



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

Original Proposal To Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

- **Development Committee Report**
(minutes not available)
18th October 1989



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DEVELOPMENT COMMITTEE

18 OCTOBER 1989

PROPOSED DESIGNATION OF THE COOMBE WOOD CONSERVATION AREA KINGSTONREPORT BY THE DIRECTOR OF DEVELOPMENTBACKGROUND

1. Local Planning Authorities are empowered under Section 277 of the Town and Country Planning Act 1971, to determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.
2. In accordance with Policy UD3 (Designation of New Conservation Areas) of the Kingston upon Thames Local Plan the historic, architectural and townscape qualities of George Road, The Drive and Warren Road Local Areas of Special Character (LASC), three separate areas identified in Policy UD4 (L.A.S.C.), have been assessed in order to establish whether any parts of these areas and or the surroundings are of sufficient special interest to merit designation as a conservation area. These three areas are in close proximity and are considered to have similar characteristics to enable a joint assessment.

GEORGE ROAD, THE DRIVE AND WARREN ROAD LOCAL AREAS OF SPECIAL CHARACTER

3. All three LASC are situated within the Kingston Hill/Coombe Hill Strategic Area of Special Character (SASC). The character of this SASC generally comprises large public and private open spaces, surrounded by low density development, mainly in the form of detached dwellings set within spacious, well landscaped gardens. The streetscenes are dominated by mature trees, lush vegetation, quality boundary enclosures and some interesting floorscape and street furniture. The visual interest of the area is enhanced by the topographical advantages gained from its situation on the slopes of Kingston Hill and Coombe Hill.
4. All three LASC are also situated within an Area of Archeological Interest as identified in Policy UD23 of the Local Plan. This is an area where the topography made it especially attractive for early settlement. Numerous Roman remains have been found in the area, confirming that when the Romans forded the Thames at Kingston they camped on the high ground at Coombe.
5. George Road LASC shown on attached Plan No. 89/159/B includes 34 residential properties and also 3 educational establishments, 1 business training centre and 1 golf club house, located on both sides of George Road but excludes the residential development to the east of Fouracres and Marymount School. The north side of George Road abuts the northern section of Coombe Wood Golf Course. The buildings within the LASC are of varied age and character reflecting the area's historical development since the mid nineteenth century. However, four large mansions (Rokeby, Holy Cross and Marymount schools and Four Acres Business Training Centre) set in extensive grounds are identified as buildings of Special Townscape Merit in the Local Plan.

The area also includes two conduit houses (Scheduled Ancient Monuments & Listed Buildings) which are part of the early sixteenth century water supply system to Hampton Court Palace. The George Road street scene is particularly attractive and unique in its informal layout and natural landscape. The western part of the LASC at the junction of Kingston Hill includes mainly twentieth century developments, at a higher density which is of a less attractive character and thus not of any intrinsic architectural or historic merit.

6. The Drive LASC includes 14 detached residential properties, comprising eleven 1930's and three 1970's dwellings situated within a cul-de-sac development. The houses themselves are not generally of particularly distinctive character. The LASC is specifically identified for its special landscape qualities and in particular the large natural pond forming a focal feature at the southern end of the Drive.
7. Warren Road LASC includes two Victorian mansions, "Fairlawn" which is in a community use and "Warren House" which is a business training centre, three small Victorian dwellings, two twentieth century dwellings and the new apartment developments at Warren House, all situated on the northern edge of Coombe Wood Golf Course. Both Victorian mansions and one twentieth century dwelling, "The Pavilion", are identified as Buildings of Special Townscape Merit in the Local Plan. The grounds of "Warren House" now contain three new residential blocks, although the Japanese Water Gardens to the rear of these developments have been restored to their full glory. The streetscene in Warren Road is particularly attractive and comparable with George Road in its informal layout and natural landscape. These areas are characterised by a semi-rural atmosphere.

PROPOSED COOMBE WOOD CONSERVATION AREA

8. The proposed conservation area shown on attached Plan No. 89/160/B includes most of the Warren Road LASC, much of the George Road LASC, the northern section of the Coombe Wood Golf Course, plus a small area to the west of the Coombe Wood Golf Course including 12 detached dwellings. The proposed conservation area is unique in that it includes a very large area of open space. It is considered that the historic interest of this area outweighs the architectural interest of the majority of the properties. The Victorian and early twentieth century layout of the roads and properties within the triangle of open land enclosed by Kingston Hill, George Road and Warren Road has produced a unique semi-rural enclave. None of the properties located within The Drive LASC are included in the proposed conservation area boundary for the reasons expressed in paragraph 6.
9. After the occupation of Coombe by the Romans, centuries passed when the wooded valley, The Coombe, remained a natural wildlife habitat. Coombe became Crown Land when confiscated from Merton Priory, as monastic property, by King Henry VIII. Coombe Manor and its estate of 1,300 acres of land passed from Queen Elizabeth I to the 1st, 2nd and 3rd Earls Spencer. In 1837 the estate was sold to the 1st Duke of Cambridge, son of George III. The 1840 Title Map indicates that only the first 150 metres of George Road off Kingston Hill existed. The land now bounded by Kingston Hill, George Road and Warren Road was all owned by the Duke of Cambridge and used as arable land, rough pasture, and meadows with small pockets of woodland. The only buildings were "The George Inn", now "Kingston Lodge", and Coombebury Cottage both at the junction of Kingston Hill and George Road, and Telegraph Cottage, now demolished, on a track which is now Warren Road.

10. In 1850 the Coombe Estate was inherited by George, the second Duke of Cambridge, from his father. He proceeded to close the public footpath between Kingston Hill and Coombe Lane West, along what is now Warren Road. This incensed the Kingston people and the Kingston Board of Surveyors took the Duke to the Croydon Assizes Court in 1853 who declared The Warren a public right of way to pedestrians but not as a carriageway. This was the start of a period of change in this part of Coombe as the 2nd Duke of Cambridge began leasing out land for building.
11. One of the first to recognise the possibilities of building on this near-to-London rural site was John Galsworthy, the father of the author of the Forsyth Saga and other notable books. John Galsworthy senior was a London solicitor who married a Surbiton woman, Blanche Bailey Bartlett, in 1862. Soon after he bought 93 acres of Coombe Hill fronting George Road which was at that time just a cart track, with gravel pits occupying what is now the upper section of the Coombe Wood Golf Course. He proceeded to build three fine mansions, which were his family's homes for a few years each, before the Galsworthy family left Coombe in 1886. By 1867 the first mansion known as "Coombe Warren" and later "Coombe Court" was completed but was unfortunately demolished in 1931. This mansion was very grand comprising 17 bedrooms and lodges, set in 22 acres of landscaped gardens including the beautiful pond situated at the lower end of The Drive. The house had a distinguished history during the late nineteenth and early twentieth century when the owners Lord and Lady Ripon and subsequently their daughter Lady Juliet Duff engaged in entertaining great artists and aristocrats including Nijinsky, the Russian dancer, and Edward VII and Queen Alexandra, and later George V and VI, the Queen of Spain and Queen Mary. The grounds, particularly the pond, were also one of the principal settings for the Forsyth Saga by John Galsworthy junior. Today although the site of the mansion and grounds is occupied by a number of 1930's detached dwellings, most of fine boundary wall along George Road including the gate pillars, the original lodge, now known as Robin Hill Cottage and much of the original landscape are still preserved.
12. By 1874 Galsworthy had finished his next mansion in George Road, immediately adjacent to "Coombe Warren", known as "Coombe Leigh" and later "Coombe Ridge House". The family lived here until 1884. The house and lodge and much of the landscaping are well preserved as the Holy Cross Convent School. The mansion is Victorian Gothic in style, of an irregular composition, in red brick with stone dressings. Galsworthy's third and last house in George Road was Coombe Croft finished in 1884 and now occupied by Rokeby School. The house design, which is well preserved, is much livelier than "Coombe Leigh" with extensive diapered brickwork and decorative bargeboards.
13. There are two other properties still standing in George Road which also reflect the style of the period after Coombe Manor was divided. "Ballard Coombe" was erected in 1906 by the Rt. Hon. William, Earl of Listowell but much of the building was destroyed by fire in 1927 and the present building was reconstructed on the same site. The house was also occupied by the Guinness family in its early days. The mansion now Marymount International School, is of red brick with tile hanging with deep sprocketed eaves and many gables in an asymmetrical composition. Similarly Fouracres, of a grand mock Tudor design, built in the first part of this century, also reflects the qualities of a rural mansion protected by two lodge buildings.

It was built by Commander Hollbrook VC and used as the headquarters of the Allied Forces in World War II from where the plans for the invasion of Normandy were directed. It is now used as a Management Training Centre by Unilever International.

14. The land to the west of the gravel pits, now the golf course, was being developed in a similar manner to George Road during the second half of the nineteenth century. The large detached dwellings, often set well back from the highway, which once lined much of Kingston Hill are not typical of today's developments. However three examples are well preserved at "Tankerville", "Ravenswood" and "Henleighs" which has a particularly splendid Regency style canopy. Renfrew Road was laid out in 1908 and is lined with smaller scale detached dwellings. This development is comparable with Stokes Road laid out a few years later. The properties are of varied designs typical of the Domestic Revival style of domestic architecture which incorporates elements of the Queen Anne, Arts and Crafts and early vernacular styles.

All of these properties are architect designed and probably 8 houses are by a London based architect Harold Bailey whose work included varied building types throughout England and Australasia. The Coombe Wood Golf Course was established by the end of the first decade of this century under the ownership of the Coombe-FitzGeorge Estate and has fortunately been preserved although there was a threatened development of over 100 houses during the early 1930's when the land was rescued by Malden and Coombe District Council. The Golf Course is now leased to the club by The Royal Borough and all work to trees and the general landscape is closely controlled.

15. The development of the land to the north and north east of the Coombe Wood Golf Course is not so continuous as those areas described to the south and west. However the setting of the area along Warren Road is as near to a rural atmosphere as trees, shrubs and landscaping can achieve in a London suburb. The nineteenth century developments that remain are a living memory of Coombe at its stateliest. "Warren House" on the north side of Warren Road, was built for Hugh Hammersley, a financier, in 1865 and is a good example of a Victorian purpose built country house. The original house with its additions of 1884 and latter, is of an asymmetrical composition in red brick with a variety of late Gothic and Tudor motifs. The historical growth of the building is portrayed in the complex roof form, and many gables, chimneys, towers and bay windows. The house, like those in George Road was another favourite haunt of Royal and famous visitors, visiting the various families in ownership. (The Hammersleys (1865 - 1884) Victorian Bankers; The Wolvertons (1884 - 1897) founders of the Williams and Glyn's Bank; and the Pagets (early 1900's - 1954). The house was acquired by Imperial Chemical Industries (ICI) in 1954 and is still in use as a conference and training centre. The lands of the "Warren House" estate now contain three new blocks of luxury apartments, which reflect the scale and detailing of Victorian country mansions. This part of the estate also contains the famous Japanese Water Garden laid out in 1863 by James Veitch, the noted horticulturist, as part of his Coombe Wood Nursery to the north of Warren House. He created a series of lakes, linked by a stream fed from one of Coombe's underground springs, and enhanced by Japanese style bridges, sculptures, summerhouses and rare trees and shrubs which have matured into a creation of breathtaking beauty. The garden was inspired by the plate design of willow pattern china and was the first Japanese garden created in Britain. James Veitch agreed to sell the Water Garden to the original owner of Warren House in the 1870's so it could form an integral part of the estate.

16. The remaining properties proposed for inclusion in the conservation area include "Fairlawn", a late Victorian Mansion now used as a Council home for the elderly and other community uses; "Fare Lodge" and "Pen Lodge", the original lodge to "Fairlawn", and "Warren Cottage" and "Warren Lodge", early Victorian small dwellings probably associated with "Warren House". Unfortunately the character of this area is showing signs of change with the demolition and redevelopment of two Victorian mansions known as "Coombe Oaks" and "Cambridge House" and the development of other plots of previously open land. The proposed conservation area boundary is drafted to include a 5 metre strip of land fronting Warren Road where the properties are not considered to be of sufficient architectural or historic interest to merit inclusion. This will assist the preservation of a cohesive streetscene which is currently characterised by strong boundary enclosures and mature landscaping within the private plots and a rustic style highway comprising hoggin footpaths, random kerbstones and an abundance of natural vegetation.

CONCLUSIONS

17. It is considered that the proposed conservation area is an area of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance for the following reasons:-
- i) The layout and style of buildings preserved from the Victorian and Edwardian period are important indications of the historical development of Coombe as a high-class residential area;
 - ii) The character and high quality of the landscaping and streetscene features produces a unique rural atmosphere;
 - iii) The contribution of the Coombe Wood Golf Course and the nature of the topography upon the slopes of Kingston Hill provides unusually interesting long distance views into and out of the area;
 - iv) This part of the Borough has extensive areas of open land which if developed in an uncontrolled manner could significantly change the character of the area.

CONSULTATION ON PROPOSED DESIGNATION

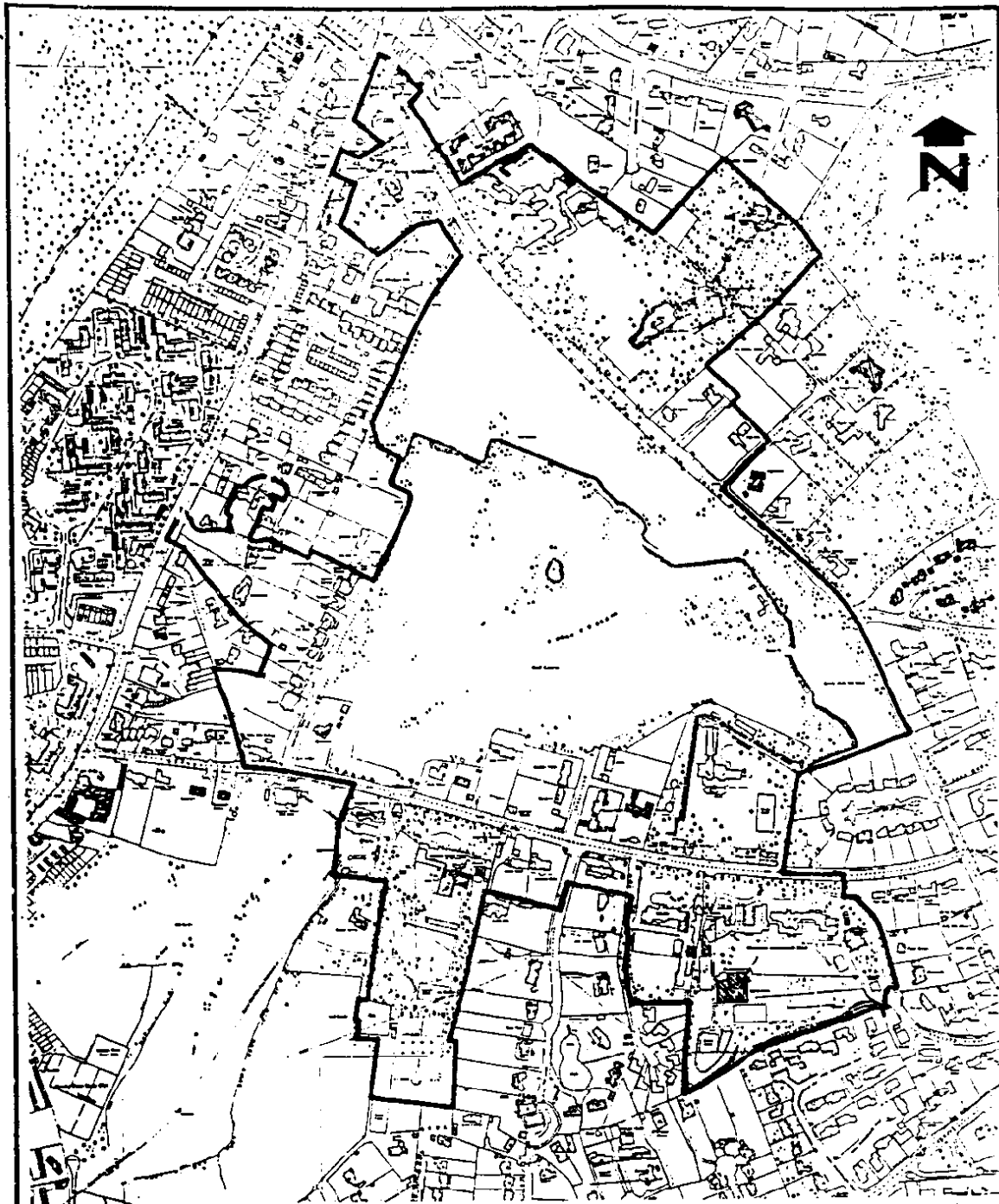
18. It is proposed that in keeping with the procedure adopted on previous occasions, the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Malden and Coombe Residents Association, the Victorian Society, the Historic Buildings and Monuments Commission, and the owners and occupiers of the properties within the proposed area should be consulted on the question of designation of the area described in this report.

A plan of the area proposed for designation as a conservation area, and photographs illustrating the architectural and townscape features which designation seeks to safeguard will be available at the meeting.

RECOMMENDATIONS


19. It is RECOMMENDED that:-

- (i) the proposal to designate the Coombe Wood Conservation Area based on parts of George Road, Renfrew Road, Stoke Road, Warren Road and Kingston Hill as shown on Plan No 89/B be adopted for the purpose of public consultation;
- (ii) The Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Malden and Coombe Residents Association, the Victorian Society, the Historic Buildings and Monuments Commission and the owners and occupiers of properties within the area be consulted on the proposed designation of the Coombe Wood Conservation Area; and
- (iii) a further report be submitted to this Committee with the results of the public consultation exercise.



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

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**PROPOSED COOMBE WOOD
CONSERVATION AREA,
KINGSTON**

DATE: OCT. 1989	SCALE: N.T.S.	REF: KL/MGF	DWG No: 89/150/B
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CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

Original Decision to Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

PRESBURG ROAD

- **Development Committee Reports**
(minutes not available)
24th January 1990



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DEVELOPMENT COMMITTEE

24 JANUARY 1990

PROPOSED DESIGNATION OF THE COOMBE WOOD CONSERVATION AREA

REPORT OF THE DIRECTOR OF DEVELOPMENT

PURPOSE

1. To agree the boundary of the proposed conservation area and to authorise the statutory procedures to enable its formal designation as a conservation area.

BACKGROUND

2. On 18 October 1989 a report was presented to the Development Committee proposing the creation of a new conservation area based on properties surrounding the northern section of the Coombe Wood Golf Course situated in parts of Warren Road, Kingston Hill, Renfrew Road, Stoke Road and George Road. The Committee resolved that the proposal should be adopted for the purpose of public consultation and that owners and occupiers of properties located within the proposed conservation area, any local residents' association, other local amenity societies, the Victorian Society and the Historic Buildings and Monuments Commission should be consulted on the designation and results of the consultation exercise reported back to this Committee.

PUBLIC CONSULTATION

3. A letter outlining the proposal and inviting comments was sent to the following organisations:-
 - i) Kingston upon Thames Society
 - ii) Kingston upon Thames Archaeological Society
 - iii) Malden and Coombe Residents' Association Ltd
 - iv) The Victorian Society
 - v) Historic Buildings and Monuments Commission
4. Additionally a consultation package was delivered to each property in the area containing a letter detailing the historical background of the area, the reasons for the proposed designation, the implications of the designation, together with a plan outlining the proposed boundary and a comment sheet for return in a reply paid envelope. Approximately 70 letters were hand-delivered during early November 1989 offering a minimum of three weeks for the return of comments. An exhibition board, including a large scale plan outlining the proposed boundary and photographic material was available for viewing in the reception area to the Development Department from October to December 1989.

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

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

- i) Kingston upon Thames Society support the principle of the designation but wish to see the boundary extended to include all land within the Coombe Estate gates. The areas identified include all properties in The Drive, additional modern properties in Renfrew Road, the properties situated at the Kingston Hill and George Road junctions, "Vincent House" and Paget Place, Warren Road and the large area of modern housing between Warren Road and Coombe Lane West incorporating Warren Park and Warren Cutting.
- ii) Kingston upon Thames Archaeological Society support the proposed designation and advise that "this area is the most fruitful in the Borough for evidence of prehistoric activity".
- iii) Malden and Coombe Residents' Association Ltd support the principle of the designation and suggest that "the entire area is worthy of preservation", although specific areas or properties are not identified.
- iv) The Victorian Society support the proposed designation and conclude "it will preserve the local amenity of a green and spacious suburb and will also preserve the setting of an interesting group of large suburban villas".
- v) Historic Buildings and Monument Commission support the proposed designation and advise that "such a designation is much welcomed".

6. Of the 70 consultation packages delivered to individual property owners or occupiers, 29 replied in favour of the designation and 4 replies disagreed with the proposed designation on the grounds that the extra controls would be unnecessarily restrictive and that the quality of the area was below standard. Detailed replies have been sent to the objectors and all supporters who raised enquiries clarifying the matters of concern. However, eight respondents have made some comment on the proposed conservation area boundary suggesting additional areas for inclusion. Four suggestions have been made to include a much wider area including The Drive and the full length of George Road and Warren Road, whilst another four replies suggest a small extension of the boundary in the Ravenswood Court area. These suggestions together with the suggestions from the organisations listed in paragraph 5 are considered below.

CONSIDERATION OF THE BOUNDARY

7. The suggestion by the Kingston upon Thames Society, Malden and Coombe Residents Association Ltd, and four property owners or occupiers to include a much wider area has in part already received consideration within the report to the Development Committee of 18 October 1989. The Drive and the western section of George Road are identified as Local Areas of Special Character in the Royal Borough of Kingston upon Thames Local Plan, and the report concluded in its analysis of these areas that :-

para 5 "The western part of the LASC at the junction of Kingston Hill includes mainly twentieth century development, at a higher density which is of a less attractive character and thus not of any intrinsic architectural or historic merit".

and para 6 "The Drive LASC includes 14 detached residential properties, comprising eleven 1930's and three 1970's dwellings situated within a cul-de-sac development. The houses themselves are not generally of particularly distinctive character. The LASC is specifically identified for its special landscape qualities and in particular the large natural pond forming a focal feature at the southern end of the Drive."

8. The area to the east of the golf course suggested, including the southern section of Warren Road, Warren Park, Warren Cutting and the eastern section of George Road, is mainly composed of post 1950's substantial detached dwellings set in a mature landscape which previously formed part of "Coombe Wood". The houses are not generally of a particularly distinctive or cohesive character. There are a few fine examples of modern houses by more eminent architects, such as "Vincent House" (1959) and the Stanley Picker Gallery (1968) by Kenneth Wood, ARIBA and "Cortina" (1957) by Albert Thomas FRIBA plus other dwellings noted by Pevsner in his book *The Buildings of England, London South* (1983). Whilst some of these buildings may be worthy of inclusion in the Statutory List of Buildings of Special Architectural or Historic Interest in the future, the retention of many other less notable surrounding properties could not be defended by conservation area designation. There are no known or foreseen threats to any of these modern dwellings. The mature landscape in the area is protected by extensive blanket Tree Preservation Orders, the general townscape is safeguarded by designation as a Strategic Area of Special Character (Policy UDI) and the form of new development is restricted by low density guidelines (Policy H7). Although conservation area designation is not appropriate in this part of Coombe it is considered that the existing additional planning policies are sufficient to preserve the character of the area.
9. The area suggested for inclusion in the Ravenswood Court vicinity has been resurveyed and researched. It has come to light that "Ravenswood House" which was proposed for inclusion, dates from 1867 and was built for Samuel Stenton Markham. Some other features of interest outside the proposed boundary, include a small Victorian lodge (1847-50), which housed the keeper of a reservoir which is now infilled and developed. However, the walls of the reservoir were utilised in the gardens and the base of a pleasant turn of the century cottage now 3-6 Ravenswood Court. The original gate pillars to "Ravenswood House" are also preserved forming the entrance to Ravenswood Court from Kingston Hill, and some interesting Victorian landscape garden features are preserved in the garden of the modern house at 14 Ravenswood Court. It is therefore proposed to amend the boundary of the proposed conservation area to include these features.

ADDITIONAL CONSULTATIONS

10. As a result of the amendment to the proposed conservation area boundary described above, 8 property owners or occupiers have been consulted using the standard procedure. Three property owner/occupiers have expressed their support for this proposal. Any objections will be reported verbally to the meeting.

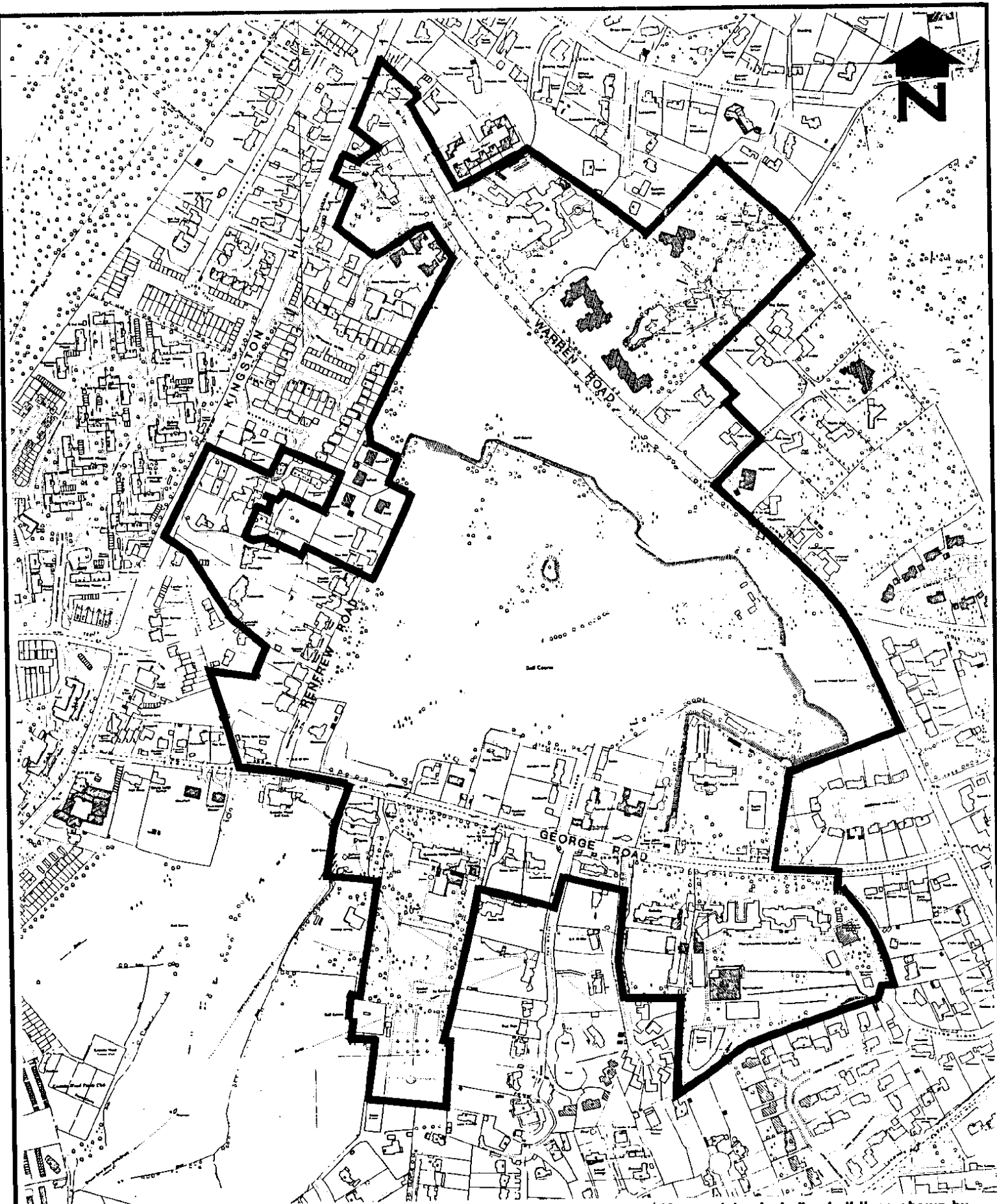
CONCLUSION

11. The public consultation exercise has shown that there is a majority support for the designation of the Coombe Wood Conservation Area. The suggested amendments to the boundary proposed by owners, occupiers and amenity societies have been carefully considered as explained in paragraphs 7-9, and there is one minor amendment proposed to the boundary as shown on Plan No. 90/001/B. It is concluded that the boundary selected includes only the properties essential to the quality and character of this green and spacious Victorian rural suburb.

RECOMMENDATIONS

12. It is RECOMMENDED that:-

- i) the boundary of the proposed Coombe Wood Conservation Area as shown on Plan No. 90/001/B be approved; and
- ii) the necessary statutory procedures for the designation of the Coombe Wood Conservation Area, under Section 277b of the Town & Country Planning Act 1971, as amended by the Town & Country Planning Amenities Act, 1974, be carried out.



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

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

ROYAL BOROUGH OF
KINGSTON UPON THAMES



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COOMBE WOOD CONSERVATION AREA, KINGSTON.

(DESIGNATED - 24th JANUARY 1990)

DATE: JAN 1990

SCALE: N.T.S.

REF: KL/MGF

DWG No: 90/001/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

Statutory Designation Documents For Original Designation



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- **London Gazette Notice**

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SURREY COMPT W/E 9/21/90

ROYAL BOROUGH OF KINGSTON UPON THAMES
TOWN AND COUNTRY PLANNING ACT, 1971
SECTION 277 (AS AMENDED)
COOMBE WOOD CONSERVATION AREA, KINGSTON

NOTICE is hereby given that on 21 January 1990 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 office of the Director of Development, Guildhall II, 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 or after the expiry of 6 weeks from giving the Local Planning Authority Notice of any intention to carry out any of the said works.
3. The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving and enhancing the character or appearance of the Conservation Area.
4. Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations received in consequence, taken into account in determining the application.

SCHEDULE

The Conservation Area comprises an area including the following properties:-

1. Properties on the south side of George Road between "Marymount International School" and "Hampton Spring" including properties currently known as:- "Marymount International School", "Rokaby School", "The Drive", "Coombe Court", "Stone Bath", "Robin Hill Cottage", "Holy Cross Convent School", "Lodge" to "Holy Cross Convent School", "Hampton Springs", Driveway (only) to "Wolsey Spring".
2. Properties on the north side of George Road between "Four Acres" and "White Rose Cottage" including properties currently known as:- "White Rose Cottage", "Claremont", "Stun Wood", "Penhurst", "The Lodge" to "Four Acres Garage Cottage", "The Lodge" to "Four Acres", "Four Acres".
3. All properties in Stoke Road including properties currently known as "Penhurst", "Hurst House", "Long House", "The Cottage Corner Croft", "Corner Croft", "Rose Loes" and "Stoke".
4. The Drive (fronting George Road).
5. Properties on the west side of Renfrew Road between "Camelot" and "Coombe Cottage" including properties currently known as:- "Camelot", "Penlee", "Meadowside", "Coombe Priory", "The Red House", "Coombe Wood", "Reepham", "Mendip Cottage", "Coombe Cottage".
6. Properties on the east side of Kingston Hill including "Tankerville Cottage", "Tansville", "Henleighs" and "Pen Lodge".
7. Properties in Ravenswood Court including Nos:- 1 ("The Coach House"), 2 ("The Lodge"), 3, 4, 5, 6, 11 ("South House"), 12 ("Ravenswood House"), 14, 15 and 16.
8. Properties on the south side of Warren Road between the junction with Kingston Hill and "Coombe Wood Golf Course" including properties currently known as:- "Warren Cottage", "Fare Lodge", "Faulsen", and a 5 metre strip of land fronting the highway at "Coombe Oaks".
9. Properties on the north east side of Warren Road between the junctions with Kingston Hill and Warren Park including properties currently known as:- "Warren Lodge", a 5 metre strip of land fronting the highway at "Vincent House" and "Page's Place", "Warren House", "East Lawns", "West Lawns", "The Pavilion", "The Lodge" and "High Pines".

M. W. GILKS
Director of Development

Guildhall
Kingston upon Thames



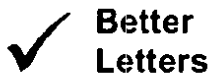
CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

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



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

My Ref. KLL/D.A.17
Your Ref:
Enquiries to: Karen Liddell

13 Feb

January, 1990

Mr P Tew
Department of the Environment
Greater London Regional Office
Millbank Tower
21-24 Millbank
London SW1P 4QU

G Liddell
Kingston upon Thames
Surrey KT1 1EU

Direct Line: 01 547 4706
FAX 01 549 2829

Dear Mr Tew

TOWN AND COUNTRY PLANNING ACT 1971
TOWN AND COUNTRY AMENITIES ACT 1974, SECTION 277
DESIGNATION OF CONSERVATION AREAS

I hereby give notice that on 24 January 1990 the Council designated the
Coombe Wood Conservation Area, Kingston, under Section 277(b) of the
Town and Country Planning Act 1971, as amended by the Town and Country
Amenities Act 1974.

I enclose copies of the map, and of the notice which appeared in the
Surrey Comet on 2 February 1990.

Yours sincerely

KLL

for Director of Development

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



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

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



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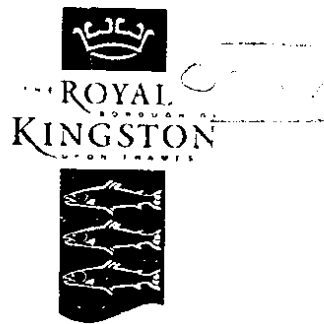
We try to use plain English without jargon. If this letter is not clear, please post it to: FREEPOST RBK BETTER LETTERS. Don't forget to send your name and address so we can contact you. Or, you can phone our help line on 020 8547 5177.

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

My Ref: KLL/C.A.17
Your Ref:
Enquiries to: Karen Liddell

26th January, 1990

Mr Brian Hennessy
Research and Development Section
Historic Buildings and Monuments Commission
25 Saville Row
London W1X 2BT



Guildhall
Kingston upon Thames
Surrey KT1 1EU

Direct Line: 01 547 4706
FAX 01 549 2889

Dear Mr Hennessy

SECTION 277(B) TOWN AND COUNTRY PLANNING ACT 1971
NOTIFICATION OF THE DESIGNATION OF THE COOMBE WOOD
CONSERVATION AREA, KINGSTON

I hereby give notice as required by Section 277(b) of the Town and Country Planning Act, 1971, that the area shown on the attached plan was designated as the Coombe Wood Conservation Area on 24 January 1990 by the Development Committee of the Borough Council.

Yours sincerely

Director of Development
ll

All communications to be addressed to Director of Development (Planning)
quoting reference above
0051g/41



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

Other Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

- **Notice to Owners/Occupiers**



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

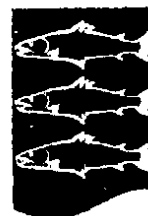
My Ref: KLL/C.A.
Your Ref:
Enquiries to: Karen Liddell

November, 1989

The Owner/Occupier
If you are not the owner of this property,
please pass this letter on to the owner.
Further numbers can be made available
by calling the number opposite.



ROYAL
KINGSTON



Guildhall
Kingston upon Thames
Surrey KT1 1EU

Direct Line: 01 547 4706
FAX 01 549 2889

Dear Sir/Madam

PROPOSED DESIGNATION OF THE COOMBE WOOD CONSERVATION AREA, KINGSTON

On the 18th October 1989 the Development Committee of the Council considered a report which proposed the designation of a new conservation area based on properties located in George Road, Stoke Road, Renfrew Road, Kingston Hill, and Warren Road, to be known as the Coombe Wood Conservation Area. The suggested boundary of the proposed Conservation area is shown on the attached plan 89/160/B. This letter is to give you some background information on the proposal and to seek your support in order that the Development Committee can make a final decision on the proposal. Please complete the attached form and return it in the pre-paid envelope by 1st December 1989. The following information may assist you in formulating your views.

Architectural and Historical Background to the Area

The Coombe Estate was for centuries arable and wooded land until it was inherited by George, the second Duke of Cambridge in 1850. This was the start of a period of change for this part of Coombe as the Duke began leasing out land for building. One of the first to recognise the potential of building on this rural site was John Galsworthy, the father of the author, by the same name, of the Forsyth Saga and other notable books. He bought 93 acres on the south side of George Road and proceeded to build three fine mansions. In 1867 he completed his first family home, "Coombe Court", which was sadly demolished in 1931. The lodge house, now called "Robin Hill", and the complete boundary wall are still preserved. By 1874 his next mansion, now called "Coombe Ridge House" and occupied by the Holy Cross Convent School, was built and by 1884 his last house "Coombe Croft" was completed, and is currently occupied by the Rokeby School. These two buildings are fine examples of mansions in the Victorian Gothic style.

continued

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

Other notable properties in the proposed conservation area include "Warren House" on the north side on Warren Road built in 1865, another fine example of a Victorian purpose built country house. The land behind the new apartment blocks contains the famous "Japanese Water Garden" laid out in 1863 by James Veitch, the noted horticulturist, as part of his Coombe Wood Nursery to the north of "Warren House". A series of lakes, linked by a stream fed from one of Coombe's underground springs are set within a mature landscape of rare trees, shrubs and Japanese style bridges, summerhouses and sculptures.

Several other buildings in the proposed area also reflect the style of the first phase of development. These include "Fairlawn", a late Victorian mansion and its lodges, and "Warren Cottage" and "Warren Lodge" from the mid nineteenth century, all situated in Warren Road; "Ballard Coombe", occupied by Marymount International School, "Four Acres" and "Hampton Spring", three early twentieth century country houses in George Road; and "Tankerville", "Henleighs" and "Ravenswood", three substantial detached period dwellings on Kingston Hill. The smaller scale developments in Stokes Road and Renfrew Road are early twentieth century individual architect designed dwellings in the Domestic Revival style.

These developments are set within cohesive streetscenes which are characterised by strong boundary enclosures and mature landscaping within the private plots and a rustic style highway comprising hoggin footpaths, random kerbstones and an abundance of natural vegetation. These streets form complementary soft edges to the attractive mature landscape of the upper section of the Coombe Wood Golf Course.

The Reasons for the Proposed Conservation Area

It is considered that the proposed conservation area is an area of special architectural and historic interest, the character and appearance of which it is desirable to preserve and enhance for the following reasons:-

- i) The layout and style of buildings preserved from the Victorian and Edwardian period are important indications of the historical development of Coombe as a high-class residential area;
- ii) The character and high quality of the landscaping and streetscene features produces a unique rural atmosphere;
- iii) The contribution of the Coombe Wood Golf Course and the nature of the topography upon the slopes of Kingston Hill provides unusually interesting long distance views into and out of the area;
- iv) This part of the Borough has extensive areas of open land which if developed in an uncontrolled manner could significantly change the character of the area.

The Implications of Conservation Area Designation

The designation of your neighbourhood as a conservation area would place certain obligations on the Council as Local Planning Authority. These would be the same as for other existing conservation areas, and in summary consist of the following:-

continued

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

Furthermore, the designation of the locality as a conservation area would place certain restrictions, (the Statutory Controls), on the owners of property in the area. These would be the same as those operated in other existing conservation areas and would be as follows:-

- i) with exceptions, anyone proposing to demolish an unlisted building in the conservation area would have to first apply to the Council for Conservation Area Consent. This does not mean that buildings could not be demolished, but it would provide a check to ensure that those which contribute positively to the character of the conservation area would not be lost without justification;
- ii) with exceptions, anyone proposing to do work on trees in the conservation area, which are not already protected by a Tree Preservation Order, would have to give the Council six weeks' notice of their intention before the work is carried out in order that the desirability of retaining the tree could be assessed. This notification procedure does not apply to fruit trees, dead, dying or dangerous trees, nor to any tree with a diameter of less than 75mm;
- iii) the permitted development rights for works within the curtilage of a single family dwelling would be slightly different to those in other areas. As is the norm, it is necessary to seek a determination as to whether planning permission is required when proposing works. The controls are more restrictive for works involving the enlargement of a house, any alteration to the roof, the erection of a building which is not attached to a dwelling, and the cladding of any part of the exterior of a building;
- iv) the permitted development rights for works within the curtilage of a building used for any use other than a single family dwelling house, (ie flats, shops, commercial and industrial uses) would be the same as those in other areas outside conservation areas except that the installation of a satellite dish requires permission, and furthermore the controls are more restrictive for works involving the enlargement or alteration of industrial or warehouse premises.

continued

The Public Consultation Exercise

As a resident or owner of property within the proposed conservation area, you are invited to send me your comments on this proposal. The attached form and pre-paid envelope has been prepared for your convenience and I would urge you to return it by 1st December 1989. A larger scale plan of the area proposed for designation as the Coombe Wood Conservation Area, and photographs illustrating some of the architectural and townscape features which designation seeks to safeguard, will be on display in the reception area to the Development Department (Planning), 2nd Floor, Guildhall II, Kingston upon Thames, between the hours of 9 am to 5 pm, Mondays to Fridays. Once the consultation exercise has been completed, the results will be reported to the Development Committee for a decision as to whether the neighbourhood should be designated as a conservation area.

You are invited to contact Karen Liddell on 01 547 4706 should you wish to discuss the proposal further. The Council has limited records on the history of individual properties, including the dates and architects, and would appreciate any additional information that can be supplied by property owners and in selected instances would welcome the opportunity to view properties in more detail. I look forward to receiving your reply.

Yours faithfully



Director of Development



CONSERVATION AREAS DESIGNATION DOCUMENTS

COOMBE WOOD

- **Schedule of Addresses**



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**COOMBE WOOD CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
GEORGE ROAD			
WHITE ROSE COTTAGE	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NR
BRUINWOOD	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NU
SUNDANCE HOUSE	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NU
PENSHURST COTTAGE	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7PE
COOMBE WALLS	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7PE
GARAGE COTTAGE FOUR ACRES	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7PB
FOUR ACRES	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7PD
MARYMOUNT INTERNATIONAL SCHOOL	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NU
ROKEBY SCHOOL	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7PB
COOMBE CREST	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NU
STONE GARTH	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NU
ROBIN HILL COTTAGE	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NU
COOMBE RIDGE HOUSE	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NU
HAMPTON SPRING	GEORGE ROAD	KINGSTON UPON THAMES	KT2 7NU
KINGSTON HILL			
TANKERVILLE	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JH
TANKERVILLE COTTAGE	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JH
HENLEIGHS	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JH
1 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
2 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
3 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
4 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
5 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
6 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
11 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
12 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
14 RAVENSWOOD COURT	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JL
PEN LODGE	KINGSTON HILL	KINGSTON UPON THAMES	KT2 7JP
RENFREW ROAD			
CLAREMONT HOUSE	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
CAMELOT	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
PENLEE	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
MEADOWSIDE	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
COOMBE PRIORS	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
RED HOUSE	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
COOMBE WOOD	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
REEPHAM	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
MENDIP COTTAGE	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
COOMBE COTTAGE	RENFREW ROAD	KINGSTON UPON THAMES	KT2 7NT
STOKE ROAD			
CORNER CROFT	STOKE ROAD	KINGSTON UPON THAMES	KT2 7NX
CORNER CROFT COTTAGE	STOKE ROAD	KINGSTON UPON THAMES	KT2 7NX
ROSELEAS	STOKE ROAD	KINGSTON UPON THAMES	KT2 7NX
STOKE HOUSE	STOKE ROAD	KINGSTON UPON THAMES	KT2 7NX
LONG HOUSE	STOKE ROAD	KINGSTON UPON THAMES	KT2 7NX
HURSTON HOUSE	STOKE ROAD	KINGSTON UPON THAMES	KT2 7NX
PENSHURST	STOKE ROAD	KINGSTON UPON THAMES	KT2 7NX
PENSHURST COTTAGE	STOKE ROAD	KINGSTON UPON THAMES	KT2 7NX
	1 THE DRIVE	KINGSTON UPON THAMES	KT2 7NY

WARREN ROAD			
WARREN COTTAGE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
FARE LODGE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
SHERWOOD	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
CONJURY NOOK	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
THE PAVILLION	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
FLAT 1 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
FLAT 2 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
FLAT 3 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
FLAT 4 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
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FLAT 32 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
FLAT 33 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
FLAT 34 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
FLAT 35 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
FLAT 36 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
FLAT 37 THE WATER GARDENS	WARREN ROAD	KINGSTON UPON THAMES	KT2 7LF
WARREN HOUSE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
GARDENERS COTTAGE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
WARREN HOUSE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
FLAT 1 WARREN LODGE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
FLAT 2 WARREN LODGE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
FLAT 3 WARREN LODGE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
FLAT 4 WARREN LODGE	WARREN ROAD	KINGSTON UPON THAMES	KT2 7HY
HIGH PINE	WARREN PARK	KINGSTON UPON THAMES	KT2 7HY