ASSESSMENT OF SURBITON CONSERVATION AREAS AND LOCAL AREAS OF SPECIAL CHARACTER

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1. **Introduction**

The Conservation Studio was commissioned by Kingston Borough Council in April 2004 to carry out a partial survey of existing conservation areas and Local Areas of Special Character (LASC) in the Surbiton Hill area, to see if boundary changes were required.

_The specific tasks were:_

1. To assess the character and appearance of nos. 198-206 Ewell Road, Fishponds Park and the surrounding area, and make recommendations for an extension to the Oakhill Conservation Area, a new conservation area or a new Local Area of Special Character;

2. To identify any changes to the existing boundaries of the Oakhill Conservation Area, including the possible sub-division of the area;

3. To identify any changes to the existing boundary of the part of the Southborough Conservation Area which lies to the north and east of Upper Brighton Road;

4. To identify any recommendations for new conservation areas or extensions to existing conservation areas for the three Local Areas of Special Character of St Matthew’s Avenue, King Charles Crescent and Walpole Road.

_This report concludes and therefore recommends:_

1. That a new Fishponds Park Conservation Area is designated, to include nos. 198-206 Ewell Road, Fishponds Park, the existing King Charles Crescent Local Area of Special Character, nos. 52-59 (cont.) Alpha Road, and nos. 138-140 King Charles Road;

2. That the existing boundary of the Oakhill Conservation Area remains as existing, and that sub-division is not appropriate;

3. That the existing boundary of the Southborough Conservation Area remains as existing;

4. That the boundaries of the two Local Areas of Special Character of the St Matthew’s Avenue and Walpole Road remain as existing;
2. Legislative background

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’ (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The immediate effects of designation are the requirement for Conservation Area Consent, where demolition of unlisted buildings is proposed, and the requirement for six weeks notice of work to trees (felling lopping or topping). Additionally a number of minor changes, usually considered “permitted development”, also require planning approval.

In making decisions on future development within a conservation area, the Council must ‘pay attention to the desirability of preserving or enhancing the character or appearance of the area’ (Section 72 of the Act). This should ensure that harmful change is not allowed, but some changes, normally not requiring planning permission can continue to erode the special interest of the conservation area. These permitted development rights, which apply to single family houses, can be controlled by the serving of an Article 4 Direction, enabling the Council to require a planning application for minor alterations such as replacement windows and doors.

Government policy is set out in Planning Policy Guidance Note No.15 (PPG15 – Planning and the Historic Environment). On demolition, this states, ‘The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.’ This report identifies those buildings which make a positive contribution to the proposed Fishponds Park Conservation Area.

3. Local policy

3.1 Conservation areas.

There are a number of relevant policies in the Royal Borough of Kingston upon Thames Unitary Development Plan (UDP), adopted in 1998, most significantly Policy BE3 Development in Conservation Areas. The Council has produced a number of publications about the existing conservation areas and Local Areas of Special Character within Kingston Borough. “Conservation Areas – General Guide” explains policies, legal principles and good practice guidance in some detail, while a Summary Guide, which includes a map showing the location of the various conservation areas, and a list with a very brief description of each conservation area, is also available. These publications are available from Planning Reception, Guildhall 2, High Street, Kingston; at all Borough libraries; and from the website at: www.kingston.gov.uk/envsvcs. There are currently 23 conservation areas in the Borough.
3.2 **Local Areas of Special Character.**

These are areas of townscape or landscape merit of local importance, which are currently not considered to be of sufficient special architectural or historic interest to merit designation as a conservation area. They are covered by Policy BE 2 *Local Areas of Special Character* in the UDP. In 1987 the Council produced a detailed booklet concerning such areas, some of which have since been designated as conservation areas. This publication details the criteria used to assess such areas, and gives a detailed description of each area. In 2002 there were 20 Local Areas of Special Character in the Borough.

3.3 **Listed buildings and Buildings of Townscape Merit.**

The Borough Council retains a list of buildings, drawn up by the government, which are statutorily protected under the legislation provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. These buildings are graded I, II* or II, and all alterations or extensions which affect the building’s special architectural or historic interest require the benefit of Listed Building Consent.

Buildings of Townscape Merit are designated by the Borough Council, and can lie within or outside conservation areas or Local Areas of Special Character. A policy to protect them is included in the UDP ((Policy BE8) which states that the Council will encourage the preservation of such buildings and will resist development which threatens their intrinsic qualities or setting.

4. **Location, topography and setting.**

The study area lies to the south-east of the railway line from Portsmouth to London, between the town centre of Surbiton and the Ewell Road, which leads southwards to Tolworth. The topography is quite hilly, with the Southborough and Oakhill Conservation Areas straddling a ridge and the land dropping to the north-west towards the River Thames and southwards towards Tolworth. The principal changes in level are along Ewell Road, where a noticeable hill starts at the junction with Ditton Road, and continues in a north-westerly direction towards the beginning of the Oakhill Conservation Area. Another notable hill lies below Hillcroft College, with views over the woods in the nature reserve to the south. Views of the Epson Downs can also be seen to the south from the ridge, and to the River Thames to the north-west.
FIGURE 1: LOCATION MAP OF STUDY AREA
5. **Historical development.**

Until the early 19\textsuperscript{th} century, this part of Surbiton, often referred to as Surbiton Hill, was a rural area with a network of small farms and estates, with some scattered development along Ewell Road. To the south, Southborough Park was built for Thomas Langley in 1808 to the designs of John Nash, and most of the land now occupied by the Southborough Conservation Area once formed part of the estate. The coming of the railway in the 1840s instigated further residential development along Ewell Road and substantial Italianate villas followed in the early 1860s in South Terrace and around the corner, facing Ewell Road.

The 1880 First Edition Ordnance Survey map (Figure 2) shows how the principal streets of the Oakhill Conservation Area had all been laid out by this time, with terraces of modest properties along and to the east of Ewell Road, and more spacious, detached villas in the streets behind (South Bank, Glenbuck Road, Oakhill Grove, Oak Hill, and Oakhill Road). Christ Church, which really lies within the Berrylands area, represents the partial creation of a select residential estate, with the church dating to 1863 and a few stuccoed villas being constructed between the 1860s and 1885. However, the map does show how the Surbiton Hill area was still at this time still almost completely surrounded by fields. Of interest is the Brick Field between Ewell Road and King Charles Road, with clay being extracted from land immediately to the south which formed part of the Fishponds estate.

In 1854 the Southborough estate was inherited by Charles Corkran, nephew of Sarah and Thomas Langley and one of the Surbiton Improvement Commissioners. The 1880 map shows that at this date, Southborough House (originally Southborough Park) and Southborough Farm (since demolished) were the only properties situated in a large estate which was bounded to the north and east by Brighton Road and Ditton Road. Nos. 22-24 Kingsdowne Road were built in the 1860s and represent very early development of the Estate. On the other side of St Matthew’s Avenue, St Matthew’s Church dates to 1875.

In 1882 parts of the Southborough estate were disposed of and Langley Avenue and Corkran Road, previously an unmade road and track, were formed into good carriageways. The 1896 map (Figure 3) shows detached villas along Langley Avenue, and to the north, Southborough, a large private house set in a spacious garden with a small lodge facing Brighton Road. Close to Surbiton station, but pleasantly sited on the top of Surbiton Hill, The Gables (now called Hillcroft College) was built in red brick in a lively Vernacular Revival style in 1877. The architect was Sir Rowland Plumbe.

Contrasting with the more expensive villas on the west side of Ewell Road, the map of 1896 show how in the last thirty years of the 19\textsuperscript{th} century further rows of artisan cottages had been built along Brown’s Road and beyond. The brick fields off King
FIGURE 2 FIRST EDITION ORDNANCE SURVEY MAP OF 1880
FIGURE 3 SECOND EDITION ORDNANCE SURVEY MAP OF 1896
FIGURE 4 MAP OF 1934
Charles Road were closed between 1880 and 1898, when King Charles Crescent was built.

At the early part of the 20th century, a number of streets of good quality red brick houses were built in the area, the most notable being St Matthew’s Avenue, where 23 properties were erected along either side of the road between 1900 and 1913. Similar detached houses were built in Walpole Road. In 1913 the Urban District Council of Surbiton, and the then owner of the Southborough Estate, Elizabeth Cundy, signed an agreement to develop some of the remaining estate land, subject to strict rules about layout and plot densities. This was not implemented until the 1920s, when Elizabeth Cundy died and land was subsequently sold off in a piecemeal way for development, although still strictly controlled by the constraints of the 1913 agreement. This resulted in the demolition of Southborough Farm and the development of further houses to the south of the Estate. By 1934 more of the vacant plots had been developed (Figure 4).

The 1960s and 1970s saw much infill development throughout the Surbiton Hill area, including the infilling of land between St Matthew’s Avenue and Kingsdowne Road (Chamberlain Way). In the 1990s, “Southborough”, the Royal Eye Hospital, was demolished to make way for new housing (Penners Gardens), fortunately retaining the 19th century lodge facing Brighton Road.


6.1 Introduction.

The proposed conservation area is based on nos. 198-206 Ewell Road, Fishponds Park and the King Charles Crescent Local Area of Special Character. Nos. 198-206 lie on the west side of Ewell Road, and immediately opposite, is the Fishponds Public Park. This covers about 5.45 ha and is bordered by Ewell Road, Hollyfield Road, and King Charles Road.

6.2 Historical development.

The earliest building is Fishponds House, which was built between 1740 and 1742, although it was heavily altered in the 19th century, including a notable curved extension on the southern elevation which was added in the Regency period. The map of 1880 shows the house, lying to the south of “Brick Field”, where bricks were clearly manufactured. Various ponds in the garden have probably been created by the excavation of brick earth for the brickworks, especially to the north of the house where a series of linked ponds and other landscape features add to the interest of the gardens.
In 1935 the Fishponds Estate was purchased for £10,000 by Surbiton Urban District Council from Miss Mabel Butler and Mr Frederick Butler, members of the tobacco family. A condition of sale was that they and Miss Susannah Butler were to be allowed to remain in residence for life in the house and although the grounds are now open to the public, the house is still privately occupied.

Nos. 198-206 Ewell Road were built between 1880 and 1898 as a row of six detached villas, with large front gardens, set back from Ewell Road. A pair of villas, dating to before 1860, turned the corner into Kingsdowne Road, and these were demolished in the 1980s, along with no. 208 (one of the six) to create a site for new housing.

The King Charles Crescent Local Area of Special Character was built between 1880 and 1898 on land formerly occupied by the Brick Field. One corner of the street was not built on until the 1960s but generally the area was developed as a cohesive group.

6.3 Character and appearance of the proposed Fishponds Park Conservation Area.

The northern part of the proposed conservation area is largely composed of the existing King Charles Crescent Local Area of Special Character. This is a cohesive residential development of the late 19th century, with rows of two storey terraced cottages, set back slightly from the pavement with small front gardens. Front boundaries are varied but may have originally been defined by timber palisade fences, on a low brick plinth, as some examples remain in King Charles Crescent. Residential uses predominate, with a small local store at no. 39 King Charles Crescent and community uses in the Red Cross Centre, a 1960s building of little merit on the corner of King Charles Crescent.

The buildings are usually built from brown London stock brick, with red brick dressings forming string courses and window surrounds. Front doors are recessed into porches with arched entrances formed by the same red brick. Historically, windows were two over two timber sashes, but these have been changed to more modern materials in some buildings. Front doors were originally four panelled, and made from painted timber, but many have now been replaced using a modern equivalent, and most of the earlier doors have two upper glazed panels. Some of the roofs retain their original Welsh slate covering, but others have been recovered using concrete tiles or artificial slate.

Nos. 26-30 (cont.) King Charles Crescent are built from white brick, similar to no. 198 Ewell Road, and have ground floor canted bays. Nos. 138 and 140 King Charles Road are a pair of white brick houses of a similar date, but slightly more substantial being double fronted with two ground floor canted bays each.

A short terrace in Alpha Road, nos. 52-59 (cont.) is also proposed for inclusion in the new conservation area as although somewhat altered, they clearly date from the same time as King Charles Crescent and relate well to them visually.
Fishponds Park is owned by the Borough Council and designated as a “Local Open Space” in the UDP. The park is notable for its mature landscape punctuated by various ponds, streams, grassy banks and pathways, and the land slopes slightly, providing views southwards to Tolworth Tower, and westwards to St Matthew’s church spire. Modern metal railings, thick hedging, shrubbery and mature trees surround the park and Fishponds House, providing the park with a high degree of seclusion, especially within the area of orchards and rough grass to the east, facing King Charles Road. A long straight driveway leads from the centre of the site to Ewell Road, lined with a hawthorn hedge and a number of trees to create a formal avenue. On either side of the drive are wide grassed areas, not quite even enough to call lawns, from where there are views westwards to nos. 198-206 Ewell Road, which form the backdrop to views out of the park.

Mature trees – willows, horse-chestnuts, silver birch, and other deciduous species, create blocks of woodland at various points throughout the park, with holly and hawthorn predominating in the hedges. Almost in the centre of the park, between the largest pond to the west of Fishponds House, and the driveway, is a huge modern wooden sculpture which acts as an important focal point. The land around the house has been used for excavating brick earth since the 19th century and so to the north of the house is an area of undulating land with steep banks and further ponds which are the direct result of this extraction. The park is extremely popular with local residents and office workers, and provides a haven for wildlife including ducks and squirrels.

Fishponds House can only be seen to any extent from the north-west, from where its appearance is largely of the late 19th century, with brown brick walls, red brick arched window heads, and a shallow pitched clay tiled roof. Four light sash windows and chimney stacks with tall clay pots provide some visual interest. Glimpses from the north-east provide more Georgian details, with six-over-six sash windows and deep window reveals. The building is designated as a Building of Townscape Merit by the Borough Council, and occupies an elevated position, with a large pond immediately below. Mature trees and shrubs around the house screen its immediate garden and the building from public view.

Outside the park, facing Ewell Road, is a wide grassed verge and several mature trees, facing nos. 198-206 Ewell Road. All of these buildings, which are generously sized, appear to have been converted into flats, apart from no. 200, which contains the offices of the Kingston and Surbiton Conservative Association, a flat and the Surbiton Conservative Club. The houses have been altered only slightly over the last century, and are clearly of one building period with matching details in a restrained Gothic style. Each house sits back from the road, is detached, three storeys high, with a raised basement floor. The buildings are each three windows wide, with wide, canted bays rising as far as the top of the first floor.

No. 198 is built from white brick decorated with red brick quoins, string courses and arched window heads. The front door sits back in a recess with a substantial porch
decorated with small Tuscan columns, supporting a white painted frieze. On the left, a three storey canted bay is notable for its fretted red brick arched window heads, large four light sash windows, and deep ground floor cills, supported on giant corbels. A modillion eaves cornice is picked out in different coloured brickwork, and above, the roof has been recovered in concrete tiles, but this is not particularly visible from the street. No. 200 is very similar to no. 198, but is built from brown London stock brick with a slate roof and a side extension. It retains attractive cast iron window guards to the ground floor windows. No. 202 has a similar form and bulk to these previous examples, but has been covered in stucco and painted, and sadly, its chimney stacks have been removed at roof level. No. 204 is very similar to no. 198, but handed, with arched window heads to the third floor, a moulded eaves cornice, and clay tiles covering the roof. No. 206 has also been stuccoed and painted.

Whilst some of the front gardens have been given over to car parking, there are several mature trees and large shrubs which screen the houses from the busy road outside and which provide a link to the large trees on the east side of Ewell Road, just outside the entrance to Fishponds Park.

6.4 Views.

There are a number of notable views within the proposed Fishponds Park Conservation Area, focussing on the spire of St Matthew’s Church and, in the distance, Tolworth Tower. The most significant of these are noted on the Townscape Appraisal map as follows:

- View westwards from park to spire of St Matthew’s Church.
- View south from park towards Tolworth Tower
- View westwards from the park to nos. 198-202 Ewell Road
- Views westwards along main entrance driveway to park

There are also a number of very pleasant views across the park itself, especially across the orchard area to the east, with its wild, relatively uncontrolled meadows and winding pathways.

6.5 Public realm audit.

There is no historic street paving in the proposed conservation area. Pavements are generally tarmacadam, with late 19th century granite kerbs, 150 m.m. wide. Street lighting is by modern steel standards, usually unpainted. A bright red cast iron pillar box is located outside the corner shop at no. 37 King Charles Crescent.
6.6 Negative features:

There are a number of features within the proposed conservation area which make a negative contribution to the area’s special architectural or historic interest. These are not in themselves of sufficient impact to make designation unjustifiable, but it is helpful to identify such features at any early stage as it may be possible at some stage in the future to make improvements to them:

1. Modern alterations to the houses in Alpha Road, King Charles Crescent and Mayberry Place including:
   - Loss of original slate roofs and the use of concrete tiles
   - Insertion of uPVC or aluminium windows
   - Loss of original window openings and insertion of neo-Georgian bay windows
   - Loss of original slated roofs
   - Painting of previously unpainted brickwork

2. Car parking outside nos. 198-206 Ewell Road

3. Busy traffic along Ewell Road

6.7 Opportunities for enhancement.

Article 4 Direction.

With designation as a conservation area providing a more focussed need to control unsympathetic alterations, the Borough Council could consider serving an Article 4 Direction on the single family houses which lie within the conservation area and are marked in green on the Townscape Appraisal map.

This could cover such alterations as:

- New front doors and windows
- Alterations to roof materials
- Painting previously unpainted brickwork
- Removal or alteration to front boundaries

Improvements to the public realm.

Improved street lighting in the residential streets on the north side of the proposed conservation area could be considered.
6.8 **Recommendation.**

It is recommended that the Borough Council designate a new Fishponds Park Conservation Area, to include the existing King Charles Crescent Local Area of Special Character, nos. 52-59 (cont.) Alpha Road, nos. 138 and 140 King Charles Road, and nos. 198-206 Ewell Road.

7. **An assessment of the existing boundaries of the Oakhill Conservation Area, including the possible sub-division of the area.**

7.1 **Description of the Oakhill Conservation Area.**

The Oakhill Conservation Area consists of 456 properties in an area of 15.5 hectares. Development started in the north in the 1840s and continued throughout the 19\textsuperscript{th} century. More recently, the Area Health Authority has had a major presence in the centre of the conservation area.

The Oakhill Conservation Area divides conveniently into five character areas:

- **Late Regency development along South Terrace**, with tall brown brick and stuccoed houses arranged in short terraces, all of which are listed grade II
- **Mixed development along the northern end of Ewell Road**, most notably defined by the various municipal and religious buildings on the eastern side: The Crown Court (grade II), the Library, the Fire Station and Surbiton Methodist Church (all Buildings of Townscape Merit)
- **Mixed development dating to the mid-19\textsuperscript{th} century and later along Ewell Road**, with smaller, terraced houses, and some more prestigious detached houses, two of which are listed grade II and 25 of which are Buildings of Townscape Merit
- **Oak Hill Road and Oak Hill Crescent** – large stuccoed houses of the 1850s and 1860s, with spacious gardens, some of which are Buildings of Townscape Merit
- **Hillcroft College** (grade II) and its large garden, associated with the wildlife sanctuary in the wooded hillside below

It is to be admitted that in the centre of the conservation area is a large complex of modern buildings which form Surbiton Hospital. Other older buildings are also in associated uses, such as staff accommodation, in the adjoining streets. However, these modern buildings are accessed from a relatively narrow driveway onto Ewell Road, and are not easily seen from the conservation area as the site is surrounded by earlier, historic development. The impact of this complex is therefore relatively muted.
7.2 **Existing boundaries.**

The Oakhill Conservation Area is surrounded on all sides by 20th century development, or, to the north, by the railway line. None of the buildings immediately adjacent to the present boundaries are judged to be of any special merit, apart from the Walpole Road Local Area of Special Character. This is described later.

7.3 **Recommendation.**

It is therefore recommended that the boundaries to the Oakhill Conservation Area remain as presently defined, and that no sub-division is suggested.

8. **As assessment of the existing boundary of the part of the Southborough Conservation Area which lies to the north and east of Upper Brighton Road.**

8.1 **Description of the Southborough Conservation Area.**

The Southborough Conservation Area was originally designated as two separate conservation area, encompassing Southborough House and its gardens in one section, and late 19th century houses in spacious gardens on the south-east side of Langley Avenue. In 1989 the boundary was extended to link the two original areas, encompassing further residential properties which all formed part of the original Southborough Estate. In 1991 the boundary was extended yet again to include Southborough, a mid-19th century villa off the northern end of Langley Avenue which had been used until the late 1980s as an Eye Hospital, and properties along Upper Brighton Road.

8.2 **Existing boundaries.**

The northern end of the conservation area is now made up of the site of the former Eye Hospital, developed for housing in the 1990s, and a row of mid-19th century villas (nos. 15-25 odd Langley Avenue) which have been identified as Buildings of Townscape Merit. The housing development retained the original lodge to the former Eye Hospital, and provided terraces of new houses grouped around a central courtyard, with four detached houses facing Langley Avenue and the Buildings of Townscape Merit (nos. 15-25 (odd) Langley Avenue).
Beyond the junction with Kingsdowne Road, another six properties (three of which are modern) fall within the present conservation area boundary. Of note are nos. 17, 21 and 23 Upper Brighton Road, all of which are Buildings of Townscape Merit. No. 23 was designed by W E Hewitt ARIBA in around 1901 and with no. 21 provides a good example of an Arts and Crafts house of this period.

To the east of this group is the Local Area of Special Character based on St Matthew’s Avenue. This represents slightly later (1900-1920s) development of the Southborough Estate.

8.3 Recommendations.

The existing boundary to the north-eastern part of the Southborough Conservation Area was extended in 1991 to include the site of the former Eye Hospital, accepting that at that time an appeal decision provided for the demolition of the historic building and for the construction of new housing. This has since been built, retaining the original lodge facing Upper Brighton Road as well as a number of mature trees and some of the 19th century boundaries. These together make a major positive contribution to the character and appearance of the conservation area, and also provide an attractive backdrop to the busy crossroads.

After careful consideration, it is therefore recommended that this site is retained within the Southborough Conservation Area.

9. An assessment of the three Local Areas of Special Character of St Matthew’s Avenue, King Charles Crescent and Walpole Road, to identify any recommendations for new conservation areas or extensions to existing conservation areas.

9.1 St Matthew’s Avenue LASC.

St Matthew’s Church was built in 1875 but the development of the adjoining street, St. Matthew’s Avenue, did not start until after 1900 when 23 good quality red brick houses were built on either side of the road. These are all shown on the 1934 map, with a gap close to the church, since filled by 1960s development. The buildings in St Matthew’s Avenue are competently designed, Arts and Crafts influenced family houses, set back from the road to provide small front gardens, and just detached. Each house is slightly different, but the overall theme is set by the red brickwork, white painted or natural pebble-dashing, half timbered elevations, and strongly defined gables facing the street. 1960s development has impinged close to the junction with Kingsdowne Road and next to the church. Of note are the large number of street trees and the very dominant presence of the church.
Along Kingsdowne Road and Upper Brighton Road, and also within the St Matthew’s LASC, are further detached houses of the Inter-War period or later. They are varied in design and materials, but united by their common building line. However, they have no special architectural cohesion, and the development of the backlands site (Chamberlain Way) in the 1960s with further scattered houses, reduces the architectural interest of the area.

It is therefore recommended that the St Matthew’s Avenue LASC remains as presently designated.

9.2 King Charles Crescent LASC.

This has already been described in section 6 and a recommendation put forward for designation as part of the proposed Fishponds Conservation Area.

9.3 Walpole Road LASC.

The LASC consists of three roads: Walpole Road, Oak Hill Grove, and a small part of Upper Brighton Road. Walpole Road was initially laid out between 1900 and 1913 and like St Matthew’s Avenue, contains a number of detached family houses set close together, with a common building line. The style is late Arts and Crafts/Queen Anne Revival, with red brick and tile hung walls, casement timber windows, and large bays and gables, some with false timbering, facing the street. Tall brick stacks are particularly prominent. Again, the houses have been infilled with a certain amount of more modern development, which has little impact in views along the street, which are framed by a number of mature trees.

Facing Upper Brighton Road, a further group of residential properties forms part of the LASC. Nos. 1-11 also date mainly to the first few years of the 20th century, and includes one building (no.1/1a) which could be considered for addition to the Council’s list of Buildings of Townscape Merit because of its unusual and prominent porch, complete with eight Tuscan columns supporting a deep entablature with shell-shaped arched recess.

A third street lies within the LASC – Oak Hill Grove, which is an attractive, tree lined street leading up the hill to the Oakhill Conservation Area. Along its southern side is a variety of 20th century development, none of which is of any special merit. The LASC includes quite recent housing in what once the garden to Mount Coombe, a Building of Townscape Merit which lies just within the Oakhill Conservation Area.

The Walpole Road LASC represents early 20th century development with some good quality, well detailed houses in Walpole Road and Upper Brighton Road. However, there is a relatively large amount of Post-War development dating to the 1960s and
later, and whilst it has some architectural and historic interest it is not considered that it relates in any way to the Oakhill Conservation Area and that the existing designation should therefore stand.
FIGURE 5 PROPOSED FISHPODLS PARK CONSERVATION AREA:
TOWNSCAPE APPRAISAL MAP

KEY:
- Existing boundary of King Charles Crescent LASC
- Proposed boundary of Fishponds Park Conservation Area
- Buildings which make a positive contribution
- RBK Building of Townscape Merit
- Entrances to park
- Notable tree
- Notable trees or hedges
- Important views
Bibliography:

* A History of Surbiton  Richardson
1. Fishponds Park looking towards St Matthew’s Church (proposed Fishponds Park CA)

2. Fishponds Park looking towards Fishponds House (proposed Fishponds Park CA)
3. Fishponds Park looking west (proposed Fishponds Park CA)

4. Fishponds Park looking towards nos. 198 (on left)-206 Ewell Road (proposed Fishponds Park CA)
5. Mayberry Place (King Charles Crescent LASC - proposed Fishponds Park CA)

6. Browns Road (King Charles Crescent LASC - proposed Fishponds Park CA)
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8. Nos. 138-140 King Charles Road (proposed Fishponds Park CA)
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