

**Land at the rear of 142
– 148 Ewell Road,
Surbiton**

Heritage Statement

Client: ACKROYD LOWRIE ON BEHALF OF
MR. TARIQ KHAN

AB Heritage Project No:60149

Date:05/10/2017

GLHER Data Licence Number: 12901

Land at the rear of 142 – 148 Ewell Road, Surbiton

Heritage Statement

Client	Ackroyd Lowrie on behalf of Mr. Tariq Khan
Project Number	60149
Prepared By	Kerry Kerr-Peterson
Illustrated By	Peter Bonvoisin & Zoe Edwards
Approved By	Andy Buckley
GLHER Data Licence Number	10291

Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	KKP	AB	25-11-2016
2.0	Draft – Amendment following scheme re-design	KKP	AB	08-03-2017
3.0	Draft – Amendment following scheme re-design	KKP	AB	02-10-2017
4.0	Final	KKP	AB	05-10-2017

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries To:

AB Heritage Limited (Head Office)

Jarrow Business Centre,

Jarrow, Tyne & Wear, NE 32 2DT

Email: info@abheritage.co.uk

Tel: 03333 440 206



CONTENTS

1.	Introduction.....	1
1.1	Project Background	1
1.2	Statutory Designations.....	1
1.3	Site Location & Description.....	1
1.4	Proposed Development	2
2.	Aims & Methodology	3
2.1	Overview.....	3
2.2	Consultation.....	3
2.3	Data Collation	4
2.4	Assessment of the Cultural Heritage Resource	5
2.5	Impact Assessment Criteria.....	6
2.6	Limitations	8
3.	Historic Background	9
3.1	Historic Development Overview.....	9
3.2	Historic Map Regression.....	10
3.3	The Oakhill Conservation Area	13
3.4	Oaklands Baptist Chapel	17
3.5	Setting of Oakhill Conservation Area.....	18
3.6	Setting of the Oaklands Baptist Chapel	19
4.	Site Visit	21
5.	Statement of Significance.....	23
5.1	Importance of the Oakhill Conservation Area & Oaklands Baptist Chapel.....	23
5.2	Significance of Oakhill Conservation Area & Oaklands Baptist Chapel	23
5.3	Predicted Impact of Proposed Development	23
6.	References	25
6.1	Documentary & Cartographic Sources	25
6.2	Online Sources	25
6.3	Correspondence	26

FIGURES

Figure 1	Site Location
Figure 2	Map of Cultural Heritage Features
Figure 3	Proposed Ground Floor & First Floor Plans

- Figure 4 Proposed Elevations
 Figure 5 Site Visit Photograph Orientations & Positions

PLATES

- Plate 1 Kingston Tithe Map, 1840
 Plate 2 1st ed. 25" OS Map, 1880
 Plate 3 2nd ed. 25" OS Map, 1897
 Plate 4 1913 ed. 25" OS Map
 Plate 5 1932 ed. 25" OS Map

PHOTOS

- Photo 1 Ewell Road looking south
 Photo 2 Victorian Villas on Oakhill Road, from Oakhill Crescent
 Photo 3 Modern flats on Oakhill Crescent
 Photo 4 Oak Hill from the corner of Oakhill Road
 Photo 5 View along Ewell Road, looking south
 Photo 6 Partitioned Victorian semis (BTMs) on Ewell Road to the south of the site
 Photo 7 Retail element of Ewell Road
 Photo 8 Surbiton Fire Station
 Photo 9 Oaklands Baptist Chapel from Langley Road
 Photo 10 The rear of Oaklands Baptist Chapel from the site
 Photo 11 1970s flats visible beyond the Oakhill Conservation Area to the west
 Photo 12 View from the Oakhill Conservation Area, along Langley Road to the south-west
 Photo 13 The buildings facing the Oaklands Baptist Chapel, on the south side of Langley Road
 Photo 14 View of 142 – 148 Ewell Road from Ewell Road
 Photo 15 The site viewed from the pedestrian access
 Photo 16 View from the site towards the rear of 142 – 148 Ewell Road

APPENDICES

- Appendix 1 Planning Policy 28
 Appendix 2 Historic Environment Record 32

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) has been commissioned Ackroyd Lowrie on behalf of Mr. Tariq Khan to produce a Heritage Statement to cover a proposed development at the rear of 142 – 148 Ewell Road, Surbiton, Kingston - upon – Thames, KT6 6HE (hereafter known as 'the site').
- 1.1.2 This report will form part of a Conservation Area Consent Application and follows the submission of previous designs for the scheme. The previous designs were not thought to be in keeping with the character of the area considered by The Royal Borough of Kingston upon Thames Council (hereafter Kingston Council) to detract from the overall appearance and character of the Oakhill Conservation Area. A modern design concept was suggested by Kingston Council.

1.2 Statutory Designations

- 1.2.1 The site is located within the Oakhill Conservation Area. The 15.5 hectares (ha) Conservation Area was designated in 1988 by Kingston Council as the location of 'a Regency and early Victorian linear housing development along the turnpike route of Ewell Road, later converted to a commercial centre, together with an area of substantial Victorian houses and The Wood open space to the west' (Kingston Council, 2016).

1.3 Site Location & Description

- 1.3.1 Centred at National Grid Reference (NGR) TQ 18485 66935, the site covers an area of c.0.06 ha. It is located on the west side of Ewell Road, to the rear of Nos. 142 – 148 (See Figure 1). The site is located within an area that has been designated by Kingston Council as an Area of Established High Quality (Kingston Council, 2011).
- 1.3.2 The site is accessed from the east via a pedestrian path situated, between the buildings fronting onto Ewell Road, which leads to the rear access of that flats at Nos. 142 - 148. The site currently forms a sub L-shaped lawn area occupied by several dilapidated outbuildings and appears to have formed part of the original rear garden of 142 - 148 Ewell Road.
- 1.3.3 The buildings that make up 142 – 148 Ewell Road to the west of the site comprise three - storey Victorian villas and large pairs of semi-detached houses, with lower ground floors. A front garden exists on the east side of No. 142. The 19th century villas are set back from Ewell Road with 20th century frontages facing onto the road, in front of No. 144 & 148.
- 1.3.4 The character of Ewell Road immediately adjacent to the site is a mixture of commercial and residential. The remainder of the surrounding area is largely residential in nature, with some 1930s public amenity buildings on Ewell Road to the north, including a hospital, fire station and library. To the west and south-west of the site the character comprises predominantly formal avenues with extensive sized plots containing large Victorian or Edwardian villas, complimented by mature landscaping. To the east and south-east, the area is dominated by a mixture of formal avenues with large Victorian villas and more piecemeal small scale

Edwardian and 1930s development, with intermittent modern development (Kingston Council, 2011). The Oaklands Baptist Chapel, which is a locally listed building, is located immediately to the south of the site.

- 1.3.5 In the wider landscape the Grade II Listed Surbiton Railway Station (National Heritage List for England List Entry Reference (NHLE): 1185071), is located c. 500m to the north-west of the site and the Grade I Listed Hampton Court Palace (NHLE Ref: 1193127), is situated c. 3km to the north-west of the site.

1.4 Proposed Development

- 1.4.1 The proposal is for the construction of three residential units, comprising 2 x 1 bedroom and 1 x 2 bedroom dwellings. The two-storey building has been designed in line with advice from Kingston Council for a modern design concept (See Section 2.2) and the policies in the local Development Framework Core Strategy. It forms a contemporary interpretation of the surrounding context and traditional architecture, with key attention paid to 'the detail design of key architectural features and their hierarchy' (Ackroyd Lowrie, 2017).
- 1.4.2 The new building will be positioned at the rear of the development site with individual gardens between the front of the new building and the rear of the Victorian villas, that front onto Ewell Road. These will comprise three linear gardens for the new dwellings, separated by a 1.1m high wall and timber fence boundaries. A new communal garden is proposed at the southern end of the site, adjacent to the boundary with the Oaklands Baptist Chapel.
- 1.4.3 Individual units for the storage of cycles and waste are proposed at the eastern end of the gardens and these will be located behind a timber fence, separating the new gardens from the access path and rear of No. 142 – 148 Ewell Road.
- 1.4.4 The design has been led by the identification and analysis of the prominent surrounding architectural features, chiefly those of the adjacent Victorian villas, from which the scale and architectural expression of the contemporary design have been drawn and contrasted, as well as the key architectural details and their hierarchy. Thus, the new design has a direct relationship with the surrounding context. The proposal incorporates the anemone leaf pattern as a screen at the first floor of the bay windows, as a link to the local 19th century natural historian, John Richard Jefferies (Ackroyd Lowrie, 2017).
- 1.4.5 The new design has been created in direct response to the geometry and proportions of the fundamental architectural language of the surrounding built environment.
- 1.4.6 The scale of the building is smaller than the villas and corresponds to the smaller, more modern elements of the Conservation Area, so that the villas retain a dominance within the surrounding context and the line of the streetscape is maintained.
- 1.4.7 The landscaping forms an important part of the design and the relationship with the new building. The windows have been designed to face onto the garden, maintaining the leafy character and appreciation of Oakhill Conservation Area. The communal garden adjacent to the rear of the Oaklands Baptist Chapel will also maintain the leafy character that currently exists at the rear of the building.

2. AIMS & METHODOLOGY

2.1 Overview

- 2.1.1 Early consultation on the results of heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.
- 2.1.3 Paragraph 128 of The National Planning Policy Framework (NPPF), 2012 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This stipulates that:

‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’ (NPPF, 2012).

2.2 Consultation

- 2.2.1 Advice was provided by Daniel Morton (Urban Design Officer, Kingston Council) to Karen Coles (Senior Planning Officer, Kingston Council) via email on the 13th, 14th & 16th September 2016. Daniel advised that ‘the design is in a Conservation Area and is regarded in the Borough Character Study as an ‘Area of Established High-Quality’’. He also advised that the applicant needed to undertake ‘contextual analysis and highlight key elements of the townscape that contribute to the area’s character and importance’ and to take into consideration that ‘a BTM backs directly onto the site’.
- 2.2.2 Additional advice was given to Ackroyd Lowrie by Elisabetta Tonazzi (Conservation Officer, Kingston Council) and Karen Coles (Senior Planning Officer, Kingston Council) in early 2017. They agree that:
- A contemporary, good design solution was appropriate, one that draws on the significant elements of the surrounding characteristic, yet diverse historic environment to inform the design process; and
 - The design should make a positive contribution to the local character and distinctiveness of the surrounding historic environment, by revealing and enhancing the Conservation Area and its heritage assets, through complementing the surrounding historic environment via contemporary architectural design.
- 2.2.3 Further advice was given at a pre-application meeting on the 27th July 2017, attended by Karen Coles (Senior Planning Officer, Kingston Council) and Elisabetta Tonazzi (Conservation Officer, Kingston Council). Kingston Council had a positive response to the approach to the modern design, describing it as a “very intelligent design approach”, “very promising” and “not far from an acceptable design”. They advised that a closer look at the

'detail design of key architectural features and their hierarchy' was needed to form an acceptable design and this was subsequently taken onboard (Ackroyd Lowrie, 2017).

2.3 Data Collation

2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 102901. The HER information can be viewed in Appendix 1.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or GLHER;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 18th November 2016. During the site visit, an inspection of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed using a DSLR Nikon D3300 24.2 Megapixel, 18-55mm lens camera, with tripod where necessary. A selective capture method with single shot image capture using a 23.5 x 15.6mm CMOS sensor was used. The images included a photographic scale, where appropriate.
- Additional relevant documentary resources at the Kingston History Centre were accessed on the 18th November 2016, and online historic sources;

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs

- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural

Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Ackroyd Lowrie, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 The interior of the Oaklands Baptist Chapel was not viewed during the site visit, as this was private property. Readily available images of the interior were viewed online.

3. HISTORIC BACKGROUND

3.1 Historic Development Overview

- 3.1.1 Evidence for prehistoric activity in the region has been identified mostly in the form of findspots including a Neolithic axe found at Tolworth c. 2km to the south-east of the site. A Bronze Age metalworking centre has been identified near the River Thames in the area and a late prehistoric settlement dating to the Iron Age was identified c. 2.5km to the south-east at Tolworth (Statham, 1996).
- 3.1.2 During the early Medieval period, Kingston was a Royal demesne manor of the West Saxon Kings, as illustrated by the Saxon place name elements '*Kings*' and '*tun*' meaning 'King's farm or settlement'. First mentioned in the 830s, several Saxon Kings were crowned at Kingston during the 10th century. By the late 12th century Kingston was a thriving market town, with an apple market and inland port that had grown up around a crossing point on the River Thames, which was the easterly most crossing point before London Bridge. The town thrived and developed as a stopping-off point along the coach route between London and Portsmouth during the Medieval period (Key to English Place Names, 2016, Kingston Council, 2011 & Lambert, 2016).
- 3.1.3 A settlement existed at Surbiton by 1179 when it was known as *Suberton* with the Saxon place name elements meaning 'south granary or grange'. It was the location for the storage of grain for the town of Kingston. The coach route between London and Portsmouth continued through Surbiton towards Guildford, although the area of Surbiton remained mostly rural in nature during the medieval period (ibid).
- 3.1.4 Following the Royal occupation of Hampton Court Palace during the 16th century, located c.3km to the north-west of the site, Kingston gained importance as a lodging – place for attendees of the Royal court. Trades such as malting, brewing and tanning flourished in the town during the Post-Medieval period. The importance of the bridge at Kingston meant that the town was garrisoned during the English Civil War by the Parliamentarian forces. One of the last battles of the war took place at Surbiton Common in 1648, where the Royalist forces were routed (ibid).
- 3.1.5 Several estates were established in the region during the Post-Medieval period, including the 18th century estate at Fishponds (MLO104415), located c. 200m to the south-east of the site and Hill House, built on the site of a medieval windmill during the late 19th century (ELO11487) c. 200m to the north-west of the site. By the mid - 18th century, Kingston stood at the crossing point of four major turnpiked roads, one of which was the former coaching road that ran from London to Portsmouth, through Surbiton. Another ran from Kingston south to Ewell (now Ewell Road), adjacent to the east of the site. Until the Kingston Inclosure award of 1838, the proposed development site was located within the area of common land of Surbiton Common (Malden. H. E ed, 1911).
- 3.1.6 Although the residents of Kingston had resisted the coming of the railway through the region, the position of the Surbiton neighbourhood was altered in 1836 when the main line of the London and South Western Railway was brought through Surbiton. This sparked the growth

of the area with the western side of Surbiton first to be developed from 1838 onwards. The Oakhill estate in which the site is situated, was developed around the c. 1860s, along with the Raphael estate. These areas were characterised by the residential development of traditional Victorian houses including a number that are now statutorily listed (MLO88210, 88217-18 & 88281) (Lambert, 2016).

- 3.1.7 During the late 19th century several public amenity services and buildings were opened in the region including the Oaklands Baptist Chapel, located adjacent to the southern boundary of the site, that opened in 1874. Other buildings constructed during this period, the closest of which is the Grade II Listed Christ Church (MLO88183), located c. 380m to the east of the site.
- 3.1.8 During the early 20th century, the Oakhill area became a shopping district following the opening of the United Tramways Company's electric service in the area in 1905 and remains as such today. The Grade II Listed war memorial (MLO107677), located c. 380m to the north of the site, was unveiled in 1921. In 1958 the region became the hub of the Cooper Cars Company production with the construction of their sports car workshop and showroom, now statutorily listed (MLO107587) and located c. 500m to the south of the site. During the 1970s, parts of the area were cleared of terrace houses for redevelopment.

3.2 Historic Map Regression

Kingston Parish Tithe Map, 1840 (Plate 1)

- 3.2.1 The earliest map to show the area in detail is the Kingston tithe map of 1840 (Plate 1). Ewell Road is depicted as the main route through an area of sparse development. Several of the other roads in the area including King Charles Road and Alpha Road are shown, with neatly laid out rectangular plots occupying a large part of the area, including the location of the site. These plots were utilised as allotments and the area was still very much common land part of Surbiton Common. To the west of the site, an area of enclosed medieval strip fields is shown and open land associated with Berryland Farm is situated to the east of King Charles Road.



Plate 1: Kingston Tithe Map, 1840. Approx. location of site outlined in red

1st edition 25" OS Map, 1880 (Plate 2)

- 3.2.2 The 1st edition of the 25" OS map shows the area to have been extensively developed during the period between 1840 and 1880, with large villas occupying extensive plots to the north, west and south of the site. The area to the east is occupied by a mixture of villas and streets of terrace houses. Several large houses with landscaped estate are located to the west beyond the housing development. The site occupies an area that is part of the rear gardens of all three of 142 – 148 Ewell Road. The pedestrian access from Ewell Road is not shown on this edition of the OS map.



Plate 2: 1st ed. 25" OS Map, 1880. Approx. location of site outlined in red

2nd edition 25" OS Map, 1897 (Plate 3)

- 3.2.3 The 2nd edition of the 25" OS map shows the area much as it is on the 1st edition (Plate 2 & 3). The Oakhill Baptist Chapel is now depicted occupying the area to the south of the site. Once again the site is shown to occupy the southern end of the rear gardens of 142 – 148 Ewell Road. Further development of terraced houses has taken place to the east and additional villas have been constructed to the south-west of the site, since the previous map of 1880.



Plate 3: 2nd ed. 25" OS Map, 1897

1913 edition 25" OS Map (Plate 4)

- 3.2.4 The 1913 edition of the 25" OS illustrates that the area developed little during the period between 1897 and 1913. Some terrace infill development continued to the east of the site and on the south side of Oakhill Road (now Oakhill Crescent). The pedestrian access to the site is shown and the length of the rear gardens of 142 – 148 Ewell Road has been reduced, creating a sub L - shaped plot at the rear of the houses, of which the site forms a part.



Plate 4: 1913 ed. 25" OS Map

1932 edition 25" OS Map (Plate 5)

- 3.2.5 1932 edition of the 25" OS map illustrates that the area changed little between the 1913 and 1932 editions of the map.



Plate 5: 1932 ed. 25" OS Map

3.3 The Oakhill Conservation Area

- 3.3.1 The 15.5 hectare area that forms the Oakhill Conservation Area was designated by Kingston Council in 1988 as an area of special architectural and historical character. This takes the form of a residential development of 456 Regency and Victorian properties, focusing on the former Turnpiked Ewell Road (Photo 1), an area of Victorian properties and The Wood open space to the west of Ewell Road (See Figure 2) (Kingston Council, 2017).



Photo 1: Ewell Road looking south

- 3.3.2 Two regions of the Borough Character Study (2011) cover the Oakhill Conservation Area, these are the Oakhill Road part of the Langley area (Area 11) and the Ewell Road part of the King Charles area (Area 12). The areas covered by the Oakhill Conservation Area are considered by the Borough Study to be an 'Area of Established High-Quality' (See Borough Character Study, 2011).

- 3.3.3 The inner suburban character of the Oakhill Conservation Area is exemplified by the areas of Oakhill Crescent and Oakhill Road, located c. 100m to the west of the site (Photo 2). These areas are characterised by a larger scale of development than in other part, especially those to the south. Here can be seen a balance between three storey Victorian villas within large scale plots (Photo 2) and large scale 20th century and modern flat developments (Photo 3), positioned along narrow proportioned streets with mature planting (Photo 2). The large - scale plots and individual houses are considered to make a positive contribution towards the character of the area (Photo 2). The modern flats add an element of diversification to the Conservation Area (Photo 3).



Photo 2: Victorian Villas on Oakhill Road, from Oakhill Crescent



Photo 3: Modern flats on Oakhill Crescent

- 3.3.4 Further to the west, Oak Hill and Oakhill Grove, c. 250m to the west of the site, possess a significant landscape character element, created by The Wood adjacent to the west (Photo 4)



Photo 4: Oak Hill from the corner of Oakhill Road

- 3.3.5 The focus of the region is the major route of the Ewell Road that links the A3 to Kingston. Overall this part of the Conservation Area is characterised by large scale buildings of a mixture of styles and ages, associated with large plots (Photo 5). This area contains several significant local landmark buildings, most of which have been identified as Buildings of Landscape Merit (Photo 6). A few Victorian villas remain but these have been converted to multiple dwellings, such as those at 142 – 148 Ewell Road (Photo 6) .



Photo 5: View along Ewell Road, looking south



Photo 6: Partitioned Victorian semis on Ewell Road, to the south of the site

- 3.3.6 The retail element of Ewell Road is an established local shopping centre. The plot widths associated with this retail element are significantly smaller than those of the surrounding residential elements of the street. This part of the Conservation Area has narrower streets and a distinct lack of planting (Photo 7).



Photo 7: Retail element of Ewell Road, the rooftops of 142 – 148 Ewell Road are in the background right

- 3.3.7 Further to the north, Surbiton hospital located c. 200m to the north-west of the site, contributes towards the open space within the Conservation Area and the distinctive Art Deco lodge and other Art Deco buildings such as the Fire Station, located c. 300m to the north of the site, add to the variety of the townscape (Photo 8).



Photo 8: Surbiton Fire Station

3.4 Oaklands Baptist Chapel

- 3.4.1 The Romanesque Oaklands Baptist Chapel was constructed in 1874 and has been designated by Kingston Council as a Building of Townscape Merit (BTM) (Photo 9). The rear of the chapel is located directly adjacent to the rear of the proposed development site (Photo 10). A modern extension has been added to the rear of the building and a playground backs onto the boundary with the site (Photo 10). Although the interior of the building was not viewed during the site visit, readily available images of the interior of the chapel suggest that few original architectural details, fixtures or fittings survive inside the building.



Photo 9: Oaklands Baptist Chapel from Langley Road



Photo 10: The rear of Oaklands Baptist Chapel from the site

3.5 Setting of Oakhill Conservation Area

- 3.5.1 The setting of the Oakhill Conservation Area consists the additional inner suburban development. To the west this consists largely of modern redevelopment of flats and houses constructed during the 1970s, following the clearance of the grid of streets lined with dense terrace housing. The redevelopment varies in scale from two to four storeys along streets based on several cul-de-sacs. To the south-east, the area is more open due to the presence of the Alexandra Road Recreation Ground and Fishponds Park. To the north-east the King Charles Road area is dominated by large plots containing late 19th century Victorian villas.



Photo 11: 1970s flats visible beyond the Oakhill Conservation Area to the west

- 3.5.2 The area to the east of the Oakhill Conservation Area is dominated by further large scale Victorian, Edwardian Arts and Crafts and 1930s architecture, along formal avenues with mature landscaping. The area around St Matthews Church to the south-west of the Oakhill

Conservation Area is characterised by predominantly Edwardian Arts and Crafts architecture and the church forms a significant landmark in with wider landscape. The Lovelace Gardens region to the north-west is characterised by linear avenues with mixed scale development of Victorian and Edwardian villas, although the majority are now multiple occupancy.



Photo 12: View from the Oakhill Conservation Area, along Langley Road to the south-west

- 3.5.3 The setting of the Oakhill Conservation Area has undergone a degree of change over time. This is evident from the degree of redevelopment that has taken place in the region during the 20th century, particularly to the north-east in the King Charles Road region. However, the original connection to the suburban origins and development of the area remains mostly intact. Therefore, the setting is considered to have a Medium positive contribution towards the significance of the Oakhill Conservation Area (in line with Table 2).

3.6 Setting of the Oaklands Baptist Chapel

- 3.6.1 The Baptist Chapel faces south onto Langley Road and is flanked by late 19th century villas to the west and a modern, sympathetic, brick building to the east (Photo 9). On the south side of Langley Road, a Gothic style Victorian villa and a modern brick block of flats, of between three and four storeys, face north onto Langley Road (Photo 13). The proposed development site and the rear gardens of the adjacent buildings provide a more open feel to the rear setting of the building. The wider Oakhill Conservation Area and the surrounding suburban character of the area create the wider setting of the chapel (Photo 12).
- 3.6.2 The suburban setting of the Oaklands Baptist Chapel is considered to make a Medium positive contribution to the significance of the building.



Photo 13: The buildings facing the Oaklands Baptist Chapel, on the south side of Langley Road

4. SITE VISIT

- 4.1.1 The proposed development site is located at the rear of several large, three storey Victorian villas, one of which was under refurbishment at the time of the site visit (Photo 14). The site is accessed via a pedestrian footpath that leads from the pavement of the west side of Ewell Road, around the rear of No. 144 and 148 Ewell Road. The site is currently assessed through a timber fence.



Photo 14: View of 142 – 148 Ewell Road from Ewell Road

- 4.1.2 The site is currently under lawn with several dilapidated timber sheds along a number of the boundaries of the site. A few mature trees and shrubs occupy the site. The boundaries consist of timber fences and a modern brick wall along part of the southern boundary (Photo 10 & 15).



Photo 15: The site viewed from the pedestrian access

- 4.1.3 To the south views are limited by the modern flats that occupy the area immediately to the south of the site (Photo 15). There are extensive views of the all three storeys of the rear of 142 – 148 Ewell Road, although the views of the rear of 148 Ewell Road are obscured to a degree by mature trees (Photo 16).



Photo 16: View from the site towards the rear of 142 – 148 Ewell Road

- 4.1.4 As mentioned previously in Section 3.4, the rear of the Oaklands Baptist Chapel and associated playground backs directly onto the southern boundary of the site. Views to the south are limited by the rear of the buildings located adjacent to the chapel (Photo 10).

5. STATEMENT OF SIGNIFICANCE

5.1 Importance of the Oakhill Conservation Area & Oaklands Baptist Chapel

- 5.1.1 As a statutorily designated heritage asset, the Oakhill Conservation Area is considered to be a heritage asset of National – Regional Importance (in line with Table 1). The Oaklands Baptist Chapel has been designated by Kingston Council as a Building of Townscape Merit, therefore it is thought to be a heritage asset of Local Importance.

5.2 Significance of Oakhill Conservation Area & Oaklands Baptist Chapel

- 5.2.1 As mentioned previously in Section 3.6, the setting of the Oakhill Conservation Area is thought to have a Medium positive contribution towards the significance of the Conservation Area, as the connection to the suburban origins of the development of the area remain largely intact.
- 5.2.2 Overall, the contribution that the built heritage within the Conservation Area make towards its significance is considered to have a High positive contribution towards its significance. This is due to the evidential and illustrative historical values that the buildings and their development can provide in relation the development of the area and architectural styles. The aesthetic value of the quality and variety of the architecture within the Conservation Area is also thought to contribute positively to a Medium degree towards its significance.
- 5.2.3 As also mentioned previously in Section 3.6, the setting of the Oaklands Baptist Chapel is thought to have a Medium level of positive contribution towards the significance of the building. This relates to the connections the building has with the relatively intact suburban character of the area.
- 5.2.4 The evidential, illustrative historical, communal and aesthetic values of the building are although thought to contribute to the significant of the building to a High degree. This is in relation to the information that the building can provide about the history and development of Baptist Chapels and the Romanesque architectural style, as well as the value that the building has for the local community both in the past and at present as a local community centre. The building is also a high-quality survival, the exterior of which has a pleasing aesthetic value.

5.3 Predicted Impact of Proposed Development

- 5.3.1 The thorough design process, has taken into account the traditional architecture and hierarchy of the architectural features of the surrounding context of the site. This has resulted in a design which is considered to have a direct connection to the surrounding Conservation Area and compliment it by the use of the proposed materials, forms and massing.
- 5.3.2 The spacious plot sizes and leafy gardens surrounding the new building, is thought to be in keeping with the character of other parts of the Conservation Area and its setting, as outlined above. The communal garden in the southern part of the site, is also thought to help to maintain the leafy nature of the setting of the Oaklands Baptist Chapel.

- 5.3.3 The scale and massing of the new two-storey building maintains and enhances the dominant nature of the Victorian villas in the surrounding context, by maintaining the flow of the streetscape from the three-storey flats that face west onto Oakhill Crescent, to one and two storeys in the back land behind the buildings and rising up to the three-storey villas that front onto Ewell Road. The use of exposed brickwork, is considered to complement this element of the character of the Conservation Area.
- 5.3.4 Overall the form, massing and architectural details of the proposal, are thought to preserve and enhance the Oakhill Conservation Area and Oaklands Baptist Chapel, as well as their setting, by creating a direct connection to the architecture and leafy character of the surrounding area and helping to add to the distinctive character of the area.
- 5.3.5 The proposed development is considered to fulfil Policy CS 8 *Character, Design & Heritage* of the Royal Borough of Kingston upon Thames Local Development Framework Core Strategy, as it is thought to recognise distinctive local features and character, helps enhance locally distinctive places of high architectural and urban design quality and connects to its surroundings.

In relation to Policy DM10 *Design Requirements for New Developments*, the proposed development is considered to incorporate principles of good design and contribute to the character and local distinctiveness of a surrounding streets and area, which is thought to be respected, maintained and enhanced by the contemporary design.

The design has considered the element of the Policy including, amongst other things outlined in Appendix 1, the prevailing development typology, including housing types, sizes and occupancy, the prevailing density, scale, layout, height, form (including roof forms) and massing of the surrounding area.

The proposal is thought to protect the quality, character, scale and skylines of the area and preserves or enhances the existing heritage assets of the Borough through the high quality design, in line with Policy DM 12 *Development in Conservation Areas and Affecting Heritage Assets*.

- 5.3.6 In relation to NPPF, the significance of the heritage assets is not thought likely to be adversely impacted by the proposed development, but is thought to be preserved and enhanced as a result.

6. REFERENCES

6.1 Documentary & Cartographic Sources

- Ackroyd Lowrie, 2017, Design Proposals, Rear of 142 – 148 Ewell Road, Surbiton KT6 6HE
- Ackroyd Lowrie, 2016, Pre-Application Design & Access Statement, Rear of 142 – 148 Ewell Road, Surbiton KT6 6HE
- Historic England, 2015, Photographing Historic Buildings Notes 2015
- Stratham. R, 1996, Surbiton Past
- Kingston Tithe Map, 1840 (Kingston History Centre)
- Kingston Tithe Apportionment, 1842 (Kingston History Centre)
- 1st edition 25" OS Map Surrey Sheet 12:8 surveyed 1865 - 6 & published 1880 (Kingston History Centre)
- 2nd edition 25" OS Map Surrey Sheet 12:8 surveyed 1863 – 7, revised 1895 & published 1897 (Kingston History Centre)
- 1913 edition 25" OS Map Surrey Sheet 12:8 surveyed 1865 – 7, revised 1912 & published 1913 (Kingston History Centre)
- 1932 edition 25" OS Map Surrey Sheet 12:8 surveyed 1865 – 7, revised 1932 & published 1932 (Kingston History Centre)

6.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CifAS&GDBA_2.pdf
- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures
http://www.archaeologists.net/sites/default/files/CifAS&GBuildings_1.pdf
- Grid Reference Finder, 2016 <http://www.gridreferencefinder.com/>
- Heritage Gateway, 2016 <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
- Historic England, 2016, Understanding Historic Buildings, A Guide to Good Recording Practice <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf/>

- Historic England, 2015, The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf>
- Historic England, 2008 Conservation Principles, Policies & Guidance <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>.
- Key to English Places Names, 2016 <http://kepn.nottingham.ac.uk/map/place/Surrey/Kingston%20on%20Thames>
- Kingston Council List of Conservation Areas – Oakhill Conservation Area https://www.kingston.gov.uk/info/200216/conservation_and_heritage/747/list_of_conservation_areas/11
- Kingston Council Local Development Framework https://www.kingston.gov.uk/local_development_framework
- Kingston Council, 2011, Kingston Towards a Sense of Place – A Borough Character Study https://www.kingston.gov.uk/downloads/file/1285/borough_character_study
- 'Kingston-upon-Thames: Introduction and borough', in A History of the County of Surrey: Volume 3, ed. H E Malden (London, 1911), pp. 487-501. British History Online <http://www.british-history.ac.uk/vch/surrey/vol3/pp487-501>
- Lambert, T, 2016 A Brief History of Kingston-upon-Thames <http://www.localhistories.org/kingston.html>
- National Planning Policy Framework https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act, 1990 http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf

6.3 Correspondence

- Emails between Karen Coles (Senior Planning Officer, Royal Borough of Kingston upon Thames Council) and Danial Morton (Urban Design Officer, Royal Borough of Kingston upon Thames Council) dated 13th, 14th & 16th September 2016.
- Pre-application response from Elizabetta Tozzi (Conservation Officer, Kingston Council) & Karen Coles (Senior Planning Officer, Kingston Council) in early 2017

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.”

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The London Plan 2011: Historic Environment and Landscapes, with March 2016 alterations

Policy 7.8: Heritage Assets and Archaeology

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

Royal Borough of Kingston upon Thames Local Development Framework Core Strategy

The Core Strategy Development Plan Document (DPD) is a plan for the future of Kingston. It was adopted in April 2012 and guides development for the next 15 years.

Policy CS 8 Character, Design & Heritage

The Council will protect the primarily suburban character of the Borough, existing buildings and areas of high quality and historic interest from inappropriate development and will seek opportunities for sensitive enhancement in these areas and in areas of poorer environmental quality, where the character has been eroded or needs improving. It will use the Borough Character Study and Residential Design SPD to require good design and guide the assessment of development proposals and will seek to ensure that new development:

- recognises distinctive local features and character
- has regard to the historic and natural environment
- helps enhance locally distinctive places of high architectural and urban design quality
- accords with Neighbourhood 'strategies for delivery' set out under 'Character, Design and Heritage'
- relates well and connects to its surroundings

Tall buildings may be appropriate in the Borough's town centres; however, some parts of these areas will be inappropriate or too sensitive for such buildings.

Relevant SPDs will provide further guidance on this matter and the Council will determine applications for such development on the basis of the criteria in the English Heritage/CABE Guidance on Tall Buildings (July 2007) and the London Plan.

The Council will also require higher standards of design generally to achieve more attractive, sustainable and accessible environment.

Policy DM10 Design Requirements for New Developments

Development proposals will be required to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced include the following:

- prevailing development typology, including housing types, sizes and occupancy;
- prevailing density of the surrounding area;
- scale, layout, height, form (including roof forms), massing;
- landscape setting and features;
- plot width and format which includes spaces between buildings;
- building line build up, set back and front boundary;
- typical details and key features such as roof forms, window format, building and

- materials and design detailing of elevations, existence of grass verges etc.

Development proposals should also, amongst other things:

- protect the quality, character, scale and skylines of sensitive areas and safeguard strategic and local views.

In addition to the above requirements, the Council will have particular regard to the significant contribution that existing private residential gardens make to, amongst other things, the Borough's suburban character and distinctive local context.

Policy DM 11 Design Approach

New developments (other than minor developments such as house extensions that do not have any visual impact on the streetscene) will be expected to be supported by a contextual statement that demonstrates a clear understanding and analysis of the local character of the area. The statement will also be expected to demonstrate how the new development will make a positive contribution to protecting and enhancing the local character of the area. The Council will resist any development that detrimentally affects the quality of the environment.

Policy DM 12 Development in Conservation Areas and Affecting Heritage Assets

The Council will:

- a. continue to identify, record and designate assets, and periodically review existing designated assets within the Borough that are considered to be of special historic significance in order to ensure that future development will preserve or enhance locally distinctive heritage assets. These records will be maintained in the form of a Historic Environment Record.
- b. preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration
- c. allow alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting
- d. ensure that development proposals affecting historic assets will use high quality materials and design features which incorporate or compliment those of the host building or the immediate area
- e. respect features of local importance and special interest through the consideration of form, scale, layout, and detailed designs of a site, area or streetscape
- f. seek the conservation and improvement of the natural and built historic environment which contribute to the character of the Borough's historic riverside setting and
- g. where possible, provide access for all to encourage public enjoyment of the historic environment and Kingston's heritage assets

Appendix 2 Historic Environment Record

Greater London Monument Full Report

18/11/2016

Number of records: 13

GLHER Report 12901 S 142-148 Ewell Road Surbiton KT6 6HE TQ18485 66935 500m radius search
Monuments

SMR Number	Site Name	Record Type
MLO88281	20 Ewell Road	Listed Building

Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Monument Types and Dates

TERRACE (Post Medieval - 1833 AD to 1866 AD)

TERRACED HOUSE (Post Medieval - 1833 AD to 1866 AD)

Description and Sources

Description

TQ 1867 SW KINGSTON-UPON-THAMES EWELL ROAD (west
side) 11B/15
Surbiton
G.V. Nos 20 to 24 (even)
26.7.73 II

Mid C19, formerly symmetrical terrace with 3 window centre, recessed 1 window wings and 1 window side entrance bays. No 20 with later 2 window extension. 2 storey, basement and attics. Yellow stock brick centre block with rusticated stucco dressings and painted ground floor at south end. Cornices with pierced parapets above. Attic sill string. Cornice at the floor level. Architraved sash windows with glazing bars and bracketed cornices; central 1st floor window with pediment. Stucco porticoes with arched doorways with fanlights and panelled doors approached by steps.
Listing NGR: TQ1843967414

Sources - None recorded

Associated resources - None recorded

Location

National Grid Reference

TQ 18439 67414 (point) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names

20 Ewell Road, Surbiton, Surrey, KT6 6HX

20 Ewell Road, Surbiton, Surrey, KT6 6HX

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 203112 Active DLO23195

Other Statuses and Cross-References

SHINE Candidate (Unlikely) Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number	Site Name	Record Type
MLO88218	32 Ewell Road	Listed Building

Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Monument Types and Dates

TERRACE (Post Medieval - 1833 AD to 1866 AD)

TERRACED HOUSE (Post Medieval - 1833 AD to 1866 AD)

Description and Sources

Description

TQ 1867 SW KINGSTON-UPON-THAMES EWELL ROAD (west side)
 Surbiton 11B/16
 26.7.73 Nos 28 to 34 (even)

II

Mid C19, symmetrical terrace with paired central entrances flanked by projecting 1 window gabled bays. 2 storeys and basement and attics. 2 windows each. Slated roof with projecting eaves and gables. Yellow stock brick. Rusticated stucco ground floor and dressings to projecting bays. Architraved sash windows with glazing bars and triple arched attic windows in projecting bays. Nos 28 and 34 with projecting porticoes with pilasters, hanging entablature; Nos 30 and 32, recessed entrances; fanlights and panelled doors.

Listing NGR: TQ1844267377

Sources - None recorded

Associated resources - None recorded

Location

National Grid Reference

TQ 18442 67377 (point) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names

28 Ewell Road, Surbiton, Surrey, KT6 6HX

28 Ewell Road, Surbiton, Surrey, KT6 6HX

30 Ewell Road, Surbiton, Surrey, KT6 6HX

32 Ewell Road, Surbiton, Surrey, KT6 6HX

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 203113 Active DLO23132

Other Statuses and Cross-References

SHINE Candidate (Unlikely) Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number	Site Name	Record Type
MLO88210	85 Ewell Road	Listed Building

Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Monument Types and Dates

HOUSE (Post Medieval to Unknown - 1833 AD)

HOUSE (Post Medieval - 1833 AD to 1866 AD)

Description and Sources

Description

TQ 1867 SE	KINGSTON-UPON-THAMES	EWELL ROAD	(east side)
11C/23	Surbiton		
G.V.	No 85		
II			

Mid C19 red brick house. 2 storeys with 3 storey tower set back to the right containing the four centred arched entrance. The centre bay is set well forward with a canted bay window on the ground floor. The left hand bay set well back with a single storey extension in the angle. Ground floor windows are square-headed with Gothick glazing bars to the casements. The 1st floor windows have 3 light diamond-paned casements and shouldered heads in gauged brick. The tower is faced with red brick with blue headers. On its 1st floor, twin hexagonal-headed windows; above, a triple pointed window the outer lights blind. To the left side three tall cylindrical chimneys with spiral decoration in black header bricks. Tiled roofs; with deep eaves. That over the tower shallow pyramid roof, with finial. Over the centre gabled with decorated barge boards.

Listing NGR: TQ1852767148

Sources - None recorded

Associated resources - None recorded

Location

National Grid Reference

TQ 18527 67148 (point) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names

85 Ewell Road, Surbiton, Surrey, KT6 6AH

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 203111	Active	DLO23124
-------------------------------	--------	----------

Other Statuses and Cross-References

SHINE Candidate (Unlikely)	Active
----------------------------	--------

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number	Site Name	Record Type
MLO88183	CHRIST CHURCH	Listed Building

Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Monument Types and Dates

CHURCH (Post Medieval - 1862 AD to 1863 AD)

CHURCH (Post Medieval - 1864 AD)

CHURCH (Post Medieval - 1866 AD)

CHURCH (Post Medieval - 1871 AD)

Description and Sources

Description

TQ 1867 SE KINGSTON-UPON-THAMES KING CHARLES ROAD
11C/25 Christ Church
II

1862-63, C L Luck, architect. Lengthened 1866. North chancel aisle 1864, south chancel aisle 1871. Early English style. No tower. Red brick with stone dressings with some black brick voussoirs. Nave with round clerestorey windows and wide side aisles with lancet windows. West end contains a shafted central doorway and a plate-traceried rose window. Lower chancel with 3-lancet east window. North and south chancel aisles gabled at their east and west ends. Tiled roofs with stone belfry at the east end of the nave. Inside, the nave arcade has columns of Mansfield stone with carved stone capitals. Brick-faced above with red and black band courses and window arches. East window by Clayton and Bell. The centre window of the north aisle by Burne Jones. Further glass by Lavers and Westlake.

Listing NGR: TQ1890067028

Sources - None recorded

Associated resources - None recorded

Location

National Grid Reference

TQ 18900 67028 (point) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names - None recorded

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 203128	CHRIST CHURCH	Active	DLO23097
-------------------------------	---------------	--------	----------

Other Statuses and Cross-References

SHINE Candidate (Unlikely)	Active
----------------------------	--------

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number	Site Name	Record Type
MLO88230	CHURCH OF ST MATTHEW	Listed Building

Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Monument Types and Dates

CHURCH (Post Medieval - 1874 AD to 1875 AD)

Description and Sources

Description

TQ 1866 NE KINGSTON-UPON-THAMES ST MATTHEW'S AVENUE
12/4 Church of St Matthew

II
1874-75. C L Luck architect. Squared rubble stone church in the Gothic style. Comprises nave with north and south aisles, with a square tower at the west end of the south aisle containing the entrance; north and south transepts and apsidal chancel. The nave is of 4 bays with a high clerestory, 3 lancets to each bay in clerestory and aisles. The tower is crowned with an octagonal stone spire behind parapet with corner pinnacles. The west window, north and south transept windows and the chancel windows have 4 lights with geometrical bar tracery. Steeply pitched, tiled roofs.
Listing NGR: TQ1857966529

Sources - None recorded

Associated resources - None recorded

Location

National Grid Reference

TQ 18579 66529 (point) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names - None recorded

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 203178	CHURCH OF ST MATTHEW	Active	DLO23144
-------------------------------	----------------------	--------	----------

Other Statuses and Cross-References

SHINE Candidate (Unlikely)	Active
----------------------------	--------

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number	Site Name	Record Type
MLO107677	Ewell Road, Surbiton, KT6 {Surbiton War Memorial}	Listed Building

Surbiton War Memorial, which stands in the memorial garden on Ewell Road, is listed at Grade II

Monument Types and Dates

CROSS (Modern to Unknown - 1921 AD)

Main Building STONE
Material

PLINTH (Modern to Unknown - 1921 AD)

Main Building STONE
Material

WAR MEMORIAL (Modern to Unknown - 1921 AD)

Main Building STONE
Material

Description and Sources

Description

History

Surbiton War Memorial was erected in a memorial garden on Ewell Road and unveiled in July 1921, commemorating 382 servicemen from the borough who died in the First World War. Following the end of the Second World War a further general inscription was added to the memorial, but the names of the fallen were not accommodated. The garden was extended in November 1952, marked by a bronze plaque placed on the war memorial.

Further memorials were added to the garden. A cairn made of stone from the nearby Church of St Mark (damaged in an air-raid, and re-built in 1960) was built against the rear boundary to the garden in memory of the air raid on the night of 2 October 1940. In 2003 two short brick walls bearing stainless steel plaques were erected either side of the cairn to commemorate by name those who lost their lives during the Second World War. On 16 May 2015 a memorial tablet on a small plinth was added to the garden in memory of Douglas Belcher who received the Victoria Cross during the First World War.

Details

DETAILS: The stone memorial consists of a tall cross set in a memorial garden on Ewell Road. The wheel-head cross with a moulded foot surmounts a tapering octagonal shaft. That stands on an octagonal plinth. The moulded foot of the plinth stands on a three-stepped base. The base is surrounded by an octagonal pavement, marked to the front by two low bollards. These bollards originally bore stone urns and the garden was demarcated from the pavement by a low railing, now replaced by a hedge.

The principal dedicatory inscription on the front face of the plinth reads THE/ URBAN DISTRICT OF/ SURBITON/ WAR MEMORIAL./ IN HONOURED MEMORY OF/ THE MEN OF THIS/ DISTRICT WHO DIED FOR/ THEIR COUNTRY IN THE/ GREAT WAR 1914-1918./ AND THAT OF 1939-1945./ "LEST WE FORGET." The commemorated names are recorded on the other faces of the plinth.

Below the principal dedication, placed on the top step of the base, the bronze plaque dedicated to those who lost their lives during the Second World War reads THIS MEMORIAL GARDEN WAS EXTENDED/ IN MEMORY OF THOSE WHO FELL IN/ WORLD WAR II AND WHOSE NAMES ARE/ INSCRIBED IN THE BOOK OF REMEMBRANCE/ LODGED IN THE CENTRAL LIBRARY/ 11TH NOVEMBER 1952./ Small stone vases have been placed on the stepped base.

SUBSIDIARY FEATURES: Behind the memorial the cairn of stones from the Church of St Mark, bearing a commemorative plaque, stands at the rear boundary of the garden. The inscription reads THIS CAIRN IS OF STONE/ FROM THE PARISH CHURCH OF ST. MARK/ WHICH WAS SEVERELY DAMAGED BY BOMBING/ ON THE NIGHT OF 2ND OCTOBER 1940. Either side are two brick walls, each carrying a large steel plaque. The plaques are inscribed IN COMMEMORATION OF/ WORLD WAR II/ 1939 – 1945/ (NAMES)/ WE WILL REMEMBER THEM. The new (2015) stone plinth and tablet commemorating Douglas Belcher VC stands to the right of the memorial cross in a small lawn. Garden benches stand at either end of the path running across the middle of the garden. These subsidiary features are excluded from this Listing.

Selected Sources

Websites

"Memorial stone unveiled in honour of Surbiton war hero", The Surrey Comet, 18 May 2015, accessed 26/07/2015 from

http://www.surreycomet.co.uk/news/12956696.Memorial_stone_unveiled_in_honour_of_Surbiton_war_hero/

Francis Frith Collection, Surbiton War Memorial in 1923, accessed 26/07/2015 from

http://www.francisfrith.com/surbiton/surbiton-war-memorial-1923_75084

Imperial War Museum, War Memorials Register, accessed 26/07/2015 from

<http://www.iwm.org.uk/memorials/item/memorial/12099> [accessed 26th July 2015]

National Grid Reference: TQ1849067312

[1]

<1> Historic England, 2015, *The National Heritage List for England* (Website). SLO81837.

Sources

- (1) Website: Historic England. 2015. The National Heritage List for England.
www.historicengland.org.uk/listing/the-list.

Associated resources - None recorded**Location****National Grid Reference**

Centred TQ 1849 6731 (6m by 6m) TQ16NE Area

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names

Ewell Road, Surbiton, Kingston on Thames, Greater London, KT6 6AG

Designations, Statuses and Scorings**Associated Designations**

Listed Building (II) - 1432632	Surbiton War Memorial	Active	DLO38140
--------------------------------	-----------------------	--------	----------

Other Statuses and Cross-References - None recorded**Ratings and Scorings - None recorded****Land Use****Associated Historic Landscape Character Records - None recorded****Other Land Classes - None recorded****Related Monuments - None Recorded****Finds - None recorded****Associated Events/Activities - None recorded****Associated Individuals/Organisations**

Ryan, Isabelle - Greater London Archaeology Advisory Service	GIS Record Created
Ryan, Isabelle - Greater London Archaeology Advisory Service	Compiler
Greater London Archaeology Advisory Service	GIS Record Created
Greater London Archaeology Advisory Service	Compiler

SMR Number MLO88284

Site Name HILLCROFT COLLEGE INCLUDING FORMER STABLE BLOCK

SMR Number	Site Name	Record Type
MLO88284	HILLCROFT COLLEGE INCLUDING FORMER STABLE BLOCK	Listed Building

Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Monument Types and Dates

SCHOOL (Undated)
TRAINING COLLEGE (Undated)
HOUSE (Post Medieval - 1877 AD)
OUTBUILDING (Post Medieval - 1877 AD)
STABLE (Post Medieval - 1877 AD)
HOUSE (Post Medieval to Modern - 1900 AD to 1983 AD)

Description and Sources

Description

TQ 1867 SW 11B/18 block II	KINGSTON-UPON-THAMES Hillcroft College	SOUTH BANK	Surbiton including former stable
-------------------------------------	---	------------	-------------------------------------

1877 by Sir Rowland Plumbe. Large house and outbuildings. Red brick with some tile-hanging and plastered gables with incised decoration. Timber mullioned and transomed sash windows, some bayed. Elaborate porch of turned wood to west (main) facade. Painted arched doorway within. Tiled roofs with hips and gables and octagonal spirelet at the south west corner. Short return to south with a pair of two storey bay windows. Many tall, red brick, ribbed chimney stacks. Internally, original panelling, fireplaces and stained glass survives. Former stable block to South Bank Road with similar details. Modern extension between these and main building, and behind the latter, not of special interest. The Building News, May 18th, 1879 p.488.

Listing NGR: TQ1829367244

Sources - None recorded

Associated resources - None recorded

Location

National Grid Reference

TQ 18293 67244 (point) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names

South Bank, Surbiton, Surrey, KT6 6DF

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 203179	HILLCROFT COLLEGE INCLUDING FORMER STABLE BLOCK	Active	DLO23198
-------------------------------	---	--------	----------

Other Statuses and Cross-References

SHINE Candidate (Unlikely)	Active
----------------------------	--------

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

SMR Number MLO88284

Site Name HILLCROFT COLLEGE INCLUDING FORMER
STABLE BLOCK

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number MLO107587

Site Name Hollyfield Road, Surbiton, Surrey, KT5 {Former Cooper Cars Company workshop and showroom}

SMR Number

Site Name

Record Type

MLO107587

Hollyfield Road, Surbiton, Surrey, KT5
{Former Cooper Cars Company
workshop and showroom}

Listed Building

This sports car workshop and showroom which was built c1958 for Charles Cooper to the designs of Richard Maddock on the site of his earlier garage, has been listed at Grade II. A second-storey draughtsman's office was added to the workshop in c1960. The building was used from 1965 as a police car depot/forensics laboratory.

Monument Types and Dates

(Former Type) MOTOR VEHICLE SHOWROOM (Modern - 1958 AD to 1965 AD)

Main Building BRICK
Material

(Former Type) OFFICE (Modern - 1958 AD to 1965 AD)

Main Building BRICK
Material

(Former Type) WORKSHOP (Modern - 1958 AD to 1965 AD)

Main Building BRICK
Material

Description and Sources

Description

History

The site on Hollyfield Road was purchased by Charles Cooper in the 1920s. The plot was populated with a series of sheds which he used for his garage business; these are shown on the 1934 Ordnance Survey (OS) map. In the late-1930s a parade of shops was built along Ewell Road where the end shop (No 243) was leased by Charles Cooper as a showroom, with his family living in the flat above. By the time of the 1955 OS map the sheds had been cleared and a new garage built on the site. It is shown in a 1946 Pathé newsreel as a series of single-storey, pitched roofed workshops, stretching to the road in the north-west corner, with a yard to the south-west with three petrol pumps. The current building was designed by the architect Richard Maddock, father of Owen Maddock (1925-2000) who was the Cooper Car Company's chief designer from the late 1950s until 1963. Richard Maddock had been employed by the practice of Sir Herbert Baker and worked on the rebuilding of the Bank of England (1925-39). The current building is shown in a photograph of 1958/9 around the time that it was built. Another photograph, dated 1963, shows the addition of a draughtsman's office on the flat roof of the main two-storey range. In 1965 Cooper Cars relocated to Byfleet in Surrey and the garage was leased to the Metropolitan Police as a police car depot and subsequently as a forensics site. Some internal re-ordering was carried out, particularly on the ground floor of the office block. The police vacated the site in 2014.

Charles Cooper (1893-1964) was a racing mechanic whose interest in motor sports had begun prior to his service in the First World War. In the inter-war period he serviced racing cars competing at Brooklands racetrack, including those of the racing drivers Kaye Don and Ginger Hamilton, before opening his garage and Vauxhall dealership at Ewell Road. In 1946 Charles, together with his son John (1923-2000), designed a small racing car with a rear engine to compete in the new 500cc racing class. The Cooper 500 proved a success and father and son formed the Cooper Car Company to produce a number of production models which, from 1948, dominated the Formula 3 racing scene. The company progressed to Formula 2 and Formula 1 and in 1958 a Cooper car driven by Stirling Moss won the Argentinian Grand Prix and another Cooper car, driven by the French driver Maurice Trintignant, won the Monaco Grand Prix. Having introduced the rear engine concept to Formula 1, subsequently the standard configuration, the Cooper team won the 1959 and 1960 World Championships with cars driven by Jack Brabham. This proved the peak for the team, with only one subsequent Grand Prix win, at Monaco, in 1962. In 1965 the team was sold to the Chipstead Garages Group, going on to win two more Grand Prix races (Mexico in 1966 and South Africa in 1967) under the new owners. In all Cooper Cars took part in 129 Formula 1 events, winning 16 races over a nine year period. It would appear that all the cars from the Cooper 500 onward were built at the Hollyfield Road workshop, although a secondary site at Langley Road, Surbiton was purchased in the late 1950s. From 1961 John Cooper, in association with Alec Issigonis, designer of the British Motor Corporation (BMC) Mini, designed a series of sports versions of the car, the Mini Cooper. These were large scale production models and were built by BMC at Longbridge, Birmingham but their design is popularly associated with Hollyfield Road.

Details

Sports car workshop and showroom. Built c1958 for Charles Cooper to the designs of Richard Maddock on the site of his earlier garage. Second-storey draughtsman's office added c1960. From 1965 used as a police car depot/forensics laboratory.

MATERIALS: red brick, rendered on the side elevations, with concrete dressings. Steel and aluminium windows. The later aluminium covering of the rear workshop area roof* is not of special interest.

PLAN: a flat-roofed, two-storey office block to the north-west of the site, square in plan but with a concave frontage. A later timber-framed draughtsman's office is set back on the roof and is accessed via a mesh-enclosed external steel stair. To the rear is a single-storey workshop area with a pitched roof giving way to a flat roof to the rear. It is accessed via a flat-roofed,

single-storey entrance block on the south-west side of the site.

EXTERIOR: the concave brick street frontage has two-storeys of 12 aluminium-framed windows with transoms, set in a concrete surround and divided above the ground floor by matchboard panelling. Directly above and below the concrete surround is a brick soldier course. The brick parapet has concrete coping and later tubular steel safety railings. The main entrance, projecting at the forward point of the curved frontage, has a quadrant-shaped concrete hood supported on a brick pier rising from a low side wall, but is otherwise plain. Above it is a four-pane steel framed window. On the other side of the frontage is a single-storey garage entrance with replacement steel roller doors under a concrete lintel. The rendered side (north-east) elevation has multi-framed steel-framed Crittall windows to both storeys while the south-west elevation is blind. The additional top-floor draughtsman's office has large square timber-framed windows with plywood panels below. It opens onto a sun terrace paved with concrete tiles.

INTERIOR: the interior is divided into office (and originally showroom) space in the main block and workshop space to the rear. The ground floor office partitions* date from the period of occupation by the police, as this was originally mainly showroom space, and are not of special interest. Fittings, including plastic trunking, and doors* are from this period and are not of special interest. The upper floor of the office block is accessed via a concrete stair from the entrance lobby at the north-west corner of the building. The lobby has a police reception counter* which is not of special interest. The stairs have iron balusters and a wooden handrail and are original. A suite of four original offices occupies the front of the upper floor and include Charles Cooper's office which has the original wood panelling to dado height. The rear of the upper floor is occupied by a large office with an internal Crittall window looking out over the workshop. The internal walls of all the offices have glazed panels in metal frames above dado height. Later plastic trunking* is not of special interest. A central corridor ends at a door giving access to a gantry over the workshop. Another door from the corridor gives access to the external metal stair to the draughtsman's office on the flat roof. This has later partitions* and fittings* which are not of special interest.

The interior of the workshop essentially consists of a single large space with a concrete floor reached via the large flat-roofed vehicle entrance at the south-west of the building. This area has an entrance to the office block with a later door and glazed panel. On the opposite wall is a large glass-fronted tool or display cabinet. At the north end of the workshop is an area with two inspection pits, shielded by an original partition wall to the south. This area backs onto the enclosed boiler room and has an entrance to the rear of the office block with a later door. The pitched roof of the workshop is supported on five steel roof trusses.

At the south end of the boiler room is a small concrete block store*. Further concrete block rooms* occupy the north-east and south-east corners. The large south-east room was built during the period of use as a police forensics lab and is surrounded by tubular steel railings* at the north end. None of these later insertions are of special interest.

* Pursuant to s.1 (5A) of the Planning (listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that these aforementioned features are not of special architectural or historic interest.

Selected Sources

Websites

ODNB Entry for John Newton Cooper (1923-2000), accessed 29 July 2015 from

<http://www.oxforddnb.com/view/article/74958?docPos=7>

Telegraph Obituaries - Owen Maddock - 3 August 2000, accessed 8 September 2015 from

<http://www.telegraph.co.uk/news/obituaries/1351296/Owen-Maddock.html>

YouTube - British Pathé: Racing Car (1946), accessed 29 July 2015 from <https://www.youtube.com/watch?v=gNBekmexzyA>

National Grid Reference: TQ1873266548

[1]

<1> Historic England, 2015, *The National Heritage List for England* (Website). SLO81837.

Sources

- (1) Website: Historic England. 2015. *The National Heritage List for England*. www.historicengland.org.uk/listing/the-list.

Associated resources - None recorded

Location

National Grid Reference

Centred TQ 1873 6654 (35m by 37m)

TQ16NE

Area

Administrative Areas - None recorded

Address/Historic Names - None recorded

Designations, Statuses and Scorings

Associated Designations

SMR Number MLO107587

Site Name Hollyfield Road, Surbiton, Surrey, KT5 (Former
Cooper Cars Company workshop and showroom)

Listed Building - 1429242

Former Cooper Cars Company workshop
and showroom

Active

DLO37939

Other Statuses and Cross-References - None recorded

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations

Ryan, Isabelle - Greater London Archaeology Advisory Service

GIS Record Created

Ryan, Isabelle - Greater London Archaeology Advisory Service

Compiler

Greater London Archaeology Advisory Service

GIS Record Created

Greater London Archaeology Advisory Service

Compiler

SMR Number	Site Name	Record Type
MLO88217	HORNER COTTAGE	Listed Building

Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Monument Types and Dates

COTTAGE ORNEE (Post Medieval - 1800 AD to 1832 AD)

Description and Sources

Description

TQ 1867 SE	KINGSTON-UPON-THAMES	EWELL ROAD	(east side)
11C/20	Surbiton		
18.12.63	No 73		(Horner Cottage)
II			

Early C19. Cottage orné. Two storeys, stucco. Round headed windows with two pointed lights. Centre has two on each floor and a central trellis porch with tented lead roof. Further window to right with canted bay on ground floor with tented lead roof. Left hand has one smaller 2 light window on ground floor. Hipped slate roof with ornamental cresting.

Listing NGR: TQ1852867200

Sources - None recorded

Associated resources - None recorded

Location

National Grid Reference

TQ 18528 67200 (point)	TQ16NE	Point
------------------------	--------	-------

Administrative Areas

Borough	KINGSTON UPON THAMES
---------	----------------------

Address/Historic Names

73 Ewell Road, Surbiton, Surrey, KT6 6AH

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 203110	HORNER COTTAGE	Active	DLO23131
-------------------------------	----------------	--------	----------

Other Statuses and Cross-References

SHINE Candidate (Unlikely)	Active
----------------------------	--------

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number MLO104415

Site Name King Charles Road/Hollyfield Road/Ewell Road
[Fishponds Park] Surbiton, Kingston, KT5 {private

SMR Number	Site Name	Record Type
MLO104415	King Charles Road/Hollyfield Road/Ewell Road [Fishponds Park] Surbiton, Kingston, KT5 {private grounds}	Park

Fishponds was an 18th century house in private grounds owned by Sir Frederick Butler. The estate was purchased by Surbiton UDC in 1935 although members of the Butler family continued to live in the house for their lifetime.

Monument Types and Dates

GARDEN (Post Medieval to Modern - 1742 AD to 2050 AD)

Evidence DESIGNED LANDSCAPE

POND (Post Medieval to Modern - 1742 AD to 2050 AD)

Evidence STRUCTURE

Description and Sources

Description

Fishponds was a plain Georgian house built between 1740-1742, part of the estate of Sir Frederick Butler of the tobacco family. The house was later altered in the 19th century, including a curved extension on the southern elevation added in the Regency period. In May 1935 Surbiton Urban District Council purchased the estate for £10,000 from Miss Mabel Butler and Mr Frederick Butler. A condition of the sale was that for their lifetimes they and Miss Susannah Butler could remain in leasehold residence in the house and its 12 acres of land. Situated on high ground on the slopes of Surbiton Hill, the house and its private garden are now screened from view by mature trees and shrubs. Below is a large pond, one of those after which both the house and now the public park are named. Originally there were seven ponds, but today three remain (check number).

The land had once been part of Kingston Common, which extended between the hamlets of Hook, Tolworth and Surbiton, and had been used for brickworks. John Rocque's map of 1762 shows a brick kiln here and the excavations would have been the cause for the formation of the various ponds and the shape of the landscape. By 1839 the land was mostly used for allotments and what is now a hay meadow to the east of the park was shown as a field on both the first edition OS Map and in a map of 1904, the latter showing the present ponds in the park.

The western part of the park is grass bounded by hedges and trees with three substantial oaks near the Ewell Road entrance, which has an evergreen hedge flanking the main path into the park. The centre of the park has the largest pond surrounded by trees, enlarged in the 1990s to incorporate an area of land as an island for nesting wildfowl and a larger expanse of water for swans, which breed here. There are two further ponds in the north west linked by a small stream that runs along the bottom of old brick earth excavations with a grassy bank, terraced as it rises towards the house and with an enclosed area planted with flowering shrubs. Steps lead up the bank to the upper level of the park, which has many mature trees, and the path skirting the top of the bank has fine views over the park towards the spire of St Matthew's Church near the south-east corner of the park. The entrance to Mayberry Place has large shrub beds. There used to be two ash trees on the bend on the main path off Ewell Road entrance, which succumbed to a fungal disease, and the trunk of one has since been carved to depict the Kingston coat of arms.

Sources consulted:

RB Kingston notes for EH listing submission; Bridget Cherry & Nikolaus Pevsner, *The Buildings of England: London 2: South* (Penguin) 1999; M Bellus, 'Kingston Then and Now', London, 1977; Sue Swales, Ian Yarham, Bob Britton, 'Nature Conservation in Kingston upon Thames', *Ecology Handbook 18* (London Ecology Unit) 1992 (1)

<1> London Parks and Gardens Trust, 2007, *London Parks and Gardens Trust Site Database, Fishponds Park* (Website). SLO78826.

Sources

- (1) Website: London Parks and Gardens Trust. 2007. London Parks and Gardens Trust Site Database. <http://www.londongardensonline.org.uk>. Fishponds Park

Associated resources - None recorded

Location

National Grid Reference

Centred TQ 18796 66732 (336m by 301m) TQ16NE Area

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names

SMR Number MLO104415

Site Name King Charles Road/Hollyfield Road/Ewell Road
[Fishponds Park] Surbition, Kingston, KT5 {private

Fishponds Park, Ewell Road, Kingston, London, KT5

Fishponds Park, Hollyfield Road, Kingston, London, KT5

Fishponds Park, King Charles Road, Kingston, London, KT5

Designations, Statuses and Scorings

Associated Designations - None recorded

Other Statuses and Cross-References - None recorded

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations

Zoh, Minjae - Greater London Archaeology Advisory Service

Compiler

Zoh, Minjae - Greater London Archaeology Advisory Service

GIS Record Created

Greater London Archaeology Advisory Service

GIS Record Created

Greater London Archaeology Advisory Service

Compiler

SMR Number	Site Name	Record Type
MLO88280	SESSIONS HOUSE	Listed Building

Record created from imported Listed Buildings On-line dataset 11-Jan-2006; see linked Designation record for full details

Monument Types and Dates

LOCAL GOVERNMENT OFFICE (Post Medieval - 1898 AD)

Description and Sources

Description

TQ 1867 SW KINGSTON-UPON-THAMES EWELL ROAD TQ 1867 SE (east side)
 11B/17 Surbiton No 17 11C/17 (Sessions House)
 G.V. II

Former Council Offices. 1898. 2 storeys, 5 bays wide. Red brick with stone dressings and stone quoins. The centre bay is stone-faced and set slightly forward, containing the entrance. Arched doorway with wrought iron balcony above to a round-arched window with shouldered stone architrave with scrolled feet. The windows in the side bays are segmental-arched on the ground floor, round-arched on the 1st floor, both with shouldered architraves. Steep-pitched, hipped slate roof. Stone eaves cornice, with an open pediment over the centre bay containing a cartouche. Centre cupola containing a clock. Prominent slab-like chimneys to either side. Lower two storey wings to either side, with single storey wings in front. Two storey symmetrical return to left of nine bays. Central and side bays project and have pediments, the central segmental the others triangular.

Listing NGR: TQ1849567375

Sources - None recorded

Associated resources - None recorded

Location

National Grid Reference

TQ 18495 67375 (point) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names

Sessions House 17 Ewell Road, Surbiton, Surrey, KT6 6AQ

Designations, Statuses and Scorings

Associated Designations

Listed Building (II) - 203109	SESSIONS HOUSE	Active	DLO23194
-------------------------------	----------------	--------	----------

Other Statuses and Cross-References

SHINE Candidate (Unlikely)	Active
----------------------------	--------

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number	Site Name	Record Type
030134/00/00 - MLO12356	SOUTH BANK TERRACE	Monument

Monument Types and Dates

WINDMILL (Medieval to Post Medieval - 1066 AD to 1900 AD)

Description and Sources**Description**

WINDMILL:- THE FIELD IN WHICH IT STOOD IS NOW SOUTH BANK TERRACE & SURROUNDING AREA

KINGSTON ARCHAEOLOGICAL RECORD REPORT FORM (Unpublished document). SLO22428.

RICHARDSON, REFERENCE (Article in monograph). SLO22427.

Sources

Unpublished document: KINGSTON ARCHAEOLOGICAL RECORD REPORT FORM. REF NO K.

Article in monograph: RICHARDSON. REFERENCE. P 30.

Associated resources - None recorded**Location****National Grid Reference**

TQ 1833 6726 (point)

TQ16NE

Point

Administrative Areas

Borough

KINGSTON UPON THAMES

Address/Historic Names

SOUTH BANK TERRACE

SURBITON

Designations, Statuses and Scorings**Associated Designations - None recorded****Other Statuses and Cross-References**

Historic Environment Record - 030134/00/00

Active

Site of Archaeological Interest - Y

Active

SHINE Candidate (Possible)

Active

Ratings and Scorings - None recorded**Land Use****Associated Historic Landscape Character Records - None recorded****Other Land Classes - None recorded****Related Monuments - None Recorded****Finds - None recorded****Associated Events/Activities - None recorded****Associated Individuals/Organisations - None recorded**

SMR Number	Site Name	Record Type
031927/00/00 - MLO5174	SOUTH TERRACE	Monument

Monument Types and Dates

WELL (Post Medieval - 1540 AD to 1900 AD)

Description and Sources**Description**

TWO BRICK-LINED WELL SHAFTS WITH DOMED BRICK COVERS WERE DISCOVERED IN 1981 BY A. PENROSE (ER44).

PENROSE A, *EXCAVATION ARCHIVE* (Excavation archive). SLO8997.**Sources**

Excavation archive: PENROSE A. EXCAVATION ARCHIVE. SITE CODE ER44.

Associated resources - None recorded**Location****National Grid Reference**

TQ 1835 6737 (point) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address/Historic Names

SOUTH TERRACE

SURBITON

Designations, Statuses and Scorings**Associated Designations - None recorded****Other Statuses and Cross-References**

Site Code - ER44 Active

SHINE Candidate (Possible) Active

Site of Archaeological Interest - Y Active

Historic Environment Record - 031927/00/00 Active

Ratings and Scorings - None recorded**Land Use****Associated Historic Landscape Character Records - None recorded****Other Land Classes - None recorded****Related Monuments - None Recorded****Finds - None recorded****Associated Events/Activities - None recorded****Associated Individuals/Organisations - None recorded**

Greater London Event/Activity Full Report

18/11/2016

Number of records: 3

GLHER Report 12901 S 142-148 Ewell Road Surbiton KT6 6HE TQ18485 66935 500m radius search Events

Event ID	Event Name	Event Type
ELO11487	Ewell Road [Surbiton Hospital], Surbiton, Kingston, KT6 6EZ: Desk Based Assessment	Event - Interpretation

External Reference:

Dates: 01/10/2010 - 31/10/2010, at some time (2010)

Project Details:

Event/Activity Types

Desk Based Assessment

Thesaurus Event Types

DESK BASED ASSESSMENT

Event/Activity References - None recorded

Organisation:

RPS Planning & Development

Associated Individuals

Booth, Patrick - Greater London Archaeology Advisory Service	GIS Record Created
Booth, Patrick - Greater London Archaeology Advisory Service	Compiler

Associated Organisations

Greater London Archaeology Advisory Service	Compiler
RPS Planning & Development	Researcher

Location

Ewell Road
Surbiton
Kingston

Grid Reference

Centred TQ 18380 67129 (232m by 135m) TQ16NE Area

Administrative Areas

Borough KINGSTON UPON THAMES

Address

Ewell Road, Surbiton, Kingston, London, KT6 6EZ

Description and Sources

Description

A desk based assessment of Surbiton Hospital was carried out by RPS Planning in 2010. The site is thought to have been used for agricultural purposes until the 19th century and a windmill stood on the site before it was demolished in 1850. Hill House was built on the site in the second half of the 19th century but was demolished in 1936 to make way for the current hospital.

Sources

Digital Report: RPS Planning. 2010. Surbiton Hospital, Ewell Road, Surbiton, Surrey KT6 6EZ, Desk-Based Assessment Of Cultural Heritage Resources.

Associated Monuments - None recorded

Event ID: ELO11487

Name: Ewell Road [Surbiton Hospital], Surbiton, Kingston, KT6 6EZ: Desk Based

Event ID: ELO2226 Name: Ewell Road [Surbiton Hospital], Surbiton: Evaluation

Event ID	Event Name	Event Type
ELO2226	Ewell Road [Surbiton Hospital], Surbiton: Evaluation	Backlog Report

External Reference:

Dates: 01/06/2011 - 30/06/2011, between (2011)

Project Details:

Event/Activity Types

Archive Interpretation / Documentary Research

Thesaurus Event Types

DESK BASED ASSESSMENT

Event/Activity References - None recorded

Organisation: Oxford Archaeology

Associated Individuals

Anker, Katrina - Oxford Archaeology	Supervisor
Bell, Melanie - Greater London Archaeology Advisory Service	GIS Record Created
Bell, Melanie - Greater London Archaeology Advisory Service	Compiler
Poore, D - Oxford Archaeology	Project Manager

Associated Organisations

Greater London Archaeology Advisory Service	Compiler
Greater London Archaeology Advisory Service	GIS Record Created
Oxford Archaeology	Excavator

Location

Surbiton Hospital
Ewell Road
Surbiton
Kingston

Grid Reference

Centred TQ 1846 6707 (23m by 9m) TQ16NE Area

Administrative Areas

Borough KINGSTON UPON THAMES

Address

Surbiton Hospital, Ewell Road, Surbiton, Kingston, London

Description and Sources

Description

An evaluation was undertaken by Oxford Archaeology in June 2011 at Surbiton Hospital, Ewell Road. The site comprised two trenches, two early 20th century rubbish pits were located in one trench, and a buried topsoil was seen in both. The deposit is only partially visible in trench two and is thought to indicate a terrace.

Sources

Digital Report: Oxford Archaeology. 2011. Surbiton Hospital, Ewell Road, Surbiton, Surrey, Archaeological Evaluation Report. P 9.

Associated Monuments

091094/00/00 STREATHAM (Monument 091094/00/00)

Event ID: ELO4771 **Name:** Upper Brighton Road (No 17), [Former Royal Eye Hospital], Surbiton,

Event ID	Event Name	Event Type
ELO4771	Upper Brighton Road (No 17), [Former Royal Eye Hospital], Surbiton, Evaluation	Backlog Report

External Reference:

Dates:

Project Details:

Event/Activity Types

Archaeological Intervention / Excavation / Trial Trench

Thesaurus Event Types

TRIAL TRENCH

Event/Activity References - None recorded

Organisation: AOC Archaeology Group

Associated Individuals

Fillery-Travis, Ruth - Greater London Archaeology Advisory Service Reviser

Associated Organisations

Location

Grid Reference

Centred TQ 1830 6680 (10m by 10m) TQ16NE Point

Administrative Areas

Borough KINGSTON UPON THAMES

Address - None recorded

Description and Sources

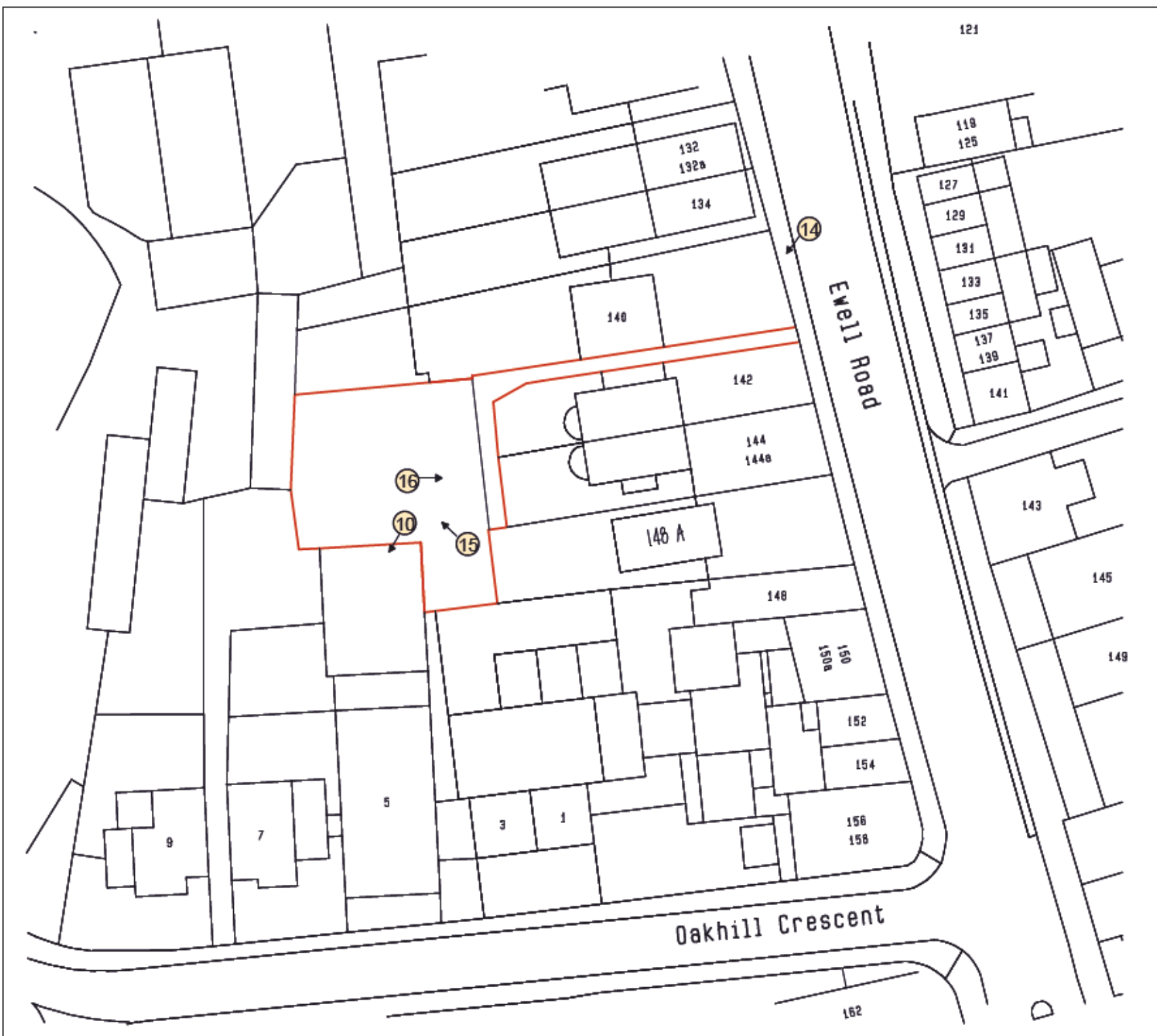
Description - None recorded

Sources

Unpublished document: AOC Archaeology Group. 1997. An Archaeological Evaluation at The Former Royal Eye Hospital, 17 Upper Brighton Road, Surbiton.

Associated Monuments

023116/00/00 17 UPPER BRIGHTON RD (Negative Evidence 023116/00/00)



Legend

 Site Boundary

 Photograph Location & Orientation



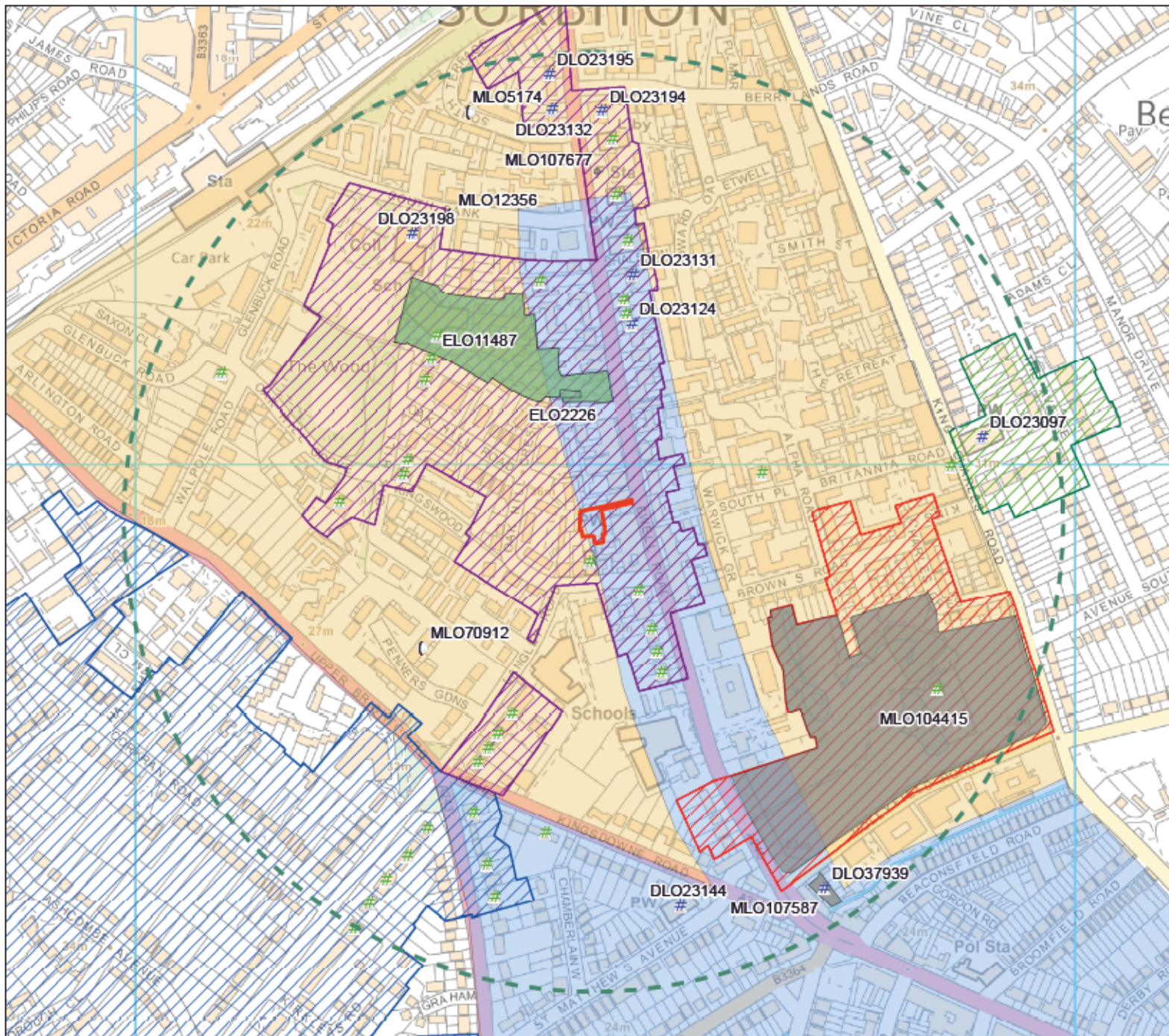
Figure 1: Site Location

Project: 142-148 Ewell Road

Job Number: 60149

Reproduced from client's plan





Legend

- # Listed Building
- # Buildings of Landscape Merit
- (Greater London HER - Monument Point
- Greater London HER - Event Polygon
- Greater London HER - Monument Polygon
- Surbiton Grows - Historic Landscape Character Area
- Surbiton Renewed - Historic Landscape Character Area
- Southborough Conservation Area
- Oakhill Conservation Area
- Fishponds Park Conservation Area
- Christ Church Conservation Area
- Site Boundary

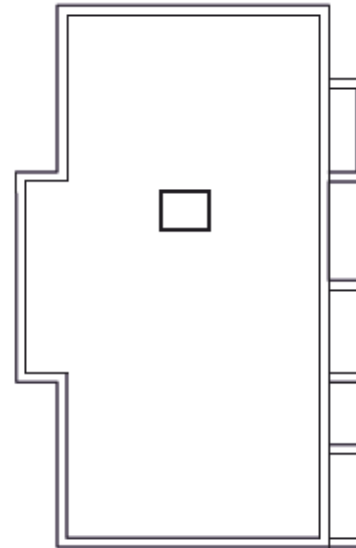
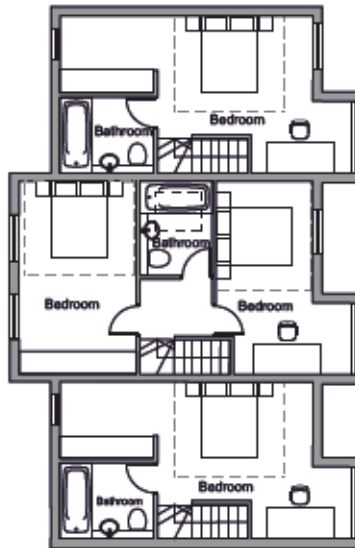
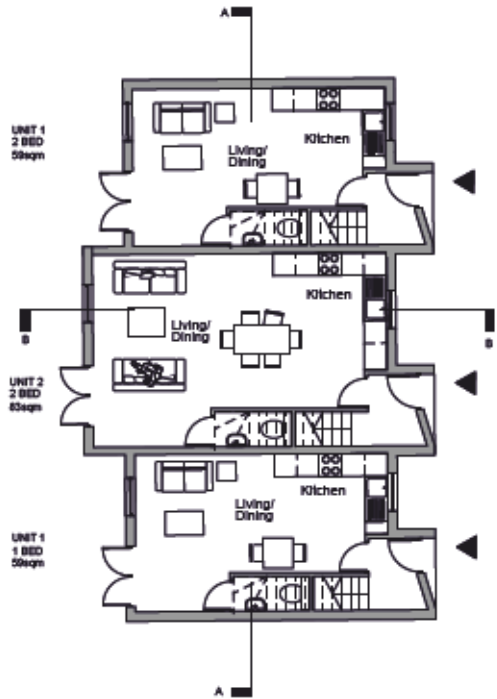
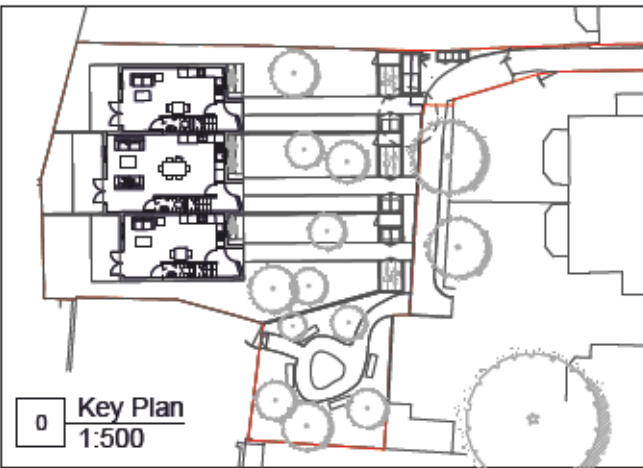
Figure 2: Map of Cultural Heritage Features

Project: 142-148 Ewell Road

Date: 22/11/16 Job Number: 60149

Drawn by: PB Approved by: KKP





KEY

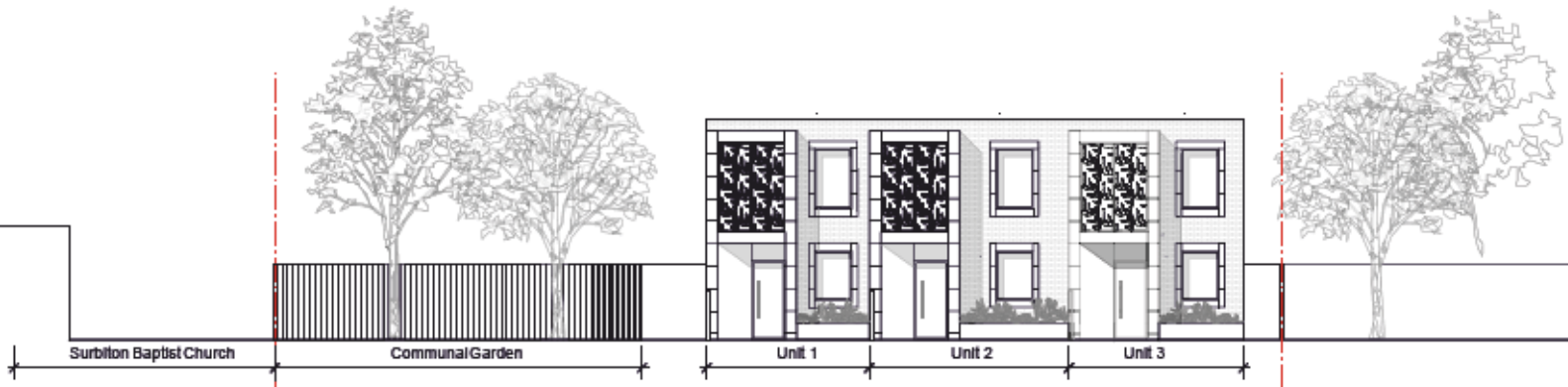


Figure 3: Proposed Plans

Project: Rear of 142 - 148
Ewell Road, Surbiton

Date: 02 /09/17 Job No: 60149

Drawn by: PL Approved by: KKP



1 Proposed East Elevation
1:200



2 Proposed West Elevation
1:200

KEY

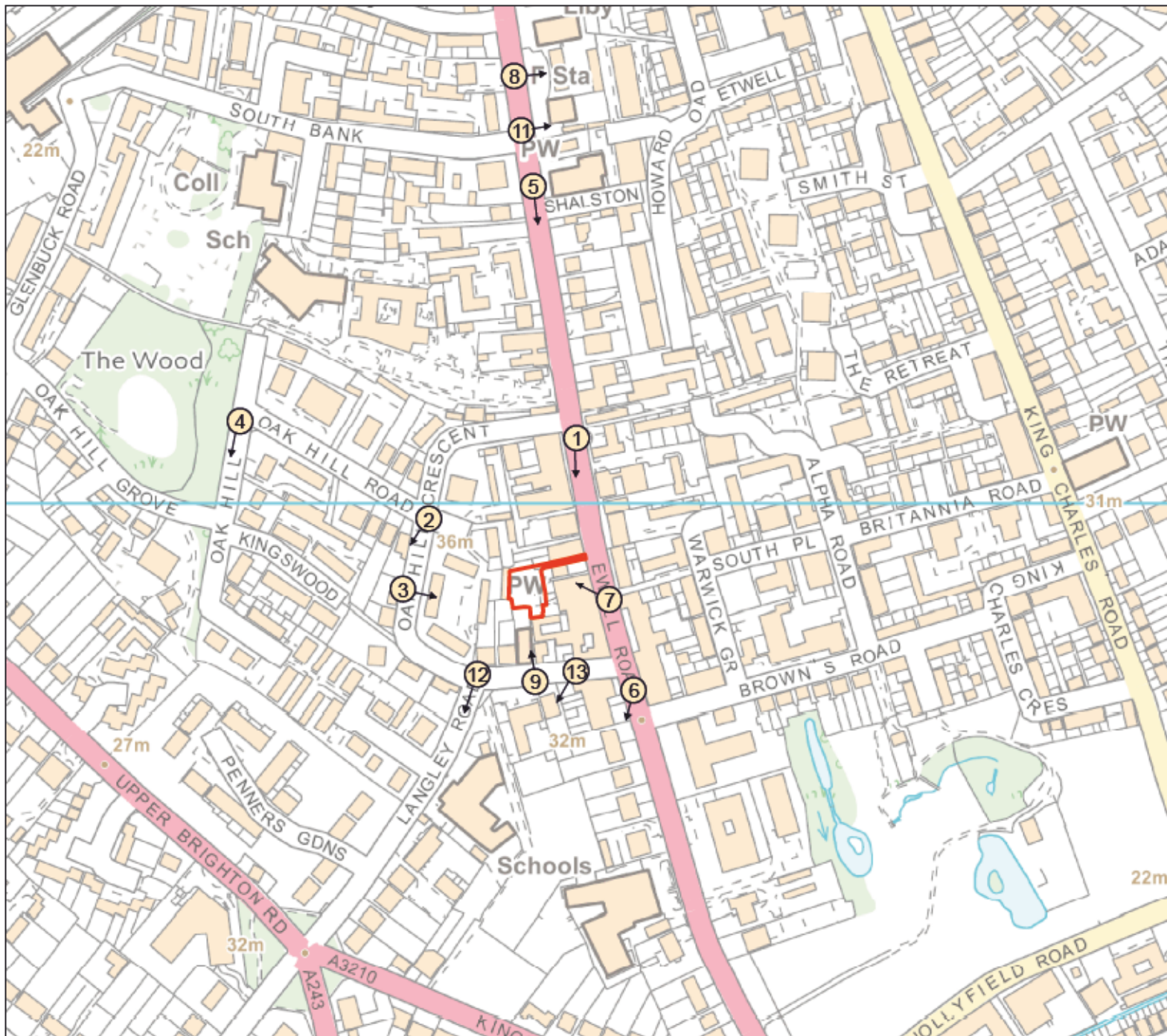


Figure 4: Proposed Elevations

Project: Rear of 142 - 148
Ewell Road, Surbiton

Date: 02 /09/17 Job No: 60149

Drawn by: PL Approved by: KKP



Legend

Site Boundary

Photograph Location & Orientation

Figure 5: Site Visit and Photograph Orientations and Positions

Project: 142-148 Ewell Road

Date: 24/11/16 Job Number: 60149

Drawn by: PB Approved by: KKP





AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk