

LINTONS LANE CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

August 2009

This document has been written by:

**The Conservation Studio,
1 Querns Lane,
Cirencester,
Glos GL7 1RL.
Tel: 01285 642428
Email: info@theconservationstudio.co.uk**

Part 1 CONSERVATION AREA CHARACTER APPRAISAL

1 Introduction

- 1.1 Description of the Lintons Lane Conservation Area
- 1.2 The implications of conservation area designation
- 1.3 Conservation area character appraisals and management proposals
- 1.4 Policy framework
- 1.5 Key characteristics of the Lintons Lane Conservation Area
- 1.6 Summary of Issues

2 The historical development of the area

- 2.1 Introduction
- 2.2 Epsom before the railways
- 2.3 The coming of the railways and its effect on the town
- 2.4 Historical development of the conservation area

3 Location, activities and setting

- 3.1 Location and boundaries
- 3.2 Uses and activities
- 3.3 Topography and landscape setting
- 3.4 Geology

4 Spatial analysis

- 4.1 Street pattern and building plots
- 4.2 Open spaces, landscape and trees
- 4.3 Focal points, focal buildings, views and vistas
- 4.4 Boundaries
- 4.5 Public realm

5 The buildings of the conservation area

- 5.1 Building types
- 5.2 Listed buildings, locally listed buildings and positive buildings
- 5.3 Architectural styles, materials and detailing

6 Character areas

- 6.1 Area 1: Lintons Lane
- 6.2 Area 2: Victoria Place
- 6.3 Area 3: Leith Road
- 6.4 Area 4: Middle Lane

7 Negative features and issues

- 7.1 Negative features
- 7.2 Issues
- 7.3 Article 4 (2) Direction

Part 2 CONSERVATION AREA MANAGEMENT PROPOSALS

8 Introduction

- 8.1 Format of the Management Proposals

9 Issues and recommendations

- 9.1 Introduction
- 9.2 Loss of historic fabric and unsympathetic alterations to houses
- 9.3 Loss of front boundaries and 'gardens' for car parking
- 9.4 Retention and restoration of historic street lights
- 9.5 Conservation area boundary review

10 Monitoring and review

APPENDICES

- Appendix 1 Townscape Appraisal map
- Appendix 2 Further reading and information

Most maps are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LA licence no.077941. Other maps and illustrations are reproduced by permission of Bourne Hall Museum.

1 INTRODUCTION

1.1 Description of the Lintons Lane Conservation Area

The Lintons Lane Conservation Area was designated on 9th September 1999. It is a suburban conservation area, close to Epsom town centre, characterised by two streets of late 19th century post-railway residential development (Victoria Place, Leith Road) and one street of early 20th century residential development (Middle Lane). Lintons Lane, which lies between these two architecturally contrasting sub-areas, is an old route along which once stood a number of isolated buildings, e.g. grade II listed nos. 1 and 2 Lintons Lane dating from the late 18th century.

The conservation contains mainly semi-detached houses and short rows of houses with varying disposition to the planned rectilinear street layout. Brick and slate is the prevailing building material but there are instances of roughcast render, flint walling and weatherboarding.

Almost all of the area's buildings contribute to the area's special historic character and appearance and there is much of historic interest. However, in the absence of an Article 4 (2) Direction (see Section 7.3), there have been many small changes to houses that have cumulatively begun to undermine the special interest of the conservation area.

<i>Photograph 1</i>	<i>Coronation Cottages, Linton's Lane</i>
<i>Photograph 2</i>	<i>Datestone</i>

1.2 The implications of conservation area designation

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.3 Conservation area character appraisals and management proposals

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in “*Guidance on conservation area appraisals*” (August 2005) and “*Guidance on the management of conservation areas*” (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “*Planning Policy Guidance 15: Planning and the Historic Environment*” (PPG15).

This document therefore seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of the “Character Appraisal”);
- Provide guidelines to prevent harm and achieve enhancement (in the form of the “Management Proposals”).

These documents provide a firm basis on which applications for development within the Lintons Lane Conservation Area can be assessed. The omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

1.4 Policy framework

These documents should be read in conjunction with the wider adopted development plan policy framework produced by Epsom and Ewell Borough Council, as well as documents produced by Surrey County Council and the South-East Regional Assembly. These documents include:

- *The Epsom and Ewell District-Wide Local Plan* dated May 2000: Chapter 6 addresses the built environment. The management of conservation areas is covered by policies BE2, BE3, BE4 and BE5;
- The Epsom and Ewell Local Development Framework (LDF) contains a Core Strategy which was adopted in July 2007. This document identifies key issues and objectives for the future development of the Borough up to 2022, and a strategy to achieve them.
- The Core Strategy contains CS5 – a broad Policy which emphasises the Council’s commitment to protect and enhance the heritage of the Borough. Item 3.7.8 in the Strategy describes and explains the Conservation Area Appraisals and Management Plans which the Council is undertaking;
- *The South East Plan 2009*: Provides strategic guidance for the built environment for the period 2006 to 2026. It provides an overall framework for development in the south-east. Useful guidance is set out in Chapter 12 *Management of the Built Environment*, and is detailed in Policy BE6.

1.5 Key Characteristics of the Lintons Lane Conservation Area

This character appraisal concludes that the key characteristics of the conservation area are:

- Suburban conservation area developed during the late 19th / early 20th century but also containing notable earlier buildings;
- Flat topography with streets laid out in a planned rectilinear pattern beside Lintons Lane, an old once rural route;
- Exclusively residential area;
- Predominant use of brick but also instances of flint walling, roughcast render and timber weather-boarding;
- Architectural interest of the area's buildings including two listed buildings which significantly predate the post-railway development of the area, i.e. nos. 1 and 3 Lintons Lane (late 18th century) and nos. 10 and 12 Lintons Lane (early 19th century);
- Linton's Lane is an old lane which contains a mix of buildings from different periods displaying a variety of building materials;
- Victoria Place is a cul-de-sac of semi-detached late 19th century brick houses, houses on the south side are set close to the road, those on the north side are well set back;
- Leith Road is a narrow straight lane, with the character of a back alley, bounded to the south by the rear boundary walls of Victoria Place;
- Nos. 2 to 60 (even) Middle Lane is an early 20th century development comprising five rows of six terraced houses built in a cohesive 'aesthetic movement' style characterised by a variety of building materials (tile-hanging, roughcast, brick) and period architectural details (clay ridge tiles, finials, rubbed brick window arches);
- Coronation Cottages which area built in contrasting yellow and red brick with a datestone of 1911;
- Trees and greenery, especially in the front gardens of Victoria Place (north side);
- Small historic details that cumulatively add to the area's sense of place e.g. historic street light (Leith Road), metal manhole covers, stone gully (Leith Road), stone roadside kerbs (Middle Lane).

<i>Photograph 3</i>	<i>Regular rhythm of gables and windows in Middle Lane</i>
<i>Photograph 4</i>	<i>Flint back wall in Leith Road</i>

1.6 Summary of Issues (from Chapter 7):

- Unsympathetic extensions and alterations to houses;
- Loss of original historic fabric;
- Loss of front gardens for car parking;
- Treatment of front boundaries;
- Retention and restoration of historic street lights;
- Conservation area boundary review.

2. THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

2.1 Introduction

The history of the Lintons Lane Conservation Area is linked to the expansion of Epsom that was stimulated by the arrival of the railways in the mid 19th century. To put this in context there follows a short history of Epsom before the railways, a brief description of the coming of the railways and its effect on the town and, finally, a brief history of the built development of the Lintons Lane Conservation Area.

<i>Photograph 5</i>	<i>Old stone gully in Leith Road</i>
---------------------	--------------------------------------

2.2 Epsom before the railways

Epsom came into existence as a Saxon settlement in the 5th or 6th century. It is mentioned in the Domesday Book of 1086 and continued as a small agricultural settlement until, early in the 17th century, medicinal water was identified in a well on the Common. At this time Ewell was bigger than Epsom.

From the mid 17th century Epsom Wells and Spa became a fashionable and popular place for the wealthy to visit. After the decline of its spa Epsom sank so much in importance that in the early years of the 19th century it was being described as a village rather than a town. The population of Epsom in 1801 was c. 2,400.

However, the growing popularity of horse racing brought visitors to the town and Epsom remained an important place on coaching routes to London (it took 2 ½ hours to travel the 17 miles to London).

The town grew slowly during the first half of the 19th century. In 1824 St Martin's Church, the oldest building in Epsom, was rebuilt and enlarged to hold a congregation of 1,120. 1828 saw the completion of a new National School in Hook Road. The Epsom and Ewell Gas Company was set up in 1839. The present clock tower in the High Street was built in 1848.

In the early 1840s the town was a quiet, rural place with about 570 houses but the coming of the railways in the late 1840s brought in a whole new period of growth and development.

- *Insert: Epsom Tithe map, 1843*

2.3 The coming of the railways and its effect on the town

The railway first reached the town in 1847 when an extension of the London, Brighton & South Coast Railway from West Croydon was opened with a terminus just east of the town. Station Road (renamed Upper High Street in 1939) was laid out to meet it. By 1868, on the completion of Victoria Station, Epsom has a reasonably direct and fast line to London.

In 1859 the London & South Western Railway built its own station off Waterloo Road, along what is now the Waterloo line. Epsom Downs station opened in 1865 enabling many more people to attend the races.

Easier access, particularly to and from London, stimulated trade and also encouraged middle-class commuters to build houses in Epsom. More working and middle class people were attracted to the area and it increasingly became an urban community. A population of c. 3,800 in 1851 had grown to c. 7,800 by 1891. Much of the late 19th century expansion of the town took place to the east of the town centre.

Over the next fifty years, the railways, improvements in public health, racing and the town's position as a shopping centre for surrounding area brought prosperity to Epsom. Epsom Urban District Council was set up in 1894. Electricity became available in 1902.

<i>Photograph 6</i>	<i>The conservation area has a lively roofscape (Middle Lane)</i>
<i>Photograph 7</i>	<i>Contrasting use of red and yellow brick, Portland Place</i>

2.4 Historical development of the Lintons Lane Conservation Area

Linton is a surname recorded locally since the time of James Linton in 1843. Today's Lintons Lane contains houses of the late 18th century and was probably a much older route.

The large wedge-shaped area of land between the angle of Epsom's two early railways (1847, 1859), in which the Linton's Lane Conservation area lies, experienced a dramatic increase in population during the 50 years after the coming of the railways. In 1841 there were 107 properties in the wider area. By 1891 this had increased to 389.

- *Insert: First Edition Ordnance Survey, 1866*
- *Insert: Second Edition Ordnance Survey 1895*
- *Insert: Third Edition Ordnance Survey 1913*

The 1861 census shows that new houses were beginning to be built in a road called Lintons Lane and a road identified as '*Linton Lane*' is marked on the 1867 Ordnance Survey map. The same map shows a blank rectangular space where now stands Victoria Place and Leith Road. Thirty years later the 1895 O.S. map clearly indicates these streets – it is likely that Victoria Place was completed and named to commemorate Queen Victoria's Silver Jubilee in 1887.

Nos. 2-60 Middle Lane appear on the 1913 Ordnance Survey map, a date which accords with the distinctive Edwardian style of the houses.

3 LOCATION, ACTIVITIES AND SETTING

3.1 Location and boundaries

The Lintons Lane Conservation Area lies 1 km east of Epsom town centre immediately north of East Street, part of the busy A24 between Epsom and Ewell. Despite the area's close proximity to a busy main road, development on the north side of East Street screens the area from the sound of traffic. This, together with the low level of traffic within the conservation area itself (Victoria Place is a cul-de-sac) gives the area a quiet suburban residential atmosphere.

The south-western boundary has been drawn tightly to encompass historic houses and cottages alongside three parallel historic residential streets: Victoria Place, Leith Road and Lintons Lane. It follows the rear boundary of nos. 5 to 51 (odd) Victoria Place and tightly encloses the historic streets, thereby omitting 20th century development that does not contribute to the area's distinctive late 19th century interest.

<i>Photograph 8</i>	<i>Leith Road has the atmosphere of a back alley</i>
<i>Photograph 9</i>	<i>Nos. 2-60 Middle Lane</i>

A long 'finger' of conservation area that extends north-eastwards from the rectangular layout of Victoria Place, Leith Road and Lintons Lane encompasses a distinctive Edwardian residential development along the south side of Middle Lane i.e. nos. 2 to 60 (even) Middle Lane. The boundary follows the rear property boundaries to the south of the houses and along the front-of-pavement line to the north. Nos. 1-5 Middle Lane, a locally listed building is also included as well as nos. 2 to 12 (even) Portland Place, a late 19th century row of six brick-built dwellings.

3.2 Uses and activities

During the 19th century the area was developed as a residential area and today the conservation area remains entirely residential. Most buildings are being used as family houses although some may be in multiple occupation.

Victoria Place and, in effect, Lintons Lane are cul-de-sacs and the area is relatively free from through traffic.

3.3 Topography and landscape setting

The conservation area lies on level ground and there is no single building that stands out. It has a predominantly suburban setting set in an area of built development between the angle of Epsom's two railways. To the south-west lies a former waterworks and modern leisure centre; to the north-west lies the former Institute and a Youth Centre. Both are identified in the Epsom and Ewell District-wide Local Plan 2000 as major development sites. To the east lies more residential development.

3.4 Geology

Epsom is on the spring line where London Clay and chalk are separated by the sands and gravels of the Reading and Thanet beds. The conservation area lies over the Reading Beds.

The Reading and Thanet beds are particularly porous and provide the line of springs and wells that became the centres of primary settlements that developed into numerous Surrey villages, such as Sutton, Cuddington, Ewell and Epsom.

<i>Photograph 10</i>	<i>Victoria Place is a vehicular cul-de-sac</i>
<i>Photograph 11</i>	<i>Window detail, Middle Lane</i>

4 SPATIAL ANALYSIS

4.1 Street pattern and building plots

The street pattern is comprised of two distinctively different layouts: Victoria Place, Leith Road and Lintons Lane to the south-west, and Middle Lane to the north-east.

Victoria Place, Leith Road and Lintons Lane form a compact rectangle in which the three streets run in parallel but the disposition of houses to street frontage varies.

Houses along the south-west side of Victoria Place follow a planned building line only slightly set back from the highway behind small front gardens, with larger gardens to the rear. In contrast, houses along the north-east side of the same street are well set back from the highway with long front gardens but no rear gardens.

Houses in Leith Road are made up of three short rows at right angles to the road and the line of houses in Victoria Place. Their small gardens run parallel with the road. Nos. 2 and 4 Leith Road is a pair of semi-detached houses directly fronting the highway and no. 4a is detached 20th century infill.

Lintons Lane, based upon a much earlier byway, contains a mix of 18th century and 19th century buildings which have no uniform disposition to the highway.

Middle Lane runs at right angles to the compact enclave of 19th century streets. This planned straight road has been constructed with a constant width to highway and pavement and a strongly held building line.

Building plots throughout the conservation area are similar in size and consistently rectangular in shape. With the exceptions noted above, houses generally have a small front garden and a longer back garden that extends to approximately the depth of the house, i.e. the plot size is roughly about twice the footprint of the house.

<i>Photograph 12</i>	<i>Edwardian-style house, Middle Lane</i>
<i>Photograph 13</i>	<i>Typical brick chimney stack, clay pots and ridge tiles</i>

4.2 Open spaces, landscape and trees

There is no significant area of public open space within the conservation area. The only public spaces are the streets themselves and a tarmac'd area in front (north) of nos. 14-20 Leith Road which is used for car parking.

Private gardens form the principal areas of open space but these are mostly to the rear of houses and not readily appreciated from a public area. However, the deep set-back of the houses along the north-east side of Victoria Place gives an unusually spacious atmosphere to this suburban street, enhanced by small trees, lawns and greenery. By contrast, Leith Road feels narrow and enclosed.

Greenery in front gardens helps to soften the hard urban streetscene but some front gardens in Victoria Place have been replaced, or encroached upon, with hardstandings

for cars. Where this has occurred, the loss and absence of greenery adversely affects the character and appearance of the area.

Apart from garden trees, there are no notable trees of amenity value. The principal trees and tree groups have been marked on the Townscape Appraisal Map, but their location is indicative only and the omission of any tree does not mean that it is of no significance.

4.3 Focal points, focal buildings, views and vistas

Although a planned development of the late 19th century, there are no intentionally created vistas. Views within the area are constrained by the width of the streets and surrounding development. There are no notable outward views but, at present, the north-westward outlook along Victoria Place, Leith Road and Lintons Lane is marred by sight of the boarded-up former Institute which closes the view.

Three views are noteworthy. First, the view along Middle Lane that has a pleasing rhythm arising from the repetition of the architectural features along this line of well-detailed Edwardian houses. Second, the view of the symmetrical façade of Coronation Cottages as one enters the conservation along the pedestrian lane from East Street. Third, the view of nos. 10/12 Lintons Lane which impresses because of its attractive white-painted weatherboarded frontage.

The area has a lively and interesting roofscape resulting from the many brick chimney stacks (often topped with four, six or eight clay pots) and smaller roof details such as clay ridge tiles, finials and gables.

<i>Photograph 14</i>	<i>Houses on the north side of Victoria Place are well set back from the road with long front gardens</i>
<i>Photograph 15</i>	<i>Natural stone kerbs at the junction of Linton's Lane and Middle Lane</i>

4.4 Boundaries

The area is typified by houses set back from the road with small front areas or 'gardens' bounded by a picket fence or roadside wall. However, many front boundary walls have been demolished and/or replaced. Where concrete blocks or artificial stone has been used it has almost always been to the detriment of the streetscene. Low timber picket fences supplemented with planting are characteristic and well suited to the area.

4.5 Public realm

The highways and pavements are covered with black tarmac. Roadside kerbs in Middle Lane and Lintons Lane (north side) are constructed with long, wide lengths of natural stone that add to the area's historic identity. Elsewhere, modern concrete kerbs are the norm. There is little evidence of any historic floorscape except in Leith Road where old stone gulleys can be seen beneath a layer of tarmac, and in Lintons Lane where there is a setted roadside entrance to no. 24 Lintons Lane.

Of note are a number of small items that cumulatively make a positive contribution to the area's special interest and add to the area's local identity. These include iron manhole

covers, a historic street lighting column (adapted to modern use) at the southern end of Leith Road, 'Coronation Cottages 1911' datestone, old iron 'Middle Lane' street name sign with raised lettering (attached to no. 22 Lintons Lane), and the aforementioned stone roadside kerbs and gulleys. These should all be preserved.

<i>Photograph 16A</i>	<i>Iron manhole cover</i>
<i>Photograph 16B</i>	<i>Iron manhole cover</i>
<i>Photograph 17</i>	<i>Street name sign adds to local distinctiveness</i>

5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

The area was developed as a residential suburb in the late 19th/early 20th century and the dominant building type is the two-storey dwelling. Semi-detached houses and short rows of houses predominate. The area's very few detached dwellings such as no. 4a Leith Road are 20th century and not in keeping with the prevalence of semi-detached houses and short rows of houses. No. 24 Lintons Lane appears to be a residential conversion of a former large shed.

<i>Photograph 18</i>	<i>Nos. 14-20 Leith Road</i>
----------------------	------------------------------

5.2 Listed buildings, locally listed buildings and positive buildings

Nos. 1 and 3 Lintons Lane and nos. 10 and 12 Lintons Lane are the only two listed buildings in the conservation area, both listed grade II. The former is an 18th century roughcast brick building with a hipped old tile roof and central brick stack. The latter dates from the early 19th century and is weatherboarded with a pitched slate roof.

There are four locally listed buildings: nos. 7 and 9 Lintons Lane, no. 11 Lintons Lane, nos. 15 and 17 Lintons Lane and nos. 1, 3, 5 Middle Lane.

In addition, the accompanying Townscape Analysis Map identifies as 'positive buildings' those unlisted historic buildings which appear to have been built as part of the late 19th/early 20th century development of the area. Positive buildings make a positive contribution to the special historic character and appearance of the conservation area.

Government guidance in PPG15 '*Planning and the historic environment*' advises that a general presumption exists in favour of retaining those buildings which make a positive contribution to the character or appearance of a conservation area (paragraph 4.27). The guidance note states that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. The demolition of non-positive buildings may be allowed, but any redevelopment of the site will have to conform to existing Council policies, particularly in terms of site density, scale, materials and details.

<i>Photograph 19</i>	<i>Nos. 10 and 12 Lintons Lane (grade II), the only weatherboarded building in the conservation area</i>
<i>Photograph 20</i>	<i>Nos. 1 and 3 Lintons Lane (grade II)</i>

5.3 Architectural styles, materials and detailing

The majority of the buildings in the conservation area were built between 1880 and 1910. Whilst the conservation area has the overall identity of a modest late 19th/early 20th century suburb, there are variations in design, materials and scale and these are briefly detailed street-by-street in Section 7 of this document.

Lintons Lane contains the oldest buildings in the conservation area. Though much altered, the listed 18th and early 19th century houses have been constructed in the Surrey

vernacular with local building materials. For example, timber weatherboarding at nos. 1 and 2 Lintons Lane, plain clay roof tiles at nos. 10 and 12 Lintons Lane and flint walling at nos. 15 and 17 Lintons Lane.

The main phase of building in the conservation area did not begin until well after the arrival of the railways in Epsom in 1847 and 1859. With the benefit of improved transportation, building materials from further afield, such as Welsh slate, became available and is common. London stock bricks were comparatively local.

<i>Photograph 21</i>	<i>Unusual use of flint at Nos. 15 and 17 Lintons Lane</i>
<i>Photograph 22</i>	<i>Parking area on part of garden, north side of Victoria Place</i>

Brick is the most prevalent building material for later buildings although in some instances brick facades have now been painted or rendered. This adversely effects the building and the streetscene and may in the long term be damaging to the brickwork.

A variety of brick colours is present ranging from orange/red to yellow. Some buildings such as Coronation Cottages and nos. 2-12 Portland Place have red-coloured brick for window details and quoins designed to contrast with the principal frontage of London stock brick.

All of the dwellings have brick chimney stacks with clay pots. Many original timber windows, doors and other joinery remain. Sliding sash windows are the norm, often with attractive patterns of glazing bars.

6 STREET-BY-STREET CHARACTER AREAS

The Linton's Lane Conservation area can be divided into four sub-areas principally defined by the area's main streets, each of which has a range of distinctive characteristics. These are:

- Area 1: Lintons Lane;
- Area 2: Victoria Place;
- Area 3: Leith Road;
- Area 4: Middle Lane;

6.1 Area 1: Lintons Lane

Lintons Lane is the least architecturally cohesive street in the area. It contains a mix of buildings from the 18th, 19th and 20th centuries some of which directly face the road whilst others present their gable end to the road. Some stand at back-of-pavement, others are set well back. Each house differs from its neighbour and there is a wide range of building materials including timber weatherboarding, brick, clay tile, flint and roughcast render.

The street's variety of house design, building materials and relationship to the highway is a result of the street's gradual development since the 18th century. It is an indication that today's Lintons Lane, lined with parked cars, has ancient origins as a bridleway or footpath. This is in marked contrast to the uniformity of Victoria Place which was built out in a very short time period of time c.1885.

The south side of the street has no pavement despite the road's considerable width. Parts of both the south and north sides of the street has stone kerbs and, at the entrance to no. 24 Lintons Lane there are the remnants of a historic floorscape of stone setts.

6.2 Area 2: Victoria Place

Victoria Place dates from the 1880s and is probably named for the Silver Jubilee of Queen Victoria in 1887. It is a planned development comprising semi-detached and short rows of houses on either side of a straight cul-de-sac road. The absence of through traffic and abundance of small garden trees and other greenery gives the area a quiet green atmosphere. This green ambience is aided by the unusual arrangement whereby the long front gardens of nos. 2-44 (even) Victoria Place abut the highway. The extensive width between the two opposing rows of houses provides the area with its spacious quality.

<i>Photograph 23</i>	<i>Victoria Place (south side)</i>
----------------------	------------------------------------

House design varies slightly. Nos. 2-44 (even) Victoria Place is a long row of paired two-bay houses with pitched slate roofs and a central stack. Each house has a side main entrance and, as a result, the symmetrical façade of each pair of houses comprises a pair of ground floor canted bay windows beneath a pair of vertical sliding sash windows.

This house type also occurs on the south side but the seven pairs between nos. 5/7 to 29/31, though of very similar design, have pyramidal roofs and front and rear chimney

stacks that project through the roofslope. The outstanding difference however is that these houses are fully semi-detached with gaps between each pair whilst the houses on the opposite side of the road have a terraced appearance arising from low side extensions that link each pair.

Many front gardens on the south side of the street have been hard-surfaced for car parking with a subsequent loss of boundary fence or wall and loss of garden greenery. Some of the long gardens on the north side have also been curtailed to create car parking.

6.2 Area 3: Leith Road

Leith Road is narrow and has an enclosed feel with the atmosphere of a back alley. Indeed, the south side of the road is faced by the rear extensions, sheds and back walls of nos. 2 to 44 (even) Victoria Place. Historically this would have eased deliveries of, for example, coal but today has resulted in a barren streetscene. Unusually, some of the rear walls are constructed of flint with brick dressings. The north side of Leith Road is, in townscape terms, not much livelier being fronted by fences and the gable ends of rows of houses.

<i>Photograph 24</i>	<i>Nos. 6-12 Leith Road</i>
----------------------	-----------------------------

The two short rows of houses (nos. 6-12 and nos. 14-20) are modest brick-built two storey houses with narrow frontage typical of many c.1900 terraced houses in the vicinity. No. 4a is an unremarkable mid-20th century in need of routine maintenance. At the south end of the street is a historic lighting column, adapted for modern use.

6.4 Area 4: Middle Lane

Nos. 1, 3 and 5 Middle Lane is a locally listed building dating from the early 19th century, much altered and extended. Though located in Middle Lane it forms part of a group with the nearby 19th century buildings in Linton's Lane.

The conservation area boundary extends up Middle Lane specifically to include a relatively unaltered c. 1910 residential development that typifies Edwardian suburban house building. Five blocks of six houses keep to a strong building line set back from the pavement with small front gardens. The kerbs are made from long, wide lengths of natural stone. Greenery in the front gardens enhances the streetscene. Boundary treatment is inconsistent, usually a low brick wall or picket fence.

<i>Photograph 25</i>	<i>Nos. 1-5 Middle Lane, locally listed</i>
----------------------	---------------------------------------------

The houses have a wider frontage than houses in, say, Victoria Place and are altogether higher in status. The ground floor is brick and the upper floor rendered with roughcast. Front doors are paired beneath a tiled canopy; the end houses of each block are entered through a side door. Each block is embellished with six tile-hung wide gables above a first floor three light window. A tall brick chimney stack with four red clay pots is placed in the roofslope between alternate gables. Other details include slate roofs with clay ridge tiles and a stepped red brick string course.

7 NEGATIVE FEATURES AND ISSUES

7.1 Negative features

During the survey work for this appraisal, a number of features have been noted which are considered to make a negative contribution to the special historic character and appearance of the area. These are (in no particular order of importance);

- Hard surfacing of front gardens in Victoria Place for car parking or ease of maintenance is eroding the spacious green character of the area;
- Original slate roof covering throughout the area has often been replaced with profiled concrete tiles;
- Some original window openings have been altered and/or enlarged, especially noticeable where this has taken place in a short row or terrace;
- Loss of original architectural details e.g. timber windows and doors that have been replaced with uPVC;
- Original brick facades have been rendered, pebbledashed or painted to the detriment of the host building's appearance;
- Boundary treatment, or absence thereof, that is out of character with the historic streetscene;
- Unsightly overhead wires;
- No. 4a Leith Road is in need of serious repair and renovation;
- Historic lamp post at southern end of Leith Road is in need of maintenance;
- Creation of enclosed porches by infilling of open canopies in Middle Lane detracts from the architectural character of the row;
- The boarded-up and partly vacant former Institute to the west (outside) of the conservation area is unsightly and adversely impacts on the conservation area.

<i>Photograph 26</i>	<i>Edwardian residential development, Middle Lane</i>
----------------------	-------------------------------------------------------

7.2 Issues

Drawing on the conservation area's main characteristics and negative features identified above, the following are considered to be the most important issues currently facing the conservation area:

- Unsympathetic extensions and alterations to houses;
- Loss of original historic fabric;
- Loss of front gardens for car parking;
- Treatment of front boundaries;
- Retention and restoration of historic street lights;
- Installation of satellite dishes;
- Conservation area boundary review.

7.3 Article 4(2) Directions

It will be seen from the above 'Negatives' and 'Issues' that a number of seemingly small changes to houses have cumulatively begun to seriously erode the special interest of the conservation area.

A large number of the historic houses and cottages in the Linton's Lane Conservation Area have been unsympathetically altered and have lost original historic fabric without the need for planning permission. For example, the insertion of uPVC windows, enlargement of window openings, replacement of slate with concrete roof tiles, removal of chimney stacks and pots, and painting of original facing brickwork are actions that detract from the historic character and appearance of the host building and the conservation area in general.

Unlisted family houses usually retain a number of 'permitted development rights' which allow their owners to change the appearance of their property quite drastically without the need for any permissions from the Borough Council, even in conservation areas. However, the Borough Council can remove the permitted development rights to unlisted family dwellings through the use of an Article 4(2) Direction. An Article 4(2) Direction could bring under control the following:

- (i) All extensions of whatever size including porches on the front* of the building;
- (ii) Changing roof materials and the insertion of rooflights on the front-facing* roofslope;
- (iii) Replacing windows or doors on the front* elevation;
- (iv) The provision of a hardstanding (i.e. a parking area) within the curtilage of the house;
- (v) The erection of a wall, gate, or other means of enclosure facing the front*;
- (vi) The demolition of a wall, fence or gate facing the front*.

(**Front* means facing a public highway, private road or waterway.)

An Article 4 (2) Direction has been served successfully in several of the Borough's conservation areas. An Article 4 (2) Direction in this conservation area might help preserve traditional materials and details and encourage sensitive extensions and alterations. However, to be effective and enjoy public support it would best be targeted at specific areas that have not yet suffered major change or loss.

Part 2 CONSERVATION AREA MANAGEMENT PROPOSALS

8 INTRODUCTION

8.1 Format of the Management Proposals

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Linton's Lane Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals*, builds upon the negative features and issues which have also been identified, to provide a series of recommendations for improvement and change.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 10.

9 ISSUES AND RECOMMENDATIONS

9.1 Introduction

Based on the issues identified in paragraph 7.2 of the Lintons Lane Conservation Area Appraisal, the following recommendations are made:

9.2 Loss of historic fabric and unsympathetic alterations to houses

The cumulative loss of historic fabric and minor alterations to houses have, to date, been so extensive that it would not be reasonable or effective to serve an Article 4 (2) Direction withdrawing permitted development rights over the whole of the conservation area (see Section 7.3). However, two rows of houses where there has been little change would benefit from an Article 4 (2) Direction. These are nos. 14-20 (even) Leith Road, nos. 2-12 (even) Portland Place and nos. 2-60 (even) Middle Lane.

<i>Photograph 27</i>	<i>Altered window opening, Victoria Place</i>
----------------------	-----------------------------------------------

In addition, the distribution to residents of the conservation area of written advice about the 'dos and don'ts' of minor alterations to historic properties would be beneficial.

Recommendation:

- *The Borough Council will give consideration to the serving of an Article 4(2) Direction covering nos. 14-20 (even) Leith Road, nos. 2-12 (even) Portland Place and nos. 2-60 (even) Middle Lane, in order to preserve traditional materials and details and encourage sensitive extensions and alterations. It is proposed that the Direction should apply to windows, doors, chimney stacks, roof covering, ridge tiles, porches and boundary walls.*
- *Subject to funding and resources, the Borough Council will consider the preparation of a leaflet giving general information about the constraints of living in a conservation area, and design guidance for residents of the conservation area on the following:*
 - *Extensions, including porches and dormers;*
 - *Use of traditional materials and details;*
 - *Conservation of historic fabric;*
 - *Rooflights and satellite dishes.*

9.3 Treatment of front areas and gardens

During the survey work for the conservation area appraisal in early 2009, it was noted that some of the long front areas to the family houses in Victoria Place (north side) have been part-converted to hardstanding for car parking. Such hard surfacing of front gardens can adversely affect the appearance of the streetscene and erodes the green character of the area. Ongoing pressure for off-street parking might be partially relieved by a residents' parking scheme.

<i>Photograph 28</i>	<i>Greenery in front gardens enhances the streetscene</i>
----------------------	-----------------------------------------------------------

<i>Photograph 29</i>	<i>Front boundary treatment in Middle Lane</i>
----------------------	------------------------------------------------

The Royal Horticultural Society have produced a national leaflet, 'Front Gardens', which recommends best practice with regard to paving front areas (available from www.rhs.org.uk) but local guidance would be useful.

Recommendation:

- *The Borough Council will give consideration to the serving of an Article 4(2) Direction on nos. 2-44 (even) Victoria Place which would control the loss of front gardens, front boundaries, and the creation of hard standings, by ensuring that all such changes are the subject of a planning application and that owners adhere to any conditions relating to the use of materials, and soft landscaping;*
- *Subject to funding and resources, the Borough Council will consider the preparation of local detailed design advice relating to the retention of front gardens and the creation of car parking spaces.*

9.4 Retention and restoration of historic street lights

There is an interesting late 19th /early 20th century streetlight in Leith Road which make a very positive contribution to the character and appearance of the conservation area. The street lighting in the conservation area is the responsibility of Surrey County Council, although the Borough Council can contribute additional funds to improve the quality of new fitments and the maintenance of existing historic light standards.

<i>Photograph 30</i>	<i>Historic street light, Leith Road</i>
----------------------	------------------------------------------

Recommendation:

- *All existing historic street lights, as identified on the Townscape Appraisal map, should be retained and carefully maintained for the future. Where new street lights are required, they should be simple, well designed modern fitments;*

9.5 Conservation area boundary review

As part of the survey for this character appraisal, a thorough review of the existing boundary of the Lintons Lane Conservation Area was undertaken. It was considered that the existing boundaries adequately define the area which has special architectural and historic interest.

Recommendation:

- *No changes to the boundary are proposed.*

10 MONITORING AND REVIEW

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that this review could be carried out by volunteers from within the conservation area under the guidance of a heritage consultant or the Borough Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

APPENDIX 1 TOWNSCAPE APPRAISAL MAP

APPENDIX 2 FURTHER READING AND CONTACTS

Further reading:

Charles Abdy (2001), *Epsom Past*
 Jeremy Harte (2005), *Epsom – A History and Celebration*
 Jeremy Harte and Trevor White (1992) – *Epsom, A Pictorial History*
 Jeremy Harte – *Epsom Street Names*
 Andrew Saint, ed. (1999), *London Suburbs*
 Victorian Epsom Revealed Through the Census (1999)- *Nonsuch Antiquarian Society*
 Public Houses of Epsom (2004) - *Nonsuch Antiquarian Society*

www.epsomandewellhistoryexplorer.org.uk

www.epsom-ewell.gov.uk

www.epsomewellhistory.org.uk

Maps:

John Rocque's map of Surrey, 1768
 Epsom Tithe map, 1843
 First Edition Ordnance Survey, 1866
 Second Edition Ordnance Survey 1895
 Third Edition Ordnance Survey 1913

For further information regarding all planning and conservation related matters:

Epsom and Ewell Borough Council,
 Town Hall,
 The Parade,
 Epsom KT18 5BY.
 Tel: 01372 732000
www.epsom-ewell.gov.uk

For further information regarding local history:

Jeremy Harte,
 Bourne Hall Local History Museum,
 Spring Street,
 Ewell,
 Surrey KT17 1UF.
 Tel: 020 8394 1734
 Email: JHarte@epsom-ewell.gov.uk

For further information relating to listed buildings and conservation areas:

English Heritage South-East Region,
Eastgate Court,
195-205 High Street,
Guildford,
Surrey GU1 3EH.

General enquiries: 01483 252000
www.english-heritage.org.uk

For technical guidance:

The Victorian Society,
1 Priory Gardens,
Bedford Park, London W4 1TT.
Tel: 020 8994 1019
www.victorian-society.org.uk

The Society for the Protection of Ancient Buildings (SPAB),
37 Spital Square,
London E1 6DY.
Tel: 020 7377 1644
www.spab.org.uk