

# 11 Langley

## Origins and General Character

The northern part of the area formed a substantial part of Surbiton as it was in the 1860's where large villas on generous plots occupied the land south of the railway line. Further south, Southborough Park and Southborough Farm made up the majority of the area. Around the 1860's Lovelace Road and Gardens, Corkran Road and Langley Avenue were being laid out as formal avenues with substantial houses on large plots.

Langley Avenue and Corkran Road fronted Southborough Park until around the 1920's when Woodlands Road and Ashcome Avenue were laid out, retaining Southborough House at its heart. At the beginning of the 20th Century the area around St. Mathews Church was being developed. The triangle of land north of Upper Brighton Road, containing many substantial Victorian Villas, developed in a more piecemeal, organic manner, with Hillcroft College and Surbiton Hospital occupying large sites within the area. Today, the area contains fine examples of both Victorian and Edwardian houses as well as later developments of flats set on large plots amongst mature landscape.

## Land Use

Residential, College, Hospital, Nature reserve

## Movement

Upper Brighton Road, Kingsdowne Road and Hook Road are the largest traffic routes through the area, connecting the A3 at Hook and Tolworth with Surbiton. Other routes are more residential in character with narrower proportions.

## Built form

To the south of Upper Brighton Road, buildings are laid out along formal avenues with relatively large plots and mature landscape. North of Upper Brighton Road there is more variation in plot size and the street pattern is more organic. Generally, plot sizes remain large overall, giving the area a spacious, leafy feel. A significant number of the original Victorian and Edwardian buildings remain and the mature landscape unifies the older development with the later infill.

## Open space

Open space within the Area is mostly within private ownership, with significantly large gardens contributing to the overall leafy character of the area. The Wood is designated as a local nature reserve.



Herne Road




















Langley Avenue



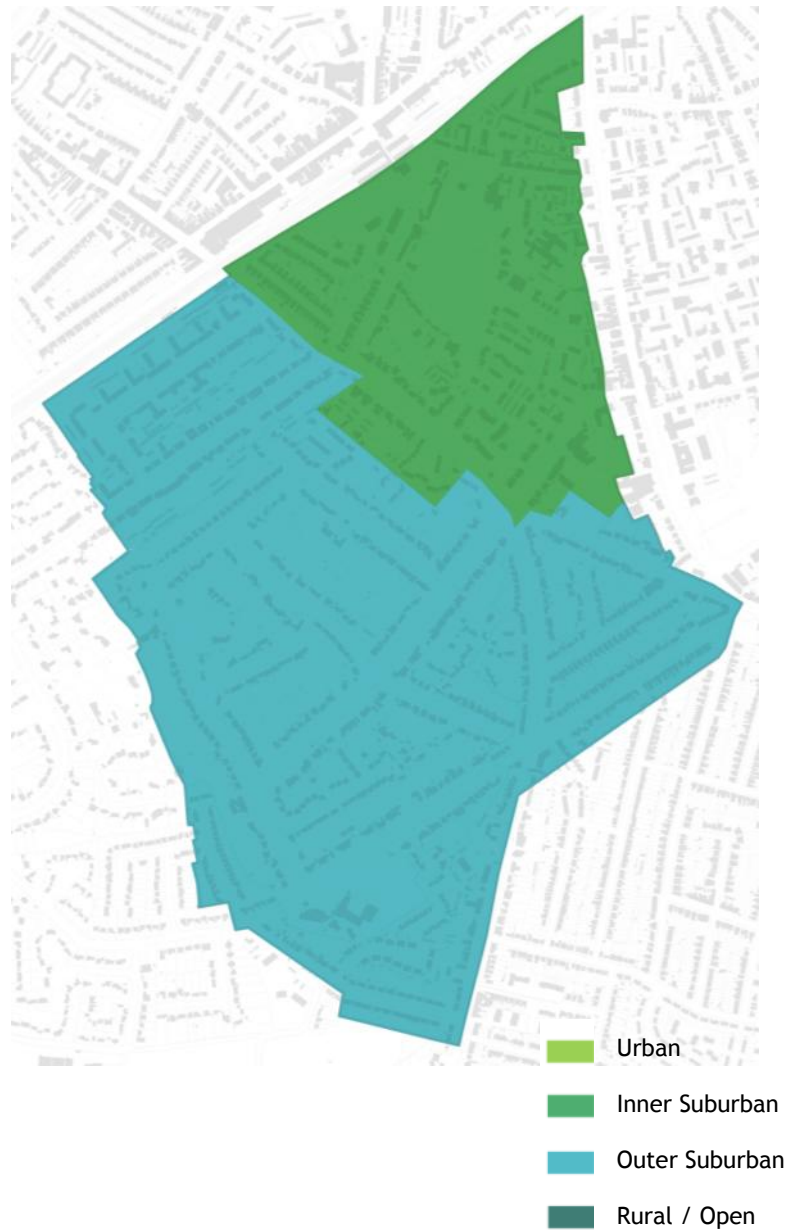
Oakhill Road



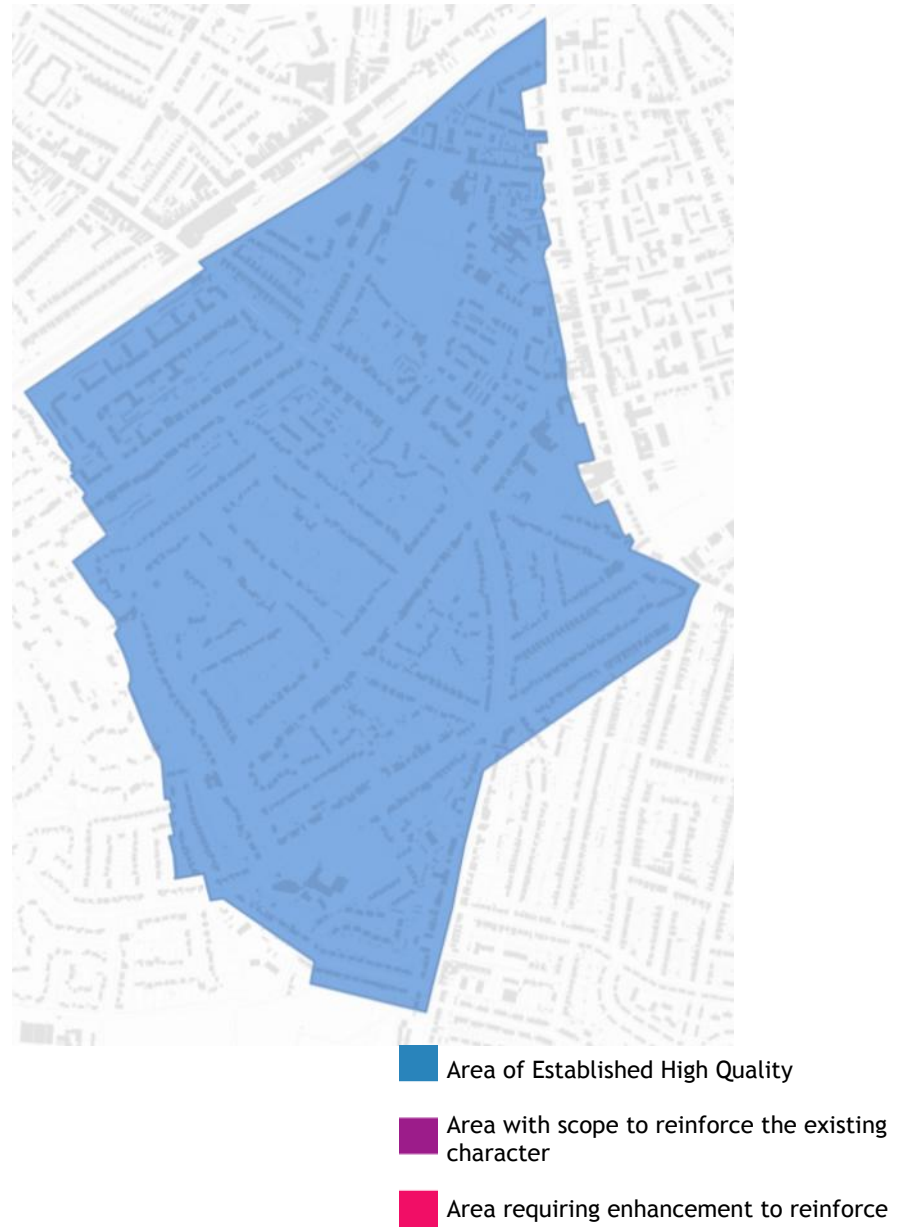
### Key Village Characteristics

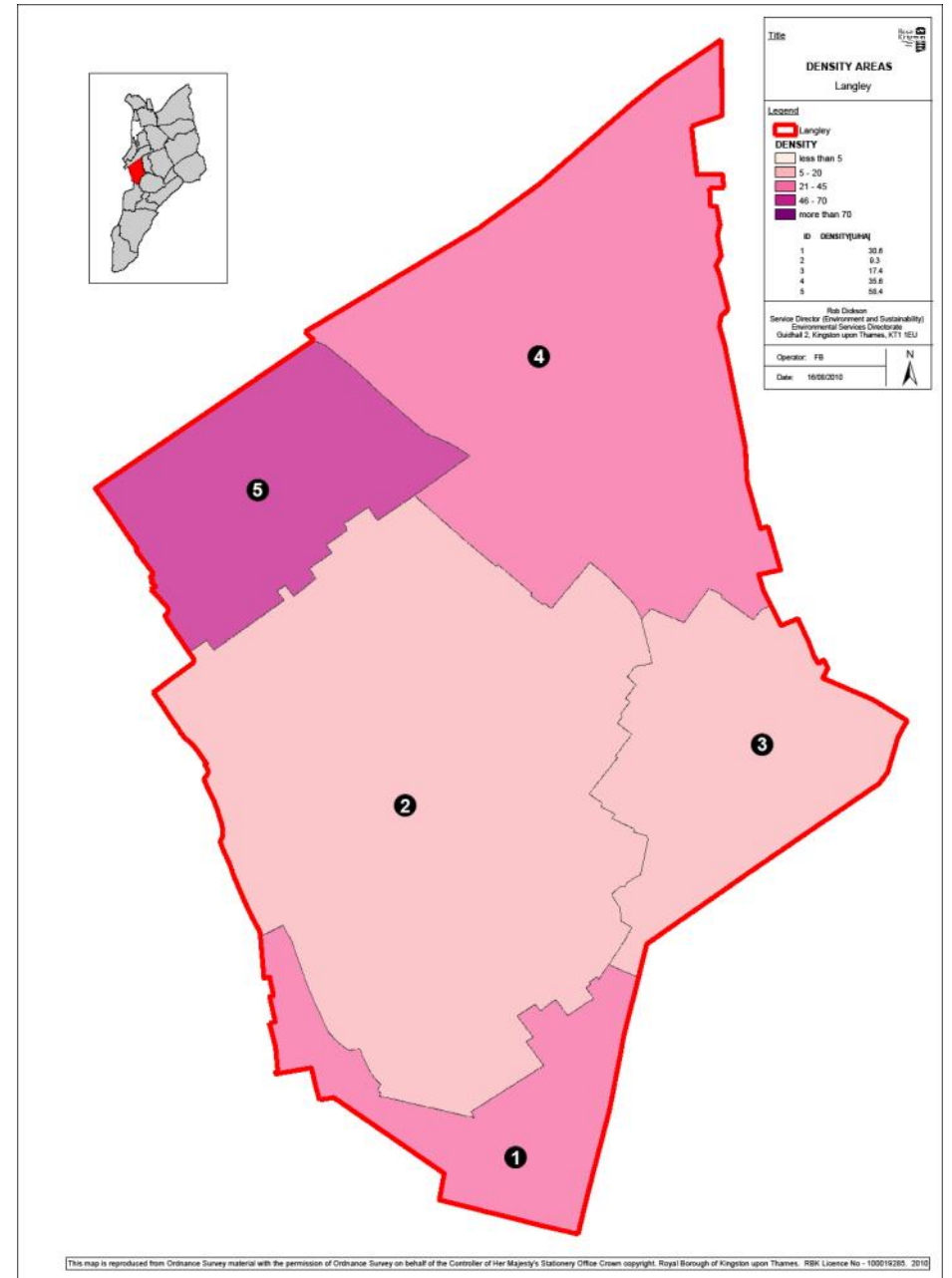
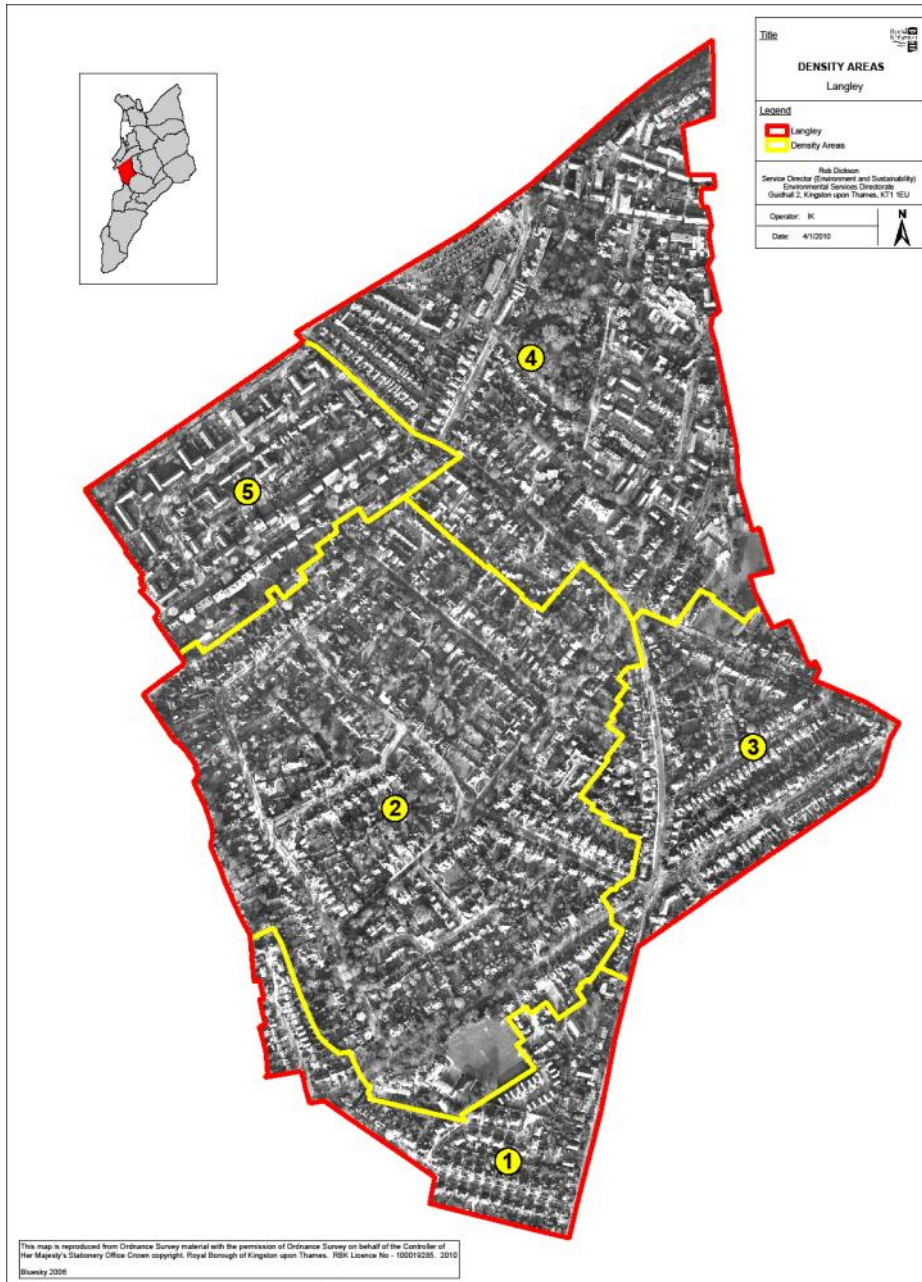
-  Major movement corridor
-  Minor movement corridor
-  Movement corridor needing enhancement
-  Village node
-  Village node needing enhancement
-  Minor Village node
-  Major gateway
-  Major barrier
-  Strategic Landmark
-  Local Landmark
-  Potential new landmark
-  Green open space
-  Open space in need of improvement
-  Key views to open space
-  Potential new view
-  Significant view to protect
-  Sunrise - Appeal site

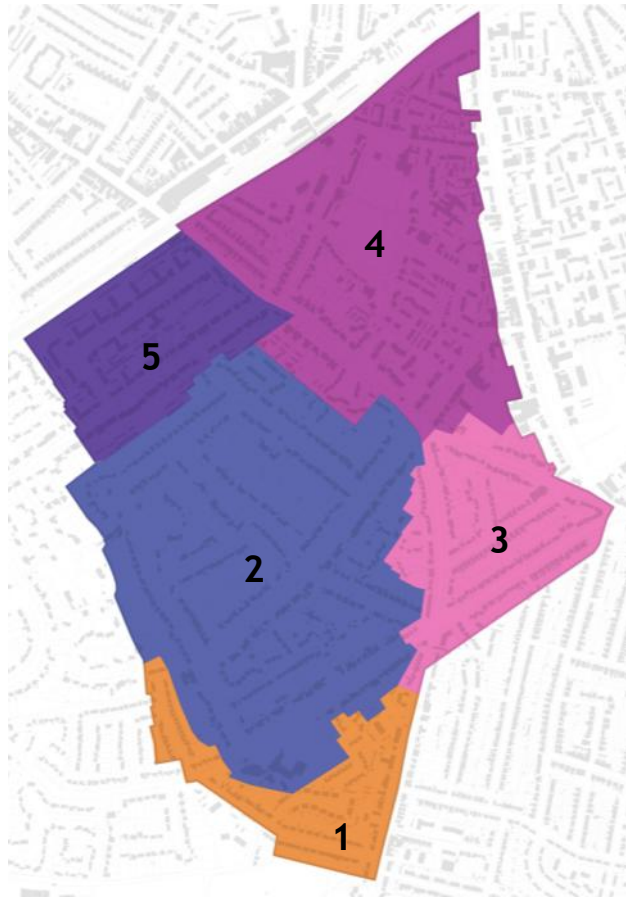
## Character Area Types



## Character Area Assessment







## Character Areas

### 1 Herne Road

Distinguished from the rest of the Area by its relatively smaller plot sizes. Contains pockets of distinct character which by virtue of their scale and massing combine to form a relatively cohesive area. Rickards Close and Mandeville Drive were laid out around the 1970's, consistently detailed detached houses with open plan frontages, no verges and wider frontages in Mandeville Drive. Herne Road western end; formerly area known as Hook Hearn Common with some properties dating back to the middle of the 19th Century still remaining. Mix of small cottages and more substantial villas on larger plots. Cohesive character defined by age and proximity of properties as well as hilltop location. Tighter character with narrow front gardens and pavements widening out to Herne Road, eastern end; consistent area of 1930's semi detached housing with regular bay and gable rhythms arranged down the hill to Hook Road. Significant grass verges and street trees with on plot parking. Shrewsbury Close; later development of 1950' maisonettes with consistent low front boundary treatment and landscaped frontages that contribute to the overall character. Hook Road; generally larger plots, formerly, area of larger Victorian villas, some still remaining, but many redeveloped as flats. Variety of styles and scale of development brought together by strong mature landscape within plots.



Herne Road



Herne Road



Herne Road



Herne Road



Mandeville Drive



Shrewsbury Close



Herne Road



Rickards Close

**Character Area Type: Outer Suburban (Density 31dph) (PTAL 1b-2)**  
**Character area Assessment: area of established high quality**

## 2 Woodlands Road

Consistent area of large properties including good examples of Victorian and Edwardian architecture and detailing particularly in Corkran Road and Langley Avenue with many Arts and Crafts inspired features. Some later properties dating to around the 1930's particularly in Woodlands Road



Ditton Road



Corkran Road



Langley Avenue



Langley Avenue



Woodlands Road



Woodlands Road Panorama

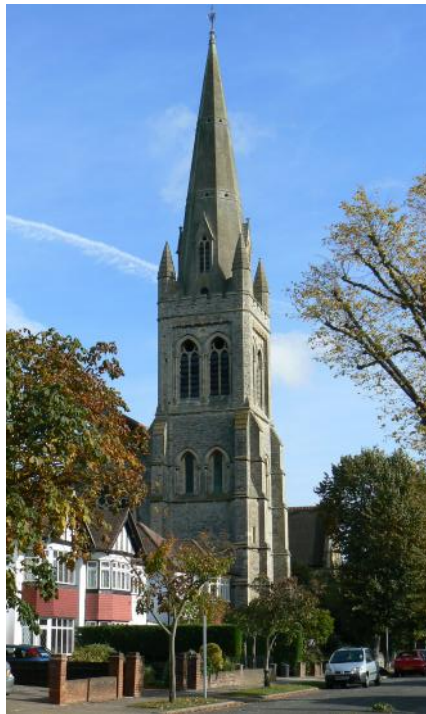
with narrower proportions and consistent plot widths. 1930's areas generally with grass verges, with earlier areas tending to have fewer verges but more substantial tree planting. Front boundaries are intact and consistent, unifying areas where ages of property are more mixed with strong landscape throughout the area with mature trees in private gardens as well as mature street trees contributing to character. Strong road layout with generally straight, formal avenues creates an area of unified character.

Some more recent infill has occurred located in cul-de-sacs such as Sylvan Gardens and The Glade with plots are smaller than those in the surrounding roads. Significant panorama to the north west from Woodlands Road.

**Character Area Type: Outer Suburban (Density 9dph) (PTAL1a-2)**

**Character area Assessment: area of established high quality**

**3 St. Matthew's Avenue**



St. Matthews Avenue



Ditton Road



Area Upper Brighton Road developed in



St. Matthews Avenue



pre- St. Matthews Avenue

dominantly Edwardian era around St. Matthews Church. Attractive Edwardian detailing particularly in St. Matthews Road. Ditton Road; mixed development, predominantly Edwardian but with some Victorian semi detached, wide road proportions with significant loss of boundaries to on plot parking, some street trees. St. Matthews Road; predominantly detached with narrower street proportions, grass verges and mature street trees. Arts and crafts influences with tile hanging, distinctive chimneys and retained front boundaries.

St. Matthews Church is a significant landmark locally as well as in more long distance views from the Tolworth and Berrylands areas,

Brighton Road and Kingsdowne Road; mixed ages and styles, grass verges and mature trees unify the area. Properties well set back from road with on plot parking.

**Character Area Type: Outer Suburban (Density 17dph) (PTAL 2-3)**  
**Character area Assessment: area of established high quality**

#### 4 Oakhill Road



Glenbuck Road



Arlington Road



South Terrace



Langley Road



Glenbuck Road



Glenbuck Road

Area bounded by Ewell Road and Upper Brighton Road with generally larger scale development than other areas to the south. Mixed area based on the development of an organic street pattern which has evolved. Langley Road; predominant building height of three storeys, narrow pavements with mature landscape within private gardens, front boundary treatments generally intact, some later infill around Penners Gardens and Oakenshaw Close. Oakhill Crescent and Oakhill Road; finely poised balance of original villas and large scale flat developments on redeveloped plots, narrow street proportions and mature trees. The character of individual houses on large plots makes a significant contribution to the road in contrast to that of the flat blocks. Oakhill and Oakhill Grove; strong landscape character due to The Wood, however, very little visual access into the area from surrounding roads. Glenbuck Road; Larger scale flats with more variety in heights rising to five storeys. The land behind Surbiton railway station is characterised by a mixture of 3/4-storey flat blocks built on railway depot land, surrounded by 2-storey Edwardian houses to the residential suburb, with Glenbuck Court (5-storeys) tucked into the rising, green hillside behind it. There is an informal green and tree backdrop to the streets and the spaces between buildings leading to the formal elevation to the entrance of the listed station. Unusually, here the listed buildings can be seen as a whole, with the long horizontal platform canopies, and cross structures forming as much part of the view as the formal entrances.





Southbank



The area around the Western end of Glenbuck Road and Arlington Road has a much smaller scale character with smaller plots than the surroundings. Glenbuck Road; well detailed Edwardian houses with strong front boundaries and town houses and flats built in the 1970's and 80's with open plan frontages. Arlington Road; tighter, Victorian developments, narrow plots, short frontages, narrow street proportions. Walpole Road; predominantly large Edwardian detached houses on large plots, some infill, but overall character remains Edwardian. Southbank and South Terrace area; very mixed scale and style including large Victorian villas, large scale flats, generally large mass, narrow street proportions, mature landscape, topography contributes to character.

**ISSUES:**

- On street parking

**Character Area Type: Inner Suburban (Density 36dph) (PTAL 2-4)**

**Character area Assessment: area of established high quality**



Lovelace Gardens



Lovelace Gardens



Lovelace Road



Lovelace Road



Lovelace Road

**5 Lovelace Gardens**

Formerly an area of substantial Victorian and Edwardian villas developed as an outer suburb to Surbiton, with the majority of original buildings now redeveloped as flats. Formal layout, linear avenues with mixed scale development, but wide plot widths remain. Substantial mature planting both on street and within plots unifies the area. Remaining Victorian and Edwardian properties make significant connections with the origins of the area.

**ISSUES:**

- Potential loss of remaining original buildings

**Character Area Type: Outer Suburban (Density 58dph ) (PTAL 0-2)**

**Character area Assessment: 85**

## Herne Road

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution (Value of 10)	<b>Moderate:</b> Makes some direct contribution (Value of 5)	<b>Poor:</b> Does not contribute (Value of 0)
	Clearly identifiable “edges” that distinguish it from the surrounding development		
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area with predominance of buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	70	15	0
Character Area total score	85		

## Woodlands Road

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution (Value of 10)	<b>Moderate:</b> Makes some direct contribution (Value of 5)	<b>Poor:</b> Does not contribute (Value of 0)
	Clearly identifiable “edges” that distinguish it from the surrounding development		
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area with predominance of buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	90	5	0
Character Area total score	95		

## St. Matthews Avenue

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> Does not contribute
	(Value of 10)	(Value of 5)	(Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area with predominance of buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	90	5	0
Character Area total score	95		

## Oakhill Road

Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> Does not contribute
	(Value of 10)	(Value of 5)	(Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area with predominance of buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	70	15	0
Character Area total score	85		

Lovelace Gardens			
Character Area Assessment Criteria	<b>Good:</b> Makes a significant contribution	<b>Moderate:</b> Makes some direct contribution	<b>Poor:</b> Does not contribute
	(Value of 10)	(Value of 5)	(Value of 0)
Clearly identifiable “edges” that distinguish it from the surrounding development			
Strong street pattern or road layout with well defined public spaces			
Building and street layout that is easy to find your way around with good connections to the surrounding streets			
Area with predominance of buildings of architectural or historic interest			
Buildings with cohesive scale, massing and details			
High quality public realm and or generally consistent boundary treatments			
Significant trees or shrubs that make a positive contribution to the identity of the area			
Green open spaces or riverside areas that make a positive contribution to the identity of the area			
Topography, significant views or landmarks that contribute to the experience of being within the area			
Area with few vacant or underused sites which affect the character			
Criteria score	70	15	0
Character Area total score	85		