



CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

Original Proposal To Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **Planning & Development Control Committee Report**
13th April 1988
(minutes not available)



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PLANNING AND DEVELOPMENT CONTROL COMMITTEE

13 APRIL 1988

PROPOSED DESIGNATION OF THE VICTORIA AVENUE CONSERVATION AREA, SURBITON

REPORT BY THE DIRECTOR OF DEVELOPMENT

Background

1. Local Planning Authorities are empowered under Section 277 of the Town and Country Planning Act, 1971, to determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.
2. In accordance with Policy UD3 of the Draft Borough Plan (Designation of New Conservation Areas), the historic, architectural and townscape qualities of the Victoria Avenue Local Area of Special Character identified in Policy UD4 (Local Areas of Special Character) have been assessed in order to establish whether this residential area of central Surbiton is of sufficient special interest to merit designation as a conservation area.
3. The Victoria Avenue Local Area of Special Character has been surveyed as a matter of priority because when the properties in the adjoining streets immediately to the west were being considered for inclusion in the St. Andrew's Square Conservation Area, there was public pressure for this area to be included. However, as the properties in the Victoria Avenue LASC are at least 25 years younger than those to the west, and they are of a completely different scale and character, it was decided not to include this area within the enlarged St. Andrew's Square Conservation Area. Futhermore, as the buildings in the Victoria Avenue LASC were erected in an 11 year period (1893-1904) by four builders using similar styles for their detached and semi-detached villas, the whole area has a cohesive architectural and environmental unity that justifies separate treatment.

Victoria Avenue Local Area of Special Character

4. The Victoria Avenue LASC includes the residential properties, built between 1893 and 1904, on both sides of Victoria Avenue and Endsleigh Gardens, and on the south side of Balaclava Road. See Plan No. 88/039/B. However, the contemporary late Victorian/early Edwardian commercial properties on the west side of Brighton Road, between the railway line and Balaclava Road have also been surveyed.
5. These commercial properties, built between 1892 and 1905, and locally known as the Electric Parade, are of intrinsic historic and architectural interest as well as being of major townscape value to Surbiton. Apart from the slightly later Edwardian commercial properties at Nos. 6 to 24 Claremont Road, Surbiton, (built between 1907 and 1911 to the designs of Alfred Mason) this group of commercial buildings at Nos. 1 to 63 Brighton Road, Surbiton, are without parallel in the Borough.

Proposed Victoria Avenue Conservation Area

6. The proposed conservation area includes the commercial properties on the west side of Brighton Road Nos. 1-63, and the residential properties on both sides of Victoria Avenue, Endsleigh Gardens and the south side of Balaclava Road, as well as the ~~Methodist~~^{Presbyterian} Church and the Parish Hall at the eastern end of Balaclava Road. Whilst these two 1950s buildings and the adjoining 1930s maisonettes at Nos. 2/4 and Nos. 10/12 Balaclava Road are not of special interest, they have been included within the boundaries of the proposed conservation area so that an easily defined area could be established. See Plan No. 88/040/B.
7. This area of Surbiton, bordered by Brighton Road on the west, Balaclava Road on the north and the London and South Western Railway on the south remained as agricultural land until the early 1890s, and is shown on early maps as being laid out in three large fields.
8. Its development commenced in 1892 at the railway bridge end of Brighton Road and followed a set pattern with the 32 buildings on the Brighton Road frontage being erected in three stages, working from south to north over a 13 year period.
9. The builder of the first group of 7 properties to be erected in the area, Nos. 1-13 Brighton Road, which were built between 1892 and 1893, was William Scott of Clapham Common. Mr Scott employed the architect Frederick Wheeler of Chancery Lane, to design the terrace for him. (Other local examples of Frederick Wheeler's work are the National Westminster Bank at Nos. 10/11 Victoria Road, Surbiton, built in 1924, and the same bank at No. 1 Kingston Hill, Kingston, built in 1928).
10. The second group comprising Nos. 15-25 Brighton Road, were erected between 1894 and 1897 by the builder, J.R. McCallum of Shortlands, who used G. Warren Cooper, architect, of Bedford Row, to design the six properties for him. The third group of 19 properties, Nos. 27-63 Brighton Road, which are in a lavish early 17th century Flemish style, were erected between 1900 and 1905.
11. In 1893, the year after work had commenced on the first group of the Brighton Road buildings, houses began to be erected in Victoria Avenue with the 57 villa residences being built in two phases from east to west over an 11 year period (1893-1904) by two builders, both again coming from outside the Borough.
12. Thirty-nine of the houses in Victoria Avenue, Nos. 3-41 on the south side, and Nos. 2-38 on the north side of the street, were constructed by Henry Dally, builder, of Twickenham, all to the same design, over a 6 year period between 1893 and 1899. As development proceeded from east to west along Victoria Avenue, the houses in the south side were put up before those on the opposite side.
13. Henry Dally was also responsible for the erection of the two detached villas at the western end of the north side of Victoria Avenue, Nos. 46 Victoria Avenue and No. 2 Endsleigh Gardens, which were built between 1898 and 1901; each house being a one-off design.

14. The remaining 17 houses in Victoria Avenue, Nos. 43-69 on the south side and Nos. 40-44 on the north side, were built by Ernest Richardson, builder of Harlesden, between 1903 and 1904, all to the same design.
15. In 1894, two years after work had commenced on the first group of the Brighton Road buildings, houses began to be erected along the south side of Balaclava Road. One local builder, Charles Adams, was responsible for erecting all of the 17 villas, with development proceeding from east to west, as had occurred in Victoria Avenue.
16. Charles Adams erected these houses in three phases between 1894 and 1898, with the houses within each phase being of the same design. The first three pairs of semi-detached houses, Nos. 14-24 Balaclava Road, were built between 1894 and 1895, and the second three pairs of semi-detached houses, Nos. 26-36 Balaclava Road, between 1895 and 1896.
17. The group of five houses at the western end of Balaclava Road, Nos. 38-46, as well as the detached house at the rear, No. 4 Endsleigh Gardens, which were the last works of Charles Adams in the area, were all designed for him by the architect, Frederick Wheeler of Chancery Lane. (Mr Wheeler was responsible for the designs of Nos. 1-13 Brighton Road). This group of houses was built between 1896 and 1898.
18. The remaining houses in the area, those on the western side of Endsleigh Gardens, Nos. 1-9, were erected between 1896 and 1897 for the developer W. Andrew Toll, who employed the well known local architect Alfred Mason to design the five detached villas for him. (Other local examples of Alfred Mason's work are the Surbiton Assembly Rooms at No. 80 Claremont Road, built in 1889, and also Nos. 6-24 Claremont Road, Surbiton, built 1907-1911.)
19. Once the last section of the Brighton Road buildings, Nos. 59-63, had been completed in 1905, there was no further building activity in the area until the early 1930s when some infill development took place at the eastern end of Balaclava Road. At this time six maisonettes were erected at Nos. 2/4 and Nos. 10/12 in 1937 and 1934 respectively, by a local builder, William Christmas of North Road, Surbiton, who employed G. Smith, architect, of Kingston to design the buildings.
20. Some 17 years later the sites of Nos. 5/7/9 Victoria Avenue were redeveloped by Modern Homesteads Limited who used their own surveyor, Sydney Brett, to design the three houses which they built on the cleared sites in 1954. At the same time the Methodist Church and the St. Andrew's Parish Hall at the eastern end of Balaclava Road, both of which had been damaged by a flying bomb that exploded at the rear of the Parish Hall during the Second World War, were rebuilt in 1954 and 1955 respectively. The Methodist Church was designed by Spalding, Myers and Attenbrow, architects, of Carey Street, whilst the Parish Hall was rebuilt to the designs of Young and Hall, architects of Southampton Row.

Consultation on Proposed Designation

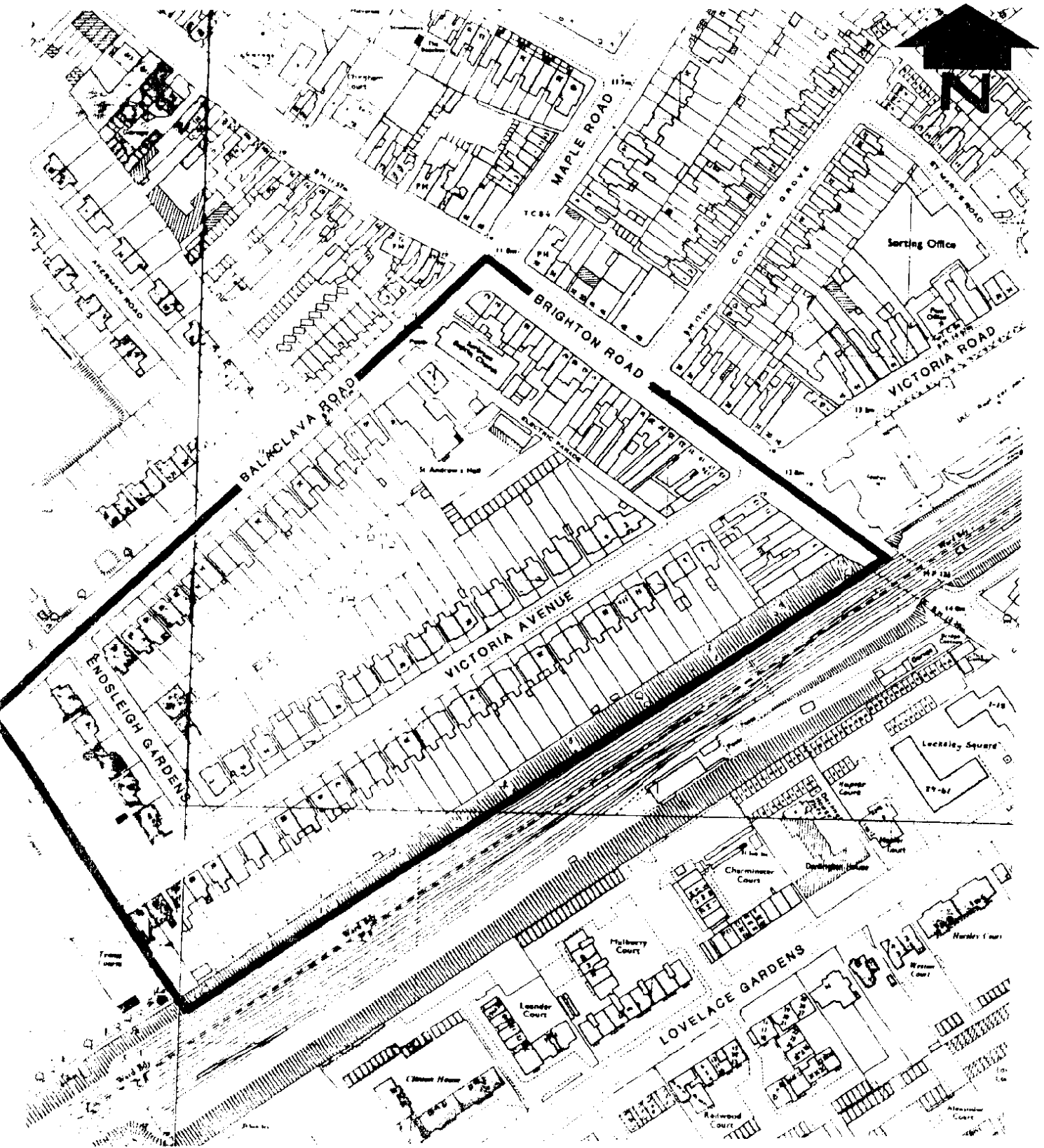
21. It is proposed that in keeping with the procedure adopted on previous occasions that the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Surbiton Central Area Residents Association, the Historic Buildings and Monuments Commission, the Victorian Society and residents of the area should be consulted on the question of designation of the area described in this report.

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

Recommendations


23. It is recommended that:-

- (i) the proposals for the creation of a new conservation area based on Victoria Avenue, Endsleigh Gardens, and parts of Balaclava Road and Brighton Road as shown on Plan No. 88/040/B be adopted for the purpose of public consultation;
- (ii) the Kingston upon Thames Society, the Kingston upon Thames Archaeological Society, the Surbiton Central Area Residents Association, the Historic Buildings and Monuments Commission, the Victoria Society and residents of the area be consulted on the proposed designation of the area as a conservation area;
- (iii) a further report be submitted to this Committee with the results of the consultation exercise.



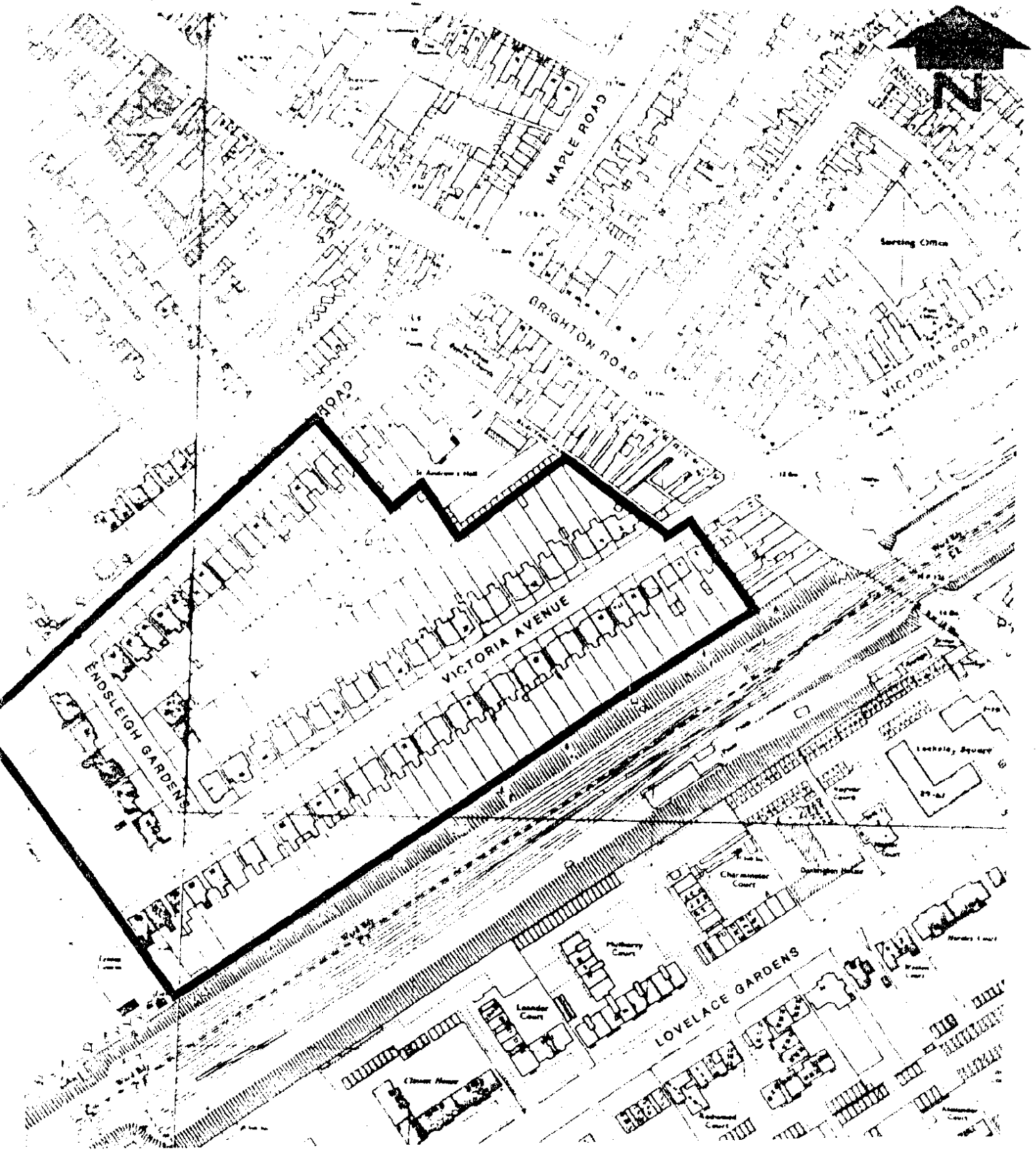
Reproduced from the Ordnance Survey map with the sanction of the Controller of H M Stationery Office

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

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


PROPOSED VICTORIA AVENUE CONSERVATION AREA SURBITON

DATE: MAR.1988	SCALE: N.T.S	REF: AHSD/TAM	DWG No: 88/040/B
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 KINGSTON UPON THAMES 
 M.W.GILKS BA(Hons)MSocScMRTPI
 DIRECTOR OF PLANNING
 GUILDHALL KINGSTON
 SURREY KT1 1EU
 TEL: 01-548-2121

VICTORIA AVENUE LOCAL AREA OF SPECIAL CHARACTER

DATE: MAR.1988

SCALE: N.T.S

REF: AHSD/TAM

DWG No: 88/039/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

Original Decision to Designate



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **Development Committee Report**
25th July 1988
(minutes not available)



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DEVELOPMENT COMMITTEE

25 JULY 1988

DESIGNATION OF THE VICTORIA AVENUE CONSERVATION AREA, SURBITON

REPORT BY THE DIRECTOR OF DEVELOPMENT

BACKGROUND

1. On 13 April 1988 a report was presented to the Planning and Development Control Committee proposing the creation of a new conservation area based on Victoria Avenue, Endsleigh Gardens, and parts of Balacław Road and Brighton Road in Surbiton. The Committee resolved that the proposal should be adopted for the purpose of public consultation and that residents of the area, the Residents Association, local amenity societies, the Victorian Society 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 five bodies:-

Surbiton Central Area Residents Association
Kingston upon Thames Society
Kingston upon Thames Archaeological Society
The Victorian Society
Historic Buildings and Monuments Commission.

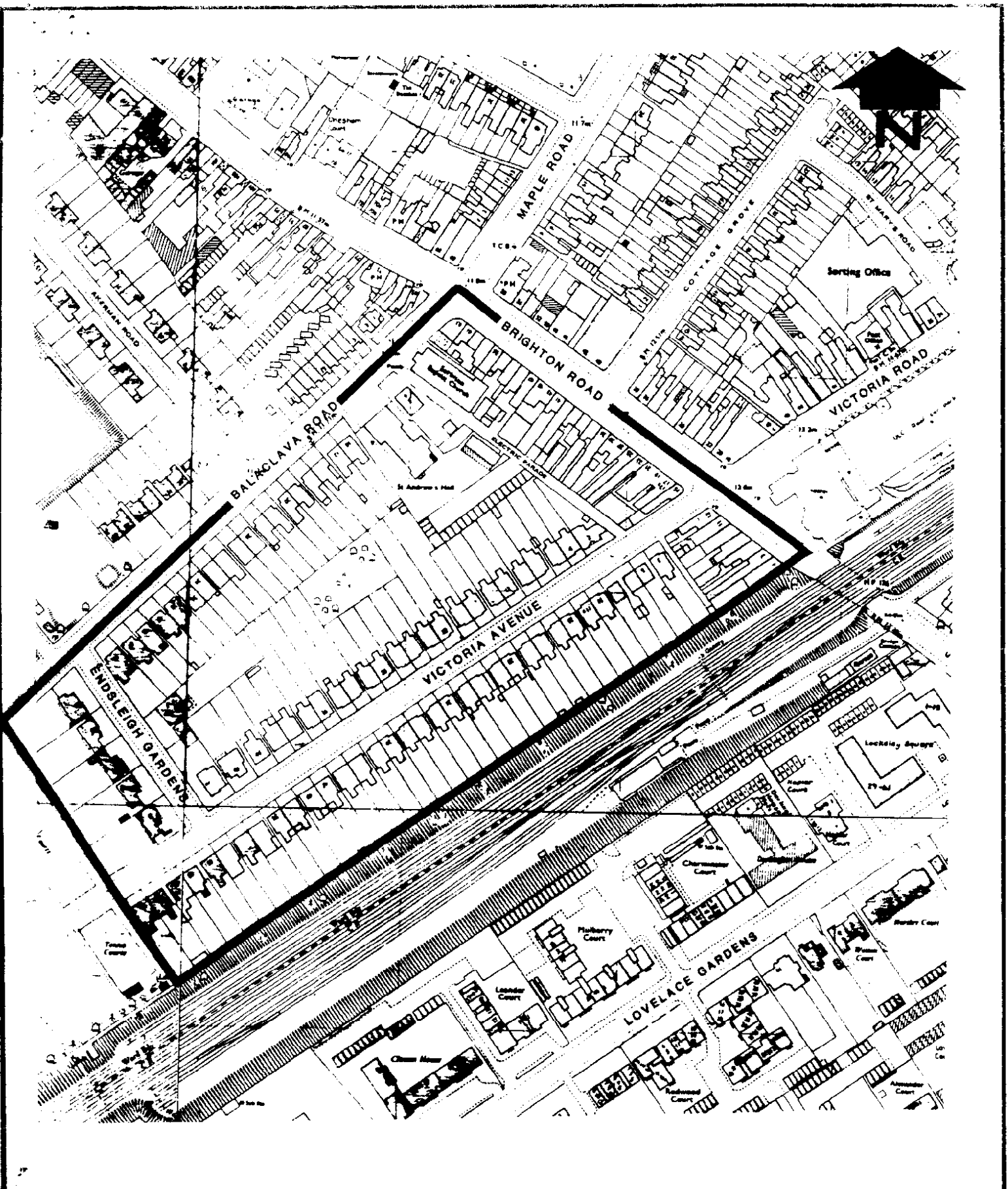
3. A letter outlining the proposal and the implications of designation, was delivered on 13 May, 1988 to every property within the proposed conservation area.
4. All of the 18 letters that have been received from owners of properties within the area and from the five bodies that were consulted, have been in favour of designation.
5. Apart from excluding the railway embankment along the south-eastern boundary of the area, there are no amendments to the boundary of the proposed conservation area.
6. Should the Committee decide to proceed with the designation of the Victoria Avenue Conservation Area, it is suggested that the recently established St Andrew's Square and Claremont Road Conservation Area Advisory Committee could also deal with the new conservation area since it would be contiguous along part of the Brighton Road boundary with the St Andrew's Square Conservation Area.

RECOMMENDATIONS

It is RECOMMENDED that

- (i) the boundary of the proposed Victoria Avenue Conservation Area as shown on the attached plan No 88/040/B 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, and
- (iii) the St Andrew's Square and Claremont Road Conservation Area Advisory Committee be authorised to advise the Council on applications for planning permission and listed buildings that would affect the character and appearance of the Victoria Avenue Conservation Area, and to formulate proposals for the preservation and enhancement of the character and appearance of the conservation area.



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ROYAL BOROUGH OF
 KINGSTON UPON THAMES 
 BLUEBELLS BASTONS MSocScMRTP
 DIRECTOR OF PLANNING
 GUILDFORD KINGSTON
 SURREY KT1 1EU
 TEL: 01-546-2121

**PROPOSED VICTORIA AVENUE CONSERVATION AREA,
 SURBITON.**

DATE: 13.4.88

SCALE: N.T.S.

REP: AHSD

DWG No: 88/040/B

Late papers relating to the proposed designation of
Surbiton Town Centre Conservation Area
and Extensions to St Andrews Square Conservation Area.

Surbiton Town Centre Conservation Area.

Kingston upon Thames Society.	Telephone message of 17/6/91 from the Chairman, Mrs Sylvia Blanc, saying the Society has no observations.
English Heritage.	Telephone message of 17/6/91 from Paul Calvocoressi saying the Commission are in full agreement with the proposals.
Victorian Society.	Letter of 17/6/91 saying that the Society wishes to commend the proposal.
P J Watts (resident)	14/6/91 in support.

St Andrews Square extensions

Letters of support have been received from the following:

L R Gattey	11/6/91
B L Smith	10/6/91
V J Palmer	12/6/91
Mental Aid Projects	12/6/91
J J Reilly	6/6/91
M Mitchell	9/6/91
H W Weeks	6/6/91
N H Kmpson	5/6/91
J D Wells	8/6/91
Ms F Maccoll	8/6/91

ROYAL BOROUGH OF KINGSTON UPON THAMES
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

LIST OF BACKGROUND PAPERS

COMMITTEE	DEVELOPMENT
DATE OF MEETING	25th JULY, 1988
TITLE OF REPORT	DESIGNATION OF THE VICTORIA AVENUE CONSERVATION AREA, SURBITON.
PROPER OFFICER (ie: Director/Chief Officer primarily responsible for preparation)	DIRECTOR OF DEVELOPMENT
AUTHOR	M W GILKS Tel Ext. 4000

LIST HERE ALL DOCUMENTS WHICH DISCLOSE ANY MATTERS OR FACTS ON WHICH THE REPORT, OR AN IMPORTANT PART OF IT, IS BASED OR WHICH HAVE BEEN RELIED UPON TO A MATERIAL EXTENT IN PREPARING THE REPORT.

<u>NO</u>	<u>DOCUMENT TITLE</u>	<u>HELD BY</u> (Name & Extension No)
	Letter dated 4th May, 1988 from The Victorian Society	All letters held by Andrew H. S. Dick Extension 4051
	Letter dated 20th May, 1988 from the Surbiton Central Area Residents Association	
	Letter dated 6th June, 1988 from the Historic Buildings and Monuments Commission	
	Letter dated 16th June, 1988 from the Kingston upon Thames Archaeological Society	
	Letter dated 25th June, 1988 from the Kingston upon Thames Society.	
	Letter dated 16th May, 1988 from Mr. C. J. Burchett	
	Letter dated 16th May, 1988 from Mr. J. C. Lavery	
	Letter dated 17th May, 1988 from Mr. M. Reid	
	Letter dated 19th May, 1988 from Chantry Wood & King	
	Letter dated 19th May, 1988 from Mr. J. M. Palmer	
	Letter dated 18th May, 1988 from Dr. S. Hilton	
	Letter dated 26th May, 1988 from Mrs. J. Wright	
	Letter dated 31st May, 1988 from Mr. J. Edwards	
	Letter dated 31st May, 1988 from Ms. P. Holloway	
	Letter dated 8th June, 1988 from Miss. F. Ahmed	
	Letter dated 11th June, 1988 from Mr. M. Wansborough	
	Letter dated 12th June, 1988 from Mr. H. H. Deacon	
	Letter dated 16th June, 1988 from Mr. & Mrs. S. Alexander.	

NB: The compilation of a List of Background Papers is a statutory requirement



CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

Statutory Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **London Gazette Notice**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **Local Paper/Surrey Comet Notice**



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Surrey Comet Friday August 5 1968



ROYAL BOROUGH OF KINGSTON UPON THAMES

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

VICTORIA AVENUE CONSERVATION AREA, SURBITON

NOTICE is hereby given that on 20th July 1968 the Council of the Royal Borough of Kingston upon Thames designated the area identified in the plan herein after mentioned and referred to in the schedule to this Notice as a Conservation Area, pursuant to Section 277 of the Town and Country Planning Act, 1971 (as amended).

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

The effect of the designation is that:—

1. Conservation Area Consent is required for the demolition of all unlisted buildings within the Conservation Area, except those buildings excluded by a Direction made by the Secretary of State.
2. It is an offence to cut down, top, lop, uproot, willfully damage or willfully destroy any tree in the Conservation Area except with the Consent of the Local Planning Authority or after the expiry of 6 weeks from giving the Local Planning Authority Notice of any intention to carry out any of the said works.
3. The Local Planning Authority is under a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area, and to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
4. Planning applications for development which would, in the opinion of the Local Planning Authority, affect the character or appearance of the Conservation Area must be given publicity and representations received in consequence, taken into account in determining the application.

SCHEDULE

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

- Balaclava Road—Nos. 2-48 (even) including Surbiton Baptist Church and St. Andrew's Parish Hall.
- Brighton Road—Nos. 1-63 (odd)
- Electric Parade
- Endleigh Gardens—Nos. 1-9 (odd) and Nos. 2 (even)
- Victoria Avenue—Nos. 2-48 (even) and Nos. 1-63 (odd)

M. DE VRIES
Borough Solicitor

Guildhall
Kingston upon Thames KT1 1EU



CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **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: AHSD/5.11
Your Ref:
Enquiries to: Mr A Dick

8th August, 1988

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

Guildhall
Kingston upon Thames
Surrey KT1 1EU


Telephone: 01 546 2121
Ext: 4051
Direct Line:
FAX 01 549 2889

Dear Mr Tew

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

I hereby give notice as required by Section 277(6) of the Town and Country Planning Act 1971, that the area shown on the attached plan was designated as the Victoria Avenue Conservation Area on 25 July 1988 by the Development Committee of the Borough Council.

Yours sincerely

Director of Development 

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

2245P



CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

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



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

My Ref: AHSD/5.11
Your Ref:
Enquiries to: Mr A Dick

26th July, 1988

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

Guildhall
Kingston upon Thames
Surrey KT1 1EU


Telephone: 01 546 2121
Ext: 4051
Direct Line:
FAX 01 549 2889

Dear Sir

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

I hereby give notice as required by Section 277(6) of the Town and Country
Planning Act 1971, that the area shown on the attached plan was designated as
the Victoria Avenue Conservation Area on 25 July 1988 by the Development
Committee of the Borough Council.

Yours faithfully

Director of Development


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

2245P



CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

Other Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

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

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

First Decision To Extend or Vary The Area



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

First Decision To Extend or Vary The Area



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

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



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

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

BACKGROUND

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

CONSULTATION ON THE PROPOSED DESIGNATION

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

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

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

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

ADDITIONAL CONSULTATIONS

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

CONSIDERATION OF THE CONSULTATION REPLIES

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

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

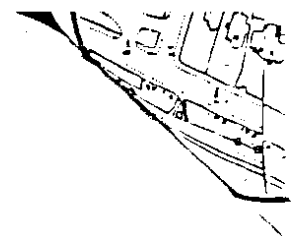
CONCLUSIONS

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

RECOMMENDATIONS

15. It is RECOMMENDED that:

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

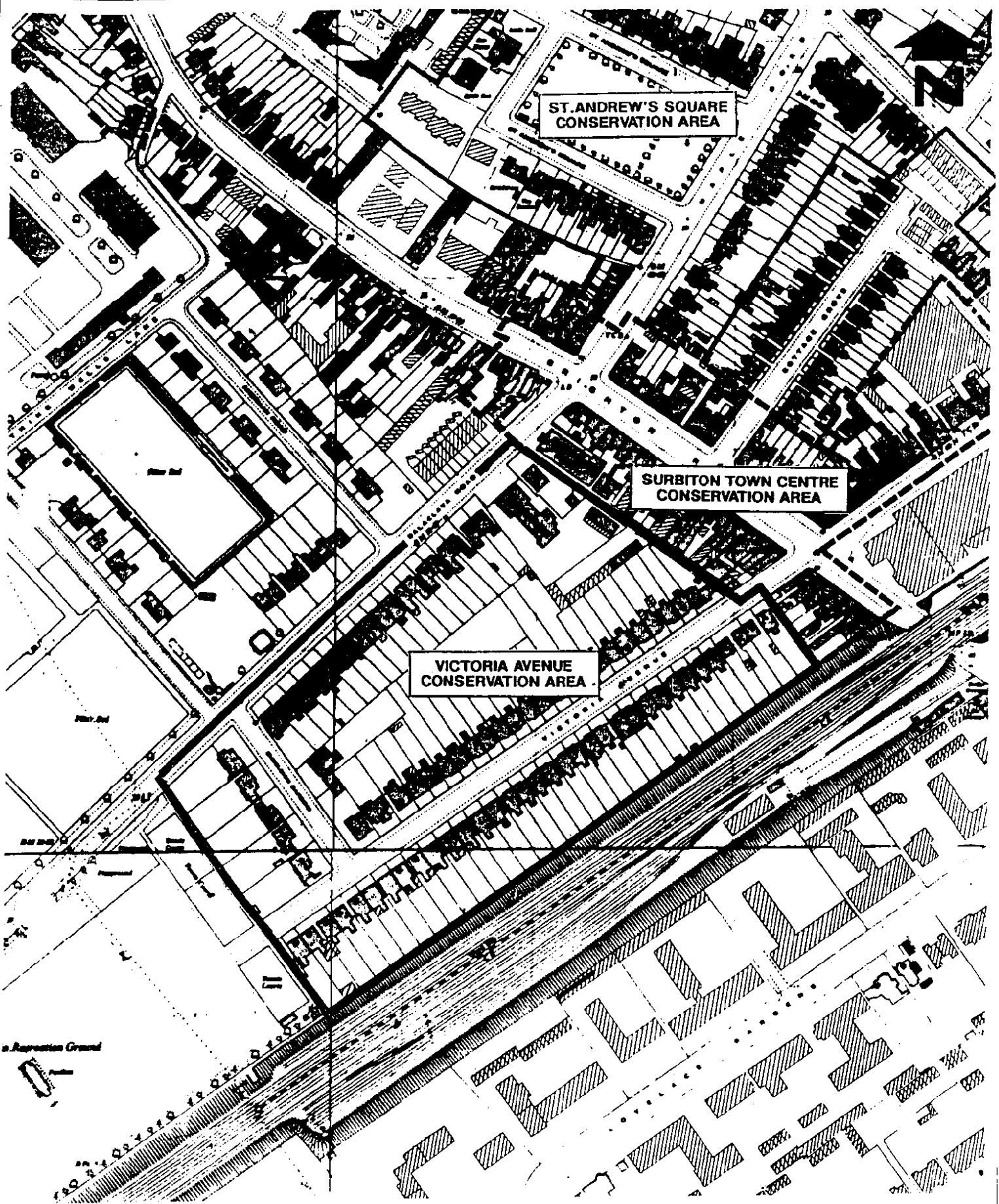


- (v) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/084/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out; and
- (vi) the necessary statutory procedures for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

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

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

Kingston upon Thames Archaeological Society dated 21/05/91
Surbiton Central Area Residents Association dated 19/05/91
Surbiton Revitalisation Advisory Working Party - minutes of meeting held on 21/02/91
Surbiton Conservation Areas Advisory Committee - minutes of meetings held on 17/04/91 & 27/02/91
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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




ST. ANDREW'S SQUARE
CONSERVATION AREA

SURBITON TOWN CENTRE
CONSERVATION AREA




VICTORIA AVENUE
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)MSocScMRTP1
DIRECTOR OF DEVELOPMENT
GUILDHALL KINGSTON
SURREY KT1 1EU
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VICTORIA AVENUE CONSERVATION AREA, SURBITON.

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

DATE: JUNE 1991

SCALE: 1/2500

REF: AHSD/TAM

DWG No: 91/084/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

First Decision To Extend or Vary The Area



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

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



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

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

BACKGROUND

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

CONSULTATION ON THE PROPOSED DESIGNATION

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

RESULTS OF THE PUBLIC CONSULTATION EXERCISE

6. The organisations consulted in paragraph 3 replied as follows:
- (i) Kingston upon Thames Society: No reply as at 6 June 1991.
 - (ii) Kingston upon Thames Archaeological Society: Letter of 21 May 1991 stating the society have no observations.
 - (iii) Historic Buildings and Monuments Commission: No reply as at 6th June 1991.
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(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.

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

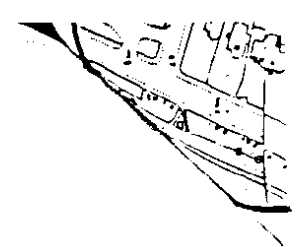
CONCLUSIONS

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

RECOMMENDATIONS

15. It is RECOMMENDED that:

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

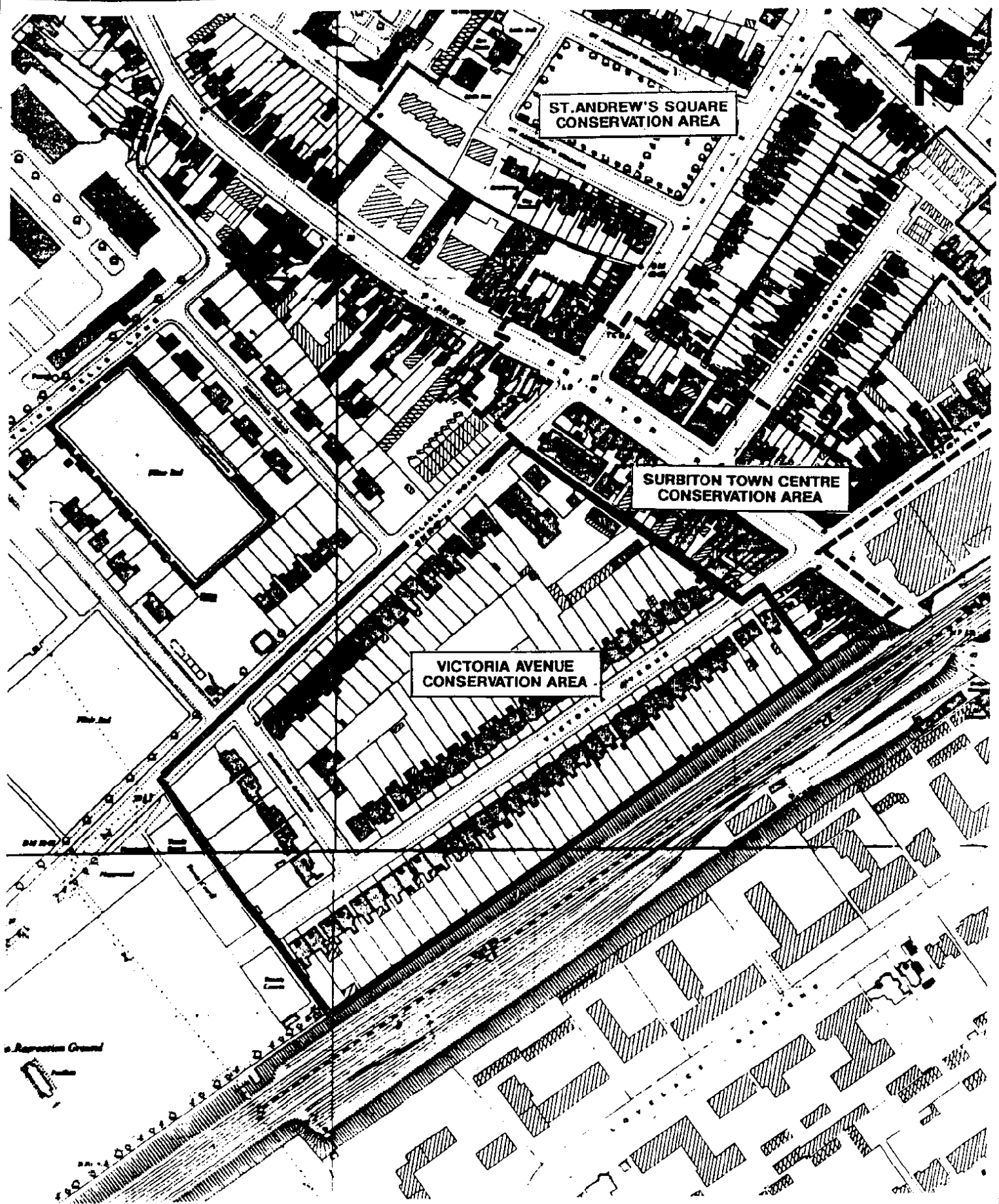


- (v) the necessary statutory procedures for the revision to the boundary of the Victoria Avenue Conservation Area as shown on plan 91/084/B, under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, be carried out; and
- (vi) the necessary statutory procedures for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

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

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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




ST. ANDREW'S SQUARE
CONSERVATION AREA

SURBITON TOWN CENTRE
CONSERVATION AREA

VICTORIA AVENUE
CONSERVATION AREA

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

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

ROYAL BOROUGH OF
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VICTORIA AVENUE CONSERVATION AREA, SURBITON.
 ——— PROPOSED NEW BOUNDARY OF VICTORIA AVENUE C.A.
 - - - PROPOSED SURBITON TOWN CENTRE CONSERVATION AREA
 ——— OTHER PROPOSED OR EXISTING CONSERVATION AREAS REFERRED TO IN THIS REPORT

DATE: JUNE 1991 SCALE: 1/2500 REF: AHSD/TAM DWG No: 91/084/B



CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

Statutory Designation Documents For First Extension/Variation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **London Gazette Notice**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **Local Paper/Surrey Comet Notice**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

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

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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

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

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

Other Designation Documents For First Extension/Variation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

VICTORIA AVENUE

- **Schedule of Addresses**



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**VICTORIA AVENUE CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
BALACLAVA ROAD			
	2 BALACLAVA ROAD	SURBITON	KT6 5PN
	4 BALACLAVA ROAD	SURBITON	KT6 5PN
ST. ANDREWS HALL	BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT A ST. ANDREWS HALL	BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT B ST. ANDREWS HALL	BALACLAVA ROAD	SURBITON	KT6 5PN
	10 BALACLAVA ROAD	SURBITON	KT6 5PN
	10A BALACLAVA ROAD	SURBITON	KT6 5PN
	12 BALACLAVA ROAD	SURBITON	KT6 5PN
	12A BALACLAVA ROAD	SURBITON	KT6 5PN
	14 BALACLAVA ROAD	SURBITON	KT6 5PN
	16 BALACLAVA ROAD	SURBITON	KT6 5PN
	18 BALACLAVA ROAD	SURBITON	KT6 5PN
	20 BALACLAVA ROAD	SURBITON	KT6 5PN
	22 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT A	24 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT B	24 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT C	24 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT D	24 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT A	26 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT B	26 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT C	26 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT D	26 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT A	28 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT B	28 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT C	28 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT D	28 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT A	30 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT B	30 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT C	30 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT D	30 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 1	32 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 2	32 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 3	32 BALACLAVA ROAD	SURBITON	KT6 5PN
	34 BALACLAVA ROAD	SURBITON	KT6 5PN
	36 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 1	38 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 2	38 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 3	38 BALACLAVA ROAD	SURBITON	KT6 5PN
	40 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT A	42 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT B	42 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT C	42 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT D	42 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 1	44 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 2	44 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 3	44 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 1	46 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 2	46 BALACLAVA ROAD	SURBITON	KT6 5PN
FLAT 3	46 BALACLAVA ROAD	SURBITON	KT6 5PN

ENDSLEIGH GARDENS			
	1 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
	3 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
	5 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
	7 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
	9 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
FLAT 1	4 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
FLAT 2	4 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
FLAT 3	4 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
FLAT 4	4 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
	2 ENDSLEIGH GARDENS	SURBITON	KT6 5JL
	2A ENDSLEIGH GARDENS	SURBITON	KT6 5JL
VICTORIA AVENUE			
	2A VICTORIA AVENUE	SURBITON	KT6 5DW
	2B VICTORIA AVENUE	SURBITON	KT6 5DW
	2C VICTORIA AVENUE	SURBITON	KT6 5DW
	4 VICTORIA AVENUE	SURBITON	KT6 5DW
FIRST FLOOR FLAT	6 VICTORIA AVENUE	SURBITON	KT6 5DW
GROUND FLOOR FLAT	6 VICTORIA AVENUE	SURBITON	KT6 5DW
TOP FLAT	6 VICTORIA AVENUE	SURBITON	KT6 5DW
	8-10 VICTORIA AVENUE	SURBITON	KT6 5DW
	12 VICTORIA AVENUE	SURBITON	KT6 5DW
	14 VICTORIA AVENUE	SURBITON	KT6 5DW
FIRST FLOOR FLAT	16 VICTORIA AVENUE	SURBITON	KT6 5DW
GROUND FLOOR FLAT	16 VICTORIA AVENUE	SURBITON	KT6 5DW
TOP FLAT	16 VICTORIA AVENUE	SURBITON	KT6 5DW
	18 VICTORIA AVENUE	SURBITON	KT6 5DW
FLAT 1A	18 VICTORIA AVENUE	SURBITON	KT6 5DW
	20A VICTORIA AVENUE	SURBITON	KT6 5DW
	20B VICTORIA AVENUE	SURBITON	KT6 5DW
	20C VICTORIA AVENUE	SURBITON	KT6 5DW
	22A VICTORIA AVENUE	SURBITON	KT6 5DW
	22B VICTORIA AVENUE	SURBITON	KT6 5DW
	22C VICTORIA AVENUE	SURBITON	KT6 5DW
	24 VICTORIA AVENUE	SURBITON	KT6 5DW
	26 VICTORIA AVENUE	SURBITON	KT6 5DW
FLAT 1	28 VICTORIA AVENUE	SURBITON	KT6 5DW
FLAT 2	28 VICTORIA AVENUE	SURBITON	KT6 5DW
	30A VICTORIA AVENUE	SURBITON	KT6 5DW
	30B VICTORIA AVENUE	SURBITON	KT6 5DW
	30C VICTORIA AVENUE	SURBITON	KT6 5DW
FIRST FLOOR FLAT	32 VICTORIA AVENUE	SURBITON	KT6 5DW
TOP FLOOR FLAT	32 VICTORIA AVENUE	SURBITON	KT6 5DW
	34A VICTORIA AVENUE	SURBITON	KT6 5DW
	34B VICTORIA AVENUE	SURBITON	KT6 5DW
	34C VICTORIA AVENUE	SURBITON	KT6 5DW
	36 VICTORIA AVENUE	SURBITON	KT6 5DW
	38 VICTORIA AVENUE	SURBITON	KT6 5DW
	40 VICTORIA AVENUE	SURBITON	KT6 5DW
	42 VICTORIA AVENUE	SURBITON	KT6 5DW
	44 VICTORIA AVENUE	SURBITON	KT6 5DW
	46 VICTORIA AVENUE	SURBITON	KT6 5DW
	69 VICTORIA AVENUE	SURBITON	KT6 5DN
	67 VICTORIA AVENUE	SURBITON	KT6 5DN

	65 VICTORIA AVENUE	SURBITON	KT6 5DN
	63 VICTORIA AVENUE	SURBITON	KT6 5DN
FLAT 1	61 VICTORIA AVENUE	SURBITON	KT6 5DN
FLAT 2	61 VICTORIA AVENUE	SURBITON	KT6 5DN
	59 VICTORIA AVENUE	SURBITON	KT6 5DN
	57 VICTORIA AVENUE	SURBITON	KT6 5DN
	55 VICTORIA AVENUE	SURBITON	KT6 5DN
	53 VICTORIA AVENUE	SURBITON	KT6 5DN
	51 VICTORIA AVENUE	SURBITON	KT6 5DN
	49 VICTORIA AVENUE	SURBITON	KT6 5DN
	47 VICTORIA AVENUE	SURBITON	KT6 5DN
	45 VICTORIA AVENUE	SURBITON	KT6 5DN
	45A VICTORIA AVENUE	SURBITON	KT6 5DN
	43 VICTORIA AVENUE	SURBITON	KT6 5DN
FLAT 1	41 VICTORIA AVENUE	SURBITON	KT6 5DN
FLAT 2	41 VICTORIA AVENUE	SURBITON	KT6 5DN
TOP FLAT	41 VICTORIA AVENUE	SURBITON	KT6 5DN
	39 VICTORIA AVENUE	SURBITON	KT6 5DN
	37 VICTORIA AVENUE	SURBITON	KT6 5DL
	35 VICTORIA AVENUE	SURBITON	KT6 5DL
	33 VICTORIA AVENUE	SURBITON	KT6 5DL
	31A VICTORIA AVENUE	SURBITON	KT6 5DL
	31B VICTORIA AVENUE	SURBITON	KT6 5DL
	31C VICTORIA AVENUE	SURBITON	KT6 5DL
	29 VICTORIA AVENUE	SURBITON	KT6 5DL
	27 VICTORIA AVENUE	SURBITON	KT6 5DL
	25 VICTORIA AVENUE	SURBITON	KT6 5DL
FLAT 1	23 VICTORIA AVENUE	SURBITON	KT6 5DL
FLAT 2	23 VICTORIA AVENUE	SURBITON	KT6 5DL
FLAT 3	23 VICTORIA AVENUE	SURBITON	KT6 5DL
	23A VICTORIA AVENUE	SURBITON	KT6 5DL
	21 VICTORIA AVENUE	SURBITON	KT6 5DL
	19 VICTORIA AVENUE	SURBITON	KT6 5DL
	17 VICTORIA AVENUE	SURBITON	KT6 5DL
	15 VICTORIA AVENUE	SURBITON	KT6 5DL
	13 VICTORIA AVENUE	SURBITON	KT6 5DL
	11 VICTORIA AVENUE	SURBITON	KT6 5DL
	11A VICTORIA AVENUE	SURBITON	KT6 5DL
	9 VICTORIA AVENUE	SURBITON	KT6 5DL
	7 VICTORIA AVENUE	SURBITON	KT6 5DL
	5 VICTORIA AVENUE	SURBITON	KT6 5DL
	3 VICTORIA AVENUE	SURBITON	KT6 5DL