



CONSERVATION AREA APPRAISAL

SOUTHBOROUGH

May 2009



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1.0 Introduction

- 1.1 This character appraisal defines and records the special architectural and historic interest of Southborough Conservation Area, designated in 1979, extended in 1989 and 1991. It provides a sound basis for control of development and for proposals to preserve or enhance the area as part of a future detailed management plan. The description of the area, in the designation report of November 1978 states that this is an area with “good examples of domestic architecture from the late Victorian era 1880-1900, a factor which contributes towards the present character of the area.”
- 1.2 A leaflet on this conservation area was published in 2001, a public realm audit in 2008, and reference to Southborough Conservation Area is made in ‘Assessment of Surbiton Conservation Areas and Local Areas of Special Character’, section 8 (2004). Other relevant background information includes original designation documents and the original decision to designate in January 1979. This was followed by the first proposal to extend the area in October 1988 with the decision to extend taken in January 1989. A further proposal to extend the area in June 1991 was approved on 11 September 1991.

2.0 Planning Policy Context

- 2.1 The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement. National policy guidance is provided by Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment* and PPG 16 *Archaeology and Planning*.
- 2.3 Royal Borough of Kingston upon Thames Unitary Development Plan (UDP) First Alteration (2005) contains the Council’s policies and proposals for development, regeneration and land use in the Borough. Policies which seek the preservation and enhancement of conservation areas are set out in UDP (Policies BE3 – BE4). Other relevant UDP policies that relate to conservation areas are Listed Buildings (BE5-BE7), Buildings of Townscape Merit (BE8) and Areas of Archaeological Significance/ Scheduled Ancient Monuments (BE19-20).
- 2.4 This appraisal should be read in conjunction with the relevant UDP policies, emerging Local Development Framework (LDF) policies and the national planning policy guidance and planning policy statements, in particular PPG 15. The layout and content follows current English Heritage guidance on Conservation Area Appraisals. As recommended in PPG 15, the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

3.0 Community Involvement

3.1 In accordance with English Heritage advice, the Council's brief included requirement to involve key stakeholders in the appraisal process. The means were by an initial questionnaire, stakeholder meetings and walkabout, which formed the content of this appraisal.

3.2 On 13 March 2009, following the approval of a first draft by Kingston Council, a copy of this appraisal and accompanying maps was posted onto the Council's website and deposited at Guildhall 2 for public consultation. A consultation leaflet notifying local residents was sent to all addresses within the conservation area and the following stakeholders:

- Southborough Residents' Association
- Herne Road Association
- Penners Gardens Residents' Association
- SCAAC
- Executive Member for Planning and Regeneration
- Co-Chair Surbiton Neighbourhood Committee
- HE Champion
- Surbiton Hill Ward Councillors

By the close of consultation on the 10 April 2009, 96 individual responses had been received. Careful regard to the responses have been paid in this text. These are reported on at Appendix A.

4.0 Location and setting

Location, Setting and Topography

4.1 Southborough Conservation Area lies south of Kingston Town Centre and east of Surbiton Town Centre. The area extends from the boundary with Elmbridge Borough in the west, to Hook Road and Upper Brighton Road to the east. The south of the area is defined by Hearn Road, whilst a continuation of Upper Brighton Road defines the northern edge. There are 444 postcode properties in an area of 7.5 hectares (Plan 1: Location Plan).

4.2 To the northeast lie Oakhill Conservation Area and Walpole Road Local Area of Special Character (LASC). To the east lie St Matthews Avenue LASC (See Plan 2: Context).

4.3 Land south of Langley Avenue is generally flat with a gentle gradient rising east to west. The area north of Langley Avenue slopes downwards towards the length of Woodlands Road running east to west. The junction of Langley Avenue, Langley Road, Kingsdowne Road and Upper Brighton Road are at the top of the hill which forms a gateway to the Southborough Estate from the north end of Langley Avenue.



A 'Gateway' - junction of Langley Avenue, Kingsdown, Langley and Upper Brighton Roads

5.0 Historic development

- 5.1 Plan 3: Historic Development shows the approximate original dates of the buildings in the conservation area, according to a succession of Ordnance Survey maps from 1865 to 1987.
- 5.2 The Conservation Area originally formed part of the grounds of Southborough Estate, centred on Southborough House. Thomas and Sarah Langley commissioned the famous Regency architect, John Nash, to build Southborough House on the former Kingston Common in 1808. The main house (14 Ashcombe Avenue), the garden building to the west, and Southborough Lodge (16 Ashcombe Avenue) are Listed Grade II buildings and the oldest buildings within the area. The Ordnance Survey dated 1868 shows Southborough House and Southborough Farm (now demolished) as the only properties within the boundaries of Brighton Road, Ditton Road, and the Portsmouth to London Railway line.
- 5.3 Between 1880 and 1895, Langley Avenue and Corkran Road, previously an unmade road and track, were formed into good carriageways. The south side of Langley Avenue and the east side of Corkran Road were sold off in large plots and developed forming part of a wider suburbanisation of Kingston. A comparison between the 1895 and 2008 Ordnance Survey shows that 2, 4, 6, 10, 12, 4, 16, 18, 20, 22, 24, 28, 30 Langley Avenue and 17, 31, 33 Corkran Avenue have survived to date. Southborough House was purchased by James Cundy in 1885. It retained a generous plot and gained a gardener's lodge for at the

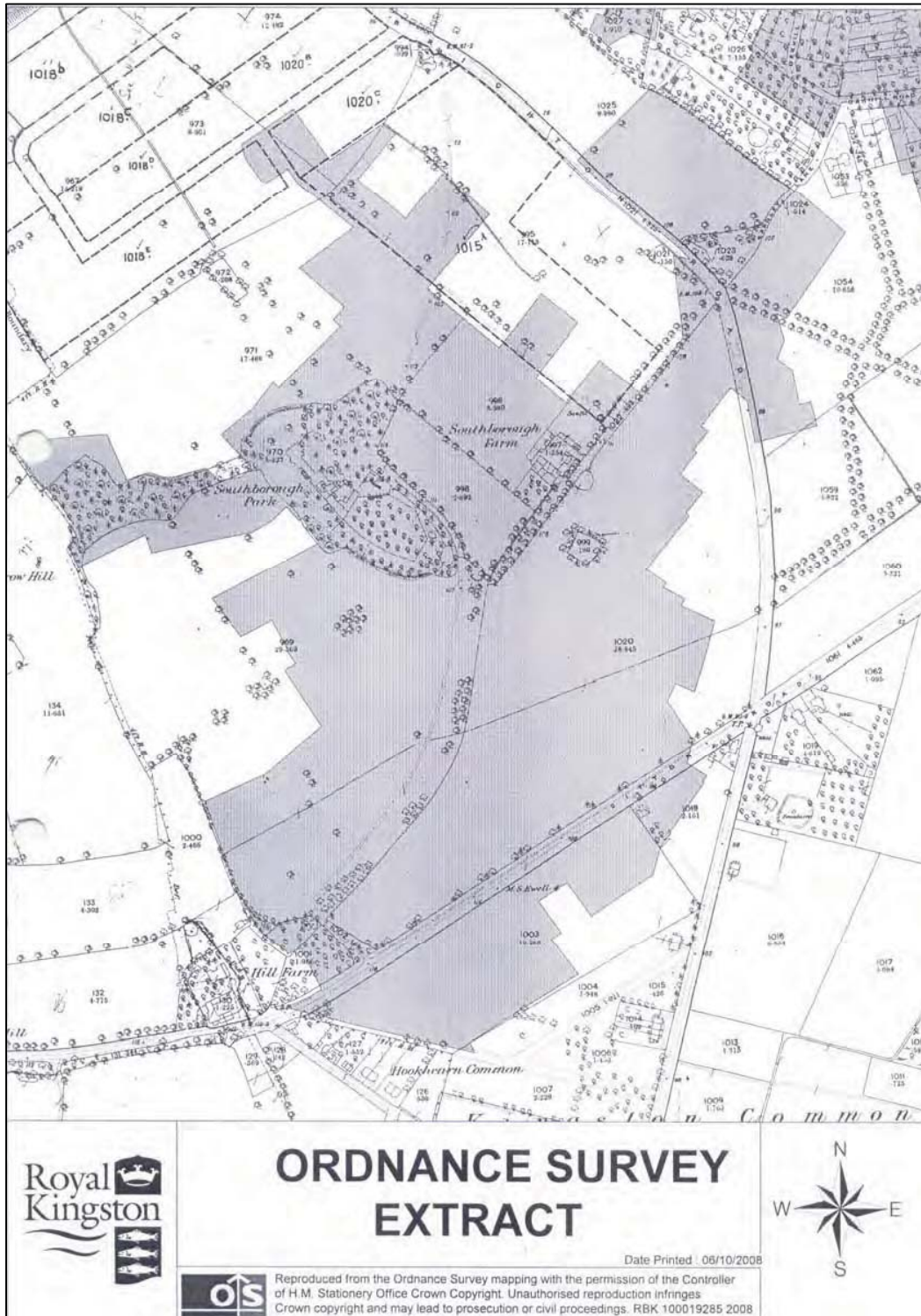
entrance in Langley Avenue in 1884, and a coachman's lodge adjacent to the gateway to Carriage Drive in 1891. Both lodges still remain in their original form at 25 Langley Avenue and 22 Corkran Road, respectively.

- 5.4 Following the death of James Cundy in 1909, ownership of Southborough House passed to his widow, Elizabeth. Elizabeth objected to a proposed Town Planning Scheme announced in 1913 by the Urban District Council of Surbiton, which led to a formal agreement on 30 October 1913 between the Urban District Council of Surbiton, Elizabeth Cundy and the mortgager of Southborough House (A F Hook) relating to all the land bounded by the north side of Langley Avenue, the west side of Corkran Road, the south of the properties in Lovelace Road and the boundary with Long Ditton. The agreement established that if any part of the Southborough estate was developed it should be within the following constraints to be incorporated in the deeds:
- any development was to be of a detached and semi-detached houses to the value of £800 each and £1200 per pair respectively;
 - the houses were to be set back 50 feet from Langley Road and 30 feet from Corkran Road;
 - the construction of new roads was to be limited to one linking Corkran Road and Langley Avenue and one dissecting the remaining area; and
 - no industrial uses, noxious uses, public house or off license were to be established.

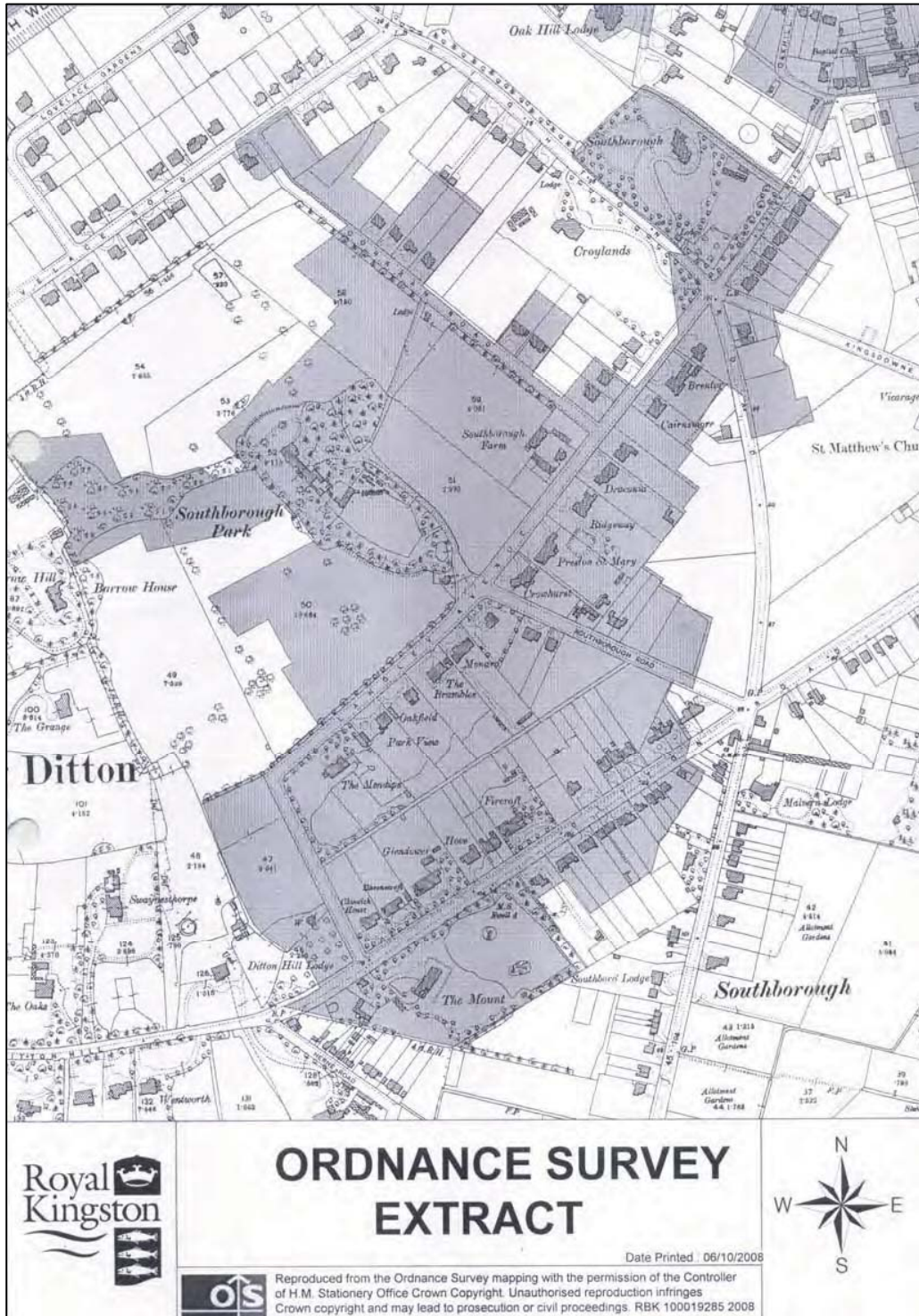
- 5.5 In 1920 following the death of Elizabeth Cundy all land was passed to the mortgager and subject to the agreement, Woodlands Road was developed linking Corkran Road and Langley Avenue, and was sold in plots to individuals as shown on the 1932 Ordnance Survey. The plots are narrower than the plots on Langley Avenue and Corkran Road, but still ample in size. By the 1950s, most of the development which now constitute the conservation area had taken place, with the exception of Malcolm Drive, Redwood Walk, Kirkleas Road and Copse Glade, and infilling of vacant plots or redevelopment of earlier buildings that continued intermittently.



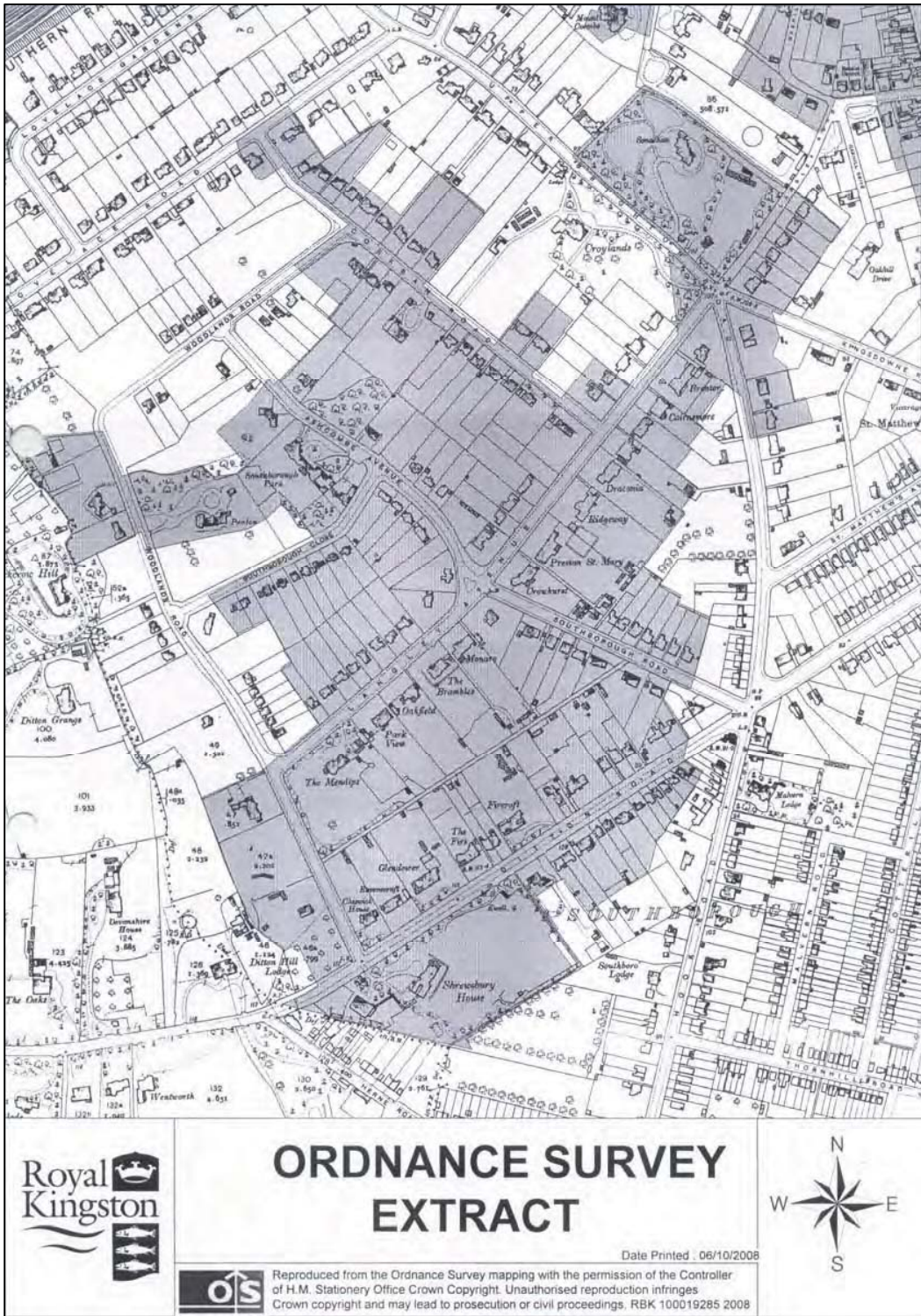
Woodlands Road developed from the 1920s



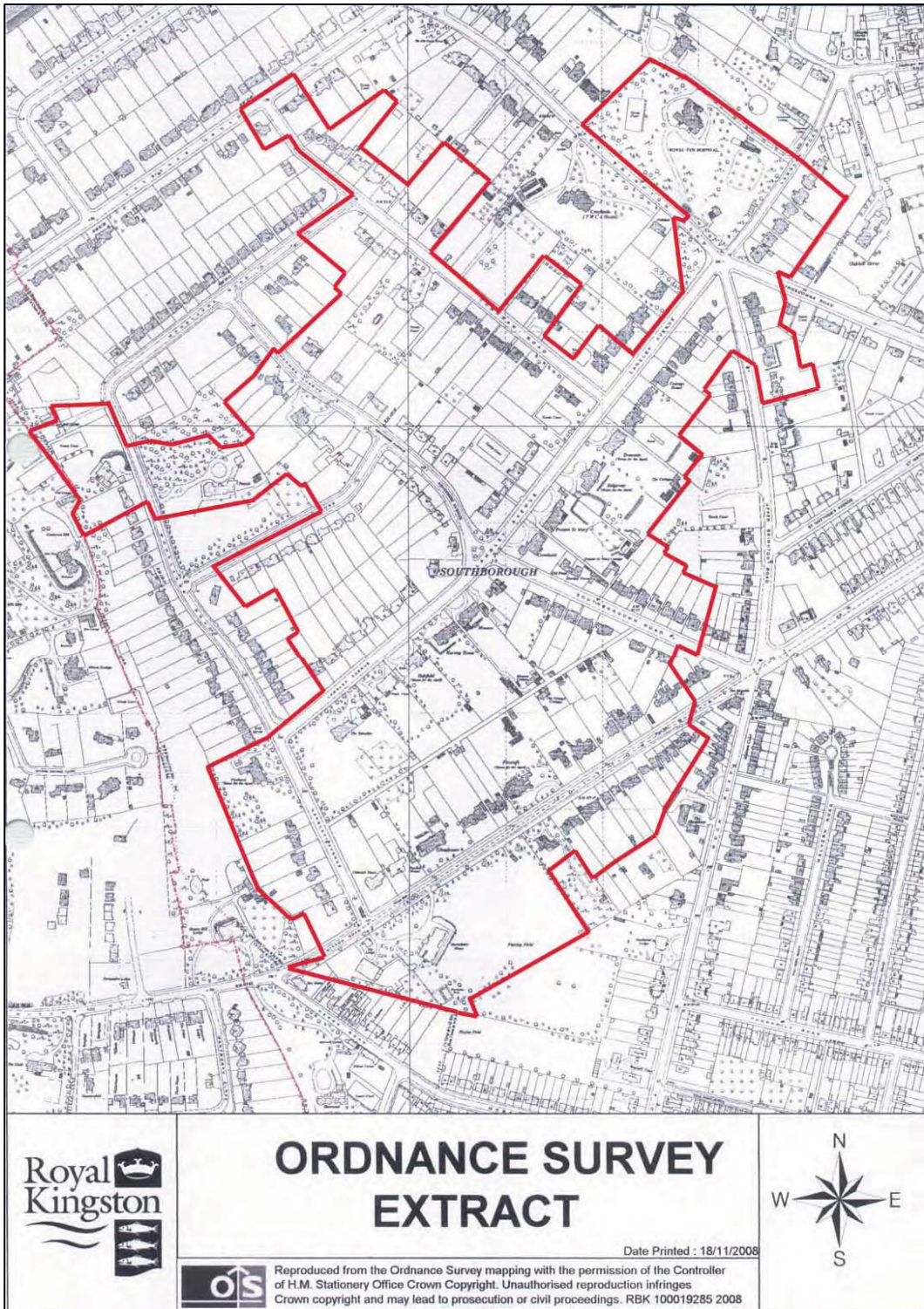
Extract from Ordnance Survey map, 1868



Extract from Ordnance Survey map, 1895



Extract from Ordnance Survey map, 1932



Extract from Ordnance Survey map, 1952-1959

- 5.6 Notable buildings that have been built on the site of demolished buildings from 1866-1895 include:
- 13 & 15 Corkran Road
 - Pennerly
 - 5, 7a, 7, 26 Langley Avenue
 - Croylands Drive
 - 22 Hook Road
 - Penners Gardens, once the Old Eye Hospital, which was once the site of Southborough Farm, demolished sometime during the 1920's.



Art Deco flats at 22 Hook Road replaced a house of about 1875

- 5.7 Notable buildings that have been considerably extended between their construction date & early 1930's:
- 9 & 11 on the corner of Corkran Road and Langley Avenue.
 - 24 & 28 Langley Avenue
 - 81, 99, 102, 105, 106 & 106a Ditton Road
 - Southborough Nursing Home, which combines 12-14 Langley Avenue.
 - Parts of Shrewsbury House School are built on the site of 'The Mount'. Main house has been extended with some original outbuildings demolished.

6.0 Character Analysis

Definition of Character Areas

- 6.1 The development sequence can be traced through the OS map analysis, from the older, largest houses to modest suburban types which were predominant from about 1933. Although this has given each street a distinctive character, overall there appears little reason to identify them as constituting sub areas. The basis of the area's character is of mainly detached houses in generous, sometimes very large plots, which themselves are well endowed with a variety of tree species. Tree planting also extends to virtually all streets. These common properties give the area a cohesive character.

Land Use and Activities

- 6.2 The primarily land use is residential (Plan 4: Land Use). The majority of houses appear to be in single occupation with no obvious signs of subdivision or multiple-occupation, with the notable exception of some large villas on Lovelace Road, Langley Avenue and Ditton Roads. Former large houses at Nos. 11, 9, 12-14, 24, 45 Langley Avenue, and Nos. 96, 101, 108 Ditton Road have been converted to residential care homes
- 6.3 The most significant non-residential use in the area is Shrewsbury House School, which occupies extensive grounds on the south side of Ditton Road, opposite its junction with Langley Avenue at 107 Ditton Road. The buildings comprise the highly distinctive former Victorian mansion and lodge, and modern science blocks, sports hall and ancillary buildings. 23 Upper Brighton Road is occupied by Surbiton Day Nursery.
- 6.4 The streets are subject to controlled parking, limiting daytime parking. Disturbed only by local traffic, the conservation area has a quiet residential atmosphere within its core. The peripheral Upper Brighton Road/Hook Road, which intersects the conservation area to the east, is a busy main north to south thoroughfare and a main bus route.

Streets and Spaces

- 6.5 The conservation area is mainly composed of detached buildings on an irregular grid of cross-cutting streets. Buildings tend to front onto streets, behind uniform front garden set backs, resulting in an established building line. Front gardens, separating building from the public footways and roads are an important component of the suburban character.
- 6.6 Plot sizes vary from street to street. Larger plots are mainly on Ashcombe Avenue, Corkran Road, Langley Avenue and Southborough Close. More modest suburban plots line Copse Glade, Halsham Close, Kirkleas Road, Malcolm Drive, Redwood Walk, Southborough Road and Southborough Road the Lane. A feature of each street, however, is its largely consistent plot widths and building size. Ditton Road and the upper west side of Woolands Road (20, 35-43) depart from this prevailing pattern, with irregular plot and building sizes.
- 6.7 The generous set backs convey a spacious character on the north side of Ditton Road, Langley Avenue, Southborough Road, Ashcombe Avenue and Corkran Road. In contrast, with minor set backs and smaller plots, Copse Glade, Halsham Close, Kirkleas Road, Malcolm Drive, Redwood Walk, and Southborough Road the Lane feel more enclosed.
- 6.8 There is no area of public open space of note, although there are significant grassed verges at two key nodes: junction of Langley Avenue, Langley Road, Kingsdowne Road and Upper Brighton Road, and crossroad of Ashcombe Avenue, Langley Avenue and Southbrough Road. These can be described as informal open space, crossed by pedestrian paths with some shrubbery within. Some seating is present but not conspicuous. These spaces are unsuited to leisure due to their size, shape and roadside location, but they do soften the

appearance of the junctions and provide more green and leafy settings for buildings.

- 6.9 Open space within the conservation area are generally private gardens belonging to the properties. In many cases the rear gardens are hidden from public view but open out once within the sites. When grouped together, these gardens form large and distinctive spaces which are a major feature of the area. By contrast, tightly packed developments on garden lands which have been sold off have eroded the integrity of the area.

Views, Landmarks and focal point

- 6.10 Views through the conservation area are limited due to the topography and street layout. The best views are therefore to be seen within the Conservation Area along individual streets of fine houses. The most important views are the south to north views along Woodlands Road, and east to west along Woodlands Road and Langley Avenue. Also of importance, gaps between the detached buildings allow intriguing glimpses to space at the rear forming a backdrop or through views. These make an important contribution to local character.
- 6.11 There are a number of buildings that act as important local landmarks. These are marked on the townscape analysis map (Plan 6: Townscape Analysis). An attractive building with distinctive chimneys, 30 Woodlands Road (Grade II Listed) is prominent in views north along Woodlands Road. The scale, setting and use of Shrewsbury House is a landmark at Ditton Road and Langley Avenue junction. The Lodge of the Former Eye Hospital on Upper Brighton Road is a distinctive and attractive feature on the boundary of Penners Gardens.



30 Woodlands Road and Shrewsbury House

- 6.12 Set back from the road and mature hedge, the Grade II Listed Southborough House and Southborough Lodge are obscured from a public vantage point.
- 6.13 The junction at Langley Avenue, Langley Road, Kingsdowne Road and Upper Brighton Road, described in paragraph 5.10 is a key focal point, acting as an end stop to views from Langley Avenue, Langley Road, Kingsdowne Road and Upper Brighton Road. The junction of Ashcombe Avenue, Langley Avenue and Southborough Road, also described above, is a focal point at the centre of the

conservation area. It is prominent in views along Longley Avenue and acts as an end stop to view along Ashcombe Avenue and Southbough Road.

Public Realm

- 6.14 Footways are predominantly modern i.e. tarmac or concrete slabs. Where found, large proportions of concrete slabs are in poor condition and require maintenance or replacement. In places tree roots are lifting and breaking paving surfaces. Highway repairs and crossovers are noticeable due to the use of differing materials, giving the footway a patchwork appearance.



Typical patchwork surfaces of footways

- 6.15 Street lighting is almost exclusively modern and unremarkable.
- 6.16 There is no uniform style or method of fixture of street names within the area. However, the older, traditional style signs are more appropriate to the period character of the buildings and should form the pattern for all signing in future.



Inconsistent design and placement of signage through the conservation area

Trees and Greenery

- 6.17 Trees are a particularly special feature of this area and a key element in the landscape. The area is epitomised by properties situated in generous plots with extensive tree and shrub planting throughout. The scale is reflected in the planting, and large trees and shrubs are prevalent. Smaller trees and shrubs are of secondary importance but contribute to the overall verdant character of the area.
- 6.18 Trees and shrubs within back gardens form a backdrop to the buildings. Trees and shrubs to the front commonly screen the building from the street and where there is a break in the planting; glimpses of the building can be seen. This provides in an important contrast to the hard architecture and making a valuable contribution to the streetscene.
- 6.19 With the exception of Corkran Road, the main roads within the area are tree lined which further softens the streetscape and contributing to the 'green character'. However, damage to pavements caused by roots is apparent. Trees on Langley Avenue and Lovelace appear to be original planting becoming mature over the years. There are younger semi-mature trees on Southborough Road and Southborough Close, and saplings on Ashcombe Avenue and Ditton Road. There is a mixture of species, although the Sycamore, Horse Chestnut, Silver Birch, Oak, Fir, London Plane are distinctive.
- 6.20 The most significant street and garden trees are covered by Tree Protection Orders, which are marked on the Townscape Appraisal map (Plan 6: Townscape Analysis). The grass verges on Ashcombe Avenue, Ditton Road, Southborough Close, Upper Brighton Road and Woodlands Road also make a positive contribution.

Architectural Character

- 6.21 The conservation area provides a good example of the well to do entrepreneurial mid-late 19th century estate, later merging into more typical general middle class expressions of the early-mid 20th Century. There is a mix in individual architectural design, but design has been primarily influenced by Victorian Gothic moving towards the 'Aesthetic', Queen Anne and Arts and Crafts movement by the late 19th Century. The architecture was more decorative and harked back to a more rural way of life. Common features include:
- Asymmetry
 - Accentuated gables
 - Prominent and decorative chimney stacks
 - Exposed brick and beams to explain construction
 - Woodwork framing the porches
 - Painted woodwork
 - Tiling
 - Painted roughcast render
 - Pebble dash



Asymmetry, accentuated gables, prominent chimneys, and painted woodwork



Pebble dash, tiling, roughcast render and exposed brick work

- 6.22 Post-war backland housing development at Malcolm Drive, Redwood Walk, Kirkleas Road and Copse Glade is modern, of no particular style.
- 6.23 Overall, architectural integrity is largely intact with few inappropriate alterations. The most notable negative alterations are the removal of wooden porches and windows, the removal of prominent and ornately detailed chimneys and the addition of inappropriate box dormers.

Listed Buildings

- 6.24 Within the area there are 4 Grade II Listed buildings; Southborough House (14 Ashcombe Avenue), the garden building to the west, Southborough Lodge (16 Ashcombe Avenue), and 30 Woodlands Road.
- 6.25 Designed by John Nash, Southborough House is a 2 storey, stucco house with a slate roof. Architectural details include deep wood cornice with brackets widely spaced, a 1st floor semi-circular sash, with radiating bars, square headed windows to ground floor, 4½" reveals and a centre pediment with circular oculus. The single storey garden building and Southborough Lodge are listed for group value.
- 6.26 30 Woodlands Road was built by Thomas Henry Wilson in the style of Vernacular Revival. Architectural details include hand made brown and buff brick, timber frame panels, stone dressings, tile hanging and tile roof. All main windows have square leaded panes. There is no attributed architect, but the quality of design, materials and craftsmanship is extremely high. It remains almost unaltered, retaining original surfaces and materials.

Buildings of Townscape Merit

- 6.27 The following unlisted buildings have been identified as buildings of townscape merit. They are good examples of unaltered historical buildings where their style, detailing and building materials makes a positive contribution to the streetscape:
- 1, 3, 5 and 22 Corkran Road
 - 92, 93, 96, 102-108 (even) and Shrewsbury House School Ditton Road
 - 2-18 (includes Coinage House, Draconia, Ridgeway, Preston St Mary and Crowhurst), 22 (Monaro), 24 (Hamilton Nursing Home) , 25/25a, 28, 30 (Mendips) and 45 (Bourne House) Langley Avenue
 - 15-25 (odd) Langley Road
 - 19, the Old School House, 21, 23 and Lodge to Former Eye Hospital Upper Brighton Road
- 6.28 It is recommended that 8-12 Ashcombe Avenue (Copse House) is elected as a building of townscape merit. Although there are some alterations, most notably its subdivision, its architectural style, detailing and materials enhance the streetscene.

Building Scale and Form

- 6.29 Two to two and a half storeys are the norm, although many have semi-basements.

Building Materials and Local Detail

- 6.30 Despite the wide range of building age and architectural design, the use of the same palette of materials link the buildings within the area. The dominant building material is red and yellow brick laid in Flemish bond with contrasting detailing, such as painted render, stucco and hanging clay tiles, used in the articulation of frontages.
- 6.31 Natural red clay tiles dominate the roofscape. Southborough House incorporates a slate roof, but this is unusual. The chimney stacks, which project from the roofline of houses and which are highly visible from the street, are usually red-brick with terracotta pots.
- 6.32 Original windows and window and door joinery on the buildings from the mid to late 19th Century were invariably timber with authentic leaded glass, but have often been replaced with uPVC or aluminium, in which the lead is glued to sheet glass.



uPVC replacement windows. original wood and metal windows

Boundary Treatment

- 6.33 Where present, front boundary walls are almost invariably a low red brick or stone wall often supplemented by hedges or other garden foliage. Wooden and iron fencing are present but uncommon.



Typical boundaries

7.0 Assessment of Special Interest

- 7.1 Although making judgments about buildings can never be a perfect science, the primary characteristics which define Southborough can form a basis for measuring a building's contribution to the conservation area, i.e. whether its preservation is essential, highly desirable or tradable for a greater benefit.
- 7.2 Using the suggested checklist from English Heritage as a basis, the key characteristics set out in section 8 were identified and used to identify positive, neutral and negative buildings. A score of 10 or over is a positive building, 5-9 is neutral and a score under 5 is categorised as a negative building.
- 7.3 As a well-defined residential group, the properties make a positive contribution to the character of the conservation area (Plan 5: Building Character Analysis). However, the evaluation is primarily based on an assessment of elevations

visible from a public vantage point. As such, it is only a guide and should be used with caution, particularly where it may be difficult to exclude received values.

Summary of Special Character and Appearance of Southborough Conservation Area

7.4 The special architectural or historic interest that provides the character of Southborough Conservation Area derives from the following features:

Historic interest

- Southborough House and Southborough Lodge, Grade II Listed buildings
- Significance of the form of development determined by the 1913 Agreement
- A mid to late 19th and early-mid 20th Century entrepreneurial/middle-class suburban layout
- 19th and 20th century entrepreneurial/middle-class architectural development

Character/Land Use

- Predominately residential use
- Mainly detached, red-brick houses in large plots, set back from road
- Linear Streets
- Mature gardens and extensive tree cover

Architectural Interest

- Speculative mix of building styles ranging from large villas on Ditton Road to modest suburban types on Woodlands Road and cottages on Herne Road
- Strong arts and crafts style and Italianate buildings throughout the area

Townscape Features

- Consistency in street layout, building footprint, density of residential development, defined plot boundaries and gaps between buildings
- Broad consistency on height and scale of 2-2.5 storey southwest of Upper Brighton Road
- Strong linear frontages
- Current series of individual houses and gaps with glimpses of trees and hedges between and behind them
- Mature trees and greenery
- A topographical edge with the gateway of the Estate at the top of the hill approaching from the NE of Langley Avenue

7.5 These common properties give the area a cohesive character as an early residential suburb of Kingston Town Centre dating from the mid 19th century, Southborough Conservation Area.

8.0 Boundary Review

- 8.1 Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have a duty to review their areas from time to time, to consider whether existing conservation area designations are still warranted, and whether any new areas of designation should be made.
- 8.2 The Study Area for this appraisal was designed to reflect this, as well as the current English Heritage guidance document on Conservation Area Appraisals. This incorporates most of what comprises the fringe area of the pre-review boundary and areas of land which might merit inclusion within revised boundaries. In addition, the obverse imperative of the guidance is that areas which may no longer merit inclusion should also be identified. The boundary review identifies both categories as follows:

Areas for Inclusion

- i) Woodlands Road/Copse Glade/Southborough Close (northern side)

Reasoned argument

- 8.3 The majority of buildings on Woodlands Road date from the interwar period 1915-1938 period. A small number of buildings in Woodlands road and those in Southborough Close are post 1945. With the exception of no.57, 65 and 69, most individual properties are not of exceptional merit. They are mainly products of relatively unsophisticated designers and local developers or building companies. However, the properties have considerable group value as notable examples of good quality middle class housing, as determined by the 1913 Agreement referred to above. It forms a distinct and cohesive townscape by virtue of the similarities in street layout, plot size, density, well defined boundaries, trees and landscaping, and topography, consistent with the characteristics of the existing Conservation Area.



Woodlands Road

- 8.4 Together with Langley Avenue and Corkran Road, Woodlands Road and Southborough Close add a significant chapter to the historic record of

development of the Southborough Estate and reinforce the integrity of the conservation area.

- 8.5 Whilst most buildings have an individual design, there are also instances of duplicate house designs, each group presumably built by the same builder. For example, nos. 69 and 71 Woodlands Road, and 79 and 83 Woodlands Road. These houses exemplify late 19th century building practices where a variety of builders were responsible for single houses or groups of houses on the same street.
- 8.6 From the south end of Woodlands Road there is a significant vista along the subtle curves of the road, toward the north. This establishes a strong sense of place and continuity, contributing to the character of the wider area.
- 8.7 Copse Glade makes a neutral contribution and should be included within the conservation area to avoid an internal gap.
- 8.8 Sylvan Gardens, which connects with the top end of Woodlands Road is excluded because it is a self-contained cul-de-sac of modern housing, which lacks any architectural or group distinction and does not therefore contribute to or reinforce the special interest for which the conservation area was designated.

ii) Herne Road (western end)

Reasoned argument

- 8.9 The buildings at the western end of Herne Road (formally known as Hookhearn Common), fall mainly into two groups or types: small detached and terraced vernacular styled cottages and the more imposing Italianate group at Nos. 48 to 54. The cottages display considerable variation in style, small plots, scale and mass, in contrast to many of the larger houses and plots elsewhere in the area. Yet, the majority of buildings are of the same early to mid Victorian period as the original houses on Langley Avenue, Corkran Road and Ditton Road, thereby predating many houses already included within the area. Their exteriors are still substantially intact, with original details. Where alterations have been undertaken, they have generally been sympathetic. A cohesive character is defined by age, narrow front gardens (with the exception of 49 and 51 Herne Road that open directly onto the carriageway), cottage appearance, narrow pavements, proximity of properties and hilltop location.



Herne Road, Italianate villa and vernacular styled cottages

8.10 'Sherwood' is 2 blocks of flats dating from 1960. The spacious site originally formed part of the grounds of a significant house, dating from the 1880s. The setting retains a number of significant mature trees from the old estate. However, guidelines in PPG15 strongly suggests that designation is unlikely to be appropriate as a means of protecting landscape features, except where they form an integral part of a historic parks or gardens. Instead, trees may be protected by means of a tree preservation order. Therefore, these flats have been excluded from the revised boundary.

iii) Corkran Road/Langley Avenue/Upper Brighton Road/

Reasoned argument

8.11 The houses proposed for inclusion lie within an area fronting onto Corkran Avenue, Langley Avenue and Upper Brighton Road. Most date from the 1960s. Their street façades, siting, form and proportions are closely modelled on the original detached houses in these roads. Together they complete a cohesive street and townscape, consistent with the characteristics of the existing Southborough Conservation Area.



3 Langley Avenue

8.12 No. 3 Langley Avenue is a well proportioned house on a generous plot, set back within a landscaped garden. It exhibits most of the features consistent with the earlier 'Southborough' character. In a report for Listing consideration in 2007, English Heritage declared that it is part of the cumulative effect of the suburban environment of characterful, well spaced houses set in landscaped gardens, and it makes a positive contribution to the local streetscape. It follows that it should be included within the conservation area. Nos. 5-7a Langley Avenue are replacements of two earlier houses but make positive contribution and together with 1 Langley Avenue, which is identified as a neutral site, should be included to maintain a consistent pattern and in order to avoid an internal gap.

8.13 Fronting Upper Brighton Road, Oakdene appears on the 1950s OS map, whilst the other two, Hillcrest and Cumbrae appear to date from the 1960s. Lying immediately to the west of the junction of Upper Brighton Road, Langley Avenue, Kingsdowne Road and Langley Road, their foreground is an informal green triangle. Although of unexceptional design, this house group is consistent with the area generally in its generous plots, scale and pattern of development. The group, greenery and planting form an appropriate edge and introduction to the area. The impression of both a topographical and architectural edge is reinforced by two other factors: the strong barrier of the principal route, Upper Brighton Road and, the differences in proportion, scale, architectural expression and group character of buildings to the east and northeast of the junction.

iv) Lovelace Road

Reasoned argument

8.14 Lovelace Road was formally an area of substantial Victorian and Edwardian villas developed as an outer suburb to Surbiton. Many of these villas have been subdivided into flats, but the Old Coach House and Bibury on Upper Brighton Road, and Raymond Court, Shelley Court, Byron Court, 1, 2 and 3 Lovelace Road retain original form, features and detailing. They are also good examples of its formal layout on the linear avenue with mixed scale development situated on wider plot widths. Substantial mature planting both on street and within plots unify the buildings with the character of the conservation area.



Lovelace Road, Victorian villas

v) Upper Brighton Road (southern end)/Hook Road/Southborough Road

Reasoned argument

8.15 Proposed extension to take in the Maypole (a 19th Century pub at 2 Hook Road), 2 to 20 Hook Road (even numbers), 16 to 20 and 36 to 42 Upper Brighton Road (even numbers) which are characteristic of the conservation area in terms of building type, architectural appearance, function and location. The Maypole is also an important townscape feature as a building of townscape merit and located on a distinctive corner at the junction of Hook Road and Ditton Road.

- 8.16 It is also proposed to extend the boundary to include The Shrubbery (22 Hook Road), an art deco block of flats, which, although a divergent building type, makes a distinctive but positive contribution to the townscape and is worthy of protection on architectural grounds.



The Maypole and The Shrubbery

- 8.17 15, 17 and 19 Southborough Road are post war houses form part of the cumulative suburban character of Southborough Road. They make a positive contribution to the character of the conservation area should be included to maintain a consistent pattern and to strengthen the integrity of the street.

Areas for Exclusion

- i) Penners Gardens

Reasoned Argument

- 8.18 Penners Gardens is a recent gated development sited on the northeast side of Upper Brighton Road, fronting onto Langley Road. The site originally formed part of the Southborough Estate before the land was purchased by a Mr Eglinton who erected a red brick, Gothic style house in 1870. The house was known as 'Southborough' or 17 Upper Brighton Road. In 1941 the Royal Eye Hospital and subsequently the Department of Community Health and Medicine adapted the building, with ad-hoc alterations and extensions over time. In the mid 1990s the hospital was demolished and the site redeveloped as Penners Gardens.



Penners Gardens view from Upper Brighton Road and within the site

- 8.19 The site had been considered for conservation area designation in 1988, but due to outline permission granted on appeal for the development on 97 flats the grounds for inclusion had been compromised. When the permission failed to be implemented, the Conservation Area was extended in 1991 to include the hospital complex as a surviving example of a fine Victorian Mansion set in its original, mature grounds, notwithstanding a second appeal decision allowing its demolition and redevelopment. A subsequent application for the 74 dwellings that exist today was approved in 1997.
- 8.20 Reference to Southborough Conservation Area is made in 'Assessment of Surbiton Conservation Areas and Local Areas of Special Character', section 8 (2004), however, this is the first full appraisal since the development has been completed. The buildings fronting Langley Road, whilst obviously intended to reflect the Victorian villas opposite, fail to achieve sufficient architectural interest to justify having preserved or enhanced the character or appearance of the Conservation Area. The development to the rear, though pleasant and workmanlike, likewise has no special interest. For this reason, it is proposed that Penners Gardens is excluded. The original lodge is however proposed for inclusion as the sole surviving authentic building of the site, which remains largely unaltered is of architectural interest related to the conservation area.
- 8.21 A number of mature trees and some of the 19th century boundaries make a positive contribution to the appearance of the area and an attractive backdrop of the road, but do not justify designation of the site alone. Therefore, these features have been excluded from the revised boundary.

ii) Langley Road

Reasoned argument

- 8.22 15 to 25 Langley Road are Victorian houses of Townscape Merit, located in well-defined plots and surrounded by mature trees and landscaping consistent with the characteristics of the existing conservation area. However, notwithstanding their acknowledged character, they are very different from the asymmetrical informality of the houses that make up the rest of the Conservation Area. Upper Brighton Road intersects Langley Road from Langley Avenue, physically and visually separating 15 to 25 Langley Road from the main body of Southborough Conservation Area. These two factors together suggest exclusion from Southborough CA with inclusion with the adjoining Oak Hill Conservation Area, which is easily achievable as the group lies between the Southborough and Oakhill areas, or independent designation.



15-19 Langley Road and 19-19a Upper Brighton Road

- 8.23 19 Upper Brighton Road, a 4 storey Victorian house of Townscape Merit built in 1873, is a continuation of the scale and style found in Langley Road. 19a and 19b Upper Brighton Road are 2-storey red brick houses built in 1954 on land forming part of the curtilage of 19 Upper Brighton Road. Although unremarkable in appearance, they are sited on generous plots. Their landscaping to the front forms a visual link with 19, 21 and 23 Upper Brighton Road. 21 Upper Brighton Road and 23 Upper Brighton Road are attractive houses of Townscape Merit. Both 21 and 23 Upper Brighton Road post-date the main development of the southern side of Langley Avenue, built between 1880-1900. Because these properties are stylistically similar to the main area west of Upper Brighton Road, they should remain within the Conservation Area, notwithstanding the barrier effect referred to above.

Conclusion

- 8.24 It is proposed that the additional properties be included:
- Ashcombe Avenue 1, 4, 6, Mulberry House
 - Corkran Road 2-6, 19-27, 35, 37-41
 - The Drive 2, 3, 21
 - Ditton Road 78, 107
 - Herne Road, 44-74, 49, 51
 - Hook Road 2-22
 - Langley Avenue 1-7a
 - Lovelace Road 1, 2,3, Byron Court, Shelly Court, Raymond Court
 - Southborough Close 8-14
 - Southborough Road 15-19
 - Upper Brighton Road, 8, 10, 10a, 12, 14-20, 36-44, Cumbrae, Oakdene, Bibury, The Old Coach House
 - Woodlands Road 1-33 2-24, 40-64, 49-87
 - Copse Glade
- 8.23 The proposed Southborough Conservation Area as a whole would include:
- Ashcombe Avenue
 - Brighton Road (Ravens Court)
 - Copse Glade
 - Corkran Road
 - Ditton Road (74-108, 114, Ilex Holme and Shrewesbury House School)
 - Dunton Close
 - Hailsham Close (12-18)
 - Herne Road (44-74, 112)
 - Hook Road (2, 8-22, 24-42, 56-70, St Bernard's House and Warwick Court)
 - Kirklees Road
 - Langley Avenue
 - Lovelace Road (1-2, 14, Beech Court, Byron Court, Roymont Court and Shelly Court)
 - Malcolm Drive
 - Redwood Walk
 - Southborough Close
 - Southborough Road (1-20, Amla Lodge and The Stables)

- Southborough Road, The Lane (Cedar Lodge, Glenmore, Monaro Cottage, and The Grange Cottage)
- The Drive
- Upper Brighton Road (2, 8-20, 17-23, Bibury, Oakdene, Old School House and The Coach House)
- Woodlands Road

9.0 Management Strategy Programme

- 9.1 The 14 defining characteristics of the area, set out below, were used as a tool in assessing the contribution of existing development to the character of the area, and can be used in assessing the level of contribution made by any proposed development to the conservation area.

CHARACTER ANALYSIS

Key Matrix Characteristics

1. Plot size

typically large outer suburban, approx 10-25m width, 25-80m depth

2. Building type

detached house, with integral, attached or detached garage, (with some exceptions, e.g. villas and flats to the east of Upper Brighton Road)

3. Building form/massing

predominantly orthogonal, with an asymmetric composition, projecting/receding elements, vertical emphasis and prominent chimney stacks

4. Storey height

Mainly 2-2.5 stories, a few three storey villas (excluding any roof dormers)

5. Walling materials/colours

elevations composed of red/brown brick, roughcast, stucco, or half timbering

6. Roof form

steeply pitched, hipped and/or gabled. Many with oversailing eaves

7. Roof materials

hand or machine made clay tile or natural slate

8. Opening proportions

window divisions have a vertical emphasis

9. Fenestration patterns/materials

windows painted softwood or metal casements, with glazing bars or leaded lights, singly or grouped

10. Boundaries and front gardens

front boundaries timber fencing or low brick walling with primarily green front gardens

11. Planting

Larger gardens' mature trees and street trees are principal features.

12. Ornament

Better houses display variety of ornament, including distinctive plasterwork, mouldings, brick details and metalwork

13. Artistic intent

Some better, usually larger houses are a higher architectural class, possibly by a learned professional designer. Some documented in English Heritage survey.

14. Integrity

Most houses' original external appearance more or less intact, with little or no incongruous alteration or extension.

9.2 From these, the indicators that follow take forward a character analysis from which further decision making and priorities can be set. The assessment of positive and negative impact informs how the work of a management strategy should be progressed. The management strategy will contain ideas, actions and timelines for promoting the further preservation and enhancement of the Conservation Area.

Assets of Southborough Conservation Area (Positives)

- i) Predominant residential use resulting in quiet residential atmosphere;
- ii) Linear, formal streetscenes;
- iii) Most of the buildings make a positive contribution to the conservation area and largely retain architectural integrity;
- iv) Consistent materials palette that unifies the conservation area;
- v) Large plots and set back of most houses resulting in a spacious character;
- vi) Mature front gardens and street trees emphasising the suburban environment; and
- vii) The area is generally well maintained;

The Extent of Intrusion or Damage to Southborough Conservation Area (Negatives)

- i) The removal of front boundaries. The lack of boundaries detract from the high standard of design and detailing of the properties and reduce the linear emphasis;
- ii) The loss of front gardens for parking, which detracts from the high standard of design and detailing of the properties and reduces the verdant character of the area;
- iii) Incremental loss of original architectural details such as wooden porches, chimney and traditional windows and doors, which erode the character and appearance of the area;
- iv) Scale and design of extensions to properties;
- v) Modern street lighting columns; and
- vi) Inconsistent placement and style of street names.

Potential for New Development

- 9.3 Plan 5: Building analysis has identified no negative buildings, although there are a number of neutral properties where any proposal to redevelop would be expected to enhance the character of the area.
- 9.4 The substantial plots may be viewed as having development potential; however in determining the impact of any proposal the Council will take into account the effect on the character of the conservation area in accordance with UDP policies BE3, BE4, BE5, BE6, BE7, BE8, BE19 and BE20, emerging Local Development Framework (LDF) policies and the national planning policy guidance and planning policy statements. In addition the council will take into account the impact of proposed use, density, scale and massing, layout and design of proposed on amenity in accordance with relevant UDP and emerging LDF policies.

Opportunities for Enhancement

- 9.5 There is potential to improve the character of the conservation area through the following methods:
- The consistent application and amplification of conservation area policies (BE1-7) to new development, extension and alterations subject to planning permission
 - The preparation and promotion of supplementary design guidance and development briefs for the whole conservation area;
 - Applying further control through Article 4(2) directions where specific control over development / permitted development is required, primarily where the character of an area of acknowledged importance would be threatened, accompanied by site specific design guidance;
 - The monitoring of breaches of planning controls and ensuring that unauthorised work is the subject to a retrospective planning application and taking enforcement action if necessary;
 - The review of buildings and structures of local architectural or historic interest for inclusion on a local list, and appropriate policies for their retention and improvement.
 - Consideration by the Royal Borough of Kingston of the effect of the use of materials, and design and placement of street furniture and signs in the public realm.
 - In partnership with Highways and Transport, a programme of maintenance and rationalisation in accordance with conclusions drawn from the Townscape Audit of existing paving, street furniture and signage (2008).

- Promotion and awareness to stakeholders of the special character and appearance of the conservation area through active engagement with the general public appointment of Historic Environment Champions, and consultation with Parish Councils.

CONCLUSIONS / WAY FORWARD

The assessment of positive and negative indicators concludes that the majority of buildings in the area make a positive contribution to the conservation area. They have retained most of the original form and good quality architectural features and details. However, due to the extent of intrusion or damage outlined above, Southborough Conservation area would probably be graded 3 or 4 on a scale of 1 (not important) to 5 (very important).

The boundary review in section 7.0 concludes that there is a strong case to extend the conservation area, which would reinforce the existing character of the conservation area and help form a more cohesive area.

The Management Strategy, which will form part of Stage 2, will allow the Council to take a more proactive role in ensuring that the character of the conservation area is preserved and enhanced. In particular the Council will be in a position to consider the application of Article 4 Directions and Section 215 Notices in order to help any further deterioration within the Conservation Area. They would also be able to add further Buildings of Townscape Merit (BTMs) to its schedule as part of the LDF. Stage 2 would provide an opportunity to produce further guidance particularly in relation to acceptable forms of hardstanding, landscaping, boundary treatment, replacement joinery, extensions and roof alterations. The strategy should also cover improvements/enhancement of the public realm to address issues of signage and footway surfaces.

APPENDIX A

Public Consultation on Southborough Conservation Draft Appraisal Summary report of responses

Public consultation of the Southborough Conservation Area Draft Appraisal opened on 13 March 2009 and closed on the 10 April 2009. A consultation leaflet notifying local residents was sent to all addresses within the conservation area and the following stakeholders:

- Southborough Residents' Association
- Herne Road Association
- Penners Gardens Residents' Association
- SCAAC
- Executive Member for Planning and Regeneration
- Co-Chair Surbiton Neighbourhood Committee
- HE Champion
- Surbiton Hill Ward Councillors

Copies were available to view on the Council's website and Guildhall 2.

SUMMARY OF RESPONSES

Southborough Residents Association

Question	Agree	Disagree	No comment
2 The summary statement in the leaflet, which outlines the 'special character' of the CA	X		
3 The buildings identified in the appraisal as making a positive contribution to the CA	X		
4 The proposed extensions and deletions of the CA shown in the appraisal	X		
5 The detailed draft character appraisal as set out in the document	X		
6 The character analysis as set out in Chapter 5 of the document	X		
7 The management strategy programme as set in Chapter 8 of the document	X		
8 Would you support any improvements to the public realm	X		
9 Would you support the production of design guidance for the CA	X		
10 Would you support the introduction of additional planning controls within the CA		X	

- The SRA would support improvements to only for paving and planting. There would be no support for additional street signs or furniture.

Response – The appraisal recommends a programme of maintenance and rationalisation (para. 9.5).

- The SRA wish to point out that Royal Borough of Kingston already has a Southborough Conservation Area Guidance booklet, which is sufficient.

Response – The appraisal references the general leaflet (para. 1.2) and recommends the production of more specific design guidance to provide a clear understanding of what the Council considers to what constitutes good design for the whole conservation area (para. 9.5).

- There is already provision for Planning Controls negating the need for additional controls.

Response – The appraisal recommends Article 4 Directions where specific control over development / permitted development is required, primarily where the character of an area of acknowledged importance would be threatened (para. 9.5)

Herne Road Association

Question	Agree	Disagree	No comment
2	X		
3	X		
4	X		
5	X		
6	X		
7	X		
8	X		
9	X		
10	X		

- The HRA supports anything that promotes good design and discourages inappropriate additions.

Response – The appraisal recommends the production of more specific design guidance to provide a clear understanding of what the Council considers to what constitutes good design for the whole conservation area (para. 9.5).

- Sherwood should be included in the proposed enlargement of the CA due to the large number of specimen trees and spaciousness of the site which could be redeveloped at a much higher density.

Response – Reasons for exclusion addressed in para. 8.10

Penners Gardens Residents' Association

Question	Agree	Disagree	No comment
2	X		
3	X		
4		X	
5	X		
6	X		
7	X		
8		X	
9		X	
10	X		

- Objection to the exclusion of Penners Gardens and 19-25 Langley Road
Response Justification for the exclusion of Penners Gardens and Langley Road in section 8.0

- All alterations should be in keeping with the architectural design of the area.
Response - The Council's policies that seek the preservation and enhancement of conservation areas are set out in UDP (para. 2.3). To accord with policy, the appraisal recommends the production of specific design guidance to provide a clear understanding of what the Council considers to what constitutes good design for the whole conservation area (para. 9.5).

SCAAC

Question	Agree	Disagree	No comment
2	X		
3	X		
4		X	

5	The detailed draft character appraisal as set out in the document	X		
6	The character analysis as set out in Chapter 5 of the document	X		
7	The management strategy programme as set in Chapter 8 of the document	X		
8	Would you support any improvements to the public realm	X		
9	Would you support the production of design guidance for the CA		X	
10	Would you support the introduction of additional planning controls within the CA	X		

- The SCAAC welcome general improvements but should be limited to avoid a cluttered streetscape

Response - clutter of street furniture and street signs not identified as an existing harm/intrusion to the character of the conservation area, but appraisal recommends programme of maintenance and rationalisation following Townscape Audit 2008 (para 9.5.)

- The production of design guidance is welcome, but measures should be place to ensure adherence and should introduce minimum standards for information submitted with a planning application

Response - The appraisal recommends the production of more specific design guidance to provide a clear understanding of what the Council considers to what constitutes good design for the whole conservation area and monitoring of breaches of planning controls and enforcement action if necessary (para. 9.5). Requirements for information submitted with a planning application governed by national and local validation checklists.

- Would support the following additional controls – boundary treatment, including access/gates; trees and landscape, particularly front gardens; other structures eg. bin storage

Response - Further control through Article 4(2) directions where specific control over development / permitted development are applied primarily where the character of an area of acknowledged importance would be threatened.

- Would support consultation on any further design guides/controls.

Response – Agree. Public policy should reflect the views/needs of local people and should be subject to public consultation and best practice.

- Agree with boundary extension/deletions but would include the whole roundabout at the junction of Langley Avenue, Upper Brighton Road, Langley Road.

Response – Para 4.3 identifies the junction as a gateway. The trees and green space to the west, southwest and southeast of the junction contribute to the character of the area as they soften the appearance of the junction and provide more green and leafy settings for Oakdene, 1-2 Langley Avenue, 19 Upper Brighton Road and The Old School House. The north and northeast of the junction is excluded as they form the setting for Chestnut Court at Penners Gardens and 25 Langley Road. The justifications for their exclusion

from the Southborough Conservation Area are in para 8.18 to 8.23. There is no justification in terms of special interest for the designation of the spaces alone.

- Would prefer the inclusion of Langley Road, which are viewed as positive and the CA streets with differing character. However, it is acknowledged that they do feel separate to the main CA.

Response - justification in para 8.22-8.23. No recommendation has been made to de-designate, recommendation is for possible inclusion to Oakhill or own designation.

Individual Responses

130 responses received in total.

Question	Agree	Disagree	No comment
2 The summary statement in the leaflet, which outlines the 'special character' of the CA	123	3	4
3 The buildings identified in the appraisal as making a positive contribution to the CA	121	4	5
4 The proposed extensions and deletions of the CA shown in the appraisal	113	11	6
5 The detailed draft character appraisal as set out in the document	102	2	26
6 The character analysis as set out in Chapter 5 of the document	98	2	30
7 The management strategy programme as set in Chapter 8 of the document	94	5	31
8 Would you support any improvements to the public realm	107	14	9
9 Would you support the production of design guidance for the CA	103	19	8
10 Would you support the introduction of additional planning controls within the CA	86	35	9

- What do 'positive, enhancement; and neutral' mean?

Response – report amended to provide more clarity in para 7.1-7.3

- Positive, negative and neutral classification appears to relate to individual buildings with no attempt to identify key building types, distinct character areas, age/relationship with historic development

Response – Issues regarding key building types and character areas addressed in section 6.0. Age/relationship with historic development addressed in section 5.0. Positive, negative and neutral classification has connection with above through the criteria which are interrelated.

- Objection to the inclusion of No 1 Langley Road as it makes a negative impact on the character and appearance of the area

Response – justification of inclusion in para 8.12. Justification of classification in section 7.0

- Objection to the inclusion of No 3 Langley Road as appraisal in 1989 did not consider it 'essential to the character and appearance of the area'
- No 3 Langley Avenue should be in the enhancement category
- No 3 Langley Avenue and garden should be in the positive category/a house of townscape merit

Response – justification of inclusion and classification in para 8.12

- Objection to the inclusion of no 5-7a Langley Avenue as they are out of keeping with the character of the conservation area, and positive classification

Response – justification of inclusion in para 8.12. Justification of classification in section 7.0

- Objection the positive classification of Oakdene and inclusion within conservation area

Response – justification of inclusion in para 8.13. Justification of classification in section 7.0

- Objection of the inclusion of Cumbrae on Upper Brighton Road within the conservation area

Response – justification of inclusion in para 8.13

- Objection to the deletion of 15-24 Langley Road as they are of townscape merit, positively contribute to the conservation area and need to be conserved.

Response – justification in para 8.22-8.23. No recommendation has been made to de-designate, recommendation is for possible inclusion to Oakhill or own designation.

- Need to resolve what will happen to 15-25 Langley Road before deletion from Southborough CA/possible inclusion to Oakhill or its own designation

Response – Agree.

- Incorrect planning history for Penners Garden

Response – following confirmation from the Council, corrected in para 8.19.

- Disagreement with the removal of Penners Gardens from the conservation area as the local planning authority must have formed a view that the development must enhance or preserve the character of the conservation area to discharge their statutory duty, it has been in the conservation area since the original designation and the latest appraisal - the Assessment of Surbiton Conservation Areas (2004) - concluded it should be retained.

Response –The local authority formed a view that the development enhances or preserves the character of conservation, however whether the development is worthy of conservation is questionable. Justification for the exclusion of Penners Gardens in section 8.0. PPG15 and English Heritage guidance advises conservation areas, including boundaries, need to be regularly reviewed. This is the first full appraisal and review since its original designation, and the Assessment of Surbiton Conservation

Areas predates current English Heritage conservation area appraisal guidance. The trees and boundary

- Paragraph 8.20 regarding the trees and boundary is misleading.

Response – Amended wording for clarity.

- Disagreement with the inclusion of the former eye hospital lodge given the exclusion of Penners Gardens as it ignores historical context and setting. Focus on individual building rather than quality and interest of area as a whole is contrary to PPG15.

Response – inclusion is for architectural interest, which links to the character of the area as a whole. Amended justification in para 8.20 for clarity.

- Inconsistent approach adopted when including and excluding areas from conservation area, specifically removal of 15-25 Langley Road and Penners Gardens and inclusion of terrace houses, Victorian semi-detached houses and 4 storey block of Art Deco flats, which are considered suitable for inclusion.

Response – Differences acknowledged, justification for 5-25 Langley Road, Penners, Hearn Road and Hook Road in section 8.0.

- Sherwood should be included due to the large number of specimen trees and spaciousness to discourage higher densities.

Response – Reasons for exclusion addressed in para. 8.10

- Willows End should be included in the conservation area
- Graham Gardens should be included in the conservation area
- 18-20 Southborough Road should be included in the conservation area
- The fringe area of the conservation area should also be subject to additional controls

Response – Willow End and Graham Gardens are post war houses. Both streets were assessed as part of the boundary review, but not considered to be of special interest that merited inclusion. UDP Policy BE3 requires special attention to be paid to the design of development proposal adjoining conservation area. The necessity/ability for further planning controls/policy requires further study.

- Would include the whole roundabout at the junction of Langley Avenue, Upper Brighton Road, Langley Road as it is important gateway to the CA.

Response – Para 4.3 identifies the junction as a gateway. The trees and green space to the west, southwest and southeast of the junction contribute to the character of the area as they soften the appearance of the junction and provide more green and leafy settings for Oakdene, 1-2 Langley Avenue, 19 Upper Brighton Road and The Old School House. The north and northeast of the junction is excluded as they form the setting for Chestnut Court at Penners Gardens and 25 Langley Road. The justifications for their exclusion from the Southborough Conservation Area are in para 8.18 to 8.23. There is no justification special interest for the designation of the spaces alone.

- The at 19 Upper Brighton Road should be included as a building of Townscape Merit. 19 is listed, but the Old School House at 19 Upper Brighton Road is not specifically mentioned.

Response – para 6.27, amended to include the Old School House.

- Need a reduction in street furniture and street signs generally, and better placement

Response – clutter of street furniture and street signs not identified as a harm/intrusion to the character of the conservation area, but appraisal recommends programme of maintenance and rationalisation following Townscape Audit 2008 (para 9.5.)

- Would support uniform, in keeping road names, street signs and street furniture

Response – no uniformity identified in Para. 6.16, identified as a harm/intrusion in para. 9.2, recommendation for programme of maintenance and rationalisation in para 9.5.

- Paving should be uniform. Maintenance of paving needs to be reviewed.

Response – inconsistent materials identified in Para. 6.14, identified as harm/intrusion in para. 9.2, recommendation for programme of maintenance and rationalisation in para 9.5

- The traffic in the area has increased significantly in the past 15 years

Response – Anecdotal, objective measure required before effective solutions can be put forward and addressed

- Road signs required on both sides of the road and at T-junctions to assist unfamiliar drivers

Response - this issue should be addressed in future management policies

- Would resist any further parking restrictions and traffic calming measures
- Need more traffic calming measures or better awareness of existing speed limits

- Need for more bins to prevent litter

Response - this issue should be addressed in future management policies

- No more tree planting as the existing trees cause too much root damage
- More planting to enhance 'leafy' character

Response – Tree root damage is acknowledged in para 6.14 and 6.19. Appraisal recommends a programme of maintenance and rationalisation in accordance with conclusions drawn from the Townscape Audit for existing paving. Planting is identified as a key characteristic, but there is no recommendation for more public realm planting as all main roads with the exception of Corkran Road includes street trees.

- Oppose any additional planning controls over what is a private matter
- Too many restrictions would be a hindrance to regeneration.

Response - The physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity. The objective of planning processes should be to reconcile the need for economic growth with the need to protect the natural and historic environment.

- Area should be retained as area of family homes. Commercial development would be incongruous and increase traffic.

Response – primary land use identified in para 6.2 and plan 4: land use. Potential for New Development addressed in para. 9.4

- Would support additional planning controls over larger developments and backland development

Response – the need for consideration towards relevant local planning policy in assessing new development is acknowledged (para. 2.1 and 9.4). The appraisal will provide a better understanding of the character and recommended supplementary design guidance would help secure appropriate development within the scope/application of adopted policy. The necessity/ability for further planning controls/policy over larger development and backland development requires further study.

- Planning guidance is a good idea to prevent inappropriate development.

Response – The appraisal recommends the production of more specific design guidance to provide a clear understanding of what the Council considers to what constitutes good design for the whole conservation area (para. 9.5).

- Any new additional planning controls must set a standard and ensure alterations are in keeping but not prevention, which would take away too many rights on what is a private matter.

Response - Further control through Article 4(2) directions where specific control over development / permitted development are applied primarily where the character of an area of acknowledged importance would be threatened.

- Any further guidance or controls should only be implemented subject to public consultation
- Aesthetics is a matter of opinion and should be decided by local residents who know the area and are effected by the decision

Response – Agree. Public policy should reflect the views/needs of local people and should be subject to public consultation and best practice.