

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

Original Proposal To Designate

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Technical Services Committee Report
22nd November 1978**

(No minutes available)

5. ROYAL BOROUGH OF KINGSTON UPON THAMES : PROPOSED CONSERVATION AREA NO.4
SOUTHBOROUGH - SURBITON (CP 5.4.1)

To consider designating part of the Southborough area of Surbiton as a Conservation Area.

The Civic Amenities Act 1967, which came into force on the 27th August, 1967, required Local Planning Authorities to consider designating Conservation Areas and the Town & Country Planning Act 1971 brought such designations within the purview of Section 277 of that Act.

The object of designation is to identify the area for its environmental qualities as well as its historic origins and associations and following on from this encourage measures to improve the special environment of the area. It is also a safeguard which gives legal recognition and protection and makes possible a more positive attitude to change and improvement.

Certain areas, whilst they may not have outstanding character in the same degree as historic areas, nevertheless have aspects which are worthy of conservation. They add flavour and distinction to the Borough and help to give various parts their identity. One such area which falls into this category is the Southborough Area of Surbiton and the following reasons are given to support the view that it should be considered for designation:-

- (a) The area displays good examples of domestic architecture from the late Victorian era 1880-1900, a factor which contributes towards the present character of the area.
- (b) The large houses, many of which are sub-divided, stand within well-defined plot boundaries and are surrounded by mature trees and landscaping. Many of the trees are covered by Tree Preservation Orders.
- (c) There is ample space for car parking which is screened by hedges and fences.
- (d) The predominantly red brick buildings display some elaborate ornamentation with features such as turrets, towers, weathervanes and elaborate plasterwork.

In close proximity is the area surrounding Southborough House, which was built by John Nash. It is hoped that the accompanying lodge and outbuildings will be upgraded to the Statutory List when the new list of historic buildings is produced.

It is also proposed that the small area surrounding Southborough House will be an addition to the main Conservation Area.

The townscape in the area is good due to the quality of the large number of surviving buildings and the Department of the Environment draws attention to the importance of conserving buildings in a planned estate or group which have remained substantially intact but are of more modest quality (Circular 102/74 Town & County Planning Act, 1971 Historic Buildings and Conservation).

The Department of the Environment has been approached on two occasions recently to consider whether it would be prepared to list two properties within the proposed area, namely, The Mendips, 30 Langley Avenue and Preston St Mary, 16 Langley Avenue. In both instances they felt that the buildings were of insufficient quality to merit listing, although it was suggested both by the Department and the Greater London Council Historic Buildings Division that consideration might be given to making a Conservation Area in this part of the Borough.

The urgent need for conservation measures in this area stems from increasing pressures for redevelopment which are becoming apparent owing to the large size of existing plots and the possibility of large housing gains.

In giving consideration to this sector of the Southborough Estate becoming a Conservation Area, it is not envisaged that such policy will be construed as being a means to stifle redevelopment but rather as a means whereby, the area being collectively identified as something "special" architecturally and visually, any new infilling will respect that which presently exists with sensitive control of development.

As for regulative powers, following on from the Town & Country Amenities Act 1974, provision has been made for the control of demolition of all buildings within a Conservation Area, and the Local Authority must now be given six weeks notice before unscheduled trees within a Conservation Area are cut down, topped, lopped or uprooted.

The setting of the suggested boundaries has not been an easy task and it is accepted that there might be permutations to those presently suggested, Plan RBK.1 however, delineates the areas proposed and this, together with photographs showing some of the properties and their features, will be displayed at the meeting.

It is RECOMMENDED that -

- (i) this report be adopted for the purposes of public discussion and it be further considered in the light of any observations received prior to any formal designation of a Conservation Area; and
- (ii) the Greater London Council and other appropriate authorities be consulted on the action proposed.

ROYAL BOROUGH OF
KINGSTON UPON THAMES
M.W. GILKS BA(Hons) MSc MRTP
DIRECTOR OF DEVELOPMENT
GUILDHALL KINGSTON
SURREY KT1 1EU
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TOWN AND COUNTRY PLANNING
ACTS 1971-74

— BOUNDARY OF
CONSERVATION AREA

..... WOODLANDS ROAD LOCAL
AREA OF SPECIAL
CHARACTER

STATUTORY LISTED BUILDING

■ GRADE II

AM Denotes scheduled
ancient monument

SOUTHBOROUGH CONSERVATION AREA

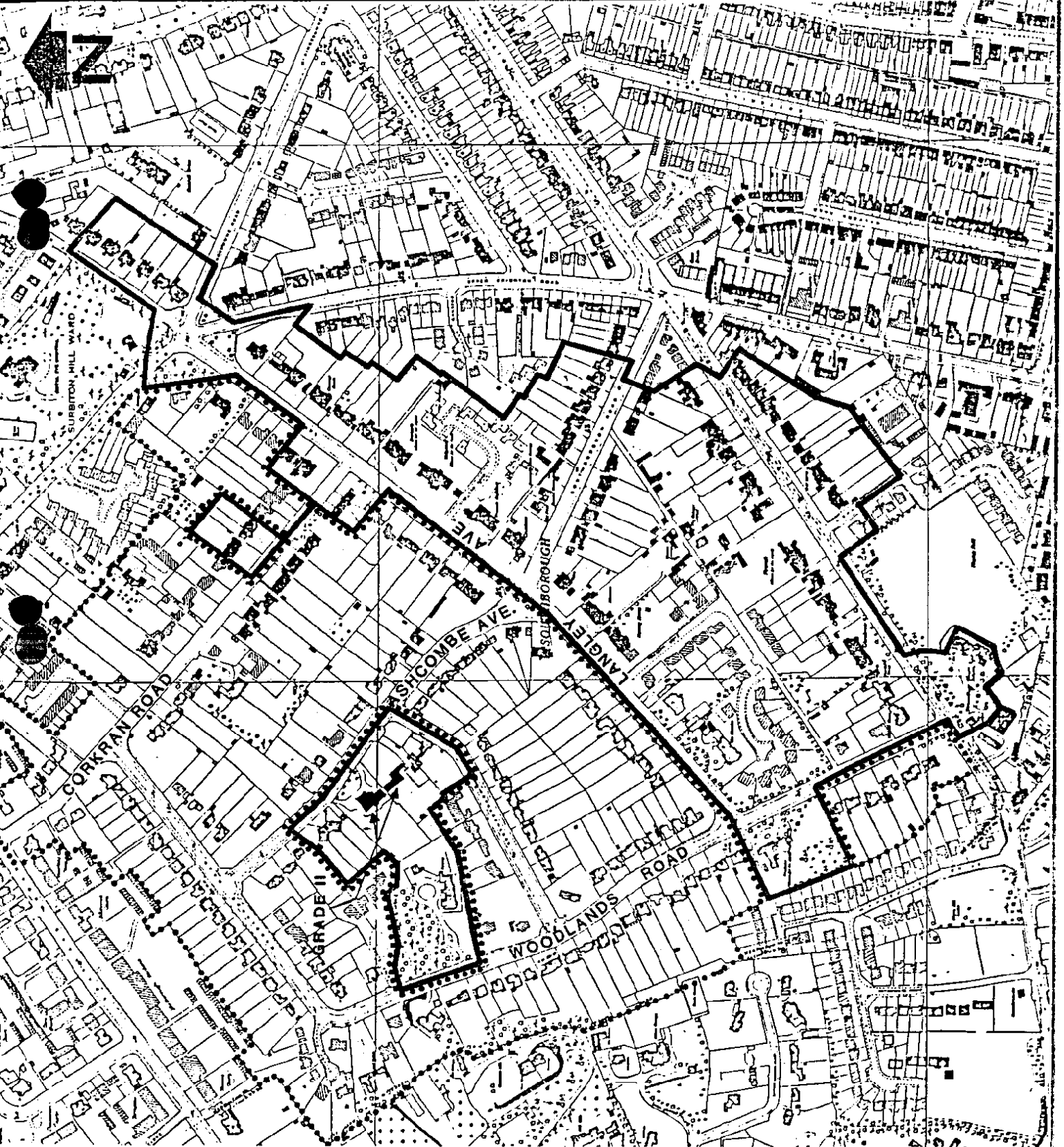
DATE: OCT. 1988

REF: KL/MGF

SCALE: N.T.S.

DWG No: 88/162/B

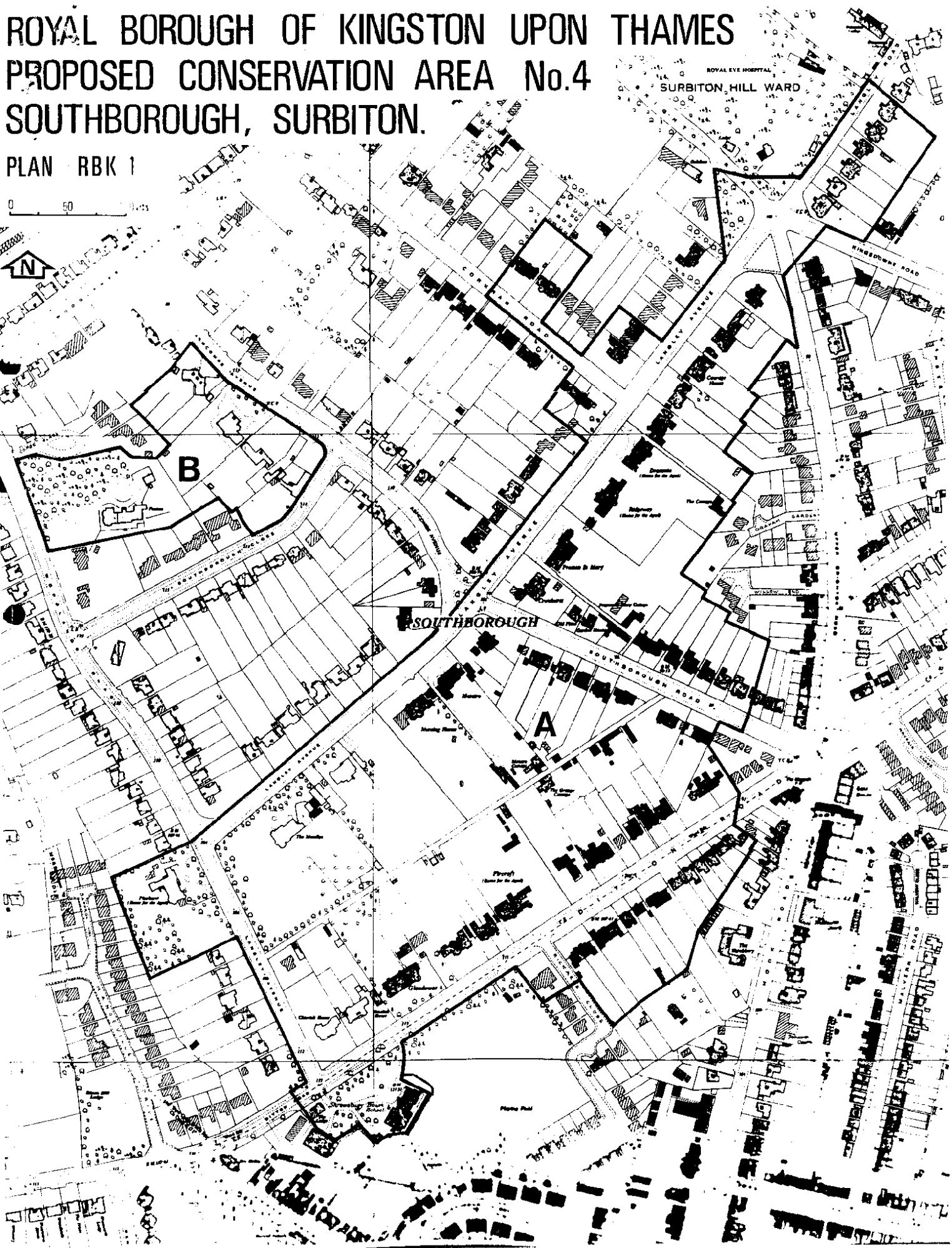
Reproduced from the Ordnance Survey
map with the sanction of the Controller
of H M Stationery Office
Map revision including buildings shown
by hatching is not to Ordnance Survey
standard



ROYAL BOROUGH OF KINGSTON UPON THAMES PROPOSED CONSERVATION AREA No.4 SOUTHBOROUGH, SURBITON.

PLAN RBK 1

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**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

Original Decision to Designate

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Technical Services Committee Report
24th January 1979**

(No minutes available)

172/1/79

TECHNICAL SERVICES COMMITTEE

24th JANUARY, 1979 ✓

ROYAL BOROUGH OF KINGSTON UPON THAMES : PROPOSED CONSERVATION
AREA NO. 4 : SOUTHBOROUGH ESTATE, SURBITON (CP.5.4.1)

To consider formally designating part of Southborough, Surbiton as a Conservation Area. On the 22nd November, 1978 the Committee considered the possibility of designating part of the Southborough area of Surbiton, shown on Plan RBK/1, as a Conservation Area, and resolved -

- (1) the report be adopted for the purposes of public discussion and it be further considered in the light of any observations received, prior to any formal designation of a Conservation Area; and

- (11) the GLC and other appropriate authorities be consulted on the action proposed.

The GLC were formally consulted under Section 277 of the Town and Country Planning Act, 1971 and non statutory consultations undertaken with Kingston upon Thames Society, Kingston upon Thames Archaeological Society, Elmbridge Borough Council, Southborough Residents Association and Kingston Branch of the R.I.B.A. All households within the proposed Conservation Area, together with those properties abutting it, about 280 homes, were consulted by letter.

(1) Greater London Council

The next meeting of this Authority's Historic Buildings Committee is to be held on Thursday 25th January, following which it is hoped its views will be made known. However, the officers of the GLC's Historic Buildings Section have verbally welcomed this proposal.

(2) Elmbridge Borough Council - Borough Planning Officer -

"My only comment is in respect of part of the boundary in Ditton Road. The tree screen adjacent to 'Shrewsbury House' appears important in the street scene and I think that the boundary could be drawn to include this feature. If these trees are already protected by a Tree Preservation Order, their inclusion would not, of course, be so important in terms of protection, but would perhaps emphasise their role in the visual amenities of the area".

Some 22 trees on the boundary of 'Shrewsbury House' School, with Ditton Road, are included in the Royal Borough of Kingston upon Thames Tree Preservation Order (No. 8) 1978, which has been confirmed without modification.

(3) Kingston upon Thames Society - Secretary

"We hasten to endorse the proposals to designate the area shown on your plan as a new Conservation Area and note that the Society had two years ago proposed that substantially the same area should be declared a Conservation Area."

(4) Kingston upon Thames Archaeological Society

Views still awaited.

(5) Southborough Residents' Association - Secretary

"My Association wholeheartedly support the concept of a Conservation Area on the Southborough Estate, as delineated on Drawing RBK/1, as a first step towards the early inclusion of the old Southborough Park as well in such an area, and look forward to implementation of the proposals without delay".

(6) Kingston Branch of R.I.B.A. - Secretary

" I have now had the opportunity of discussing this with some of the committee members who feel generally that it would be a very worthwhile action and something which the branch would support wholeheartedly. We have not yet had a committee meeting at which this item can be tabled, but I feel that this will be the general reaction".

(7) Local Residents

Of the 280 households which were consulted some 65 replies have been received, together with a petition from 11 households, a response rate of 27%. 74 were in favour of the proposal with 2 against.

Of the two objections, one, whilst accepting that the control of demolition relating to all buildings in the Conservation Area was acceptable, objected to the six weeks' notice which would be required to be given to this Authority before work commences on any trees. This took away his current right to act on trees immediately.

The second objector felt that in the Corkran Road area the boundary lines had been drawn on an arbitrary basis and he could see no reason for leaving out the major part of both sides of Corkran Road, or of Ashcombe Drive, and of all of the land between, down to Woodlands Road. The officers remain of the opinion that the boundaries which were drawn were the most appropriate taking into account the core of late Victorian architecture which was the principal reason for proposing designation.

A suggestion has been made that the playing fields of 'Shrewsbury House' should also be included within the area. It is felt that when applications are made to develop this site, because it will abut a Conservation Area, any development which could have an effect on it would be the subject of critical examination in any event.

The statutory procedure for designating Conservation Areas requires that the notice of the designation (with particulars of its effect) must be published in the 'London Gazette' and at least one local newspaper, with the date of the Council's resolution being the date of designation. In addition under Section 277(9) of the 1971 Act the designation of the Conservation Area must be registered in the Local Land Charges Register of this Council.

It is **RECOMMENDED** that the Borough Secretary be instructed to formally designate the areas shown on plan RBK/1 as a Conservation Area and carry out the statutory requirements associated with this, provided that no adverse comments are received from the Greater London Council's Historic Buildings Committee.

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

Statutory Designation Documents

For Original Designation

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **London Gazette Notice**

on 19th April 1979, make application for the purpose to the High Court.

T. M. Hodgson, Chief Executive Officer and Clerk
Civic Centre, Consett,
Co. Durham, DH8 5JA.
19th April 1979. (456)

tions which have been duly made and not withdrawn will be sent to the Secretary of State with the Order.

J. A. D. Bray, Chief Executive Officer
County Hall,
Cwmbran,
Gwent, NP44 2XH.
10th April 1979.

DERWENTSIDE DISTRICT COUNCIL

NOTICE OF PUBLIC PATH DIVERSION ORDER

TOWN AND COUNTRY PLANNING ACT 1971—SECTION 210
The District Council of Derwentside (Footpath No. 31 in Leadgate Ward) Public Path Diversion Order 1979

Notice is hereby given that the above-named Order made on 17th April 1979, is about to be submitted to the Secretary of State for the Environment for confirmation or to be confirmed by the Derwentside District Council as an unopposed Order.

The effect of the Order, if confirmed without modification, will be to divert part of the public right of way known as Footpath No. 31 in the Leadgate Ward which from Iveston Lane, Iveston, runs in a northerly direction for approximately 57 metres to a new line which from Iveston Lane runs in a northerly direction across the former site of an old quarry for approximately 56 metres to join the public right of way.

A copy of the Order and the map contained in it has been deposited at the Council Offices, Civic Centre, Consett, Co. Durham, between the hours of 8.30 a.m. and 4.45 p.m. on Mondays to Fridays.

Any representations or objections with respect to the Order may be sent in writing to the undersigned not later than 18th May 1979 and should state the grounds on which they are made.

If no representations or objections are duly made, or if any so made are withdrawn, the District Council of Derwentside may instead of submitting the Order to the Secretary of State for the Environment, themselves confirm the Order. If the Order is submitted to the Secretary of State any representations and objections which have been duly made and not withdrawn will be transmitted with the Order.

T. M. Hodgson, Chief Executive Officer and Clerk
Civic Centre, Consett,
Co. Durham, DH8 5JA.
19th April 1979. (457)

GWENT COUNTY COUNCIL

NOTICE OF PUBLIC PATH ORDER

TOWN AND COUNTRY PLANNING ACT 1971—SECTION 210
Gwent County Council (Community of Magor—Footpath No. 35) Public Path Diversion Order 1979

Notice is hereby given that the above-named Order (hereinafter referred to as "the Order") made on 9th April 1979 is about to be submitted to the Secretary of State for the Environment for confirmation or to be confirmed by the Gwent County Council as an unopposed Order.

The effect of the Order, if confirmed without modification, will be to divert the public right of way F.P. No. 35 running across land at Trout Cottage in the Community of Magor and more particularly described in the Schedule hereto.

A copy of the Order and the map contained in it has been deposited at the Newport Borough Council Offices, Civic Centre, Newport, Gwent, and at the County Hall, Cwmbran, and may be inspected free of charge at those offices during normal office hours.

Any representation or objection with respect to the Order may be sent in writing to the Chief Executive Officer of the said County Council, County Hall, Cwmbran, Gwent, not later than 22nd May 1979, and should state the grounds on which it is made.

If no representations or objections are duly made, or if any so made are withdrawn, the County Council may, instead of submitting the Order to the Secretary of State for Wales for confirmation, themselves confirm the Order as an unopposed Order. If the Order is submitted to the Secretary of State for confirmation any representations and objections which have been duly made and not withdrawn will be transmitted with the Order.

THE SCHEDULE

Newport Borough: Magor Community Part I: Existing Public Footpath No. 35

The length of Public Footpath No. 35 in Magor Community to be diverted commences at a point 100 yards or thereabouts west of its junction with the County Class III road Route No. S 97-1 St. Brides Road and proceeds in a mainly north-easterly direction for a distance of 120 yards or thereabouts as shown on the plan annexed to the Order in a solid red line and marked "A-B".

Part II: Proposed Alternative Route

The proposed alternative route to replace the length of Public Footpath No. 35 in Magor Community to be diverted commences at a point 100 yards or thereabouts west of its junction with the County Class III Road Route No. S 97-1 St. Brides Road and proceeds in a mainly south easterly and north-easterly direction for a distance of 150 yards or thereabouts as shown on the plan annexed to the Order in a broken red line and marked "C-D". (795)

ROYAL BOROUGH OF KINGSTON-UPON-THAMES

Designation of Conservation Area

Notice is hereby given that the Council of the Royal Borough of Kingston-upon-Thames as local planning authority, has designated a certain area of the Borough as a "Conservation Area" under section 277 of the Town and Country Planning Act 1971, as amended by section 1 of the Town and Country Amenities Act 1974.

The object of such designation is to preserve the character or appearance of areas of special architectural or historic interest and to stimulate and encourage measures to improve the environment.

The area designated is described in the Schedule hereto. Plans showing the area are available for public inspection at the Guildhall, Kingston-upon-Thames, during normal office hours (9 a.m. to 5 p.m.) on any weekday (Monday to Friday inclusive).

John Marsh, Borough Secretary
Guildhall,
Kingston-upon-Thames.
14th April 1979.

SCHEDULE

Southborough, Surbiton (1979)

A. The area is bounded by and includes:

Nos. 29-33 Corkran Road. Nos. 9 and 11 Langley Avenue. The eastern boundary of Oakdene. The southern and eastern boundaries of the Royal Eye Hospital. Nos. 15-25 Langley Road. The western boundary of 19 Upper Brighton Road. Nos. 2-30 Langley Avenue. Nos. 1-13 and 2-16 Southborough Road. Nos. 82-108 and 81-105 Ditton Road. Shrewsbury House and The Lodge, Ditton Road. Nos. 45 and 48 Langley Avenue. No. 13 Langley Avenue. Nos. 38 and 40 Corkran Road.

The area also includes The Cottage, Preston St. Mary Cottage, Menaro Cottage, The Grange Cottage and The Coach House (off Langley Avenue).

B. The area is bounded by and includes:

Nos. 8-20 (not No. 8A) Ashcombe Avenue. No. 30 Woodlands Road. (489)

LEICESTERSHIRE STRUCTURE PLAN

TOWN AND COUNTRY PLANNING ACT 1971 (AS AMENDED)

Leicestershire Structure Plan Alterations to Transportation Policies

Notice is hereby given that an examination in public of selected matters arising on the above-named Structure Plan by a panel under the chairmanship of W. Wood, L.L.B., will be held at the County Rooms, Hotel Street, Leicester commencing on 5th June 1979 at 10.30 a.m. The other members of the panel will be F. E. Booth, B.Sc.(Econ),

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Local Paper/Surrey Comet Notice**

ROYAL BOROUGH OF KINGSTON UPON THAMES
DESIGNATION OF CONSERVATION AREA

NOTICE IS HEREBY GIVEN that the Council of the Royal Borough of Kingston upon Thames, as local planning authority, has designated a certain area of the Borough as a 'Conservation Area' under Section 277 of the Town and Country Planning Act, 1971, as amended by Section 1 of the Town and Country Amenities Act, 1974.

The object of such designation is to preserve the character or appearance of areas of special architectural or historic interest and to stimulate and encourage measures to improve the environment.

The area designated is described in the Schedule hereto.

Plans showing the area are available for public inspection at the Guildhall, Kingston upon Thames, during normal office hours (9.00 am to 5.00 pm) on any weekday (Monday to Friday inclusive).

Dated this 14th day of April, 1979,

JOHN MARSH,
Borough Secretary.

Guildhall,
Kingston upon Thames.

SCHEDULE

SOUTHBOROUGH, SURBITON (1979)

A. The area is bounded by and includes:—

- Nos. 29-33 Corkran Road.
- Nos. 9 and 11 Langley Avenue.
- The eastern boundary of Oakdene.
- The southern and eastern boundaries of the Royal Eye Hospital.
- Nos. 13-25 Langley Road.
- The western boundary of 19 Upper Brighton Road.
- Nos. 2-30 Langley Avenue.
- Nos. 1-13 and 2-16 Southborough Road.
- Nos. 82-108 and 81-105 Ditton Road.
- Shrewsbury House and The Lodge, Ditton Road.
- Nos. 45 and 48 Langley Avenue.
- No. 13 Langley Avenue.
- Nos. 38 and 40 Corkran Road.
- The area also includes The Cottage, Preston St; Mary Cottage, Monaro Cottage, The Grange Cottage and The Coach House (off Langley Avenue).

B. The area is bounded by and includes:—

- Nos. 8-20 (not No. 8a) Ashcombe Avenue.
- No. 30 Woodlands Road.

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice To Secretary of State/
Government Office for London**

(NOT AVAILABLE)

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice to English Heritage/
The Commission**

(NOT AVAILABLE)

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

Other Designation Documents

For Original Designation

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

**First Proposal To Extend or
Vary The Area**

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Development Committee Report
19th October 1988**

(No minutes available)

DEVELOPMENT COMMITTEE

19 OCTOBER 1988

PROPOSED EXTENSION TO THE SOUTHBOROUGH CONSERVATION AREA NO 4

REPORT BY THE DIRECTOR OF DEVELOPMENT

BACKGROUND

1. Local Planning Authorities are empowered under Section 277 of the Town and Country Planning Act, 1971, to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.
2. In accordance with Policy UD3 of the Draft Borough Plan (Designation of New Conservation Areas, including the review of existing conservation area boundaries), the historic, architectural and townscape qualities of the Woodlands Road (Surbiton) Local Area of Special Character identified in policy UD4 (Local Areas of Special Character) have been assessed in order to establish whether any parts of this area are of sufficient special interest to merit the extension of the existing Southborough Conservation Area which was designated on 24 January 1979.

WOODLANDS ROAD LOCAL AREA OF SPECIAL CHARACTER

3. The Woodlands Road LASC includes approximately 160 residential properties bounded by Woodlands Road, Corkran Road, the north side of Langley Avenue, and the boundary with Elmbridge District Council, but excludes a small area including Southborough House and the adjacent buildings which comprises an outlying fragment to the main Southborough Conservation Area located to the south of Langley Avenue. See Plan No 88/162/B2.
4. The majority (74%) of the buildings within the LASC date from the interwar period, 1915 - 1938, whilst a small proportion (6%) are pre 1900 and the remaining properties are post 1945. With a few exceptions, the detached interwar houses are not of outstanding architectural interest. However, the general character of parts of the area, together with the historical significance of the pre 1900 buildings and the process of development, contributes significantly to the setting of the main Southborough Conservation Area and the outlying section including Southborough House. In order to preserve and enhance the special architectural and historic qualities of the large Victorian properties in Langley Avenue and of Southborough House it is considered desirable to link the two fragments and rationalise the existing boundaries of the conservation area to include a carefully selected part of the Woodlands Road LASC.

PROPOSED EXTENSION TO THE SOUTHBOROUGH CONSERVATION AREA

5. The proposed extension to the Southborough Conservation area includes the north side of Langley Avenue, much of Corkran Road and Ashcombe Avenue, parts of Southborough Close and Woodlands Road and a rationalisation of the existing boundary in the south west corner of the conservation area at Ditton Road and Langley Avenue. Parts of the LASC have been excluded as they are not considered to be of sufficient merit to contribute to the character of the existing conservation area. See Plan No. 88/163/B2.
6. The area of land within the proposed extension to the conservation area originally formed part of the grounds and parklands immediately surrounding Southborough House, a grade II listed building built in 1808 by the famous architect John Nash for Thomas Langley. In 1854 the estate was inherited by Charles Corkran, nephew of Sarah and Thomas Langley and one of the Surbiton Improvement Commissioners. An extract from the Ordnance Survey dated 1865 shows Southborough House (formerly Southborough Place) and Southborough Farm, (now demolished) as the only properties standing within the boundaries of Brighton Road, Ditton Road, the boundary with Elmbridge District Council and the Portsmouth to London railway line. In 1882 parts of the Southborough estate were disposed of and Langley Avenue and Corkran Road, previously an unmade road and a track, were formed into good carriageways.
7. In 1885, following the death of Charles Corkran the remaining estate was purchased by Captain James and Elizabeth Cundy with the benefit of a mortgage. Between 1880 and 1900 the land on the South side of Langley Avenue, and the east side of Corkran Road and in Lovelace Road was sold off in large plots and developed with fine examples of late Victorian domestic architecture. At this time Captain Cundy appears to have strengthened the approaches to the remaining grounds of the estate by building a coachman's lodge in 1891, designed by A J Style, adjacent to the gateway to Carriage Drive, and another lodge and gardeners cottage in 1884 at the entrance to the driveway in Langley Avenue. Both lodges still remain in their original form at 22 Corkran Road and 25 Langley Avenue respectively.
8. Following the death of Captain Cundy in 1909 ownership of Southborough House and the estate passed to Elizabeth Cundy with the benefit of a mortgage, limited so as to be enjoyed after death of the present possessor by the mortgager. In this instance the mortgager A. F. Hooke was the "remainderman". In 1913 the Urban District Council of Surbiton announced its intention to prepare a Town Planning Scheme under the Housing and Town Planning Act 1909, subject to the authority of the Local Government Board. Elizabeth Cundy opposed such a scheme, which lead to a formal agreement dated 30 October 1913 between the Urban District Council of Surbiton, Elizabeth Cundy and A. F. Hooke, relating to all the land bounded by the north side of Langley Avenue, the west side of Corkran Road, the boundary with Long Ditton and south of the properties in Lovelace Road. The agreement established the withdrawal of E. Cundy's opposition to the Town Planning Scheme subject to the conditions that if any part of the estate was developed it should be within the following constraints:-
 - i) any development was to be of detached and semi-detached houses to the value of £800 each and £1,200 per pair respectively;

- ii) that the houses were to be set back 50 feet from Langley Road and 30 feet from Corkran Road;
- iii) that no industrial uses, noxious uses, public house or off licence were to be established;
- iv) That the construction of new roads was to be limited to one linking Corkran and Langley Avenue and one dissecting the remaining area.

In 1920 following the death of Elizabeth Cundy, all land subject to the agreement passed to the remainderman A. F. Hooke from which time the land was sold in small plots to individuals and building companies.

- 9. The area proposed for designation as an extension to the existing conservation area has a coherent character in that it includes low density detached residences set within large gardens containing mature trees and landscaping. There are very few existing tree preservation orders within the proposed area although many of the trees warrant protection. The character of the area is also enhanced by the fact that it is set on the slopes of the Surbiton 'ridge'. The 50 - 60 foot fall of the area from south to north, affords views towards the River Thames and generally adds to the visual interest of the proposed area. The boundary of the area has been selected to include the more prestigious properties set on this important topographical feature.
- 10. Individually, the properties originating from the 1920's and 1930's are not of outstanding architectural merit, being the work of parochial architects and local building companies employed by individual clients. However, the properties have value as notable examples of good quality middle class housing, as determined by the 1913 Agreement between Elizabeth Cundy and Surbiton Urban District Council. The designs of the properties are a result of the stylistic battles of the Victorian era and the Modern Movement, producing the formal neo-Georgian, romantic neo-Tudor and domestic vernacular styles. The buildings are generally standard brick structures with pitched tiled roofs embellished with various combinations of mock beams, leaded light windows, weather boarding, pebble dash, decorative brickwork and other Tudor or Georgian motifs. Buildings of particular note are 'April Cottage', 43 Woodlands Road, built in 1928 by W H Gaze for his own use, incorporating timbers and many features from a medieval timber - framed hostelry in Hendon, and 18 and 20 Corkran Road built in 1924 for Sir William Higgs of Higgs and Hill Builders, in the Arts and Crafts style with horizontal cottagey windows, a complex roof pattern projecting tall Tudor style chimneys and a small area of mock beams, set behind a formal orchard within the driveway.
- 11. The buildings existing from pre 1900, including the two original Lodges to Southborough House and those in the northern part of Corkran Road are good examples of domestic architecture from the late Victorian era 1880-1900, comparable with those seen to the south of Langley Avenue in the existing Conservation Area emanating from the Arts and Crafts movement. Most of the buildings on the east side of Corkran Road, several of which have been demolished, were built by Holloway Brothers, builders of Battersea who also built properties in Langley Avenue within the existing conservation area boundary.

12. There has been a certain amount of pressure for the redevelopment of some of the larger properties and gardens and for infill development by the subdivision of plots, within and immediately adjacent to the proposed extended conservation area boundary. Fortunately much of the pressure for infill development within the proposed area has either been resisted or has not caused serious detriment to the character of the area. However, the pressure for redevelopment has had an adverse affect on the character of parts of the area, such as the demolition of 5 Victorian dwellings over the last 15 years at 7-15 Corkran Road accumulated for redevelopment and originally allowed on appeal by the Department of the Environment. The development at Hailsham Close and the vacant land in Corkran Road, for which there remains outstanding planning applications and appeals, does not contribute to the character of the area. It is desirable that the area included in the proposed extended conservation area is protected from the damaging effects of vacant or overdeveloped land. However, it should be remembered that conservation area designation does not mean that the area will remain static, without any new development, but that the best aspects would be preserved and any new development should harmonize with the existing character of the area.
13. It is considered that the proposed conservation area extension is an area of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance for the following reasons:-
- i) The existing Southborough Conservation Area and proposed extension together form a distinctive and cohesive townscape by virtue of the similarities in the general street layout, the density of the residential developments, the well defined plot boundaries, surrounded by mature trees and landscaping, the topographical features and hence the general streetscene which is often dominated by the landscaping.
 - ii) the area is of historical interest because of its relationship with Southborough House and the remaining late nineteenth century Lodges and the significance of the form of development determined by the 1913 Agreement between the owner of the land and Surbiton Urban District Council.
 - iii) the area contains good examples of individually designed early twentieth century middle class domestic architecture.
 - iv) many of the mature trees in the area are not covered by Tree Preservation orders but warrant protection.
 - v) the area is under pressure for small scale redevelopment or infill development which could substantially alter the character of the area unless carefully controlled.

CONSULTATIONS ON PROPOSED DESIGNATION

14. It is proposed that in keeping with the procedure adopted on previous occasions, the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, The Southborough Residents Association, the Historic Buildings and Monuments Commission, and the residents of the area should be consulted on the question of designation of the area described in this report.

15. A plan of the area proposed for designation as an extension to the existing Southborough Conservation Area and photographs illustrating the architectural and townscape features which designation seeks to safeguard, will be available at the meeting.

RECOMMENDATIONS

16. It is RECOMMENDED that:-

- i) the proposal for an extension to the existing Southborough Conservation Area based on the north side of Langley Avenue and parts of Ashcombe Avenue, Corkran Road, Southborough Close and Woodlands Road, and a rationalisation of the existing boundary in the Langley Avenue and Ditton Road area as shown on Plan No 88/163/B2 be adopted for the purpose of consultation;
- ii) the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Southborough Residents Association, the Historic Buildings and Monuments Commission and residents of the area be consulted on the proposed designation of an extension to the existing Southborough Conservation Area; and
- iii) a further report be submitted to this Committee with the results of the consultation exercise.

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

**First Decision To Extend or
Vary The Area**

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Development Committee Report
19th January 1989**

(No minutes available)

DEVELOPMENT COMMITTEE

19 JANUARY 1989

DESIGNATION OF AN EXTENSION TO THE SOUTHBOROUGH
CONSERVATION AREA, SURBITON

REPORT BY THE DIRECTOR OF DEVELOPMENT

Background

1. On 19 October 1988 a report was presented to the Development Committee proposing an extension to the existing Southborough Conservation Area by including additional properties in Ashcombe Avenue, Corkran Road, Langley Avenue, Southborough Close and Woodlands Road in Surbiton. The Committee resolved that the proposal should be adopted for the purpose of public consultation and that residents of the area, the residents' association, local amenity societies and the Historic Buildings and Monument Commission should be consulted on the designation.

Public Consultation

2. A letter outlining the proposal was sent to, and comments invited from, the following organisations:-
 - i) Southborough Residents' Association
 - ii) Kingston upon Thames Society
 - iii) Kingston upon Thames Archaeological Society
 - iv) Historic Buildings and Monument Commission (English Heritage)
 - v) Gleeson Homes Ltd as owners of vacant land in Corkran Road, Surbiton
3. The proposal was considered at the meeting of the Southborough Conservation Area Advisory Committee on 15 November 1988.
4. Additionally a consultation package was delivered to each property in the area containing a letter detailing the historical background of the area, the reasons for the proposed conservation area extension, and the implications of designation, together with a plan outlining the proposed boundary, and a comments sheet for return in a pre-paid envelope. The letter was delivered on 20/21 October 1988, requesting return comments by 30 November 1988. An exhibition board, including a larger scale plan outlining the proposed boundaries, and photographic material was available for viewing at the Planning Department Reception.

Results of the Public Consultation

5. The responses from the organisations consulted in paragraph 2 are summarised as follows:
 - i) Southborough Residents Association - Support the principle of an extension but wish to see the whole of the Woodlands Road Local Area of Special Character included in the extension.
 - ii) Kingston upon Thames Society - Support the principle of an extension and delegate any detailed comments to The Southborough Residents' Association.

- iii) Kingston upon Thames Archaeological Society:- Support the principle of an extension without further comment.
 - iv) The Historic Buildings and Monuments Commission:- Consider that many of the properties included in the extension are of little architectural or historic interest and suggest the inclusion of The Royal Eye Hospital site, Upper Brighton Road/Langley Road, which is considered to be of special architectural or historic interest the character of which is desirable to preserve or enhance. However the 1870 building alone is not considered worthy of statutory listing.
 - v) Gleeson Homes Ltd:- Oppose the inclusion of the land including 12 and 14 Lovelace Road 1, 3 and 5 Corkran Road and all vacant land within the ownership of Gleeson Homes (previously 7-15 Corkran Road). In summary they are of the opinion that the area is not one of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance; the trees can be protected by tree preservation orders; the outstanding planning permission for 7-11 Corkran Road is to be implemented and the outstanding planning application for 13 and 15 Corkran Road should be considered on its individual merits.
6. The Southborough Conservation Area Advisory Committee - The minutes of their meeting on 15 November 1988 are quoted as follows:
- "Feed back to the Residents Association indicated some surprise among recipients that the area up to the Elmbridge border in the west and the properties to the north of 'Penton' and Woodlands Road had not been included, bearing in mind the nature of the area concerned.
- In discussion it was agreed that a recommendation should be made to the Director of Development that consideration should be given to including these areas in the Conservation Area to tidy up the odd pockets and provide a cohesive whole, protecting the ambience of properties of especial interest.
- If this proposal is to be adopted it was suggested that the owners of the additional properties concerned should be circulated as soon as possible so that replies are available for consideration of the Development Committee when the replies to the letters referred to above are discussed at the meeting reported to be on 7 December 1988."
7. The Residents Consultations - A total of approximately 100 packages were delivered to 76 properties, allowing for packages to reach residents of multi-occupied or sub-divided properties. A highly successful response representing 66% (50) of the properties was received. 90% (45) of the respondents have supported the principle of an extension to the existing conservation area. 1 respondent has abstained. 4 respondents have objected, 3 of which are on grounds which are based on a misinterpretation of the reasons for the designation and the implications of the extra legal controls, and 1 is unsubstantiated. Detailed replies have been sent to the objectors clarifying the matters raised. However, 12 respondents have suggested a variety of amendments to the proposed boundary of the extended conservation area. The suggestions and justifications are summarised as follows:-

8. The Suggested Amendments

- a) 6 replies suggest the inclusion of the whole of the Southborough Estate or the whole of Woodlands Road. The reasons expressed are that the proposed boundary is confusing/erratic and the properties and general townscape is comparable.
- b) 1 reply suggests the inclusion of the most southerly section of Woodlands Road (1-33 and 2-24) only. Reasons as a).
- c) 3 replies suggest the inclusion of the north side of Southborough Close and 20/22/24 Woodlands Road. The reasons expressed are to secure the future safety of the environment of both sides of the road.
- d) 1 reply suggests the inclusion of 3 Langley Avenue only, as it is considered of architectural interest and the plot capable of intensive redevelopment.
- e) 1 reply suggests the exclusion of the land to the rear of 5 Corkran Road, as it is not considered to contribute to the character of the area and is subject to a planning application infill development.

Consideration of the Proposed Boundary

9. The suggestions to include the whole of the Southborough Estate or parts of Woodlands Road have been carefully considered but it is concluded that such an extensive boundary would a) weaken the reasons for extending the conservation area and b) prejudice the future success of implementing policies for the preservation and enhancement of the existing and proposed conservation area.
10. The area bounded by the north side of Langley Avenue, Woodlands Road and Corkran Road, if taken alone and out of its context adjacent to an existing conservation area, is not considered to be of sufficient special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance to warrant conservation area designation. However, the general character and layout of parts of this area are important in their context to preserve and enhance the setting of the existing conservation area to the South of Langley Avenue and the setting of the outlying pocket containing the listed buildings by John Nash amongst others. The proposed boundary has been carefully drafted to incorporate only those properties which are historically significant to the development of the area and those areas which contribute to the setting of the existing conservation area. Woodlands Road, in the main, contains properties which are typical of many twentieth century suburban areas and the distance of these areas from the existing conservation area means that they do not significantly contribute to the setting of those areas.
11. Central Government advice on the designation of conservation areas contains no clear definition of what can and can not be designated but it does suggest that it is in the local authority's interest to take care about the quality of the areas they designate, because they require additional administrative resources and because strong control policies will not stand the test of the appeals process in areas of little merit.

There is much case law which demonstrates that the Secretary of State does not expect the same criteria to be applied to the demolition of buildings in conservation areas as used when considering the demolition of listed buildings and is likely to approve demolition if the buildings are not considered to be essential to the character of an area or if the retention is not considered economical. The buildings in Woodlands Road are not essential to the character of the existing Southborough Conservation Area and should demolition be consented in this area (if it were within a conservation area) a precedent is likely to be set. This would prejudice the retention of buildings in more critical areas to the detriment of the preservation and enhancement of the character and appearance of the area.

12. With respect to the suggestion to include the north side of Southborough Close only, the properties in this location date from the 1950s and 60s and are not of any architectural or historic interest. Furthermore the important trees within the townscape are either covered by an existing tree preservation order or located on the public highway. Any future redevelopment of this area could be sympathetically controlled, having regard to the material considerations affecting the site. Such consideration would include, amongst others, the affect on the setting of the adjacent conservation area and the compliance with Policy H7 of the Kingston upon Thames Local Plan which permits a maximum density of 74 habitable rooms per hectare in Southborough.
13. It is considered that the suggestion by The Historic Buildings and Monuments Commission to include the Royal Eye Hospital in the proposed extension is a valued comment, but an opportunity which has been compromised by the decision of the Secretary of State for the Environment, on 3.2.88, to grant outline planning permission for the redevelopment of this site to provide 97 flats. This outline permission includes the demolition of the Victorian villa but the retention of all preserved and many other trees and the gate lodge which will safeguard the existing character of the boundaries to the site.
14. Other suggestions to include or exclude smaller pockets of land or single properties have been carefully considered. It is concluded that the areas requested to be excluded contain buildings dating from the late nineteenth century which are important to the historical development of the area and vacant or backland sites where it is necessary to give special attention to the desirability of preserving or enhancing the character or appearance of the area when this land is developed. The smaller areas requested for inclusion are not considered essential to the character and appearance of the area.

Conclusion

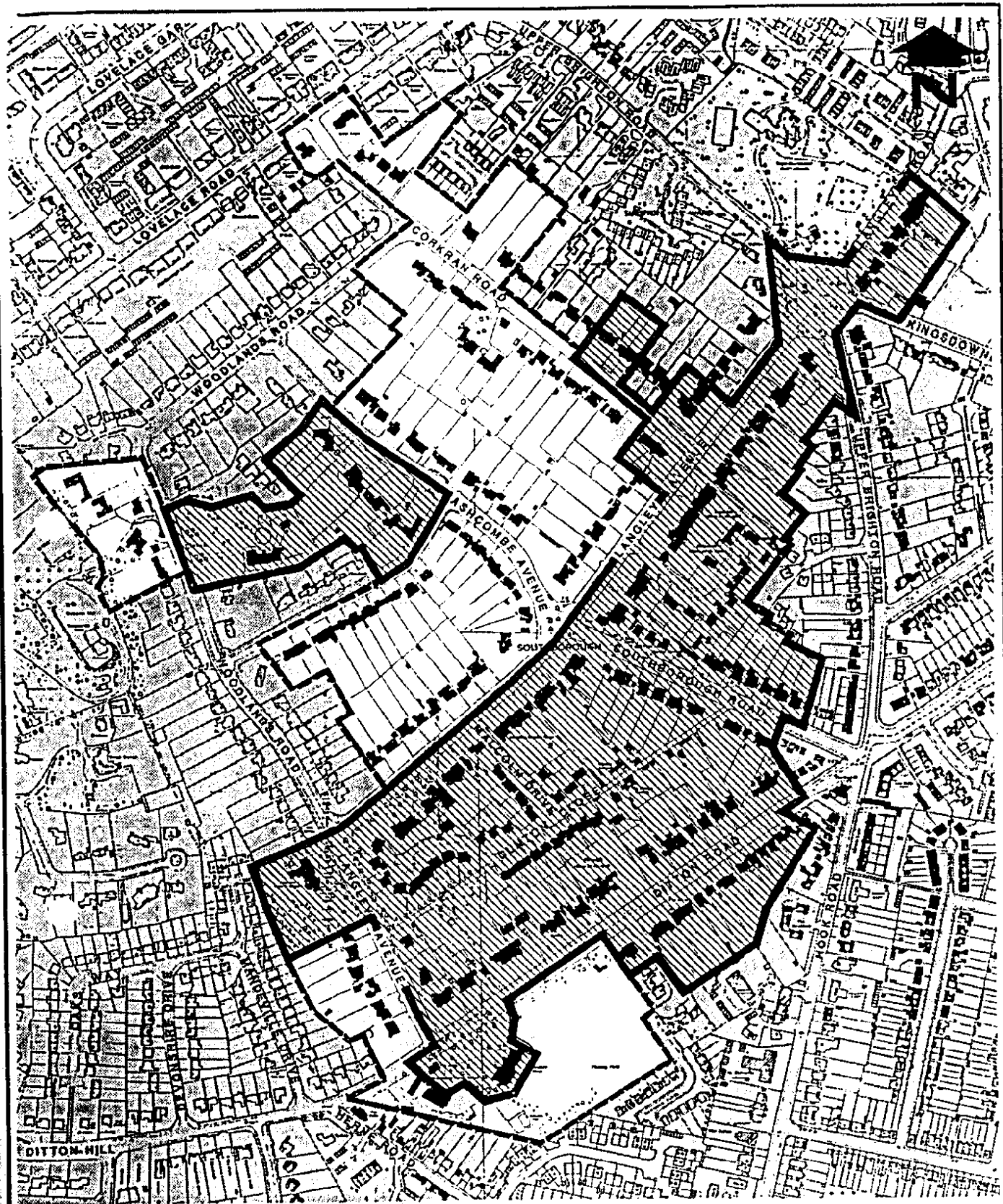
15. The public consultation exercise has shown that there is unanimous support for the designation of an extension to the existing conservation area. The suggestions from 6 local residents, the Southborough Residents Association, and the Southborough Conservation Area Advisory Committee to include the whole of the Southborough Estate/Woodlands Road Local Area of Special Character have been carefully considered as explicated in paras. 9-14 above and there are no amendments proposed to the boundary of the extension as shown on Plan No 88/005/B considered at the meeting of 19 October 1988. Although the proposed boundary is not visually disciplined, this demonstrates that the boundary has been carefully selected and is not untypical of the Borough's other conservation areas.

It should be noted that Southborough Conservation Area when extended will be the Borough's largest conservation area and thus demanding in terms of administrative and managerial resources. Should members wish to include the whole of the Woodlands Road Local Area of Special Character in the extended conservation area, it would be advisable to pursue a similar consultation exercise.

Recommendations

16. It is RECOMMENDED that:

- 1) the boundary of the proposed extension to the Southborough Conservation Area as shown on the attached plan No 88/005/B be approved; and
- 11) the necessary statutory procedures for the designation of the extension to the Conservation Area, under Section 277b of the Town and Country Planning Act 1971, as amended by the Town & Country Amenities Act, 1974 be carried out.



Reproduced from the Ordnance Survey map with the sanction of the Controller of H M Stationery Office

Map revision including buildings shown by hatching is not to Ordnance Survey standard

ROYAL BOROUGH OF
KINGSTON UPON THAMES



M.W.GILKS BA(Hons)MSocScMRTPI
DIRECTOR OF DEVELOPMENT
GUILDHALL KINGSTON
SURREY KT1 1EU
TEL: 01-546-2121

SOUTHBOROUGH CONSERVATION AREA, SURBITON.

--- PROPOSED EXTENSION
TO EXISTING BOUNDARY

EXISTING CONSERVATION
AREA BOUNDARY

DATE: JAN.1989

SCALE: N.T.S.

REF: KL/MGF

DWG No:89/005/B

ROYAL BOROUGH OF KINGSTON UPON THAMES

TOWN AND COUNTRY PLANNING ACT, 1971

SECTION 277 (AS AMENDED)

EXTENSION TO THE SOUTHBOROUGH CONSERVATION AREA, SURBITON

NOTICE is hereby given that on 19th January, 1989 the Council of the Royal Borough of Kingston upon Thames designated the areas identified in the plan herein after mentioned and referred to in the schedule to this Notice as an extension to the Southborough Conservation Area (originally designated on 24th January, 1979), pursuant to Section 277 of the Town and Country Planning Act, 1971 (as amended). A plan showing the boundaries of the Conservation Area as extended, may be inspected at the offices of the Director of Development, Guildhall, Kingston upon Thames, between the hours of 9 am and 5 pm Mondays to Fridays.

The effect of the designation is that:-

1. Conservation Area Consent is required for the demolition of all unlisted buildings within the Conservation Area, except those buildings excluded by a Direction made by the secretary of State.
2. It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the Conservation Area except with the consent of the Local Planning Authority or after the expiry of 6 weeks from giving the Local Planning Authority Notice of any intention to carry out any of the said works.
3. The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving and enhancing the character or appearance of the Conservation Area.
4. Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations received in consequence, taken into account in determining the application.

SCHEDULE

The extension to the Southborough Conservation Area comprises areas including the following properties:-

- Ashcombe Avenue-Nos.3-19(odd) and Nos.22-30(even)
- Corkran Road-Nos.10-36a(even), Nos.1-5(odd), No.17 and vacant land fronting Corkran Road previously known as Nos.7-15(odd)
- Ditton Road-Shrewsbury House School, outbuildings and playing fields
- Langley Avenue-Nos.15-43(odd) and Nos.49-59(odd)
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- Southborough Close-Nos.1a-17(odd)
- Woodlands Road-Nos.35-43(odd).

M.W.GILKS
Director of Development

Guildhall,
Kingston upon Thames, KT1 1EU.

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

**First Decision To Extend or
Vary The Area**

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SOUTHBOROUGH

- **Development Committee Report
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19 JANUARY 1989

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10. The area bounded by the north side of Langley Avenue, Woodlands Road and Corkran Road, if taken alone and out of its context adjacent to an existing conservation area, is not considered to be of sufficient special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance to warrant conservation area designation. However, the general character and layout of parts of this area are important in their context to preserve and enhance the setting of the existing conservation area to the South of Langley Avenue and the setting of the outlying pocket containing the listed buildings by John Nash amongst others. The proposed boundary has been carefully drafted to incorporate only those properties which are historically significant to the development of the area and those areas which contribute to the setting of the existing conservation area. Woodlands Road, in the main, contains properties which are typical of many twentieth century suburban areas and the distance of these areas from the existing conservation area means that they do not significantly contribute to the setting of those areas.
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Conclusion

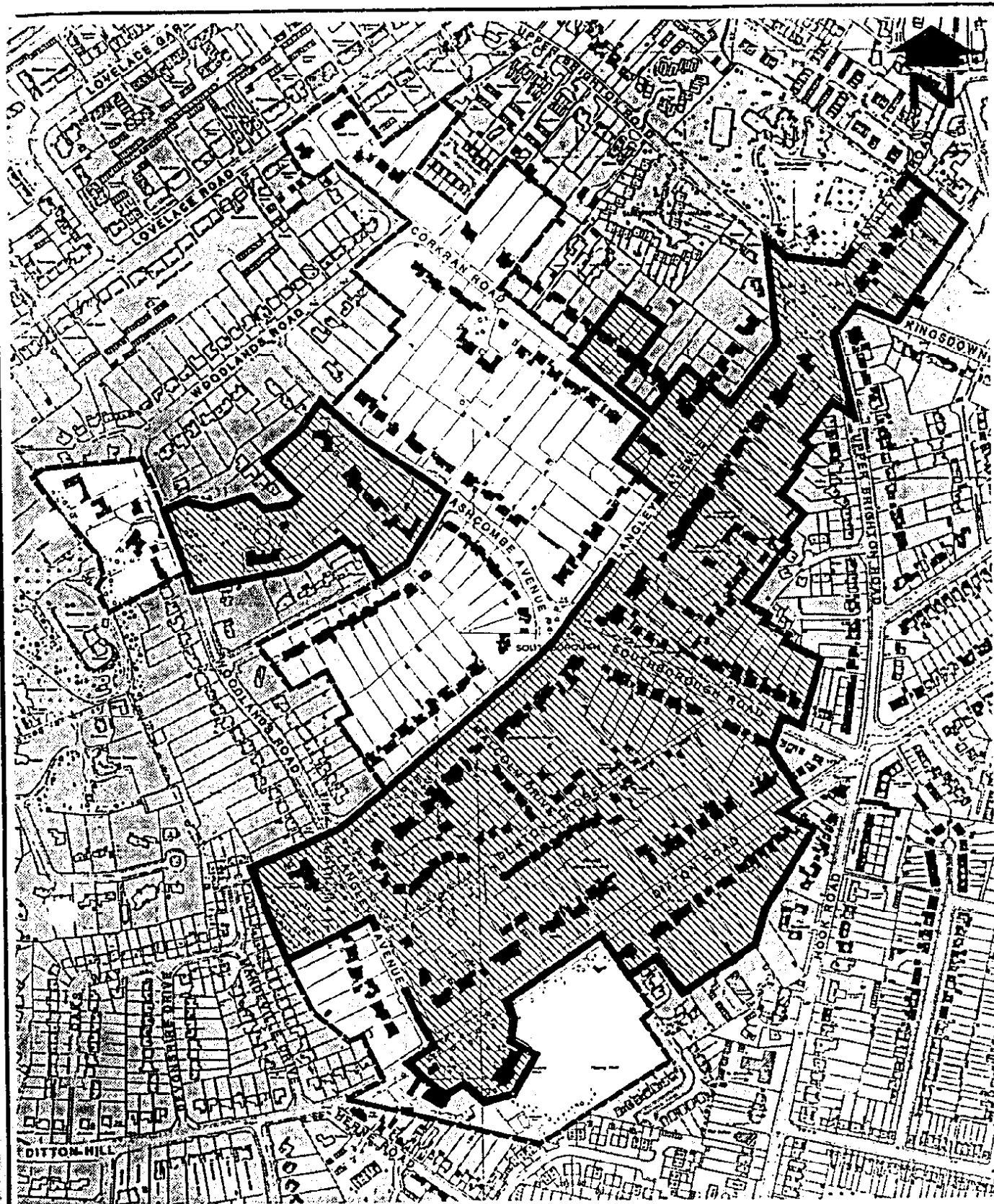
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It should be noted that Southborough Conservation Area when extended will be the Borough's largest conservation area and thus demanding in terms of administrative and managerial resources. Should members wish to include the whole of the Woodlands Road Local Area of Special Character in the extended conservation area, it would be advisable to pursue a similar consultation exercise.

Recommendations

16. It is RECOMMENDED that:

- 1) the boundary of the proposed extension to the Southborough Conservation Area as shown on the attached plan No 88/005/B be approved; and
- 11) the necessary statutory procedures for the designation of the extension to the Conservation Area, under Section 277b of the Town and Country Planning Act 1971, as amended by the Town & Country Amenities Act, 1974 be carried out.



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ROYAL BOROUGH OF
KINGSTON UPON THAMES



M.W.GILKS BA(Hons)MSocScMRTPI
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SOUTHBOROUGH CONSERVATION AREA, SURBITON.

--- PROPOSED EXTENSION
TO EXISTING BOUNDARY

EXISTING CONSERVATION
AREA BOUNDARY

DATE: JAN.1989

SCALE: N.T.S.

REF: KL/MGF

DWG No:89/005/B

ROYAL BOROUGH OF KINGSTON UPON THAMES

TOWN AND COUNTRY PLANNING ACT, 1971

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The effect of the designation is that:-

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2. It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the Conservation Area except with the consent of the Local Planning Authority or after the expiry of 6 weeks from giving the Local Planning Authority Notice of any intention to carry out any of the said works.
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M.W.GILKS
Director of Development

Guildhall,
Kingston upon Thames, KT1 1EU.

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

**Statutory Designation Documents
For First Extension/Variation**

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **London Gazette Notice**

(NOT AVAILABLE)

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Local Paper/Surrey Comet Notice**

LEGAL NOTICES

ROYAL BOROUGH OF KINGSTON UPON THAMES

TOWN AND COUNTRY PLANNING ACT, 1971
SECTION 277 (AS AMENDED)

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3. The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving and enhancing the character or appearance of the Conservation Area.
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Woodlands Road—Nos. 35-43 (odd)

M. W. GILKS
Director of Development.

Guildhall
Kingston upon Thames
10 March 1989

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice To Secretary of State/
Government Office for London**

(NOT AVAILABLE)

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice to English Heritage/
The Commission**

(NOT AVAILABLE)

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

**Other Designation Documents
For First Extension/Variation**

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice to Owners/Occupiers**

Director of Development
M W Gilks BA(Hons)M.Soc.Sc.MRTPI

My Ref: KLL/C.A.13
Your Ref:
Enquiries to: Miss K. Liddell

23rd February 1989

To The Owner or Occupier
(If you are not the owner of this
property please pass this letter on
to the owner. Further copies can be made
available by calling the above number.)



Guildhall
Kingston upon Thames
Surrey KT1 1EU

Telephone: 01 546 2121
Ext: 4036
FAX 01 549 2889

Dear Sir/Madam

DESIGNATION OF AN EXTENSION TO THE SOUTHBOROUGH CONSERVATION AREA

Further to my letter dated 21st October 1988 I write to advise that on 19th January 1989 the Council's Development Committee authorised an extension to the existing Southborough Conservation Area comprising all land and properties included within the boundary shown on the enclosed plan and schedule.

The implications of conservation area designation are:-

A. The Council as Local Planning Authority is under the following obligations:-

- i) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of any powers under the Town and Country Planning Act, 1971 or the Local Authorities (Historic Buildings) Act, 1962;
- ii) to advertise any planning applications for development which would affect the character or appearance of the conservation area, and to take into account in determining the application, any representations received;
- iii) to formulate and publish proposals for the preservation and enhancement of the conservation area.

Cont'/d.....

All communications to be addressed to Director of Development (Planning)
quoting reference above

0390g


B. The additional legislative controls that apply to owners and occupiers of land and buildings in the area are:-

- i) with exceptions, anyone proposing to demolish an unlisted building (including part of a building) must first apply to the Council for Conservation Area Consent;
- ii) with exceptions, anyone proposing to do work on trees in the conservation area, which are not protected by a Tree Preservation Order, must give the Council six weeks notice of their intention before the work is carried out. This does not apply to fruit trees or any tree with a diameter of less than 75mm;
- iii) the permitted development rights for development within the curtilage of a single family dwelling are slightly different to other areas. As is the norm, it is necessary to seek a determination as to whether planning permission is required when proposing works. The controls are more restrictive for works involving the enlargement of a house, any alteration to the roof, the erection of a building which is not attached to a dwelling, and the cladding of any part of the exterior of a building, and the installation of satellite dishes.

I hope the information contained in this letter is clear. The Council will seek to update the existing Southborough Conservation Area leaflet and publish any proposals for the preservation and enhancement of the area in due course.

The established Southborough Conservation Area Advisory Committee will extend its duties to the new conservation area boundaries, considering planning, listed building and conservation area consent applications which could affect the character or appearance of the area and formulating proposals for the preservation and enhancement of the area. The Committee meets only as and when business arises and the membership includes 2 representatives from the Southborough Residents Association.

Yours faithfully,



Director of Development

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

**Further Proposals To Extend or
Vary The Area**

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Development Committee Report
19th June 1991**

(No minutes available)

APPENDIX HDEVELOPMENT COMMITTEE19 JUNE 1991PROPOSED EXTENSION TO THE SOUTHBOROUGH CONSERVATION AREA NO. 4REPORT BY DIRECTOR OF DEVELOPMENTPURPOSE

1. This report proposes the designation of an extension to the Southborough Conservation Area to include seven properties in Upper Brighton Road, which adjoin the existing Conservation Area boundaries. The designation should be preceded by a consultation exercise.

BACKGROUND

2. It is the duty of every Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to "determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and to "designate those areas as conservation areas". Additionally there is a duty to "review the past exercise" and "to determine whether any parts or any further parts of their area should be designated as conservation areas."
3. In accordance with Policy UD3 of the Royal Borough of Kingston upon Thames Local Plan (Designation of New Conservation Areas) and Policy STR9 of the Draft Unitary Development Plan the boundaries of the Southborough Conservation Area have been reviewed.
4. The proposed extension to the Southborough Conservation Area has evolved following a survey of Buildings of Townscape Merit being undertaken as part of the Unitary Development Plan process and as a result of a consultation response from the Victorian Society on a current planning application (90/1849/F) for the Royal Eye Hospital, Upper Brighton Road in which they concluded that their Buildings Sub-Committee "hope that Kingston would incorporate the house and its grounds into a conservation area at the first available opportunity".
5. The report proposes the designation of an extension to the Southborough Conservation Area. A 1:1250 ordnance survey plan of the area proposed and photographs illustrating the architectural and townscape features which the designation seeks to safeguard will be available at the meeting. A map showing the proposed boundary and the properties within the existing Conservation Area is attached.

PROPOSED EXTENSION TO THE SOUTHBOROUGH CONSERVATION AREA

6. The Southborough Conservation Area was designated on 24 January 1979 and extended on 19 January 1989. The proposed extension to the Southborough Conservation Area includes the buildings and grounds of the former Royal Eye Hospital 17 Upper Brighton Road, and numbers 19, 19a, 19b, 21 and 23 Upper Brighton Road. Nos. 19-23 Upper Brighton Road lie within the St. Matthews Avenue Local Area of Special Character. The former Royal Eye Hospital is included on the list of Buildings of Townscape Merit in the Royal Borough of Kingston upon Thames Local Plan, and its Lodge and 19 Upper Brighton Road are on the draft List of Buildings of Townscape Merit contained in the Draft Unitary Development Plan. Nos. 21 and 23 Upper Brighton Road have been identified to be of sufficient merit to warrant inclusion on a revised List of Buildings of Townscape Merit to be incorporated in the Unitary Development Plan at the deposit stage.

HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF THE AREA

7. The area of land within the proposed extension to the conservation area originally formed part of the grounds of Southborough Estate, which was centred on Southborough House. By the mid 19th century thirty two acres bounded by Langley Road, Ewell Road, Ditton Road and Upper Brighton Road were enclosed fields. This land was purchased by Robert Curling and the first properties built about 1860, although the further development of this area as a residential neighbourhood did not commence until 1900.
8. A further portion of the Southborough Estate lying on the eastern side of Upper Brighton Road and north of Langley Road was purchased by a Mr. W. Eglington who had a house erected on it in 1870. The house was named 'Southborough' and is now known as The Royal Eye Hospital, 17 Upper Brighton Road, a substantial Victorian mansion still standing in mature grounds of 5.3 acres. The house was built in red brick with stone dressings in an eclectic domestic Gothic or 'Tudorbethan' style.
9. The property continued in residential use until 1941 when it was sold to the Hospital Committee for the relocation of the Royal Eye Hospital from Southwark in order to avoid the blitz. The property is currently used as the District Headquarter's Department of Community Health and Medicine.
10. The Lodge to 17 Upper Brighton Road is unoccupied and lies close to the Upper Brighton Road access. It is a small scale building echoing the style of the main house, with red brick, stone dressings and prominent gables.
11. St. Bernards, 19 Upper Brighton Road a four storey Victorian house of yellow stock brick built in 1873, stands in a prominent position at the junction of Kingsdowne Road and Upper Brighton Road, and is a continuation of the scale and style of buildings in Langley Road. A school use flourished in the premises until 1940. Subsequently the National Assistance Board Area Office occupied the premises and other government office use continued until the current period of vacancy.

12. 19a and 19b Upper Brighton Road are two storey red brick houses built in 1954 by Thorogood builders on land forming part of the curtilage of St. Bernards. Although unremarkable in their architecture they occupy good sized plots and this together with the mature planting at the front forms a link between Nos. 19 and 21/23 Upper Brighton Road.
13. Nos. 21 and 23 Upper Brighton Road followed the main development of the southern side of Langley Avenue between 1880 - 1900. 21 Upper Brighton Road was built in 1900 by a London based architect, Mr R M Gruggen, ARIBA. This attractive two storey house has red stock brick elevations with both stone string and plinth, seven 'tudor' style chimney stacks embellish the red tiled roof, which has a deep concave rendered cornice. The original residential use continued until 1940 when it was acquired by the Surbiton and District Nursing Association.
14. 23 Upper Brighton Road, built in 1900, was designed by another London based architect, Mr W E Hewitt, ARIBA, who also designed 8 Kingsdowne Road. The property, built of red brick with tiled roof, is three storeys with the third storey in the roof. The most prominent features are the front gables, porch, dormers and decorative stacks, characteristics of the Arts and Crafts movement. The use was residential until 1949-51 when it was used by Surbiton District Nursing Association, the building remains in Health Authority use.

RECENT HISTORY

15. Both the former Eye Hospital and Nos. 19-23 Upper Brighton Road have previously been considered for Conservation Area designation. The first review of the Southborough Conservation Area in 1988 (Development Committee 19 October 1988) occurred only some eight months after outline permission was granted on appeal for the phased development of 97 flats on the Eye Hospital site, involving the demolition of the building. English Heritage, who were consulted on the extension of the Conservation Area, considered the omission of the site from the Conservation Area to be regrettable. However, at the time it was concluded that the opportunity to include the Eye Hospital and the grounds in the Conservation Area had been compromised by the decision of the Secretary of State for the Environment. This was ameliorated to some extent by the existence of a Tree Preservation Order, which would safeguard the character of the boundaries. The Development Committee Report of 19 January 1989 included the following paragraph:

"Para 13 It is considered that the suggestion by The Historic Buildings and Monuments Commission to include the Royal Eye Hospital in the proposed extension is a valued comment, but an opportunity which has been compromised by the decision of the Secretary of State for the Environment, on 03.02.88, to grant outline planning permission for the redevelopment of this site to provide 97 flats. This outline permission includes the demolition of the Victorian villa but the retention of all preserved and many other trees and the gate lodge which will safeguard the existing character of the boundaries to the site."

16. The site was identified as Proposal Site 6 in the Royal Borough of Kingston Local Plan and the site brief has been carried forward unchanged into the Unitary Development Plan as Proposal Site 56. The development considerations for the site seek inter alia the protection of the existing valuable tree cover and comment that it is desirable to retain the building, whilst realising its full potential as a major residential development site. The permission granted on appeal was subject to a time limit which has now expired although there is a current application is for a variation of the condition specifying the time limit.
17. In respect of Nos. 19-23 Upper Brighton Road a report on the St. Matthews Avenue Local Area of Special Character on 25 July 1989 concluded that the overall character and appearance of the St. Matthews Avenue LASC was not of sufficient standard to merit Conservation Area designation. However Nos. 21 and 23 Upper Brighton Road were identified as buildings that merited protection by being included on the list of Buildings of Townscape Merit, and 19 Upper Brighton Road was already included on the list.

THE CHARACTER OF THE AREA

18. 17 Upper Brighton Road is a surviving example of a fine Victorian mansion set in its original grounds, and provides a link with the historic development of Southborough. The mature grounds and setting reflect the existing character of Southborough Conservation Area, which is derived from the presence of large houses set in a mature tree'd landscape.

19 Upper Brighton Road continues the scale of the imposing properties in Langley Road and forms a focal point at this important intersection of roads. 21 and 23 Upper Brighton Road provide a historic link with the major phase of development which occurred from 1890 to 1900. Their design and setting in wide frontaged plots reflect the character of the existing Southborough Conservation Area.

CONCLUSIONS ON CONSERVATION AREA DESIGNATION

19. It is considered that the proposed conservation area extension is an area of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance for the following reasons:-
 - (1) The existing Southborough Conservation Area and proposed extension form a distinctive and cohesive townscape by virtue of similarities in the architectural styles of the properties and the setting of the buildings in wide plots surrounded by mature trees and landscaping.
 - (2) The area is of historical interest owing to it having formed part of the Southborough House Estate, and the five properties proposed being part of the earliest development of the estate and therefore having strong links to the existing Southborough Conservation Area.
 - (3) The area contains five properties which all warrant Building of Townscape Merit status, and a large part of the area lies within the St. Matthews Avenue Local Area of Special Character.
 - (4) The area is characterised by an abundance of mature trees only some of which are protected by a Tree Preservation Order.

- (5) The area is under pressure for redevelopment which could substantially alter the character of the area unless carefully controlled.

CONSULTATION ON PROPOSED DESIGNATION

20. Support for this proposal has been informally obtained from English Heritage and the Victorian Society. It is proposed in keeping with adopted procedures that the following bodies be consulted on the proposed designation:- the Kingston upon Thames Society, the Kingston Archaeological Society, the Surbiton Conservation Areas Advisory Committee, the Southborough Residents' Association, English Heritage, the Victorian Society and the owners and occupiers of all properties within the area, should be consulted on the question of designation of the area described in this report.

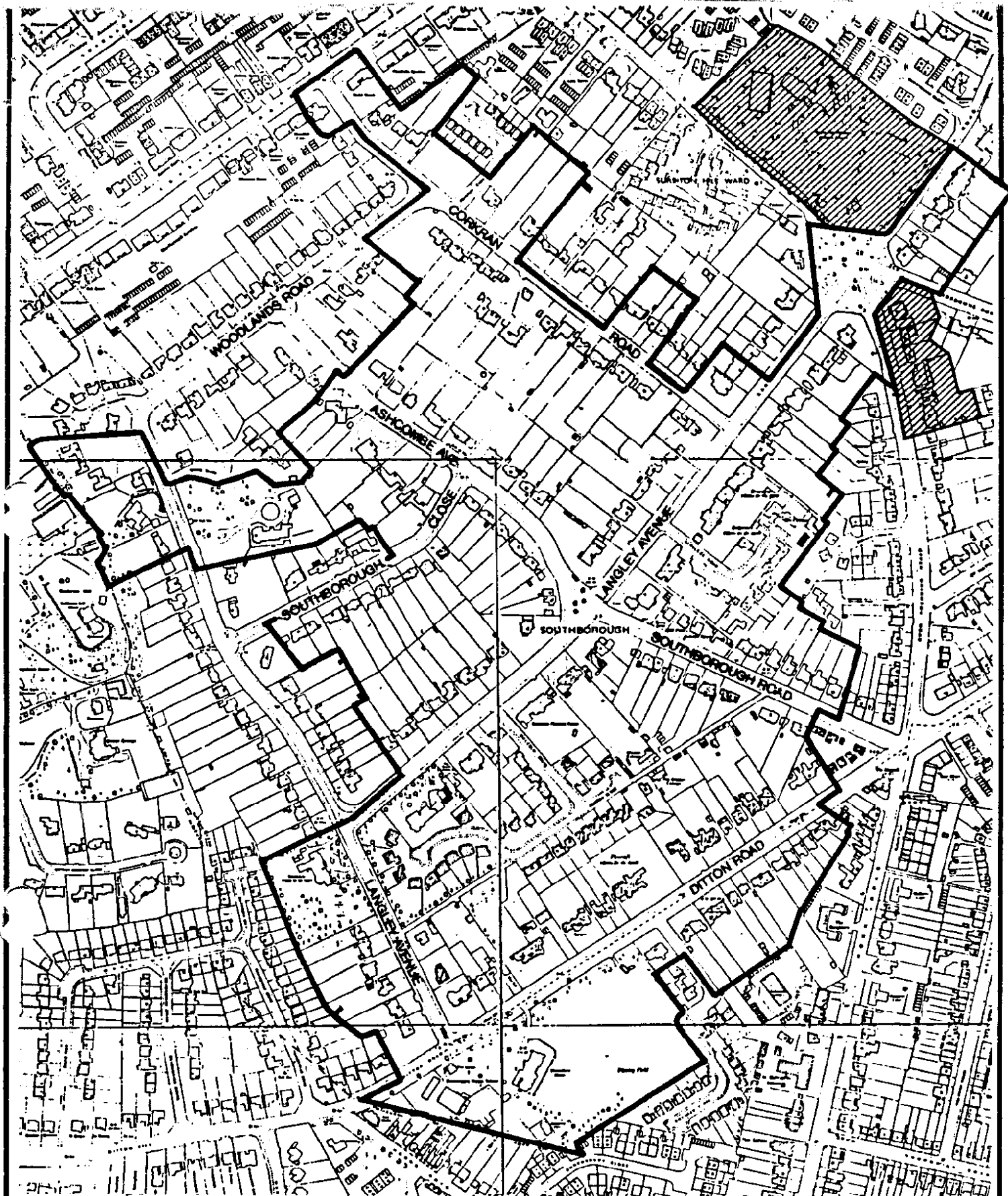
RECOMMENDATIONS

21. It is RECOMMENDED that:

- (i) the proposal for an extension to the existing Southborough Conservation Area to include Nos. 17-23 Upper Brighton Road shown on Plan No 91/086 be adopted for the purpose of consultation;
- (ii) the Kingston upon Thames Society, the Kingston Archaeological Society, the Surbiton Conservation Areas Advisory Committee, the Southborough Residents Association, English Heritage, the Victorian Society and the owners and occupiers of all the properties within the area be consulted on the proposed designation of an extension to the existing Southborough Conservation Area;
- (iii) the proposed extension to the existing Southborough Conservation Area be used as a material consideration for the purposes of determining development control applications; and
- (iv) a further report be submitted to the September Committee with the results of the consultation exercise.

BACKGROUND PAPERS (Held by J Jones, Development Directorate on 081-547 4706)

- 1) Letter from The Victorian Society dated 01/05/91
- 2) Development Committee Reports of 19/10/88 and 19/01/89 relating to Southborough Conservation Area Extensions
- 3) Royal Eye Hospital Appeal Decision 03/02/88
- 4) Letter from English Heritage 04/01/89
- 5) Development Committee Report of 25/07/89 on St Matthews Local Area of Special Character



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Map revision including buildings shown by hatching is not to Ordnance Survey standard

ROYAL BOROUGH OF
KINGSTON UPON THAMES



M.W.GILKS BA(Hons)MSocScMRTP
DIRECTOR OF DEVELOPMENT
GUILDHALL KINGSTON
SURREY KT1 1EU
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Proposed Extensions to Southborough Conservation Area No. 4.

-  Existing Conservation Area boundary
-  Proposed extension to Conservation Area

DATE: JUNE 1991

SCALE: N.T.S.

REF: JJ/AN

DWG No: 91/086

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

**Further Decisions To Extend or
Vary The Area**

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Development Committee Report
11th September 1991**

64. SOUTHBOROUGH CONSERVATION AREA NO 4: DESIGNATION OF EXTENSION

RESOLVED that

- (i) the boundary of the extension to the Southborough Conservation Area, as shown on Plan 91/086, to include Nos 17, the Lodge, 19, 19a, 19b, 21 and 23 Upper Brighton Road, be approved; and
- (ii) the necessary statutory procedures for the designation of the extensions to the boundary of the Southborough Conservation Area, as shown on plan 91/086, under Section 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, be implemented.

DEVELOPMENT COMMITTEE

11 SEPTEMBER 1991

PROPOSED DESIGNATION OF AN EXTENSION TO THE SOUTHBOROUGH
CONSERVATION AREA NO 4

REPORT BY DIRECTOR OF DEVELOPMENT

PURPOSE

1. To agree the boundary of the proposed extension to the conservation area and to authorise the statutory procedures to revise the boundaries of the Southborough Conservation Area.

BACKGROUND

2. On 19 June 1991 a report was presented to the Development Committee proposing the extension of the Southborough Conservation Area. The Committee resolved that the proposal be adopted for public consultation, that the owners and occupiers of all the properties within the area be consulted together with the Kingston upon Thames Society, the Kingston Archaeological Society, the Surbiton Conservation Areas Advisory Committee, the Southborough Residents Association, English Heritage and the Victorian Society, on the proposed designation of the extension to the Southborough Conservation Area, and, a further report be submitted to this Committee with the results of the public consultation exercise.

PUBLIC CONSULTATION

3. A letter outlining the proposal and inviting comments was sent to the following organisations:-
 - i) Kingston upon Thames Society
 - ii) Kingston Archaeological Society
 - iii) Surbiton Conservation Areas Advisory Committee
 - iv) Southborough Residents Association
 - v) English Heritage - Historic Buildings and Monuments Commission
 - vi) The Victorian Society
 - vii) The Surbiton and District Historical Society
 - viii) The St Matthews Residents Association
 - ix) The Lulworth Association
4. Additionally, a consultation package was delivered to each property within the area and sent to the South West Thames Regional Health Authority, their agents and the Government agency, Property Holdings. The public were given three weeks in which to reply to the consultation letter. An exhibition board, including a large scale plan outlining the proposed boundaries, and photographic material was available for viewing in the reception area of the Department of Development from June to September 1991.

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

5. The organisations consulted in paragraph 3 replied as follows:

- i) Kingston upon Thames Society
Support the extension of the Southborough Conservation Area.
- ii) Kingston upon Thames Archaeological Society
Confirm their agreement to the proposed extension of the Southborough Conservation Area.
- iii) Surbiton Conservation Areas Advisory Committee
At their meeting on 26th June 1991 recorded their support for the proposal.
- iv) Southborough Residents Association
Fully support the Council in its aim to include the former Royal Eye Hospital site and buildings and nos 19-23 Upper Brighton Road in the Southborough Conservation Area.
- v) English Heritage - Historic Buildings and Monuments Commission
Support the proposed extension of the conservation area, and comment that the areas to be included in the extension particularly the former Royal Eye Hospital and its lodges, make an important contribution to the character of the area and their inclusion in the conservation area would be highly welcome.
- vi) The Victorian Society
Support the proposed extension of the conservation area boundaries which will ensure the protection of the special character of this area of Surbiton".
- vii) The Surbiton and District Historical Society
Warmly support the proposal to extend the Southborough Consultation Area. Many of their members have been resident in Surbiton for many years and would regret any further development which would alter Surbiton's character to its detriment.
- viii) The St Matthews Residents Association
Welcome and fully support the proposed extension of the conservation area. They hope that the gardens of 21 and 23 Upper Brighton Road will be retained in correct proportion to the existing houses, and consider that Woodbury', 8 Kingsdowne Road, one of the last large Edwardian houses in the road, is of merit and would like this to be considered for inclusion in the conservation area.

ix) The Lulworth Association (Lulworth House, 23 Langley Road)

Submitted a presentation on display boards to support the inclusion of the former Royal Eye Hospital in a conservation area. The boards illustrate the growth of residential development at the expense of open space and photographs illustrate the style of buildings in the area.

6. Six consultation letters were delivered to the individual properties within the area and in addition four separate letters were sent direct to the owners and agents of the non-residential properties (17, 19, 21 and 23 Upper Brighton Road). One reply in favour has been received from a resident of 19a Upper Brighton Road. One letter of objection has been received from the agents of the South West Thames Regional Health Authority and at their request the letter is set out in full as Annex 1 to this report. The Regional Health Authority control the majority of the land to be included in the extension to the conservation area.

CONSIDERATION OF THE CONSULTATION REPLIES

7. The only addition to the boundary has been proposed by the St Matthews Residents' Association, who consider that; Woodbury', 8 Kingsdowne Road should be included. This property was built in 1901 and designed by W E Hewitt A.R.I.B.A. who also designed 23 Upper Brighton Road. This property together with the remainder of the St Matthews Local Area of Special Character was considered for conservation area designation in July 1989, however, it was concluded that whilst Woodbury' 8 Kingsdowne Road, and nos 21 and 23 Upper Brighton Road merited inclusion on the list of Buildings of Special Townscape Merit, overall the character and appearance of the area was not of sufficient merit for conservation area designation. 'Woodbury', which fronts onto Kingsdowne Road is isolated from the rest of the conservation area, and is separated by modern properties, a bungalow and house built in 1961 and 1954 respectively. Whilst the house with its prominent gables and tile hanging to the first floor reflects the style of properties in Langley Avenue, it does not form part of a cohesive group of buildings, and is too isolated from the conservation area to warrant inclusion.
8. The Health Authority have opposed the inclusion of land and buildings in their ownership in the proposed extension to the conservation area. In their general comments, they express the view that, the quality of the built environment declines with increasing distance from Langley Avenue, which they consider is the focal point to the conservation area and the principal justification for its original designation as a coherent residential estate. They consider, that too little remains of the original Southborough House Estate for it to be the rationale behind the original conservation area designation, and the proposed extension.

9. The original conservation area designation was centred on Southborough House and on properties built within the grounds of the estate on the south east side of Langley Avenue. The conservation area was subsequently extended in 1989 to link the two original areas, and to include houses built on land originally forming part of the grounds of Southborough House. The basis for the designation of the 1989 extension to the conservation area, was that the area formed a distinctive and cohesive townscape by virtue of similarities in the general street layout, the density of the residential development, and the well defined plot boundaries surrounded by mature trees and landscaping. The historical significance of the development contributed to the justification for designation. It is considered that the historical development of the area is relevant to the consideration of the proposed extension to the conservation area. Indeed the former Royal Eye Hospital provides a strong link with the early historical development of the area, being one of the first houses built on the estate land and surviving with its original grounds. Nos 19, 21 and 23 Upper Brighton also reflect the various phases of development of this area.
10. In the Health Authority's view the inclusion of the former Royal Eye Hospital is unjustified and misguided, and they disagree that the building reflects the character of the Southborough Conservation Area. The building was built before the main phase of development in the existing conservation area, and whilst the building and grounds are significantly larger than the other properties, it is a surviving example of a fine Victorian mansion retaining its own mature grounds, and it makes a valuable contribution to the character and appearance of the area. In response to the Health Authority's comments on the conflict between the conservation area designation and the redevelopment of this site it is recognised that the designation of the area as a conservation area would not prohibit development, but would ensure that when determining an application special consideration would be paid to the requirement to preserve and enhance the special architectural or historic interest of the area. Whilst it is accepted that the existence of the Tree Preservation Order on the site safeguards specified mature trees in the grounds, this protection alone would not preserve or enhance the special architectural and historic interest of the site.
11. The Health Authority considers that to include nos 21 and 23 Upper Brighton Road, which are remote from the conservation area, would require the inclusion of undistinguished buildings (Nos 19a and b) in order to make a tenuous link, which would have the effect of undermining the value and importance of the area. Nos 21 and 23 Upper Brighton Road are examples of the style and pattern of development typical of Langley Avenue. The properties are not remote from the conservation area, since no 21 faces the conservation area and the rear of 2 Langley Avenue. The properties relate more to the Southborough conservation area than to others in the St Matthews Local Area of Special Character, which have a greater variety of building styles, plot frontages and landscaping. The modern properties of 19a and 19b Upper Brighton Road although of no special architectural or historic interest, contribute to the character of the area with their mature landscaping and wide frontages.

Nos 21 and 23 Upper Brighton Road make a valuable contribution to the street scene and the service of a Tree Preservation Order alone would not safeguard the character or appearance of the area. It is the buildings, frontages, plot widths, and landscaping which form the essential character of the area. Conservation area designation would help to ensure that these essential qualities could be preserved or enhanced.

CONCLUSION

12. The public consultation exercise has shown that there is a majority support for the extension of the Southborough Conservation Area, although the principal landowner considers the designation unjustified and restrictive. These objections and the one amendment suggested have been very carefully considered as explained in the paragraphs 7-11, however it is concluded that the boundary selected includes only the land and properties which contribute to the essential quality and character of the Southborough Conservation Area.

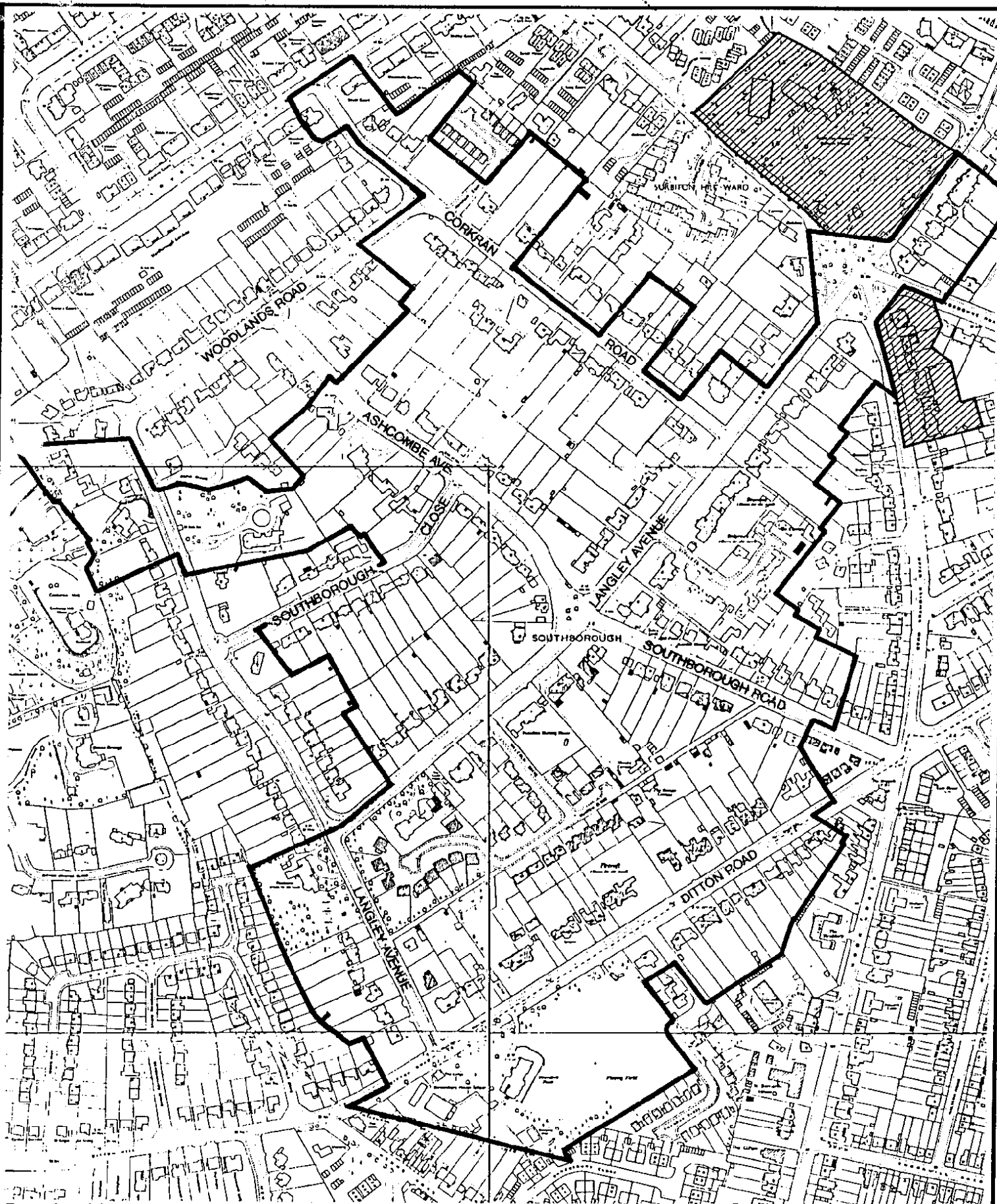
RECOMMENDATIONS

13. It is RECOMMENDED that:

- (i) the boundary of the proposed extension to the Southborough Conservation Area as shown on Plan 91/086, to include nos 17, the Lodge, 19, 19a, 19b, 21 and 23 Upper Brighton Road be approved; and
- (ii) the necessary statutory procedures for the designations of the extensions to the boundary of the Southborough Conservation Area as shown on plan 91/086, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 be carried out.


BACKGROUND PAPERS (Held by J Jones, Development Directorate, on 081 547 4706)

- 1) Letters regarding the proposed extension of the Southborough Conservation Area have been received from the following:-
 - Kingston upon Thames Society, dated 14/8/91
 - Kingston upon Thames Archaeological Society dated 25/7/91
 - Surbiton Conservation Areas Advisory Committee minutes of meeting held on 26/6/91
 - Southborough Residents Association dated 24/7/91
 - English Heritage - Historic Buildings and Monument Commission dated 12/8/91
 - The Victorian Society dated 10/7/91
 - The Surbiton and District Historical Society dated 7/8/91
 - The St Matthews Residents Association dated 29/7/91
 - The Lulworth Association dated 27/5/91 and 21/7/91 and 7 display boards
 - HLM Planning dated 30/7/91
 - T P Silverstone dated 13/7/91



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Map revision including buildings shown by hatching is not to Ordnance Survey standard

ROYAL BOROUGH OF
KINGSTON UPON THAMES 
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DIRECTOR OF DEVELOPMENT
GUILDHALL KINGSTON
SURREY KT1 1EU
TEL:081-546-2121

Proposed Extensions to Southborough Conservation Area No. 4.

-  Existing Conservation Area boundary
-  Proposed extension to Conservation Area

DATE: JUNE 1991	SCALE: N.T.S.	REF: JJ/AN	DWG No: 91/086
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CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

**Statutory Designation Documents
For Further Extensions/Variations**

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **London Gazette Notice**

LONDON GAZETTE

ROYAL BOROUGH OF KINGSTON-UPON-THAMES PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990, SECTION 70(8)

Southborough Conservation Area Surbiton

Notice is hereby given, pursuant to section 70(8) of the Planning (Listed Buildings and Conservation Area) Act 1990, that on 11th September 1991 the Council of the Royal Borough of Kingston-upon-Thames extended the Southborough Conservation Area, in accordance with section 69 of the said Act.

A plan showing the boundaries of the conservation area may be inspected at the offices of the Director of Development, Guildhall II, Kingston-upon-Thames, between the hours of 9 a.m. and 5 p.m. Mondays to Fridays. In addition to the properties already within the existing conservation area the properties in the schedule attached to this notice are now affected in the following manner:

- (i) Conservation Area Consent is required for the demolition of all unlisted buildings within the conservation area, except those buildings specifically excluded by a Direction made by the Secretary of State.
- (ii) It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the conservation area except with the consent of the Local Planning Authority, and after the expiry of 6 weeks from giving the Local Planning Authority notice of any intention to carry out any of the said works, except those trees specifically excluded by a direction made by the Secretary of State.
- (iii) The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the conservation areas, and to pay special attention to the desirability of preserving and enhancing the character and

appearance of the conservation areas in the exercise of any of its powers under the 1990 Planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953;

- (iv) Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the conservation areas will be given publicity and representations received in consequence, taken into account in determining the application.
- (v) The land within the conservation area is now classified as article 1(5) land, as defined in the General Development Order 1988, and the permitted development rights of properties are now as set out in the said Order.

M. W. Gilks, Director of Development
Guildhall II, Kingston-upon-Thames.

SCHEDULE

Nos. 17, the Lodge to 17, 19, 19a, 19b, 21 and 23 Upper Brighton Road, Surbiton. (769)

25/10/91

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Local Paper/Surrey Comet Notice**

SURREY COUNCIL 2/e 18 OCTOBER 1991

ROYAL BOROUGH OF KINGSTON UPON THAMES

**PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
SECTION 70(8)**

SOUTHBOROUGH CONSERVATION AREA, SURBITON

Notice is hereby given, pursuant to Section 70(8) of the Planning (Listed Buildings and Conservation Area) Act 1990, that on 11 September 1991 the Council of the Royal Borough of Kingston upon Thames extended the Southborough Conservation Area, in accordance with Section 69 of the said Act.

A plan showing the boundaries of the conservation area may be inspected at the offices of the Director of Development, Guildhall II, Kingston upon Thames, between the hours of 9am and 5pm Monday to Friday. In addition to the properties already within the existing conservation area the properties in the schedule attached to this notice are now affected in the following manner:—

- (i) Conservation Area Consent is required for the demolition of all unlisted building within the conservation area, except those buildings specifically excluded by a Direction made by the Secretary of State.
- (ii) It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the conservation area except with the consent of the Local Planning Authority AND after the expiry of six weeks from giving the Local Planning Authority notice of any intention to carry out any of the said works, except those trees specifically excluded by a Direction made by the Secretary of State.
- (iii) The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the conservation areas, and to pay special attention to the desirability of preserving and enhancing the character and appearance of the conservation areas in the exercise of any of its powers under the 1990 Planning Acts and Part I of the Historic buildings and Ancient Monuments Act 1953.
- (iv) Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the conservation areas will be given publicity and representations received in consequence, taken into account in determining the application.
- (v) The land within the conservation area is now classified as article 1(5) land, as defined in the General Development Order 1988, and the permitted development rights of properties are now as set out in the said order.

SCHEDULE

Nos. 17, the Lodge to 17, 19, 19a, 19b, 21 and 23 Upper Brighton Road, Surbiton.

Date of Notice: 18 October 1991

M. W. GILKS
Director of Development

Guildhall II
Kingston upon Thames

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice To Secretary of State/
Government Office for London**

(NOT AVAILABLE)

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice to English Heritage/
The Commission**

(NOT AVAILABLE)

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

SOUTHBOROUGH

**Other Designation Documents
For Further Extensions/Variations**

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)

CONSERVATION AREAS DESIGNATION DOCUMENTS

SOUTHBOROUGH

- **Schedule of Addresses**

**SOUTHBOROUGH CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
ASHCOMBE AVENUE			
	3 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	5 ASHCOMBE AVENUE	SURBITON	KT6 6PX
	7 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	9 ASHCOMBE AVENUE	SURBITON	KT6 6PX
	11 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	13 ASHCOMBE AVENUE	SURBITON	KT6 6PX
	15 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	17 ASHCOMBE AVENUE	SURBITON	KT6 6PX
	19 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	30 ASHCOMBE AVENUE	SURBITON	KT6 6PX
	28 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	26 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	24 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	22 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	20 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	18 ASHCOMBE AVENUE	SURBITON	KT6 6PX
	16 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	14 ASHCOMBE AVENUE	SURBITON	KT6 6PX
	12 ASHCOMBE AVENUE	SURBITON	KT6 6PX
	10 ASHCOMBE AVENUE	SURBITON	KT6 6QA
	8 ASHCOMBE AVENUE	SURBITON	KT6 6PX
CORKRAN ROAD			
	1 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 1	3 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 2	3 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 3	3 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 1	5 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 2	5 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 3	5 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 4	5 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 5	5 CORKRAN ROAD	SURBITON	KT6 6PL
	7 CORKRAN ROAD	SURBITON	KT6 6PN
	9 CORKRAN ROAD	SURBITON	KT6 6PL
SANDLINGS	11 CORKRAN ROAD	SURBITON	KT6 6PN
	13 CORKRAN ROAD	SURBITON	KT6 6PL
	15 CORKRAN ROAD	SURBITON	KT6 6PN
	15A CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 1	17 CORKRAN ROAD	SURBITON	KT6 6PN
FLAT 2	17 CORKRAN ROAD	SURBITON	KT6 6PN
FLAT 3	17 CORKRAN ROAD	SURBITON	KT6 6PN
FLAT 4	17 CORKRAN ROAD	SURBITON	KT6 6PN
FLAT 5	17 CORKRAN ROAD	SURBITON	KT6 6PN
FLAT 6	17 CORKRAN ROAD	SURBITON	KT6 6PN
FLAT 7	17 CORKRAN ROAD	SURBITON	KT6 6PN
FLAT 8	17 CORKRAN ROAD	SURBITON	KT6 6PN
FLAT 1	29 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 2	29 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 3	29 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 4	29 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 5	29 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 6	29 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 7	29 CORKRAN ROAD	SURBITON	KT6 6PL

FLAT 8	29 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 9	29 CORKRAN ROAD	SURBITON	KT6 6PL
FLAT 10	29 CORKRAN ROAD	SURBITON	KT6 6PL
	31 CORKRAN ROAD	SURBITON	KT6 6PN
	33 CORKRAN ROAD	SURBITON	KT6 6PL
	40 CORKRAN ROAD	SURBITON	KT6 6PN
	38 CORKRAN ROAD	SURBITON	KT6 6PN
	36A CORKRAN ROAD	SURBITON	KT6 6PN
	36 CORKRAN ROAD	SURBITON	KT6 6PN
	34 CORKRAN ROAD	SURBITON	KT6 6PN
	32 CORKRAN ROAD	SURBITON	KT6 6PN
	30 CORKRAN ROAD	SURBITON	KT6 6PN
	28 CORKRAN ROAD	SURBITON	KT6 6PL
	26 CORKRAN ROAD	SURBITON	KT6 6PN
	24 CORKRAN ROAD	SURBITON	KT6 6PL
	22 CORKRAN ROAD	SURBITON	KT6 6PN
	20A CORKRAN ROAD	SURBITON	KT6 6PN
	20 CORKRAN ROAD	SURBITON	KT6 6PN
	18 CORKRAN ROAD	SURBITON	KT6 6PN
	16 CORKRAN ROAD	SURBITON	KT6 6PL
	14 CORKRAN ROAD	SURBITON	KT6 6PL
	12 CORKRAN ROAD	SURBITON	KT6 6PL
	10 CORKRAN ROAD	SURBITON	KT6 6PL
DITTON ROAD			
FLAT 1	108 DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	108 DITTON ROAD	SURBITON	KT6 6RH
FLAT 3	108 DITTON ROAD	SURBITON	KT6 6RH
	106 DITTON ROAD	SURBITON	KT6 6RH
	106A DITTON ROAD	SURBITON	KT6 6RH
	106B DITTON ROAD	SURBITON	KT6 6RH
	106C DITTON ROAD	SURBITON	KT6 6RH
	104 DITTON ROAD	SURBITON	KT6 6RH
FLAT 1	104A DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	104A DITTON ROAD	SURBITON	KT6 6RH
	104B DITTON ROAD	SURBITON	KT6 6RH
	104C DITTON ROAD	SURBITON	KT6 6RH
FLAT 1	102 DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	102 DITTON ROAD	SURBITON	KT6 6RH
FLAT 3	102 DITTON ROAD	SURBITON	KT6 6RH
FLAT 4	102 DITTON ROAD	SURBITON	KT6 6RH
FLAT 5	102 DITTON ROAD	SURBITON	KT6 6RH
FLAT 6	102 DITTON ROAD	SURBITON	KT6 6RH
	100 DITTON ROAD	SURBITON	KT6 6RH
	98 DITTON ROAD	SURBITON	KT6 6RH
FIRCROFT	96 DITTON ROAD	SURBITON	KT6 6RH
	94 DITTON ROAD	SURBITON	KT6 6RH
FLAT 1	92 DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	92 DITTON ROAD	SURBITON	KT6 6RH
FLAT 3	92 DITTON ROAD	SURBITON	KT6 6RH
FLAT 4	92 DITTON ROAD	SURBITON	KT6 6RH
	90A DITTON ROAD	SURBITON	KT6 6RH
FLAT 1	90 DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	90 DITTON ROAD	SURBITON	KT6 6RH
FLAT 3	90 DITTON ROAD	SURBITON	KT6 6RH
FLAT 4	90 DITTON ROAD	SURBITON	KT6 6RH
FLAT 5	90 DITTON ROAD	SURBITON	KT6 6RH

FLAT 6	90 DITTON ROAD	SURBITON	KT6 6RH
FLAT1	88 DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	88 DITTON ROAD	SURBITON	KT6 6RH
FLAT 3	88 DITTON ROAD	SURBITON	KT6 6RH
FLAT 4	88 DITTON ROAD	SURBITON	KT6 6RH
FLAT1	86 DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	86 DITTON ROAD	SURBITON	KT6 6RH
FLAT 3	86 DITTON ROAD	SURBITON	KT6 6RH
FLAT 4	86 DITTON ROAD	SURBITON	KT6 6RH
FLAT1	84 DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	84 DITTON ROAD	SURBITON	KT6 6RH
FLAT 3	84 DITTON ROAD	SURBITON	KT6 6RH
FLAT 4	84 DITTON ROAD	SURBITON	KT6 6RH
FLAT1	82 DITTON ROAD	SURBITON	KT6 6RH
FLAT 2	82 DITTON ROAD	SURBITON	KT6 6RH
FLAT 3	82 DITTON ROAD	SURBITON	KT6 6RH
FLAT 4	82 DITTON ROAD	SURBITON	KT6 6RH
	81 DITTON ROAD	SURBITON	KT6 6RH
	81B DITTON ROAD	SURBITON	KT6 6RJ
	83 DITTON ROAD	SURBITON	KT6 6RH
	85 DITTON ROAD	SURBITON	KT6 6RH
	87 DITTON ROAD	SURBITON	KT6 6RH
	89 DITTON ROAD	SURBITON	KT6 6RH
	91 DITTON ROAD	SURBITON	KT6 6RH
	93 DITTON ROAD	SURBITON	KT6 6RH
MILVERTON NURSING HOME	99 DITTON ROAD	SURBITON	KT6 6RH
	101 DITTON ROAD	SURBITON	KT6 6RH
	103 DITTON ROAD	SURBITON	KT6 6RH
STAFF PREMISES SHREWSBURY HOUSE SCHOOL	105 DITTON ROAD	SURBITON	KT6 6RH
	107 DITTON ROAD	SURBITON	KT6 6RH
DUNTON CLOSE			
	2 DUNTON CLOSE	SURBITON	KT6 6QT
	4 DUNTON CLOSE	SURBITON	KT6 6QT
MONARO COTTAGE	DUNTON CLOSE	SURBITON	KT6 6QT
CEDAR LODGE	DUNTON CLOSE	SURBITON	KT6 6QT
THE GRANGE	DUNTON CLOSE	SURBITON	KT6 6QT
	9 DUNTON CLOSE	SURBITON	KT6 6QT
	7 DUNTON CLOSE	SURBITON	KT6 6QT
	5 DUNTON CLOSE	SURBITON	KT6 6QT
	3 DUNTON CLOSE	SURBITON	KT6 6QT
HAILSHAM CLOSE			
	12 HAILSHAM CLOSE	SURBITON	KT6 6QD
	14 HAILSHAM CLOSE	SURBITON	KT6 6QD
	16 HAILSHAM CLOSE	SURBITON	KT6 6QD
	18 HAILSHAM CLOSE	SURBITON	KT6 6QD
KIRKLEAS ROAD			
	1 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	2 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	3 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	4 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	5 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	6 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	7 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	8 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	9 KIRKLEAS ROAD	SURBITON	KT6 6QJ

	10 KIRKLEAS ROAD	SURBITON	KT6 6QJ
	11 KIRKLEAS ROAD	SURBITON	KT6 6QJ
LANGLEY AVENUE			
	45 LANGLEY AVENUE	SURBITON	KT6 6QL
	47 LANGLEY AVENUE	SURBITON	KT6 6QL
	49 LANGLEY AVENUE	SURBITON	KT6 6QN
	51 LANGLEY AVENUE	SURBITON	KT6 6QW
	53 LANGLEY AVENUE	SURBITON	KT6 6QW
	55 LANGLEY AVENUE	SURBITON	KT6 6QW
	57 LANGLEY AVENUE	SURBITON	KT6 6QP
	59 LANGLEY AVENUE	SURBITON	KT6 6QW
	50 LANGLEY AVENUE	SURBITON	KT6 6QW
	48 LANGLEY AVENUE	SURBITON	KT6 6QL
	30 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 1	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 2	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 3	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 4	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 5	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 6	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 7	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 8	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 9	28 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 10	28 LANGLEY AVENUE	SURBITON	KT6 6QW
	26 LANGLEY AVENUE	SURBITON	KT6 6QW
MENDIPS EAST	24 LANGLEY AVENUE	SURBITON	KT6 6QW
FLAT 1	22 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 2	22 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 3	22 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 4	22 LANGLEY AVENUE	SURBITON	KT6 6QL
	20B LANGLEY AVENUE	SURBITON	KT6 6QH
	20C LANGLEY AVENUE	SURBITON	KT6 6QN
	20 LANGLEY AVENUE	SURBITON	KT6 6QN
	20A LANGLEY AVENUE	SURBITON	KT6 6QN
FLAT 1	18 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 2	18 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 3	18 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 4	18 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 5	18 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 1	16 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 2	16 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 3	16 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 4	16 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 5	16 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 6	16 LANGLEY AVENUE	SURBITON	KT6 6QL
	14 LANGLEY AVENUE	SURBITON	KT6 6QW
	12 LANGLEY AVENUE	SURBITON	KT6 6QW
	12A LANGLEY AVENUE	SURBITON	KT6 6QW
	10 LANGLEY AVENUE	SURBITON	KT6 6QW
	8B LANGLEY AVENUE	SURBITON	KT6 6QN
	8A LANGLEY AVENUE	SURBITON	KT6 6QW
	6 LANGLEY AVENUE	SURBITON	KT6 6QP
	4 LANGLEY AVENUE	SURBITON	KT6 6QW
	2A LANGLEY AVENUE	SURBITON	KT6 6QP
FLAT 1	2 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 2	2 LANGLEY AVENUE	SURBITON	KT6 6QL

FLAT 3	2 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 4	2 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 5	2 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 6	2 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 7	2 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 8	2 LANGLEY AVENUE	SURBITON	KT6 6QL
FLAT 9	2 LANGLEY AVENUE	SURBITON	KT6 6QL
LANGLEY ROAD			
FLAT 1	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 2	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 3	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 3A	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 4	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 5	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 8	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 9	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT A	25 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 1	23 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 2	23 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 3	23 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 4	23 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 5	23 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 1	21 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 2	21 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 3	21 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 4	21 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 5	21 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 6	21 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 7	21 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 8	21 LANGLEY ROAD	SURBITON	KT6 6LW
FLAT 9	21 LANGLEY ROAD	SURBITON	KT6 6LW
POLICE FEDERATION	15-19 LANGLEY ROAD	SURBITON	KT6 6LP
LOVELACE ROAD			
	14A LOVELACE ROAD	SURBITON	KT6 6NJ
	14B LOVELACE ROAD	SURBITON	KT6 6NJ
	14C LOVELACE ROAD	SURBITON	KT6 6NJ
	14D LOVELACE ROAD	SURBITON	KT6 6NJ
1 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
2 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
3 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
4 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
5 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
6 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
7 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
8 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
9 BEECH COURT	LOVELACE ROAD	SURBITON	KT6 6NL
MALCOLM DRIVE			
	3 MALCOLM DRIVE	SURBITON	KT6 6QS
	5 MALCOLM DRIVE	SURBITON	KT6 6QS
	7 MALCOLM DRIVE	SURBITON	KT6 6QS
	9 MALCOLM DRIVE	SURBITON	KT6 6QS
	11 MALCOLM DRIVE	SURBITON	KT6 6QS
	13 MALCOLM DRIVE	SURBITON	KT6 6QS
	15 MALCOLM DRIVE	SURBITON	KT6 6QS
	21 MALCOLM DRIVE	SURBITON	KT6 6QS
	23 MALCOLM DRIVE	SURBITON	KT6 6QS

	25 MALCOLM DRIVE	SURBITON	KT6 6QS
	27 MALCOLM DRIVE	SURBITON	KT6 6QS
	29 MALCOLM DRIVE	SURBITON	KT6 6QS
	31 MALCOLM DRIVE	SURBITON	KT6 6QS
	34 MALCOLM DRIVE	SURBITON	KT6 6QS
	32 MALCOLM DRIVE	SURBITON	KT6 6QS
	30 MALCOLM DRIVE	SURBITON	KT6 6QS
	28 MALCOLM DRIVE	SURBITON	KT6 6QS
	26 MALCOLM DRIVE	SURBITON	KT6 6QS
	24 MALCOLM DRIVE	SURBITON	KT6 6QS
	22 MALCOLM DRIVE	SURBITON	KT6 6QS
	16 MALCOLM DRIVE	SURBITON	KT6 6QS
	14 MALCOLM DRIVE	SURBITON	KT6 6QS
	12 MALCOLM DRIVE	SURBITON	KT6 6QS
	10 MALCOLM DRIVE	SURBITON	KT6 6QS
	8 MALCOLM DRIVE	SURBITON	KT6 6QS
	6 MALCOLM DRIVE	SURBITON	KT6 6QS
	4 MALCOLM DRIVE	SURBITON	KT6 6QS
	2 MALCOLM DRIVE	SURBITON	KT6 6QS
PENNERS GARDENS			
FLAT 1 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 2 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 3 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 4 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 5 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 6 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 7 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 8 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 9 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 10 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 11 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 12 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 13 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 14 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 15 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
FLAT 16 CHESTNUT COURT	PENNERS GARDENS	SURBITON	KT6 6LX
	1 PENNERS GARDENS	SURBITON	KT6 6JW
	2 PENNERS GARDENS	SURBITON	KT6 6JW
	3 PENNERS GARDENS	SURBITON	KT6 6JW
	4 PENNERS GARDENS	SURBITON	KT6 6JW
	5 PENNERS GARDENS	SURBITON	KT6 6JW
	6 PENNERS GARDENS	SURBITON	KT6 6JW
	7 PENNERS GARDENS	SURBITON	KT6 6JW
	8 PENNERS GARDENS	SURBITON	KT6 6JW
	9 PENNERS GARDENS	SURBITON	KT6 6JW
FLAT 1 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 2 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 3 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 4 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 5 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 6 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 7 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 8 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 9 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 10 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY
FLAT 11 BEECH COURT	PENNERS GARDENS	SURBITON	KT6 6LY

FLAT 12 BEECH COURT	PENNNERS GARDENS	SURBITON	KT6 6LY
	10 PENNNERS GARDENS	SURBITON	KT6 6JW
	11 PENNNERS GARDENS	SURBITON	KT6 6JW
	12 PENNNERS GARDENS	SURBITON	KT6 6JW
	13 PENNNERS GARDENS	SURBITON	KT6 6JW
	14 PENNNERS GARDENS	SURBITON	KT6 6JW
	15 PENNNERS GARDENS	SURBITON	KT6 6JW
	16 PENNNERS GARDENS	SURBITON	KT6 6JW
	17 PENNNERS GARDENS	SURBITON	KT6 6JW
	18 PENNNERS GARDENS	SURBITON	KT6 6JW
	19 PENNNERS GARDENS	SURBITON	KT6 6JW
	20 PENNNERS GARDENS	SURBITON	KT6 6JW
	21 PENNNERS GARDENS	SURBITON	KT6 6JW
	22 PENNNERS GARDENS	SURBITON	KT6 6JW
	23 PENNNERS GARDENS	SURBITON	KT6 6JW
	24 PENNNERS GARDENS	SURBITON	KT6 6JW
	25 PENNNERS GARDENS	SURBITON	KT6 6JW
	26 PENNNERS GARDENS	SURBITON	KT6 6JW
	27 PENNNERS GARDENS	SURBITON	KT6 6JW
	28 PENNNERS GARDENS	SURBITON	KT6 6JW
	29 PENNNERS GARDENS	SURBITON	KT6 6JW
	30 PENNNERS GARDENS	SURBITON	KT6 6JW
FLAT 1 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 2 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 3 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 4 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 5 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 6 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 7 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 8 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 9 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 10 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 11 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 12 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 13 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 14 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 15 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
FLAT 16 SYCAMORE COURT	PENNNERS GARDENS	SURBITON	KT6 6LG
REDWOOD WALK			
	1 REDWOOD WALK	SURBITON	KT6 6QY
	2 REDWOOD WALK	SURBITON	KT6 6QY
	3 REDWOOD WALK	SURBITON	KT6 6QY
	4 REDWOOD WALK	SURBITON	KT6 6QY
	5 REDWOOD WALK	SURBITON	KT6 6QY
SOUTHBOROUGH CLOSE			
	1A SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	1 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	3 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	5 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	7 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	9 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	11 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	13 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	15 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU
	17 SOUTHBOROUGH CLOSE	SURBITON	KT6 6PU

SOUTHBOROUGH ROAD			
	2 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	2A SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	4 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	6 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	8 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	10 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
GLENMORE	12 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
FLAT 1	12 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
FLAT 2	12 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
FLAT 3	12 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	14 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	16 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
FLAT 1	13 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
FLAT 2	13 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
FLAT 3	13 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
FLAT 4	13 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
FLAT 5	13 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	11A SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	11B SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	9A SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	9B SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	7 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	5 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	3 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
	1 SOUTHBOROUGH ROAD	SURBITON	KT6 6JN
UPPER BRIGHTON ROAD			
	17 UPPER BRIGHTON ROAD	SURBITON	KT6 6LS
	23 UPPER BRIGHTON ROAD	SURBITON	KT6 6QX
	21 UPPER BRIGHTON ROAD	SURBITON	KT6 6QX
	19B UPPER BRIGHTON ROAD	SURBITON	KT6 6LS
	19A UPPER BRIGHTON ROAD	SURBITON	KT6 6LQ
THE OLD SCHOOL HOUSE	19 UPPER BRIGHTON ROAD	SURBITON	KT6 6QX
	14A UPPER BRIGHTON ROAD	SURBITON	KT6 6QX
	14 UPPER BRIGHTON ROAD	SURBITON	KT6 6QX
WOODLANDS ROAD			
	43 WOODLANDS ROAD	SURBITON	KT6 6PS
	41 WOODLANDS ROAD	SURBITON	KT6 6PS
	39 WOODLANDS ROAD	SURBITON	KT6 6PS
FLAT 1	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 2	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 3	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 4	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 5	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 6	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 7	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 8	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 9	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 10	37 WOODLANDS ROAD	SURBITON	KT6 6PR
FLAT 11	37 WOODLANDS ROAD	SURBITON	KT6 6PR
	35 WOODLANDS ROAD	SURBITON	KT6 6PS
PENTON	30 WOODLANDS ROAD	SURBITON	KT6 6PS
CARETAKERS FLAT	30 WOODLANDS ROAD	SURBITON	KT6 6PS
	66 WOODLANDS ROAD	SURBITON	KT6 6PY