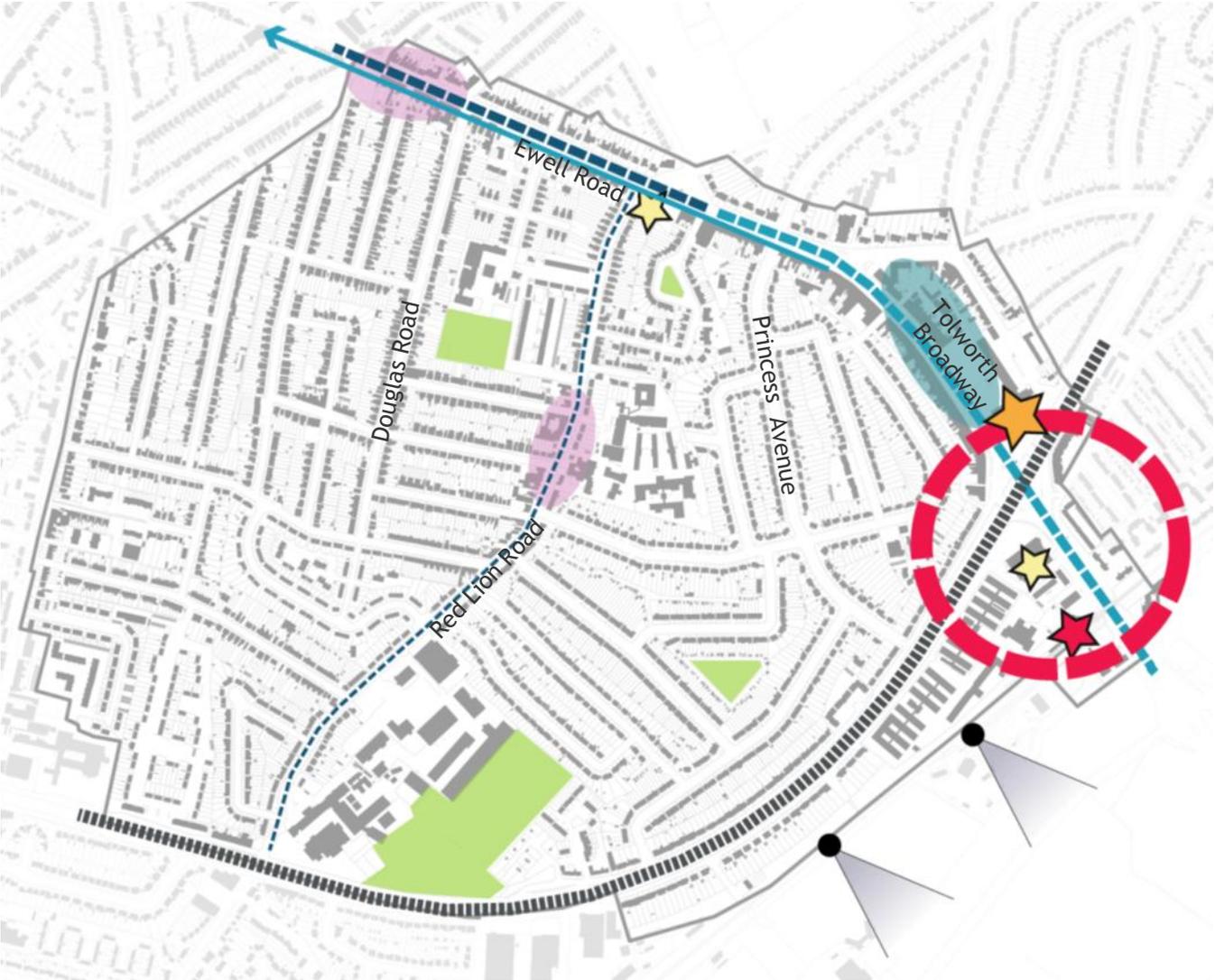


Worthington Road



Lenelby Road

# Key Village Characteristics



- Major movement corridor
- Minor movement corridor
- Movement corridor needing enhancement
- Village node
- Village node needing enhancement
- Minor Village node
- Major gateway
- 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

## Character Area Types

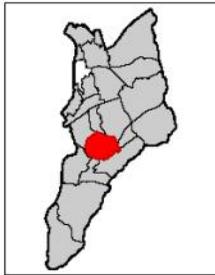


- Urban
- Inner Suburban
- Outer Suburban
- Rural / Open

## Character Area Assessment

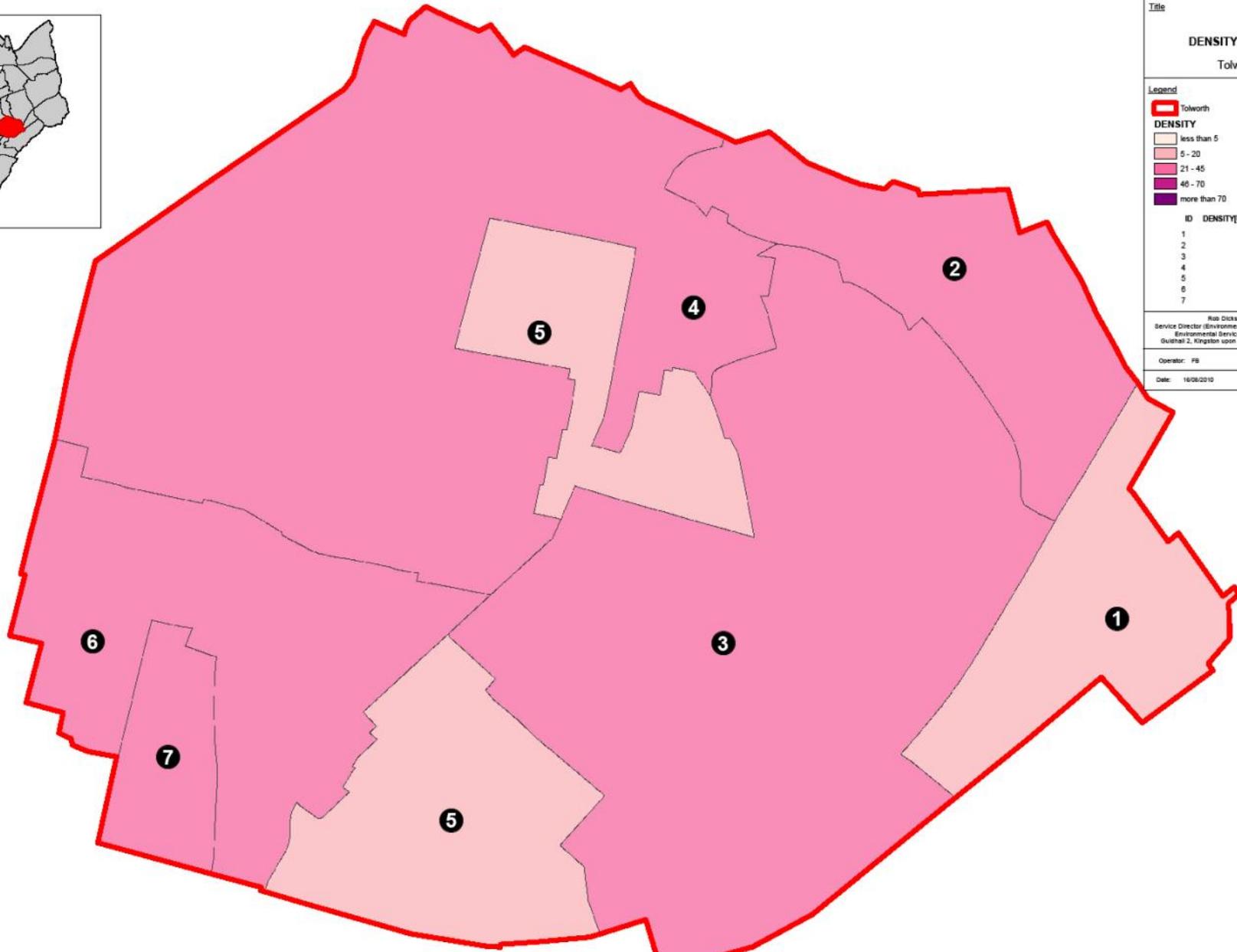
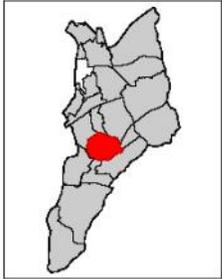


- Area of Established High Quality
- Area with scope to reinforce the existing character
- Area requiring enhancement to reinforce identity



Title		
<b>DENSITY AREAS</b>		
Tolworth		
Legend		
	Tolworth	
	Density Areas	
Rob Dickson Service Director (Environment and Sustainability) Environmental Services Directorate Guildhall 2, Kingston upon Thames, KT1 1EU		
Operator: JK		N
Date: 4/1/2010		

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Royal Borough of Kingston upon Thames. RBK Licence No - 100019295. 2010  
Bluesky 2006



Title  
**DENSITY AREAS**  
Tolworth

Legend

Tolworth

**DENSITY**

- less than 5
- 5 - 20
- 21 - 45
- 46 - 70
- more than 70

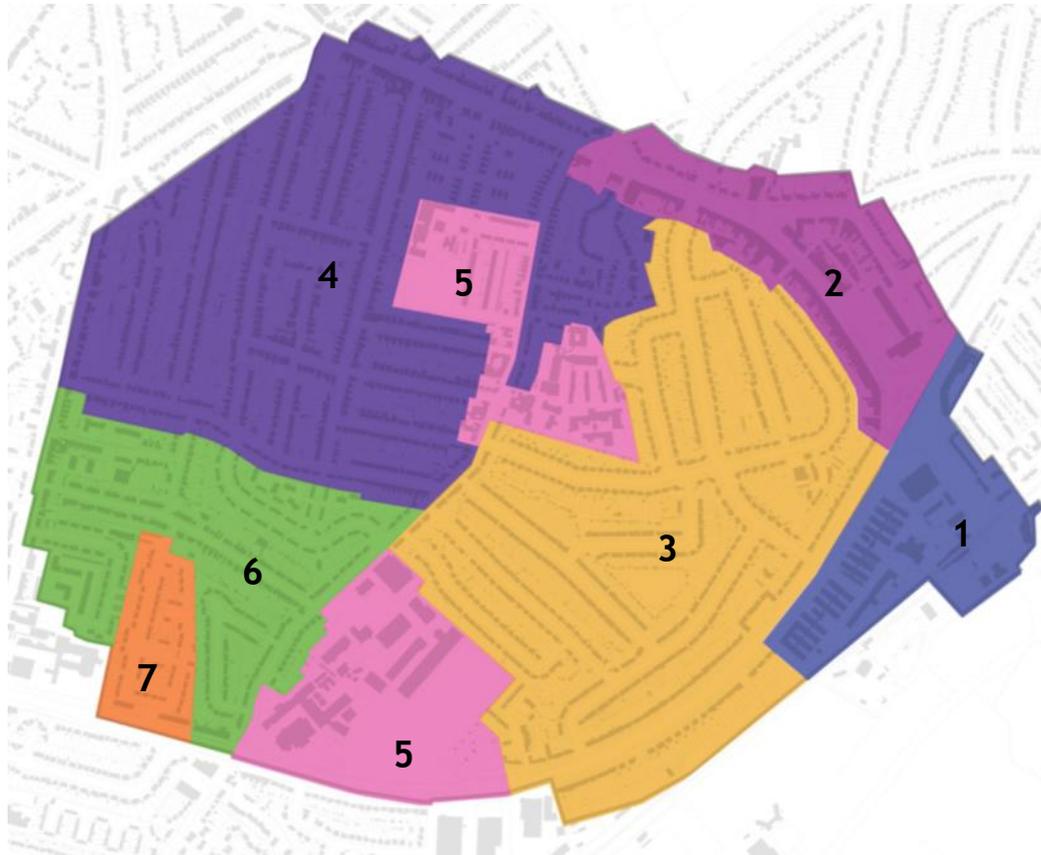
ID	DENSITY(UHA)
1	12
2	25.8
3	25.9
4	35.5
5	10.9
6	38.6
7	30.9

Rob Dickson  
Service Director (Environment and Sustainability)  
Environmental Services Directorate  
Guildhall 2, Kingston upon Thames, KT1 1EU

Operator: FB

Date: 16/08/2010

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Royal Borough of Kingston upon Thames. RBK Licence No - 100019285. 2010



## Character Areas

### 1 Toby Way

This area is the first built up edge to the borough when approaching from Kingston Road. It has the potential to be a major gateway for the borough at the transition between the MOL and the urban edge marked by the railway bridge. At present the area lacks a cohesive or distinctive character with piecemeal unrelated development, segregated by Kingston Road. The former government offices on Toby Way are a major redevelopment site within the area. The public realm and pedestrian environment in particular are in need of significant improvements and the bowling centre is a key local landmark.



Tolworth Tower



Charrington Bowl



Tolworth Tower



Former Government



Lansdowne Close



Tolworth Station



Tolworth railway bridge



Kingston Road looking south

### ISSUES & RECOMMENDATIONS:

- Lack of cohesive character or quality.
- Negative impact of traffic on pedestrian environment needs to be mitigated.

**Character Area Type: Outer Suburban/Urban (Density 12dph) (PTAL 2 and 3)**

**Character area Assessment: area requiring enhancement to reinforce identity**

## 2 Tolworth Broadway

Key route to Kingston from the A3 and the south. Successful District Centre. Currently suffering from a poor pedestrian environment and lack of easy crossing for pedestrians. The Broadway is a key node within the borough with potential for significant improvement to the public realm. The Tolworth Tower, designed by Richard Seifert, is a key landmark both locally and in long distance views from Epsom Downs and beyond. The tower dominates it's surroundings in terms of scale, but gives the Broadway and the surrounding streets a strong sense of identity. There is potential to improve the built form and public realm at the base of the tower and along Tolworth Broadway in general which would contribute to the vitality and viability of the centre.



Our Lady Immaculate Detail



Ewell Road



The Broadway



Tolworth Tower



The Broadway

The formal retail parades that flank the Broadway are an attractive set piece that contribute towards the potential of the area as a green gateway route into the borough. The shops in Ewell Road to the rear of the Broadway have a lack of vitality and suffer from poor pedestrian connections with the Broadway itself.

The former Red Lion Public House is the northern local landmark that defines the beginning of the Broadway character area

#### ISSUES & RECOMMENDATIONS:

- Quality of public realm needs to be upgraded.
- Pedestrian connections across the Broadway need to be improved.
- The potential of development sites in the area needs to be maximised.

**Character Area Type: Urban (Density 26dph) (PTAL 2 and 3)**

**Character area Assessment: area with scope to reinforce existing character**



Princes Avenue



Hamilton Avenue



Largewood Avenue



Ladywood Road



Hook Rise



Chaffinch Close

### 3 Princes Avenue

Area predominantly laid out in the 1930's with curved street layout and generally on plot parking. Princes and Hamilton Avenue areas; wide grass verges and street trees, front garden boundaries mostly retained, relatively large plot sizes. Ladywood Road and surroundings; regular, short terraces with slightly smaller plot sizes, wide verges and street trees, but more erosion of front boundaries to accommodate on plot parking. Princes Avenue houses have distinctive gaps between pairs of semi-detached houses with long back gardens, which widen as the street approaches the A3, allowing the green space of the long back gardens to percolate through into the street lifting its green character and allowing glimpses of the landmark Tolworth Tower beyond.

Kingsmead Avenue has a consistent and characteristic edge to the street of 2-storey, hipped pairs, with significant gaps between pairs allowing the green rears to breathe into the verge lined, and well enclosed street, defining the high quality townscape of a district suburb. 1980's development at Chaffinch Close in self contained estate.

Whilst the adjacent A3 is a harsh, noisy environment to the fronts of the 1930s semi's on Hook Rise (North and South), the substantial back gardens offer some mitigation, (environmental and view) at least to the rears of the houses. This off-set effect should be borne in mind for future developments, as well as the opportunity to provide substantial tree planting to the street to offer a softening layer and some non-engineering elements to the house vistas.

**ISSUES:**

- Some erosion of front boundary character due to pressure for on plot parking

**Character Area Type: Outer Suburban (Density 26dph) (PTAL 1a, 1b and 2)**

**Character area Assessment: area with scope to reinforce existing character**

**4 Douglas Road**



Ewell Road shops



Egmont Road



Ellerton Road



Ellerton Road



Ewell Road



Lenelby Road

Generally tighter grid street pattern with smaller plots and on street parking. Front boundaries mostly retained with attractive Victorian and Edwardian housing ranging from small terraced houses to large villas on Ewell Road. Pyne Road area; mixed styles and ages with a tight street pattern, on street parking an issue. Attractive Edwardian terraces laid out as set piece around a formal garden at Lenelby Road. Ellerton Road area; Victorian and Edwardian cottages and villas, no grass verges, limited number of street trees and on plot parking. Egmont Road and Avenue; strong "cross" layout with regular gables and a sense of a coherent identity. Consistent high quality with good examples of high quality early suburban detailing.

**ISSUES:**

- High levels of on street parking detract from the character of the street

**Character Area Type: Inner Suburban (Density 36dph) (PTAL 1a, 1b and 2)**

**Character area Assessment: area of established high quality**

## 5 Fuller's Way North / Red Lion Road

Area containing piecemeal development including Tolworth Hospital and primary school, the business park and Tolworth Girl's school and 1960's flats at School Lane. Lacking in cohesive character. Frontages to Red Lion Road have potential for improvement on the Hospital site, while boundaries to the business park and Tolworth Girl's school make a positive contribution to the character of the street. Areas of open space at Tolworth Girl's and Primary schools, although of benefit to the immediate environment, are not visible from surrounding streets and make little contribution to the wider residential amenity. Small retail and commercial units on Red Lion Road create a fragmented street frontage. Redevelopment of the Red Lion pub should have regard to the residential and 2-storey character of the site to RLR before the shift, at Ewell Road to the more Broadway character.



Tolworth Girls School



Red Lion Road Industrial Area



Tolworth Hospital Red Lion Road



Red Lion Road



School Lane

### ISSUES:

- Fragmented development lacking in cohesive character

**Character Area Type: Outer Suburban (Density 11dph) (PTAL 1a and 2)**

**Character area Assessment: area requiring enhancement to reinforce identity**



Fuller's Avenue



Verona Drive



Verona Drive



Tolworth Road



Ronelean Road

## 6 Tolworth Road

Organic character in terms of building age and style. Tighter Edwardian development on Tolworth Road, mature street trees and on street parking. Narrow plots with long rear gardens at eastern end with short terraces and wider plots at western end. Fuller's Avenue; 1950's estate of short terraces, strong boundary hedges still remain with on street parking. Ronelean Road: short terraces dating from 1920's, front boundary erosion with on plot parking, lacking street trees and grass verges, central landscaped area of significant amenity value. Verona Drive; 1950's maisonettes with on plot parking, wide mature landscape strip contributes to leafy character, heavy on street parking at end of drive around flats.

### ISSUES:

- On street parking and front boundary erosion

**Character Area Type: Outer Suburban (Density 39dph) (PTAL 1a, 2 and 5)**

**Character area Assessment: area with scope to reinforce existing character**

## 7 Kent Way



Low density 1970's estate with formal, open plan layout and no front boundaries. Wide streets with on plot parking and some garages in short terraces. Cars dominant in street scene due to lack of significant planting. Minor alterations to houses, porches and small extensions, but integrity of original layout and concept retained. Generous verges contribute to open, spacious feel of the estate.

### ISSUES:

- Dominance of parking in street scene

**Character Area Type: Outer Suburban (Density 31dph) (PTAL 1b and 2)**

**Character area Assessment: area with scope to reinforce existing character**

## Toby Way

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> Does not contribute
	(Value of 10)	(Value of 5)	(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 with predominance of 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		

## The Broadway

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> Does not contribute
	(Value of 10)	(Value of 5)	(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 with predominance of 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	40	20	0
Character Area total score	60		

Princes Avenue			
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 with predominance of 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	5	0
Character Area total score	75		

Douglas Road			
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 with predominance of 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		

## Fullers Way/Red lion Road

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 with predominance of 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	30	0
Character Area total score	30		

## Tolworth Road

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 with predominance of 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	60	15	0
Character Area total score	75		

Kent Way			
Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution (Value of 10)	<b>Moderate:</b> Makes some direct contribution (Value of 5)	<b>Poor:</b> Does not contribute (Value of 0)
	Clearly identifiable “edges” that distinguish it from the surrounding development	Green	White
Strong street pattern or road layout with well defined public spaces	Green	White	White
Building and street layout that is easy to find your way around with good connections to the surrounding streets	White	Orange	White
Area with predominance of buildings of architectural or historic interest	White	White	Red
Buildings with cohesive scale, massing and details	Green	White	White
High quality public realm and or generally consistent boundary treatments	Green	White	White
Significant trees or shrubs that make a positive contribution to the identity of the area	White	White	Red
Green open spaces or riverside areas that make a positive contribution to the identity of the area	Green	White	White
Topography, significant views or landmarks that contribute to the experience of being within the area	White	White	Red
Area with few vacant or underused sites which affect the character	Green	White	White
Criteria score	60	5	0
Character Area total score	65		