

PROVIDENCE PLACE CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

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Part 1 CONSERVATION AREA CHARACTER APPRAISAL

1 Introduction

- 1.1 Description of the Providence Place 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 Providence Place 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 Negative features and issues

- 6.1 Negative features
- 6.2 Issues
- 6.3 Article 4 (2) Direction

Part 2 CONSERVATION AREA MANAGEMENT PROPOSALS

7 Introduction

- 7.1 Format of the Management Proposals

7 Issues and recommendations

- 8.1 Introduction
- 8.2 Loss of historic fabric and unsympathetic alterations to houses
- 8.3 Protection of trees
- 8.4 Conservation area boundary review

9 Monitoring and review

APPENDICES

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

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1 INTRODUCTION

1.1 Description of the Providence Place Conservation Area

The Providence Place Conservation Area was designated on ***. The conservation area comprises two small 19th century low-status residential developments, Providence Place (c. 1865) and Beaconsfield Place (c. 1880) plus a short length of Church Road that contains a typical late 19th century former church and further examples of late 19th century brick-built houses. The short streets are laid out in a rectilinear grid pattern between a railway line and a main road.

Despite alteration and loss of historic fabric, the area remains as an illustration of the street pattern and house form of one of Epsom's earliest post-railway developments.

However, in the absence of an Article 4 (2) Direction (see Section 6.3), there have been many small changes to houses that have cumulatively undermined the special interest of the conservation area and it is now questionable whether conservation area status can still be justified.

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| <i>Photograph 1</i> | <i>Providence Place</i> |
| <i>Photograph 2</i> | <i>Nos. 17 and 18 Beaconsfield Place</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 Providence Place 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 from 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 Historic Environment*, and is detailed in Policy BE6.

1.5 Key Characteristics of the Providence Place Conservation Area

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

- Suburban conservation area developed after the arrival of the railways in Epsom in 1847 and 1859;
- Two distinct late 19th century planned small-scale housing developments: Providence Place and Beaconsfield Place;
- Providence Place is a straight street of narrow-frontage rendered dwellings – semi-detached at west end, terraced at east end;
- Beaconsfield Place comprises two short back-to-back brick terraces and two similar rows of houses set in a rectilinear grid pattern beside the railway;
- Two-storey narrow-frontage development with the majority of dwellings opening directly onto the pavement, rear gardens are the norm;
- Primarily residential but also containing a funeral parlour and a children’s nursery;
- Grassy railway bridge embankment, with trees, that enhances the streetscene;
- View from railway bridge over rooftops of Beaconsfield Place;
- Former church in Church Road;
- Historic items such as iron street name signs, datestones and metal manhole covers;
- Lively roofscape of brick gables, chimney stacks and clay pots.

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| <i>Photograph 3</i> | <i>No. 20 Beaconsfield Place with 1882 datestone</i> |
| <i>Photograph 4</i> | <i>Narrow-frontage houses, Beaconsfield Place</i> |

1.5 Summary of issues (from Section 6)

- Unsympathetic extensions and alterations to houses;
- Rendering, pebbledashing and painting of frontages;
- Loss of original historic fabric e.g. timber windows;
- Protection of trees;
- Conservation area boundary review.

2 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

2.1 Introduction

The history of the Providence Place Conservation Area is inextricably connected 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 Providence Place Conservation Area.

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 continued to bring visitors to the town and Epsom remained an important place on coaching routes 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. The Epsom and Ewell Gas Company was set up in 1839. The present clock tower in the High Street was built in 1848.

- *Insert: Epsom Tithe map, 1843*

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.

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| <i>Photograph 5</i> | <i>Cars line both sides of the road in Providence Place</i> |
| <i>Photograph 6</i> | <i>Trees and greenery beside Church Road embankment</i> |

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 their 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 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.

2.4 Historical development of the Providence Place Conservation Area

Following the construction of Epsom's two railways (1847, 1859), the large wedge-shaped area of land between the angle of the two tracks, in which the Providence Place Conservation Area lies, underwent much residential development and a dramatic increase in population. 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*

Providence Place and Beaconsfield Place, perhaps because the site lies so close to the railway, comprises two small, narrow frontage working class residential developments.

Providence Place appears to have been built out by 1867. It is identified as Providence Row in the 1867 Ordnance Survey map to the west of a site marked as '*Brick Field*' (later to become the Nonsuch Brick Works). Kellys Directory for Epsom first notes Providence Villas in 1862 and Providence Row in 1867. The former presumably refers to the stucco 'villas' at the south end of the street (today's nos. 1-15 (odd) nos. 2-16 (even)) and the latter refers to the terraces at the north end of the street.

Beaconsfield Place was completed by the time of the 1895 O.S. map (identified as '*Beaconsfield Cottages*'). There is an 1882 datestone on the gable no. 20. The 1895 map also shows that the church and terrace of houses on the west side of Church Road (known at that time as Lemon's Lane) had also been completed.

There has been no additional development during the 20th century but the former church has been extended and converted to a children's nursery. The site of the Nonsuch Brick Works has been redeveloped as a small residential estate.

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| <i>Photograph 7</i> | <i>No. 2 Providence Place</i> |
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3 LOCATION, ACTIVITIES AND SETTING

3.1 Location and boundaries

The Providence Place Conservation Area lies about 1 km east of Epsom town centre between East Street, the main road from Epsom to Ewell (A24), and the railway track between Epsom and Ewell East (Victoria line).

The conservation area boundary has been tightly drawn to encompass the short rows of houses which comprise two late 19th century residential developments (Providence Place, Beaconsfield Place) but omits neighbouring late 20th century houses.

The western boundary of the conservation area extends beyond the rectangular grid of Providence Place and Beaconsfield Place to include a former church and eleven 19th century houses in Church Road, three of which have been converted into a single building, now a funeral parlour.

The south western boundary of the area is formed by the back of the pavement along a short length of Church Road thereby including a grassy area that embanks Church Road's rise to a bridge over the railway.

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| <i>Photograph 8</i> | <i>Former church, Church Road</i> |
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3.2 Uses and activities

Providence Place and Beaconsfield Place were developed in the mid/late 19th century as residential streets and remain so today. Most buildings are being used as family houses although some may be in multiple occupation.

Nineteenth century dwellings in Church Road are still in residential use except for no. 18 Church Road which is now a funeral parlour but is indicated on the 1895 Ordnance Survey map as a row of three houses. A former church in Church Road is now a children's nursery.

Church Road is a relatively busy road that connects East Street and Upper High Street. Providence Place is a narrow residential road, made even narrower by parked cars, along which traffic flows very slowly. Beaconsfield Place is a vehicular cul-de-sac.

3.3 Topography and landscape setting

The conservation area lies on generally level ground but there is an almost imperceptible rise eastwards along Providence Place. Church Road begins its ascent from East Street to the railway bridge just before no. 2 Church Road so that that the level front entrances to nos. 2-12 (even) Church Road are set below the pavement.

The conservation area has a suburban setting bounded by a railway and a main road that forms part of Epsom's business area (East Street). Residential development lies immediately to south west and south east.

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 London Clay. The Ordnance Survey map of 1866 indicates a '*Brick Field*' east of Providence Place, perhaps an indication of clay deposit.

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| <i>Photograph 9</i> | <i>Recessed main entrance to houses at the west end of Providence Place</i> |
| <i>Photograph 10</i> | <i>Back alley between back-to-backs in Beaconsfield Place</i> |

4 SPATIAL ANALYSIS

4.1 Street pattern and building plots

The Providence Place Conservation Area is comprised of two contrasting street patterns. Providence Place and Beaconsfield Place form a rectilinear pattern; houses in Church Road have no uniform relationship to the road.

Providence Place and Beaconsfield Place were built within 20 years of each other. Providence Place is a straight road lined on either side by 16 houses with rear gardens. Plots are rectangular; each house occupies about one third of the depth of the plot on which it stands. Houses at the 'top' of the street have a narrower frontage than those at the lower end.

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| <i>Photograph 11</i> | <i>Some of the earliest houses in Providence Place</i> |
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Plots in Beaconsfield Place are also narrow and rectangular but the majority of this area's 24 houses are arranged in two short terraces of eight houses with back to back gardens. The houses open directly onto the pavement with parallel rear gardens that extend to a narrow alley giving rear access to both sides. An additional two rows of four houses have been placed to form a narrow street between nos. 17-29 and nos. 9-16 but nos. 20a-23 stand apart though still within a rectilinear street pattern.

Plot size in Beaconsfield Place is even smaller than the small plots in Providence Place and the area is denser.

Development in Church Road primarily addresses the thoroughfare but a kink in the road precludes any regularity.

4.2 Open spaces, landscape and trees

With the exception of private rear gardens, the most significant open space in the area is the grassy steep embankment opposite nos. 1-8 Beaconsfield Place. Although too steep for any recreational use, the area's trees and greenery enhance the otherwise urban townscape.

Tarmac open space to the front and rear of the nursery is used for car parking and children's play. Surrounding townscape is urban.

4.3 Focal points, focal buildings, views and vistas

Views out of the conservation area are unremarkable. Within the conservation area itself there are oblique views across the frontages of the short rows and terraces but, being modest unadorned houses, these views are not special.

An unusual view into the area is from the railway bridge and pavement in Church Road above the green embankment. From here there is sight of rooftops and chimneys.

There are no planned vistas within the area. The most outstanding building is no. 18 Church Road which holds a corner site but it has a plain denuded appearance, devoid of its original timber windows and even its chimney stacks have been taken down.

The visual impact of the former church on the conservation area is negligible as it is well set back from Church Road and tucked behind nos. 1/3 Church Road.

4.4 Boundaries

The design of the pairs of houses at the foot of Providence Place is such that there is a small shared front area between the pavement and the recessed front entrances of each pair. Boundary treatment of these six areas, if there is any, varies but is generally formed by a low brick wall or fence. Rear boundary fences are unremarkable, mostly wavy-lap or close-boarded timber.

Houses in Church Road have small front gardens bounded by a low wall or picket fence.

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| <i>Photograph 12</i> | <i>Pebbledashed houses in Beaconsfield Place</i> |
| <i>Photograph 13</i> | <i>Two bay stucco houses in Providence Place</i> |

4.5 Public realm

The highways and pavements are kerbed with concrete and covered with black tarmacadam. 'Speed humps' in Providence Place are topped with pavers.

Providence Place is a short straight and narrow street whose width is further reduced by the presence of parked cars on either side of the road. Some cars park partly on the pavement, reducing the effective width of the pavement for pedestrians.

The narrow width of the carriageway helps to reduce traffic speed and there are also 'speed bumps' to reduce speeds yet further.

Beaconsfield is a quiet cul-de-sac. The absence of front garden areas results in many wheelie bins standing on the pavement.

Small items in the public realm cumulatively make a positive contribution to the area's special interest. Of note are iron manhole covers, datestones set into building walls, the 'Beaconsfield Place' and 'Providence Place' iron street name signs.

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| <i>Photograph 14</i> | <i>Old street name sign</i> |
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5 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

Nineteenth century domestic dwellings are the predominant building type. There are examples of semi-detached houses and short rows or terraces. The former church in Church Road, now a nursery, is a typical but unexceptional example of its type. A lean-to brick extension to the front has spoiled its most pleasing elevation.

There are two distinct designs of houses in Providence Place. Four pairs of seemingly semi-detached houses stand on either side of the west end of the street and two terraces of eight houses stand on either side of the east end of the street.

Nos. 1-15 (odd) nos. 2-16 (even) are the semi-detached houses but although there is a gap in the street frontage between each pair, this 'gap' is filled with a pair of low recessed side extensions containing the house's entrance door. Thus there is, in fact, a continuous terrace of building. The recessed front areas are mostly hard-surfaced, some with planting in pots. A low wall or fence defines the boundary.

Nos. 17-33 (odd) and nos. 18-34 (even) are uninterrupted terraces of eight houses whose front doors open directly onto the pavement.

The houses have an orderly appearance arising from the uniformity of rendered frontages and regular rhythm of window and door openings. Residents are beginning to give houses individuality through painting the rendered frontages in bright colours.

In Beaconsfield Place the houses have a uniform design similar to the terraced houses in Providence Place. Each has a ground floor front entrance and adjacent single window. Directly above the ground floor window is a matching first floor window. The houses have single storey pitched roof rear extensions. Chimney stacks are shared between adjoining houses with eight pots.

Church Road has lost much of its historic character and appearance because of the alteration to the façade of the former church and the loss of architectural detail from no. 18 Church Road. Minor external alterations have begun to erode the special interest of the other houses in the area.

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| <i>Photograph 15</i> | <i>Terrace of houses at east end of Providence Place</i> |
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5.2 Listed buildings, locally listed buildings and positive buildings

There are no listed and no locally listed buildings in the conservation area but 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.

5.3 Architectural styles, materials and detailing

The former church in Church Road, with a five-light arched window in the west front, is the only building with any architectural pretension. It is built with red brick and stone windows and details.

Houses in Providence Place, the earliest houses in the area (c. 1860), are rendered. The use of render in the mid 19th century might have been in imitation of grand prestigious stucco Regency villas but might equally have been a cheaper option than pointed brickwork.

In contrast, houses in Beaconsfield Place (c.1880) were, in the fashion of the later 19th century, originally faced with red brick though many have now been rendered, painted or pebbledashed. Covering brickwork in this way can adversely effect the building and the streetscene and may in the long term be damaging to the brickwork.

There is a general absence of architectural ornamentation but a small detail of note is the round-topped recessed vertical channel between the pairs at the west end of Providence Place, a motif that also appears between pairs at nos. 2-12 Church Road

Slate was the typical and characteristic 19th century roof material for this type of house but many slate roofs have been replaced with concrete tile.

Brick chimney stacks with clay pots are typical. Sliding sash windows would have been the norm, often with attractive patterns of glazing bars. Many original timber windows, doors and other joinery have been replaced with aluminium or uPVC.

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| <i>Photograph 16</i> | <i>Nos. 2-12 Church Road</i> |
| <i>Photograph 17</i> | <i>Providence Place</i> |
| <i>Photograph 18</i> | <i>Brick pavers at nos. 1 and 3 Church Road</i> |

6 NEGATIVE FEATURES AND ISSUES

6.1 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);

- Original architectural details such as timber windows and doors have been removed and replaced with uPVC;
- Original slate roof covering has often been replaced with profiled concrete tiles;
- Original brick facades in Beaconsfield Place have been rendered, pebbledashed or painted to the detriment of the host building's appearance;
- Unsightly overhead wires;
- Cars parked partly on the pavement in Providence Place restrict pedestrian flow;
- Brick chimney stacks have been altered, clay pots have been removed;
- Original window openings have been altered and/or enlarged in no. 1 Church Road, all the chimneys have been removed from no. 18 Church Road;
- Modern extension to former church has spoiled the building's original façade;
- Unkempt state of alley between the 'back-to-backs' in Beaconsfield Place;

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| <i>Photograph 19</i> | <i>No. 18 Church Road</i> |
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6.2 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;
- Rendering, pebbledashing and painting of frontages;
- Loss of original historic fabric e.g. timber windows;
- Protection of trees;
- Conservation area boundary review.

6.3 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 Providence Place 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/pebbledashing 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 or altering windows or doors on the front* elevation;
- (iv) The erection of a wall, gate, or other means of enclosure facing the front*;
- (v) 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 but, given the changes to date, it would be difficult to justify and is unlikely to receive public support.

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| <i>Photograph 20</i> | <i>Sliding sash window in Beaconsfield Place</i> |
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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 Providence Place 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 9.

8 ISSUES AND RECOMMENDATIONS

8.1 Introduction

Based on the issues identified in paragraph 6.2 of the Providence Place Conservation Area Appraisal, the following recommendations are made:

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| <i>Photograph 21</i> | <i>Eastward view along Providence Place</i> |
| <i>Photograph 22</i> | <i>Nos. 20a-23 Beaconsfield Place</i> |

8.2 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 to withdraw permitted development rights (see Section 6.3).

However, 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:

- *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.*

8.3 Protection of trees

There are very few trees within the conservation area. Those that are present, especially on the Church Road embankment, need to be protected from felling, unsuitable lopping, or from disease.

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;*
- *Where trees are removed due to disease, they should be replaced promptly.*

8.4 Conservation area boundary review

As part of the survey for this character appraisal, a thorough review of the existing boundary of the Providence Place Conservation Area was undertaken. It was considered that there is no justification to enlarge the area.

However, the removal of no.18 Church Road (which has been much altered) would concentrate the special interest of the conservation area.

The boundary change is identified on the accompanying Townscape Appraisal Map.

Recommendation:

- *Removal from the conservation area of no. 18 Church Road;*

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 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*
 Epsom and Ewell Borough Council - *Pikes Hill Conservation Area*
 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