

# **WORPLE ROAD CONSERVATION AREA**

## **CHARACTER APPRAISAL & MANAGEMENT PROPOSALS**

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**This document has been written on behalf of Epsom and Ewell Borough Council  
by:**

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## **WORPLE ROAD CONSERVATION AREA CHARACTER APPRAISAL & MANAGEMENT PROPOSALS**

The Worple Road Conservation Area is a mainly residential area to the south east of Epsom Town Centre which was developed from the 1860s onwards with a variety of terraced, semi-detached and detached houses. Whilst the principal streets (Worple Road and Ashley Road, then called Eagle Road) pre-date this mid-19<sup>th</sup> century expansion, St Martin's Avenue was not fully laid out until the late 19<sup>th</sup> century, when a number of well detailed detached houses were added, one of which (No. 19 St Martin's Avenue) is now listed grade II – the only listed building in the conservation area. Although the buildings of the conservation area are mainly late 19<sup>th</sup> century in date, with a certain amount of modern infilling, it does lie immediately next to the Church Street Conservation Area, where the medieval village of Epsom was originally centred around the parish church of St Martin of Tours.

This document seeks to define and describe the various elements which gives the Worple Road Conservation Area its unique character (the Character Appraisal), and provides recommendations (the Management Proposals) which will ensure its future protection and enhancement. It is our duty as Local Planning Authority to ensure, in our decision-making, that this special character is not only preserved but, wherever possible, enhanced. It is vital for those drawing up development proposals to understand the character of a place, and for decision-makers to ensure that proposals are in keeping. It is also important for the local community to understand how those changes which they wish to make to the physical fabric of their properties can significantly affect the visual appearance of the area.

We are confident that this statutory Appraisal document will provide the necessary tool for the positive management of the area by all concerned. It will help to ensure that change does not erode the essential spirit of the place and that positive enhancements are achieved.

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## **1 INTRODUCTION**

### **1.1 Description of the Worple Road Conservation Area**

The Worple Road Conservation Area encompasses a residential suburb to the south east of the Epsom Town Centre which includes a variety of mainly mid to late-19<sup>th</sup> century properties ranging from modest terraced cottages to larger detached houses. Most of these were completed by 1895 although a few, most notably the well detailed red brick houses on the south east side of St Martin's Avenue, date to slightly later.

The key streets in the conservation area are Worple Road and Ashley Road, both historic routes which connected the old village of Epsom around St Martin's Church and the later town centre with the downland to the south. Ladbroke Road and St Martin's Avenue represent late 19<sup>th</sup> century development over this downland, with the map of 1867 confirming that sub-division of the fields had already commenced to enable the new roads and buildings to be built. Narrow alleys, typical of the Epsom area and pre-dating the 19<sup>th</sup> century changes to the street layout, cross diagonally through the conservation area.

The buildings of the conservation area are mainly built from red or yellow London stick brick, with slate or tiled roofs. No. 39 Ashley Road and No. 58 Worple Road is a very prominent corner building which was originally one house and is faced in high quality knapped flint, a material which can also be seen in many of the boundary walls.

The close proximity of the town centre and the Epsom University for the Creative Arts (UCA) means that one of the major issues in the conservation area is the control of on-street car parking. Other issues include the protection of the unlisted residential buildings from unsympathetic alterations, the loss of front boundaries and front gardens to create car parking spaces, and the enhancement of the alleys and public realm generally. In addition, some suggestions for new additions to the 'local list' are proposed. These are all discussed in greater detail in the Management Proposals.

The conservation area was designated on 11 December 1987 by Epsom and Ewell Borough Council.

### **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 Worple Road 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 Statement 5: Planning and the Historic Environment* (PPS5).

This document therefore seeks to:

- Define the special interest of the Worple Road 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 Worple Road 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 adopted in 2009*: Provides strategic guidance for the built environment for the period from 2006 to 2026. It provides an overall framework

## 1.5 Key Characteristics of the Worple Road Conservation Area

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

- Location to the immediate south east of Epsom Town Centre;
- Modestly sized mainly residential conservation area based on two historic routes – Worple Road and Ashley Road;
- Narrow alleys cut across the conservation area and pre-date the mid to late-19<sup>th</sup> century development out of the suburb;
- A variety of properties ranging from terraced cottages to large detached houses;
- The buildings are often set back from the road with front gardens and planting which gives the conservation area a sylvan character;
- Along Ashley Road, the buildings are close on the back of the pavement, or have smaller front gardens, providing a more urban character;
- Although there are no formal public open spaces in the conservation area, the western boundary abuts the attractive open spaces and trees of Rosebery Park;
- Many of the buildings are considered to be 'positive' and provide well detailed façades using red or yellow London stock brick, with slated or tiled roofs;
- Flint is also present (most notably for No. 39 Ashley Road / No. 58 Worple Road) and also makes an important contribution to boundary walls;
- There has been a certain of infilling, much of it of the 1960s, but the impact of the new buildings (which include several blocks of flats) has been reduced by the many mature tree within the conservation area.

## 1.6 Summary of Issues

These are set out in Chapter 6 but briefly comprise:

### Buildings

- The protection of unlisted family dwellings from unsympathetic alterations
- The loss of front boundaries and the creation of car parking
- Poor quality modern garages
- Unauthorised and visible satellite dishes
- Possible additions to the local list

### Spatial

- The control of new development
- The preservation of the existing historic street lights
- The provision of enhancements to alleyways and pavements
- The control of traffic and car parking
- The preservation of the many trees in the conservation area

**Conservation area boundary review**

- No changes are proposed

**Education and publicity**

- Publish a new Conservation Area leaflet including information about the historical development of the area.

## **2 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA**

### **2.1 Historical development**

The name of Epsom derives from 'Ebba's ham', meaning Ebba's farmstead or settlement, Ebba being the name of the Saxon founder or landowner. By 933 AD the ownership had passed to the Abbey of Chertsey, where a charter confirmed by King Athelstan refers to it as 'Ebbisham'. In the Domesday Book of 1086, it is called 'Evesham' and has 38 households, grouped around St Martin's Church.

At some stage Chertsey Abbey laid out a new settlement further west, which subsequently developed into today's High Street. This had a large egg-shaped pond, dug partly to drain the land on which the surrounding houses were built, and partly to provide water for cattle. Surrounding the pond were some 60 long narrow plots, fronted by a single row of farmhouses and cottages, backed by meadows. This settlement was largely agricultural, though brick making, based on local clays, began after the late 16<sup>th</sup> century.

The year 1618 proved decisive in Epsom's history when it was observed that cattle avoided drinking from a particular spring. The water proved to be rich in magnesium sulphate and had a mildly laxative and diuretic effect. This spring led to Epsom developing rapidly as a spa town in an age that also saw the development of more distant Tunbridge Wells and Bath. From the late 17<sup>th</sup> century wealthy visitors also began building large houses in Church Street and further south of Epsom, close to the Tudor mansion of Woodcote Park .

By 1730, Epsom's popularity as a spa resort was already being eclipsed by the growing fame of Bath, and despite the establishment of a popular racecourse on the nearby Epsom Downs, its significance as a spa abated. From the mid 19<sup>th</sup> century onwards, the present town began to take shape, with the rebuilding of much of St Martin's Church in 1824, and the construction of a sewerage system from 1850. A surge in residential development also occurred after the railways were built from the 1840s onwards.

The map of 1867 shows that the area now covered by the Worple Road Conservation Area was made up of downland and fields which were bisected by Worple Road and Ashley Road (then called Eagle Road). Several areas appear to have been used as gravel pits. Further footpaths cross these fields and many of these remain as narrow alleys which add to the special interest of the conservation area. 'Glebe' land is noted on the eastern side of Worple Road. The map also confirms that part of St Martin's Avenue had been laid out over the fields but no buildings constructed. The only buildings on the 1867 map are in Ashley Road and Worple Road as follows:

- Nos. 22-30 even Ashley Road
- Nos. 40 and 42 Ashley Road (then called 'Park Villas')
- No. 39 Ashley Road / No. 58 Worple Road

- Nos. 24 and 26 Worple Road

By 1895 St Martin's Avenue and Ladbroke Road had both been fairly substantially developed, Ladbroke Road butting up to fields which surrounded Woodcote Hall. In 1913 Lord Rosebery donated this land to the people of Epsom and Rosebery Park was subsequently constructed. The historic maps confirm that various large plots of land, usually on backland sites which were less accessible, remained undeveloped until the 1960s, when small groups of new houses were added, such as Oakwood off Worple Road, Milton Gardens off St Martin's Avenue, and Richmond Close off Downside. At the same time, two new blocks of apartments were built (Oxford Court and Oakleigh) facing Ashley Road, replacing two large late 19<sup>th</sup> century villas which are shown as still extant on the 1954 map. A bowling green with its pavilion is first shown on the 1932 map and both are still in use.

The recent expansion of the University for the Creative Arts (UCA) in Ashley Road has brought more traffic into the conservation area and added further pressure for additional on-street parking. Blocks of apartments, some of them for students, have been built in Worple Road and in St Martin's Avenue. In the town centre, the late 20<sup>th</sup> century has seen other major developments, including the construction of the Ashley Centre with its covered shopping malls, multi-storey parking and civic theatre.

## **2.2 Archaeology**

Prehistoric and Roman settlers were attracted to the area by the springs that occur where the North Downs chalk meets the impervious London clay, though there is no evidence of pre-medieval archaeology within the conservation area itself. The only find of any significance is a 7<sup>th</sup> century brooch, probably from a burial, now in the British Museum.

### **3 LOCATION, ACTIVITIES AND SETTING**

#### **3.1 Location and boundaries**

Epsom is located at the foot of the North Downs which rise very gently to the south of the town, most notably along the line of the Epsom Downs to the south west, where Epsom Racecourse is located. To the west of the town centre, the wooded undulations of Epsom Common are a significant feature. The town sits on the junction of the north-south A24 (Roman Stane Street), which connects Chichester to London, and the east-west A2022. Worple Road represents an ancient route which connected the original settlement of Epsom, around the medieval church of St Martin, with the downland to the south. Close by, Church Street continues southwards into Burgh Heath Road which leads (eventually) across this downland to Reigate. Epsom railway station (connecting London's Victoria and Waterloo stations to Guildford), lies immediately to the north of the junction of Church Street and High Street, not far from the conservation area.

The immediate setting of the conservation area is provided by residential streets and the campus of the University for the Creative Arts (UCA), which faces Ashley Road. Further conservation areas almost surround the Worple Road Conservation Area with the Epsom Town Centre Conservation Area lying to the north of the university buildings. The Church Street Conservation Area lies to the north east, Downside providing the boundary between the two. This covers the original medieval settlement of Epsom and is notable for its many listed buildings which are grouped around St Martin's Church. Other mainly residential conservation areas are also located close by – the Burgh Heath Road and the College Road Conservation Areas lie to the south east, and the Chalk Lane and the Woodcote Road Conservation Areas lie to the south west.

#### **3.2 Uses and activities**

The conservation area is mainly in residential uses. Most of the properties are family houses with a few (modern) blocks of apartments, principally in Ashley Road (Oxford Court and Oakleigh) and Kavanagh Court in St Martin's Avenue. The Epsom Day Nursery is in Worple Road, between two new blocks of apartments which were built as student accommodation for the adjoining UCA campus. There is also an old person's care home in Worple Road (south), and a dentist and veterinary practice in Ashley Road. The Bowling Club in Worple Road provides a useful local facility. St. Martin's Primary School, a large primary school lies just outside the conservation area to the south, and the buildings of the university (UCA) lie immediately to the north. Rosebery Park, also outside the conservation area (but only just) provides a popular children's play area next to the western end of Ladbroke Road. A small school is shown on the maps of Ladbroke Road between 1895 and 1954, again, next to the western end of the street, which has since been demolished and new houses built.

#### **3.3 Topography and landscape setting**

This part of Epsom lies on flattish land at around 50 metres above sea level. There is very little sense of a surrounding landscape, as the narrow streets, buildings and trees prevent views out of the conservation area. The only exception is along the western side of the conservation area, along Ashley Road and at the western end of Ladbroke Road, from where there are views over the open green spaces and trees of Rosebery

Park. The undulating downland which provides the setting for Epsom Racecourse is less than two kilometres away.

### **3.4 Geology**

Epsom lies on a spring line where the porous Upper Chalk of the North Downs meets the impervious London Clay. It was the exploitation of the clay for bricks, and the springs and wells for water (latterly as a spa), that provided the impetus for Epsom's early development and prosperity.

## **4 SPATIAL ANALYSIS**

### **4.1 Street pattern and building plots**

The conservation area is based along the intersection of two historic roads, Worple Road and Ashley Road. Worple Road runs in a north-south direction and once connected the medieval settlement of Epsom village with the downland to the south. This retains its character of a narrow country lane, most noticeably in the northern part of the street, where a narrow ally leads in a north-easterly direction towards St Martin's Church. This part of Worple Road is also a one-way street and speed humps help to reduce both the speed and intensity of the traffic. Ashley Road connects the modern town centre with Epsom Racecourse and beyond and is a much wider road with very busy two way traffic. Away from these two roads, there is less traffic and the conservation area is correspondingly more peaceful. St Martin's Avenue is a much quieter residential street, which curves gently, providing a pleasing ambiance.

Apart from these roads, there are several alleys which are shown on the 1867 map and were originally footpaths which may have marked the medieval field boundaries. These narrow enclosed spaces cut diagonally across the conservation areas in two locations, firstly from Worple Road (north) to Downside, from where it continues towards St Martin's Church, and secondly, from Worple Road (south) towards Rosebery Park (the historic map shows it continuing over the former field which ultimately became part of the park).

Because the Worple Road Conservation Area was largely developed in a planned way in a fairly short period of time, the plots were laid out with regular plot widths, common building lines, and common back boundaries. Most of the buildings sit back from the road with front and back gardens, and some of the plots, such as the gardens to the houses on the west side of St Martin's Avenue, are particularly generous although they are almost completely hidden from the road. The only exception to this common theme can be seen along the eastern side of Worple Road (north), where historic maps confirm that the plots were very narrow with the seven or so properties which are shown on the 1895 map enjoying side gardens only as their back elevations looked out over a large field which was presumably in separate ownership. This field appears to have not been developed until the 1960s, when Nos. 3, 3a, 3b and 3c Worple Road were built, and back gardens provided for the existing older houses further along the street. The construction of Oxford Court and Oakleigh, presumably in the 1960s or 1970s, necessitated the demolition of two large villas which are shown on the 1954 map as retaining large gardens – the mature trees which currently help to conceal these apartments from the road were presumably planted in the late 19<sup>th</sup> century as part of the original development.

### **4.2 Open spaces, landscape and trees**

The residential uses within the conservation area, and the way in which it has developed, do not provide any planned public open space such as a town square or village green. Apart from private gardens, the only open green space (although it is not public) in the conservation area is provided by the green used by the Bowling Club in Worple Road (north). However, Rosebery Park lies along part of the western boundary of the conservation area and is accessed from Ladbroke Road and the alley from Worple Road (south) as well as being highly visible from parts of Ashley Road.

Trees are particularly important in almost all of the conservation area, but particularly so along Ashley Road, where they screen modern development (Oxford Court and Oakleigh), and along Worple Road (north) where they reinforce its character as a country lane. Some of these trees are horse-chestnuts or copper beeches, with various evergreen pine trees in Ashley Road. These trees are all of special merit and their continued protection and enhancement is an issue which is discussed further in the Management Proposals.

### **4.3 Focal points, focal buildings, views and vistas**

The historical development of the conservation area as a residential suburb means that there are no obvious focal points in the area, although there is a kind of focus around the junctions of Worple Road and St Martin's Avenue with Ashley Road where some of the pavements have been widened and low planters installed. These are used for brightly coloured seasonal planting, which is maintained by the Borough Council. Close by, No. 39 Ashley Road / No. 58 Worple Road is the only 'focal' building due to its interesting elevations of knapped flint, its height, and its highly visible location at the junction of Worple Road (north) and Ashley Road. Otherwise, most of the residential properties in the conservation area appear to be deliberately well screened from the road by a variety of hedging and trees.

There are pleasant views along all of the streets which are framed by the mature trees and the buildings, but the flat topography precludes longer views apart from the views over Rosebery Park from the western edges of the conservation area.

### **4.4 Boundaries**

Historically, the boundaries within the conservation area were provided by flint or brick walls, varying in height from one metre to about two. A good example of an historic flint boundary wall can be seen in the alley between Worple Road (south) and Rosebery Park, where the flint cobbles are laid randomly with a red brick cill course, topped by a half-round blue brick coping on another course of red brick. Another notable flint wall can be seen in Ashley Road, where it forms the rear boundaries of houses facing Worple Road and has inevitably been much denuded by piecemeal demolition to provide car parking spaces. Another well preserved flint and brick front boundary wall about one metre high can be seen outside No. 2 St Martin's Avenue. Nos. 24-28 (even) Ashley Road, which lie only one metre back from the pavement, have modern but well detailed spear-headed metal railings. The Croft, a late 19<sup>th</sup> century house located in a very hidden position off the alley leading to Rosebery Park, retains a decorative cast iron gate with side panels.

More recently, such as in front of the mid-20<sup>th</sup> century housing in St Martin's Avenue, 'soft' front boundaries of clipped hedging or trees has been installed, all adding to the green character of the conservation area. Otherwise, there is a great deal of vertical timber boarding, usually fairly low key, with more varied and less appropriate examples of more modern timber fencing and other details in a number of locations. In many places, the original brick boundary walls have been removed to create car parking in front gardens. This erodes the character of the conservation area and is discussed in greater detail in the Management Proposals.

## **4.5 Public realm**

The “public realm” covers street lighting, street furniture, paving, road surfaces, and other features of interest within the streets which make up the conservation area, as follows:

### Street lighting:

Modern street lights can be seen throughout the conservation area, including very tall steel lamps with modern fittings in Ashley Road. However, one of the most notable features of the conservation area is the survival of historic street lights, still in use, which can be found in various locations (they are most evident in St Martin’s Avenue, Ladbrooke Road and in the back alleys) and are noted on the Townscape Appraisal Map. These add to the interest of the area and were probably added in the 1920s, and, ideally, should be retained. Street lighting is the responsibility of Surrey County Council, although the Borough Council can contribute to their costs where improvements are required.

### Street furniture:

There is no street furniture apart from two bright red cast iron post boxes which can be seen at the junction of Worple Road and Ashley Road, and also in St Martin’s Avenue.

### Pavements and roads

There are no examples of historic paving in the conservation area apart from some lengths of stone or granite kerbing which can be seen in several locations. Otherwise, the pavements and public roads are covered in black tarmacadam and in many places these pavements are in poor condition and have been disturbed by trench-digging.

### Street name plates

The Borough Council has adopted a standard form with black letters on a white background, made from metal and fixed to a black timber plate fixed in turn to buildings or to low timber posts. These are simple and well detailed and fit in with the character of the conservation area.

### Traffic management

Frequent and fast moving traffic along Ashley Road and to a degree (despite the one-way system and the speed humps) along Worple Road, are notable detractors to the peace and tranquillity of the conservation area, despite the 30 mph speed limit.

## **5 THE BUILDINGS OF THE CONSERVATION AREA**

### **5.1 Building types**

Most of the historic buildings within the conservation area were built as family houses between the 1860s and 1910 and nearly all of them are considered to be 'positive' (see section 5.4 below) and are marked as such on the Townscape Appraisal Map. These houses vary in size but the predominant building type is a two storey detached or semi-detached house, set back from the road with a small front garden and more spacious back garden. There are also examples of more urban terraced houses (Nos. 24-30 even Ashley Road, which are three storeys high), with similarly more 'urban' two storey houses on the opposite side of the road (Nos. 27/29, 31/33 and 35/37 Ashley Road).

There is also a certain amount of 20<sup>th</sup> century development, usually provided by modestly sized houses which preserve the original building line and scale of the surrounding buildings (most notably in St Martin's Avenue). Less appropriate in townscape terms are the larger blocks of apartments, although the two examples which date to the 1960s or 1970s (Oxford Court and Oakleigh) are extremely well screened by mature trees, some of them evergreen. The success in townscape terms of the more recent developments in both Worple Road (associated with UCA) and on the west side of St Martin's Avenue (Coulthurst and Kavanagh Court), all of which are relatively large buildings, is open to debate.

### **5.2 Listed buildings**

The conservation area contains only one listed building, No. 19 St Martin's Avenue (now called Inglefield Cottage), an Arts and Crafts house of c1900. This long, low building has two gables at either end facing the street and is faced in white painted roughcast, with leaded light casement windows and exposed rafters at the eaves. The roof is covered in clay tiles with two slightly tapering chimney stacks. The original cast iron rainwater goods are decorated with oak leaf and acorns in relief.

### **5.3 Locally listed buildings**

There are currently about 80 buildings or structures on the Borough-wide list that has been drawn up by the Borough Council and Surrey County Council. 'Locally Important Buildings' are valued for their contribution to the local scene, or for their local historic associations, but are not considered to be of national importance, so they are not eligible for statutory listing. Policies to control them are included in the Local Plan (Policy BE15).

There are currently no locally listed buildings in the Worple Road Conservation Area, but proposals for additions to the local list can be found in the Management Proposals.

### **5.4 Positive buildings**

The Townscape Analysis Map identifies a large number of unlisted historic buildings, mainly dating to between the mid 19<sup>th</sup> century and 1900, as being *positive*. Later buildings, or those which have been heavily altered or indeed rebuilt, have been omitted. The identified buildings are considered to make this *positive* contribution to the special

interest of the conservation area due to their architectural quality, the consistently high quality of their materials, and the survival of their original details.

English Heritage guidance 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. 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 closely conform to existing Council policies, particularly in terms of site density, scale, materials and details.

The unlisted but *positive* buildings in the conservation area can be found throughout the conservation area and there are too many to describe them individually, but further information is provided in the section below.

## **5.5 Materials and details**

The historic buildings in the conservation area tend to fall into two styles of architecture, both of which were common during the later half of the 19<sup>th</sup> century as the classical 'Italianate' style gradually was overtaken by the neo-vernacular revival which was made popular by architects such as Voysey, who worked in the Surrey area. This means that the buildings divided into two main types – the Italianate red or 'white' brick houses in Ladbrooke Road, Ashley Road and Downside, and the more Arts and Crafts-inspired houses or semi-detached pairs in Worple Road and St Martin's Avenue.

The list below includes some of the better preserved and detailed examples of historic buildings in the conservation area, all of them considered to be 'positive'.

### No. 20 Ashley Road

This is an Italianate 'white' brick villa of c1875 of two storeys with a shallow hipped slated roof, sash windows, and a conservatory which dates to slightly later (between 1895 and 1913).

### Nos. 27/29 Ashley Road

These white painted stuccoed neo-classical buildings are more typical of urban London and have basements with raised ground floors, accessed by porticoes supported on Doric columns simple. The first floor windows have moulded architraves. Regrettably, all of the windows and the roof materials are modern, and repairs are also needed. Close by, Nos. 35/37, which are similar but only two storeys high, have been sensitively restored.

### No. 34 Ashley Road

This building dates to c1875 and is built from red brick with a shallow hipped slated roof. Its most attractive feature is the double height canted bay which faces the street and is decorated with foliage capitals to the sash windows and panels of pargetting (decorative plasterwork).

### No. 39 Ashley Road / No. 58 Worple Road

This three storey building appears to have been built as two and is a key building in the conservation area. It dates to around 1850 and is faced in high quality knapped flint with

shallow hipped roof. Inappropriate alterations include the insertion of uPVC windows and a large dormer.

#### Ladbroke Road

This street provides examples of well detailed late 19<sup>th</sup> century mainly paired red brick or stuccoed Italianate houses dating to around 1880. Nos. 9/11 and 13/15 are typical with white painted quoins, slate roofs and paired central entrances. These two pairs have been somewhat compromised by the insertion of basement garages. Next door, No. 7 has been carefully restored and has brickwork similar to No. 20 Ashley Road. No. 3 (Turret Villa) is dated 1879 and is interesting for its three storey tower which provides some definition to the western end of the road.

#### Sussex Court, Downside

This is one of the largest buildings in the conservation area, being three storeys high. It was built in around 1875 using 'white' brick with two storey canted bays in the Italianate style, and retains its original timber sash windows and shallow slated roof. The slightly Gothic entrance porch is similar to properties in Ladbroke Road and Ashley Road. It was probably converted into apartments in the 1960s when the houses in what is now Richmond Close were built in its former garden.

#### Nos. 2 to 12 (even) St Martin's Avenue

These detached houses date to the late 19<sup>th</sup> century (No. 8 is dated 1893) and are built from red brick sometimes faced with handmade clay tiles to match. They are varied in their form, sometimes with a second attic floor. Most of them appear to retain their original joinery including sash windows and porches. Some of them are roofed using the same imported interlocking clay tiles which can be seen elsewhere in Epsom, most notably in Lynwood Road and Lynwood Avenue.

#### No. 2 Worple Road

This property of c1875 sits on the corner with Downside and is a symmetrical two storey neo-classical villa faced with grey brick with rusticated stucco quoins. The two over two timber sashes facing Downside appear original, and on the ground floor are set in canted bay windows. The front door and doorcase are both attractive features.

#### Nos. 5/7 and 9/11 Worple Road

These two pairs of brown or red brick houses are similarly detailed, with slate roofs, sash windows, and a variety of entrance porches including a trellis-lined porch to No. 9. Nos. 9/11 retain a plaque saying 'Worple Cottages 1867', and No. 11 has a highly decorative cast iron porch.

#### Nos. 15 to 33 Worple Road

Nos. 15 to 33 Worple Road are semi-detached houses and were built by 1895 in the Arts and Crafts style using red brick, roughcast and decorative timbering. They are tall, with gables facing the street. They have largely mullioned and transomed timber windows, sometimes with leaded lights.

#### No. 60 Worple Road

This is a striking building of c1875 which was built using yellow and red brick. It appears to be completely original with a slate roof, with decorative ridge tiles, canted bay windows with original timber sashes, and recessed porch.

Ornate porches, such as the one to No. 17, are of note. Nos. 23/25 are only two storeys high with moulded brick half round arches over the recessed porches. No. 33 (now converted into two apartments) has tile hanging and pargetting.

No. 70 Worple Road

This house was built between 1895 and 1913 in the Arts and Crafts style with a Dutch gable of red brick facing the street and leaded light windows below a roof of handmade clay tiles. The front boundary wall, built from the same red brick on a stone plinth, appears to be contemporary.

Moorcroft, Avenue Road

Moorcroft dates to c1880 and retains Gothic features such as the pointed sash windows, decorative carved bargeboard to the gable which faces the street, and red brickwork which is decorated with yellow brick. The ground floor bay window and the entrance porch both have battlemented parapets.

**Of note is the fact that most of these buildings retain many of their original details, including timber windows, slate or tiled roofs, unpainted brickwork, and well detailed front doors. The protection of these features, which can currently be changed without planning permission (if the building is in use as a family house, rather than apartments) is an issue which is considered further in the Management Proposals.**

## **6 SUMMARY OF NEGATIVE FEATURES AND ISSUES**

The following negative features or issues were noted during the survey work for this document in May 2010, as follows:

### **6.1 Buildings**

#### 6.1.1 Alterations to unlisted buildings

A high proportion of the unlisted but positive buildings in the conservation area retain their original joinery details, roof materials and boundary treatments. However, at the moment, householders can make minor alterations to these elements without planning permission, and in parts of the conservation area, such changes have already been carried out, for instance the plastic windows in No. 39 Ashley Road/No. 58 Worple Road. Additionally, many of the slate or tiled roofs are now over 100 years old and will need to be replaced soon.

#### 6.1.2 Loss of front boundaries and the creation of car parking

It has been noted that many of the properties in the conservation area have removed their front boundaries (usually brick walls) to create car parking in their front gardens. Whilst in some cases this has been done quite sensitively, in other cases this has resulted in large areas of paving and the loss of boundaries and planting. There is also a great variety of poor quality boundaries including timber fencing and other modern details, like concrete posts. All of these are detrimental to the character of the conservation area.

#### 6.1.3 Garages

During the survey work for this Character Appraisal, it was noticed that a number of particularly ugly modern garages are evident in the conservation area, adversely affecting the street scene. However, there are some well detailed early 20<sup>th</sup> century examples.

#### 6.1.4 Satellite dishes

A number of satellite dishes were noted on the front walls or roof slopes of buildings in the conservation area which have presumably been erected without planning permission. These are detrimental to the overall character of the conservation area and householder guidance. If they were erected after 2000, enforcement action should be considered.

#### 6.1.5 Local list

Some of the better quality unlisted but 'positive' buildings might be eligible for local listing – suggestions are included in the Management Proposals.

## **6.2 Spatial**

### 6.2.1 New development

Because of the close proximity to the town centre, the railway station, and the university, there is pressure for new development including the provision of blocks of apartments and new extensions. The demolition of existing buildings and their replacement with larger buildings is also an issue.

### 6.2.2 Street lights

A number of early 20<sup>th</sup> century street lights remain in the conservation area, and these add character to the streetscape. Some of these appear to be somewhat neglected. Their continued preservation would be of benefit to the surrounding area.

### 6.2.3 Alleyways and pavements

The surface treatments in many of the alleys and pavements are in need of improvement. The existing granite kerbs must be retained in any future work. Boundaries fronting some of the alleys are in poor condition.

### 6.2.4 Traffic and car parking

Despite the 30 mph speed limit through the conservation area, busy and fast moving traffic is a notable detrimental feature, particularly along Ashley Road and during the morning and evening rush hours. Due to the close proximity of the town centre and the University, there is a high demand for on-street parking.

### 6.2.5 Trees

Mature trees throughout the conservation area make a major contribution to the special character and appearance of the conservation area. All of the trees in the conservation area are already protected by conservation area designation, but in addition, some of the trees have Tree Preservation Orders (TPOs) on them, which identify them as being of particular importance. All trees in the conservation area need to be protected from inappropriate lopping or felling, and where they are diseased, and following advice from the Council's Tree Officer, new trees should be planted to replace them.

## **6.3 Conservation area boundary review**

### 6.3.1 Conservation Area boundary review

As part of the survey work for the Character Appraisal, the existing boundaries of the conservation area were inspected. Generally, it is considered that the designated boundary accurately reflects the area of 'special architectural or historic interest', and given that the conservation area is already almost surrounded by other designated conservation areas, no changes are proposed.

## **6.4 Education and publicity**

### **6.4.1 Conservation Area leaflet**

The existing Worple Road Conservation Area leaflet is a useful document but is now somewhat out of date. The publication of new guidance, in association with the recommendations included in the Management Proposals, would be welcome. This could include information about the historical development of the area.

## **Part 2 CONSERVATION AREA MANAGEMENT PROPOSALS**

### **7 INTRODUCTION**

#### **7.1 Format of the Management Proposals**

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Worple Road 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, most of which are the responsibility of the Borough Council.

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 9.

## 8 PROPOSED ACTIONS

Based on the Negative Features and Issues in Chapter 6, the following actions are proposed, most of which will be the responsibility of the Borough Council or Surrey County Council:

### 8.1 Buildings

#### 8.1.1 Alterations to unlisted buildings

Most of the unlisted but positive buildings in the conservation area retain their original wall finishes, joinery details, and roof materials. However, at the moment, householders can make minor alterations to these elements without planning permission under their 'Permitted Development' rights, and in parts of the conservation area such changes have already been carried out, for instance in Ashley Road. The removal of front boundaries to create car parking is another major issue in the conservation area and can usually be carried out without the need for planning permission.

However, the Borough Council can remove these permitted development rights to unlisted family dwellings through the use of an Article 4 Direction, which aims to preserve traditional materials and details, and encourage sensitive extensions and alterations. It also brings under control the creation of a vehicular hardstanding in front gardens and the demolition or alteration of existing front boundaries, where this is not already controlled by existing legislation.

This has already been done in several of the Borough Council's other conservation areas, including the Ewell Downs Road and The Green Conservation Area, the Higher Green Conservation Area, the Stamford Green Conservation Area and the Ewell Village Conservation Area. Generally these Directions have worked well, and are understood and appreciated by the local residents which are affected. A similar Direction is also being considered for the adjoining Church Street Conservation Area. All planning applications submitted under an Article 4 Direction are free.

An Article 4 Direction for the Worple Road Conservation Area would bring under planning control the following:

- (i) All extensions of whatever size including porches on the front\* of the building;
- (ii) Changing roof materials, the insertion of rooflights on the front-facing\* roofslope, and the full or partial demolition of a chimney stack;
- (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.)

The Borough Council has published detailed guidance on the existing Article 4 Directions which can be viewed on their website: [www.epsom-ewell.gov.uk](http://www.epsom-ewell.gov.uk)

Copies of their leaflet *Advisory notes to residents* can be obtained from the Environmental Design team, but for information a summary, altered to be of relevance to the Worple Road Conservation Area, is included at Appendix 2.

Small grants may be available from the Borough Council and also from Surrey County Council to householders within all of the Borough's conservation areas to help with the additional cost of using traditional materials and details. More details can be obtained from the Borough Council's conservation officer and the Surrey Historic Buildings Trust (contact: Martin Higgins 01483 518758).

*Recommendations:*

- *The Borough Council will consider serving an Article 4 Direction in the Worple Road Conservation Area;*
- *The Borough Council will provide a publicity leaflet for the Article 4 Direction once it is in place;*
- *The Borough Council will consider producing a full photographic survey of the buildings in the conservation area, on a building-by-building basis, taken when the Article 4 Direction is served, to aid future enforcement;*
- *In conjunction with the new Article 4 Direction, the Borough Council will continue to monitor the quality of applications for change to unlisted buildings within the conservation area and will ensure that only applications of the highest quality are approved;*
- *The Borough Council will take enforcement action against individuals or commercial companies where breaches of planning consent in the conservation area occur.*

### 8.1.2 Garages

A number of modern garages are evident in the conservation area, adversely affecting the streetscene. Many of the garages sit awkwardly in their sites, with metal up and over doors. Flat roofs, often covered in felt, are also common. A few 'historic' garages remain, as can be seen in St Martin's Avenue.

*Recommendation:*

- *The Borough Council will continue to carefully assess all applications for new garages in the conservation area, and will insist that they are carefully designed, usually with pitched roofs, to fit in with their historic surroundings;*
- *The Council will seek the preservation of existing historic garages, where they contribute to the street scene.*

### 8.1.3 Satellite dishes

Satellite dishes have been noted on the front walls or roof slopes of buildings in the conservation area, presumably erected without planning permission. These are

detrimental to the overall character of the conservation area and householder guidance and possible enforcement action should be considered. The provision of a building-by-building photographic survey, in connection with the proposed Article 4 Direction, will help the Borough Council decide whether enforcement action is appropriate.

*Recommendation:*

- *The Borough Council will consider taking enforcement action against owners of buildings where satellite dishes have been erected since 2000 without planning permission and where negotiation has failed to achieve a satisfactory result.*

#### 8.1.4 Local list

It was noted during the survey work for this document that a number of unlisted *positive* buildings within the conservation area might be eligible for local listing. Further, more detailed survey work and historical research should be carried out to draw up recommendations for both lists, possibly by the Borough Council in association with the Epsom Protection Society and local residents. A short list of possible 'local list' candidates is included below:

- No. 20 Ashley Road
- No. 39 Ashley Road / No. 58 Worple Road
- Sussex Court, Downside
- Nos. 2 to 12 (even) St Martin's Avenue
- Nos. 5/7 and 9/11 Worple Road
- No. 60 Worple Road
- No. 70 Worple Road
- Moorcroft, Avenue Road

These are all described in greater detail in section 5.5 *Materials and details*.

*Recommendation:*

- *The Borough Council should instigate an assessment of the existing historic buildings and structures within the conservation area to see if any might be eligible for local listing, possibly in association with local amenity societies.*

## **8.2 Spatial**

### 8.2.1 New development

Given the popular location and the high quality of the existing environment, there is constant pressure for new development, either by the replacement of an existing building or by the infilling of garden plots, either of which could adversely affect the special interest of the conservation area. A certain amount of infill development has already taken place in several locations, principally in the 1960s, but these have largely maintained the historic plot ratios, and the spacious and well treed character of the existing area. In future, in order that the special architectural and historic interest of the conservation area is protected, the Borough Council will need to be especially vigilant when considering applications for new development.

*Recommendation:*

- *The Borough Council will continue to monitor applications for change within the Worple Road Conservation Area in relation to advice about new development within conservation areas, as set out in Policy Planning Statement 5 (PPS5) and in saved policies contained within the Epsom and Ewell District-Wide Local Plan (particularly Chapter 8 Management of the Historic Environment, Policy BE7) dated May 2000; the Adopted Surrey Structure Plan 2004; the South East Plan Core Document March 2000; and the emerging Local Development Framework and Adopted Core Strategy 2007-2022.*

### 8.2.2 Street lights

The existing historic street lights need to be protected and maintained, because they make a positive contribution to the character and appearance of the conservation area. However, the County Council is considering entering into a partnership with a private company to replace all of the street lights in the Borough with modern lights of a consistent design, not necessarily appropriate in conservation areas. It has been agreed that where historic street lights exist, they can be retained but only if the Borough Council pays for the cost of repairing them. Alternatively they can be replaced with a 'heritage' reproduction Victorian street light at a cost of £800 per lamp, which the Borough Council may have to pay for.

*Recommendation:*

- *The Borough Council and the County Council need to discuss the future of the street lights in the conservation area to see if a viable scheme can be agreed to either retain or replace them with a more suitable lamp.*

### 8.2.3 Alleyways and pavements

Some of the alleys and pavements are in poor condition, and repairs or improvements would be welcome, using simple black tarmacadam to match existing surfaces. The further use of granite or stone kerbing, to match existing features (rather than concrete) would enhance the conservation area and should be specified for any future work.

*Recommendation:*

- *The Borough Council and the County Council will work together to improve the street surfaces in the conservation area, including the possible installation of granite kerbs.*

### 8.2.4 Traffic and car parking

Ashley Road is a principal route out of Epsom Town Centre towards the Epsom Downs and Reigate. It is always busy and crossing the road can be hazardous at times despite the provision of a controlled pedestrian crossing close to the junction with St Martin's

Avenue. There is also a great deal of traffic along Worples Road, which acts as a 'rat run' around the town centre.

*Recommendation:*

- *The Borough Council and Surrey County Council will work in partnership to reduce traffic speeds in the conservation area and ensure that pedestrians are protected and their safety ensured.*

There is great pressure for on-street car parking in the residential streets close to the university. The provision of a Residents' Parking Scheme could be considered, following full public consultation.

*Recommendation:*

- *The Highways Authority will continue to enforce existing parking restrictions;*
- *A Residents' Parking Scheme could be considered if there was sufficient local support and the necessary funding.*

### 8.2.5 Trees

Trees are extremely important within the conservation area and some have individual Tree Preservation Orders (TPOs) on them. The trees need to be protected from felling, unsuitable lopping, or from disease. Whilst the Council can provide free professional advice, the cost of looking after these trees falls on local residents or businesses.

*Recommendation:*

- *The Borough Council, particularly its Tree Officer and Planning Staff, will continue to monitor the condition of trees within the conservation area and offer free advice to residents about the care of their trees;*
- *Planning applications which propose the removal of mature or semi-mature trees which make a positive contribution to the character of the conservation area, should not be approved unless there are benefits to the character of the Conservation Area which outweigh the harm so caused;*
- *Where trees are removed due to disease, they should be replaced promptly, following the advice of the Tree Officer.*

## **8.3 Conservation area boundary review**

### 8.3.1 Conservation Area boundary review

As part of the survey work for the Character Appraisal, the existing boundaries of the conservation area were inspected, including the area around Swail House (which is locally listed) and its boundary wall (which is listed grade II). Generally, it is considered that the designated boundary accurately reflects the area of 'special architectural or historic interest', and given that the conservation area is already almost surrounded by other designated conservation areas, no changes are proposed.

*Recommendation:*

- *No changes are proposed to the existing conservation area boundary.*

## **8.4 Education and publicity**

### **8.4.1 Conservation Area leaflet**

The existing Worple Road Conservation Area leaflet is a useful document but is now somewhat out of date. The publication of new guidance for residents of the conservation area to provide information on the control of trees, satellite dishes, new development, the (possible) new Article 4 Direction, and details of the historical development of the conservation would also be helpful.

*Recommendation:*

- *Subject to funding, the Borough Council could consider the preparation of a new Worple Road Conservation Area leaflet*

## **9 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 the local community 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.

## APPENDICES

### Appendix 1 Maps

Map 1 Townscape Appraisal Map

### Appendix 2 Proposed Article 4 Direction for the Worple Road Conservation Area

### Appendix 3 Further reading and information

## APPENDIX 1 TOWNSCAPE APPRAISAL MAP

## APPENDIX 2 PROPOSED ARTICLE 4 DIRECTION

The Article 4 Direction for the Worple Road Conservation Area came into force in (fill in date). It removes permitted development rights for family dwellings, requiring applications for planning permission for a range of alterations and minor extensions which would normally be uncontrolled. Different legislation exists for flats, commercial properties, institutions, listed buildings and scheduled monuments, where stricter controls already apply.

Article 4 Directions are made under the General Permitted Development Order 1995, (as amended). Each Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. For the Worple Road Conservation Area, the Borough Council have now brought under planning control the following:

- (i) All extensions of whatever size including porches on the front\* of the building;
- (ii) Changing roof materials, the insertion of rooflights on the front-facing\* roofslope, and the full or partial demolition of chimneys;
- (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.)

A copy of the detailed "Schedule", the legal document which accompanies the Article 4(2) Direction, can be obtained from the Environmental Design Team (contact: Anthony Evans 01372 732394).

A transcript of the accompanying guidance leaflet, *Advisory notes to residents* is included below.

## **ARTICLE 4 DIRECTIONS**

### **Advisory Notes to Residents**

The Borough Council has a statutory duty to preserve and enhance the special character of its designated Conservation Areas. Planning legislation allows owners of unlisted houses the right to carry out various types of development, including alterations, without the need to apply for planning permission. This is known as “permitted development”. In the case of Conservation Areas, the cumulative effect of such “permitted development” may have a damaging effect upon the character and historical interest of the area. The effect of an Article Direction means that certain alterations, which previously have been undertaken under “permitted development” now require planning permission.

*GENERAL – The restrictions as to what can and cannot be built are complex and should always be referred to the Local Planning Authority. Alterations, improvements and extensions to buildings and to the setting of buildings within the Conservation Area should respect the character and historical context of the property and surroundings through the use of traditional materials and historically correct design. In addition to the constraints placed upon householder development by Conservation Area status, the following constraints outlined below apply to areas covered by an Article 4 Direction.*

**HOUSE EXTENSIONS** – The enlargement, improvement or other alteration of a dwelling house including entrance porches, any part of which fronts a highway, private road or open space, shall require planning permission. Permission is not required for the painting of a dwelling house.

**ROOFS** – A planning application is required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof materials and the insertion of roof lights. Dormer windows require planning permission under separate legislation. Traditional materials such as clay tiles or slate, sympathetic with existing roof coverings should be used in preference to concrete tiles or reconstituted alternatives. Rooflights of traditional appearance, designed specifically for Conservation Areas, are preferred.

**REPLACEMENT WINDOWS AND DOORS** – Replacement of existing windows and doors which front a highway, private road or open space require planning consent. Original windows and doors should be renovated and retained where at all possible. New windows and doors should be of traditional construction, design and materials, similar to that originally used and sympathetic to the building as a whole. The use of uPVC and aluminium is generally out of character and therefore inappropriate.

**HARDSTANDING** – The provision within a dwelling house of a hard surface for any purpose incidental to the enjoyment of a dwelling house such as parking hardstanding shall require planning permission.

**GATES AND FENCES** – The erection, construction, improvement or alteration of a gate, wall or other means of enclosure, fronting a highway, private road or open space, shall require planning permission. Demolition of the whole or any part of a gate, wall or other means of enclosure shall also require consent.

## **APPENDIX 3 FURTHER READING AND CONTACTS**

### **Further reading:**

*Epsom: a history and celebration*, Jeremy Harte, Francis Frith Collection, 2005

*Epsom Past*, Charles Abdy, Philimore, 2001

*Epsom*, Martin Andrew, Black Horse Books, 2001

### **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](http://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](mailto: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](http://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](http://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](http://www.spab.org.uk)