



CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

Original Proposal To Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

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



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PLANNING AND DEVELOPMENT CONTROL COMMITTEE

21 OCTOBER 1987

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

1. Local Planning Authorities are empowered under Section 277 of the Town and Country Planning Act 1971 to designate conservation areas. These are by definition areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
2. In accordance with Policy UD3 in the Draft Borough Plan (Designation of New Conservation Areas), the architectural and townscape qualities of the Oakhill & Berrylands Local Area of Special Character identified in Policy UD4 (Local Areas of Special Character) have been assessed in order to establish whether any parts of these areas have special qualities that merit preservation and enhancement. These two Local Areas of Special Character have been surveyed as a matter of priority since these are the earliest developed areas of the Borough which have substantially retained much of their mid-nineteenth century character, and an abundance of mature landscaping dating back to the mid-nineteenth century, that does not benefit from the protection provided by conservation area status.

Berrylands Local Area of Special Character

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

Proposed Surbiton Hill Park Conservation Area

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

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

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

Proposed Christ Church Conservation Area

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

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

Oakhill Local Area of Special Character

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

Proposed Oakhill Conservation Area

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

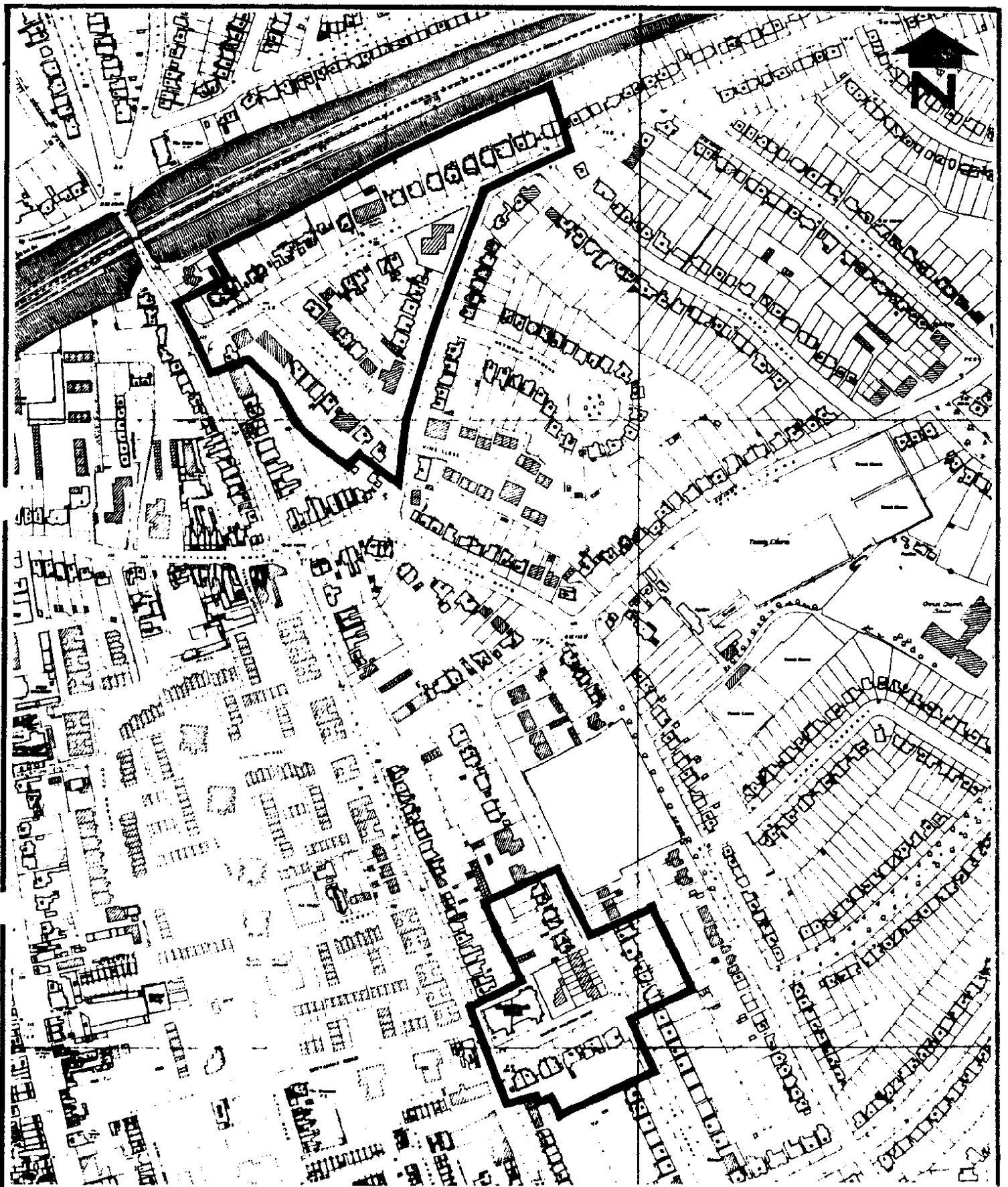
Consultation on Proposed Designation

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

Recommendations

32. It is RECOMMENDED that:

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



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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 PLANNING
 GUILDHALL KINGSTON
 SURREY KT1 1EU
 TEL: 01-546-2121

**PROPOSED CONSERVATION AREAS
 SURBITON HILL PARK AND CHRIST CHURCH,
 SURBITON.**

DATE: OCT.1987

SCALE: N.T.S.

REF: CG/TAM

DWG No: 87/154/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

Original Decision to Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

- **Planning and Development Control Committee Report**
(minutes not available)
20th January 1988



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PLANNING AND DEVELOPMENT CONTROL COMMITTEE20 JANUARY 1988DESIGNATION OF THE SURBITON HILL PARK CONSERVATION
AREA, SURBITONREPORT BY THE DIRECTOR OF PLANNINGBackground

1. On 21st October, 1987 a report was presented to the Planning and Development Control Committee proposing the creation of a new conservation area based on Surbiton Hill Park, Park Road and Parklands in the Berrylands area of Surbiton. The Committee resolved that the proposal should be adopted for the purpose of public consultation and that local amenity societies, residents of the area and the Historic Buildings and Monuments Commission should be consulted on the designation.

Public Consultation

2. Letters outlining the proposal were sent to, and comments were invited from the following four bodies:

Historic Buildings and Monuments Commission
Victorian Society
Kingston upon Thames Society
Kingston upon Thames Archaeological Society.

3. Also, a leaflet was produced for the proposed conservation area, outlining the reasons for selecting the particular area, explaining the effects of designation on property owners, and inviting comments. Copies of the leaflet were delivered to every property within and abutting the proposed conservation area on 1st December, 1987.
4. In addition, to further publicise the proposal, a small exhibition explaining and illustrating the proposed conservation area was displayed at the Surbiton Public Library for three weeks between 30th November and 21st December, 1987.
5. Eight letters have been received so far from owners of properties within the proposed conservation area and letters from the Historic Buildings and Monuments Commission and the Kingston upon Thames Society, all of which have been enthusiastically in favour of designation. One letter of objection has been received from the Solicitors to owners of 15 King Charles Road, a property in respect of which there is a current planning application for its demolition and for the erection of a block of 15 flats on the site. The Victorian Society and the Kingston upon Thames Archaeological Society have not yet responded to the formal consultation.

6. Should the Committee decide to proceed with the designation of the Surbiton Hill Park Conservation Area, this section would be a preliminary step to positive action to preserve and enhance the character and appearance of buildings and land within the designated area. Work would be undertaken, at an early stage, to prepare a conservation scheme for the new conservation area.

Recommendation

It is RECOMMENDED that

- (i) the boundary of the proposed Surbiton Hill Park Conservation Area as shown on the attached Plan No. 87/168 be approved, and
- (ii) the necessary statutory procedures for the designation of the new conservation area, under Section 277 of the Town and Country Planning Act, 1971, be carried out.



Alan McMillen BA (Hons) MBA MRTFP
 Director of Environmental Services
 Guildhall, Kingston upon Thames,
 Surrey KT1 1EU

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

**SURBITON HILL PARK
 CONSERVATION AREA
 No.9
 (DESIGNATED-20/1/1988)**

 SURBITON HILL PARK
 CONSERVATION AREA

Date:	JUNE 1999	Ref:	KLL/MGF
Scale:	1/1250	Dwg No:	98/128/B



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CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

Statutory Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

- **London Gazette Notice**



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KINGSTON-UPON-THAMES ROYAL
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971
SECTION 277 (as amended)

Surbiton Hill Park Conservation Area

Notice is hereby given that on 20th January 1988 the Council of the Royal Borough of Kingston-upon-Thames designated the area identified in the plan hereinafter mentioned and referred to in the Schedule to this notice as 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 9 a.m. and 5 p.m. Mondays to Fridays.

The effect of the designation is that:

- (1) Conservation Area consent is required for the demolition of all unlisted buildings within the Conservation Area, except those buildings excluded by a Direction made by the Secretary of State.
- (2) It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the Conservation Area except with the consent of the Local Planning Authority.
- (3) The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving or enhancing in the exercise of its powers.
- (4) Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations received in consequence, taken into account in determining the application.

M. De Vries, Borough Solicitor

Guildhall,
Kingston-upon-Thames
KT1 1EU.

SCHEDULE

The Conservation Area comprises an area including the following properties:

Surbiton Hill Park (North Side), Nos 1-35 including Castleton Court.

Surbiton Hill Park (South Side), Nos 2-10 including Kendal Court and Caermarvon Court.

King Charles Road (East Side), No. 15.

Parklands (East Side), Nos. 1-7 including Windale Court and Regency Court.

Parklands (West Side), Nos. 2-16 including Gareth House.

Park Road (West Side), Nos. 7-17.

(904)



CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

- **Local Paper/Surrey Comet Notice**



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Surrey Comet Friday March 18 1988

LEGAL NOTICES

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

SURBITON HILL PARK CONSERVATION AREA

Notice is hereby given that on 20 January 1988 the Council of the Royal Borough of Kingston upon Thames designated the area identified in the plan herein after mentioned and referred to in the schedule to this Notice as a Conservation Area, pursuant to Section 277 of the Town and Country Planning Act, 1971 (as amended).

A plan showing the boundaries of the Conservation Area may be inspected at the offices of the Director of Planning, Guildhall, Kingston upon Thames, between the hours of 9am and 5pm Mondays to Fridays.

The effect of the designation is that:—

- 1) Conservation Area consent is required for the demolition of all unlisted buildings within the Conservation Area, except those buildings excluded by a Direction made by the Secretary of State.
- 2) It is an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy any tree in the Conservation Area except with the consent of the Local Planning Authority.
- 3) The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving or enhancing in the exercise of its powers.
- 4) Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations received in consequence, taken into account in determining the application.

SCHEDULE

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

- Surbiton Hill Park (north side) — Nos. 1-35 including Castleton Court.
- Surbiton Hill Park (south side) — Nos. 2-10 including Kendal Court and Caermervon Court.
- King Charles Road (east side) — No. 15.
- Parklands (east side) — Nos. 1-7 including Windate Court and Regency Court.
- Parklands (west side) — Nos. 2-16 including Gareth House.
- Park Road (west side) — Nos. 7-17.

M. De VRIES
Borough Solicitor

Guildhall
Kingston upon Thames KT1 1EU



CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

- **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: CG/5.11
Your Ref:

Telephone: 01-546 2121
Extension: 4054
Direct Line:
FAX 01-549 2889

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

Enquiries to:
Ms C Gwilliam

18 March 1988

Dear Sir/Madam

SECTION 277(6) TOWN & COUNTRY PLANNING ACT, 1971
NOTIFICATION OF THE DESIGNATION OF THE SURBITON HILL PARK CONSERVATION AREA

I hereby give notice, as required by Section 277(6) of the Town and Country Planning Act, 1971, that the area shown on the attached map, No 88/014/B was designated as a conservation area on 20 January 1988 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

0277g



CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

- **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: CG/5.11
Your Ref:

Telephone: 01-546 2121
Extension: 4054
Direct Line:
FAX 01-549 2889

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

Enquiries to:
Ms C Gwilliam

18 March 1988

Dear Sir/Madam

SECTION 277(6) TOWN & COUNTRY PLANNING ACT, 1971
NOTIFICATION OF THE DESIGNATION OF THE SURBITON HILL PARK CONSERVATION AREA

I hereby give notice, as required by Section 277(6) of the Town and Country Planning Act, 1971, that the area shown on the attached map, plan No 88/014/B was designated as a conservation area on 20 January 1988 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

0277g



CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

Other Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

- **Notice to Owners/Occupiers**



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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

Your Ref:CG/5.11

Telephone: 01-546 2121
Extension: 4054
FAX 01-549 2889

Enquiries to:
Ms.C.Gwilliam

31 Surbiton Hill Park
Surrey, KT5 8EQ.

29th January 1988

Dear

DESIGNATION OF A NEW CONSERVATION AREA:
SURBITON HILL PARK, SURBITON.

Further to my letter dated 23rd December 1987, regarding the above matter, I now write to inform you that the Planning and Development Control Committee at the meeting on 20th January, 1988 formally designated the area shown on the attached plan as the Surbiton Hill Park Conservation Area.

Yours sincerely,

Director of Planning.

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

0418g



CONSERVATION AREAS DESIGNATION DOCUMENTS

SURBITON HILL PARK

- **Schedule of Addresses**



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**SURBITON HILL PARK CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
KING CHARLES ROAD			
FLAT 1	15 KING CHARLES ROAD	SURBITON	KT5 8NY
FLAT 2	15 KING CHARLES ROAD	SURBITON	KT5 8NY
FLAT 3	15 KING CHARLES ROAD	SURBITON	KT5 8NY
FLAT 4	15 KING CHARLES ROAD	SURBITON	KT5 8NY
FLAT 5	15 KING CHARLES ROAD	SURBITON	KT5 8NY
FLAT 6	15 KING CHARLES ROAD	SURBITON	KT5 8NY
PARK ROAD			
	7 PARK ROAD	SURBITON	KT5 8QA
	9 PARK ROAD	SURBITON	KT5 8QA
THE LODGE NURSING HOME	11-15 PARK ROAD	SURBITON	KT5 8QA
	17 PARK ROAD	SURBITON	KT5 8QA
PARKLANDS			
FLAT 1	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 2	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 3	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 4	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 5	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 6	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 7	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 8	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 9	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 10	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 11	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 12	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 13	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 14	2 PARKLANDS	SURBITON	KT5 8EA
FLAT 1	4 PARKLANDS	SURBITON	KT5 8EA
FLAT 2	4 PARKLANDS	SURBITON	KT5 8EA
FLAT 3	4 PARKLANDS	SURBITON	KT5 8EA
FLAT 4	4 PARKLANDS	SURBITON	KT5 8EA
FLAT 5	4 PARKLANDS	SURBITON	KT5 8EA
FLAT 6	4 PARKLANDS	SURBITON	KT5 8EA
	6 PARKLANDS	SURBITON	KT5 8EA
	6A PARKLANDS	SURBITON	KT5 8EA
	6B PARKLANDS	SURBITON	KT5 8EA
	8 PARKLANDS	SURBITON	KT5 8EA
FLAT A	10 PARKLANDS	SURBITON	KT5 8EA
FLAT B	10 PARKLANDS	SURBITON	KT5 8EA
FLAT C	10 PARKLANDS	SURBITON	KT5 8EA
FLAT D	10 PARKLANDS	SURBITON	KT5 8EA
FLAT E	10 PARKLANDS	SURBITON	KT5 8EA
FLAT F	10 PARKLANDS	SURBITON	KT5 8EA
FLAT G	10 PARKLANDS	SURBITON	KT5 8EA
FLAT 1 GARETH HOUSE	12 PARKLANDS	SURBITON	KT5 8EE
FLAT 2 GARETH HOUSE	12 PARKLANDS	SURBITON	KT5 8EE
FLAT 3 GARETH HOUSE	12 PARKLANDS	SURBITON	KT5 8EE
FLAT 4 GARETH HOUSE	12 PARKLANDS	SURBITON	KT5 8EE
FLAT 5 GARETH HOUSE	12 PARKLANDS	SURBITON	KT5 8EE
FLAT 6 GARETH HOUSE	12 PARKLANDS	SURBITON	KT5 8EE
FLAT 1	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 2	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 3	14 PARKLANDS	SURBITON	KT5 8EA

FLAT 4	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 5	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 6	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 7	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 8	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 9	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 10	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 11	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 12	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 13	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 14	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 15	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 16	14 PARKLANDS	SURBITON	KT5 8EA
FLAT 17	14 PARKLANDS	SURBITON	KT5 8EA
FLAT A	16 PARKLANDS	SURBITON	KT5 8EA
FLAT B	16 PARKLANDS	SURBITON	KT5 8EA
FLAT C	16 PARKLANDS	SURBITON	KT5 8EA
FLAT D	16 PARKLANDS	SURBITON	KT5 8EA
FLAT E	16 PARKLANDS	SURBITON	KT5 8EA
FLAT F	16 PARKLANDS	SURBITON	KT5 8EA
FLAT G	16 PARKLANDS	SURBITON	KT5 8EA
1 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
2 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
3 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
4 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
5 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
6 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
7 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
8 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
9 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
10 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
11 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
12 REGENCY COURT	PARKLANDS	SURBITON	KT5 8QB
1 WINDALE COURT	9 PARKLANDS	SURBITON	KT5 8ED
2 WINDALE COURT	9 PARKLANDS	SURBITON	KT5 8ED
3 WINDALE COURT	9 PARKLANDS	SURBITON	KT5 8ED
4 WINDALE COURT	9 PARKLANDS	SURBITON	KT5 8ED
5 WINDALE COURT	9 PARKLANDS	SURBITON	KT5 8ED
6 WINDALE COURT	9 PARKLANDS	SURBITON	KT5 8ED
FLAT 1	7 PARKLANDS	SURBITON	KT5 8EA
FLAT 2	7 PARKLANDS	SURBITON	KT5 8EA
FLAT 3	7 PARKLANDS	SURBITON	KT5 8EA
FLAT 4	7 PARKLANDS	SURBITON	KT5 8EA
FLAT 5	7 PARKLANDS	SURBITON	KT5 8EA
FLAT 6	7 PARKLANDS	SURBITON	KT5 8EA
FLAT 7	7 PARKLANDS	SURBITON	KT5 8EA
FLAT 1	5 PARKLANDS	SURBITON	KT5 8EA
FLAT 2	5 PARKLANDS	SURBITON	KT5 8EA
FLAT 3	5 PARKLANDS	SURBITON	KT5 8EA
FLAT 4	5 PARKLANDS	SURBITON	KT5 8EA
FLAT 5	5 PARKLANDS	SURBITON	KT5 8EA
FLAT 6	5 PARKLANDS	SURBITON	KT5 8EA
FLAT 7	5 PARKLANDS	SURBITON	KT5 8EA
FLAT 1	3 PARKLANDS	SURBITON	KT5 8EA
FLAT 2	3 PARKLANDS	SURBITON	KT5 8EA
FLAT 3	3 PARKLANDS	SURBITON	KT5 8EA
FLAT 4	3 PARKLANDS	SURBITON	KT5 8EA

	11A SURBITON HILL PARK	SURBITON	KT5 8EF
	11B SURBITON HILL PARK	SURBITON	KT5 8EF
	11C SURBITON HILL PARK	SURBITON	KT5 8EF
	11D SURBITON HILL PARK	SURBITON	KT5 8EF
1 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
2 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
3 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
4 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
5 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
6 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
7 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
8 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
9 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
10 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
11 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
12 CASTLETON COURT	SURBITON HILL PARK	SURBITON	KT5 8EG
	15 SURBITON HILL PARK	SURBITON	KT5 8EX
BASEMENT FLAT	15 SURBITON HILL PARK	SURBITON	KT5 8EQ
GARDEN FLAT	15 SURBITON HILL PARK	SURBITON	KT5 8EQ
	17 SURBITON HILL PARK	SURBITON	KT5 8EF
THE RICHMOND	17 SURBITON HILL PARK	SURBITON	KT5 8EF
THE WINDSOR	17 SURBITON HILL PARK	SURBITON	KT5 8EF
THE PINE	17 SURBITON HILL PARK	SURBITON	KT5 8EQ
THE STUDIO	17 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 1	19 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 2	19 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 3	19 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 4	19 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 5	19 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 6	19 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 7	19 SURBITON HILL PARK	SURBITON	KT5 8EQ
GARDEN FLAT	21 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 2	21 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 3	21 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 4	21 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 1	23 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 2	23 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 3	23 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 4	23 SURBITON HILL PARK	SURBITON	KT5 8EQ
	25 SURBITON HILL PARK	SURBITON	KT5 8EF
GARDEN FLAT	25 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 1	27 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 2	27 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 3	27 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 4	27 SURBITON HILL PARK	SURBITON	KT5 8EQ
	29 SURBITON HILL PARK	SURBITON	KT5 8EF
BASEMENT FLAT	29 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 1	31 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 2	31 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 3	31 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 4	31 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 5	31 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 6	31 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 7	31 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 8	31 SURBITON HILL PARK	SURBITON	KT5 8EQ
FLAT 1	33 SURBITON HILL PARK	SURBITON	KT5 8EF
FLAT 2	33 SURBITON HILL PARK	SURBITON	KT5 8EF

FLAT 3	33 SURBITON HILL PARK	SURBITON	KT5 8EF
FLAT 1	35 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 2	35 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 3	35 SURBITON HILL PARK	SURBITON	KT5 8EX
1 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
2 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
3 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
4 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
5 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
6 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
7 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
8 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
9 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
10 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
11 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
12 CAERNARVON COURT	12 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 1	10 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 2	10 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 3	10 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 4	10 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 5	10 SURBITON HILL PARK	SURBITON	KT5 8EX
	8 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT A	6 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT B	6 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT C	6 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT D	6 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT E	6 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT F	6 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 1	4 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 2	4 SURBITON HILL PARK	SURBITON	KT5 8EX
FLAT 3	4 SURBITON HILL PARK	SURBITON	KT5 8EX
1 KENDAL COURT	SURBITON HILL PARK	SURBITON	KT5 8EY
2 KENDAL COURT	SURBITON HILL PARK	SURBITON	KT5 8EY
3 KENDAL COURT	SURBITON HILL PARK	SURBITON	KT5 8EY
1 HILLBROW	SURBITON HILL PARK	SURBITON	KT5 8EZ
2 HILLBROW	SURBITON HILL PARK	SURBITON	KT5 8EZ
3 HILLBROW	SURBITON HILL PARK	SURBITON	KT5 8EZ
4 HILLBROW	SURBITON HILL PARK	SURBITON	KT5 8EZ
5 HILLBROW	SURBITON HILL PARK	SURBITON	KT5 8EZ
6 HILLBROW	SURBITON HILL PARK	SURBITON	KT5 8EZ