

CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

Original Proposal To Designate



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ROYAL BOROUGH OF KINGSTON UPON THAMES

CONSERVATION AREA NO. 2 OLD MALDEN

BACKGROUND TO CONSERVATION

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

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

THE CONSERVATION AREA

The Old Malden Conservation Area is based on features which are significant to the history of Malden. It relates to two groups of buildings and spaces:

- (a) The Church and Manor House
- (b) Plough Green and Pond Cottages

both closely linked to Merton College, Oxford.

(a) Meldune, which means the cross upon the hill, dates from Saxon times and is mentioned in the Domesday Book as having two manors, Meldone and Cisendone. Walter de Merton purchased these states with a view to establishing a House or College for Scholars. A document of 1264 mentions a Warden and Chaplain in charge at the Manor House but later in 1274 the College was transferred to Oxford. By the 16th Century the Manor House had fallen into disrepair and it was almost completely rebuilt in the mid-17th Century when the Church was enlarged. The late Elizabethan house was considerably altered in the 18th Century and the entrance was turned to the close on to which it now faces. More recently, in the late 18th and 19th Centuries, further alterations were carried out.

The Manor House and Church are closely connected historically. In the Church certain Saxon features remain and its foundations undoubtedly were the cross upon the hill which gave Meldune its name. Restoration was started in 1610 and in the late 19th Century a nave and chancel were added when the original became the south aisle

The hill has a long history of settlement. When development took place in 1948-50 remains of Iron Age settlement were found just off Church Road; Roman remains were found in Manor Drive and some of Norman and Medieval dates near the Vicarage grounds. The area has not been systematically excavated but would, without doubt, reveal many other interesting 'finds'.

At the top of the hill the Church, Manor House, out-buildings and cottages of Manor Farm, which cluster round a gravelled close off Church Road, look out over the Hogsmill Valley. The view down this small river valley from Old Malden Lane must be conserved. It provides a fine setting for the group of old buildings on the top of the hill and is a very welcome break in the surrounding mass of semi-detached houses. The steep tree-lined slope on the east of Church Road increases the sense of enclosure round the Manor House and the Church, both of which are listed buildings. If further tree planting takes place, this would maintain and enhance the effect.

Apart from tree maintenance, and planting two items need attention. There is the wooden garage on a bend in Church Road, this being in a most unfortunate position as it partly obscures the view. The end of the farm building opposite the Church has been spoilt by random infilling; the condition of the wall of the farm building facing the Church is poor.

Certain of the trees are preserved but a new survey will be required.

(b) The other part of the area is centred on Plough Green and the old village pond at the end of Church Road where it joins Malden Road. The Plough Inn is set back on the south side and Pond or Stroudes Cottages on the north.

The earliest part of the Plough Inn dates from the 15th Century and is in the centre of the building, with later additions to both sides. It is a listed building, Numbers 16-22 Church Road, called Pond or Stroudes Cottages until recently, are set back from the road at the end of an attractive grassed space. The cottages are being improved and the Borough Planning Officer is considering recommending to the Minister of Housing and Local Government that they be upgraded to the list of Buildings of Architectural or Historic Interest. The group of buildings, 24-30 Church Road, which flank the small open space on the south-west, are also being considered similarly. Nos. 28 and 30 appear to have been one house originally, of 16th or 17th Century date. The whole of this group would benefit from careful restoration, particularly the front and the side facing Stroudes Road.

Plough Green is owned by Merton College and has been registered as a Common under the Commons Registration Act, 1965.

In area (b) some trees are preserved but again a new survey will be required.

This part of the area, with the Plough Inn, village pond and old cottages grouped round The Green, still retains its village character and is worthy of Conservation.

CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

Other Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

- **Notice to Owners/Occupiers**

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

- **Schedule of Addresses**



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OLD MALDEN (ST. JOHN'S & PLOUGH GREEN) CONSERVATION AREA FULL ADDRESS LIST			
Address 1	Address 2	Address 3	Address 4
CHURCH ROAD			
	PLOUGH INN	WORCESTER PARK	KT4 7RA
	12 CHURCH ROAD	WORCESTER PARK	KT4 7RA
	14 CHURCH ROAD	WORCESTER PARK	KT4 7RA
	16 CHURCH ROAD	WORCESTER PARK	KT4 7RA
	18 CHURCH ROAD	WORCESTER PARK	KT4 7RA
	20 CHURCH ROAD	WORCESTER PARK	KT4 7RA
	22 CHURCH ROAD	WORCESTER PARK	KT4 7RA
	24 CHURCH ROAD	WORCESTER PARK	KT4 7RA
	26 CHURCH ROAD	WORCESTER PARK	KT4 7RA
	28-30 CHURCH ROAD	WORCESTER PARK	KT4 7RA

**OLD MALDEN (ST. JOHN'S & PLOUGH GREEN) CONSERVATION AREA
FULL ADDRESS LIST**

Address 1	Address 2	Address 3	Address 4
CHURCH ROAD			
	102 CHURCH ROAD		
1 MANOR FARM COTTAGES	CHURCH ROAD		
2 MANOR FARM COTTAGES	CHURCH ROAD		
MANOR HOUSE	CHURCH ROAD		
MANOR FARM CLOSE			
	1 MANOR FARM CLOSE		
	2 MANOR FARM CLOSE		
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	5 MANOR FARM CLOSE		
	6 MANOR FARM CLOSE		
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	9 MANOR FARM CLOSE		
	10 MANOR FARM CLOSE		
PADDOCK CLOSE			
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	19 TAMESIS GARDENS		
VICARAGE CLOSE			
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	3 VICARAGE CLOSE		
	4 VICARAGE CLOSE		
	5 VICARAGE CLOSE		
	6 VICARAGE CLOSE		
	7 VICARAGE CLOSE		

CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

Statutory Designation Documents For Original Designation



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CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

- London Gazette Notice

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

- **Local Paper/Surrey Comet Notice**



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Survey Com. 1

1st May 1971

ROYAL BOROUGH OF KINGSTON UPON THAMES
DESIGNATION OF CONSERVATION AREAS

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

The areas designated are described in the Schedule hereto. Plans showing the areas are available for public inspection at the office of the Borough Planning Officer, Tolworth Tower, Surbiton, during normal office hours (9.0 a.m. to 5.0 p.m.) on any weekday (Monday to Friday inclusive).
Dated this 27th day of April, 1971.

J. NOEL MARTIN,
Town Clerk.

Guildhall,
Kingston upon Thames.

SCHEDULE

1. Kingston Old Town (1971)

The area is bounded by and includes:—

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

2. Old Malden (1971)

A. The area is bounded by and includes:—

- 1 and 2 Manor Farm Cottages, Church Road
- Manor Farm, Church Road
- 102, Church Road
- The south-west boundary of 81, Church Road
- The rear boundary of 71-81, Church Road
- The rear boundary of 79-171, The Manor Drive
- The north-west boundary of 98 and 141-145, Highdown
- The Borough boundary from Highdown to the Hogsmill River
- The fence line on the south-west boundary of the field to the south-west of the Hogsmill River, continuing up to the river
- The footpath to the south-west of the Hogsmill River northwards to the railway
- The southern embankment of the railway between the above-mentioned footpath and the western boundary of Malden homes, Percy Gardens
- The western and southern boundaries of Malden Homes, Percy Gardens

B. The area is bounded by and includes:—

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

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

The area is bounded by and includes:—

- 4-42 (even) Maple Road
- St. Andrew's Church, St. Andrew's Road
- 1-15 (odds) St. Andrew's Square
- "Little Dell", "Rex House", "Little Box", St. Andrew's Square
- 90-113, Surbiton Court, St. Andrew's Square
- "Malvarosa", "Strathmore", "The Beaches", St. Andrew's Square
- 32-40 (odds) St. Andrew's Square

ROYAL BOROUGH OF KINGSTON UPON THAMES

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SCHEDULE

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The area is bounded by and includes:—

- 1-5 (odd) Clarence Street
- 35 and 37 Thames Street
- The south side of Horsefair between Thames Street and Wood Street
- The west side of Wood Street between Horsefair and Clarence Street
- 4-8 (even) Clarence Street
- 20 and 22 Church Street
- The Memorial Gardens and 49 Union Street, including the Baptist Church
- The Old Crown Public House (2 Church Street)
- 1-19 (odd) Union Street
- The west side of St. James Road between Eden Street and Kingston Hall Road
- The north side of Kingston Hall Road
- The west side of The Bittoms between Kingston Hall Road and South Lane
- The west side of South Lane
- The River Thames (Borough boundary)

2. Old Malden (1971)

A. The area is bounded by and includes:—

- 1 and 2 Manor Farm Cottages, Church Road
- Manor Farm, Church Road
- 102 Church Road
- The south-west boundary of 81 Church Road
- The rear boundary of 71-81 Church Road
- The rear boundary of 79-171 The Manor Drive
- The north-west boundary of 98 and 141-145 Highdown
- The Borough boundary from Highdown to the Hogsmill River
- The fence line on the south-west boundary of the field to the south-west of the Hogsmill River, continuing up to the river
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- The western and southern boundaries of Malden Homes, Percy Gardens

CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

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

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

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

(NOT AVAILABLE)



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CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN

(St Johns' & Plough Green)

- **Planning Committee Report**

6th March 1969

(report not available, minutes available)



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PLANNING

6/15
March 1969KINGSTON COLLEGE OF TECHNOLOGY, PENRHYN ROAD, KINGSTON UPON THAMES -
Extensions and Adaptations to Kitchen, Refectory and Student Union Building.

To consider the proposals contained in Minute No.E/DF.153(b)/2/69 of the Education Committee.

The Borough Planning Officer advises that the alterations to the kitchen and refectory are mainly internal with a single-storey extension to the refectory for use as a cold snack refectory. A second cold snack refectory and small kitchen is to be provided in the existing Student Union building (the former County Civil Defence Building) and this building extended by adding a further building of approximately 2,100 sq.ft. at right angles to it on the Penrhyn Road frontage.

It is anticipated that the detailed drawings, which are being prepared by the Consultant Architects, will be available before the meeting, and the Borough Planning Officer will report verbally.

BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST - Surbiton Southern Railway Station.

The Borough Planning Officer reports that the views of the Greater London Council Historic Buildings Board were sought on the possible inclusion of Surbiton Station in a list of some fifty buildings built between 1914 and 1939. After careful consideration they reached the conclusion that they did not favour a joint approach to the Minister at the present time in this instance. However, this does not prevent the Corporation from making a recommendation to the Minister.

Surbiton Station was built in 1937 to the designs of John R.Scott, architect to the Southern Railway Company. It is of ferro-concrete construction, painted externally and with some marble linings internally.

One of the best examples of the station buildings of its period, Surbiton reflects in the geometrical clarity of its design the influence of the first phase of the modern movement. The station approach is dominated by an unornamented clock-tower and the bold rectangle of the high-ceilinged Booking Hall, where the canopied main entrance is emphasised by black marble pillars, their verticals continued in the projecting concrete divisions between tall windows. The glass units of the windows are fixed by bronze bars slotted into reinforced concrete mullions. Small kiosks flank the Hall and curve back at the angle to link the Hall to recessed low-lying offices on either side, whose horizontal emphasis contrasts to the powerful verticals of tower and Hall.

Surbiton belongs to the new approach to railway architecture in England, led by Frank Pick and Charles Holden, that began with the building of Sudbury Town Station in 1930, and the creation of the famous London Passenger Transport Board style. Scott's building was illustrated soon after completion, as an outstanding contribution to modern architecture, in Architectural Design and Construction and Architecture Illustrated (April 1938).

The Committee's instructions are requested.

CONSERVATION AREAS.

To report the result of investigations authorised by Minute No.1050(b)/10/68 into the designation of other areas for conservation.

The Borough Planning Officer now suggests for consideration, two further areas:-

- (1) Conservation Area No.2 - Old Malden (a) and (b) -
(See Appendix I. hereto (on pink paper));
- (2) Conservation Area No.3 - St.Andrew's Square - Surbiton -
(See Appendix II. hereto (on pink paper)).

It is recommended that the Committee approve the two areas for public discussion before further consideration in the light of any observations received, prior to the formal designation of the conservation area, and the Greater London Council and other appropriate authorities be informed of the action proposed.

6. NO.72 ELM ROAD, KINGSTON UPON THAMES.

To consider further the pursual of enforcement action and proceedings under Section 75 of the Highways Act, 1959, in respect of a screen fence and an oil tank in the rear yard at these premises.

Consideration of these matters was deferred at the last meeting, when the Committee agreed that an inspection of the site by members be arranged for the 1st March, 1969.

For convenient reference, the following information was submitted at the last meeting:-

"At its meeting on the 5th September, 1968, the Committee considered a report concerning complaints received regarding the use of these premises and the erection of certain structures. The Committee was reminded that in March 1967, it had determined that the use of the premises for the storage and cleaning of motor vehicles would not invoke development. Exception was taken, however, to a diesel oil tank which had been erected in an elevated position in the yard in front of the building line to Canbury Avenue, and to a 3 ft. high timber fence mounted on top of the existing 8 ft. boundary wall, the fence apparently being intended to conceal the tank from the view of the adjoining residents. It was considered that the installation of the tank had not involved development, but was in contravention of Section 75 of the Highways Act, 1959. It was, therefore, resolved that a notice under Section 75(3) of the Highways Act be served in respect of the tank, and that enforcement notices be served in respect of the fencing. These notices have been served, and the owner has given notice of appeal against the enforcement notice.

Following representations made by the appellant (Mr.D.H.) a further meeting has taken place on the site, and the following facts emerged:-

- (1) Mr.D.H. is at present using the yard at the rear of these premises to its full capacity for the parking of removal vans which just utilise the full width of the site if parked three abreast.
- (2) The position of the diesel oil tank in advance of the building line to Canbury Avenue is convenient, in that it occupies a 'dead' area adjoining the access gates. Its presence in this position also ensures that the vans themselves are parked behind the building line.
- (3) The tank is on the south side of the yard because with one

CONSERVATION AREAS DESIGNATION DOCUMENTS

OLD MALDEN (St Johns' & Plough Green)

Original Decision to Designate



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**CONSERVATION AREAS
DESIGNATION DOCUMENTS**

OLD MALDEN

(St Johns' & Plough Green)

- **Planning Committee Report**
29th April 1970
(and minutes)



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CONFIDENTIAL

No. P.181

ROYAL BOROUGH OF KINGSTON UPON THAMES

PLANNING COMMITTEE

Wednesday, 29th April, 1970.

BOROUGH PLANNING OFFICER'S REPORT

CIVIC AMENITIES ACT, 1957

CONSERVATION AREA NO.2, OLD MALDEN

The Borough Planning Officer reports that following the instruction in Minute No.1849/3/69 documents were displayed in each of the Corporation Libraries and comments were invited. The "Surrey Comet" and "Borough News" were also informed.

The response to this proposal was excellent and of the 231 who signed the forms, 227 were in favour and 4 were against the proposal.

Councillor Ives also exhibited the documents in his house and held several meetings.

The Council was enthusiastically supported in its endeavour to conserve the character which Old Malden Village still retains, despite the surrounding suburban sprawl.

Apart from this, a number of specific suggestions were made.

1. There were a number of requests for more frequent cleaning of the village pond, which forms such an essential part of the scene together with the railings round it. Exploration of the possibility of creating a footpath along the pond side of Church Road was requested, mainly for the use of school children.

COMMENT:

The cleaning of the pond could be attended to as and when necessary. The creation of a footpath on the road side at this point is being undertaken by the Borough Engineer and Surveyor's Department.

2. The creation of a riverside walk opening up the whole length of the Hogsmill from its source to the Thames and its inclusion in the Conservation Area was suggested.

COMMENT:

The potential of the Hogsmill has long been appreciated and the Planning Department, together with that of the Borough Engineer and Surveyor, is preparing a scheme for the part within the Royal Borough. The length of the Hogsmill in the Borough of Epsom and Ewell flows almost entirely through open space.

However, the Barrow Hill area in the Borough of Epsom and Ewell, which adjoins this proposed Conservation Area, is being suggested to the Surrey County Council for similar treatment.

Development on Barrow Hill has taken place recently, which was won on appeal. The designation of the remaining open land as a Conservation Area might help to prevent further coalescing of development in the two Boroughs along Worcester Park Road/Church Road.

3. The poor state in bad weather of the gravelled Close outside St John

COMMENT:

This was considered in the initial investigations but it was not felt necessary to conserve the Common alone, as it is almost enclosed by pre-war development.

5. The inclusion of the Parochial School and Fulbrook Cottages was requested.

COMMENT:

This was also considered at the outset but it was felt that their architectural quality would not merit their inclusion. It would also produce a very fragmented Area.

Nearby local authorities were consulted: -

London Borough of Sutton had no observations.
London Borough of Merton had no observations.
Borough of Epsom and Ewell welcomed the proposal and had no observations.

Other bodies consulted: -

1. MALDEN & COOMBE CIVIC SOCIETY

Very much in favour of the proposal which has the full support of the Society.

2. OLD MALDEN EVENING TOWNSWOMEN'S GUILD

Unanimous in their support of the proposed Conservation Area.

3. KINGSTON UPON THAMES SOCIETY

The Society suggested:

- letter dated 7/7/59, only the map now remains - outside RBT*
- Extending the area to include the frontage to Barrow Hill and Church Road and that the boundary along the Hogsmill be extended to the Railway Embankment.
 - That the untidy building forming part of Manor Farm be removed.
 - That the area on the north side of Church Road be extended up to the railway bridge in the Malden Road and close tree planting be carried out, and the Old Forge site be included.

COMMENT:

- Recommend that this suggestion be incorporated.
- The condition of part of Manor Farm was referred to in the statement forming part of the Conservation Area proposal. It is felt that an improvement can be effected here with the co-operation of the Borough Engineer and Surveyor.
- With regard to the suggested extensions round the pond
 - 11-22 consecutive The Glebe (site of the Old Forge)
 - 4-10 Church Road and 355-369 Malden Road
 their inclusion could have important long-term possibilities, particularly with regard to the Malden Road frontage and it is recommended that these extensions be incorporated.

designation not included, 14-86 area. (freq may have been remembered).

4. KINGSTON UPON THAMES CHAPTER OF ARCHITECTS

- (a) A certain lack of tree and hedgerow maintenance needs remedying and prevents the full visual potential being realised.
- (b) An extension of the boundary was suggested to include the whole river bank up to the railway, which would be consistent with the intentions for the Hogsmill Valley stated in the Greater London Development Plan (Appendix H, page 108, item 1). (Its continuity should be safeguarded and a positive policy of visual improvement adopted).
- (c) An extension of the boundary at Barrow Hill in the Borough of Epsom and Ewell was suggested and that continuity of action should be requested.

COMMENT:

- (a) This was referred to in the statement accompanying the map.
- (b) & (c) See comments under Kingston upon Thames Society No.1.
The possibility of joint action at Barrow Hill is being investigated with the Surrey County Council.

5. MALDEN AND COOMBE COMMUNITY ASSOCIATION

Unqualified support for the proposal.

RECOMMENDATION: that -

1. The Area shown on drawing BP/69/73a (amended Area) be adopted for formal consultation with the Greater London Council under Section 1 of the Civic Amenities Act, 1967.
2. on completion of this statutory consultation the Council advertise the designation and notify the Minister in the manner prescribed in Section 1(4) of the Civic Amenities Act, 1967.
3. the General Conservation objectives set out below be adopted:
 - (a) that the existing Tree Preservation Orders be examined,
 - (b) that the co-operation of landowners be sought in effecting an improvement in the maintenance of trees and hedgerows,
 - (c) that permission in outline for development be not normally given in the Area,
 - (d) that all new buildings or additions within the Area make a positive contribution to design in the Area.

CONSERVATION AREA NO. 3
ST. ANDREW'S SQUARE, SURBITON

Resulting from the publicity given, 58 people responded in the libraries, 6 of whom were against the proposal and 52 were in favour.

Analysis of the comments has revealed certain features which need attention. In general, however, the Council was commended for its action.

Three points recurred in the comments:

1. That the Gardens should be opened to the public.

2. That a children's play area be provided.

2291. PROPOSED CONSERVATION AREAS NOS. 2 AND 3 (MINUTE NO. 1849/3/69)

The Committee considered a report (P.181) of the Borough Planning Officer on the observations received following the publicising of the proposals for the designation of two further areas in the Royal Borough, referred to in Minute No. 1849/3/69, as conservation areas. The response from the public and the local organisations consulted was overwhelmingly in support of the proposals. Analysis of the comments received had revealed certain features which needed attention and some of these were being dealt with separately.

Nearby local authorities had also been consulted on the proposals for Conservation Area No. 2 (Old Malden) and they had no observations thereon.

Small extensions to both of these proposed conservation areas, as suggested by local organisations, were recommended by the Borough Planning Officer.

RECOMMENDED that (i) the Greater London Council be formally consulted in accordance with Section 1 of the Civic Amenities Act, 1967, on the Council's proposal to designate the two areas shown respectively on Plans Nos. BP/69/73(a) (amended area) and BP/69/74(a) (amended area) as conservation areas; (ii) subject to consideration of any observations of the Greater London Council, the Council proceed with the designation of these two areas as conservation areas for the purposes of Part I of the Civic Amenities Act, 1967; and (iii) the general conservation objectives in respect of these two areas be approved as follows :-

Proposed Conservation Area No. 2 (Old Malden)

- (a) the existing tree preservation orders be examined.
- (b) the co-operation of landowners be sought in affecting an improvement in the maintenance of trees and hedgerows.
- (c) planning permission in outline for development in the area be not normally given.
- (d) all new buildings or additions to buildings within the area should make a positive contribution to design in the area.

Proposed Conservation Area No. 3 (St. Andrew's Square, Surbiton)

- (a) tree preservation orders be made wherever necessary.
- (b) where necessary an Article 4 Direction be made under the Town and Country Planning General Development Order, 1963, and submitted to the Minister of Housing and Local Government.
- (c) planning permission in outline for development in the area be not normally given.
- (d) all new buildings or additions to buildings within the area should make a positive contribution to design in the area.

2292. TREE PRESERVATION ORDERS: APPLICATIONS TO FELL, TOP OR LOP TREES - "SPRING HOUSE", LORD CHANCELLOR'S WALK, NEW MALDEN, (APPLICATION NO. T.86)

The Borough Planning Officer reported on an application for consent to fell a Tree of Heaven (*Ailanthus altissima*) situated on the above-mentioned property and included in the Malden and Coombe Preservation Order No. 6. The Borough Engineer and Surveyor considered that the tree was in poor shape and condition and should be removed subject to it being replaced by a tree of the same genus and species.

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

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

No. 1 (Kingston Old Town)

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

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

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

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

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

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

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

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

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

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

4. THE FUTURE OF LONDON TRANSPORT

(a) To consider a joint report of the Borough Engineer and Surveyor and Borough Planning Officer with regard to the Greater London Council green paper "The Future of London Transport" which has been sent to the Council for consultation purposes.

(This report was circulated with the Town Clerk's letter of 24th February, 1971, and members are requested to bring this with them to the meeting.)

(b) To report that the Works Committee of the London Boroughs Association are recommending the Association at its next meeting to approve the undermentioned comments for submission to the Greater London Council in response to the questions posed in paragraph 134 of the green paper. It is suggested that this information may be helpful to constituent councils who are contemplating submitting comments direct to the Greater London Council.

Question 1

The Committee take the view that there would be no justification for further consideration being given to the operation of a fares free or partly fares free public transport system in Greater London.

4th March 1971.

PLANNING COMMITTEE

The Borough Engineer and Surveyor had obtained two estimates for the demolition of the two Council owned properties Nos.235 and 239 Kingston Road, and No.237, and the clearing of the sites. The Lankester Engineering Co. Ltd. had obtained an estimate for the demolition of the three houses, levelling the ground to existing contours and the extension of the wire fencing. The Company wished to employ the same contractor later to surface the area for its proposed car parking use and were prepared to pay the extra cost incurred if the lowest estimate was not accepted and the work were carried out by the Company's nominated contractor.

RECOMMENDED that (i) approval be given to the demolition of Nos.235 and 239 Kingston Road, New Malden, by Lankester Engineering Co. Ltd., or their contractors; (ii) an amount not exceeding £80 be paid to the Lankester Engineering Co. Ltd. towards the cost of demolition of Nos.235 and 239 Kingston Road; (iii) authority be given for negotiations to be entered into for the leasing of the sites of Nos.235 and 239 Kingston Road to Lankester Engineering Co. Ltd. on terms to be agreed.

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

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

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

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

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

2730. THE FUTURE OF LONDON TRANSPORT

Consideration was given to the joint report of the Borough Engineer and Surveyor and Borough Planning Officer referred to in Minute No.2696/3/71 of the Highways and Works Committee whose recommendations in that minute were also reported. The Committee were also informed of the views expressed by the Works Committee of the London Boroughs Association as also set out in the above-mentioned minute.

RECOMMENDED that the observations set out in the recommendation in Minute No.2696/3/71 of the Highways and Works Committee be conveyed to the Greater London Council.

2731. FUTURE OF THE SOUTH EAST REGION

*this should be /30 but the same boundary is shown in both
MSH.
24/3/72*

Survey Comet 21.12.74

ROYAL BOROUGH OF KINGSTON UPON THAMES

**TOWN AND COUNTRY AMENITIES ACT, 1974
CONTROL ON DEMOLITION OF BUILDINGS AND THE CARRYING OUT
OF WORKS TO TREES ON LAND WITHIN CONSERVATION AREAS**

THE attention of owners of and other persons having an interest in buildings and/or land on which trees are situated in areas which have been designated under the Town and Country Planning Acts as Conservation Areas, is drawn to new legislation controlling the demolition of buildings and the carrying out of works to trees. The new legislation is contained in the Town and Country Amenities Act, 1974 and the effect of the relevant provisions is summarised in (a) and (b) below.

(a) Demolition of Buildings

Any person wishing to demolish a building (with certain exceptions) within a conservation area must first apply for listed building consent to the Council. Such an application may be made separately or, as part of an application for planning permission to develop the site of the building(s).

(b) Works to Trees

Any person intending to cut down, top, lop or uproot any tree within a conservation area must give the Council six weeks notice of intention to carry out such works. Particulars of the notice will be recorded by the Council in a register open to public inspection and should the work proposed not be completed within two years a further notice is required. This requirement does not apply to trees already subject to a tree preservation order. Such trees are subject to the controls specified in the orders and in various statutory provisions.

Penalties are prescribed for the carrying out of unauthorised demolition of buildings or unauthorised works to trees in conservation areas. Persons intending to carry out works affected by the new legislation should make the appropriate application to the Borough Planning Officer, Tolworth Tower, Surbiton. Further information can be obtained from the Clerk to the Council, Guildhall, Kingston upon Thames or the Borough Planning Officer, Tolworth Tower, Surbiton.

The areas within the Royal Borough of Kingston upon Thames designated as conservation areas are described in the schedule set out below.

Dated this 21st day of December, 1974.

J. NOEL MARTIN,
Clerk to the Council.

Guildhall,
Kingston upon Thames.

**SCHEDULE
Conservation Areas**

1. Kingston Old Town (1971)

The area is bounded by and includes:

- 1-5 (odd) Clarence Street
- 35 and 37 Thames Street
- The south side of Horsefair between Thames Street and Wood Street
- The west side of Wood Street between Horsefair and Clarence Street
- 4-8 (even) Clarence Street
- 20 and 22 Church Street
- The Memorial Gardens and 40-48 Union Street, including the Baptist Church
- The Old Crown Public House (2 Church Street)
- 1-19 (odd) Union Street
- The west side of St. James Road between Eden Street and Kingston Hall Road
- The north side of Kingston Hall Road
- The west side of The Bittoms between Kingston Hall Road and South Lane
- The west side of South Lane
- The River Thames (Borough boundary)

2. Old Malden (1971)

A. The area is bounded by and includes:

- 1 and 2 Manor Farm Cottages, Church Road
- Manor Farm, Church Road
- 102 Church Road
- The south-west boundary of 81 Church Road
- The rear boundary of 71-81 Church Road
- The rear boundary of 79-171 The Manor Drive
- The north-west boundary of 98 and 141-146 Highdown
- The Borough boundary from Highdown to the Hogsmill River
- The fence line on the south-west boundary of the field to the south-west of the Hogsmill River, continuing up to the river
- The footpath to the south-west of the Hogsmill River northwards to the railway.
- The southern embankment of the railway between the above-mentioned footpath and the western boundary of Malden Homes, Percy Gardens
- The western and southern boundaries of Malden Homes, Percy Gardens

B. The area is bounded by and includes:

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

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

The area is bounded by and includes:

- 4-42 (even) Maple Road
- St. Andrew's Church, St. Andrew's Road
- 1-15 (cons.) St. Andrew's Square
- "Little Dell," "Rex House," "Little Rex," St. Andrew's Square
- 90-113 Surbiton Court, St. Andrew's Square
- "Malvarosa," "Strathmore," "The Beeches," St. Andrew's Square
- 32-40 (cons.) St. Andrew's Square