

20 Jubilee Way

Origins and General Character

Towards the end of the 19thC a small cluster of development began to appear around Tolworth Court Farm at the southern end of the existing Old Kingston Road. Tolworth Court Bridge crossed the river over the Hogsmill here and the river formed the southern boundary of the area and the borough. The former Riverhill house became Tolworth Hall and then reverted back to Riverhill around the beginning of the 20thC, with the Cottage, now, Iris House, dating back to the end of the 19thC. King George's field stands on the site of a former clay pit while Cox Lane was an ancient route that served the surrounding farmland that dominated the area until after the war.

Today the area contains a range of uses which, with the exception of the area around the King Georges recreation ground, north of Jubilee Way, are mostly hidden behind heavily landscaped edges. Kingston Road, divides the area in two and this road combined with Jubilee way generate heavy traffic throughout the area. The large industrial estate on Cox Lane marks the western edge of the area

Land Use

Metropolitan open land, public access to open space, riverside walk, allotments, sports grounds, mobile home park, school, garden centre, bus depot, concrete works, business park.

Movement

Kingston Road is a major route to Kingston and the A3 from the south with traffic congestion at peak times. The physical environment of the road is good with a wide central reservation, grass verges and attractive tree planting. Cox Lane and Jubilee Way, carry heavy traffic from the industrial estate and the Hook area through to Kingston Road.

Built form

Older villas set in the landscape still remain, such as Riverhill, Wig Hill and Mayfield, some having been converted to sports clubs. Other buildings ancillary to the open space uses have less architectural merit but are not intrusive in the landscape. The industrial estate contains a mix of styles and age of units with little cohesive character.

Open space

The King George's Recreation Ground makes a visual contribution to the area, being visible from the surrounding roads. The other areas of Metropolitan Open Land (MOL) are substantially hidden behind landscaped bunds, with scope to integrate them to hinterland to maximise their amenity value. The area contains local nature reserves and sites of nature conservation importance, particularly adjacent to the Hogsmill. The edge of the Old Malden Conservation Area incorporating an area of open space to the west of the Hogsmill adjacent to Church Road forms the eastern boundary of the area. Tolworth Court Farm is a nature reserve.



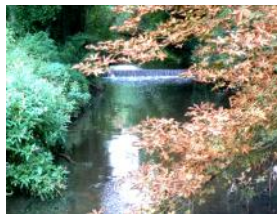
Access to Surbiton Town Sports Ground



Kingston Road



Davis Road



The Hogsmill



Tolworth Court Farm



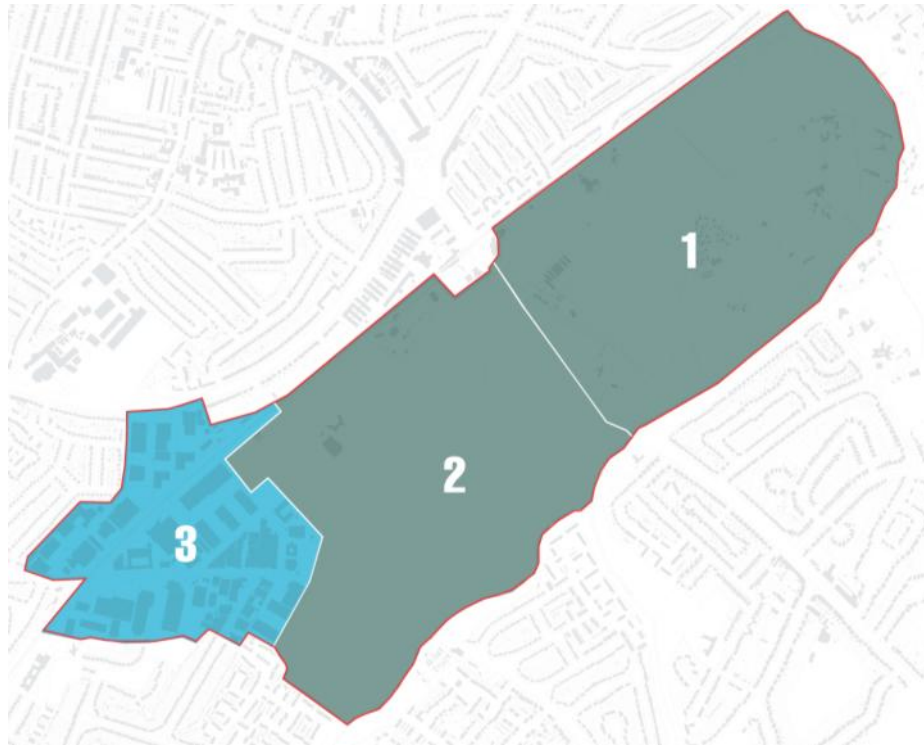
Footpath from Kingston

Key Village Characteristics



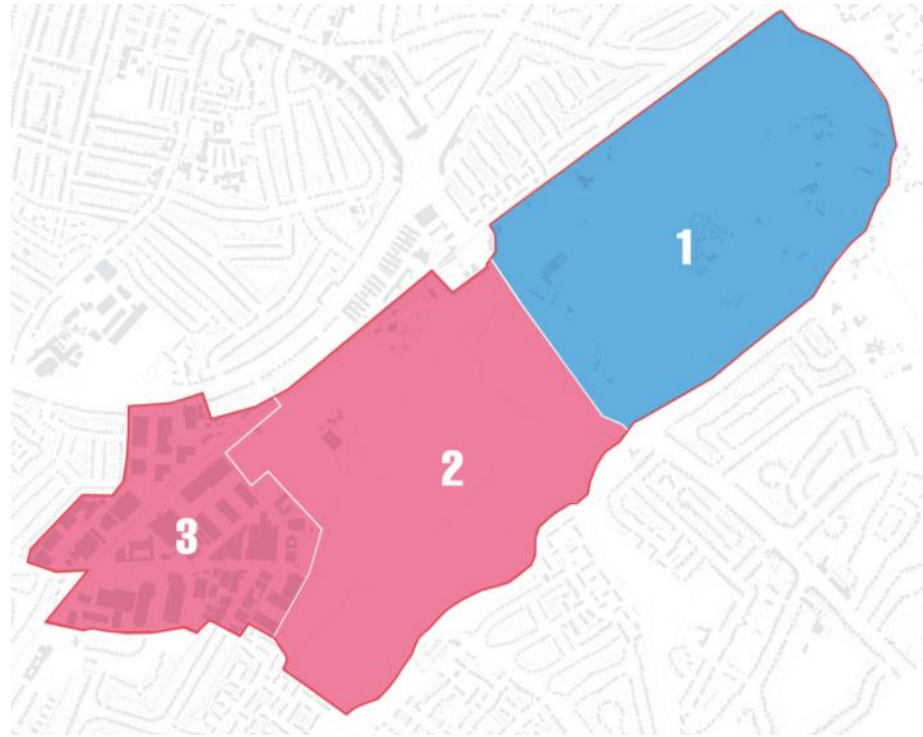
-  Major movement corridor
-  Minor movement corridor
-  Movement corridor needing enhancement
-  Village node
-  Village node needing enhancement
-  Minor Village node
-  Major gateway
-  Major barrier
-  Strategic Landmark
-  Local Landmark
-  Potential new landmark
-  Green open space
-  Open space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

Character Area Types

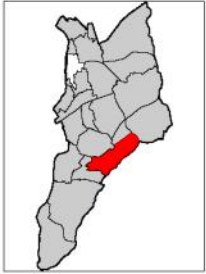


- Urban
- Inner Suburban
- Outer Suburban
- Rural / Open

Character Area Assessment

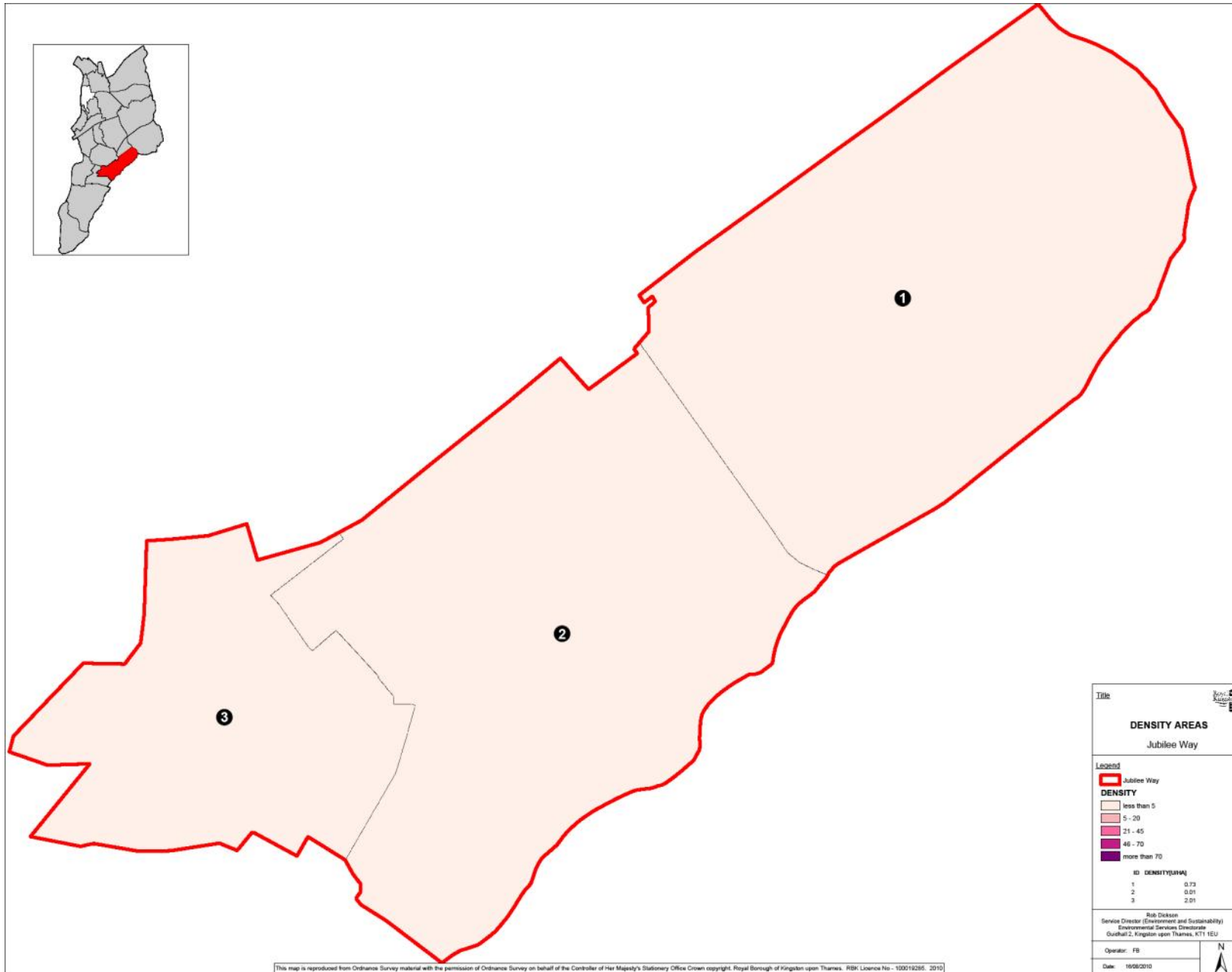


- Area of Established High Quality
- Area with scope to reinforce the existing character
- Area requiring enhancement to reinforce identity

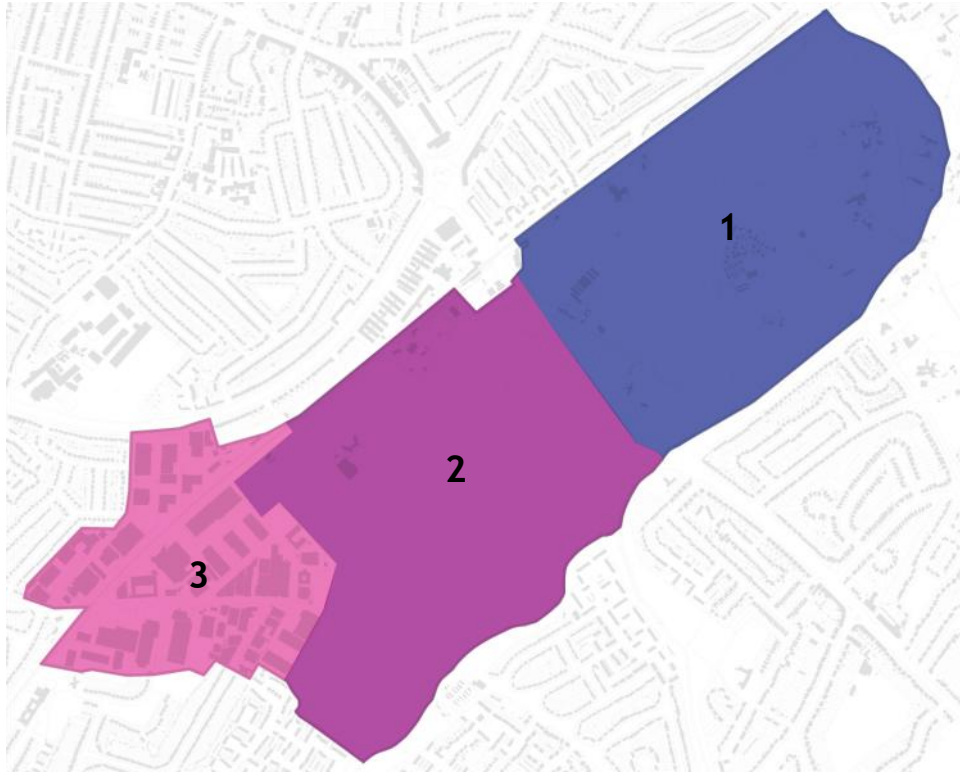


Title	Summary
DENSITY AREAS Jubilee Way	
Legend	
	Jubilee Way
	Density Areas
Rob Dickson Service Director (Environment and Sustainability) Environmental Services Directorate Quadrant 2, Kingston upon Thames, KT1 1EU	
Operator: IK	
Date: 4/10/10	

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Character Areas

1 Riverhill

The Hogsmill River forms the southern edge of this character area. It's amenity value is relatively hidden behind a thick landscaped boundary with Worcester Park Road. Footpaths do run alongside the river, however, there is scope to improve the access to the footpath network.

Some fine villas set in the landscape still remain with Riverhill House which appears on the 1868 Surrey map, still surviving as the Surbiton Town Sports Club House. The slightly later coach house forms the focal point of the mobile home park arranged around it. There is scope for improvements to the car park to improve the setting of the surrounding buildings. Access into the area from Worcester Park Road and Old Malden Lane is mainly via narrow lanes, formerly the drives to historic houses. Glimpses through to Iris House and The Riverclub, built at the beginning of the 20thC,



Public Footpath adj. to hogsmill



Boundary with Worcester Park Road



Iris House



Access to Riverhill Hs



The Hogsmill



Riverhill House



The Riverclub



Old Kingston Road
(north)



Tolworth Court Farm
Cottages, Old Kingston
Road (south)

contribute towards the rural character of the area. The Old Kingston Road area is of mixed character with a variety of land uses and little visual access to the open space beyond. Old Kingston Road itself has mixed age residential at its northern end with the former Tolworth Court Farm Cottages at its southern end. Tolworth Court Farm is a local nature reserve.

ISSUES & RECOMMENDATIONS:

- Potential to open up views and access to the Hogsmill.

Character Area Type: Rural (Density 1dph) (PTAL 1a and 1b)

Character area Assessment: area of established high quality

2 Jubilee Way



Kingston Road



Footpath from Kingston Road



King Georges playing field



Towards the industrial estate



Motorcycle project with
aggregates depot behind

Kingston Road is heavily landscaped and in spite of heavy traffic at peak times, provides a green lung between the suburban development of Ewell to the south and Tolworth to the north. Views to Tolwoth Tower help to create a sense of entry as the Tolworth gateway is approached further north.

Views to the open space east and west of Kingston Road are limited, with few long distance views. At the junction of Jubilee way and Kingston Road, the bridge, former petrol station and the aggregates depot reinforce the gateway location in the change from rural to a more urban character. North of Jubilee Way the area has a more open character with railings allowing views into the open space. To the south, the riverside walk and footpaths through the areas of nature conservation importance are hidden behind dense vegetation.

ISSUES & RECOMMENDATIONS:

- Potential to open up views and access to the Hogsmill and other areas of high amenity value

Character Area Type: Rural (Density 0dph) (PTAL 1a, 1b and 2)

Character area Assessment: area requiring enhancement to reinforce identity

3 Chessington Industrial Estate



Davis Road



Cox Lane



Cox Lane



Junc. Mount Rd / Cox Lane

Area laid out in the 1950's, with plots being occupied on a piecemeal basis throughout the decade. Mixed age and style of industrial units with scope to improve the main road network with additional landscape.

ISSUES & RECOMMENDATIONS:

- Visual character of area needs to be improved with comprehensive landscape strategy.
- Industrial estate has sensitive residential receptors close to it.

Character Area Type: Outer suburban (Density 2dph) (PTAL1b and 2)

Character area Assessment: area requiring enhancement to reinforce identity

Riverhill

Character Area Assessment Criteria	Good: Makes a significant contribution	Moderate: Makes some direct contribution	Poor: 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	80	5	0
Character Area total score	85		

Jubilee Way

Character Area Assessment Criteria	Good: Makes a significant contribution	Moderate: Makes some direct contribution	Poor: 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	10	0
Character Area total score	50		

Cox Lane			
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	10	0	0
Strong street pattern or road layout with well defined public spaces	0	0	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	0	0	0
High quality public realm and or generally consistent boundary treatments	0	0	0
Significant trees or shrubs that make a positive contribution to the identity of the area	0	0	0
Green open spaces or riverside areas that make a positive contribution to the identity of the area	0	0	0
Topography, significant views or landmarks that contribute to the experience of being within the area	0	0	0
Area with few vacant or underused sites which affect the character	0	0	0
Criteria score	10	0	0
Character Area total score	10		