

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

Original Proposal To Designate

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

- **Planning and Development Control Committee Report
14th May 1987**

PLANNING & DEVELOPMENT CONTROL COMMITTEE

14 MAY 1987

DESIGNATION OF CONSERVATION AREASREPORT BY THE DIRECTOR OF PLANNINGBackground

1. Since legislation was introduced 20 years ago empowering local planning authorities to designate those parts of their areas which are historically important, architecturally interesting and most visually attractive as Conservation Areas, seven areas within the Borough have been designated.
2. These seven Conservation Areas and their dates of designation are as follows:-

Kingston Old Town	- 4 March 1971
Old Malden	- 4 March 1971
St Andrew's Square	- 4 March 1971
Southborough	- 24 January 1979
Liverpool Road	- 5 November 1980
Fairfield/Knights Park	- 30 July 1985
Grove Crescent	- 30 July 1985

3. When an area is designated the local planning authority is required to pay special attention to the desirability of preserving or enhancing its character and appearance. The effects of designation on the owners of property are twofold: firstly, with certain exceptions, anyone wishing to demolish an unlisted building within a conservation area must apply for listed building consent to the local planning authority. Secondly, anyone proposing to do work on trees in a conservation area, which are not already protected by a tree preservation order, must give the local planning authority six weeks' notice of their intention before the work is carried out.

Additional Conservation Areas

4. Local planning authorities are expected to consider the designation of new conservation areas and also to keep under review the boundaries of existing conservation areas, especially when local plans are being prepared. Policy UD2 in the Draft Local Plan for the Borough embraces this statutory requirement.
5. Parts of a few of the Local Areas of Special Character identified in Policy UD4 of the Draft Local Plan are considered to merit designation as conservation areas in view of their special architectural and historic interest. The areas worthy of designation include the centres of early development in the Borough which substantially retain their character.
6. Also a few of the existing conservation areas warrant extension since the original boundaries were tightly drawn around a core of important buildings. It is now obvious that adjoining areas of equally high townscape quality and containing significant groups of buildings should be safeguarded.

7. A start has recently been made on reviewing the existing conservation areas and on identifying additional areas of the Borough which are of sufficient architectural or historic interest to merit designation. This report deals with
 - (i) the proposed creation of a new conservation area based on Claremont Road, Surbiton; and
 - (ii) the extension of the St Andrew's Square Conservation Area.

Proposed New Conservation Area - Claremont Road, Surbiton

8. This area centred on the informally landscaped Claremont Crescent Gardens, represents the historic core of Surbiton. Its development originated with a "new town" laid out by Thomas Pooley between 1838-1842, and the subsequent continuation of the early work after 1842 by Coutts and Company, the bankers, who used the architect Philip Hardwick and Cubitts, the builders, to create a fashionable middle class residential suburb of modest yet elegant stuccoed semi detached villas and terraces in the Regency style.
9. Buildings of this early stage of Surbiton's development, which are characterised by being built in the classical style with stuccoed facades, survive on the north side of Victoria Road, the east sides of Claremont Road and St Philip's Road. These mid-nineteenth century buildings are good examples of the architecture of the period and eight of those in Victoria Road have been included in the Statutory List of Buildings of Special Architectural or Historic Interest by the Secretary of State for the Environment.
10. Located to the north of the early centre of Surbiton, on Avenue Elmers and Claremont Gardens, are groups of robust later Victorian buildings which are of townscape and architectural interest. Along Avenue Elmers there are a number of villas erected in the early 1870s by the local developers Corbett and McClaymont, which form a perfect transition from the modest stuccoed 1840 villas on Claremont Road to the flamboyant red brick 1890 houses on Claremont Gardens. The 3 detached villas and semi detached pair are constructed in stock brick with rich stucco dressings and classical porches.
11. The houses on Claremont Gardens which date from 1889 to 1896 echo the confident style set by the Assembly Rooms which were erected in 1889 in a sumptuous Flemish style, enriched with terracotta details, to designs of the local Surbiton architect Alfred Mason.
12. Notable examples of more recent architecture within the proposed conservation area are the group of Edwardian buildings at Nos. 6-24 Claremont Road, which were designed by Alfred Mason and built between 1905-1911 again in a flamboyant Flemish style with rich terra cotta details.

13. The suggested boundary for a new conservation area to safeguard the historic core of Surbiton, is shown on the attached plan No. 87.073.B.

Proposed Extensions to St Andrew's Square Conservation Area

14. The area immediately surrounding the central landscaped gardens of St Andrew's Square was designated as a Conservation Area 16 years ago in view of the fact that the square is one of the few remaining Victorian squares in south-west London and it is the only example of this type of development in the Borough.
15. The original boundary of the conservation area was very tightly drawn so that it included the three terraces of 31 houses, built between 1876-1884 by the local developers Corbett and McClymont, in the Gothic style, which front onto the north, east and part of the south side of the square. The conservation area also included the Church of St Andrew built in 1871-1872 in a Gothic style, to the designs of Sir Arthur Blomfield. Apart from these fine examples of late Victorian Gothic architecture, the conservation area was designated to safeguard a group of eleven mid-nineteenth century houses Nos 4 - 24 Maple Road built in the classical style.
16. In order to protect the integrity of the square and to safeguard buildings constructed at the same date and in the same style as those within the existing conservation area, the following two extensions to the St Andrew's Square Conservation Area are proposed:
- (a) a small area immediately to the south at the junction of Maple Road and Brighton Road. In this area the buildings are of the same mid-nineteenth century date and in the same classical style as those in the southern part of the conservation area.
 - (b) an area to the north-east based on North Road, St Philip's Road and St James' Road. Apart from six mid-nineteenth century stuccoed houses on the north side of St James' Road (Nos. 72-82), and 3 mid 19th century houses at Nos 61 - 65 Maple Road, all of the houses in the area were built at the same time and by the same developers, Corbett and McClymont, as the terraced houses on the north, east and south sides of St Andrew's Square.
17. The suggested boundaries to these two proposed extensions to existing St Andrew's Square Conservation Area are shown on the attached plan No. 87.072.B.

Consultation on Proposed Designation

18. 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 area described in this report.
19. Plans of the 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

20. It is RECOMMENDED that:-

(1) the proposals for

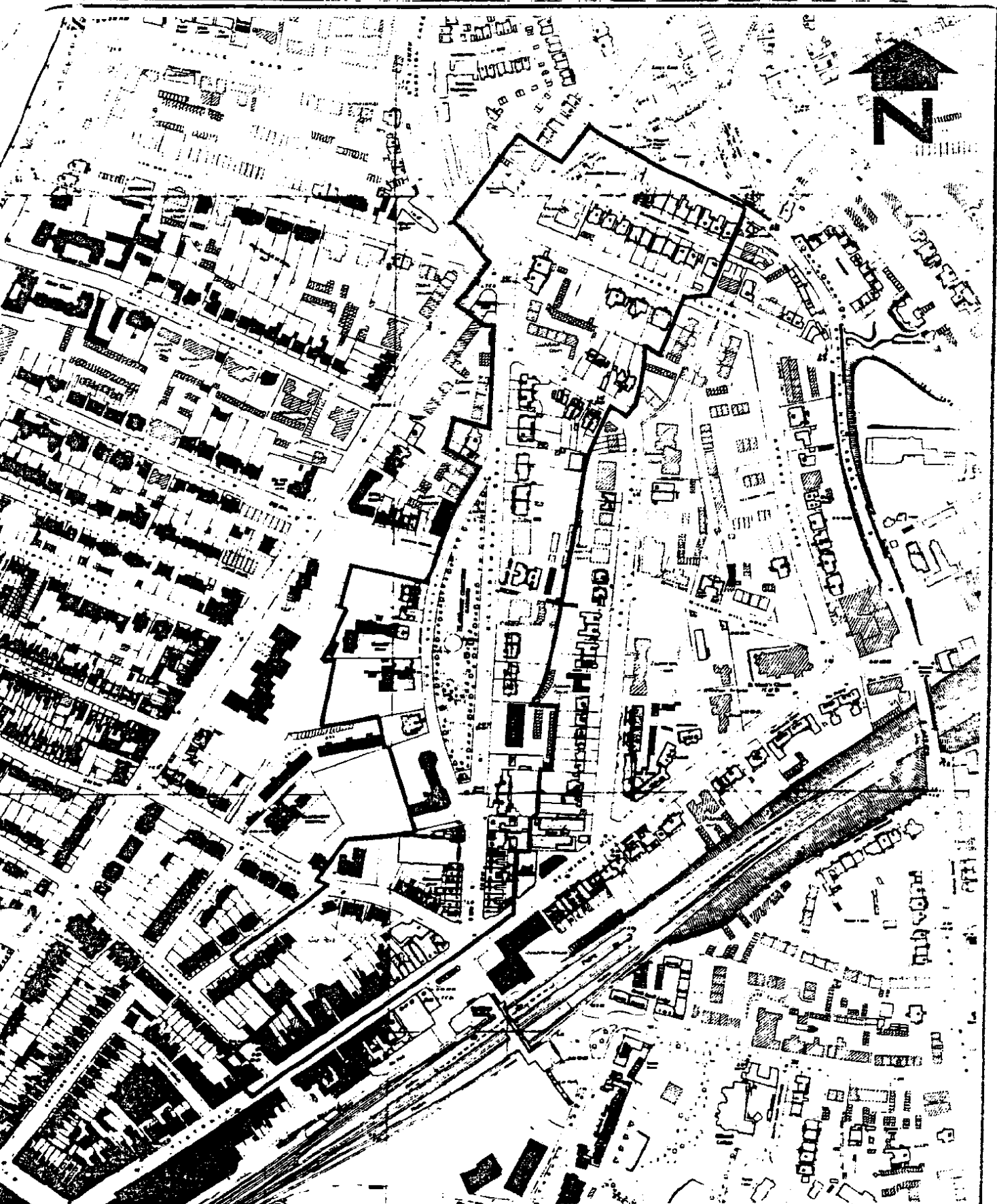
(a) the creation of a new conservation area around Claremont Gardens, Surbiton, as shown on Plan 87.073.B and

(b) the extension of the St Andrew's Square Conservation Area, as shown on Plan 87.072.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 with the results of the consultation exercise.



Produced from the Ordnance Survey map with the permission of the Controller of H M Stationery Office

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

CITY BOROUGH OF
WIMBORNE
 J. GILKS BA(Hons)MSocScMRTP
 DIRECTOR OF PLANNING
 10, WIMBORNE TOWN HALL
 WIMBORNE DT99 1EU
 TEL: 01546-2121



PROPOSED NEW
CONSERVATION AREA -
CLAREMONT ROAD SURBITON

DATE: MAY 1987	SCALE: N. T. S.	REF: AHSD/TAM	DWG No: 87/073/B
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**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

Original Decision to Designate

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

- **Planning and Development Control Committee Report
21st October 1987**

PLANNING AND DEVELOPMENT CONTROL COMMITTEE

21 OCTOBER 1987

DESIGNATION OF THE CLAREMONT ROAD CONSERVATION AREA AND OF THE
EXTENSIONS TO THE ST. ANDREW'S SQUARE CONSERVATION AREA

REPORT BY THE DIRECTOR OF PLANNING

Background

1. On 14th May 1987 a report was presented to the Planning and Development Control Committee proposing the creation of a new conservation area based on Claremont Road, Surbiton, and also the extension of the existing St Andrew's Square Conservation Area. The Committee resolved that the proposals should be adopted for the purpose of public consultations and that local amenity societies, residents of the areas and the Historic Buildings and Monuments Commission should be consulted on the designation.

Public Consultation

2. Letters outlining the proposals were sent to and comments were invited from the following seven bodies:

Historic Buildings and Monuments Commission
Victorian Society
Civic Trust
Surbiton Central Area Residents Association
Kingston upon Thames Society
Kingston upon Thames Archaeological Society
Surbiton Chamber of Commerce

3. Also a leaflet was produced for each of the two proposed conservation areas outlining the reasons for selecting the particular areas, explaining the effects of designation on property owners, and inviting comments. These leaflets were delivered to every property within and abutting the proposed conservation areas.
4. In addition, to further publicise the proposals a small exhibition explaining and illustrating the proposed conservation areas was displayed at the Surbiton Library for three weeks, between 1st and 23rd July 1987.
5. The letters that have been received from residents and occupiers of property within the areas and from the bodies that were consulted, has been enthusiastically in favour of designation. The Civic Trust and the Surbiton Chamber of Commerce have not responded to the formal consultation.

Proposed Amendments to the Boundaries

6. Respondents have made various suggestions for amendments to the original boundaries proposed for both conservation areas. These have all been carefully assessed and the following changes are now proposed to the original boundaries:-
 - (a) Buildings of Architectural and Townscape Interest to be added to the Proposed Claremont Road Conservation Area:

- (i) Nos. 1/3 Adelaide Road - a pair of semi-detached houses built in 1855 of London stock bricks with stucco dressings;
 - (ii) Nos. 21/23 and 25/27 Adelaide Road - two pairs of semi-detached houses built in 1891 of red brick with stone dressings;
 - (iii) Nos. 29 and 31 Adelaide Road - a pair of detached houses built in 1870 of London stock bricks with stucco dressings;
 - (iv) the former Coronation/Roxy/Ritz Cinema, St Marks Hill - built in 1911;
 - (v) the Grade II listed Surbiton Railway Station, Victoria Road - this building effectively closes views southwards along Claremont Road;
 - (vi) Nos. 29/30/30a/31 Victoria Road - a terrace of Victorian buildings erected in the 1880s in polychrome brickwork. An original shop front at No. 31.
- (b) Buildings to be deleted from the Proposed Claremont Road Conservation Area and transferred to the proposed extension of the St Andrew's Square Conservation Area:
- (vii) the properties on the east side of St Philip's Road comprising Nos. 7, 9/11, 13/15 - built in the 1860s - this group of houses to be transferred in order to form a more easily defined boundary to the two conservation areas.
7. The designation of the proposed conservation areas is only a preliminary to action to preserve and enhance the character and appearance of the buildings located within those areas and the settings of the buildings. Work will be undertaken at an early stage to prepare a positive scheme for each of the new conservation areas.

8. Recommendation

It is RECOMMENDED that

- (i) the boundaries of the proposed Claremont Road Conservation Area and the extension to the St Andrew's Square Conservation Area be as shown on Plan No. 87/072/B and 87/073/B respectively, displayed at the meeting; and
- (ii) the necessary statutory procedure for the designation as Conservation Areas of these areas under Section 277 of the Town and Country Planning Act, 1971 be carried out.

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

Statutory Designation Documents

For Original Designation

CONSERVATION AREAS DESIGNATION DOCUMENTS

CLAREMONT ROAD

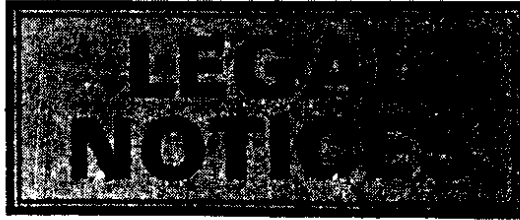
- **London Gazette Notice**

(NOT AVAILABLE)

CONSERVATION AREAS DESIGNATION DOCUMENTS

CLAREMONT ROAD

- **Local Paper/Surrey Comet Notice**



KINGSTON UPON THAMES ROYAL BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1971, SECTION 277
(AS AMENDED)

CLAREMONT ROAD CONSERVATION AREA

Notice is hereby given by on 21 October 1987 the Council of the Royal Borough of Kingston upon Thames designated the area identified in the plan hereinafter 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 Planning, Guildhall, Kingston upon Thames, between the hours of 9am and 5pm Mondays to Fridays.

The effect of the designation is that:-

- 1) Conservation Area consent is required for the demolition of all unlisted buildings within the Conservation Area, except those buildings excluded by a Direction made by the Secretary of State,
- 2) It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the Conservation Area except with the consent of the Local Planning Authority,
- 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 in the exercise of its powers,
- 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:-

- Adelaide Road (north side) - Nos. 38, 40, 42, 44 and Lichfield Court (Nos. 1-28)
- Adelaide Road (north side) - Nos. 48, 51, 53 and 55.
- Adelaide Road (west side) - Nos. 21, 23, 25, 27, 29 and 31.
- Avenue Elmer (north side) Channon Court (1 to 18) and (south side) Nos. 2, 4 and 6.
- Claremont Gardens (south side) - Nos. 2-10a and (north side) Nos. 11-18.
- Claremont Road (east side) Nos. 2-32a (even), Kingsley House (Nos. 1-30), Nos. 34-32 (even), Frensham House (Nos. 1-15), Viceroy Lodge (1-16), Ferndown (1-20), Nos. 56-70 even and Nos. 72 and 80.
- Claremont Road (west side) 1-15a (odd) and 19-29 (odd) Claremont Hall.
- Maple Road (east side) No. 134 and (west side) No. 143.
- St. James's Road (south side) Nos. 17-25 (odd) and (north side) St. James Court (1-18) No. 34.
- St. Mark's Hill (north side) Nos. 3, 5, 7.
- The Crescent (west side) Nos. 1-4 (St. Catherine House), 5, 6, Crescent Court (1-40), 5, 5a, 5b, 5c, 53.
- Victoria Road (north side) Nos. 1-31 (inclusive) (south side) Surbiton Station, 86, 88, 87, 88.

Guildhall
Kingston upon Thames KT1 1EU

M. De VRIES
Borough Solicitor

CONSERVATION AREAS DESIGNATION DOCUMENTS

CLAREMONT ROAD

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



Royal Borough of Kingston upon Thames

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

Guildhall
Kingston upon Thames
Surrey KT1 1EU

My Ref: AHSD/5.11
Your Ref:

Telephone: 01-546 2121
Extension: 4051
FAX 01-549 2889

Department of the Environment,
Greater London Regional Office,
Millbank Tower,
21-24 Millbank,
LONDON SW1P 4QR.

Enquiries to:
Mr. A. Dick


20 November 1987

Dear Sir,

**SECTION 277(6) TOWN AND COUNTRY PLANNING ACT, 1971
NOTIFICATION OF THE DESIGNATION OF THE:
(A) CLAREMONT ROAD CONSERVATION AREA, SURBITON
(B) EXTENSIONS TO ST. ANDREW'S SQUARE CONSERVATION AREA, SURBITON.**

I hereby give notice as required by Section 277(6) of the Town and Country Planning Act, 1971, that the areas shown on the attached plans Nos. 87/185/B and 87/186/B were designated as conservation areas on 21st October 1987 by the Planning and Development Control Committee of the Borough Council.

Yours faithfully,

Director of Planning. 

All communications to be addressed to the Director of Planning,
quoting reference above

CONSERVATION AREAS DESIGNATION DOCUMENTS

CLAREMONT ROAD

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



Royal Borough of Kingston upon Thames

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

Guildhall
Kingston upon Thames
Surrey KT1 1EU

My Ref: AHSD/5.11
Your Ref:

Telephone: 01-546 2121
Extension: 4051
FAX 01-549 2889

Historic Buildings and
Monuments Commission,
25 Savile Row,
LONDON W1X 2BT.

Enquiries to:
Mr. A. Dick

20 November 1987

Dear Sir,

**SECTION 277(6) TOWN AND COUNTRY PLANNING ACT, 1971
NOTIFICATION OF THE DESIGNATION OF THE:
(A) CLAREMONT ROAD CONSERVATION AREA, SURBITON
(B) EXTENSIONS TO ST. ANDREW'S SQUARE CONSERVATION AREA, SURBITON.**

I hereby give notice as required by Section 277(6) of the Town and Country Planning Act, 1971, that the areas shown on the attached plans Nos. 87/185/B and 87/186/B were designated as conservation areas on 21st October 1987 by the Planning and Development Control Committee of the Borough Council.

Yours faithfully,

Director of Planning.

All communications to be addressed to the Director of Planning,
quoting reference above

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

Other Designation Documents

For Original Designation

CONSERVATION AREAS DESIGNATION DOCUMENTS

CLAREMONT ROAD

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

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

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

- **Development Committee Report
3rd April 1991.**

DEVELOPMENT COMMITTEE

3 APRIL 1991

PROPOSED DESIGNATION OF THE SURBITON TOWN CENTRE CONSERVATION AREA
(INCORPORATING PARTS OF EXISTING CONSERVATION AREAS)REPORT BY DIRECTOR OF DEVELOPMENTPURPOSE

1. This report proposes the designation of a new conservation area to be known as Surbiton Town Centre Conservation Area, which would be an amalgamation of the commercial parts of three existing conservation areas together with some additional commercial buildings within Surbiton Town Centre. The designation should be preceded by consultation exercise. The proposal is a mechanism for progressing the revitalization of Surbiton town centre and promoting the English Heritage Partnership. Grant scheme which are the subject of a progress report on this agenda.

BACKGROUND

2. It is the duty of every local planning authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to "determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and" to "designate those areas as conservation areas". Additionally there is a duty "to review the past exercise" and "to determine whether any parts or any further parts of the area should be designated as conservation areas".
3. In accordance with policy UD3 (Designation of New Conservation Areas) of the Kingston upon Thames Plan and policy STR9 of the Draft Unitary Plan the boundaries of three existing conservation areas which incorporate parts of Surbiton Town Centre have been reviewed. The background research and proposal the subject of this report has evolved from investigations undertaken as part of the Surbiton Revitalisation Project and in response to the objectives set by the Surbiton Revitalisation Advisory Working Party. A Surbiton Revitalisation progress report can be found elsewhere on this agenda and sets the wider context for this proposal.
4. The report proposes the designation of a new conservation area to be known as Surbiton Town Centre Conservation Area. A 1:1250 ordnance survey plan of the area proposed and photographs illustrating the architectural and townscape features which the designation seeks to safeguard will be available at the meeting. An unscaled map (91/034/B) showing the proposed boundary and the properties within existing conservation areas is attached.

THE EXISTING CONSERVATION AREAS

5. The Surbiton District Centre boundary as defined in the inset map in the Kingston upon Thames Local Plan incorporates parts of three existing conservation areas.

These are: - i) Claremont Road, designated on 21 October 1987, and including the north side of Victoria Road between St Mary Road and St James Road and most of Claremont Road; ii) St Andrews Square designated on 4 March 1971 and extended on 21 October 1987 to include 50-58 Brighton Road amongst other buildings and iii) Victoria Avenue designated on 25 July 1988 and including 1-63 Brighton Road. These areas are identified as "Existing Conservation Areas" on the attached map.

6. The designation of these conservation areas was part of an extensive and swift process of designations in the latter part of the 1980s following the adoption of the Borough Plan and the identification of numerous Local Areas of Special Character. The individual conservation areas were considered to be homogenous in character. For example, Claremont Road represents the historic core of Surbiton forming the mid-nineteenth century new town created around the station, whereas St Andrews Square generally represents the late nineteenth century residential development and Victoria Avenue is a coherent development of residential and commercial properties all of a similar design built over a short period between 1890 and 1905. However, the development of the commercial core of Surbiton is more complex and it has become apparent that some fine commercial buildings which as a group are considered to be of special architectural or historic interest are not included in any of the existing conservation areas. These buildings have been researched and are considered to be of a character and appearance that relates most directly to the commercial parts of the three existing conservation areas.

THE HISTORIC DEVELOPMENT OF SURBITON

7. An understanding of the historic development of Surbiton Town Centre gives an insight to its character today. The first edition of the ordnance survey map demonstrates that by 1865 both sides of Victoria Road, Claremont Road and the north side of Brighton Road were lined with terraced and semi-detached houses giving the town a residential dormitory town character. The only commercial and industrial premises were to be found in the rear yards on the south side of Victoria Road adjacent to and probably benefiting from close proximity to the railway lines. By the turn of the century Surbiton had changed its character to a commercial centre with the conversion of houses to retail and commercial units, the development of purpose-built commercial units such as on the west side of Brighton Road and the redevelopment of existing houses for commercial uses as seen on the east side of Claremont Road and the Post Office in Victoria Road. It would appear that from the 1920s the south side of Victoria Road started on a course of extensive redevelopment. This is probably a natural course of events resulting from the lower status of the original building fabric and uses flanking the railway lines. Today only 6 narrow fronted properties dating from the mid nineteenth century survive amounting to less than 10% of this frontage. Otherwise redevelopment in Surbiton Town Centre since the 1920s has been limited to a few small infill sites which do not have a major effect on the historic character of the area.

THE PROPOSED ADDITIONAL BUILDINGS WORTHY OF CONSERVATION AREA DESIGNATION

8. The buildings not currently included in a conservation area which are considered to be "areas of special architectural or historic interest" include three distinct groups.

These are the blank areas on the attached map and are described below:

i) 18-48 Brighton Road

The main part of this terrace, Nos 22-38, are part of a formal composition of the earliest houses in Surbiton Town Centre dating from circa 1840. The houses were converted into shops at around the turn of the century with the addition of front extension to Nos 28-38 only. The terrace has a strong classical rhythm and roofline but has suffered from some unsympathetic replacement window frames and loss of architectural ironwork. Nos 18 and 20 form part of the fine Arts and Crafts style shop and workshop dating from 1915 which provides a handsome corner feature to the Victoria Road junction. Nos 40-48 are a 1980s infill block included to provide a continuous frontage only.

ii) 32-48 Victoria Road

Nos 34-48 are a small scale informal group of Victorian buildings. Nos 34-37 and 39-45 were built in the mid nineteenth century as semi-detached houses and were converted to shops in the late nineteenth century mainly by building single storey front extensions. The domestic scale and detailing of the upper floors is relieved by the fine facade to the Post Office providing a good example of public building architecture from 1898. Nos 32-33 are a modern redevelopment included to provide a continuous frontage only.

iii) 65-73 Brighton Road

This small group comprises a terrace of three early cottages circa 1840, two of which have had small front extensions when converted to retail units. The Lamb is an attractive pub being a 1914 rebuild. This group although of a modest scale and damaged by the advertisement hoardings (which are subject to investigation) complete the townscape to the Brighton Road and Maple Road junction.

AMALGAMATION OF PARTS OF EXISTING CONSERVATION AREAS AND PROPOSED ADDITIONAL BUILDINGS

9. The attached plan proposes a new conservation area boundary to be known as the Surbiton Town Centre Conservation Area to include the additional groups of buildings described above and the commercial parts of the Claremont Road, St Andrews Square and Victoria Avenue Conservation Areas. The boundaries of those conservation areas would need to be amended accordingly. The benefit to be gained from this proposal are:-

- i) More extensive controls over the identified additional areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
- ii) The creation of one conservation area with a coherent commercial character for which it will be more straightforward to produce policies and proposals for the preservation and enhancement of its character. Similarly the existing conservation areas will have a predominantly residential character.

- iii) The creation of a stronger, more extensive area to justify attraction of financial and other incentives from outside organisations. Part of Victoria Road has already attracted some support from English Heritage for a grant aid scheme which is the subject of another report of this agenda. This conservation area proposal would strengthen similar future applications.
- iv) The creation of a more easily identified area upon which to harness public interest and support. The success of conservation relies on the understanding and enthusiasm of property owners, traders and amenity organisations such as the Chamber of Commerce.

CONSULTATION ON PROPOSED DESIGNATION

10. Support for this proposal has been informally obtained from English Heritage, The Surbiton Conservation Areas Advisory Committee and the Surbiton Revitalisation Advisory Working Party. Extensive consultation procedures were undertaken when the existing Claremont Road, St Andrew Square and Victoria Avenue Conservation Areas were designated including the leafleting of individual properties. There was some support during these exercises from the Kingston upon Thames Society, Surbiton Central Area Residents Association and English Heritage to include parts of the areas now proposed for designation.
11. It is proposed in keeping with the adopted procedures that the following bodies be consulted on the proposed designation:- The Kingston upon Thames Society, The Kingston upon Thames Archaeological Society, English Heritage, The Victorian Society, the Surbiton and District Chamber of Commerce, the Surbiton Central Area Residents Association, The Surbiton Revitalisation Advisory Working Party. Additionally owners and occupiers of all units within properties not currently within a conservation area will be consulted on the question of the designation of the proposed area and the implications of the extra legal controls. It is not proposed to consult those properties within the existing three conservation areas as there is no legal or other consequences arising from a change in conservation area boundary and title.

RECOMMENDATIONS

12. It is RECOMMENDED that:

- (i) the proposal to designate the Surbiton Town Centre Conservation Area as shown on Plan No 91/034/B be adopted for the purpose of public consultation;
- (ii) the owners and occupiers of all units within properties at 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road; and the Kingston upon Thames Society, The Kingston upon Thames Archaeological Society, English Heritage, the Victorian Society, the Surbiton and District Chamber of Commerce, the Surbiton Central Area Residents Association, the Surbiton Conservation Area Advisory Committee, and the Surbiton Revitalisation Advisory Working Party be consulted on the proposed designation of the Surbiton Town Centre Conservation Area; and

- (iii) a further report be submitted to this committee with the results of the public consultation exercise and the consequential revisions to the boundaries of the Claremont Road, St Andrews Square and Victoria Avenue Conservation Areas.

BACKGROUND PAPERS

Nil

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

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

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

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

30. PROPOSED DESIGNATION OF SURBITON TOWN CENTRE CONSERVATION AREA AND EXTENSIONS AND REVISIONS TO THE BOUNDARIES OF THE CLAREMONT ROAD, ST ANDREWS SQUARE AND VICTORIA ROAD CONSERVATION AREAS

RESOLVED that:

- (i) the boundary of the proposed Surbiton Town Centre Conservation Area as shown on plan 91/087/B to include parts of the existing Victoria Avenue, Claremont Road and St Andrews Square Conservation Areas, and additional properties Nos 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road, be approved;
- (ii) the necessary statutory procedures for the designation of Surbiton Town Centre Conservation Area, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;
- (iii) the boundary of the proposed extensions to St Andrews Square Conservation Area as shown on plan 91/085/B to include parts of the existing Claremont Road Conservation Area, and additional properties Nos 1a, 1-8 (inclusive) St Andrews Road, Claremont Hospital (No 60 St James Road), No 64 St James Road and Suffolk Court, St James Road, be approved;
- (iv) the necessary statutory procedures for the designation of extensions and revisions to the boundary to the Saint Andrews Square Conservation Area as shown on plan 91/985/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;
- (v) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/084/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 be carried out; and
- (vi) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/083/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, be carried out.

DEVELOPMENT COMMITTEE19 JUNE 1991PROPOSED DESIGNATION OF SURBITON TOWN CENTRE CONSERVATION AREA
AND EXTENSIONS AND REVISIONS TO THE BOUNDARIES OF THE CLAREMONT
ROAD, ST ANDREWS SQUARE AND VICTORIA ROAD CONSERVATION AREASREPORT BY DIRECTOR OF DEVELOPMENTPURPOSE

1. To agree the boundary of the proposed Surbiton Town Centre Conservation Area and the boundaries of extensions to the St Andrews Square Conservation Area, to authorise the statutory procedures to enable their formal designation as conservation areas, and to revise the boundaries of the existing conservation areas affected by the proposed new Surbiton Town Centre Conservation Area.

BACKGROUND

2. On 3 April 1991 a report was presented to the Development Committee proposing the creation of a new conservation area based on Surbiton Town Centre to include parts of Claremont Road, Saint Andrews Square and Victoria Avenue Conservation Areas. The Committee resolved that the proposal be adopted for public consultation, that the owners and occupiers of all units within properties at 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road, the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society, the Surbiton and District Chamber of Commerce, the Surbiton Central Area Residents Association, the Surbiton Conservation Areas Advisory Committee, and the Surbiton Revitalisation Advisory Working Party be consulted on the proposed designation of the neighbourhood as a conservation area, and, a further report be submitted to this Committee with the results of the public consultation exercise and the consequential revisions to the boundaries of the Claremont Road, St Andrews Square and Victoria Avenue Conservation Areas.
3. As a result of the consultations the Surbiton Central Area Residents Association suggested the inclusion of unspecified additional properties along Saint Andrews Road within the new conservation area. In view of the domestic nature of these properties and their location close to the St Andrews Square Conservation Area consideration has been given to the including the properties within the latter conservation area. A comprehensive review of the boundaries of the St Andrews Square conservation Area has identified additional properties in St James Road worthy of inclusion within the conservation area. The proposal has therefore been taken a stage further and copies of a letter outlining the proposal and the implications for owners, occupiers, and the Council were distributed to these properties seeking comments on the proposal. Any replies will be reported verbally to the Committee.

CONSULTATION ON THE PROPOSED DESIGNATION

4. Details of the proposal were sent to the following organisations and their comment invited:
- (i) the Kingston upon Thames Society
 - (ii) the Kingston upon Thames Archaeological Society
 - (iii) the Historic Buildings and Monuments Commission
 - (iv) the Victorian Society
 - (v) the Surbiton and District Chamber of Commerce
 - (vi) the Surbiton Central Area Residents Association
 - (vii) the Surbiton Conservation Areas Advisory Committee
 - (viii) the Surbiton Revitalisation Advisory Working Party
5. Additionally, a consultation package was delivered to each property unit in the area containing a letter detailing the historical background of the area, the reasons for designation, a plan outlining the proposed boundary, and a comment sheet for return in a reply-paid envelope. The public were given three weeks in which to reply to the consultation letter. An exhibition board including a large scale plan outlining the proposed boundaries, and photographic material illustrating features which designation is intended to preserve, was available for viewing in the reception area to the Department of Development from 7 May to 28 May 1991.

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

6. The organisations consulted in paragraph 3 replied as follows:
- (i) Kingston upon Thames Society: No reply as at 6 June 1991.
 - (ii) Kingston upon Thames Archaeological Society: Letter of 21 May 1991 stating the society have no observations.
 - (iii) Historic Buildings and Monuments Commission: No reply as at 6th June 1991.
 - (iv) Victorian Society No reply as at 6th June 1991.
 - (v) Surbiton and District Chamber of Commerce: No reply as at 6th June 1991.
 - (vi) Surbiton Central Area Residents Association: SCARA suggested that the St Andrews Road Conservation Area be extended to include unspecified properties on St Andrews Road. The Association also expressed concern about the inclusion of Nos 40-48 Brighton Road, and argued that if they are only to be included in order to create a "continuous frontage" then in its opinion the same argument could be used to include the portion of the south side of Victoria Road east of the Sainsbury's Car Park.

- (vii) Surbiton Conservation Areas Advisory Committee: SCAAC was in favour of the proposed conservation area as detailed on plan 91/034/B, although on an earlier occasion SCAAC had suggested the inclusion of the complete south side of Victoria Road.
 - (viii) Surbiton Revitalisation Advisory Working Party: The principle and proposed boundary of the new conservation area received full support from the working party.
7. A total of 103 consultation letters were delivered to the properties listed in paragraph 2. 13 replies in favour of the proposal were received. Two objections were made, the first on the grounds that many of the existing buildings are no longer capable of serving the needs of today, and the second that developments on the section of Brighton Road outside the proposed boundary have degraded the area to such an extent that there is no point in including Nos 65-73 Brighton Road in the proposed new conservation area. No additional comments were received regarding the proposed boundary or suggestions for the inclusion of further properties within the conservation area.

ADDITIONAL CONSULTATIONS

8. The results of the additional consultations will be reported verbally to the Committee. The properties consist of approximately 40 residential units, (contained in eight Victorian properties and one modern block of flats) the Area Health Authority offices at Claremont hospital, and one retail unit.

CONSIDERATION OF THE CONSULTATION REPLIES

9. SCARA suggested that on the basis of the inclusion of 40-48 Brighton Road the greater part of the south side of Victoria Road should be included within the conservation area, in order to create a continuous frontage. SCAAC also asked for consideration to be given to including this area. 40-48 Brighton Road were built in 1987 before the designation of the opposite side of the road as part of the Victoria Avenue Conservation Area. The three storey block is built of red brick with an artificial slate roof laid to a shallow pitch. The ground floor consists of retail units and the upper floors are residential. It is accepted that 40-48 Brighton Road are of a different appearance to the rest of this section of Brighton Road, but their overall height and bulk do respect that predominant in the area, and it is considered valid to include the block within the conservation area. The situation on the south side of Victoria Road is quite different with a long run of buildings of a later, mainly post-war, date and of a different character to those on the north side. The appearance of the south side of Victoria Road is also different as the height of the buildings is characteristically of only two storeys as opposed to the three of the rest of the proposed conservation area. The inclusion of such a large quantity of later buildings of a different character and appearance is not desirable as it would dilute the character of the proposed conservation area as a whole. In addition it should be noted that the inclusion of 40-48 Brighton Road is to allow a continuous frontage with buildings of merit on all sides, whereas the south side of Victoria Road would be on the edge of the conservation area and is not considered worthy of inclusion on its own merits.

10. SCARA also suggested the inclusion of additional properties on St Andrews Road. Nos 1a, 1-8 St Andrews Road were built between 1860 and 1880 and are contemporary with the rest of the properties in the St Andrews Square Conservation Area. They are three storey buildings of yellow London stock bricks with red brick dressings. The properties were omitted from the area originally designated owing to the different architectural detailing used in their construction. Although different in appearance the fact that the buildings are contemporary to the rest of the conservation area and of some intrinsic merit makes their inclusion in the St Andrews Square Conservation Area desirable during the present revision of the boundaries of the area. Evesham Terrace is a modern building constructed in 1982 and its alien form and character make its inclusion in the conservation area wholly undesirable.
11. Map 91/085/B illustrates the suggested revised boundary of the St Andrews Square Conservation Area. From this it may be seen that a section of the Claremont Road Conservation Area is separated from the rest by the proposed Town Centre Conservation Area. The detached area includes Nos 17-25 (odd) St James Road, large detached and semi-detached houses of a domestic character and appearance and accordingly it is proposed to include these within the predominantly residential St Andrews Square Conservation Area. In contrast the club No 34 St James Road is currently in non-domestic use and has been identified in the draft UDP as a proposal site for retail uses, amongst others, and accordingly it is considered most appropriate to include this property within the new Town Centre Conservation Area. Additionally it is suggested that the Claremont Hospital (No 60 St James Road, built in 1882), No 64 St James Road (Built before 1860) and the more modern Suffolk Court, St James Road, should be included within the extended St Andrews Square Conservation Area. The Hospital is built of yellow London stock with red brick dressings and is a memorable feature of the streetscape and important reminder of the past history of Surbiton. It should be noted that the Hospital is opportunity site No P.S 59 in the draft UDP. Its inclusion in a conservation area will not alter this situation but will enable special consideration to be given to the contribution of the existing or any proposed replacement building on the character and appearance of the conservation area in the determination of any planning application for the site.
12. The first of the respondents recorded in paragraph 7 suggested that the area should not be designated as a conservation area as many of the existing buildings are, in his opinion, no longer capable of serving the needs of today. It should be noted that the designation of an area as a conservation area does not prohibit redevelopment, but only ensure that when determining an application special consideration is paid to preserving the character and appearance of the area. The second respondent did not suggest that his own house was not of merit, only that the properties beyond the boundary were unsuitable for inclusion in a conservation area. The properties immediately north of the Balaclava Road junction with Brighton Road are particularly important in the context of the conservation area as they frame the junction and close long views down the road. Neither of these adverse comments provide a genuine reason against the designation of the area as a conservation area.

CONCLUSIONS

13. The public consultation exercise has shown that there is local support for the proposal to designate a conservation area to cover the historic core of Central Surbiton. The suggestion to include the south side of Victoria Road is undesirable owing to the later nature and different character of the area. The proposed designation will require the reorganisation of the boundaries of the Claremont Road, Saint Andrews Square and Victoria Avenue Conservation Areas. The suggested new boundaries are shown on plans 91/083/B, 91/084/B, 91/085/B, and 91/087/B.
14. Although the views of owners and occupiers affected by the proposal to include 1a, 1-8 (inclusive) St Andrews Road, Claremont Hospital, Suffolk Court and No 64 St James Road within the St Andrews Square Conservation Area are not known at the time of writing any replies will be reported verbally to the Committee. These buildings, which clearly have a positive role to play in the streetscape of the area, can then be included in the St Andrews Square Conservation Area to complete this comprehensive review of Surbiton's conservation areas and to enable the Council to consider the preservation of its special character when determining planning applications for the area.

RECOMMENDATIONS

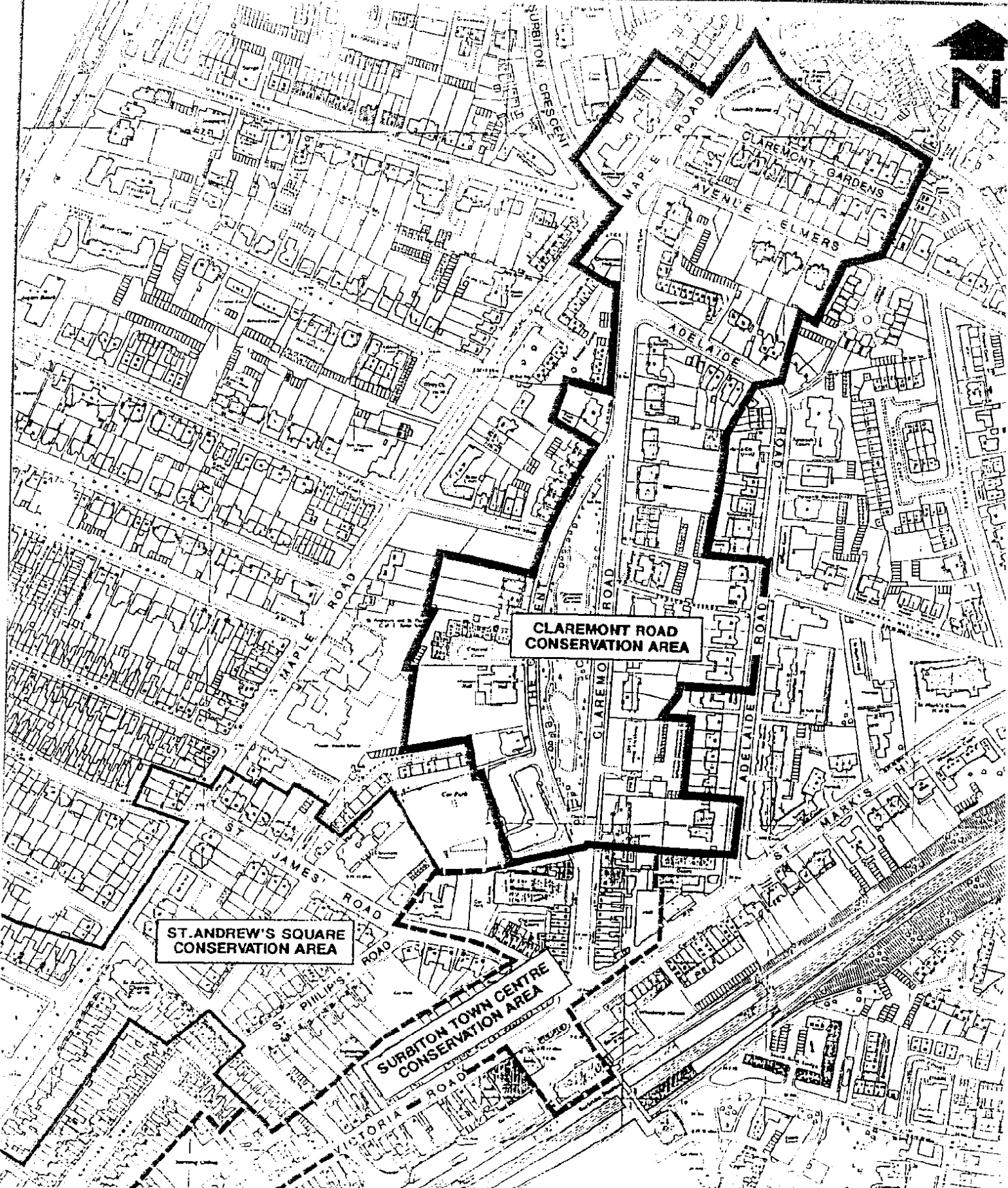
15. It is RECOMMENDED that:
 - (i) the boundary of the proposed Surbiton Town Centre Conservation Area as shown on plan 91/087/B to include parts of the existing Victoria Avenue, Claremont Road and St Andrews Square Conservation Areas, and additional properties Nos 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road, be approved;
 - (ii) the necessary statutory procedures for the designation of Surbiton Town Centre Conservation Area, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;
 - (iii) the boundary of the proposed extensions to St Andrews Square Conservation Area as shown on plan 91/085/B to include parts of the existing Claremont Road Conservation Area, and additional properties Nos 1a, 1-8 (inclusive) St Andrews Road, Claremont Hospital (No 60 St James Road), No 64 St James Road and Suffolk Court, St James Road, be approved;
 - (iv) the necessary statutory procedures for the designation of extensions and revisions to the boundary to the Saint Andrews Square Conservation Area as shown on plan 91/085/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;

- (v) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/084/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out; and
- (vi) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/083/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out.

BACKGROUND PAPERS (Held by M Higgins, Development Directorate on 081-547 4706)

- 1) Letters regarding the proposed designation of the Surbiton Town Centre Conservation Area and the extension of the St Andrews Square Conservation Area have been received from the following:

Kingston upon Thames Archaeological Society dated 21/05/91
Surbiton Central Area Residents Association dated 19/05/91
Surbiton Revitalisation Advisory Working Party - minutes of meeting held on 21/02/91
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HV Patel dated 14/05/91
Councillor D Doe dated 13/05/91 (initialed reply) 28/05/91
K Blake dated 29/05/91
R West, Dover Securities Ltd dated 23/05/91




CLAREMONT ROAD
CONSERVATION AREA




ST. ANDREW'S SQUARE
CONSERVATION AREA

SURBITON TOWN CENTRE
CONSERVATION AREA

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

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

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CLAREMONT ROAD CONSERVATION AREA, SURBITON.
 PROPOSED NEW BOUNDARY OF CLAREMONT ROAD C.A.
 PROPOSED SURBITON TOWN CENTRE CONSERVATION AREA
 OTHER PROPOSED OR EXISTING CONSERVATION AREAS REFERRED TO IN THIS REPORT

DATE: JUNE 1991 SCALE: N.T.S. REF: MJH/MGF DWG No: 91/083/B

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

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

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

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

30. PROPOSED DESIGNATION OF SURBITON TOWN CENTRE CONSERVATION AREA AND EXTENSIONS AND REVISIONS TO THE BOUNDARIES OF THE CLAREMONT ROAD, ST ANDREWS SQUARE AND VICTORIA ROAD CONSERVATION AREAS

RESOLVED that:

- (i) the boundary of the proposed Surbiton Town Centre Conservation Area as shown on plan 91/087/B to include parts of the existing Victoria Avenue, Claremont Road and St Andrews Square Conservation Areas, and additional properties Nos 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road, be approved;
- (ii) the necessary statutory procedures for the designation of Surbiton Town Centre Conservation Area, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;
- (iii) the boundary of the proposed extensions to St Andrews Square Conservation Area as shown on plan 91/085/B to include parts of the existing Claremont Road Conservation Area, and additional properties Nos 1a, 1-8 (inclusive) St Andrews Road, Claremont Hospital (No 60 St James Road), No 64 St James Road and Suffolk Court, St James Road, be approved;
- (iv) the necessary statutory procedures for the designation of extensions and revisions to the boundary to the Saint Andrews Square Conservation Area as shown on plan 91/985/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;
- (v) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/084/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 be carried out; and
- (vi) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/083/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, be carried out.

DEVELOPMENT COMMITTEE19 JUNE 1991PROPOSED DESIGNATION OF SURBITON TOWN CENTRE CONSERVATION AREA
AND EXTENSIONS AND REVISIONS TO THE BOUNDARIES OF THE CLAREMONT
ROAD, ST ANDREWS SQUARE AND VICTORIA ROAD CONSERVATION AREASREPORT BY DIRECTOR OF DEVELOPMENTPURPOSE

1. To agree the boundary of the proposed Surbiton Town Centre Conservation Area and the boundaries of extensions to the St Andrews Square Conservation Area, to authorise the statutory procedures to enable their formal designation as conservation areas, and to revise the boundaries of the existing conservation areas affected by the proposed new Surbiton Town Centre Conservation Area.

BACKGROUND

2. On 3 April 1991 a report was presented to the Development Committee proposing the creation of a new conservation area based on Surbiton Town Centre to include parts of Claremont Road, Saint Andrews Square and Victoria Avenue Conservation Areas. The Committee resolved that the proposal be adopted for public consultation, that the owners and occupiers of all units within properties at 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road, the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society, the Surbiton and District Chamber of Commerce, the Surbiton Central Area Residents Association, the Surbiton Conservation Areas Advisory Committee, and the Surbiton Revitalisation Advisory Working Party be consulted on the proposed designation of the neighbourhood as a conservation area, and, a further report be submitted to this Committee with the results of the public consultation exercise and the consequential revisions to the boundaries of the Claremont Road, St Andrews Square and Victoria Avenue Conservation Areas.
3. As a result of the consultations the Surbiton Central Area Residents Association suggested the inclusion of unspecified additional properties along Saint Andrews Road within the new conservation area. In view of the domestic nature of these properties and their location close to the St Andrews Square Conservation Area consideration has been given to the including the properties within the latter conservation area. A comprehensive review of the boundaries of the St Andrews Square conservation Area has identified additional properties in St James Road worthy of inclusion within the conservation area. The proposal has therefore been taken a stage further and copies of a letter outlining the proposal and the implications for owners, occupiers, and the Council were distributed to these properties seeking comments on the proposal. Any replies will be reported verbally to the Committee.

CONSULTATION ON THE PROPOSED DESIGNATION

4. Details of the proposal were sent to the following organisations and their comment invited:
- (i) the Kingston upon Thames Society
 - (ii) the Kingston upon Thames Archaeological Society
 - (iii) the Historic Buildings and Monuments Commission
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 - (v) the Surbiton and District Chamber of Commerce
 - (vi) the Surbiton Central Area Residents Association
 - (vii) the Surbiton Conservation Areas Advisory Committee
 - (viii) the Surbiton Revitalisation Advisory Working Party
5. Additionally, a consultation package was delivered to each property unit in the area containing a letter detailing the historical background of the area, the reasons for designation, a plan outlining the proposed boundary, and a comment sheet for return in a reply-paid envelope. The public were given three weeks in which to reply to the consultation letter. An exhibition board including a large scale plan outlining the proposed boundaries, and photographic material illustrating features which designation is intended to preserve, was available for viewing in the reception area to the Department of Development from 7 May to 28 May 1991.

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

6. The organisations consulted in paragraph 3 replied as follows:
- (i) Kingston upon Thames Society: No reply as at 6 June 1991.
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 - (v) Surbiton and District Chamber of Commerce: No reply as at 6th June 1991.
 - (vi) Surbiton Central Area Residents Association: SCARA suggested that the St Andrews Road Conservation Area be extended to include unspecified properties on St Andrews Road. The Association also expressed concern about the inclusion of Nos 40-48 Brighton Road, and argued that if they are only to be included in order to create a "continuous frontage" then in its opinion the same argument could be used to include the portion of the south side of Victoria Road east of the Sainsbury's Car Park.

- (vii) Surbiton Conservation Areas Advisory Committee: SCAAC was in favour of the proposed conservation area as detailed on plan 91/034/B, although on an earlier occasion SCAAC had suggested the inclusion of the complete south side of Victoria Road.
 - (viii) Surbiton Revitalisation Advisory Working Party: The principle and proposed boundary of the new conservation area received full support from the working party.
7. A total of 103 consultation letters were delivered to the properties listed in paragraph 2. 13 replies in favour of the proposal were received. Two objections were made, the first on the grounds that many of the existing buildings are no longer capable of serving the needs of today, and the second that developments on the section of Brighton Road outside the proposed boundary have degraded the area to such an extent that there is no point in including Nos 65-73 Brighton Road in the proposed new conservation area. No additional comments were received regarding the proposed boundary or suggestions for the inclusion of further properties within the conservation area.

ADDITIONAL CONSULTATIONS

8. The results of the additional consultations will be reported verbally to the Committee. The properties consist of approximately 40 residential units, (contained in eight Victorian properties and one modern block of flats) the Area Health Authority offices at Claremont hospital, and one retail unit.

CONSIDERATION OF THE CONSULTATION REPLIES

9. SCARA suggested that on the basis of the inclusion of 40-48 Brighton Road the greater part of the south side of Victoria Road should be included within the conservation area, in order to create a continuous frontage. SCAAC also asked for consideration to be given to including this area. 40-48 Brighton Road were built in 1987 before the designation of the opposite side of the road as part of the Victoria Avenue Conservation Area. The three storey block is built of red brick with an artificial slate roof laid to a shallow pitch. The ground floor consists of retail units and the upper floors are residential. It is accepted that 40-48 Brighton Road are of a different appearance to the rest of this section of Brighton Road, but their overall height and bulk do respect that predominant in the area, and it is considered valid to include the block within the conservation area. The situation on the south side of Victoria Road is quite different with a long run of buildings of a later, mainly post-war, date and of a different character to those on the north side. The appearance of the south side of Victoria Road is also different as the height of the buildings is characteristically of only two storeys as opposed to the three of the rest of the proposed conservation area. The inclusion of such a large quantity of later buildings of a different character and appearance is not desirable as it would dilute the character of the proposed conservation area as a whole. In addition it should be noted that the inclusion of 40-48 Brighton Road is to allow a continuous frontage with buildings of merit on all sides, whereas the south side of Victoria Road would be on the edge of the conservation area and is not considered worthy of inclusion on its own merits.

10. SCARA also suggested the inclusion of additional properties on St Andrews Road. Nos 1a, 1-8 St Andrews Road were built between 1860 and 1880 and are contemporary with the rest of the properties in the St Andrews Square Conservation Area. They are three storey buildings of yellow London stock bricks with red brick dressings. The properties were omitted from the area originally designated owing to the different architectural detailing used in their construction. Although different in appearance the fact that the buildings are contemporary to the rest of the conservation area and of some intrinsic merit makes their inclusion in the St Andrews Square Conservation Area desirable during the present revision of the boundaries of the area. Evesham Terrace is a modern building constructed in 1982 and its alien form and character make its inclusion in the conservation area wholly undesirable.
11. Map 91/085/B illustrates the suggested revised boundary of the St Andrews Square Conservation Area. From this it may be seen that a section of the Claremont Road Conservation Area is separated from the rest by the proposed Town Centre Conservation Area. The detached area includes Nos 17-25 (odd) St James Road, large detached and semi-detached houses of a domestic character and appearance and accordingly it is proposed to include these within the predominantly residential St Andrews Square Conservation Area. In contrast the club No 34 St James Road is currently in non-domestic use and has been identified in the draft UDP as a proposal site for retail uses, amongst others, and accordingly it is considered most appropriate to include this property within the new Town Centre Conservation Area. Additionally it is suggested that the Claremont Hospital (No 60 St James Road, built in 1882), No 64 St James Road (Built before 1860) and the more modern Suffolk Court, St James Road, should be included within the extended St Andrews Square Conservation Area. The Hospital is built of yellow London stock with red brick dressings and is a memorable feature of the streetscape and important reminder of the past history of Surbiton. It should be noted that the Hospital is opportunity site No P.S 59 in the draft UDP. Its inclusion in a conservation area will not alter this situation but will enable special consideration to be given to the contribution of the existing or any proposed replacement building on the character and appearance of the conservation area in the determination of any planning application for the site.
12. The first of the respondents recorded in paragraph 7 suggested that the area should not be designated as a conservation area as many of the existing buildings are, in his opinion, no longer capable of serving the needs of today. It should be noted that the designation of an area as a conservation area does not prohibit redevelopment, but only ensure that when determining an application special consideration is paid to preserving the character and appearance of the area. The second respondent did not suggest that his own house was not of merit, only that the properties beyond the boundary were unsuitable for inclusion in a conservation area. The properties immediately north of the Balaclava Road junction with Brighton Road are particularly important in the context of the conservation area as they frame the junction and close long views down the road. Neither of these adverse comments provide a genuine reason against the designation of the area as a conservation area.

CONCLUSIONS

13. The public consultation exercise has shown that there is local support for the proposal to designate a conservation area to cover the historic core of Central Surbiton. The suggestion to include the south side of Victoria Road is undesirable owing to the later nature and different character of the area. The proposed designation will require the reorganisation of the boundaries of the Claremont Road, Saint Andrews Square and Victoria Avenue Conservation Areas. The suggested new boundaries are shown on plans 91/083/B, 91/084/B, 91/085/B, and 91/087/B.
14. Although the views of owners and occupiers affected by the proposal to include 1a, 1-8 (inclusive) St Andrews Road, Claremont Hospital, Suffolk Court and No 64 St James Road within the St Andrews Square Conservation Area are not known at the time of writing any replies will be reported verbally to the Committee. These buildings, which clearly have a positive role to play in the streetscape of the area, can then be included in the St Andrews Square Conservation Area to complete this comprehensive review of Surbiton's conservation areas and to enable the Council to consider the preservation of its special character when determining planning applications for the area.

RECOMMENDATIONS

15. It is RECOMMENDED that:

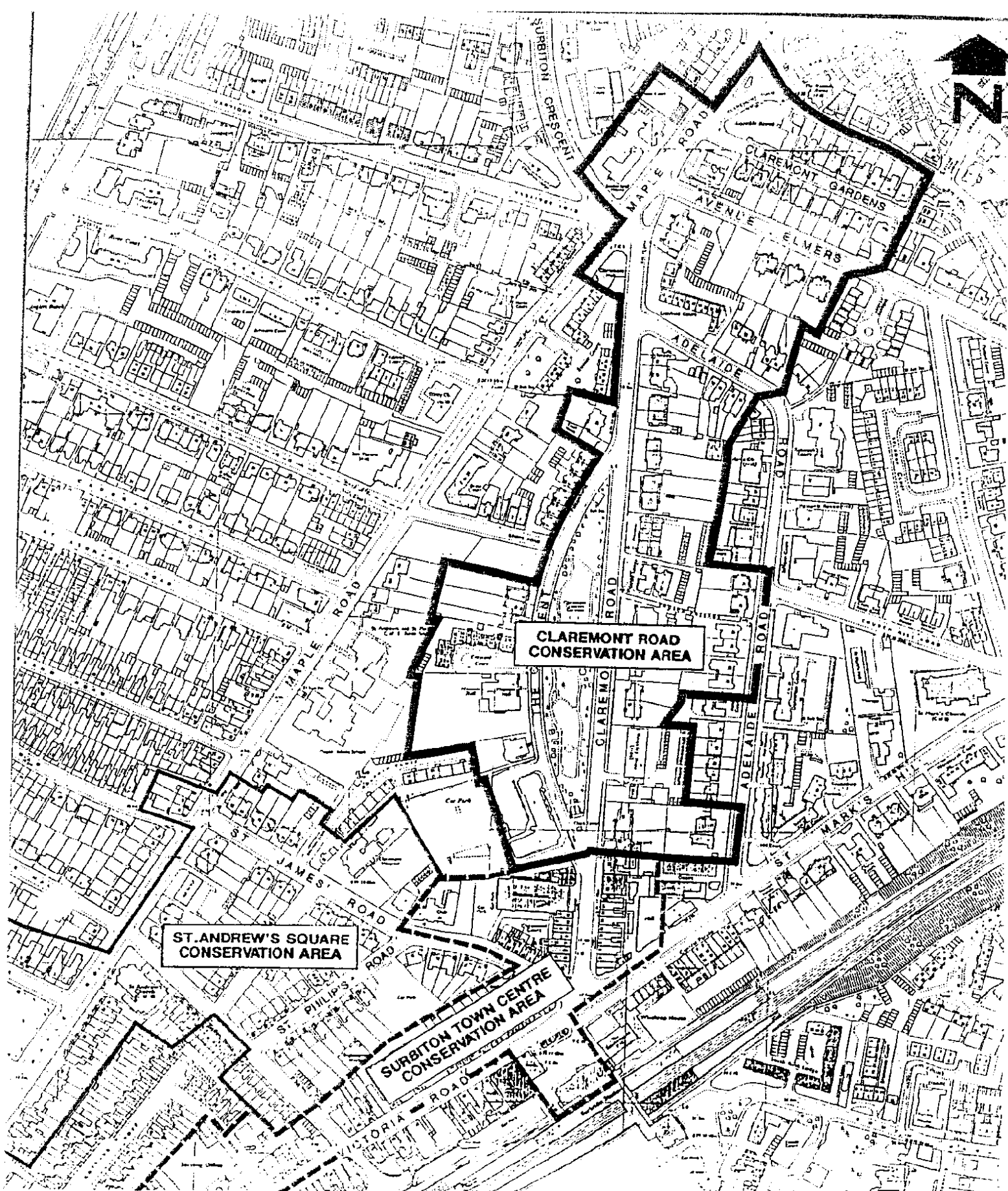
- (i) the boundary of the proposed Surbiton Town Centre Conservation Area as shown on plan 91/087/B to include parts of the existing Victoria Avenue, Claremont Road and St Andrews Square Conservation Areas, and additional properties Nos 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road, be approved;
- (ii) the necessary statutory procedures for the designation of Surbiton Town Centre Conservation Area, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;
- (iii) the boundary of the proposed extensions to St Andrews Square Conservation Area as shown on plan 91/085/B to include parts of the existing Claremont Road Conservation Area, and additional properties Nos 1a, 1-8 (inclusive) St Andrews Road, Claremont Hospital (No 60 St James Road), No 64 St James Road and Suffolk Court, St James Road, be approved;
- (iv) the necessary statutory procedures for the designation of extensions and revisions to the boundary to the Saint Andrews Square Conservation Area as shown on plan 91/085/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;

- (v) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/084/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out; and
- (vi) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/083/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out.

BACKGROUND PAPERS (Held by M Higgins, Development Directorate on 081-547 4706)

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RP Lawrence dated 09/05/91
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Parry and Drewitt dated 11/05/91
HV Patel dated 14/05/91
Councillor D Doe dated 13/05/91 (initialed reply) 28/05/91
K Blake dated 29/05/91
R West, Dover Securities Ltd dated 23/05/91




**CLAREMONT ROAD
CONSERVATION AREA**

**ST. ANDREW'S SQUARE
CONSERVATION AREA**




**SURBITON TOWN CENTRE
CONSERVATION AREA**

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

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

**ROYAL BOROUGH OF
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CLAREMONT ROAD CONSERVATION AREA, SURBITON.

-  PROPOSED NEW BOUNDARY OF CLAREMONT ROAD C.A.
-  PROPOSED SURBITON TOWN CENTRE CONSERVATION AREA
-  OTHER PROPOSED OR EXISTING CONSERVATION AREAS REFERRED TO IN THIS REPORT

DATE: JUNE 1991	SCALE: N.T.S.	REF: MJH/MGF	DWG No: 91/083/B
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**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

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

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

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

30. PROPOSED DESIGNATION OF SURBITON TOWN CENTRE CONSERVATION AREA AND EXTENSIONS AND REVISIONS TO THE BOUNDARIES OF THE CLAREMONT ROAD, ST ANDREWS SQUARE AND VICTORIA ROAD CONSERVATION AREAS

RESOLVED that:

- (i) the boundary of the proposed Surbiton Town Centre Conservation Area as shown on plan 91/087/B to include parts of the existing Victoria Avenue, Claremont Road and St Andrews Square Conservation Areas, and additional properties Nos 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road, be approved;
- (ii) the necessary statutory procedures for the designation of Surbiton Town Centre Conservation Area, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;
- (iii) the boundary of the proposed extensions to St Andrews Square Conservation Area as shown on plan 91/085/B to include parts of the existing Claremont Road Conservation Area, and additional properties Nos 1a, 1-8 (inclusive) St Andrews Road, Claremont Hospital (No 60 St James Road), No 64 St James Road and Suffolk Court, St James Road, be approved;
- (iv) the necessary statutory procedures for the designation of extensions and revisions to the boundary to the Saint Andrews Square Conservation Area as shown on plan 91/985/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out;
- (v) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/084/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 be carried out; and
- (vi) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/083/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990, be carried out.

DEVELOPMENT COMMITTEE19 JUNE 1991PROPOSED DESIGNATION OF SURBITON TOWN CENTRE CONSERVATION AREA
AND EXTENSIONS AND REVISIONS TO THE BOUNDARIES OF THE CLAREMONT
ROAD, ST ANDREWS SQUARE AND VICTORIA ROAD CONSERVATION AREASREPORT BY DIRECTOR OF DEVELOPMENTPURPOSE

1. To agree the boundary of the proposed Surbiton Town Centre Conservation Area and the boundaries of extensions to the St Andrews Square Conservation Area, to authorise the statutory procedures to enable their formal designation as conservation areas, and to revise the boundaries of the existing conservation areas affected by the proposed new Surbiton Town Centre Conservation Area.

BACKGROUND

2. On 3 April 1991 a report was presented to the Development Committee proposing the creation of a new conservation area based on Surbiton Town Centre to include parts of Claremont Road, Saint Andrews Square and Victoria Avenue Conservation Areas. The Committee resolved that the proposal be adopted for public consultation, that the owners and occupiers of all units within properties at 18-48 Brighton Road, 32-48 Victoria Road and 65-73 Brighton Road, the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Historic Buildings and Monuments Commission, the Victorian Society, the Surbiton and District Chamber of Commerce, the Surbiton Central Area Residents Association, the Surbiton Conservation Areas Advisory Committee, and the Surbiton Revitalisation Advisory Working Party be consulted on the proposed designation of the neighbourhood as a conservation area, and, a further report be submitted to this Committee with the results of the public consultation exercise and the consequential revisions to the boundaries of the Claremont Road, St Andrews Square and Victoria Avenue Conservation Areas.
3. As a result of the consultations the Surbiton Central Area Residents Association suggested the inclusion of unspecified additional properties along Saint Andrews Road within the new conservation area. In view of the domestic nature of these properties and their location close to the St Andrews Square Conservation Area consideration has been given to the including the properties within the latter conservation area. A comprehensive review of the boundaries of the St Andrews Square conservation Area has identified additional properties in St James Road worthy of inclusion within the conservation area. The proposal has therefore been taken a stage further and copies of a letter outlining the proposal and the implications for owners, occupiers, and the Council were distributed to these properties seeking comments on the proposal. Any replies will be reported verbally to the Committee.

CONSULTATION ON THE PROPOSED DESIGNATION

4. Details of the proposal were sent to the following organisations and their comment invited:
- (i) the Kingston upon Thames Society
 - (ii) the Kingston upon Thames Archaeological Society
 - (iii) the Historic Buildings and Monuments Commission
 - (iv) the Victorian Society
 - (v) the Surbiton and District Chamber of Commerce
 - (vi) the Surbiton Central Area Residents Association
 - (vii) the Surbiton Conservation Areas Advisory Committee
 - (viii) the Surbiton Revitalisation Advisory Working Party
5. Additionally, a consultation package was delivered to each property unit in the area containing a letter detailing the historical background of the area, the reasons for designation, a plan outlining the proposed boundary, and a comment sheet for return in a reply-paid envelope. The public were given three weeks in which to reply to the consultation letter. An exhibition board including a large scale plan outlining the proposed boundaries, and photographic material illustrating features which designation is intended to preserve, was available for viewing in the reception area to the Department of Development from 7 May to 28 May 1991.

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

6. The organisations consulted in paragraph 3 replied as follows:
- (i) Kingston upon Thames Society: No reply as at 6 June 1991.
 - (ii) Kingston upon Thames Archaeological Society: Letter of 21 May 1991 stating the society have no observations.
 - (iii) Historic Buildings and Monuments Commission: No reply as at 6th June 1991.
 - (iv) Victorian Society: No reply as at 6th June 1991.
 - (v) Surbiton and District Chamber of Commerce: No reply as at 6th June 1991.
 - (vi) Surbiton Central Area Residents Association: SCARA suggested that the St Andrews Road Conservation Area be extended to include unspecified properties on St Andrews Road. The Association also expressed concern about the inclusion of Nos 40-48 Brighton Road, and argued that if they are only to be included in order to create a "continuous frontage" then in its opinion the same argument could be used to include the portion of the south side of Victoria Road east of the Sainsbury's Car Park.

- (vii) Surbiton Conservation Areas Advisory Committee: SCAAC was in favour of the proposed conservation area as detailed on plan 91/034/B, although on an earlier occasion SCAAC had suggested the inclusion of the complete south side of Victoria Road.
- (viii) Surbiton Revitalisation Advisory Working Party: The principle and proposed boundary of the new conservation area received full support from the working party.
7. A total of 103 consultation letters were delivered to the properties listed in paragraph 2. 13 replies in favour of the proposal were received. Two objections were made, the first on the grounds that many of the existing buildings are no longer capable of serving the needs of today, and the second that developments on the section of Brighton Road outside the proposed boundary have degraded the area to such an extent that there is no point in including Nos 65-73 Brighton Road in the proposed new conservation area. No additional comments were received regarding the proposed boundary or suggestions for the inclusion of further properties within the conservation area.

ADDITIONAL CONSULTATIONS

8. The results of the additional consultations will be reported verbally to the Committee. The properties consist of approximately 40 residential units, (contained in eight Victorian properties and one modern block of flats) the Area Health Authority offices at Claremont hospital, and one retail unit.

CONSIDERATION OF THE CONSULTATION REPLIES

9. SCARA suggested that on the basis of the inclusion of 40-48 Brighton Road the greater part of the south side of Victoria Road should be included within the conservation area, in order to create a continuous frontage. SCAAC also asked for consideration to be given to including this area. 40-48 Brighton Road were built in 1987 before the designation of the opposite side of the road as part of the Victoria Avenue Conservation Area. The three storey block is built of red brick with an artificial slate roof laid to a shallow pitch. The ground floor consists of retail units and the upper floors are residential. It is accepted that 40-48 Brighton Road are of a different appearance to the rest of this section of Brighton Road, but their overall height and bulk do respect that predominant in the area, and it is considered valid to include the block within the conservation area. The situation on the south side of Victoria Road is quite different with a long run of buildings of a later, mainly post-war, date and of a different character to those on the north side. The appearance of the south side of Victoria Road is also different as the height of the buildings is characteristically of only two storeys as opposed to the three of the rest of the proposed conservation area. The inclusion of such a large quantity of later buildings of a different character and appearance is not desirable as it would dilute the character of the proposed conservation area as a whole. In addition it should be noted that the inclusion of 40-48 Brighton Road is to allow a continuous frontage with buildings of merit on all sides, whereas the south side of Victoria Road would be on the edge of the conservation area and is not considered worthy of inclusion on its own merits.

LONDON GAZETTE

ROYAL BOROUGH OF KINGSTON-UPON-THAMES

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

Surbiton Town Centre Conservation Area, Surbiton

St. Andrews Square Conservation Area, Surbiton

Claremont Road Conservation Area, Surbiton

Victoria Avenue Conservation Area, Surbiton

Notice is hereby given, pursuant to section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, that on 19th June 1991, the Council of the Royal Borough of Kingston-upon-Thames designated the Surbiton Town Centre Conservation Area, extended the St. Andrews Road Conservation Area, and amended the boundaries of the Claremont Road Conservation Area and Victoria Avenue Conservation Area in accordance with section 69 of the said Act.

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

- (i) Conservation Area Consent is required for the demolition of all unlisted building within the conservation area, except those buildings specifically excluded by a Direction made by the Secretary of State.
- (ii) It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the conservation area except with the consent of the Local Planning Authority and after the expiry of 6 weeks from giving the Local Planning Authority notice of any intention to carry out any of the said works, except those trees specifically excluded by a Direction made by the Secretary of State.
- (iii) The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the conservation areas, and to pay special attention to the desirability of preserving and enhancing the character and appearance of the conservation areas in the exercise of any of its powers under the 1990 Planning Acts and Part 1 of the Historic Buildings and Ancient Monuments Act 1953;
- (iv) Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the conservation areas will be given publicity and representations received in consequence, taken into account in determining the application.
- (v) The land within the conservation areas is now classified as article 1(5) land, as defined in the General Development Order 1988, and the permitted development rights of properties are now as set out in the said Order.

SCHEDULE

Nos. 18-48 (even), and Nos. 65-73 (odd) Brighton Road.
Nos. 1A, 1-8 (inclusive) St. Andrews Road.
Claremont Hospital, Suffolk Court and No. 64 St. James Road.
Nos. 32-48 (consecutive) Victoria Road. (779)

19/7/91

CONSERVATION AREAS DESIGNATION DOCUMENTS

CLAREMONT ROAD

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

(NOT AVAILABLE)

CONSERVATION AREAS DESIGNATION DOCUMENTS

CLAREMONT ROAD

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

(NOT AVAILABLE)

**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

CLAREMONT ROAD

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

CONSERVATION AREAS DESIGNATION DOCUMENTS

CLAREMONT ROAD

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)