



CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

Original Proposal To Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

- **Planning & Development Control Committee Report**
21st October 1987
(minutes not available)



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PLANNING AND DEVELOPMENT CONTROL COMMITTEE

21 OCTOBER 1987

PROPOSED DESIGNATION OF THE SURBITON HILL PARK AND
CHRIST CHURCH AND OAKHILL CONSERVATION AREASREPORT BY THE DIRECTOR OF PLANNINGBackground

1. Local Planning Authorities are empowered under Section 277 of the Town and Country Planning Act 1971 to designate conservation areas. These are by definition areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
2. In accordance with Policy UD3 in the Draft Borough Plan (Designation of New Conservation Areas), the architectural and townscape qualities of the Oakhill, Berrylands 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 these areas have special qualities that merit preservation and enhancement. These two Local Areas of Special Character have been surveyed as a matter of priority since these are the earliest developed areas of the Borough which have substantially retained much of their mid-nineteenth century character, and an abundance of mature landscaping dating back to the mid-nineteenth century, that does not benefit from the protection provided by conservation area status.

Berrylands Local Area of Special Character

3. Within the Berrylands Local Area of Special Character whilst there are many individual and several groups of buildings of architectural quality and a wealth of mature trees, because of the amount of recent development that has taken place in the Area, only two small areas have been assessed as having sufficient cohesive architectural qualities to justify their designation as conservation areas. The first of these which has been called the Surbiton Hill Park Conservation Area consists of a triangular area lying immediately south of the railway line and bounded by Park Road on the south-east and including Parklands on the south-west. The second area which centres on the Grade II listed Christ Church, includes the houses fronting onto Christ Church Road and those at its junction with The Avenue. This area has been called the Christ Church Conservation Area.

Proposed Surbiton Hill Park Conservation Area

4. This area of Berrylands was developed from about 1864 as a middle class residential estate. All of the houses along the north side of Surbiton Hill Park, (that is Nos. 1-35), form part of the original estate and were built during the mid 1860's with the exception of Nos. 7, 7a, 7b, 9 and Castleton Court which are twentieth century buildings. The majority of these early houses are in the Italianate style, being constructed of yellow London stock bricks with decorative stucco dressings and low pitched roofs with wide projecting eaves supported on console brackets. The consistent use of the same building materials in this group of early

houses contributes to the visual attractiveness of the street scene and creates an area of high townscape quality.

5. The only other buildings in the area which are also of the mid-1860s are three detached villas Nos. 10, 14 and 16 Parklands. These too are in the Italianate style, but in this case they are built with off-white Gault clay bricks with bands of yellow London stocks.
6. In marked contrast with the relatively restrained treatment of the mid-nineteenth century houses on the north side of Surbiton Hill Park and on the west side of Parklands are the remainder of the historic buildings in the proposed conservation area. They differ in both the types of the materials used in their construction and in the styles of architecture, since they were erected some 25 to 30 years later.
7. Of architectural and townscape significance is a fine group of four detached houses Nos 7, 9, 11 and 15 Park Road, built in 1886 by Mark Carpenter, builder of Upper Norwood, in a style which is emblematic of the Aesthetic Movement. Their red brick facades are embellished with decorative terra-cotta panels and segmental pediments and plaster cornices at the eaves. The paired gabled dormers and two-storey canted bays which characterise this particular style of domestic architecture, create a pleasing rhythm to the streetscene.
8. There are two detached houses in the same style, Nos. 5 and 7 Parklands, built in 1888 by Mark Carpenter, builder, whilst on the opposite side of the road there is a small group comprising Nos. 4, 6 and 8 Parklands, which were built in 1885 by Babbs Bros., builders of Surbiton, in polychrome brickwork, combining both yellow London stocks with bands of red bricks.
9. Also constructed in polychrome brickwork are the two pairs of semi-detached houses Nos. 4/6 and 8/10 Surbiton Hill Park. These were built in 1882 using yellow London stocks combined with both red and off-white bricks, but in the Gothic style.
10. The suggested boundary for the Surbiton Hill Park Conservation Area is shown on the attached Plan No. 87/154/B.

Proposed Christ Church Conservation Area

11. The area of Berrylands around Christ Church was developed from 1860 as a select residential estate. However, as is typical of the Berrylands area, development was sporadic so that the few historic buildings in the area were erected over a 25 year period up to about 1885. In the small area of the proposed conservation area there are particularly good examples of architecture from the 1860s and 1880s which together form a cohesive group. The setting of these buildings is enhanced by the numerous mature trees in their gardens and on the road-side.
12. Christ Church which has been included on the Statutory List of Buildings of Special Architectural or Historic Interest by the Secretary of State for the Environment as a Grade II item, was built in 1862-63 of red brick with stone dressings in the Gothic style known as Early English, to the design of a local architect, C L Luck.

13. Of the same date as the church are Nos. 22/24, 26/28 and 30/32 The Avenue; a particularly fine example of the architecture of about 1860. These three pairs of semi-detached houses are constructed of yellow London stock bricks in the Italianate style, with rich stucco embellishments. These houses are classic examples of the particular style and period of architecture.
14. A later and more robust version of the Italianate style is the large detached villa, No. 37 The Avenue. Constructed of off-white Gault clay bricks with decorative bands of yellow London stocks, its details such as the paired console brackets to the eaves and the entrance porch, are less refined than those at Nos. 22-32 The Avenue.
15. To the immediate south and east of Christ Church is an architecturally and historically cohesive group of late-Victorian houses Nos. 1/2, 3/4, 5, 6 Christ Church Road and Nos. 39/41, 43/45 and 50 The Avenue, built in 1880 by F & J Adkins, builders of Surbiton. Though consisting of four different designs, this group of eleven houses is united by the use of the same materials and Gothic details in their elevational treatment.
16. Dating from the end of the 1880s are the pair of semi-detached houses Nos. 33/35 The Avenue which reflect the changes in taste in domestic architecture at around that time. Built in the Vernacular style, these houses are constructed of bright red bricks with vertical clay tile hanging to the upper storey, and use a rich plaster frieze band decorated with garlands at the eaves level.
17. The suggested boundary for the Christ Church Conservation Area is shown on the attached Plan No. 87/154/B.

Oakhill Local Area of Special Character

18. The distinctive Victorian character of the Oakhill Local Area of Special Character is derived partly from the numerous early Victorian stuccoed villas and also from the mature landscaping which dates from the mid-nineteenth century. The combination of attractive buildings and trees in an historic layout, produces a cohesive environment that merits designation as a conservation area.
19. The only part of the Oakhill Local Area of Special Character that is not proposed for inclusion in the conservation area is the early twentieth century development on Walpole and Upper Brighton Roads, because of the significant difference in scale and character between it and the remainder of the Area.
20. However, as the majority of the development along the section of Ewell Road between the railway line and Langley Road is contemporary with that in the Oakhill Local Area of Special Character, it is proposed to include this area within the conservation area. It too has a pronounced Victorian character and is of considerable architectural and townscape value.
21. Within the proposed conservation area there are 17 buildings which have been included on the Statutory List of Buildings of Special Architectural or Historic Interest by the Secretary of State for the Environment, as well as a further 24 buildings which have been identified in the Draft Borough Plan as being of special townscape merit. In addition 59 individual trees within the proposed conservation area are protected by Tree Preservation Orders made by the Borough Council.

Proposed Oakhill Conservation Area

22. At the northern end of the proposed conservation area is an important group of thirteen Grade II listed buildings comprising Nos. 2/3/4 and 5/6/7 South Terrace, Nos. 20/22/24 and 28/30/32/34 Ewell Road. These four symmetrical terraces were erected in 1860 by Johnson and Gilby, builders of Surbiton, using two extremely elegant designs for these groups of houses. All are constructed of yellow London stock bricks with rich stucco dressings. The two blocks in South Terrace and Nos. 20-24 Ewell Road are in the same refined classical design, whilst the other block on Ewell Road is in an Italianate style.
23. Situated on the ridge overlooking the public open space known as The Wood and the gardens of Hillcroft College, is a further group of mid-nineteenth century buildings of architectural and townscape significance, comprising Nos. 4/5, 6/7, 8 South Bank Terrace, Nos. 1, 2, 3, 5, 6 Oakhill and The Sanctuary, Oakhill Grove. These houses are in the Italianate style and their plain stucco facades are enriched by the use of decorative quoins, moulded architraves and paired console brackets to the eaves.
24. Of equal architectural and townscape value is the group of seven early Victorian detached villas Nos. 3, 5, 7 and 2, 4, 6, 8 Oakhill Road. These stuccoed houses which are good examples of mid-nineteenth century domestic architecture, are set in gardens containing mature trees and shrubs which contribute to the well landscaped environment for which the Oakhill area is noted.
25. Also set in well established gardens on the slopes of Surbiton Hill, is the Grade II listed, Hillcroft College, South Bank. Built in 1877 to the design of Sir Rowland Plumbe, architect, this red brick mansion is in the Vernacular style. The very busy nature of the design with numerous bold projections enlivening the facade and skyline, creates an unusual neighbour to the reticent early Victorian houses in the locality.
26. Much early and mid-nineteenth century development remains along both sides of Ewell Road. Some of the earliest surviving buildings are on the eastern side, in particular No. 73 Ewell Road, a Grade II listed building, and the terrace comprising Nos. 127-141 Ewell Road. These Regency cottages are simple in design; they are all faced in stucco with little ornamentation.
27. The three public houses on this section of Ewell Road are also of early-nineteenth century date. The Plough (No. 107), The Prince of Wales (No. 117), and The Victoria (No. 143) are all of architectural and historic interest. The Plough which is faced in stucco is Regency in date, whilst The Victoria which is slightly later in date is constructed of yellow London stock bricks with a bold moulded plaster cornice.
28. On the opposite side of Ewell Road, between its junctions with Oakhill Crescent and Langley Road, are two groups of mid-nineteenth century villas. These are similar in design to those on Oakhill Road but have had single storey shop fronts built over what had originally been their front gardens. However, No. 140 Ewell Road survives in its original unaltered form.
29. The suggested boundary for the Oakhill Conservation Area is shown on the attached Plan No. 87/156/B.

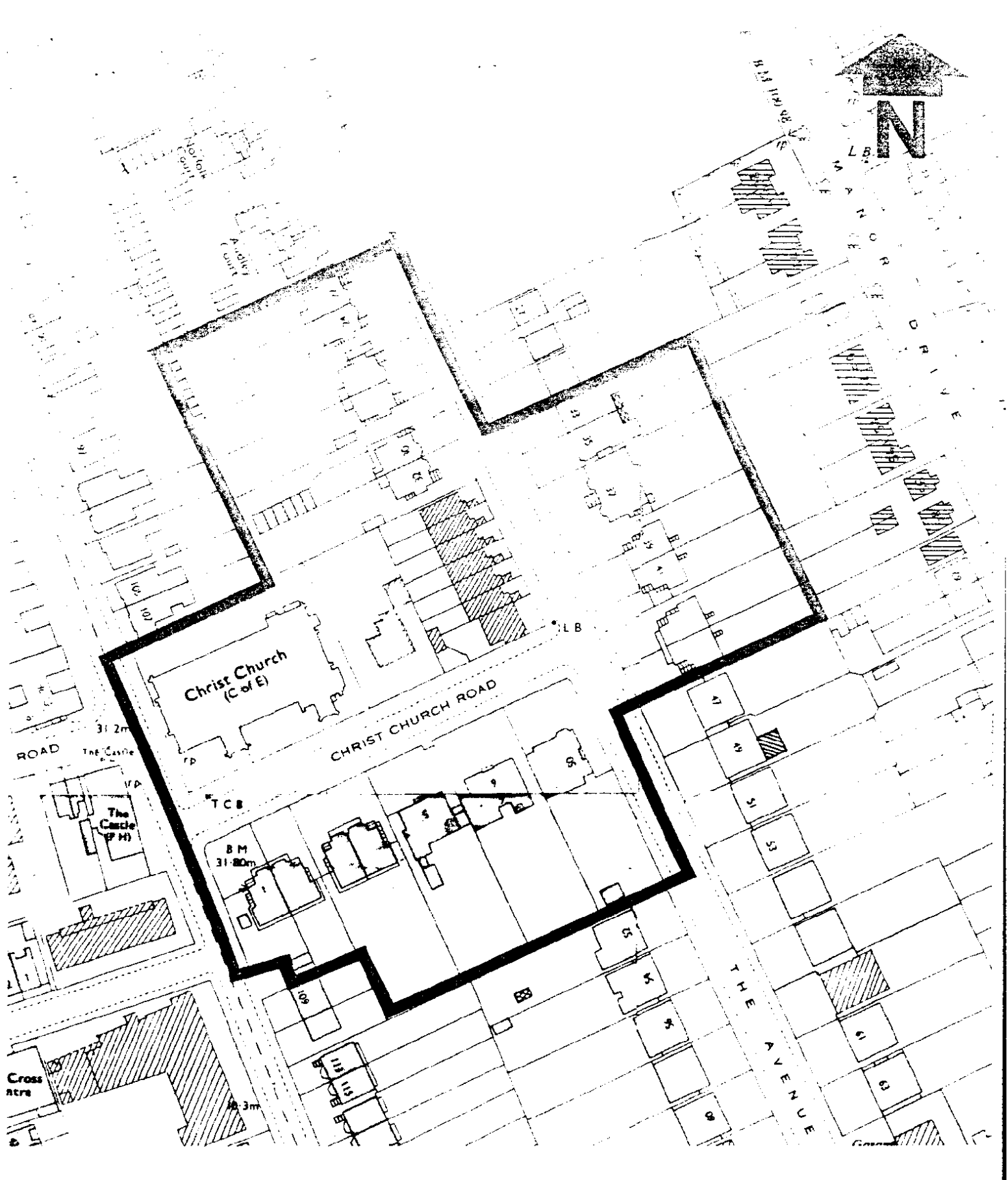
Consultation on Proposed Designation

30. It is proposed that in keeping with the procedure adopted on previous occasions, that local amenity societies, residents of the areas concerned, and the Historic Buildings and Monuments Commission, should be consulted on the question of designation of the areas described in this report.
31. Plans of the 3 areas proposed for designation as conservation areas, and photographs illustrating the architectural and townscape features which designation seeks to safeguard, will be on display at the meeting.


Recommendations

32. It is RECOMMENDED that:

- (i) the proposals for the creation of new conservation areas based on Surbiton Hill Park, Christ Church and Oakhill, Surbiton as shown on Plans Nos. 87/154/B and 87/156/B be adopted for the purpose of public consultation;
- (ii) local amenity societies, residents of the areas and the Historic Buildings and Monuments Commission be consulted on the designation; and
- (iii) a further report be submitted on the results of the consultation exercise.



Reproduced from the Ordnance Survey map with the sanction of the Controller of H M Stationary 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 PLANNING
 GILDHALL KINGSTON
 SURREY KT1 1EU
 TEL: 01-546-2121

<h1>PROPOSED CHRIST CHURCH CONSERVATION AREA</h1>		
DATE: SEPT. 1988	SCALE: 1/1250	REF: CG
DWG No. 88/129/B		



CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

Original Decision to Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

- **Development Committee Report**
14th September 1988
(minutes not available)



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DEVELOPMENT COMMITTEE

14TH SEPTEMBER, 1988

DESIGNATION OF THE CHRIST CHURCH CONSERVATION AREA, SURBITON

REPORT BY THE DIRECTOR OF DEVELOPMENT

1. Background

On 21st October, 1987 a report was submitted to the Planning and Development Control Committee proposing a small new conservation area including the twenty-nine properties Nos. 22-50 and 33-45 The Avenue, 1-6 Christ Church Road, The Vicarage and Christ Church. The Committee accepted the recommendation that the proposal should be adopted for public consultation and that local residents, local amenity societies and the Historic Buildings and Monuments Commission should be consulted on the proposal.

2. Public Consultation

A letter outlining the proposal was sent to and comments invited from the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society the Historic Buildings and Monuments Commission and the Victorian Society on 5th November, 1987.

Furthermore on 1st December, 1987 a copy of a consultation leaflet was delivered to each property within the proposed conservation area, and an exhibition explaining and illustrating the proposal was displayed at the Surbiton Public Library for three weeks between 30th November and 18th December 1987.

3. Response to the public consultation

Three of the organisations consulted wrote back supporting the proposal, whilst the Kingston upon Thames Archaeological Society did not reply to the consultation. The Kingston upon Thames Society replied on 30th November, 1987 applauding the setting up of the additional conservation area. The Society has requested that the necessary action be taken in order to list Nos. 22-32 The Avenue. The London Division of the Historic Buildings and Monuments Commission replied on 3rd December, 1987 commenting that the area contained "attractive examples of the suburban domestic architecture of the mid to late 19th century and has managed to retain a degree of architectural cohesion which seems to merit designation".

The Victorian Society replied on 12 January, 1988 supporting the proposal to create a new Conservation Area. The letter said: "We have read the Director of Planning's report and considered the architectural merits of the streets concerned, and agree that they certainly merit the protection that Conservation Area status would provide". They went on to comment that the area retains: "... a strong element of cohesiveness, in addition to its well-preserved Victorian character. As it is the protection of this kind of townscape quality which Conservation Area designation is designed to protect, we wholly support the proposal and hope it will be endorsed".

Of the twenty-nine properties within the proposed conservation area, the owners of eleven of those properties opposed the proposal and seventeen did not object to it. Since the original objections were received one of the owners, who had objected, has sold his property and the new owners have not objected. The basis of the objections were:

- (i) that the capital value of their properties would be reduced particularly if they wished to demolish and redevelop the sites sometime in the future, and
- (ii) that additional planning restrictions would be placed on them requiring the approval from the Council for such things as works of repair and maintenance and the requirement to use more costly materials.

A detailed reply was sent to each of the objectors, clarifying the implications of the designation of the conservation area.

- (i) On the question of whether the valuation of a property is affected by its inclusion within a conservation area. It is generally accepted by those active in the residential market that private dwelling houses in conservation areas are, by definition, within areas thought worthy of preservation or enhancement and prospective purchasers have more confidence that the character of the locality, which originally attracted them, would not be disturbed without reasonable justification. This knowledge appears to encourage purchasers to pay a premium over prices for similar type property in other areas where, perhaps, there is some doubt as to that area's future.
- (ii) On the question of additional planning restrictions imposed on the owners of properties located within conservation areas, there are only two extra controls. Firstly, with certain exceptions no buildings within a conservation area can be demolished without Conservation Area Consent. This does not mean that buildings can not be demolished, but it does provide a check to ensure that those which contribute positively to the character of the conservation area are not lost without justification. Secondly, with certain exceptions, anyone proposing to do work on trees, which are not already subject to a tree preservation order, are required to give prior written notice so that the desirability of retaining the particular tree, by making it subject to a tree preservation order, can be assessed. This notification procedure does not apply to fruit trees, dying or dangerous trees, nor to any tree that has a diameter less than 75 mm.

Within Conservation Areas property owners can still enlarge, improve or alter their dwelling houses under their permitted development rights provided by the Town and Country Planning General Development Order 1977, as amended. Owners of unlisted buildings in conservation areas could in whatever colour they wished, replace original roofing materials with any sort of tile and replace wooden framed sash window with synthetic alternatives; all of which would be incompatible with the character of the area. However, it is hoped that this would not be the case.

Further to the letters, sent to each of the objectors with a detailed explanation of the implications of designation, a meeting was held on 16th March 1988 with the present Chairman of the Development Committee. The purpose of this meeting was to clarify any concerns that still remained.

4. The present situation

After extensive clarification of the implications, of designating the proposed conservation area, the objectors still do not want the area to be designated a Conservation Area.

Although the area is small, it contains groups of buildings representing different architectural styles; all of which are designed in harmony with one another and based around Christ Church, a Grade II listed building built in 1862. The area contains examples of different Victorian styles ranging from the mid to late 19th century. There are some fine example of mid-Victorian Italianate Villas with wide projecting eaves supported on decorative console brackets, Nos. 33/35 The Avenue represent a change in domestic architecture with vertical tile hanging and an ornate plaster frieze. Nos. 1-6 Christ Church Road and Nos.39/41, 43/45 and 50 The Avenue represents the late 1800s. They have shallow pointed arches with heavily decorated foliage pilaster capitals.

The architectural cohesiveness of the area has been retained because the external facades have not been detrimentally altered in any way. Maintenance and repair work has been in keeping with the character of the area. These architectural and environmental qualities merit preservation and enhancement.

Recommendations

It is recommended that:

- (i) the boundary of the proposed Christ Church Conservation Area, as shown on the attached plan No. 88/129B be approved; and
- (ii) the necessary statutory procedures for the designation of the new Conservation Area, under Section 277 of the Town and Country Planning Act, 1971, be carried out.

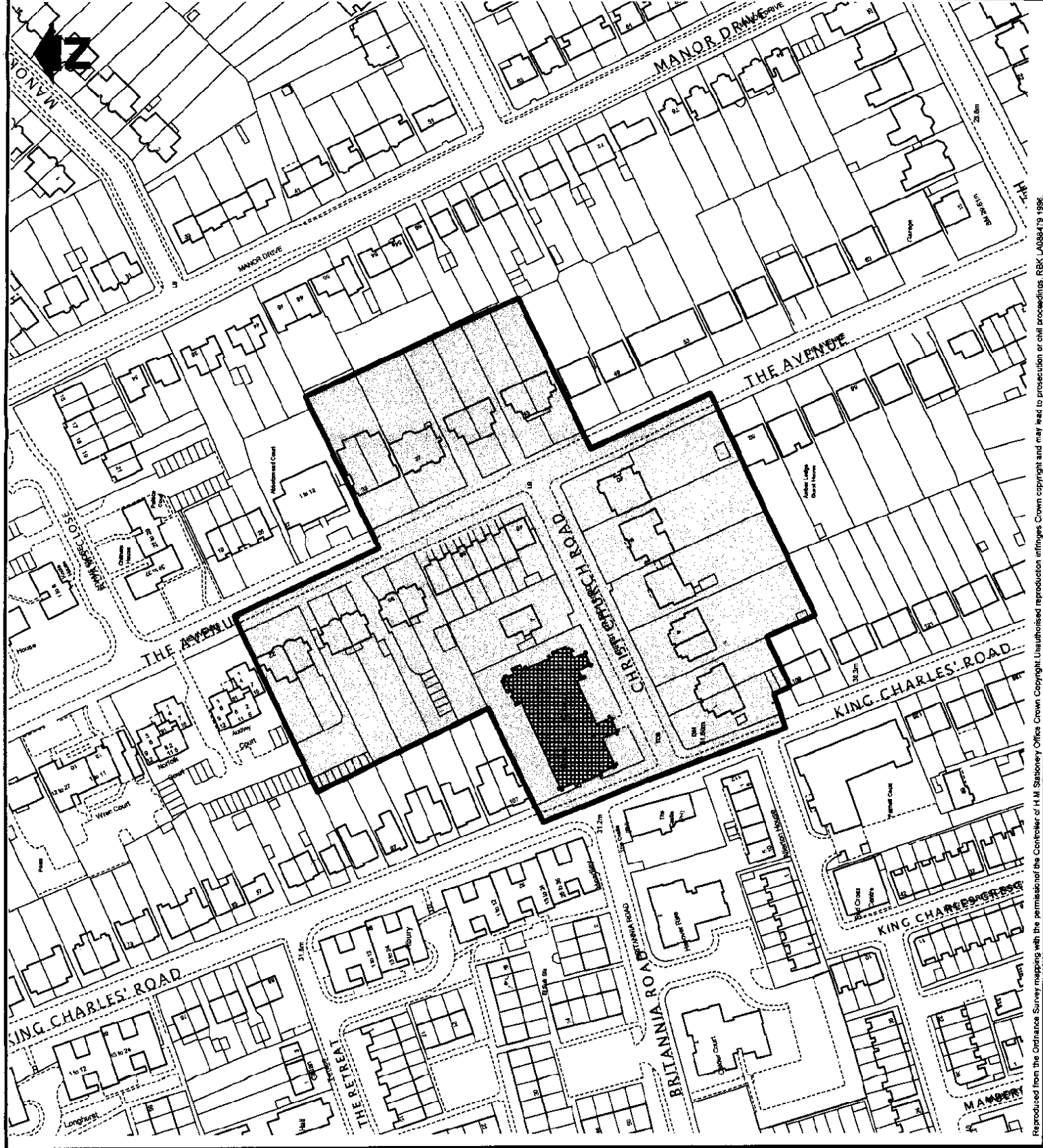
PLANNING (LISTED BUILDINGS AND
 CONSERVATION AREAS) ACT 1990
 AS AMENDED SECTION 69

**CHRIST CHURCH
 CONSERVATION AREA
 No.12
 (DESIGNATED-14/9/1988)**

 **CHRIST CHURCH
 CONSERVATION AREA**

 **STATUTORY
 LISTED BUILDINGS**

Date:	MAY 1999	Ref:	KLL/MGF
Scale:	1/1250	Dwg No.:	98/127/B



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CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

Statutory Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

- **London Gazette Notice**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

- **Local Paper/Surrey Comet Notice**



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LEGAL NOTICES

ROYAL BOROUGH OF KINGSTON UPON THAMES

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

CHRIST CHURCH CONSERVATION AREA, SURBITON

Notice is hereby given that on 14th September 1988 the Council of the Royal Borough of Kingston upon Thames designated the area identified in the plan herein after mentioned and referred to in the schedule to this Notice as a Conservation Area, pursuant to Section 277 of the Town and Country Planning Act, 1971 (as amended).

A plan showing the boundaries of the Conservation Area may be inspected at the offices of the Director of Development, Guildhall, Kingston upon Thames, between the hours of 9am and 5pm Monday 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 or 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 Conservation Area comprises an area including the following properties:--

1 - 6 Christ Church Road
The Vicarage, Christ Church Road
Christ Church (CDFE), King Charles' Road
22 - 50 The Avenue (even)
33 - 45 The Avenue (odd)

M. De VRIES
Borough Solicitor

Guildhall
Kingston upon Thames KT1 1EU

ROYAL BOROUGH OF KINGSTON UPON THAMES



CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

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



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

My Ref: CG/5.11
Your Ref:
Enquiries to: Ms C Gwilliam

14 September, 1988

Mr P Tew
Department Of the Environment
Greater London Regional Office
Room 2524
21-24 Millbank
LONDON SW1P 4QR

Guildhall
Kingston upon Thames
Surrey KT1 1EU

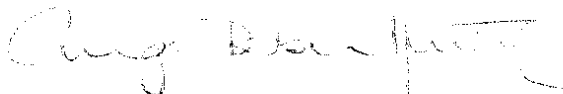
Telephone: 01 546 2121
Ext: 4706
Direct Line: 01 547 4706
FAX 01 549 2889

Dear Mr Tew

SECTION 277(6) TOWN AND COUNTRY PLANNING ACT 1971
NOTIFICATION OF THE DESIGNATION OF THE ~~VICTORIA AVENUE~~ CONSERVATION AREA,
SURBITON
CHRIST CHURCH

I hereby give notice as required by Section 277(6) of the Town and Country Planning Act 1971, that the area shown on the attached plan was designated as the Christ Church Conservation Area on 14 September 1988 by the Development Committee of the Borough Council.

Yours sincerely


Director of Development

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

2245P



CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

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



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

My Ref: CG/5.11
Your Ref:
Enquiries to: Ms C Gwilliam

25th September, 1988

Historic Buildings and
Monuments Commission
25 Savile Row
London
W1X 2BT

Guildhall
Kingston upon Thames
Surrey KT1 1EU

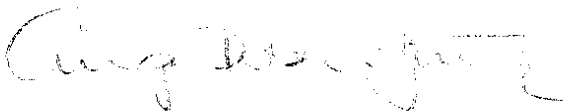
Telephone: 01 546 2121
Ext: 4706
Direct Line: 01 547 4706
FAX 01 549 2889

Dear Sir

SECTION 277(6) TOWN AND COUNTRY PLANNING ACT 1971
NOTIFICATION OF THE DESIGNATION OF THE CHRIST CHURCH CONSERVATION AREA,
SURBITON

I hereby give notice as required by Section 277(6) of the Town and Country
Planning Act 1971, that the area shown on the attached plan was designated as
the Christ Church Conservation Area on 14 September 1988 by the Development
Committee of the Borough Council.

Yours faithfully



Director of Development

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

2245P



CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

Other Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

- **Notice to Owners/Occupiers**



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

My Ref: CG/5.11
Your Ref:
Enquiries to: Ms. C. Gwilliam

14 September, 1988

The Occupier
45b The Avenue
Surbiton
Surrey KT5 8JW

Guildhall
Kingston upon Thames
Surrey KT1 1EU

Telephone: 01 546 2121
Ext: 4706
Direct Line: 01 547 4706
FAX 01 549 2889

Dear Sir/Madam,

DESIGNATION OF THE CHRIST CHURCH CONSERVATION AREA, SURBITON, SURREY

I would inform you that the Christ Church Conservation Area was formally designated at the Development Committee of the Borough Council on 14th September, 1988. The attached map shows the boundaries of the Christ Church conservation area.

If you are not the owner of this property then please could you pass this letter on to the owner or their agent.

Yours faithfully



Director of Development

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

2311P/2312P



CONSERVATION AREAS DESIGNATION DOCUMENTS

CHRISTCHURCH

- **Schedule of Addresses**



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**CHRISTCHURCH CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
CHRISTCHURCH ROAD			
FLAT 1	1 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 2	1 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 3	1 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 4	1 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 5	1 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 6	1 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 7	1 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 8	1 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 1	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 2	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 3	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 4	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 5	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 6	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 7	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 8	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 9	2 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 1	3 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 2	3 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 3	3 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 4	3 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 5	3 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 6	3 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 7	3 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 8	3 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 1	4 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 2	4 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 3	4 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
FLAT 4	4 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
BASEMENT FLAT	4 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
	5 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
	6 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
	7 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
	8 CHRISTCHURCH ROAD	SURBITON	KT5 8JJ
THE AVENUE			
	22A THE AVENUE	SURBITON	KT5 8JG
	22B THE AVENUE	SURBITON	KT5 8JG
	22C THE AVENUE	SURBITON	KT5 8JG
	22D THE AVENUE	SURBITON	KT5 8JG
	24A THE AVENUE	SURBITON	KT5 8JG
	24B THE AVENUE	SURBITON	KT5 8JG
	24C THE AVENUE	SURBITON	KT5 8JG
	24D THE AVENUE	SURBITON	KT5 8JG
	26THE AVENUE	SURBITON	KT5 8JG
	28 THE AVENUE	SURBITON	KT5 8JG
	30A THE AVENUE	SURBITON	KT5 8JG
	30B THE AVENUE	SURBITON	KT5 8JG
	30C THE AVENUE	SURBITON	KT5 8JG
	30D THE AVENUE	SURBITON	KT5 8JG
	30E THE AVENUE	SURBITON	KT5 8JG
	32A THE AVENUE	SURBITON	KT5 8JG
	32B THE AVENUE	SURBITON	KT5 8JG

	32C THE AVENUE	SURBITON	KT5 8JG
	32D THE AVENUE	SURBITON	KT5 8JG
	32E THE AVENUE	SURBITON	KT5 8JG
	34 THE AVENUE	SURBITON	KT5 8JG
	36 THE AVENUE	SURBITON	KT5 8JG
	38 THE AVENUE	SURBITON	KT5 8JG
	40 THE AVENUE	SURBITON	KT5 8JG
	42 THE AVENUE	SURBITON	KT5 8JG
	44 THE AVENUE	SURBITON	KT5 8JG
	46 THE AVENUE	SURBITON	KT5 8JG
FLAT 1	50 THE AVENUE	SURBITON	KT5 8JL
FLAT 2	50 THE AVENUE	SURBITON	KT5 8JL
FLAT 3	50 THE AVENUE	SURBITON	KT5 8JL
FLAT 4	50 THE AVENUE	SURBITON	KT5 8JL
FLAT 5	50 THE AVENUE	SURBITON	KT5 8JL
	45A THE AVENUE	SURBITON	KT5 8JW
	45B THE AVENUE	SURBITON	KT5 8JW
	45C THE AVENUE	SURBITON	KT5 8JW
	45D THE AVENUE	SURBITON	KT5 8JW
BASEMENT FLAT	43 THE AVENUE	SURBITON	KT5 8JW
FLAT 1	43 THE AVENUE	SURBITON	KT5 8JW
FLAT 2	43 THE AVENUE	SURBITON	KT5 8JW
FLAT 3	43 THE AVENUE	SURBITON	KT5 8JW
FLAT 4	43 THE AVENUE	SURBITON	KT5 8JW
FLAT 1	41 THE AVENUE	SURBITON	KT5 8JW
FLAT 2	41 THE AVENUE	SURBITON	KT5 8JW
FLAT 3	41 THE AVENUE	SURBITON	KT5 8JW
FLAT 4	41 THE AVENUE	SURBITON	KT5 8JW
FLAT 5	41 THE AVENUE	SURBITON	KT5 8JW
	41A THE AVENUE	SURBITON	KT5 8JW
	41B THE AVENUE	SURBITON	KT5 8JW
FLAT 1	39 THE AVENUE	SURBITON	KT5 8JW
FLAT 2	39 THE AVENUE	SURBITON	KT5 8JW
FLAT 3	39 THE AVENUE	SURBITON	KT5 8JW
FLAT 4	39 THE AVENUE	SURBITON	KT5 8JW
FLAT 5	39 THE AVENUE	SURBITON	KT5 8JW
FLAT 6	39 THE AVENUE	SURBITON	KT5 8JW
FLAT 1 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 2 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 3 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 4 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 5 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 6 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 7 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 8 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 9 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 10 ARGYLE MANSIONS	37 THE AVENUE	SURBITON	KT5 8JN
FLAT 1	33 THE AVENUE	SURBITON	KT5 8JW
FLAT 2	33 THE AVENUE	SURBITON	KT5 8JW
FLAT 3	33 THE AVENUE	SURBITON	KT5 8JW
FLAT 4	33 THE AVENUE	SURBITON	KT5 8JW
FLAT 5	33 THE AVENUE	SURBITON	KT5 8JW
FLAT 1	35 THE AVENUE	SURBITON	KT5 8JW
FLAT 2	35 THE AVENUE	SURBITON	KT5 8JW
FLAT 3	35 THE AVENUE	SURBITON	KT5 8JW
FLAT 4	35 THE AVENUE	SURBITON	KT5 8JW

FLAT 5	35 THE AVENUE	SURBITON	KT5 8JW
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