



# 16 Sunray

## Origins and General Character

Barnsbury Lane appears on the 1868 maps as a route from the Ewell Road to the open farmland to the east. The area consisted of open farmland with the fields probably being associated with Neal's Farm which stood near the junction of the present Elgar Avenue and Ewell Road in Tolworth. By the early 1930's, development in the northern part of the area had begun around the Oakdene Drive and Collingwood Avenue area. This northern part of the Area was substantially completed before work started laying out the roads of the southern half, the Sunray Estate. The estate was laid out as a set piece with emphasis on a well landscaped and spacious public realm, giving the area a cohesive identity. The consistent, cottage style building type and emphasis on provision of green open spaces has resulted in a highly distinctive area that would be worthy of status of local area of special character. Today the area is bounded by the A3 to the north, the Hogsmill to the east, the railway line to the south and Kingston Road to the east. The southernmost boundary of the area defined by the railway line marks the urban edge of the borough.

## Land Use

Residential, retail on Tolworth Rise South



Barnsbury Crescent

## Movement

Major barrier to the north at the A3. Area is poorly connected with the surrounding streets with limited access to Kingston Road and the A3 via Tolworth Rise South. Donald Woods Gardens is poorly connected with the surrounding streets with no routes through to the Sunray Estate and only one access point which connects it with Kingston Road.

## Built form

To the north of the Area, 1930's residential development of various designs is laid out on generous plots with significant grass verges and street trees. To the south, the Sunray Estate consisting of short terraces of tile hung cottages are arranged around large, communal landscaped areas. Donald Woods Gardens was developed around the 1980's on the site of former government offices.



Collingwood Road



Knollmead

## Open space

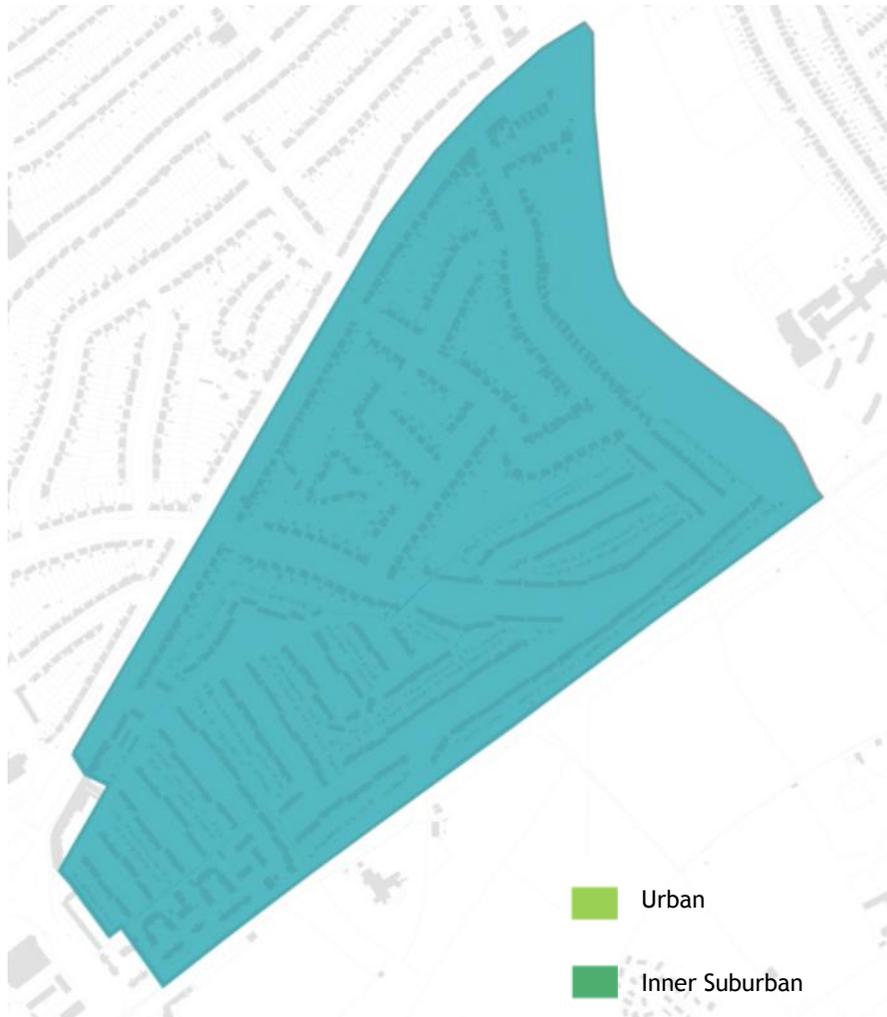
Local nature reserve to the east of the area along the Hogsmill Valley. Amenity value for the surrounding streets is restricted to three viewing points; at the end of Knollmead, Elm Close and from Tolworth Rise North. Other areas of significant green space within residential areas and views to railway embankment and beyond from Donal Woods Gardens and Knollmead at the entrance to the primary school.



## Key Village Characteristics

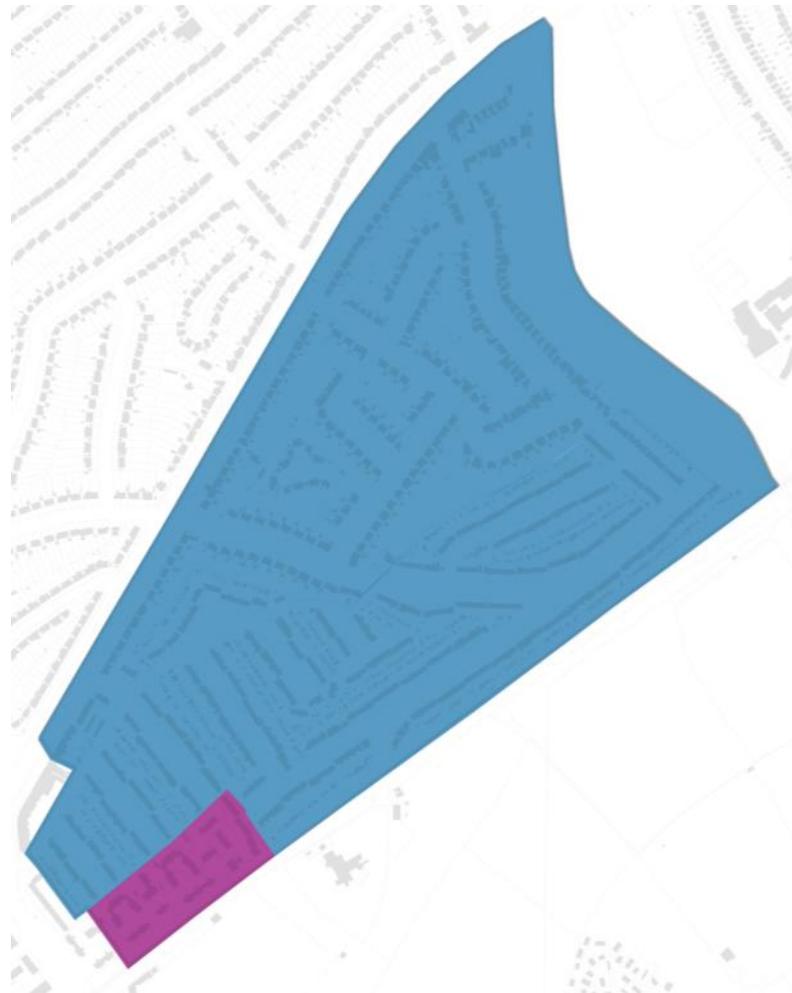
-  Major movement corridor
-  Minor movement corridor
-  Movement corridor needing enhancement
-  Village node
-  Village node needing enhancement
-  Minor Village node
-  Major gateway
-  Major barrier
-  Strategic Landmark
-  Local Landmark
-  Potential new landmark
-  Green open space
-  Open space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

## Character Area Types

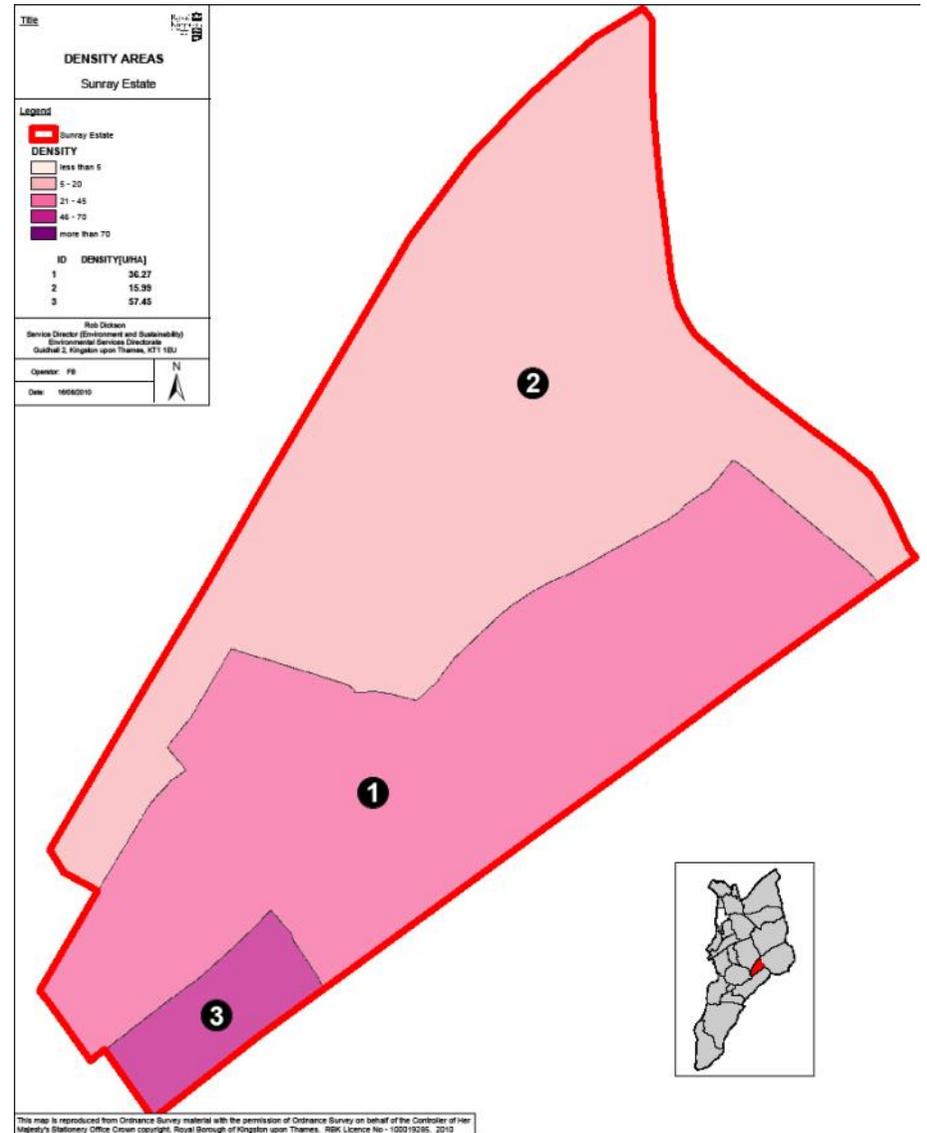
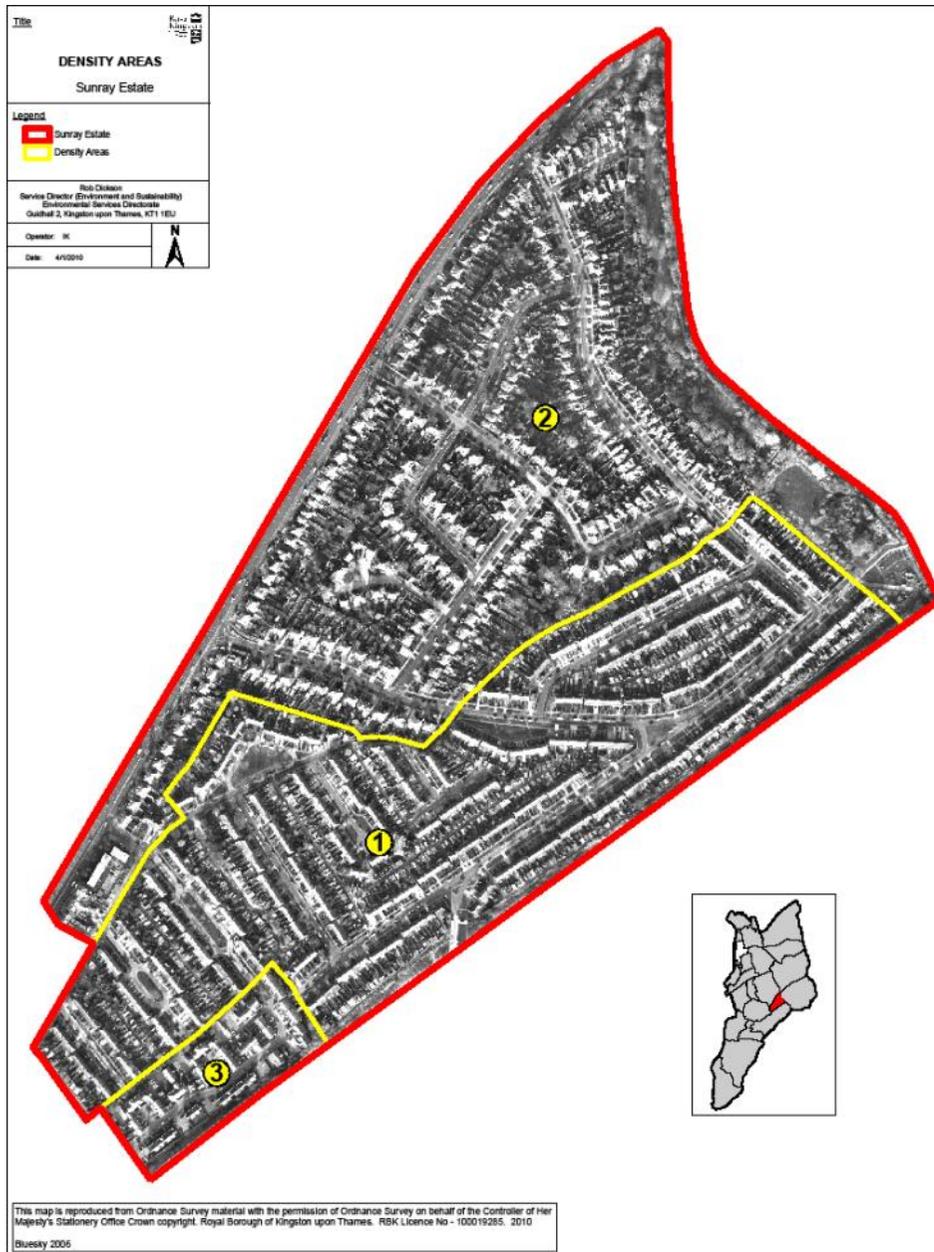


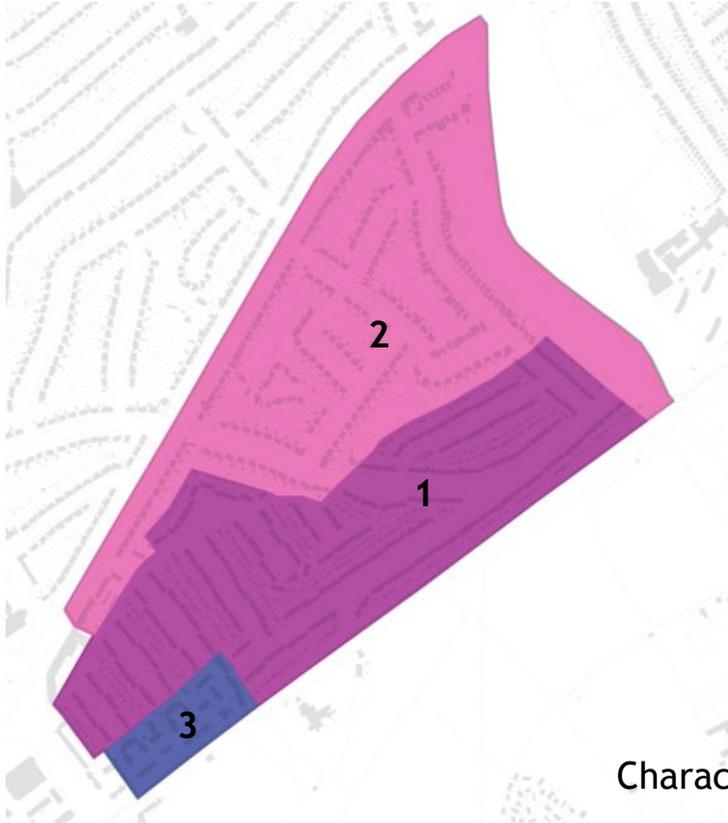
- Urban
- Inner Suburban
- Outer Suburban
- Rural / Open

## Character Area Assessment



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





## Character Areas

### 1 Sunray

A distinctive set piece laid out predominantly at the end of the 1940's and early 50's, although Woodland Way, Sunray Avenue and Vincent Avenue were nearing completion by the end of 1935. The estate was laid out using "garden suburb" principles which involved a planned layout around generous green spaces. Houses are all of a consistent design, arranged in short terraces along long avenues with wide verges and street trees and smaller cul-de-sacs arranged around central grassed areas.

Houses are rendered at ground floor with tile hung, jettied first floors, supported by masonry brackets. Original windows were timber with glazing subdivided into leaded panes. Many remain, however some have now been simplified to plain glazing. Some original front doors remain with stained glass inserts and panels either side.



Barnsbury Crescent



Vincent Avenue



Alpine Avenue



Warren Drive



Warren Drive



Sunray Avenue



Warren Drive South



Knollmead to the Hogsmill

Distinctive chimneys with curved tile details sit on top of plain clay tiled roofs. Timber picket fencing contributes to the “cottage” language of the houses and many of these boundaries still remain. The public realm is spacious with many mature trees, however, pressure for on plot parking has resulted in the loss of front boundaries in some areas. Loss of subdivisions between front gardens is a issue contributing to the erosion of the area character.

Views to Tolworth Tower from within the estate increase the identity and sense of place. There are significant views at the end of Knollmead towards the Hogsmill as well as wider views over the railway bridge towards Knollmead Primary School.

**ISSUES:**

- Loss of original features and boundary treatment

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

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

**2 Oakdene Drive**

Area with a strong planned road layout. Rapid development occurred following the laying out of the estate roads between 1930 and 1940. Area of predominantly long formal avenues. Generally wide street proportions with substantial grass verges. Large number of street trees combined with grass verges result in soft, landscaped feel. Formal road layout unifies variety in detailing to create an area with a largely cohesive character.

Predominantly 1930’s semi detached properties of varying styles with some bungalows and detached properties. Many alterations have occurred, but separation between properties generally



Oakdene Drive



Oakdene Drive



Collingwood Ave



Collingwood Ave to Tolworth Tower



Tolworth Rise South



Elm Close to Hogsmill nature reserve

retained. Some loss of front boundaries, but strong public realm mitigates impact. Variety of building materials including; brick, render, pebbledash and Tudor detailed bays. Views to Tolworth and New Malden towers from Collingwood Avenue contribute to the area's sense of place as does the view to the Hogsmill nature reserve from Elm Close. The small retail parade on Tolworth Rise and the adjacent properties suffer from the impact of the physical environment of the A3.

**ISSUES & RECOMMENDATIONS:**

- Need to mitigate impact of A3

**Character Area Type: Outer Suburban (Density 16dph) (PTAL1a, 1b and 2)**

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

**3 Donald Woods Gardens**

Area developed around the 1980's in narrow site between railway line and Sunray Estate. Main access road with three storey flats and terraced houses arranged in courts and along winding central

Donald Woods Gardens





Separation from surrounding development

route. Views towards the railway embankment give a sense of the open space beyond. Open plan frontages with shrub planting soften the environment with views to Tolworth Tower also contributing to the sense of place of the area. The play area at the end of Donald Woods Gardens defines the end of the development.

Brick walls separate the development from the Sunray Estate creating a sense of separation from the surrounding street network.

#### ISSUES:

- Poor connections through to surrounding residential development

**Character Area Type: Outer Suburban (Density 57dph) (PTAL 2 and 3)**

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

Sunray			
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	Green	White	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	Orange	White
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	Green	White	White
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	Green	White	White
Area with few vacant or underused sites which affect the character	Green	White	White
Criteria score	80	10	0
Character Area total score	90		

Oakdene Drive			
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	Green	White	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	Green	White	White
Green open spaces or riverside areas that make a positive contribution to the identity of the area	White	Orange	White
Topography, significant views or landmarks that contribute to the experience of being within the area	Green	White	White
Area with few vacant or underused sites which affect the character	Green	White	White
Criteria score	70	10	0
Character Area total score	80		

Donald Woods Gardens			
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	10	0	0
Strong street pattern or road layout with well defined public spaces	0	5	0
Building and street layout that is easy to find your way around with good connections to the surrounding streets	0	0	0
Area with predominance of buildings of architectural or historic interest	0	0	0
Buildings with cohesive scale, massing and details	10	0	0
High quality public realm and or generally consistent boundary treatments	10	0	0
Significant trees or shrubs that make a positive contribution to the identity of the area	0	5	0
Green open spaces or riverside areas that make a positive contribution to the identity of the area	0	5	0
Topography, significant views or landmarks that contribute to the experience of being within the area	0	5	0
Area with few vacant or underused sites which affect the character	10	0	0
Criteria score	40	20	0
Character Area total score	60		