



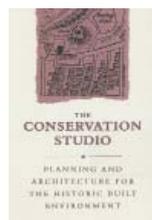
CHALK LANE CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

August 2010



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The Chalk Lane Conservation Area is one of the Borough's most important conservation areas and is notable for its prestigious houses, some of them listed grade II*, which were first built when Epsom developed as a spa town in the late 17th century. Of similar note are the narrow country lanes, often enclosed by high brick boundary walls, and the varied plot sizes and informal layout. The close proximity of the Epsom Downs provides an attractive rural setting, and the two largest houses, Woodcote Grove and The Durdans, both retain spacious grounds and parkland which butt up to open fields and woodland. Within the core of the conservation area are three further Georgian houses (also listed grade II*) and a variety of more modest houses and cottages, some of them providing examples of Surrey vernacular details such as white-painted timber weatherboarding and steeply pitched roofs covered in handmade peg tiles. The historic equestrian link is continued today by the use of the former stables and grade II* listed Riding School to The Durdans.

This document seeks to define and describe the various elements which gives the Chalk Lane 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.



Councillor Michael Arthur
Chairman Planning Policy Sub-Committee



Mark Berry
Head of Planning

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1.1 Description of the Chalk Lane Conservation Area

The Chalk Lane Conservation Area is one of the Borough's most important conservation areas and is particularly notable for the very high number of prestigious grade II* listed buildings which lie within it, as well as its attractive rural setting. The conservation area is located between Epsom Town Centre and Epsom Downs Race Course on undulating downland which gently rises to the east and south. Despite the close proximity of the busy shopping and commercial activities of the Town Centre, the conservation area retains a tranquillity which is rare in Epsom, enhanced by the close proximity of the fields and woodland associated with the adjoining Epsom Downs. Many of the buildings relate to the development of Epsom as a spa from the 17th century onwards, and are of the highest possible quality, including a number of prestigious houses which are all listed grade II* and are often set within large gardens with associated parkland. Of particular interest are the listed stables and the Riding School (which is also listed grade II*) close to The Durdans, which refer to the area's connections with horse racing.



The parkland setting to the east of the conservation area

There is also a number of more modest 'Surrey vernacular' cottages, mainly in the northern part of the conservation area closer to the Town Centre, which adds to the variety of historic buildings. Throughout the conservation area, high red brick walls define many of the front boundaries and make a major contribution to the special character of the area. Many of these are individually listed. Short but very attractive views along the country lanes which pass through the conservation area, as well as longer views over the adjoining downland and woodland, are another special feature.

The most important buildings are The Durdans and Woodcote Grove, both listed grade II* and dating to the 18th and 17th centuries respectively. Both retain classically-inspired formal elevations with important internal features such as chimney pieces and staircases. Woodcote Green House/ No. 2 Woodcote Green House is another late 17th century house with a similarly high quality interior, and Woodcote End House/Queen Anne House in Woodcote Road is also notable for its 18th century plaster work and fine staircase.



The Durdans viewed through its listed gates

Although Inter-War housing forms the western boundary to the conservation area, the eastern and southern boundaries face open countryside which is protected as being part of the Metropolitan Green Belt. This has largely prevented development which would have otherwise subsumed the individual historic buildings although a large development of offices was built to one side of Woodcote Grove in the 1960s, which is now the most dominant detractor within the conservation area. Two smaller groups of modern houses (Chalk Paddock and Berkeley Place) have less impact but are similarly regrettable. To the north, but separated by only a few hundred metres, is the Woodcote Road Conservation Area, with more mixed development but including more impressive red brick walls.

The Chalk Lane Conservation Area was designated on 31 July 1973.

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 Chalk Lane Conservation Area can be assessed. The omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

Once approved by the Planning Policy Sub Committee, these documents will be a 'material' consideration in the determination of any planning applications in the conservation area, and they will also replace the Council's former guidance on the conservation area *Planning Policy Guidance Note 4*.

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 for development in the south-east. Useful guidance is set out in Chapter 12 *Management of the Built Environment*, detailed in Policy BE6.

1.5 Key Characteristics of the Chalk Lane Conservation Area

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

- Linear mainly residential conservation area on undulating ground at the foot of the Epsom Downs;
- Location between Epsom Town Centre and Epsom Downs Race Course;
- More concentrated development in the north, with the middle and southern part of the conservation area having a more rural character;



Chalk Lane (north)

- Whilst residential uses predominate, other commercial uses are present, including three hotels or public houses, a large office complex (located at Woodcote Grove), and the Lavandou Stud, which is based on the stables and former riding school associated with The Durdans;
- Narrow country lanes are enclosed by high brick walls or dense vegetation, including small areas of woodland;
- The many historic brick walls (some of them listed) within the conservation area are of particular importance;



Listed wall to Woodcote Grove

- Some high quality wrought ironwork, principally the gates and railings to The Durdans, and a smaller gateway in Madans Walk,
- Attractive views from Chalk Lane eastwards over the surrounding countryside;
- Madans Walk is a pedestrian-only pathway, defined by more red brick walls, which connects the conservation area to the north;
- A large number of buildings of high quality including a number of prestigious detached family houses, some of which are listed grade II*;
- These are generally built using red brick or are stuccoed and painted white;
- A number of more modest cottages, the earlier examples faced in white-painted timber weatherboarding;
- Use of red or blue brick, clunch (chalk blocks), flints, handmade clay roof tiles or natural slate;
- The Riding School, dating to the late 19th century, is an interesting example of the Gothic Revival style.

There are two areas of distinct character within the conservation area:

- Area 1: Woodcote Road, Woodcote Green Road and the northern part of Chalk Lane as far as the Chalk Lane Hotel;
- Area 2: Chalk Lane south including Woodcote End.

These areas are described in further detail in Chapter 6: Character Areas.

1.6 Summary of Issues (from Chapter 6):

A number of detrimental features have been identified as part of the survey work for this Character Appraisal, and the list below includes the most importance 'Issues' for the Chalk Lane Conservation Area which need to be addressed, mainly by the Borough Council or by Surrey County Council. Further details can be found in the Management Proposals.

Spatial Issues

- Preservation of the spacious and sylvan character, and the control of new development;
- Traffic speed and density;
- Pressure for on-street car parking;
- Repairs are needed to the pavements;
- The historic street lights need to be preserved;
- Improvements are needed to the alleyways;
- Trees need to be protected.

Buildings

- Poorly designed 20th century garages;
- The protection of the unlisted historic buildings from unsympathetic alterations;
- The preservation of front gardens and front boundaries;
- The control of satellite dishes.

Conservation area boundary review

- One small addition proposed to include a terrace of three attractive late Edwardian houses: Nos 4-8 [even] Woodcote Green Road built in the Arts and Crafts style

Education and publicity

- Prepare a new Chalk Lane Conservation Area guidance leaflet.

2.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

2.1 Historical development

The Chalk Lane Conservation Area lies to the south of the historic settlement of Epsom, and developed from the 17th century onwards as Epsom grew as an important spa town.

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 the church of St Martin, located to the north east of the Chalk Lane Conservation Area. At some stage Chertsey Abbey laid out a new settlement further west, which developed into today's High Street. This settlement was largely agricultural, though brick making, based on local clays, began after the Dissolution. A flint tower was added to St Martin's Church in about 1450.

In the 1620s the presence of magnesium sulphate in a local spring led to the development of the area as a spa, and being only 18 miles from the capital, Epsom became a popular country retreat for Londoners, who were keen to take the medicinal waters. This led to the development of the High Street with new inns and lodgings, and some of the buildings erected during Epsom's heyday as a spa still survive in the town centre, such as the Assembly Room of 1690, the Albion Inn, Nos. 127-9 High Street, and the Spread Eagle Inn of 1700.

To the south, in what is now the Chalk Lane Conservation Area, several large houses were built in the late 17th or 18th century, of which Westgate House, Woodcote Green House, Woodcote End House/Queen Anne House, Woodcote Grove and The Durdans remain, of which The Durdans is probably the most prestigious although it has since been virtually rebuilt. In the 17th century its grounds butted up to the parkland which surrounded Woodcote Park, a large house of 1934 which lies to the south east of the conservation area. This was rebuilt, following a fire, to replace Isaac Ware's Georgian mansion of 1753. In the late 17th century Woodcote Park was owned by Richard Evelyn, brother of John Evelyn, the diarist and friend of Pepys. Richard Evelyn had married Elizabeth Mynn of Woodcote Park, a tall chimneyed Tudor building standing at one end of a courtyard and set amongst the trees of a deer park. Outside the park lay a straggle of cottages around a pond and a green, along what is now Wilmerhatch Lane. Today, Woodcote Park is used by the RAC Country Club and Golf Club.



Westgate House

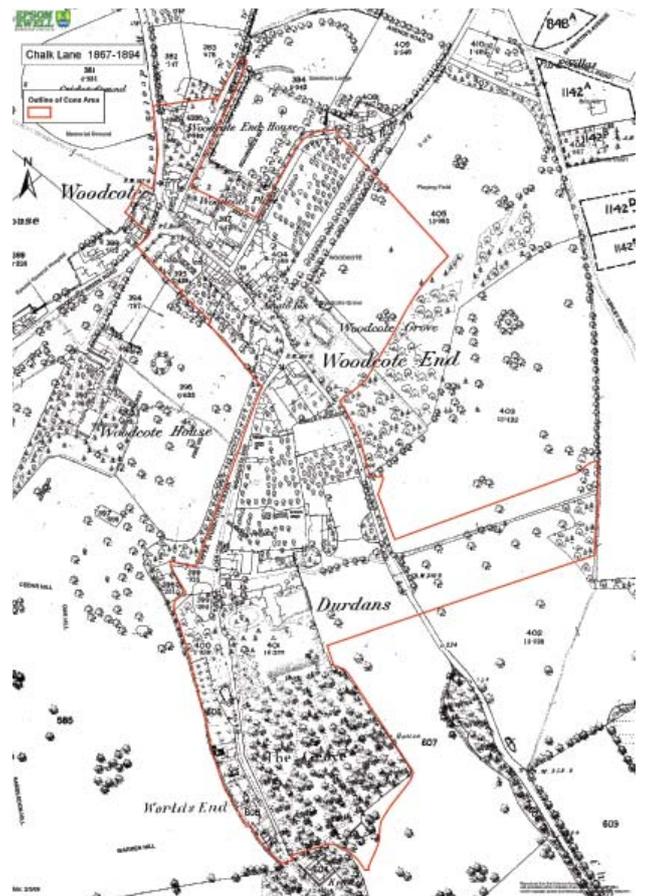


18th century stables to Queen Anne House, Woodcote Road

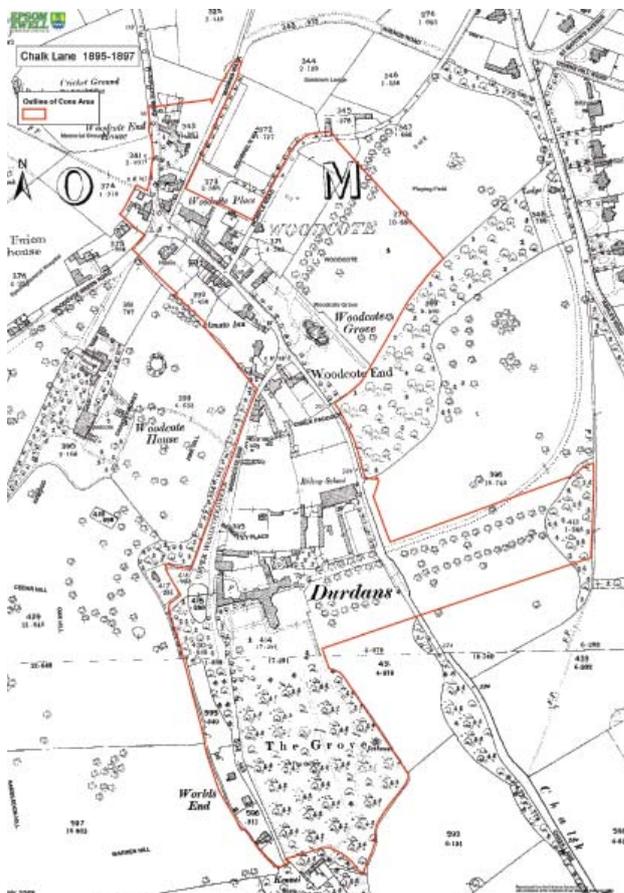
In the late 17th century The Durdans was owned by Lord George Berkeley, who used it when he needed a house which was convenient for London. Berkeley was keeper of Nonsuch Palace, Henry VIII's once splendid residence which stood just two miles away at Ewell. It had been falling into disrepair since the Civil War and by 1682 was owned by Barbara Villiers, a former mistress of Charles II, who allowed it to be looted for building materials. Berkeley acquired several wagon loads of stone and timber, using them to rebuild his house at Durdans in a more gracious, classical style. Many of the other houses in Epsom which were built at the end of the 17th century still retain characteristic quoins or other architectural embellishments of white stone set in old red bricks which were similarly 'recycled' from Nonsuch. The opening of a local brickworks by George Parsons just outside Epsom in 1663 must also have promoted the use of brick as improved methods of firing and local availability made bricks cheaper and brick houses more fashionable.

By 1730, Epsom's popularity as a spa resort was already being eclipsed by the growing fame of Bath, and its significance as a spa abated. This was despite the establishment of the popular racecourse on Epsom Downs, the first race being run on an informal track in 1780, and a grandstand being constructed in 1830. The present town of Epsom began to take shape from the early 19th century onwards, with the remodelling of St Martin's Church in 1825. Further buildings were added in the late 19th century, such as the Post Office, in 1897, and the premises of the London and County Bank and of William Dorset, agricultural and garden merchant. In 1907 St Martin's Church was again altered, confirming the growth of the local population.

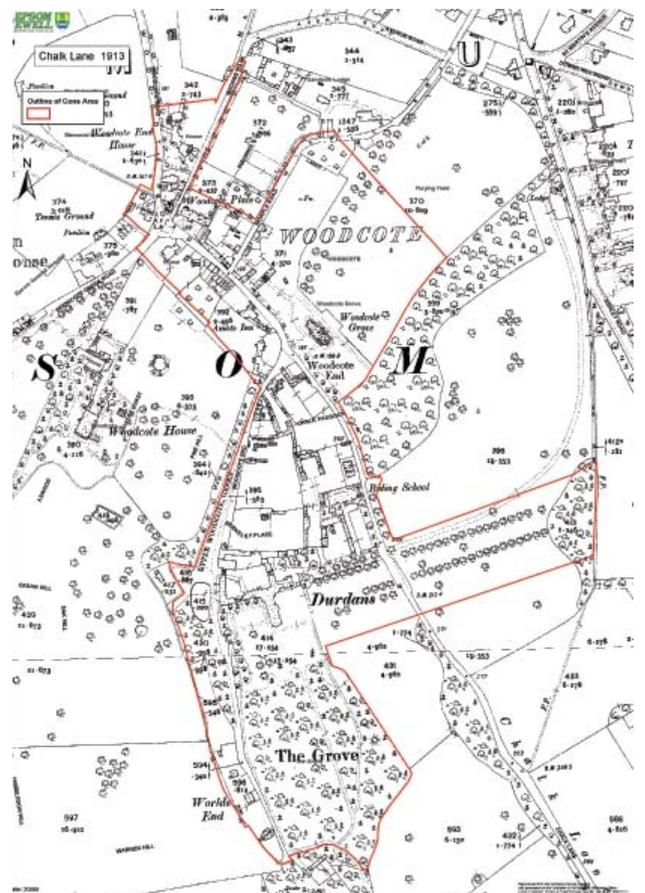
During this period there appears to have been little change in the Chalk Lane area, largely because most of the land was under the control of the owners of Woodcote Grove or The Durdans. However, a number of more modest houses and cottages were built in the 18th and 19th centuries, mainly in the northern part of Chalk Lane, possibly to provide accommodation for servants.



Historic Map of 1867



Historic Map of 1895



Historic Map of 1913

During much of the later part of the 19th century, The Durdans was owned by Archibald Rosebery, 5th Earl of Rosebery (1847-1929) who in 1878 married Hannah, the only child of the Jewish banker Baron Mayer de Rothschild, and the richest heiress of her time. Rosebery purchased The Durdans in 1874, attracted by its connections to horse racing. After he ceased to be Prime Minister in 1895, a post he only held for a year following a catastrophic election defeat for the Liberals, he devoted much effort to building up a stable of racing horses at The Durdans, three of which later won the Epsom Derby. Rosebery was first chairman of the London County Council, established in 1888. He vehemently opposed the building of the new mental hospitals on the west side of Epsom from 1896 onwards, although his objections were not heeded. When he died at The Durdans in 1929, he left an estate worth over £62 million in today's money.

Inter-War housing development was limited to the western boundary of the conservation area, butting up to properties in Woodcote End. In the 1960s or 1970s, land was sold off from Woodcote Grove so that the St Martin's C of E Primary School could be built, and the large office buildings which still remain were constructed to the south east of the main house. Chalk Paddock and Berkeley Place are small housing developments which date from the 1970s or 1980s, but otherwise there has been very little modern development within the conservation area.

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 Epsom town centre, where the only find of any significance is 7th century brooch, probably from a burial, now in the British Museum.

There are no scheduled monuments in the conservation area, although The Durdans retains garden features (including a former ice house and the listed terrace walls) of archaeological interest.

3.0 LOCATION, ACTIVITIES AND SETTING

3.1 Location and boundaries

The Chalk Lane Conservation Area boundary encompasses historic development around the junction of Woodcote Road (which leads northwards to Epsom) and Chalk Lane (which leads southwards to Epsom Downs). The large gardens to Woodcote Grove and The Durdans are also included, as well as an area of open green space, now used for horse grazing, which is defined by an avenue of trees which once connected The Durdans to Ashley Road.

The conservation area lies to the south of Epsom on land which rises gently to the east and south along the Epsom Downs, which forms part of the North Downs. The Epsom Downs Race Course is located at the southern end of Chalk Lane beyond the junction with the B290. Two main roads, the A24 Dorking Road, and the A240 Kingston to Reigate Road, can be easily accessed. The only road through the conservation area is Chalk Lane is controlled by a barrier outside the entrance to the Lavandou Stud, and Woodcote End is a no-through road.

The conservation area is bounded by mixed development to the north towards Epsom Town Centre, including the Woodcote Road Conservation Area. To the east is open countryside which butts up to the busy A290 (Ashley Road), which connects the Town Centre to Tattenham Corner and the Race Course. To the west lies the open land associated with Woodcote Park, now used as the RAC Country Club Golf Course. Further north are the Inter-War houses which face Pine Hill.

3.2 Uses and activities

The conservation area is primarily residential, with the majority of the buildings being used as family houses. However, there are a number of non-residential uses, including three hotels or public houses (the Chalk Lane Hotel, The Amato Public House and The Ladas Public House), and the Lavandou Stud next to The Durdans, which uses the listed stables and riding school. Woodcote Grove appears to have been in use as offices since at least the 1960s, when the adjoining office blocks were added.

3.3 Topography and landscape setting

The conservation area lies on slightly undulating land, which rises to the south and east through some fields to a low ridge of the Epsom Downs. This provides an attractive setting for the Epsom Downs Race Course and for other uses, such as golf and other countryside pursuits. Horses graze in the fields to the east of Chalk Lane, close to The Durdans, providing an appropriately rural quality to this part of the conservation area.



The Chalk Lane Hotel

3.4 Geology

The conservation area lies over the chalk of the Epsom Downs, this chalk being quarried in the past for use as a fertiliser and as a building material. The listed boundary wall on the west side of The Durdans is partially built from blocks of clunch (chalk) and boundary walls made from flints can also be seen in various locations within the conservation area. Locally made bricks, using London clay, are a local feature.



The Amato Public House

4.0 SPATIAL ANALYSIS

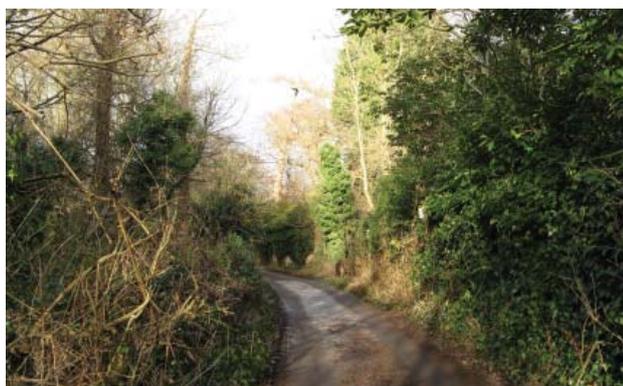
4.1 Street pattern and building plots

The conservation area is based along part of Woodcote Road and the northern and middle sections of Chalk Lane. Woodcote Road forms the historic route from Epsom to the hamlet of Woodcote, and Chalk Lane connects Woodcote Road to the Epsom Downs. To the north around Woodcote Road, there are three principal buildings within the conservation area of differing ages, although they are all listed and in residential uses. These relate to the street in different ways and are informally laid out, sometimes set back from the street with front gardens providing an attractive setting. Madans Walk is a pedestrian-only wide pathway, defined by high brick walls, which leads northwards from the intersection of Woodcote Road with Chalk Lane. It is named after the Revd. Madan, who lived in Woodcote End House/Queen Anne House in the late 18th century. High brick walls add to the sense of containment which is even more noticeable on entering Chalk Lane. Here, groups of cottages and modest houses sit directly onto the pavement, or close to it, and provide a cluster of development which ceases at the junction with Worple Road, which marks the beginning of the land on the east side of Chalk Lane which is owned by Woodcote Grove. At this point, the lane becomes constrained on the east side by the high brick wall which continues as far as the front entrance to Woodcote Grove. On the west side, the gardens to The Amato Public House are quite open, and the inn itself is set back slightly, with car parking, but almost immediately after this the lane is once again enclosed by the brick wall to Maidstone House.



Madans Walk

To the south, beyond the Chalk Lane Hotel, the character of the conservation area changes as there are far fewer buildings and much more open space. Chalk Paddock is a late 1970s development which was built on what was once the stables and entrance driveway to Heathcote House. Another high brick wall marks the western boundary of part of the lane as far as the entrance to the Lavandou Stud, contrasting with the open woodland and fields on the east side of the lane. On the west side are the large gardens and parkland associated with The Durdans, the openness of this part of the conservation area contrasting sharply with the enclosed nature of Woodcote End. This becomes an unmade up country lane (Woodcote End) beyond the entrance lodge to The Durdans which leads to a small collection of just six houses and cottages which form the southern extremity of the conservation area. Thick woodland and other vegetation, as well as the listed boundary wall to The Durdans, constrain views out, although there are glimpses of the backs of the houses in Pine Hill.



Woodcote End

4.2 Open spaces, landscape and trees

There are no formal or public open spaces, the northern and central parts of the conservation area being more urban in character with public open space being restricted to the narrow roads and pavement. However to the south along Chalk Lane, there are long views over the surrounding downland to the east. Areas of dense woodland along the east side of Chalk Lane (in the garden of Woodcote House, to the north and the south of the house) help to reinforce the rural qualities of the conservation area, as does the thick woodland along the west side of Woodcote End.

4.3 Focal points, focal buildings, views and vistas

Views within the conservation area to the north are focused on historic buildings or along the principal roads or lanes. To the south, beyond the Chalk Lane Hotel, they take in the surrounding countryside or are again focused on historic buildings, namely The Durdans and the Riding School. These are described below in connection with the focal points and focal buildings.

There are two informal focal points in the conservation area, created by the intersection of roads. The first lies to the north, at the intersection of Woodcote Road, Madans Walk, Chalk Lane and Woodcote Green Road. The widening of the pavement on the north side has created an opportunity for the public house (The Ladas) to set out some tables and there are low brick planters with (at the time of survey) winter flowers. Further south, and more rural in character, is a further space created by the junction of Chalk Lane and Woodcote End. This space is dominated by the Chalk Lane Hotel, Maidstone House, and the entrance gates to Woodcote Grove, but is really no more than a triangle of roadway with narrow pavements which is somewhat dominated by the small car park in front of the hotel (a much larger car park is located at the back of the hotel). The high brick walls and mature tree planting provide a sense of enclosure which continues along Chalk Lane in both directions.



Woodcote Villa and No. 10 Woodcote Green Road



Junction next to Madans Walk

- The Ladas Public House, an unlisted red brick mid 19th century two storey building, which sits in a dominant position between Madans Walk and Woodcote Road.

Around the junction of Chalk Lane and Woodcote End:

- The Chalk Lane Hotel, a white painted stucco building with more modern additions, particularly important in views along Chalk Lane from the north;
- Maidstone House, set back from the road and less visible;

There are several historic buildings within the conservation area which, because of their size, position and high quality details, can be considered to be 'focal'. Unless otherwise noted, they are all listed. These are:

Around the junction of Woodcote Road, Madans Walk, Chalk Lane and Woodcote Green Road:

- Woodcote House, a large stuccoed house which is particularly important in views northwards along Woodcote Green Road;
- Woodcote Green House, now divided into two, which is important in views from Woodcote Road on approaching the junction with Chalk Lane;
- Woodcote Villa with No. 10 Woodcote Green Road, a low range of white painted weatherboarded cottages, which sit close to the road;



View towards Maidstone House

- Woodcote Grove, set back from the road behind 19th century gate piers and more modern metal gates.

Southern end of Chalk Lane:

- The Riding School, half hidden by the high brick wall along the west side of Chalk lane, but with a dominant gable end facing the lane;
- The Durdans, which although set well back from Chalk Lane in private land, is highly visible from Chalk Lane and forms a notable focal point at the end of a planned 'vista' from the lane, enclosed by an avenue of trees and a balustraded landscape feature.

Woodcote End:

- The entrance gatehouse and former stables to The Durdans, a pleasing composition of red brick with Gothic revival details and the Earl of Rosebery's crest.



Entrance gateway to The Durdans

4.4 Boundaries

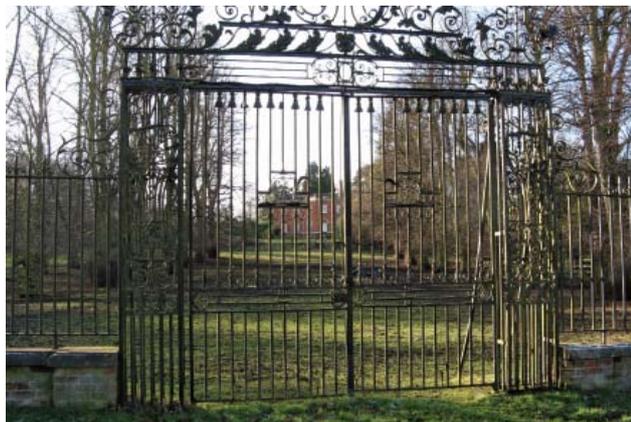
The Chalk Lane Conservation Area is particularly notable for its long stretches of (mainly listed) red brick boundary walls, some of them over three metres high. They largely enclose the two principal buildings, Woodcote Grove and The Durdans, and several of them are individually listed. They appear to date to the late 18th or 19th century, and some are built with blue headers to create a chequer pattern, such as sections of the wall to Woodcote Grove. The most impressive is the very long wall which faces Woodcote End and provides the western boundary to the garden of The Durdans, stretching

from the entrance gatehouse to the end of Woodcote End. Much of this is built in coursed clunch (chalk block) about two metres high which is topped by a decorative brick coping, which includes a saw toothed course of red brick, then a 'roof' of handmade clay tiles about 450 mm high, providing protection for the soft clunch below it. About half way along this wall, a blocked-up Gothic door, painted blue, is in very poor condition, as are parts of the wall which has nevertheless been carefully repaired in places.



Clunch garden wall to The Durdans

There are also two examples of the use of very high quality wrought iron. The first example is provided by the railings and gates to The Durdans, with the gates being elaborately scrolled and decorated. These bear the motto of the Duke of Chandos and date to the early 18th century but were moved to this site from "Cannons" in Edgware. At the northern end of Madan's Walk, a small and plainer pair of wrought iron gates presumably once formed the rear access to what is now Woodcote End House. They now lie within the garden of Chandlers, a 20th century house which is located just outside the conservation area. These gates are in very poor condition and despite being listed (along with the red brick boundary wall which marks the eastern side of the alleyway) are in urgent need of repair.



Entrance gates to The Durdans

Otherwise, the boundaries within the conservation area are made up of planting and trees, with post and rail timber fencing in the more rural southern part of the conservation area facing the open fields. In front of Nos. 8 and 10 Chalk Lane is a low boundary wall made of flints with a stone coping. Simple metal 'park' fencing, probably 19th century, can be seen next to the entrance gateway to The Durdans off Woodcote End.

In some places, front boundaries have been removed to create car parking, particularly in Woodcote End and in the northern section of Chalk Lane. 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

The street lighting in the conservation area is a mixture of historic and modern examples. In Woodcote Road, lighting is provided by tall steel lights, painted black with a Victorian-style lamp. In Madans Walk, smaller very simple steel street lights with a glass shade are evident. A few historic street lights, still in use, can be found in Chalk Lane, dating to the early 20th century. These are cast iron with decorative moulded bases and modern lamps and are marked on the Townscape Appraisal Map.



Historic street light in Chalk Lane (south)

Street furniture

Because there are no public open spaces in the conservation area apart from the streets themselves, there are no examples of public seating or other street furniture. A standard green plastic litter bin can be seen in Madans Walk. A few reproduction cast aluminium bollards can be seen in places, such as at the southern end of Madan's Walk, where there is also a bright red cast iron post box.

Pavements and roads

There are no examples of traditional paving in the conservation area part from some flint cobbles outside Woodcote Grove which create the entrance to the house from Chalk Lane. The pavements are generally covered in simple black tarmac, with narrow concrete kerbs although Worples Road and retain some narrow (100 mm) granite kerbs. In places, the pavements are disturbed by the remains of trenching for utility providers. Woodcote End is an unadopted road with a roughly made-up surface in places.

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. A single historic street sign for Worples Road made out of enamel remains on the side elevation of No. 5 Chalk Lane.

Traffic management

Some traffic is generated by the Chalk Lane Hotel, but the narrowness of the lane provides some 'accidental' traffic calming and keeps traffic speeds low. A removable barrier outside the entrance to the Lavandou Stud deters through traffic from using the lane to access the Race Course and beyond. However, the amount of traffic using Chalk Lane (despite these restrictions) is one of the most frequently quoted concerns of local residents.



Removable barrier in Chalk Lane (south)

5.0 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

Most of the historic buildings in the conservation area were built as family houses, some of them as extremely prestigious country residences for very wealthy people, most notably Woodcote Grove and The Durdans. Some of these date to the late 17th century but have 18th or 19th century facades, usually utilising the local red brick although Westgate House is stuccoed and painted white. All of these houses provide attractive mainly Georgian facades, often enriched with string courses, window architraves and other decorative features. These contrast with the simpler more vernacular cottages and small houses which also lie within the conservation area, which are faced in brick or in white painted weather-boarding, possibly concealing earlier timber frames behind. These date to the 18th and 19th centuries. The two public houses, The Ladas and The Amato, were probably purpose-built as commercial premises but retain a domestic scale.

The only truly different building type is provided by the listed stables and Riding School which now form the Lavandou Stud. These date to the late 19th century and were built by the Earl of Rosebery for his racing horses.

5.2 Listed buildings

Twenty seven of the buildings in the conservation area are listed, six are locally listed, and five more are unlisted historic buildings which are considered to be 'positive' (see below). This leaves just eleven buildings which are either too altered or which have been built relatively recently, including the developments in Chalk Paddock and Berkeley Place.

Grade II listed buildings:*

There are six grade II* listed buildings or structures in the conservation area. These are:

Woodcote Green House/No. 2 Woodcote Green House, Woodcote Green Road

This was once one house and dates to the late 17th century building, although it has been refronted and altered, so its appearance today is largely of the mid 18th century with two distinct components, now separate dwellings. It retains a fine Chippendale staircase.

Queen Anne House/Woodcote End House, Woodcote Road

This building retains a 17th century core but otherwise the building is mainly of the mid 18th century. It also has two components, similarly divided into two separate dwellings, both built from red brick and two storeys high. A late 18th century stable block, with a pedimented central bay, faces Woodcote End House but is in separate ownership and listed at grade II.



Woodcote End House, Woodcote Road



Woodcote Green House, Woodcote Green Road

Woodcote Grove, Chalk Lane

This building dates to the late 17th century and has an impressive front elevation facing Chalk Lane, two storeys high, with red brickwork enlivened by stone dressings. The style is mid 18th century Georgian and was built for J Diston. The house contains a portrait of King Charles II which is said to have been painted by Levy and given to Diston by the king. The gate piers are later, with modern metal gates.



Woodcote Grove, Chalk Lane

The Durdans, Chalk Lane

The original house was built by Lord Berkeley in the mid 17th century as a country retreat, his principal and more famous house being located in Piccadilly. Subsequent owners include the 2nd Duke of Argyle (1708), the Earl of Guildford (1711) and Frederick, Prince of Wales. It was pulled down and the present house built for Charles Dalbiac in 1764, the architect being William Newton. This house was altered in the 19th century, possibly by George Devey. By the end of the 19th century, it had become the seat of the Archibald Rosebery, 5th Earl of Rosebery (1847-1929), Prime Minister between 1894 and 1895 and owner of several Derby winners. Some of these horses (including Ladass) are buried in the parkland which surrounds the house, their graves being marked by cast iron railings which are listed grade II. Lord Rosebery built the adjoining Riding School (1897), also listed grade II*, as a rare survival of its type. The wrought iron entrance gates and railings to The Durdans are similarly listed grade II*.



The Durdans

Grade II listings at The Durdans include a brick gatehouse and former stables facing Woodcote End (marked with the emblem 'AR' for Archibald Rosebery) and a second stable block, possibly also by George Devey, with a bell tower. A ha-ha with a stone balustrade, which faces the house on the east, and the boundary wall facing Woodcote End, are both separately listed. The surviving stable blocks, one range of possibly 18th century origins, are also listed grade II.

Other grade II listed buildings of note include:

Westgate House, Chalk Lane

This substantial house is dated 1684 on a staircase ceiling, although the outside appearance is now of the late 18th or early 19th century. It has a well ordered three storey painted stuccoed façade which is particularly dominant in views northwards along Woodcote Green Road. Following a history of fire damage and dereliction in the 1990's, only the outer walls remained, and it was completely rebuilt and converted into apartments.



Westgate House

Maidstone House, Chalk Lane

Maidstone House is a symmetrical mid 18th century two storey Georgian house, two storeys high with a peg tiled roof. The Venetian windows to the ground floor add a certain prestige.



Maidstone House

Woodcote Villa and No. 10 Woodcote Road

These two buildings form a small group at an important road junction. No. 10 Woodcote Road is 18th century, and faced in white painted weatherboarding, while Woodcote Villa is 19th century and built from brick which is also painted white. Both have steeply pitched tiled roofs.

Cottages in Chalk Lane (Nos. 2, 4, 5, 6, 8, and 10)

These date to between the early 18th century and the mid 19th century and are modestly sized colour-washed brick or weather-boarded cottages, which add greatly to the rural qualities of the conservation area. Some retain early examples of wrought iron casement windows.

Chalk Lane Hotel, Chalk Lane

The basic core of this complex of buildings is an early 18th century two storey five bay house with a dentil eaves cornice and a peg tiled roof. An extension probably dating from the 19th century protrudes forwards on one side, and is now somewhat altered.

5.3 Locally listed buildings

There are currently about 100 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 were included in the former Local Plan (Policy BE15).

There are two groups of locally listed buildings in the conservation area as follows:

Nos. 35 and 37 Worple Road

These were built in c1900 as accommodation for staff for Woodcote Grove. Facing the street, and continuing the line of a listed red brick boundary wall, the two matching cottages are two storeys high with dormered first floor windows divided by eaves guttering. The end gables have fretted bargeboards, and the entrances to both are via gates in the adjoining walls – there are no front doors directly from the street. The cottages retain their original slate roof but the windows have been replaced in uPVC.

Woodcote Mews, Chalk Lane

This is a two storey red brick range which is built right up to the pavement. It may have been originally built as the stables to Westgate House, which lies immediately adjacent. The L-shaped building has been somewhat altered but retains an attractive bell tower. The windows have all been replaced in uPVC.



No. 6 Chalk Lane



Listed cottages in Chalk Lane



Nos. 35 and 37 Worple Road (locally listed)

5.4 Positive buildings

The Townscape Analysis Map identifies a small number of unlisted historic buildings, mainly dating to between 1870 and the 1920s, 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.

Probably the most interesting of these buildings lies immediately to the west of the Chalk Lane Hotel. A substantial two storey house of c1900, this has slated roofs, rendered elevations, half timbered gables, mullioned and transomed timber windows, and an off-set front entrance. Both of the two public houses in the conservation area, The Ladas and The Amato, are also considered to be 'positive', as are four of the small group of houses at the southern end of Woodcote End. An outbuilding in the garden of No. 5 Chalk Lane is also 'positive' although it is of course automatically covered by the curtilage rule, so technically it is already a listed building.



Building next to the Chalk Lane Hotel

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 closely conform to existing Council policies, particularly in terms of site density, scale, materials and details. This means, for instance, that proposals for the demolition of a non-positive single house and its replacement with a much larger building or a block of flats is highly unlikely to be approved.

5.5 Materials and details

The materials and details of the various historic buildings in the conservation area are typical of the Surrey area and predominately use red brick with stone dressings (for the most elaborate buildings such as Woodcote Grove and The Durdans), yellow London stock brick (for the 19th century cottages such as Nos. 9 and 11 Woodcote Road)), and white painted weatherboarding (for the more vernacular cottages and smaller houses). These presumably conceal timber frames, but there are no obvious examples of early (16th or 17th century) timber frames, the earliest example being No. 10 Woodcote Road, which is 18th century with a simple double pile plan and retains an interesting early 19th century shopfront (the only such example in the conservation area). The weather-boarding is traditional feather-edged boarding, not profiled in any way, as found in Kent. Nos. 2 and 4 Chalk Lane are also covered in weatherboarding, and unusually retain some wood mullioned leaded casements.



Nos. 9 and 11 Woodcote Road

The most obvious material in the conservation area, and used also for the many high walls which front the streets, is a soft red brick, sometimes enlivened by blue brick headers or stretchers to create a chequer pattern (e.g. the former stables at The Durdans). This brick would have been made in the area from locally-produced clay which would also have been used to produce the hand made clay peg tiles which until slate began to be brought in by the railways in the mid-19th century, would have been the prevalent roofing material. These tiles give a soft, undulating texture which is completely different from the smooth, flatter appearance of natural slate. An unusual detail is the use of orange clay pantiles on Sherwood House, No. 8 Woodcote Road, which although dating to the 19th century is not considered to be 'positive' because of the many modern windows in the front elevation. Similar pantiles are also used for the roofs of the gatehouse to The Durdans facing Woodcote End.



Detail of brick gable to the former stables to The Durdans

The more prestigious houses such as Woodcote Grove and The Durdans tend to provide high quality Georgian details, such as stone dressings, large sash windows, string courses, pedimented frontages, and elaborate front entrance details. A good example can be seen at Woodcote Green House, now divided into two, with both entrances having panelled doors and decorative door surrounds or door hoods. Close by, Westgate House has a large Ionic porch with a deep entablature. By contrast, the more vernacular buildings, such as the listed cottages in the northern part of Chalk Lane, are much simpler. These buildings have little ornament apart from the occasional panelled front door or simple door hood (such as No. 6 Chalk Lane) relying instead on their casement or sash windows, hipped tiled roofs, and large brick stacks to add some variety. The survival on the west side of Chalk Lane of several houses with original, probably 18th century leaded casement windows, is unusual.

Another material which is also used is clunch, not doubt quarried from local chalk pits. It is most noticeable on the listed boundary wall to The Durdans, where it is cut into neat rectangular blocks and irregularly coursed, with an elaborate brick and tile coping. The chalk would also have been burnt to produce lime for use in mortars and renders. A similar though entirely modern wall, also using chalk block and red brick, with a flint base, can be seen outside Berkeley Place.



Doorcase to Woodcote Green House



Clunch wall to The Durdans facing Woodcote End

6.0 CHARACTER AREAS

There are two areas of distinct character within the conservation area:

- Area 1: Woodcote Road, Woodcote Green Road and the northern part of Chalk Lane as far as Worple Road;
- Area 2: Chalk Lane south including Woodcote End.

6.1 Woodcote Road, Woodcote Green Road and the northern part of Chalk Lane as far as Worple Road

This part of the conservation area has a more urban character as it is closer to Epsom Town Centre, and also there is more traffic along Woodcote Road and Woodcote Green Road. Chalk Lane and Worple Road form a short one-way system, exiting into the junction of Woodcote Road and Woodcote Green Road. There is a very high concentration of listed buildings including two houses (both sub-divided) which are listed at grade II* although these are relatively hidden from the street by high walls or planting. These contrast favourably with the more modestly sized vernacular cottages along Chalk Lane north. The informal layout of the streets and buildings, the narrowness of the lane, and the enclosed nature of the streetscape, all add to the area's attractions. The most visible and therefore dominant buildings are The Ladas Public House and its neighbour, Westgate House, which are particularly important in views along Woodcote Green Road to the north.

Negative features include:

- Busy traffic, some of which uses Chalk Lane as a short cut, and pressure for on-street car parking;
- The poor quality pavements and public realm generally, with the area outside The Ladas Public House and Madans Walk being in need of enhancement;
- The surviving historic street lights need to be protected;
- Overhead wires are a negative features in places;
- Multiple signage in places, such as the RAC signs outside The Ladas, or the signs on the lamp post outside No. 10 Chalk Lane;
- The modern windows in Nos. 12 and 14 Chalk Lane, a 'positive' unlisted pair of cottages;

- The uPVC windows in Woodcote Mews, a locally listed building;
- Heather Lodge is a small bungalow which is completely out of character with the rest of the surrounding area;
- The wrought iron gates in Madans Walk (which are listed) next to Chandlers are in urgent need of repair;
- Visible satellite dish on No. 7 Woodcote Road, a grade II listed building;
- The poor condition of some of the roofs at Queen Anne House, Woodcote Road;
- The poor condition of some of the red brick boundary walls between No. 7 Woodcote Road and Queen Anne House; similarly, the listed wall beyond Nos. 35 and 37 Worple Road is also in need of repair;
- A small extension to the conservation area, to include Nos. 4-8 (even) Woodcote Green Road, is needed.

6.2 Area 2: Chalk Lane south including Woodcote End

This is by far the largest part of the conservation area and is predominantly rural in character, with two lanes (Woodcote End and Chalk Lane) meeting outside the Chalk Lane Hotel, which forms a focal point. Nearby is Maidstone House and Woodcote Grove which, together with the hotel and the adjoining house, define this central point. Both lanes lead roughly southwards towards the Epsom Downs, these lanes enclosing The Durdans estate including the house, stables, and Riding School. Large areas of woodland and attractive views over the surrounding fields from Chalk Lane are of special note.

Negative features include:

- The threat of further modern development within this part of the conservation area, which could adversely affect its rural character;
- Despite the barrier in Chalk Lane, frequent traffic along the road is a major issue for local residents;
- The three satellite dishes, AC unit and other additions on the front of The Amato Public House;
- The large 1960s office buildings next to Woodcote Grove, a grade II* listed building;

- Extensive modern additions to the Chalk Lane Hotel, a grade II listed Building, which are clearly visible from Chalk Lane;
- The large car park at the back of the Chalk Lane Hotel;
- Multiple signage around the Chalk Lane Hotel;
- Plastic windows in the side extension to the Chalk Lane Hotel, a grade II listed building;
- Untidy parking area in front of the Chalk Lane Hotel;
- Visible satellite dish on Maidstone House;
- A wide modern garage next to Maidstone House, with a flat roof;
- Poor quality modern street lights, particularly outside the Chalk Lane Hotel;
- Chalk Paddock and Berkeley Place, modern housing developments;
- The poor condition of the Riding School, listed grade II* (this building is on the English Heritage Buildings-At-Risk list 2009);
- The poor condition of the listed brick entrance gates to the Lavandou Stud;
- The protection of the surviving historic street lights;
- The poor condition of parts of the listed wall facing Woodcote End (including a Gothic gate) including thick ivy growth;
- This wall has been repaired in places, using brick-sized chalk blocks and machine-made clay tiles, which do not replicate the original details;
- The former gatehouse and stables to The Durdans is overgrown with ivy and is in need of repair.
- The poor condition of the red brick wall outside Northey Lodge, Woodcote End;
- The somewhat neglected woodland and pond on the west side of Woodcote End;
- The loss of front boundaries to some of the properties at the southern end of Woodcote End.

6.3 Summary of Issues

SPATIAL ISSUES

6.3.1 Preservation of the rural character

Given the popular location and the high quality of the existing environment, there could be pressure for new development, including large extensions or the infilling of garden plots, either of which could adversely affect the special interest of the conservation area. The designation of the surrounding countryside as Metropolitan Green Belt does help to protect the open green spaces but there may be pressure for further infilling, such as Berkeley Place, in the future.

6.3.2 Public realm

Some of the pavements are in poor condition, and the historic street lights need to be maintained and preserved in use. The undergrounding of overhead wires is desirable. Multiple signage is dominant in certain locations.

6.3.3 Site specific improvements

Madans Walk and the pedestrian area outside The Ladas Public House would benefit from some enhancements. Improvements to the setting of the Chalk Lane Hotel would also be welcome.

6.3.4 Trees

The conservation area is notable for the many mature trees which help to define the special character of the 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 identifies 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, new trees should be planted to replace them, following advice from the Tree Officer.

BUILDINGS

6.3.5 Buildings or structures in poor repair

A number of buildings or structures, notably the Riding School, Queen Anne House, some of the important brick walls in the conservation area, and the metal gates next to Chandlers in Madans Walk, are in need of maintenance or repair.

6.3.6 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, the worst being the garage to Maidstone House.

6.3.7 Alterations to unlisted buildings

There are very few unlisted historic buildings in the conservation area but of those which are considered to be 'positive', including the locally listed buildings in Chalk Lane and Worple Road, most have lost their original joinery and have suffered from other unsympathetic changes, such as flat roofed extensions. The loss of front gardens to car parking is also an issue in Woodcote End.

6.3.8 Satellite dishes

A number of satellite dishes were noted on the front walls or roof slopes of buildings in the conservation area, some of which are listed, which have presumably been erected without planning permission or listed building consent. These are detrimental to the overall character of the conservation area and guidance and possible enforcement action should be considered (for the unlisted buildings, only if the satellite dishes were erected after 2000).

CONSERVATION AREA BOUNDARY REVIEW

6.3.9 CA 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' although one small change is suggested, namely the addition of Nos. 4, 6 and 8 Woodcote Green Road, a terrace of Arts and Crafts cottages dating to c1890, with steeply pitched tiled roofs, tile hanging, red brick, and their original joinery.

EDUCATION AND PUBLICITY

6.3.10 Conservation Area leaflet

The existing Chalk Lane 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.

7.1 Format of the Management Proposals

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

8.0 PROPOSED ACTIONS

Based on the Negative features/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 Spatial Issues

8.1.1 Preservation of the rural character

Given the popular location and the high quality of the existing environment, there is inevitably 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, for instance, in Chalk Paddock and Berkeley Place, which resulted in the loss of open green space in proximity to The Durdans and the Riding School complex, both of which are listed at grade II*. Further proposals for limited new residential development are currently (2010) being considered by the Council in association with a restoration scheme for the Riding School and the associated stables, all of which are in urgent need of repair.

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. Careful control of traffic and on-street car parking is also necessary, again to preserve the special qualities of the conservation area.

Recommendation:

- *The Borough Council will continue to monitor applications for change within the Chalk Lane Conservation Area in relation to advice about new development within conservation areas, as set out in Policy Guidance 15: Planning and the Historic Environment” (PPG15) and in saved policies contained within the Epsom and Ewell District-Wide Local Plan (particularly Chapter 6 Management of the Historic Environment, Policies BE3,4,5 & 6) dated May 2000; the Adopted Core Strategy 2007; the South East Plan adopted 2009 [Chapter 12 Policy BE6].*

8.1.2 Public realm

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



Consider improvements to the public realm



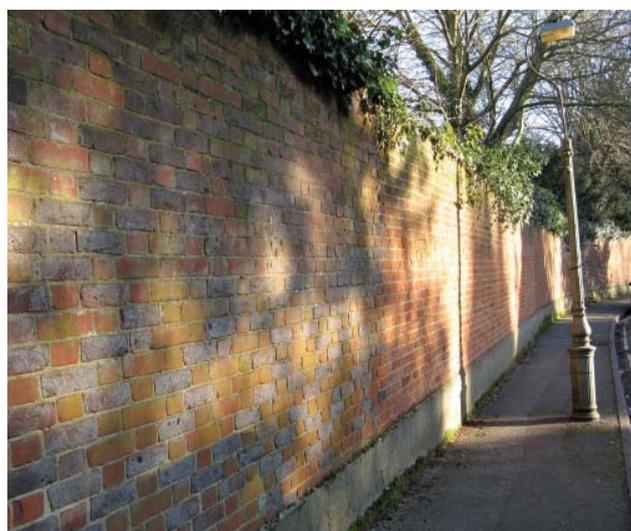
Preserve the rural setting to the conservation area

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.*

Surrey County Council has recently entered into partnership with an outside contractor to replace all of the street lights in the Borough with a modern street light of standard design. No special funds have been set aside to repair and re-use the existing historic street lights, which can be found throughout the Borough but which make a very special contribution in conservation areas such as Chalk Lane. 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 minimum cost of £800 per lamp, which the Borough Council may again have to pay for.

The retention of the existing historic street lights in the Chalk Lane Conservation Area is therefore dependent on funding being made available, but as the Council currently does not have any allocation for work of this kind, the retention of the historic street lights will only be achieved if local residents or businesses are prepared to fund their upkeep.



Retain the historic street lights in the conservation area

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.*

8.1.3 Site specific improvements

The following parts of the conservation area would benefit from a range of improvements, although any work of this kind is subject to the necessary funds being available. Enhancements could include:

Areas in public ownership:

- Madans Walk – improvements such as repaving using traditional materials, the installation of more historic street lights, and the use of traditional cast iron bollards, would be welcome.



Improve Madans Walk

- Area outside The Ladass Public House – the removal of the low brick planters, the installation of traditional paving and bollards, and the reduction in the number and impact of street signs, would be welcome.



Improve the area outside The Ladass Public House

Recommendation:

- *The Borough Council could consider ways of improving the areas above and making them safer, cleaner and more attractive.*

Areas in private ownership:

- Chalk Lane Hotel – the replacement of all or some of the current car park at the front of the building, and its replacement with some planting, would be welcome.

Recommendation:

- *The Council could approach the owners of the Chalk Lane Hotel to see if an enhancement scheme might be possible.*



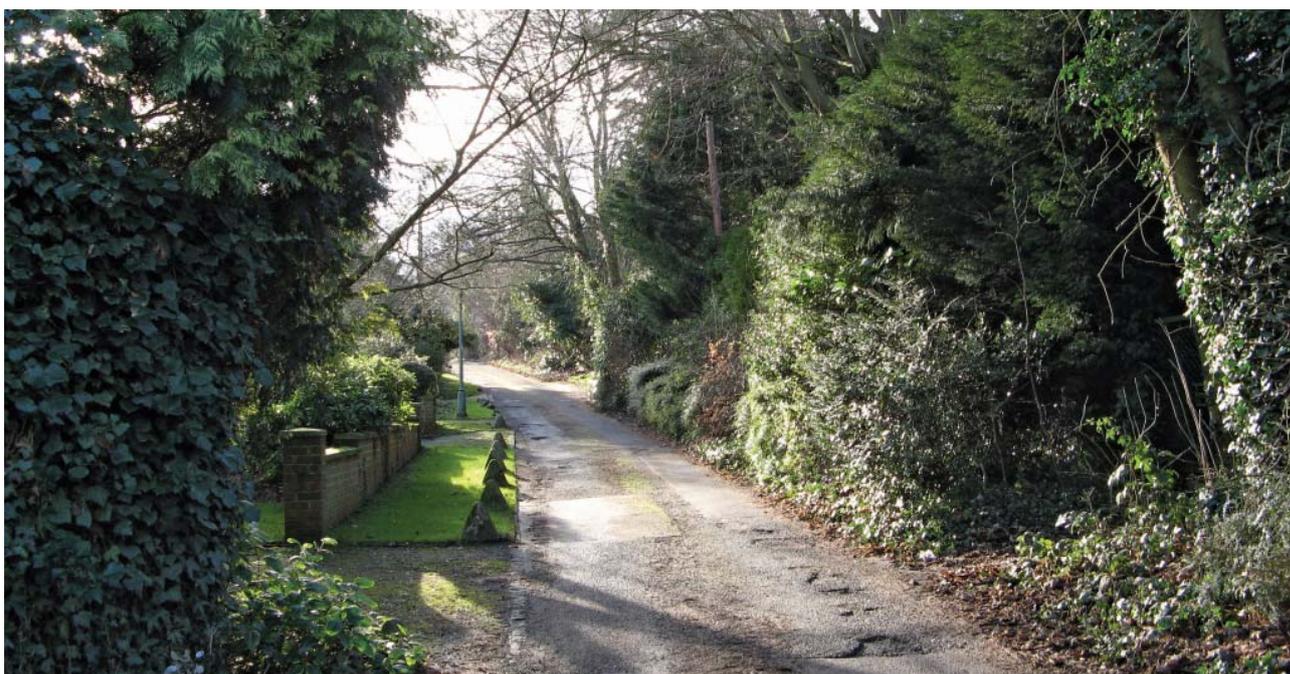
Consider improvements in front of the Chalk Lane Hotel

8.1.4 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;*
- *The Borough Council, possibly in partnership with local residents, could consider undertaking an audit of the trees in the conservation area, identifying those trees where action might be needed in the future and providing a long term Tree Management Plan for maintenance and appropriate replacement;*
- *Where trees are removed due to disease, they should be replaced promptly, following the advice of the Tree Officer.*



Trees are very important in the conservation area (Woodcote End)

8.2 Buildings

8.2.1 Buildings or structures in poor repair

During the survey work for this Character Appraisal, it was noticed that a number of historic buildings or structures are in need of repair. The most obvious examples, both of which are listed grade II*, are Queen Anne House and the Riding School and associated stables. Some of the listed brick boundary walls, such as sections of walling facing Worple Road, are also in need of attention. The wrought iron metal gates next to Chandlers in Madans Walk, presumably once part of Woodcote End House, are also in need of urgent attention.



The listed gates in Madans Walk are in urgent need of attention

Recommendation:

- Working with their owners, the Borough Council will seek to ensure that these listed buildings or structures are repaired;
- If negotiations fail to achieve a satisfactory result, the Borough Council will consider using its statutory powers to achieve the satisfactory repair of these important features within the conservation area.

Small grants may be available 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 Surrey Historic Buildings Trust (contact: Martin Higgins 01483 518758).

8.2.2 Garages

A number of modern garages are evident in the conservation area, adversely affecting the streetscene. The most noticeable one is the double garage to Maidstone House, a single storey structure of the 1960s.



Garage block to Maidstone House

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.

8.2.3 Alterations to unlisted buildings

There are a few unlisted 'positive' historic buildings in the Chalk Lane Conservation Area and most of them have already been adversely affected by the use of modern details and materials such as uPVC windows.

This is because, even in conservation areas, 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 planning permission from the Borough Council. For other uses, such as buildings in use as apartments, commercial properties or institutions, stricter controls already exist.

However, in conservation areas the Borough Council can remove the permitted development rights to unlisted family dwellings through the use of an Article 4(2) Direction, which aims to preserve traditional materials and details, and encourage sensitive extensions and alterations. However, for the Chalk Lane Conservation Area, given the high proportion of these buildings which have already been altered, it is not considered that bringing in the additional controls available through an Article 4 Direction (as has been done in several of the Borough Council's other conservation areas) would have any positive effect.

Recommendations:

- *The Borough Council will continue to monitor change in the Chalk Lane Conservation Area and may consider serving an Article 4(2) Direction in the future.*
- *The Borough Council will take enforcement action against individuals or commercial companies where breaches of planning consent in the conservation area occur.*

8.2.4 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. Some of these are on listed buildings where even stricter controls apply. These are detrimental to the overall character of the conservation area and its historic buildings and householder guidance and possible enforcement action should be considered. The possible provision of a building-by-building photographic survey to enable the Borough Council to monitor change in the conservation area, will help the Borough Council decide whether enforcement action is appropriate or not.

Recommendation:

- *Where negotiation has failed to achieve a satisfactory result, the Borough Council will consider taking enforcement action against owners of buildings where satellite dishes have been erected without planning permission or Listed Building Consent.*

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. Generally, it is considered that the designated boundary accurately reflects the area of 'special architectural or historic interest' although one small change is suggested. This is the addition of Nos. 4, 6 and 8 Woodcote Green Road, a terrace of Arts and Crafts cottages dating to c1890, with steeply pitched tiled roofs, tile hanging, red brick, and original joinery.

Recommendation:

- *Add Nos. 4, 6 and 8 Woodcote Green Road to the conservation area.*



Nos. 4, 6 and 8 Woodcote Green Road

8.4 Education and publicity

8.4.1 Conservation Area leaflet

The existing Chalk Lane Conservation Area leaflet is a useful document but is now somewhat out of date. The publication of new guidance would be welcome.

Recommendation:

- *Subject to funding, the Borough Council could consider the preparation of a new Conservation Area leaflet for residents of the conservation area to provide guidance on the following:*
 - *New development, including infill and replacement dwellings;*
 - *Extensions;*
 - *The use of traditional materials and details;*
 - *The use of colour;*
 - *Control of front gardens, front boundaries, and grass verges;*
 - *Satellite dishes.*

8.4.2 Preserving the history

The conservation area has a very interesting history allied to the growth of nearby Epsom. Information about its development, and the architectural worth of the conservation area, would be of interest of many of its residents.

Recommendation:

- *The Borough Council in partnership with the Epsom Protection Society and local residents could consider the preparation of a short booklet about the history of the area, including historic maps and details of the more important buildings. This could be given to new residents and would, with the Conservation Area leaflet above, help to 'preserve and enhance' the conservation area.*

9.0 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: MAP 1: TOWNSCAPE APPRAISAL MAP

APPENDIX 2: FURTHER READING AND INFORMATION

APPENDIX 1: MAP 1: TOWNSCAPE APPRAISAL MAP

APPENDIX 2: 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

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

