

# Summary Guide

# Conservation Areas

Planning Information



Part of the Kingston Old Town Conservation Area reproduced from the 1880 Ordnance Survey Map.



# Conservation Areas

This guide contains details of all the designated conservation areas in the Royal Borough, including a summary of the character of each area and some basic facts. A map of the Borough overleaf shows the location of each conservation area.

- 1 Kingston Old Town.** A part of the regional commercial centre based on the Saxon heart of Kingston. The medieval Market Place contains All Saints Church and the 19th century Market House.  
339 properties in 14.7 hectares. Designated 04.03.1971.
- 2a Old Malden (St Johns').** A medieval village centre above the Hogsmill River, containing the Saxon Church of St. John the Baptist, the site of its vicarage, the 18th century Manor House and ancient fields.  
56 properties in 11.2 hectares. Designated 04.03.1971.
- 2b Old Malden (Plough Green).** A village green with a pond, a 15th century public house, and a picturesque group of mainly 19th century cottages.  
10 properties in 1.4 hectares. Designated 04.03.1971.
- 3 St Andrews' Square.** An area of Victorian housing dating from the 1860s - 1880s, in Gothic and Italianate styles, including a garden square unique to south west London. It forms a later phase of the Surbiton "New Town" begun in 1838 by Thomas Pooley.  
516 properties in 6.8 hectares. Designated 04.03.1971; Extended 21.10.1987 & 19.06.1991
- 4 Southborough.** An area of large detached houses dating from the 1860s - 1930s surrounding Southborough House, an 1808 Grade II listed building by the architect John Nash.  
444 properties in 7.5 hectares. Designated 24.01.1979; Extended 19.01.1989 & 11.09.1991.
- 5 Liverpool Road.** An area of individually designed detached and semi-detached houses dating from the 1850s set in a mature landscape on the edge of Richmond Park.  
319 properties in 12.7 hectares. Designated 05.11.1980; Extended 31.10.1990.
- 6 Fairfield/Knights Park.** An early suburb of Kingston Town Centre comprising houses of various sizes and designs dating mainly from the 1820s-1900 around the Fairfield, a recreational open space since 1855.  
550 properties in 21.4 hectares. Designated 30.07.1985; Extended 13.09.1989.

**7 Grove Crescent.** A planned mid-Victorian estate of houses of various sizes and styles, the core of which forms the Spring Grove Estate, including St John's Church, a school, and local shops.  
358 properties in 10 hectares. Designated 30.07.1985; Extended 13.09.1989.

**8 Claremont Road.** Part of the original Surbiton "New Town" development started in 1838, and set around the landscaped Claremont Gardens.  
391 properties in 9.3 hectares. Designated 21.10.1987; Extended 19.07.1991.

**9 Surbiton Hill Park.** A small area of substantial mid-Victorian housing.  
257 properties in 4.1 hectares. Designated 20.01.1988.

**10 Oakhill.** A Regency and early Victorian linear housing development along the turnpike route of Ewell Road, later converted to a commercial centre, together with an area of substantial Victorian houses and The Wood open space to the west.  
456 properties in 15.5 hectares. Designated 13.04.1988.

**11 Victoria Avenue.** An area of several cohesive groups of two storey red brick houses built between 1893 and 1904.  
147 properties in 4.5 hectares. Designated 25.07.1988; Extended 19.06.1991.

**12 Christchurch.** A group of 1860s to 1880s houses set around the Grade II listed Christchurch.  
80 properties in 2.1 hectares. Designated 14.09.1988.

**13 Richmond Road.** A late Victorian residential development of distinctive groups of red brick houses.  
184 properties in 7.2 hectares. Designated 14.09.1988.

**14 Cadogan Road.** A mid 19th century housing development, forming the second stage of the Surbiton "New Town".  
465 properties in 8 hectares. Designated 11.05.1989.

**15 Park Road.** An area of fine Victorian houses, and local shops dating from 1890 -1900.  
162 properties in 4.1 hectares. Designated 14.06.1989.

**16 Presburg Road.** A small group of Queen Anne Revival style houses built 1903-1908 to the design of an active New Malden architect.  
29 properties in 1.4 hectares. Designated 14.06.1989.

- 17 Coombe Wood.** Large Victorian, Edwardian, and 20th century properties set in a semi-rural street-scene around the open space occupied by Coombe Wood Golf Course.  
100 properties in 40.6 hectares. Designated 24.01.1990.
- 18 The Groves.** A planned estate of roads laid out in the 1850s by the National Freehold Land Society, an early building society dedicated to voting reform, with plots developed in an individual and piecemeal fashion throughout the 19th & 20th centuries.  
233 properties in 6.8 hectares. Designated 23.05.1990.
- 19 Surbiton Town Centre.** Part of the Surbiton "New Town" following the relocation of the railway station to its current site in 1838. Early houses in Victoria Road and Brighton Road were converted to commercial use around 187a0, and the area now forms a substantial part of the district shopping centre.  
311 properties in 5.2 hectares. Designated 19.06.1991.
- 20 Kingston Vale.** An early Victorian village on the London to Portsmouth road at the Robin Hood Gate entrance to Richmond Park and Wimbledon Common. The village is made up of an eclectic mix on mainly small-scale housing and community uses.  
2 properties in 0.3 hectares. Designated 19.09.1996. Extended 08.01.2002
- 21 Coombe Hill.** The estate and hinterland to the demolished Coombe Warren, containing several mid 19th century properties by the architect George Devey, and other large interesting 20th century houses in a spacious landscaped setting, adjoining Coombe Hill Golf Course.  
84 properties in 16.8 hectares. Designated 24.01.1996
- 22 Coombe House.** The core of the demolished Coombe House manorial estate, including walls, outbuildings, and landscape features from the 17th, 18th and 19th centuries, together with the best 20th century infill developments.  
17 properties in 3.1 hectares. Designated 27.02.1997.

**Summary** - All these areas have their own 'special character' resulting in a rich variety of conservation areas across the borough. (A total of approximately 5549 properties in 215 hectare, covering 6% of the borough.)

A conservation area is an area "of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69).



Caversham Road, Fairfield/  
Knights Park.



South Terrace, Oakhill.



Coombe Hill Road, Coombe  
Hill.



Market Place, Kingston Old Town.



Surbiton Clock Tower.,  
Claremont Road.



Southborough House, Ashcombe Avenue,  
Southborough.



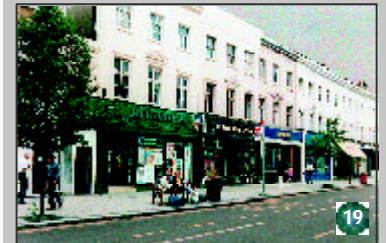
Maple Road, St. Andrews Square.



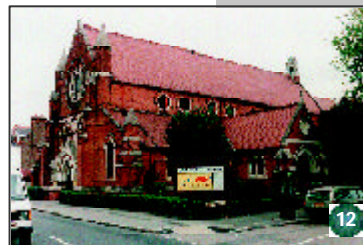
St. John the Baptist's Church and Manor  
House, Old Malden.



Lime Grove, The Groves.



Victoria Road, Surbiton Town Centre.



Christ Church, Christ Church Road,  
Christchurch.

"Conservation Areas - General Guide" explains policies, legal principles, and good practice guidance in more detail. Leaflets on individual conservation areas are also available. They can be obtained from Planning Reception, Guildhall 2, High Street, Kingston; at all the Borough libraries; and from the website at: [www.kingston.gov.uk/envsvcs](http://www.kingston.gov.uk/envsvcs). For further information or advice on a particular area, or a property in a conservation area, you can phone a Conservation Officer on 020 8547 4706 / 4652 / 5316 / 5359.