



2. The Site

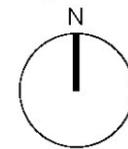
2. The Site

2.1. Existing Site Plan

The site is located on Brown's Road between Warwick Grove and Alpha Road. It is part of a larger "suburban block" bounded by Alpha Road, Brown's Road and Warwick Grove. The site is currently occupied by the disused Newent House residential home on Brown's Road, Surbiton and owned by RBK.



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Site Area = 0.43 ha

- RBK Ownership Boundary
- Planning Application Site Boundary

2.2 Site Area

The approximate site area is:
0.43 Hectares

2.3 Site Aerial Views

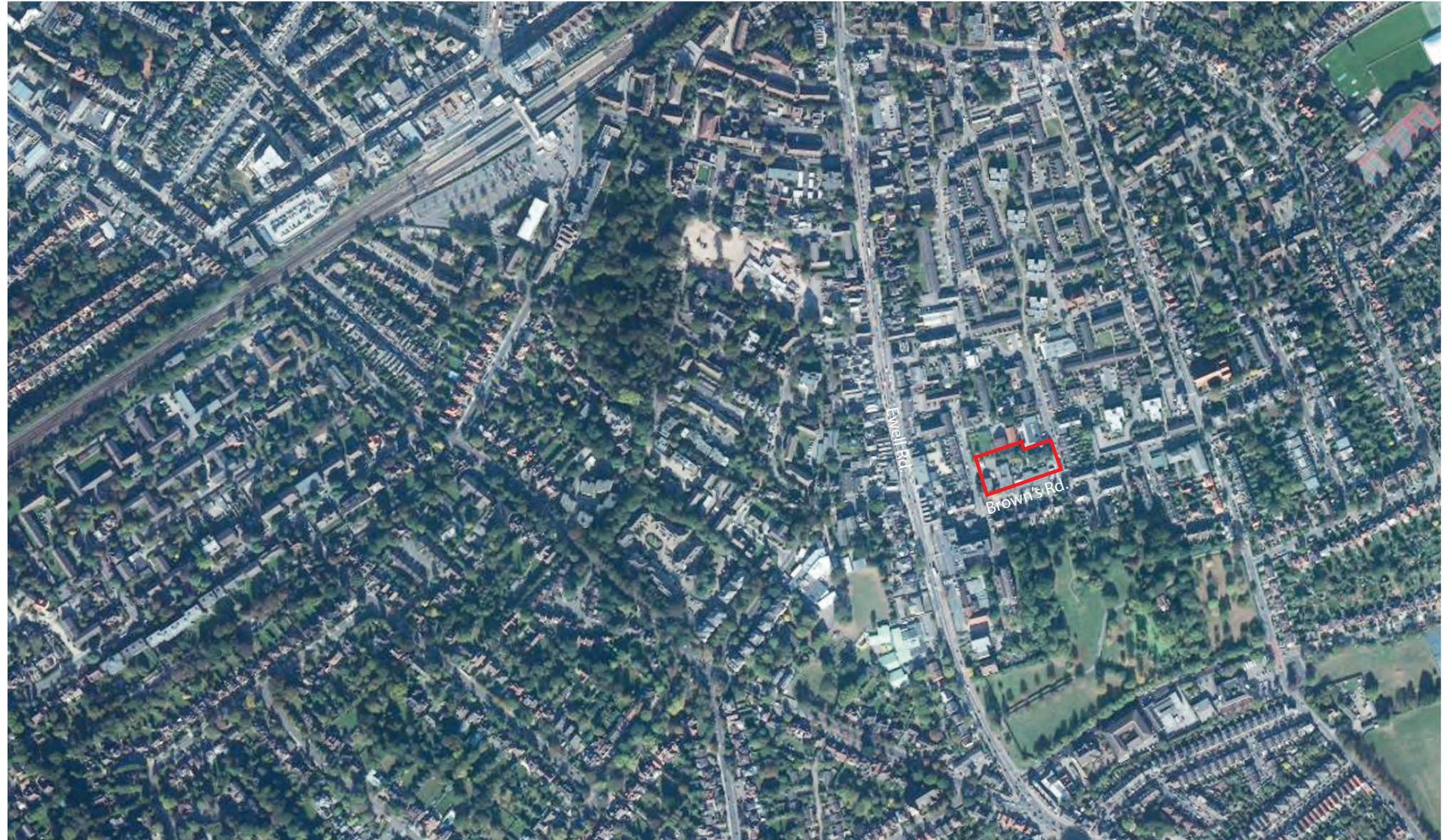




Figure 1 View Looking West



Figure 2 View Looking East



Figure 3 View Looking North



Figure 4 View Looking South

2.4 Current Use

The site is located at 8-10 Brown's Road, Surbiton, KT5 8SP, currently home to Newent House, a 1-3 storey development with associated car parking and gardens, owned by RBK.

It was originally purpose-built by the Council as a 38-bed care home for elderly people. The care home closed in April 2013, and was then repurposed for a short time to accommodate the Borough's Adult Education Services.

Since that time, the site has been earmarked for redevelopment, and the building let as residential units on short-term leases through 'Global Guardians,' a property management company specialising in providing security for vacant properties through property guardian protection. The proposals are to demolish the existing building and redevelop the site. The proposed buildings will be of a similar 2-3 storey height, sensitive to the residential nature of the area.

The site is bounded by Brown's Road to the south, and Alpha Road and Warwick Grove to the east and west respectively, with dwelling houses facing along the opposite sides of the road. To the north, the site backs onto Surbiton Children's Centre.



The architectural merit of the buildings currently on site is limited, and the accommodation provided internally does not comply with modern standards for care homes. Therefore it has been decided to build a new nursing home to modern standards.

An asbestos survey has been conducted, revealing large amounts of asbestos throughout the building, further making it unfit for use as a care home.

Due to the siting of the building, all of its frontages are dominated by car parks, exacerbated by on-verge parking. In its current state the building offers very little to the local community, but the site offers a great opportunity to create a building that enhances the neighbourhood.

On completion, there will be only two vehicle entrances onto the site. Presently there are four. Closing the two entrances on Brown's Road and the large entrance on Alpha Road releases a road side that could potentially be used for parking for up to seven vehicles (two on Brown's Rd, and five on Alpha Rd), should the Royal Borough of Kingston upon Thames Council wish to consider this option to alleviate concerns regarding on-street parking provision.

The proposed parking provision and sustainable modes of transport demonstrate compliance with 'The London Plan' and local planning policies as demonstrated in the Transport Assessment and Travel Plan, which has been submitted with this application.



Existing Elevations - Corner of Brown's Rd. and Warwick Grove



Existing Elevations - Brown's Rd.



Existing Elevations - Warwick Grove



Existing Elevations - Brown's Rd.

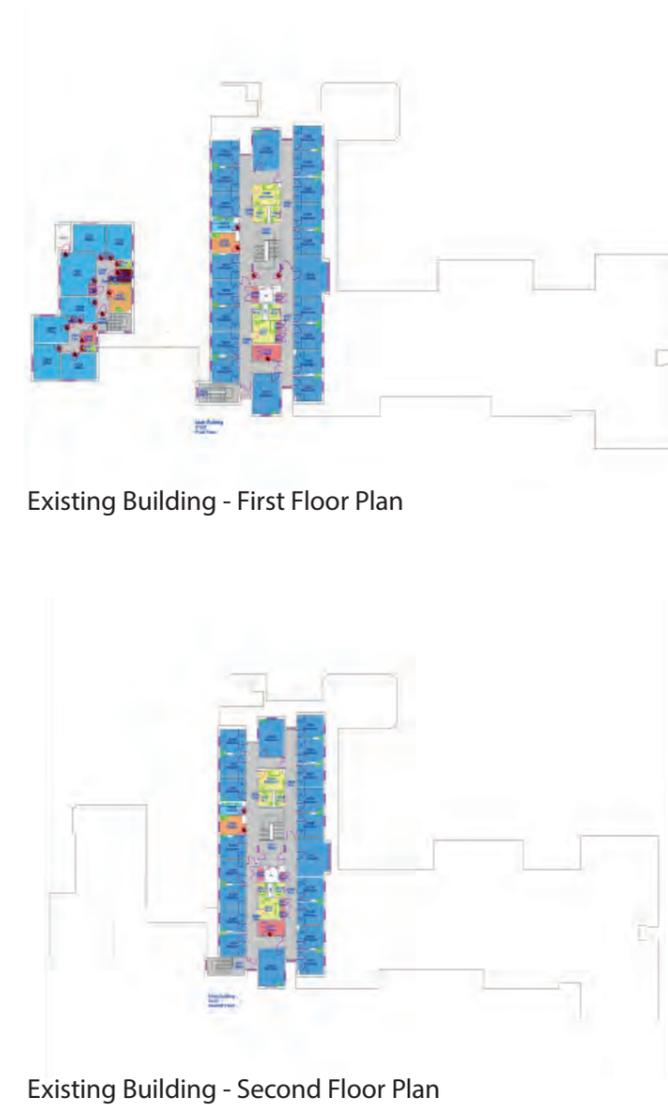
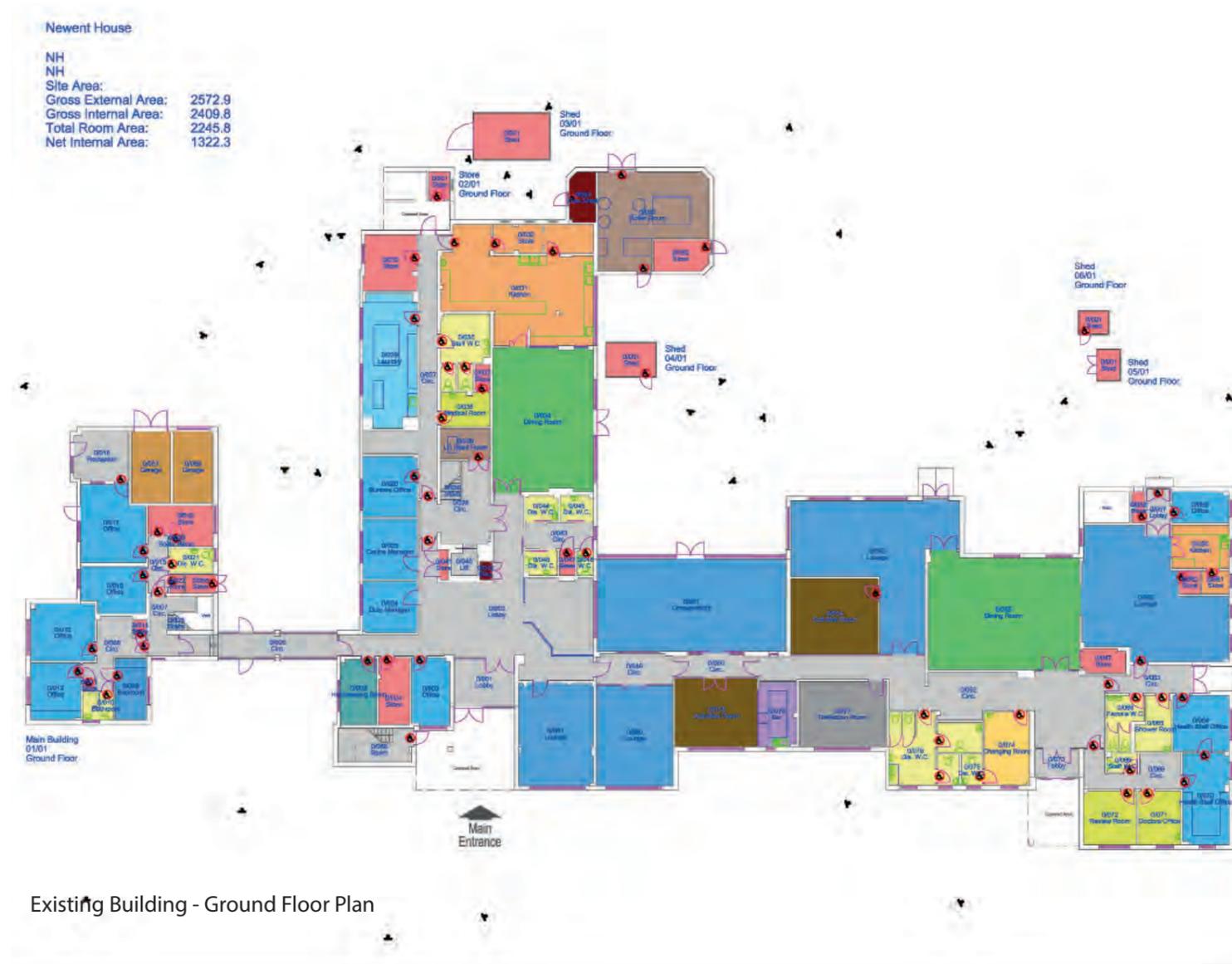


Existing Elevations - Corner of Alpha Rd. and Brown's Rd.



Existing Elevations - Brown's Rd.

2.5 Existing Building Plans



2.6 Site Analysis

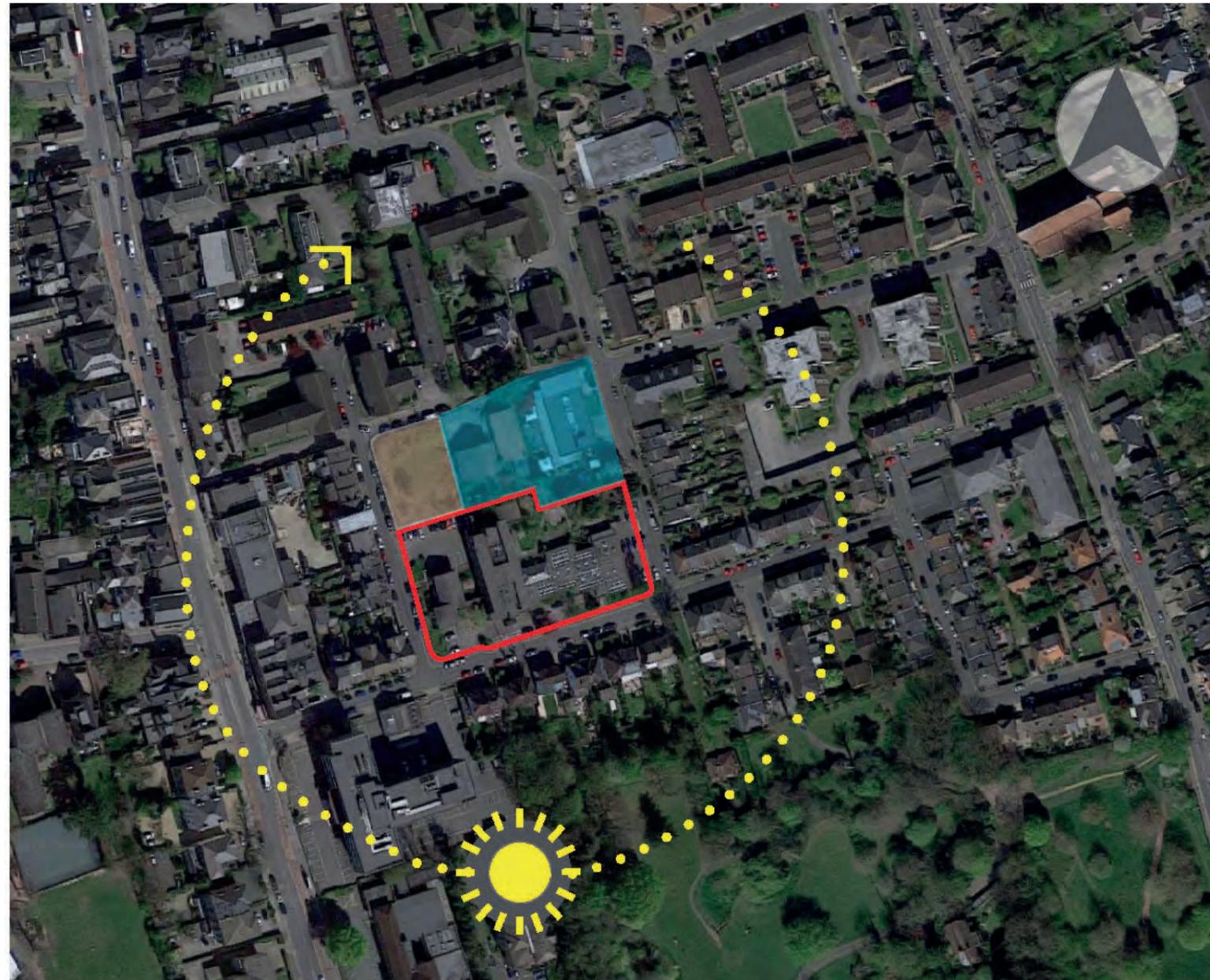
The site is located in a residential area, bounded by roads on three sides, with a Children’s Centre to the north. The other, currently vacant, parcel of land adjoining the site is earmarked for a new housing development, which has recently been granted a planning permission.

The site opens out to the south, facing Brown’s Road, which will enjoy the majority of sun during the day.

There are a large number of trees on the north part of the site, which we are proposing to clear, to maximise the developable area of the site. Trees outside of site boundaries will be protected during construction and retained.

Historically the site has been the location of an elderly person’s care home, so with an established use and presence within the community, very similar to the proposed new Dementia Nursing Home.

The current building is 1-3 storeys in height, also similar to the massing of the proposed 2-3 storey development. Therefore, there is a strong precedent to support the redevelopment of the site.



- Site Boundary
- Residential Development
- Existing Children’s Centre
- Sun Path

2.7 Connectivity

The diagram to the right illustrates the primary traffic flows and transport links within the context of the site.

The nearest bus stops are on Ewell Road (A420), at the eastern end of Brown's Road, approximately 100m (northbound route) and 120m (southbound route) from the site. Surbiton Railway Station is approximately 1.2km, twenty minute walk away.

There are no public car parks in the immediate vicinity of the site, so all car parking is either on site or on-street.

Car park access is currently from both side roads Warwick Grove and Alpha Road, giving a variety of established vehicular access points. There is an existing drop off point outside the main entrance of the current scheme on Brown's Road.

The nearest convenience store/newsagents is located on Brown's Road, approximately 20m from the site. A wide range of shops and public facilities, including library, are located on Ewell Road. A number of large supermarkets are located approximately 1km away, in the vicinity of the station.

Fishponds Open Space is the nearest public park, located opposite the site to the South, accessed via a footpath alongside the residential properties.

-  Site Boundary
-  Primary Road
-  Secondary Road
-  Existing Site Vehicular Entrance
-  Bus Stop
-  Nearest Convenience Store



2.8 Site History

The site lies in the Oakhill area of Surbiton, part of the Royal Borough of Kingston Upon Thames, located just south east of the River Thames.

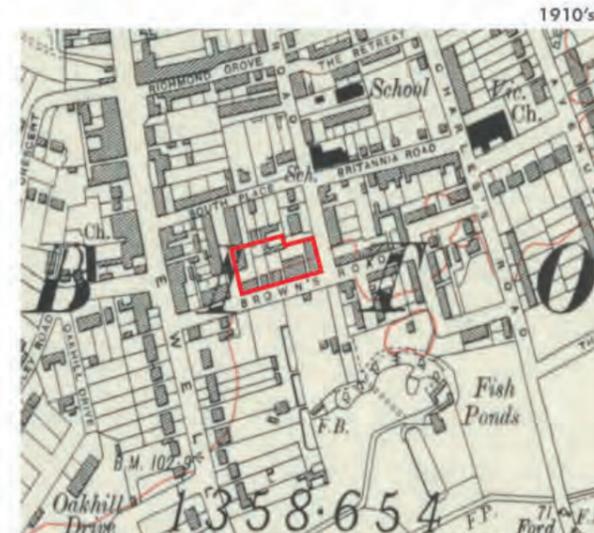
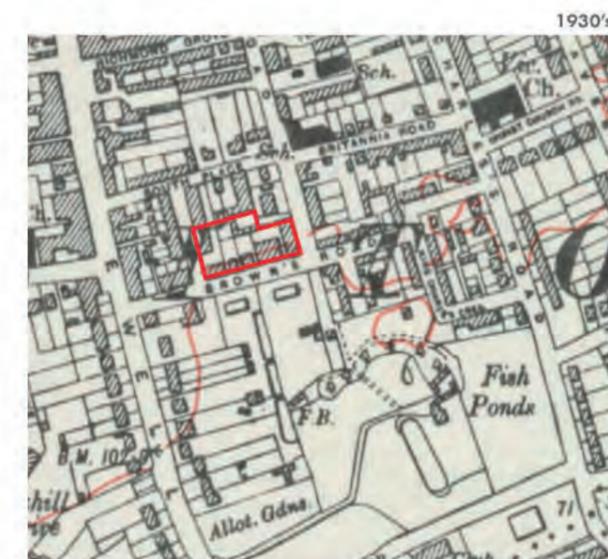
Surbiton was originally on the outskirts of the City of London, and historical maps of the 1700-1800's show the area around the site populated by low density housing with long, narrow allotment-style gardens, interspersed with fields. Open green space with fishponds and brick quarry lay to the south of the site.

The expansion of the railway, with addition of nearby Surbiton station to the north of the site, encouraged the expansion of urban development. From the late 1800's, there is a notable increase in the density of housing in and around the site, as Kingston and Surbiton became subsumed within the Greater London conurbation.

Until at least the middle of the 1900's, the site was subdivided into a number of separate dwelling houses, backing onto all three bounding roads; Brown's Road, Alpha Road and Warwick Grove; with the block completed by adjoining residential properties facing onto South Place to the north.

Today, Warwick Grove has become a cul-de-sac, with South Place a pedestrian footpath, and the

block of land split into two larger institutional properties, Newent House (the site) to the south, and a Day Hospital - now Surbiton Children's Centre - to the north. However, the amalgamated site still retains it's historical address of 8-10 Brown's Road.



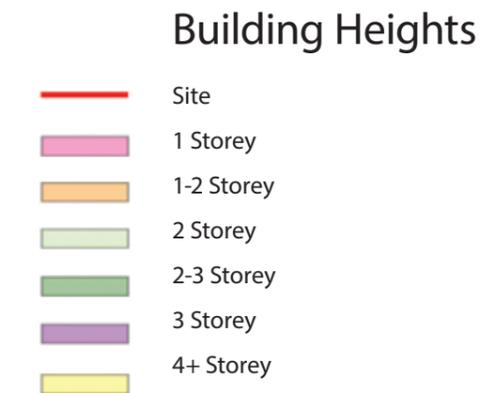
2.9 Building Mass and Heights

The site is mostly surrounded by residential properties, either 2-storey dwelling houses or 3-storey flats and apartments.

Directly to the north of the site is a single storey Children's Centre. To the south of the site, across the road is a 4-5 storey office block.

There is currently a new housing development proposed for the small site to the north of the site, alongside the Children's Centre. The new dwellings will be a 3+ storeys high.

Given the proximity of existing and proposed buildings to the north of the site, and the resultant overlooking issues, the main massing of the new building would be best placed in the middle of the site, but also giving street presence along Brown's Road. The north part of the site can be utilised for car parking.





2.10 Site Photographs



01 - Corner of Warwick Grove and Brown's Rd - Existing Newent House Care Home can be seen on the left



02 - Brown's Road - view towards Ewell Road



03 - Houses on the corner of Warwick Grove and Brown's Road



04 - Newent House (the site) at the corner of Warwick Grove and Brown's Road



05 - Newent House (the site) from Warwick Grove towards Millbank House office building



06 - Terraced Houses on Warwick Grove



07 - 70's built flats at the top of Warwick Grove



08 - Lane connecting Warwick Grove and Alpha Road



09 - Modern flats and Victorian terraced houses along Alpha Road



01 - Terraced Houses on Alpa Road opposite the site



02 - Surbiton Children's Centre on Alpha Road



03 - View of the existing Newent House and the site from the corner of Alpha Road and Brown's Road



04 - Terraced Houses on Brown's Road in Fishponds Conservation Area



05 - Nearest Convenience Store on Brown's Road



06 - View from Brown's Road towards the site and Ewell Rd.



07 - Semi-detached houses opposite the site on Brown's Road



08 - Semi-detached houses opposite the site on Brown's Road



09 - Millbank House office and garage as viewed from Warwick Grove

2.11 Urban Character Analysis

The site under consideration is part of a larger “suburban block” which is identified in the following townscape analysis diagrams. The local authority have published “Kingston - Towards a Sense of Place : A Borough Character Study to support the Kingston Local Development Framework”. We have made reference to the relevant parts of this document in our townscape analysis. The South Place/Browns Road site falls within the “King Charles” study area.

Area is bounded by the railway line in the north with the Ewell Road forming the southern and western boundary. The eastern boundary abuts the Berrylands residential area.

The southern triangle of the area in the 1860’s was still open space associated with Neal’s Farm which stood on the site of the present builder’s yard adjacent to the recreation ground. Around the 1860’s, the area between the King Charles Road area and Ewell Road was being laid out with predominantly small terraces with larger villas on Ewell Road and the Avenue, which was formerly known as Berrylands. Parklands and Park Road and the villas on Surbiton Hill Park were developed around the 1890’s.

Today the area is one of contrasts with large scale Victorian villas predominantly to the east of the area with more incremental development occupying the

Alpha Road area. The Ewell Road has a distinctive, generally larger scale character with a number of significant landmark buildings at its northern end.

Land Use & Movement

Mainly residential, retail parades along Berrylands Road and Ewell Road, Open space at Fishponds. Ewell Road is a major route from the A3 to Kingston. King Charles Road has a strong linear character and joins the distinct character areas of the Area.

Built Form

Generally smaller plots and scale of development to the south of the area with strong linear street pattern, with larger plots lining formal avenues and streets to the east of King Charles Road. More piecemeal development to the north of the area with smaller scale mix of 1930’s as well as Edwardian and Victorian properties. The Alpha Road area has a distinctly different form, being laid out as a series of cul-de-sacs with flats and terraced properties developed in the 70’s and 80’s.

Open space

Fishponds area makes a significant contribution to the character of the area particularly along Ewell Road frontage and is designated as a site of nature conservation importance. On the eastern side of the area, significant trees and large mature landscaped gardens create a green, leafy character.



Character Areas

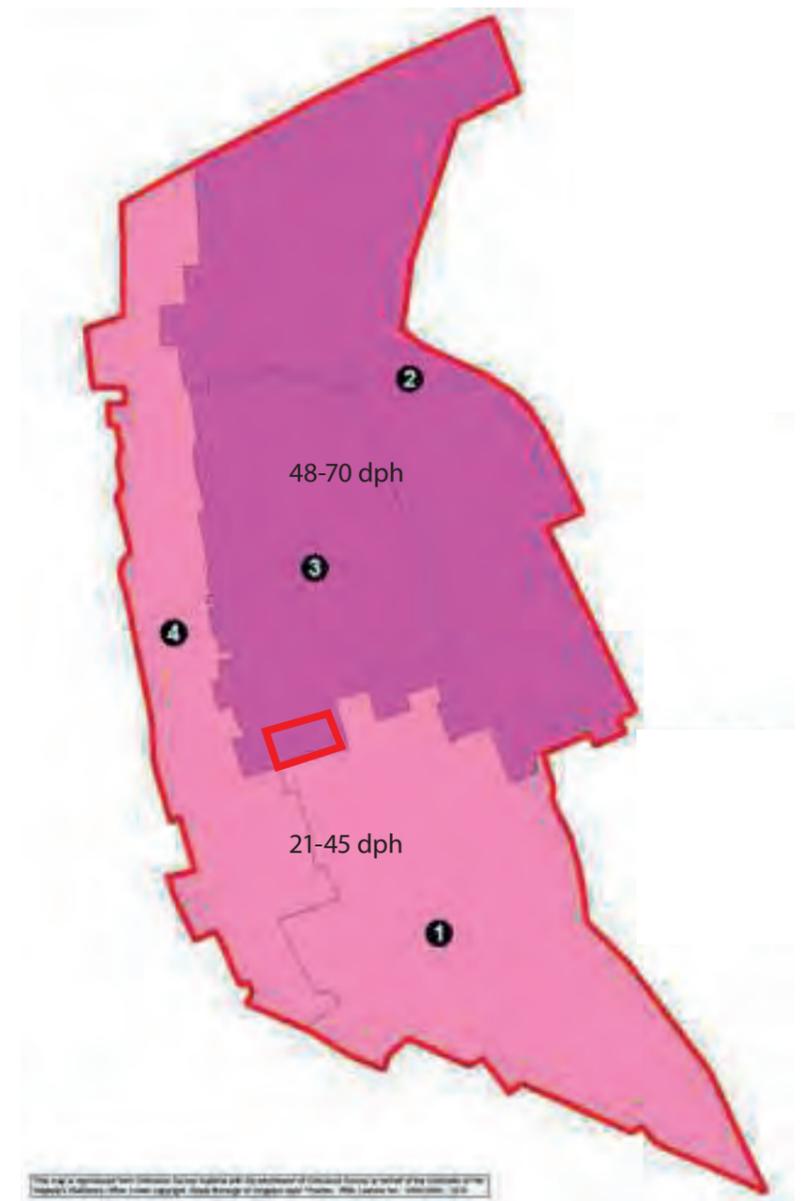
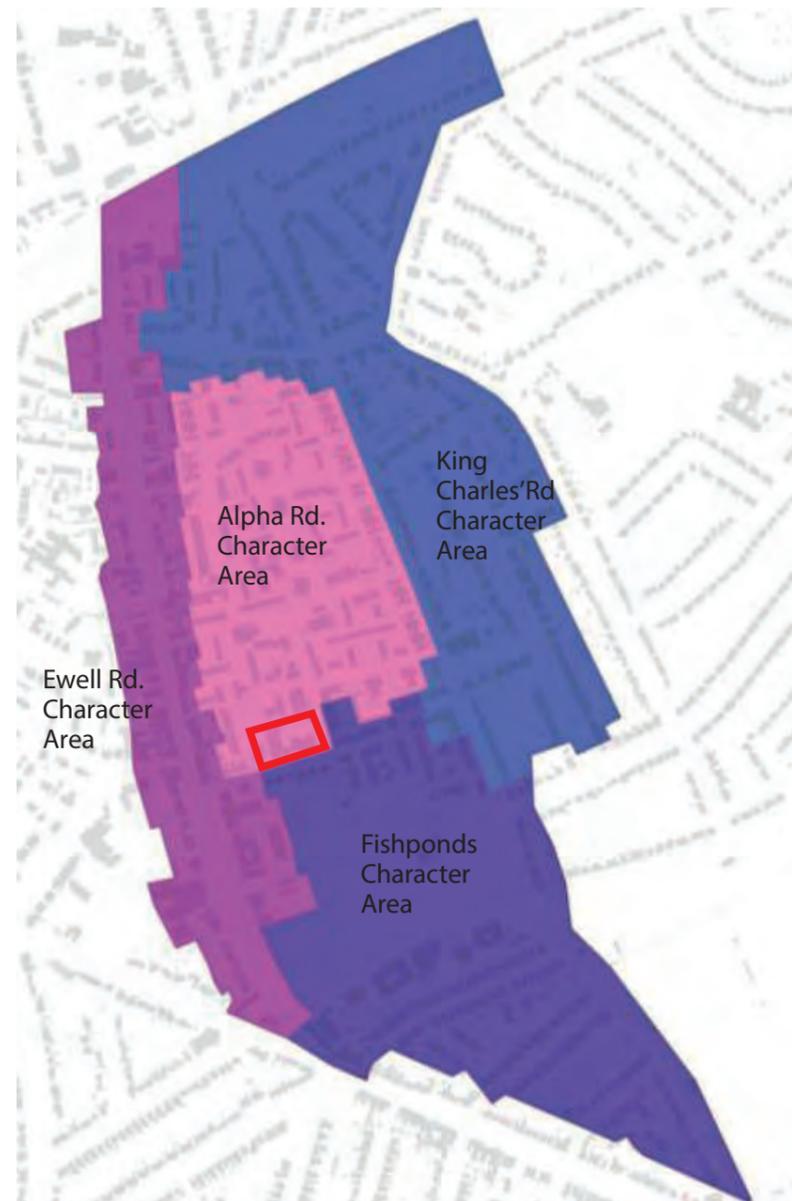
Within the King Charles area, there are four separate character areas:

1. Fishponds
2. King Charles' Road
3. Alpha Road
4. Ewell Road

The proposed Newent House Site falls into Alpha Rd. Character Area and has the density of 66dph with PTAL 4. In the Character Assessment the Alpha Road Area is described as:

“Grid iron street patterns, terraced housing occupying a small plot with small gardens and parking accommodated on street. Large Victorian villas on large plots or large plots redeveloped as flats with rear or forecourt parking. Proximity to District or Town Centre. Residential building heights up to four or five storeys.”

Alpha Road has been assessed as an area requiring enhancement to reinforce identity. The previous pages of this statement have included site photos which evidence the multitude of building types, forms and materials. The score given to the area in the character assessment is 40.



Character Area Assessment Conclusions

At the end of the 19th Century, the Alpha Road area consisted of a grid of small Victorian terraces. Around the 1970's the area was cleared for redevelopment and the current flats and houses were built. Scale varies from two to four storeys with a street layout based on a series of cul-de-sacs.

Legible routes throughout the area are difficult to distinguish and the road hierarchy dominates the layout of the area. The design of the buildings is fragmented with no cohesive style, detailing or layout. The public realm is fragmented with no significant public space or clear routes through the area. There are some areas of green space, but this is largely restricted to grass rather than significant planting with parking being predominantly on street. Some later infill developments are beginning to raise design quality in the area. The frontage to King Charles Road benefits from mature street trees and a landscaped set back.

Text extracts and diagrams from: Kingston - Towards a Sense of Place : A Borough Character Study to support the Kingston Local Development Framework: Section 12 King Charles
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Site



2.12 Typical Materials in the Area

The buildings in the surrounding area have been built in a variety of styles and materials. Most pleasing and most uniform in character are the buildings located in the neighbouring Fishponds Conservation Area that borders Alpha Road. In this area there are several terraced houses with London stock brick, red brick detailing at corners and around windows, and slate roofs. Windows have white frames, and were traditionally sash windows, but have been replaced with various types of windows over the years. Buildings have been set back from the road with a small front garden behind a metre-high fence, often combined with hedging.

Houses opposite the site on Brown's Road often have rendered walls, tiled roofs and white window frames. Many of the front gardens have been turned into parking areas.

The corner of Warwick Grove and Brown's Road contains a set of attractive Victorian terraces with slate roofs and London stock brick with stone surrounds around the windows - often painted white. There is an attractive rhythm and unity created by the bay windows. Houses are set back from the road, often behind a low wall or fence, sometimes combined with low hedges.

"Section 3 - Design Proposals" will outline how the proposed dementia nursing home responds to local context and materials.

