



CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Original Proposal To Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Committee Report March 1969**
(minutes not available)



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Alford 82,
Radclyffe

BACKGROUND TO CONSERVATION

The Civic Amenities Act, 1967 which came into force on 27th August 1967, requires Local Planning Authorities to designate Conservation Areas - areas which are of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance and this designation is intended to be the main spring of planning policy in the area, not a by-product of the planning process. Urban conservation will involve the continuous and active participation of local authorities with owners, traders and civic societies. One of the aims of the Town and Country Planning Act, 1968, and the Steffington Committee, the greater involvement of the public in the planning process, will thus be implemented.

Certain areas, whilst they may not have outstanding character in the same degree as the historic areas of the country, nevertheless have aspects which are worthy of conservation. They add flavour and distinction to the Royal Borough and help to give various parts of it identity, as well as providing a welcome relief from the sea of surrounding suburbia.

THE CONSERVATION AREA

St. Andrew's Square is the only example in the Borough of grand manner square development. Three sides of the square are lined almost completely with closely knit, high density, Victorian terraces of yellow and red brick, with a small group of Georgian buildings in the southern corner. Within this group is Hampton Grove, a terrace of four: the Borough Planning Officer is considering recommending the Minister of Housing and Local Government that they be up graded to the List of Buildings of Architectural or Historic Interest. The south-east corner of the square is dominated by St. Andrew's Church, which is also being recommended for inclusion. It was designed by Sir Arthur Kemfield in 1671. The Church set the pattern for the imposing terraces round the square itself as they were built in the same yellow and red brick. It has an almost separate N. tower and the windows have stained glass by Lavers and Westlake.

The buildings on the south-west and south-east sides of the square are in a run down condition and are on a smaller scale than those on the north-east side. However, with careful improvements the apparent continuity and homogeneity of the square can be maintained. The refurbishing which has been carried out recently on the north-east side shows what can be achieved. Additions or alterations to the fronts of the buildings and the application of colour wash or rendering to the brickwork could be controlled by an Article 4 Direction. The Borough Planning Officer will recommend that such a Direction be made after the conservation area has been designated. Fortunately, only one building has been colour-rendered so far. With an overall agreed scheme and expert advice, the whole square could be rehabilitated, so that it again presents a rich display of Victorian architecture grouped round an elegant square. This would conserve for Surbiton an essential feature of its short past which is all too quickly disappearing.

The gardens, open to residents facing the square on payment of an annual fee, could also be improved, by the systematic replanting of trees and shrubs which would ensure continuity of appearance and then by the replacement of railings which were removed in a salvage campaign during the first world war.

English Architecture has always been at its best when created by a communal effort, such as in squares and terraces, and whilst this principally applies to the Georgian period, it can also be ascribed to the best of the Victorian era. It would, therefore, be a great loss both to Surbiton and the Borough if this good example of Victorian development were allowed to decay and disappear.

The designated area proposed is bounded by the backs of the properties fronting St. Andrew's Square and 10-42 Maple Road, together with St. Andrew's Church.

COMMENT:

With regard to points 1 and 2, the possibilities are being investigated with the St. Andrew's Square Gardens Association and a report will be submitted at a later date.

Point 3 and the other remarks, are fully supported and efforts will be made to obtain the co-operation of the residents.

Members will recall that consideration of the application for detailed consent was deferred on "Malvarosa", St. Andrew's Square, in order to secure a building of the right scale in relationship to the Gardens.

Various local bodies were also consulted and their views are set out below:

1. KINGSTON UPON THAMES CHAPTER OF ARCHITECTS

St. Andrew's Square - we are in agreement with the proposed area and its provisions, as long as it is extended to include the western corner so that control is effected, which would allow the opportunity for any future development to be influenced to enhance the Square. At present the Square is spoiled by this very weak corner and it is felt that the Planning Officer should have the power to rectify the situation in the long term.

COMMENT

A valid point for long term control and it is recommended that the proposed Area be amended as indicated on the plan displayed.

2. KINGSTON UPON THAMES SOCIETY

They are in agreement with the Area generally but suggest that the western corner of the St. Andrew's Square be included to ensure future control of this site and to preserve continuity in replanning the Square when the opportunity arises.

COMMENT

See reply to the Chapter of Architects on this point.

3. ST. ANDREW'S SQUARE GARDENS ASSOCIATION

Unanimously in favour of the Conservation Area. However, they expressed concern at the lack of interest of many of the residents in the Square in the maintenance and financing of the Gardens and suggested that a more effective and permanent organisation for their upkeep be found for the benefit of all.

COMMENT

With regard to the opening up of the Gardens for public use, as stated above, a report will be submitted at a later date on the possibilities.

RECOMMENDATION: that

1. the Area shown on drawing SF/69/74a (amended Area) be adopted for formal consultation with the Greater London Council under Section 1 of the Civic Amenities Act, 1967.

(continued)

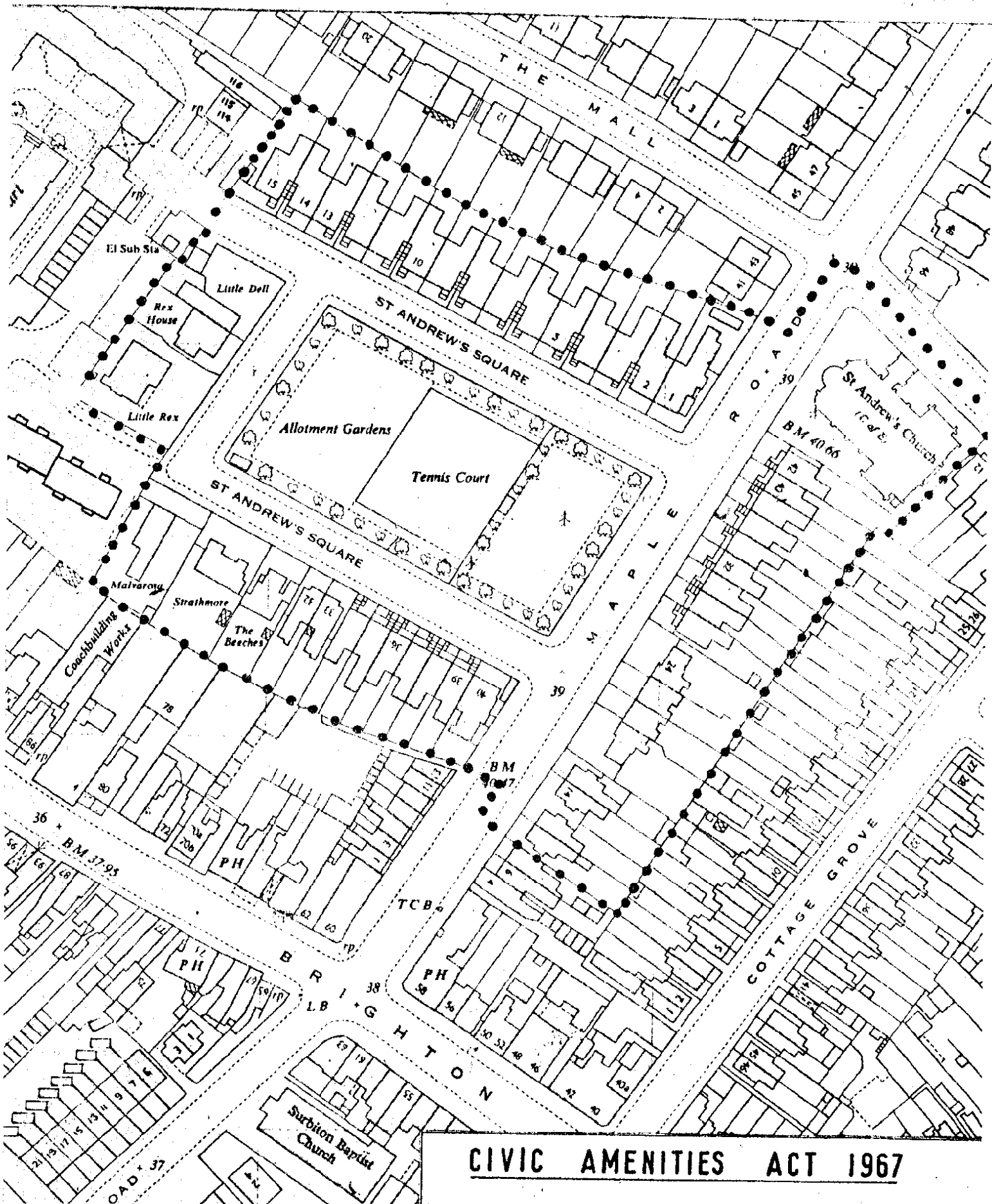
2. On completion of this statutory consultation the Council advertise the designation and notify the Minister in the manner prescribed in Section 1(4) of the Civic Amenities Act, 1967.
3. The General Conservation objectives set out below be adopted:
 - (a) That Tree Preservation Orders be made wherever necessary.
 - (b) That where necessary an Article 4 Direction be made under The General Development Order, 1963, and submitted to the Minister of Housing and Local Government.
 - (c) That permission in outline for development be not normally given in the Area.
 - (d) That all new buildings or additions within the Area make a positive contribution to design in the Area.

K. M. BKER.

Borough Planning Officer

ROYAL BOROUGH of KINGSTON upon THAMES

CONSERVATION AREA NO 3



CIVIC AMENITIES ACT 1967



CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Original Decision to Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Planning Committee Report**
March 1971
(and minutes)



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3. CIVIC AMENITIES ACT, 1967 - CONSERVATION AREAS NOS. 1, 2 & 3

To report the observations received from the Greater London Council following the formal consultations on these three Conservation Areas.

No. 1 (Kingston Old Town)

The Greater London Council welcomed the proposal to designate central Kingston as a Conservation Area but asks that consideration be given to the inclusion of the riverside length of the Queens Promenade. Subject to the views of the London Borough of Richmond upon Thames on any such amendment, therefore, this Council considers that the statutory consultations have been completed and agrees that the designation be advertised.

This Council also expresses its wish to be involved in, and to contribute towards the formulation and implementation of policies for the area."

The Borough Architect and Borough Engineer and Surveyor have been consulted and the following observation has been received on the suggestion: "the land is in the Corporation's ownership, who will do everything possible to maintain its attractiveness".

It is therefore RECOMMENDED that the original area be designated, as no useful purpose would be served by extending the area.

No. 2 (St. Andrew's Square, Surbiton)

The Greater London Council considers that the boundaries shown constitute a satisfactory designation and that statutory consultations having been completed, the designation should be advertised.

The Council expressed a wish to be involved in, and to contribute to, policies for the conservation and enhancement of the area.

No. 3 (Old Malden (a) and (b))

The Greater London Council's views are the same as those expressed on Conservation Area No. 2.

RECOMMENDED that the designation of these three areas, as originally submitted, be advertised and the owners and occupiers of the premises concerned be informed of the Council's action.

2729. CIVIC AMENITIES ACT, 1967 - CONSERVATION AREAS NOS.1, 2 AND 3 (MINUTES NOS.1050(a)/10/68 AND 2291/4/70)

The Borough Planning Officer reported that the formal consultations had been completed on the three proposed conservation areas.

The Greater London Council welcomed the proposal to designate an area centred on Market Place, Kingston upon Thames, as a conservation area. However, that authority had asked that consideration be given to the inclusion of the riverside length of Queens Promenade.

The Greater London Council considered that the boundaries of the other two proposed conservation areas were satisfactory.

RECOMMENDED that (i) as the land is in the ownership of the Council who will do everything possible to maintain its attractiveness, no useful purpose would be served by extending the proposed conservation area to include Queens Promenade; (ii) the three areas originally proposed, namely No.1 (Kingston Old Town), No.2 (St. Andrews Square, Surbiton) and No.3 (Old Malden (a) and (b)), as shown respectively on Plans Nos.BP/68/29, BP/69/74(a) and BP/69/73(a), be designated as Conservation Areas for the purposes of Part I of the Civic Amenities Act, 1967; and (iii) the Town Clerk be authorised to take such steps as are necessary to comply with the requirements of the Act for the designation of these areas.

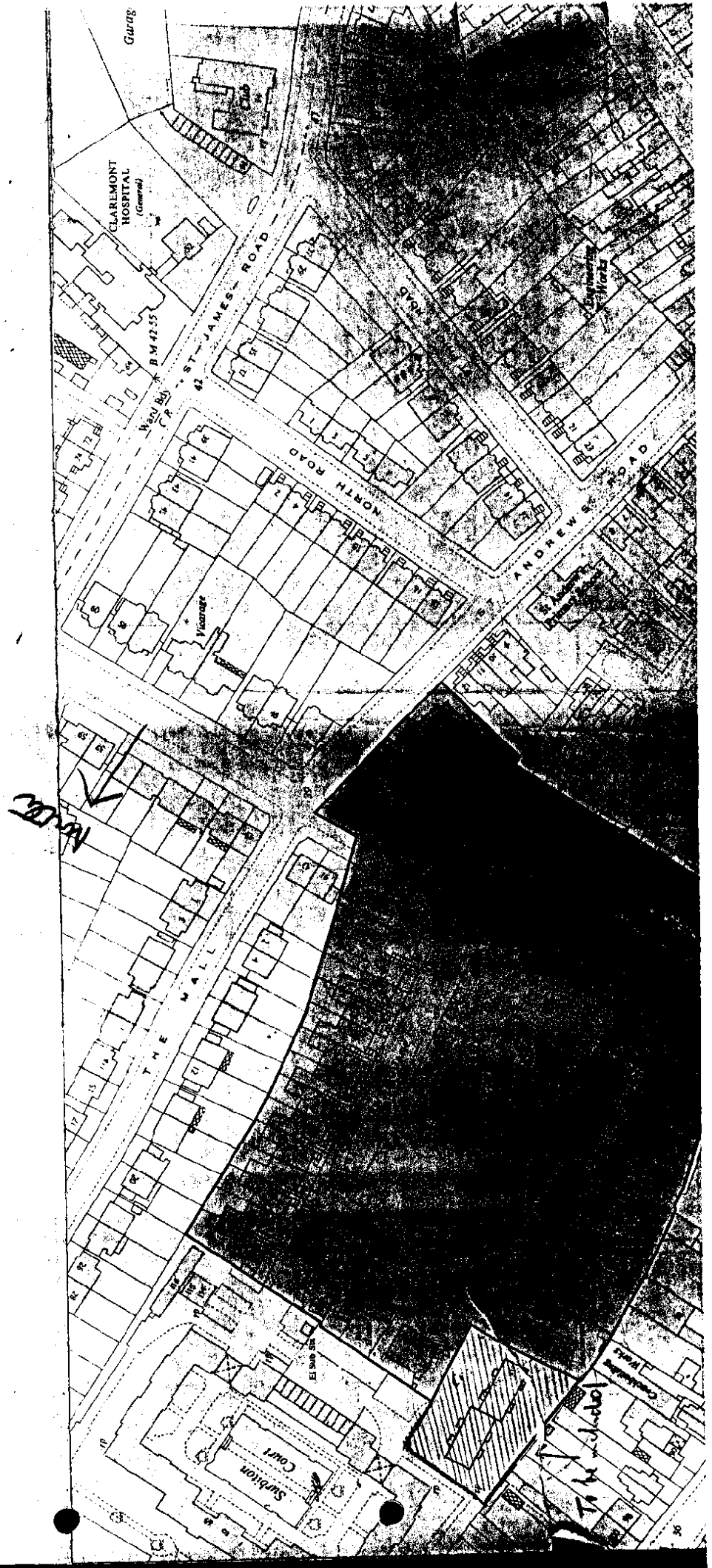
Although this area was not surveyed
number it must be BP/09/74ca)
used for designation purposes.
MSTHgg:ms. 27/11/1925

CONSERVATION AREA NO 3

St. ANDREW'S SQUARE

Taken from file at position of
correspondence dated June/July
1969. The (a) must refer to be
shaded section

However see
Press Notice
incl. "4-4-2" (Maple)



The Civic Amenities Act, 1967 which came into force on 27th August 1967, requires Local Planning Authorities to designate Conservation Areas - areas which are of Special Architectural or Historic Interest, the character or appearance of which it is desirable to preserve or enhance and this designation is intended to be the main spring of planning policy in the area, not a by-product of the planning process. Urban conservation will involve the continuous and active participation of local authorities with owners, traders and civic societies. One of the aims of the Town and Country Planning Act, 1968, and the Steffington Committee, the greater involvement of the public in the planning process, will thus be implemented.

Certain areas, whilst they may not have outstanding character in the same degree as the historic towns of the country, nevertheless have aspects which are worthy of conservation. They add character and distinction to the Royal Borough and help to give it various parts of its identity, as well as providing a welcome relief from the sea of surrounding suburbs.

THE CONSERVATION AREA

St Andrew's Square is the only example in the Borough of grand manner square development. Three sides of the square are lined almost completely with closely built, high density, Victorian terraces of yellow and red brick, with a small group of Georgian buildings in the southern corner. Within this group is Hampton Grove, a terrace of four: the Borough Planning Officer, in considering recommending the Minister of Housing and Local Government that they be included in the list of Buildings of Architectural or Historic Interest. The south-east corner of the square is dominated by St Andrew's Church, which is also being recommended for inclusion. It was designed by Sir Arthur Kempe in 1871. The Church set the pattern for the imposing terraces round the square itself as they were built in the same yellow and red brick. It has an almost perfect square tower and the windows have stained glass by Lavers and Westlake.

The buildings on the south-west and south-east sides of the square are in a poor condition and are on a smaller scale than those on the north-east side. However, with careful improvements the apparent continuity and homogeneity of the square can be maintained. The work which has been carried out recently on the north-east side shows what can be achieved. Modifications to the terraces of the buildings and the applications for alterations relating to the brickwork could be controlled by an Advisory Direction. The Borough Planning Officer will recommend that such a direction be made with the conservation area as a condition. Fortunately, only one building has been shown considered so far. With an agreed scheme and expert advice, the whole square could be rehabilitated so that it presents a high display of Victorian architecture grouped round an elegant square. This is a complete and essential part of the square past which all too quickly the eye is drawn to the streets open to the elements facing the square. The removal of an annual tree, could be followed by the systematic replanting of trees and shrubs which would ensure a timely replacement and then the replacement of railings which were removed in a similar manner during the first world war.

St Andrew's Square has always been at its best when created by a communal effort and the same spirit must be maintained. Whilst this principle applies to the conservation area, it can also be applied to the best of the Victorian era. It would, therefore, be a transaction both to the Borough and the Borough if this good example of Victorian development were allowed to remain in its original state.

The Conservation Area proposed is bounded by the backs of the properties facing St Andrew's Square and 10-12 Maple Road, together with St Andrew's Church.

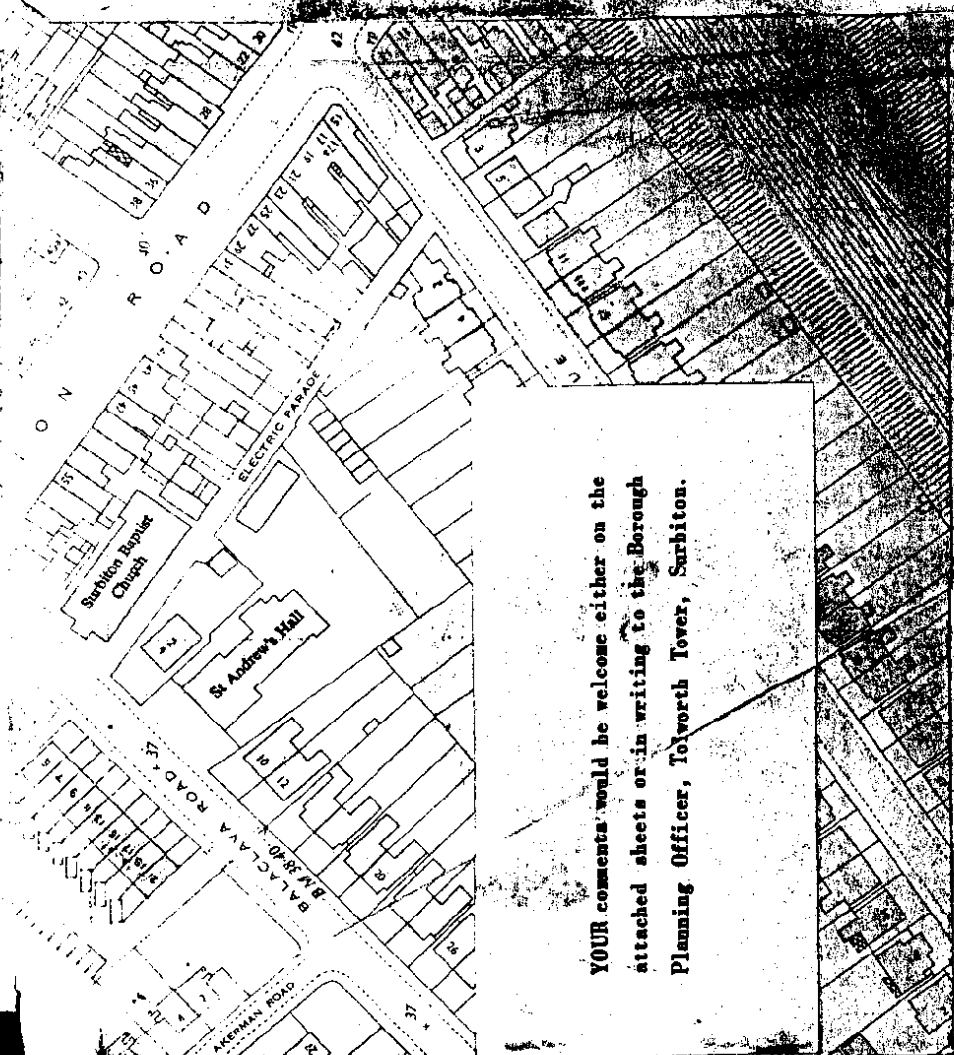
YOUR comments would be welcome either on the attached sheets or in writing to the Borough Planning Officer, Tolworth Tower, Surbiton.

ROYAL BOROUGH OF KINGSTON UPON THAMES

CIVIC AMENITIES ACT 1967

CONSERVATION AREA

Buildings suggested to Minister for inclusion in Grade II List





CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Statutory Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **London Gazette Notice**
(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Local Paper/Surrey Comet Notice**



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Surrey Council

1st May 1971

ROYAL BOROUGH OF KINGSTON UPON THAMES
DESIGNATION OF CONSERVATION AREAS

NOTICE is hereby given that the Council of the Royal Borough of Kingston upon Thames as local planning authority under the provisions of the London Government Act, 1963, has designated certain areas of the Borough as "Conservation Areas" under section 1 of the Civic Amenities Act, 1967. The object of such designation is to preserve the character or appearance of areas of special architectural or historic interest and to stimulate and encourage measures to improve the environment.

The areas designated are described in the Schedule hereto. Plans showing the areas are available for public inspection at the office of the Borough Planning Officer, Tolworth Tower, Surbiton, during normal office hours (9.0 a.m. to 5.0 p.m.) on any weekday (Monday to Friday inclusive).

Dated this 27th day of April, 1971.

J. NOEL MARTIN,
Town Clerk.

Guildhall,
Kingston upon Thames.

SCHEDULE

1. Kingston Old Town (1971)

The area is bounded by and includes:—

- 1-5 (odd) Clarence Street
- 35 and 37 Thames Street
- The south side of Horsefair between Thames Street and Wood Street
- The west side of Wood Street between Horsefair and Clarence Street
- 4-8 (even) Clarence Street
- 20 and 22 Church Street
- The Memorial Gardens and 40-48 Union Street, including the Baptist Church
- The Old Crown Public House (2, Church Street)
- 1-9 (odd) Union Street
- The west side of St. James Road between Eden Street and Kingston Hall Road
- The north side of Kingston Hall Road
- The west side of The Bottoms between Kingston Hall Road and South Lane
- The west side of South Lane

2. Old Malden (1971)

A. The area is bounded by and includes:—

- 1 and 3 Manor Farm Cottages, Church Road
- Manor Farm, Church Road
- 102, Church Road
- The south-west boundary of 81, Church Road
- The rear boundary of 71-81, Church Road
- The rear boundary of 79-171, The Manor Drive
- The north-west boundary of 98 and 141-145, Highdown
- The Borough boundary from Highdown to the Hogsmill River
- The fence line on the south-west boundary of the field to the south-west of the Hogsmill River, continuing up to the river
- The footpath to the south-west of the Hogsmill River northwards to the railway
- The southern embankment of the railway between the above-mentioned footpath and the western boundary of Malden homes, Percy Gardens
- The western and southern boundaries of Malden Homes, Percy Gardens

B. The area is bounded by and includes:—

- The north-eastern frontage of Malden Road between 352 and 378
- The north-western boundary of 375, Kingston Road and 12, the Glebe
- The north side of The Glebe between 14 and 36
- The western side of 36, The Glebe
- 4-30, Church Road

3. St. Andrew's Square, Surbiton (1971)

The area is bounded by and includes:—

- 4-42 (even) Maple Road
- St. Andrew's Church, St. Andrew's Road
- 1-5 (odd) St. Andrew's Square
- "Little Dell", "Rex House", "Little Rex", St. Andrew's Square
- 90-113, Surbiton Court, St. Andrew's Square
- "Malvern", "Strathmore", "The Beaches", St. Andrew's Square
- 32-40 (odd) St. Andrew's Square

30th April 1971

Borough News
30th April 1971

B. The area is bounded by the following sides:—
The north-eastern side by Golden Road between 352 and 378
The north-western side by 375 Kingston Road
The south side by [redacted] between 14 and 36
The southern side by [redacted] Glebe
[redacted] Church Road

3. St. Andrew's Square, Stratton (1971)

The area is bounded by and includes:—

- 1-57 (even) Maple Road
- St. Andrew's Church, St. Andrew's Road
- 1-15 (odd) St. Andrew's Square
- "Little Hall," "Rex House," "Little Rex," St. Andrew's Square
- 90-115 Stratton Court, St. Andrew's Square
- "Malrose," "Strathmore," "The Beeches," St. Andrew's Square
- 32-40 [redacted] St. Andrew's Square

CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

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

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

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

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Other Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

First Proposal To Extend or Vary The Area



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Planning and Development Control
Committee Report
14th May 1987
(minutes not available)**



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PLANNING & DEVELOPMENT CONTROL COMMITTEE14 MAY 1987DESIGNATION 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

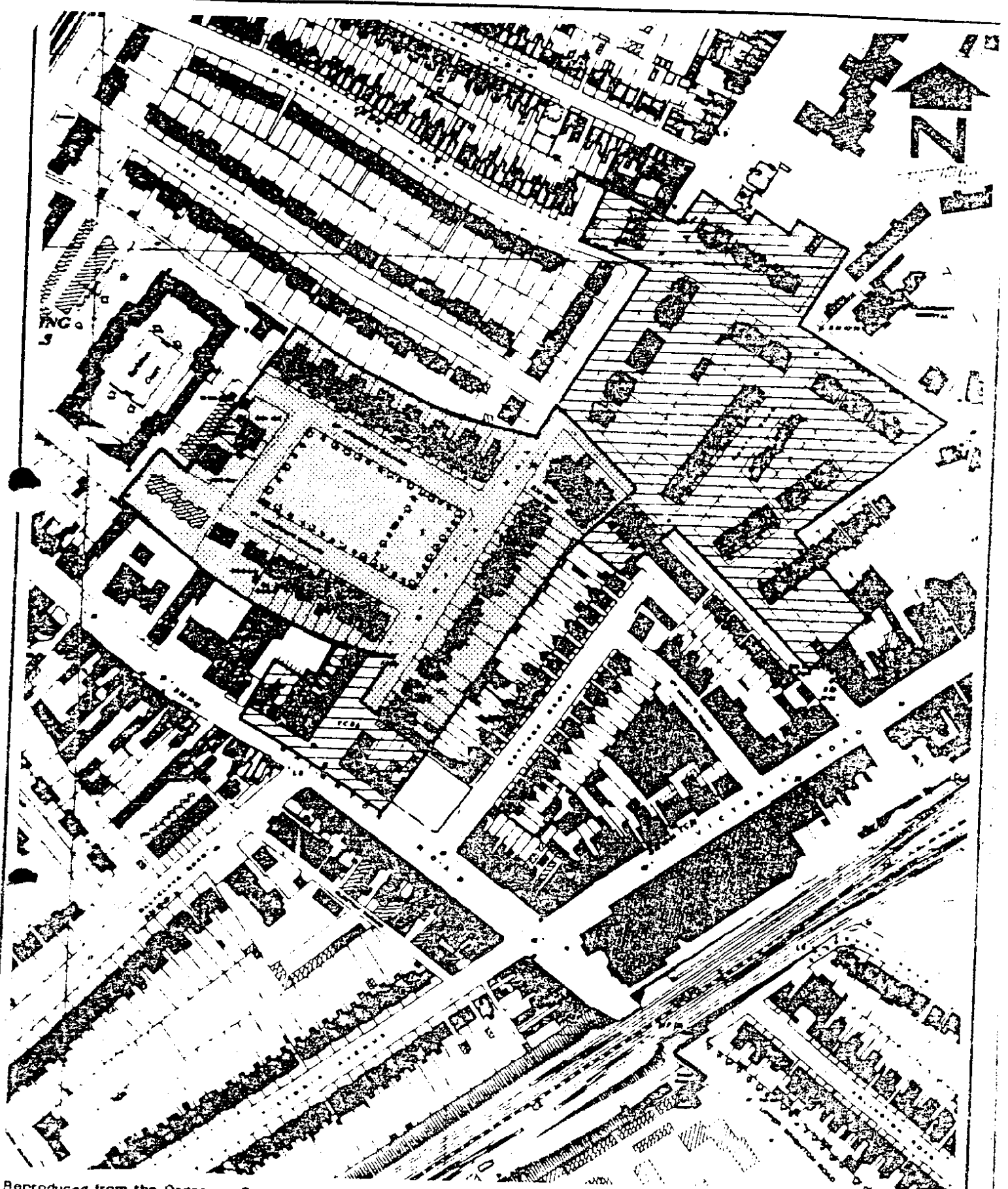
20. It is RECOMMENDED that:-

(i) 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.





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

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

ROYAL BOROUGH OF
 KINGSTON UPON THAMES 
 M.W.GILKS BA(Hons)MSocScMRTP1
 DIRECTOR OF PLANNING
 GUILDHALL KINGSTON
 SURREY KT1 1EU
 TEL: 01-546-2121

**PROPOSED EXTENSION TO THE EXISTING
 ST ANDREW'S SQUARE CONSERVATION AREA SURBITON**

-  EXISTING DESIGNATED AREA
-  PROPOSED ADDITIONS TO DESIGNATED AREA

DATE: MAY.1987	SCALE: 1/2500	REF: AD/TAM	DWG No: B 70.2.87
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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

First Decision To Extend or Vary The Area



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

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



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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

ST. ANDREWS' SQUARE

First Decision To Extend or Vary The Area



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

First Decision To Extend or Vary The Area



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PLANNING AND DEVELOPMENT CONTROL COMMITTEE

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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

First Decision To Extend or Vary The Area



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PLANNING AND DEVELOPMENT CONTROL COMMITTEE

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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Statutory Designation Documents For First Extension/Variation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- London Gazette Notice

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Local Paper/Surrey Comet Notice**



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LEGAL NOTICES

KINGSTON UPON THAMES ROYAL BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1971, SECTION 277
(AS AMENDED)
EXTENSION TO THE ST. ANDREW'S SQUARE
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 herein after mentioned and defined 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, 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 connection therewith, taken into account in determining the application.

SCHEDULE

The extended St. Andrew's Square Conservation Area now comprises an area which includes the following properties:-

- Brighton Road (north side) - Nos. 20-26
- Maple Road (east side) - Nos. 4-6 including Osprey Court.
- Maple Road (west side) - Nos. 1-13 and 15, 21-25
- North Road (east side) - Nos. 2-18
- North Road (west side) - Nos. 1-7
- St. Andrew's Road (south side) - Nos. 5, 10, 11, 12 including St. Andrew's Church.
- St. Andrew's Square - Nos. 1-16 and Nos. 22-40 including Little Dell, Rex House, Little Rex.
- Seaborn Court - Nos. 99-113, Marlborough, Strathmore and The Beeches.
- St. James' Road (north side) - Nos. 72-82
- St. James' Road (south side) - Nos. 27-45
- St. Philip's Road (east side) - Nos. 2-16
- St. Philip's Road (west side) - Nos. 1-23

M. De VRIES
Borough Solicitor

Guildhall
Kingston upon Thames KT1 1BU



CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

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



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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

ST. ANDREWS' SQUARE

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



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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

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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Other Designation Documents For First Extension/Variation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Further Proposals To Extend or Vary The Area



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Development Committee Report**
19th June 1991
(minutes not available)



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DEVELOPMENT COMMITTEE

19 JUNE 1991

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

REPORT BY DIRECTOR OF DEVELOPMENT

PURPOSE

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 give 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

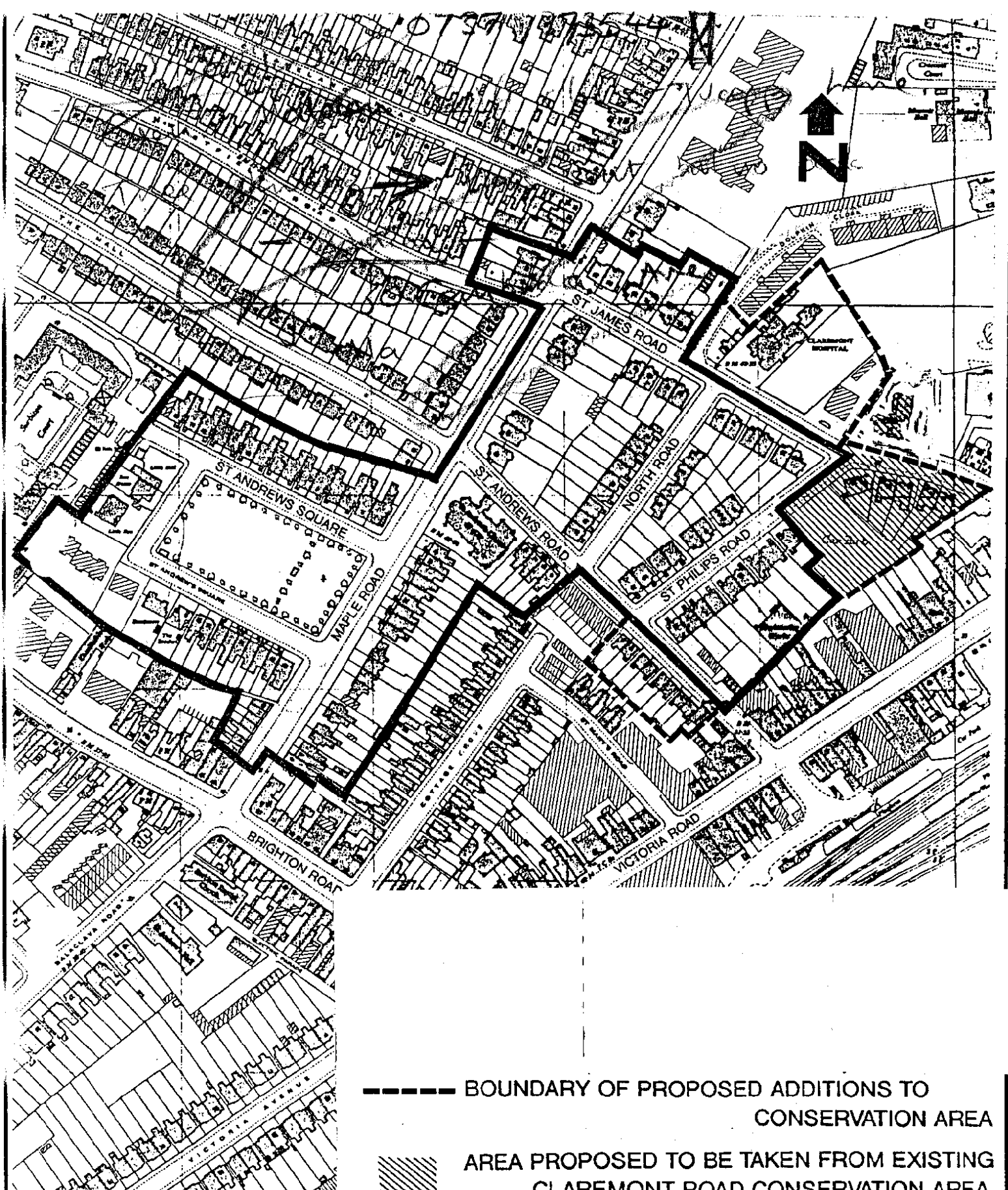
15. It is RECOMMENDED that:
- (i) the boundary of the proposed Surbiton Town Centre Conservation Area as shown on plan 91/087/B to include parts of the existing Victoria Avenue, Claremont Road and St Andrews Square Conservation Areas, and additional properties Nos 18-48 Brighton Road, 32-48 Victoria 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
Surbiton Conservation Areas Advisory Committee - minutes of meetings held on 17/04/91 & 27/02/91
S Woods dated 08/05/91
RE Dew dated 09/05/91
Paul Garrett Ltd dated 08/05/91
Dr K Shotliff dated 08/05/91
Futura Design dated 09/05/91
Swinton Insurance dated 10/05/91
RP Lawrence dated 09/05/91
Mr and Mrs A Dexter dated 09/05/91
SR Gifford dated 09/05/91
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




----- BOUNDARY OF PROPOSED ADDITIONS TO
CONSERVATION AREA

▨ AREA PROPOSED TO BE TAKEN FROM EXISTING
CLAREMONT ROAD CONSERVATION AREA

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

ROYAL BOROUGH OF
KINGSTON UPON THAMES 
M.W.GILKS BA(Hons)MSocScMRTPI
DIRECTOR OF DEVELOPMENT
GUILDHALL KINGSTON
SURREY KT1 1EU
TEL:081-546-2121

PROPOSED ADDITIONS TO ST ANDREWS SQUARE
CONSERVATION AREA No 8

DATE: MAY 1991	SCALE: N.T.S.	REF: MJH	DWG No:
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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Further Decisions To Extend or Vary The Area



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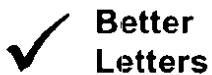
CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Report not available**



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Statutory Designation Documents For Further Extensions/Variations



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **London Gazette Notice**



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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 I of the Historic Buildings and Ancient Monuments Act 1953.
- (iv) Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the conservation areas will be given publicity and representations received in consequence, taken into account in determining the application.
- (v) The land within the conservation 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

ST. ANDREWS' SQUARE

- **Local Paper/Surrey Comet Notice**



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SURREY COMET, 12/7/91

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 9am and 5pm Monday to Fridays. 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: -

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- (ii) It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the conservation area except with the consent of the Local Planning Authority AND after the expiry of six weeks from giving the Local Planning Authority notice of any intention to carry out any of the said works, except those trees specifically excluded by a Direction made by the Secretary of State.
- (iii) The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the conservation areas, and to pay special attention to the desirability of preserving and enhancing the character and appearance of the conservation areas in the exercise of any of its powers under the 1990 Planning Acts and Part 1 of the Historic buildings and Ancient Monuments Act 1953.
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SCHEDULE

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

M. W. GILKS
Director of Development

Date of Notice: 12th July 1991
Guildhall II
Kingston upon Thames
Surrey



CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

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



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

My Ref: CA19
Your Ref:
Enquiries to: Mr M Higgins

28 June, 1990 ~~1991~~

Mrs D M Everett
London Regional Planning
Department of the Environment
Greater London Regional Office
Millbank Tower
21-24 Millbank
LONDON SW1P 4QU

Guildhall
Kingston upon Thames
Surrey KT1 1EU

Direct line: 081 547 4706
FAX: 081 547 5363

Dear Mrs Everett

SECTION 70(5)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

NOTIFICATION OF THE DESIGNATION OF
THE SURBITON TOWN CENTRE CONSERVATION AREA, SURBITON
ADDITIONS TO THE ST ANDREWS SQUARE CONSERVATION AREA, SURBITON
AND
ALTERATIONS TO THE BOUNDARIES OF
VICTORIA AVENUE AND CLAREMONT ROAD CONSERVATION AREAS, SURBITON.

I hereby give notice as required by Section 70(5) of the Planning (Listed Buildings and Conservation Areas) Act, 1990, that on 19th June 1991 the Development Committee of the Borough Council designated certain areas as conservation areas and made consequent amendments to the boundaries of existing conservation areas as set out below.

A new conservation area, to be known as the Surbiton Town Centre Conservation Area, was designated as shown on the attached plan 91/097/B.

Extensions were made to the existing St Andrews Square Conservation Area as shown on the attached plan 91/094/B.

Amendments were made to the boundaries of the existing Claremont Road and Victoria Avenue Conservation Areas to exclude those areas now within the Conservation Areas listed above, as shown on the attached plans 91/095/B and 91/096/B.

Yours sincerely



Director of Development

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



CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

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



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

My Ref: CA19
Your Ref:
Enquiries to: Mr M Higgins

28 June, 1990/1991

Mr B Hennessy
Research and Development Section
Historic Buildings & Monuments Commission
23 Saville Row
London W1X 2BT

Guildhall
Kingston upon Thames
Surrey KT1 1EU

Direct line: 081 547 4706
FAX: 081 547 5363

Dear Mr Hennessy

SECTION 70(5)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

NOTIFICATION OF THE DESIGNATION OF
THE SURBITON TOWN CENTRE CONSERVATION AREA, SURBITON
ADDITIONS TO THE ST ANDREWS SQUARE CONSERVATION AREA, SURBITON
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Yours sincerely



Director of Development

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



CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

Other Designation Documents For Further Extensions/Variations



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CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Notice to Owners/Occupiers**



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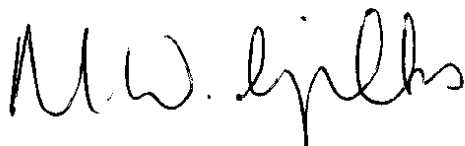
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Furthermore the inclusion of your property within the conservation area has placed certain restrictions on you. These are as follows:

- (i) with certain exceptions, anyone proposing to demolish all or any part of an unlisted building in the conservation area has to first apply to the Council for Conservation Area Consent. This does not mean that buildings can not be demolished, but does provide a check to ensure that those which contribute positively to the character or appearance of the conservation area are not 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, has 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 can be assessed. This 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 building used for any use other than a single family dwelling, (e.g. flats, shops, offices and other commercial and industrial uses) are the same as those in other areas outside conservation areas except that the installation of a satellite dish requires permission, and the controls are more restrictive for works involving the enlargement or alteration of industrial or warehouse premises. Planning permission and advertisement consent is currently required for most minor external alterations and extensions; the controls on these works is not affected by this proposal; and,
- (iv) the permitted development rights for works within the curtilage of a single family dwelling (i.e. NOT a flat) are 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.

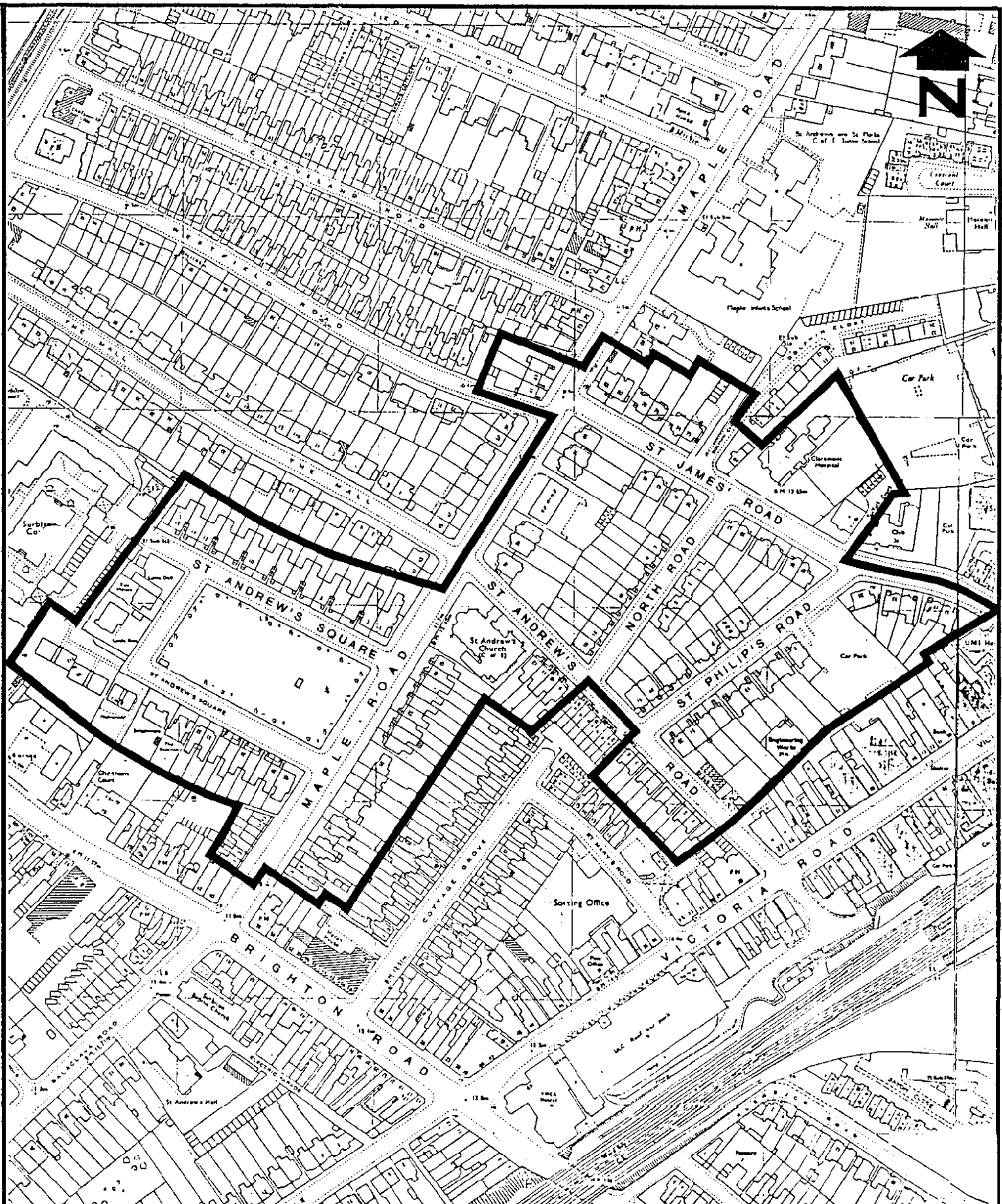
I hope that the information contained in this letter is helpful, and I look forward to receiving your support and co-operation in preserving and enhancing the character and appearance of the newly extended conservation area.

Yours sincerely




Director of Development

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



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

ROYAL BOROUGH OF
KINGSTON UPON THAMES 
M.W.GILKS BA(Hons)MSocScMRTPI
DIRECTOR OF DEVELOPMENT
GUILDHALL KINGSTON
SURREY KT1 1EU
TEL:081-546-2121

ST.ANDREW'S SQUARE CONSERVATION AREA,SURBITON.

**(DESIGNATED - 4th MARCH 1971,
REVISED - 19th JUNE 1991)**

No.3

DATE: JUNE 1991

SCALE: N.T.S.

REF: MJH/MGF

DWG Nos 91/094/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

ST. ANDREWS' SQUARE

- **Schedule of Addresses**



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**ST.ANDREWS' SQUARE CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
DOLPHIN CLOSE			
FLAT 1 CHURCH COURT	DOLPHIN CLOSE	SURBITON	KT6 4DZ
FLAT 2 CHURCH COURT	DOLPHIN CLOSE	SURBITON	KT6 4DZ
FLAT 3 CHURCH COURT	DOLPHIN CLOSE	SURBITON	KT6 4DZ
MAPLE ROAD			
	13 MAPLE ROAD	SURBITON	KT6 4AA
	11 MAPLE ROAD	SURBITON	KT6 4AB
	9 MAPLE ROAD	SURBITON	KT6 4AA
	7 MAPLE ROAD	SURBITON	KT6 4AB
	5 MAPLE ROAD	SURBITON	KT6 4AA
	3 MAPLE ROAD	SURBITON	KT6 4AB
	1 MAPLE ROAD	SURBITON	KT6 4AB
	4 MAPLE ROAD	SURBITON	KT6 4AB
	6 MAPLE ROAD	SURBITON	KT6 4AA
	8 MAPLE ROAD	SURBITON	KT6 4AB
	10 MAPLE ROAD	SURBITON	KT6 4AA
	12 MAPLE ROAD	SURBITON	KT6 4AB
	14 MAPLE ROAD	SURBITON	KT6 4AA
	16 MAPLE ROAD	SURBITON	KT6 4AB
	18 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 1	18 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 2	18 MAPLE ROAD	SURBITON	KT6 4AB
	20 MAPLE ROAD	SURBITON	KT6 4AB
	22 MAPLE ROAD	SURBITON	KT6 4AA
	24 MAPLE ROAD	SURBITON	KT6 4AB
	26 MAPLE ROAD	SURBITON	KT6 4AA
BASEMENT FLAT	26 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 1	28 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 2	28 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 3	28 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 1	30 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 2	30 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 3	30 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 4	30 MAPLE ROAD	SURBITON	KT6 4AB
	32 MAPLE ROAD	SURBITON	KT6 4AB
BASEMENT	32 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 1	34 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 2	34 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 3	34 MAPLE ROAD	SURBITON	KT6 4AB
FLAT 4	34 MAPLE ROAD	SURBITON	KT6 4AB
	36 MAPLE ROAD	SURBITON	KT6 4AB
GARDEN FLAT	38 MAPLE ROAD	SURBITON	KT6 4AB
	38 MAPLE ROAD	SURBITON	KT6 4AA
	40 MAPLE ROAD	SURBITON	KT6 4AB
	42 MAPLE ROAD	SURBITON	KT6 4AA
BASEMENT	42 MAPLE ROAD	SURBITON	KT6 4AB
ST.ANDREWS CHURCH	MAPLE ROAD	SURBITON	KT6 4AB
FLAT 1	46 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 2	46 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 3	46 MAPLE ROAD	SURBITON	KT6 4AE

FLAT 4	46 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 5	46 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 6	46 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 7	46 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 8	46 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 1	48 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 2	48 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 3	48 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 4	48 MAPLE ROAD	SURBITON	KT6 4AE
	50A MAPLE ROAD	SURBITON	KT6 4AE
	50B MAPLE ROAD	SURBITON	KT6 4AE
	50C MAPLE ROAD	SURBITON	KT6 4AE
	50D MAPLE ROAD	SURBITON	KT6 4AE
1 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
2 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
3 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
4 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
5 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
6 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
7 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
8 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
9 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
10 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
11 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
12 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
13 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
14 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
15 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
16 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
17 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
18 OSPREY COURT	52 MAPLE ROAD	SURBITON	KT6 4BQ
	56 MAPLE ROAD	SURBITON	KT6 4AB
BASEMENT FLAT	56 MAPLE ROAD	SURBITON	KT6 4AE
FLAT A	58 MAPLE ROAD	SURBITON	KT6 4AE
FLAT B	58 MAPLE ROAD	SURBITON	KT6 4AE
FLAT C	58 MAPLE ROAD	SURBITON	KT6 4AE
FLAT D	58 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 1	60 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 2	60 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 3	60 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 4	60 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 5	60 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 6	60 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 7	60 MAPLE ROAD	SURBITON	KT6 4AE
FLAT 8	60 MAPLE ROAD	SURBITON	KT6 4AE
	65 MAPLE ROAD	SURBITON	KT6 4AB
	63 MAPLE ROAD	SURBITON	KT6 4AB
	61 MAPLE ROAD	SURBITON	KT6 4AB
BASEMENT FLAT	61 MAPLE ROAD	SURBITON	KT6 4AG
NORTH ROAD			
	1 NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	1 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	1 NORTH ROAD	SURBITON	KT6 4DY
FLAT 3	1 NORTH ROAD	SURBITON	KT6 4DY

FLAT 4	1 NORTH ROAD	SURBITON	KT6 4DY
	3A NORTH ROAD	SURBITON	KT6 4DY
	5A NORTH ROAD	SURBITON	KT6 4DY
	5B NORTH ROAD	SURBITON	KT6 4DY
	5C NORTH ROAD	SURBITON	KT6 4DY
	5D NORTH ROAD	SURBITON	KT6 4DY
BASEMENT FLAT	7 NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	7 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	7 NORTH ROAD	SURBITON	KT6 4DY
	18 NORTH ROAD	SURBITON	KT6 4DY
	18A NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	16 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	16 NORTH ROAD	SURBITON	KT6 4DY
	14 NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	12 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	12 NORTH ROAD	SURBITON	KT6 4DY
FLAT 3	12 NORTH ROAD	SURBITON	KT6 4DY
FLAT 4	12 NORTH ROAD	SURBITON	KT6 4DY
	12A NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	10 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	10 NORTH ROAD	SURBITON	KT6 4DY
FLAT 3	10 NORTH ROAD	SURBITON	KT6 4DY
FLAT 4	10 NORTH ROAD	SURBITON	KT6 4DY
BASEMENT FLAT	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 3	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 4	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 5	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 6	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 7	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 8	8 NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	6 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	6 NORTH ROAD	SURBITON	KT6 4DY
FLAT 3	6 NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	4 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	4 NORTH ROAD	SURBITON	KT6 4DY
FLAT 3	4 NORTH ROAD	SURBITON	KT6 4DY
FLAT 1	2 NORTH ROAD	SURBITON	KT6 4DY
FLAT 2	2 NORTH ROAD	SURBITON	KT6 4DY
FLAT 3	2 NORTH ROAD	SURBITON	KT6 4DY
FLAT 4	2 NORTH ROAD	SURBITON	KT6 4DY
FLAT 5	2 NORTH ROAD	SURBITON	KT6 4DY
FLAT 6	2 NORTH ROAD	SURBITON	KT6 4DY
FLAT 7	2 NORTH ROAD	SURBITON	KT6 4DY
RAVENS CLOSE			
	1 RAVENS CLOSE	SURBITON	KT6 4QG
	2 RAVENS CLOSE	SURBITON	KT6 4QG
	3 RAVENS CLOSE	SURBITON	KT6 4QG
	4 RAVENS CLOSE	SURBITON	KT6 4QG
	5 RAVENS CLOSE	SURBITON	KT6 4QG
	6 RAVENS CLOSE	SURBITON	KT6 4QG
	7 RAVENS CLOSE	SURBITON	KT6 4QG
	8 RAVENS CLOSE	SURBITON	KT6 4QG

	9 RAVENS CLOSE	SURBITON	KT6 4QG
	10 RAVENS CLOSE	SURBITON	KT6 4QG
	11 RAVENS CLOSE	SURBITON	KT6 4QG
	12 RAVENS CLOSE	SURBITON	KT6 4QG
	13 RAVENS CLOSE	SURBITON	KT6 4QG
	14 RAVENS CLOSE	SURBITON	KT6 4QG
	15 RAVENS CLOSE	SURBITON	KT6 4QG
	16 RAVENS CLOSE	SURBITON	KT6 4QG
	17 RAVENS CLOSE	SURBITON	KT6 4QG
	18 RAVENS CLOSE	SURBITON	KT6 4QG
	19 RAVENS CLOSE	SURBITON	KT6 4QG
	20 RAVENS CLOSE	SURBITON	KT6 4QG
	21 RAVENS CLOSE	SURBITON	KT6 4QG
	22 RAVENS CLOSE	SURBITON	KT6 4QG
	23 RAVENS CLOSE	SURBITON	KT6 4QG
	24 RAVENS CLOSE	SURBITON	KT6 4QG
	25 RAVENS CLOSE	SURBITON	KT6 4QG
	26 RAVENS CLOSE	SURBITON	KT6 4QG
ST.ANDREWS ROAD			
ST. ANDREWS HOUSE	ST. ANDREWS ROAD	SURBITON	KT6 4LX
UNIT 1 ST. ANDREWS HOUSE	ST. ANDREWS ROAD	SURBITON	KT6 4DT
	1 ST. ANDREWS ROAD	SURBITON	KT6 4DT
	2 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 1	3 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 2	3 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 3	3 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 1	4 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 2	4 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 3	4 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 1	5 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 2	5 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 1	6 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 2	6 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 3	6 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 4	6 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 1	7 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 2	7 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 3	7 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 4	7 ST. ANDREWS ROAD	SURBITON	KT6 4DT
	8 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 1	9 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 2	9 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 3	9 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 4	9 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 1	10 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 2	10 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 3	10 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 4	10 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 1	11 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 2	11 ST. ANDREWS ROAD	SURBITON	KT6 4DT
FLAT 3	11 ST. ANDREWS ROAD	SURBITON	KT6 4DT
	12 ST. ANDREWS ROAD	SURBITON	KT6 4DT
ST.ANDREWS SQUARE			
FLAT 1	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA

FLAT 2	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 5	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 6	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 7	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 8	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 9	1 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT A	2 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT B	2 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT C	2 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	3 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	3 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	3 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	3 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 5	3 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	4A ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	4B ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	4C ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	4D ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	5 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	5 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	5 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	5 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
GARDEN FLAT	5 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	6 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	6 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	6 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	6 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	6 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	7 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	7 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	7 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	7 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 5	7 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 6	7 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
BASEMENT FLAT	8 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	8 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	8 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	8 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	8 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 5	8 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	9 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	9 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	9 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	9 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	10A ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	10B ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	10C ST. ANDREWS SQUARE	SURBITON	KT6 4EA
	10D ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	11 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	11 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	11 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	11 ST. ANDREWS SQUARE	SURBITON	KT6 4EA

FLAT 1	12 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	12 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	12 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	12 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 5	12 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	13 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	13 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	13 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	13 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 5	13 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	14 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	14 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 1	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 10	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 2	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 3	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 4	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 5	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 6	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 7	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 8	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
FLAT 9	15 ST. ANDREWS SQUARE	SURBITON	KT6 4EA
LITTLE DELL	ST. ANDREWS SQUARE	SURBITON	KT6 4EF
FLAT 1 REX HOUSE	ST. ANDREWS SQUARE	SURBITON	KT6 4EF
FLAT 2 REX HOUSE	ST. ANDREWS SQUARE	SURBITON	KT6 4EF
GROUND FLOOR FLAT REX HOUSE	ST. ANDREWS SQUARE	SURBITON	KT6 4EF
LITTLE REX	ST. ANDREWS SQUARE	SURBITON	KT6 4EF
90 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
91 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
92 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
93 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
94 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
95 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
96 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
97 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
98 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
99 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
100 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
101 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
102 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
103 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
104 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
105 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
106 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
107 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
108 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
109 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
110 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
111 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
112 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
113 SURBITON COURT	ST. ANDREWS SQUARE	SURBITON	KT6 4EE
1 MALVAROSA	ST. ANDREWS SQUARE	SURBITON	KT6 4EN
2 MALVAROSA	ST. ANDREWS SQUARE	SURBITON	KT6 4EN

3 MALVAROSA	ST. ANDREWS SQUARE	SURBITON	KT6 4EN
4 MALVAROSA	ST. ANDREWS SQUARE	SURBITON	KT6 4EN
5 MALVAROSA	ST. ANDREWS SQUARE	SURBITON	KT6 4EN
6 MALVAROSA	ST. ANDREWS SQUARE	SURBITON	KT6 4EN
7 MALVAROSA	ST. ANDREWS SQUARE	SURBITON	KT6 4EN
8 MALVAROSA	ST. ANDREWS SQUARE	SURBITON	KT6 4EN
	30 ST. ANDREWS SQUARE	SURBITON	KT6 4EN
STRATHMORE	30A ST. ANDREWS SQUARE	SURBITON	KT6 4EN
THE BEECHES	ST. ANDREWS SQUARE	SURBITON	KT6 4EN
	32 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	33 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	34A ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	34B ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	34C ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	34D ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FLAT 1	35 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FLAT 2	35 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FLAT 3	35 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FLAT 4	35 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FIRST FLOOR FLAT	36 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
GARDEN FLAT	36 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
TOP FLAT	36 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
BASEMENT	37 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
GARDEN FLAT	38 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	39A ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	39B ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	39C ST. ANDREWS SQUARE	SURBITON	KT6 4EG
	39D ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FLAT 1	40 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FLAT 2	40 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FLAT 3	40 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
FLAT 4	40 ST. ANDREWS SQUARE	SURBITON	KT6 4EG
ST.JAMES ROAD			
	17 ST. JAMES ROAD	SURBITON	KT6 4QH
BASEMENT FLAT	17 ST. JAMES ROAD	SURBITON	KT6 4QH
	19A ST. JAMES ROAD	SURBITON	KT6 4QH
	19B ST. JAMES ROAD	SURBITON	KT6 4QH
	19C ST. JAMES ROAD	SURBITON	KT6 4QH
GARDEN FLAT	21 ST. JAMES ROAD	SURBITON	KT6 4QH
	21A ST. JAMES ROAD	SURBITON	KT6 4QH
	21B ST. JAMES ROAD	SURBITON	KT6 4QH
	21C ST. JAMES ROAD	SURBITON	KT6 4QH
	21D ST. JAMES ROAD	SURBITON	KT6 4QH
	21E ST. JAMES ROAD	SURBITON	KT6 4QH
	23A ST. JAMES ROAD	SURBITON	KT6 4QH
	23B ST. JAMES ROAD	SURBITON	KT6 4QH
	23C ST. JAMES ROAD	SURBITON	KT6 4QH
	23D ST. JAMES ROAD	SURBITON	KT6 4QH
FLAT 1	25 ST. JAMES ROAD	SURBITON	KT6 4QH
FLAT 2	25 ST. JAMES ROAD	SURBITON	KT6 4QH
FLAT 3	25 ST. JAMES ROAD	SURBITON	KT6 4QH
FLAT 4	25 ST. JAMES ROAD	SURBITON	KT6 4QH
FLAT 5	25 ST. JAMES ROAD	SURBITON	KT6 4QH
	27 ST. JAMES ROAD	SURBITON	KT6 4QL

TOWER FLAT	27 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 1	29 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 2	29 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 3	29 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 4	29 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 1	31 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 2	31 ST. JAMES ROAD	SURBITON	KT6 4QL
BASEMENT FLAT	33 ST. JAMES ROAD	SURBITON	KT6 4QL
FIRST FLOOR FLAT	33 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 3	33 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 5	33 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 1	35 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 2	35 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 3	35 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 4	35 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 5	35 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 6	35 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT 7	35 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT A	37 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT B	37 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT C	37 ST. JAMES ROAD	SURBITON	KT6 4QL
FLAT D	37 ST. JAMES ROAD	SURBITON	KT6 4QL
	39 ST. JAMES ROAD	SURBITON	KT6 4QN
	41A ST. JAMES ROAD	SURBITON	KT6 4QN
	41B ST. JAMES ROAD	SURBITON	KT6 4QN
	41C ST. JAMES ROAD	SURBITON	KT6 4QN
	41D ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT A	43 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT B	43 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT C	43 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT D	43 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT E	43 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 1	45 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 2	45 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 3	45 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 4	45 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 5	45 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 1	82 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 2	82 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 3	82 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 4	82 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 5	82 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 6	82 ST. JAMES ROAD	SURBITON	KT6 4QN
	80A ST. JAMES ROAD	SURBITON	KT6 4QN
	80B ST. JAMES ROAD	SURBITON	KT6 4QN
	80C ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 1	78 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 2	78 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 1	76 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 2	76 ST. JAMES ROAD	SURBITON	KT6 4QN
FLAT 3	76 ST. JAMES ROAD	SURBITON	KT6 4QN
	74 ST. JAMES ROAD	SURBITON	KT6 4QN
	72A ST. JAMES ROAD	SURBITON	KT6 4QN
	72B ST. JAMES ROAD	SURBITON	KT6 4QN

	72C ST. JAMES ROAD	SURBITON	KT6 4QN
	72D ST. JAMES ROAD	SURBITON	KT6 4QN
	72E ST. JAMES ROAD	SURBITON	KT6 4QN
	48 ST. JAMES ROAD	SURBITON	KT6 4QL
	46 ST. JAMES ROAD	SURBITON	KT6 4QL
1 SUFFOLK COURT	44 ST. JAMES ROAD	SURBITON	KT6 4QL
2 SUFFOLK COURT	44 ST. JAMES ROAD	SURBITON	KT6 4QL
3 SUFFOLK COURT	44 ST. JAMES ROAD	SURBITON	KT6 4QL
4 SUFFOLK COURT	44 ST. JAMES ROAD	SURBITON	KT6 4QL
5 SUFFOLK COURT	44 ST. JAMES ROAD	SURBITON	KT6 4QL
6 SUFFOLK COURT	44 ST. JAMES ROAD	SURBITON	KT6 4QL
ST.PHILIPS ROAD			
FLAT A	7 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT B	7 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT C	7 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT D	7 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 1	9 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 2	9 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 3	9 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 4	9 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 1	11 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 2	11 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 3	11 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 4	11 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 1	13 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 2	13 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 3	13 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 4	13 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 1	15 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 2	15 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 3	15 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 4	15 ST. PHILIPS ROAD	SURBITON	KT6 4DU
	17 ST. PHILIPS ROAD	SURBITON	KT6 4DU
BASEMENT	19 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 1	19 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 2	19 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT 3	19 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT A	21 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT B	21 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT C	21 ST. PHILIPS ROAD	SURBITON	KT6 4DU
FLAT D	21 ST. PHILIPS ROAD	SURBITON	KT6 4DU
	23 ST. PHILIPS ROAD	SURBITON	KT6 4DU
BASEMENT FLAT	23 ST. PHILIPS ROAD	SURBITON	KT6 4DU
	16 ST. PHILIPS ROAD	SURBITON	KT6 4DX
	14 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 1	12 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 2	12 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 3	12 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 4	12 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 5	12 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 6	12 ST. PHILIPS ROAD	SURBITON	KT6 4DX
	10A ST. PHILIPS ROAD	SURBITON	KT6 4DX
	10B ST. PHILIPS ROAD	SURBITON	KT6 4DX
	10C ST. PHILIPS ROAD	SURBITON	KT6 4DX

FLAT 1	8 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 2	8 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 3	8 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 4	8 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 5	8 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 1	6 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 2	6 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 3	6 ST. PHILIPS ROAD	SURBITON	KT6 4DX
	4A ST. PHILIPS ROAD	SURBITON	KT6 4DX
	4B ST. PHILIPS ROAD	SURBITON	KT6 4DX
	4C ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 1	2 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 2	2 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 3	2 ST. PHILIPS ROAD	SURBITON	KT6 4DX
FLAT 4	2 ST. PHILIPS ROAD	SURBITON	KT6 4DX