



# **BURGH HEATH ROAD CONSERVATION AREA**

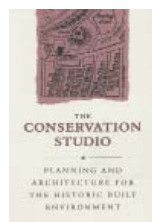
## **CHARACTER APPRAISAL & MANAGEMENT PROPOSALS**

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



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## BURGH HEATH ROAD CONSERVATION AREA

### CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

The Burgh Heath Road Conservation Area is an attractive residential area of mainly late 19th or early 20th century buildings. Whilst the northern part of the conservation area, closer to Epsom town centre, is more urban in character, the southern part is noticeably 'greener' and the buildings are generally set in larger plots. Overall, the lavish planting and the large gardens provide a sylvan quality to the conservation area which is further enhanced by the very high quality of some of the houses. Some of these adhere to the Surrey Vernacular Revival style, popular in the late 19th century, with busy, steeply pitched roofs, half-timbering, tile hanging, and attractive joinery details. Others, which mainly date to between 1900 and 1914, are simpler and use elements which follow the Arts and Craft movement. The conversion of a former chalk pit into a public garden (the Elizabeth Welchman Gardens in Downs Road) provides the conservation area with some focus.

This document seeks to define and describe the various elements which gives the Burgh Heath 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 Burgh Heath Road Conservation Area

The Burgh Heath Road Conservation Area lies in undulating ground to the south east of Epsom, between the busy commercial town centre and the spacious green spaces associated with Epsom Downs. The conservation area comprises a number of quiet residential streets, although there is more noticeable traffic along Burgh Heath Road, partly because it links to the A240, the main Reigate to Kingston road. Until the mid-19th century, this part of Epsom was still 'Common Fields' on chalk downland. Although it lay close to the medieval church of St Martins, there were very few buildings. What is now the conservation area was roughly bisected by the sinuous curve of Burgh Heath Road, which bent around the line of an old chalk pit, one of several in the area. However, from the 1870s onwards, new prestigious family houses were incrementally added, although the main expansion seems to have occurred in the early years of the 20th century. This has provided an attractive residential suburb, notable for its large houses which are usually set in spacious plots with mature trees.



Burgh Heath Road

Many of these houses provide interesting examples of Surrey Vernacular Revival or Arts and Crafts styles and details, most notably Ebbisham Lodge (No. 1 Downs Avenue) a listed building dating to 1907. There are similar well detailed houses in Burgh Heath Road (south) and Downs Avenue (particularly The Haining). In Lynwood Road there are a further number of large detached houses, also with Arts and Crafts details. An interesting feature on the late 19th century houses in Lynwood Avenue (and occasionally elsewhere in the conservation area) is the use of square inter-locking clay tiles which apparently came from Belgium.



House in Lynwood Avenue with square inter-locking tiles

More urban houses, dating to the later part of the 19th century, and sometimes arranged in terraces, can be seen along College Road and the north eastern part of Burgh Heath Road. Here the buildings are generally built from local red brick with Italianate details such as sash windows, panelled doorways, and pitched slated or tiled roofs.

The Burgh Heath Road Conservation Area was designated on 16 December 1987.

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

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 8*.

#### 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.

- Detailed Policies will be dealt with in later documents, but meanwhile the Core Strategy has saved a number of the Policies in the Local Plan (as described above). It also 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 Adopted Surrey Structure Plan 2004*: Provides strategic guidance for the built environment for the period to 2016.
- *The South East Plan Core Document March 2006*: Provides an overall framework for development in the south-east. Useful guidance is set out in Chapter 8 *Management of the Historic Environment*, and is detailed in Policy BE7.

#### 1.5 Key Characteristics of the Burgh Heath Road Conservation Area

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

- Residential suburb on undulating ground at the foot of the Epsom Downs;
- Location between Epsom town centre and Epsom Race Course;
- The conservation area is notable for its late 19th and early 20th century houses which are often partially or fully concealed from the road by lush planting;
- The spacious plots, mature trees, areas of woodland, and former chalk pits;
- The Elizabeth Welchman Gardens with its many mature trees and attractive central grassed area;



The Elizabeth Welchman Gardens



- The informal layout of the roads, particularly the sinuous curve of Burgh Heath Road;
- The survival of the historic alleyways, particularly Rifflebutts Alley;
- Interesting open and closed views along these winding roads and the narrow alleyways;
- A large number of buildings of high quality including a number of prestigious detached family houses;
- The use of Surrey Vernacular Revival or Arts and Crafts details;
- Three listed buildings – No. 1 Downs Road, a large Arts and Crafts house dating to 1907 which was designed by Withers and Meredith, and Nos. 12 and 14 Downside, a pair of early 19th century stock brick houses with distinctive timber fretwork porches;
- A high number of unlisted but ‘positive’ late 19th and early 20th century houses, some detached or semi-detached, or, to the north in College Road, Randolph Road, and part of Burgh Heath Road, arranged in terraces;



Terraced houses in College Road

- A wealth of architectural details on these buildings including the following:
  - Natural slates or clay tiled roofs, including unusual inter-locking clay pantiles, particularly in Lynwood Road;
  - Prominent mainly brick chimney stacks;
  - The use of rough cast, red brick or tile hanging for the walls;
  - Leaded light casement windows or vertically sliding timber sash windows.

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

- Area 1: College Road, Randolph Road and the northern end of Burgh Heath Road
- Area 2: Lynwood Road and Lynwood Avenue
- Area 3: South end of Burgh Heath Road, Downside and Downs Avenue

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 Burgh Heath Road 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;
- Repairs are need to the pavements;
- The historic street lights need to be preserved;
- Improvements are needed to the alleyways;



Rifflebutts Alley

- 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.



Satellite dishes in Randolph Road

## Conservation area boundary review

- No additions proposed;
- One alteration proposed, namely the transfer of College Avenue to the College Road Conservation Area.

## Education and publicity

- Prepare a new Burgh Heath Road Conservation Area guidance leaflet.

## 2.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

### 2.1 Historical development

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

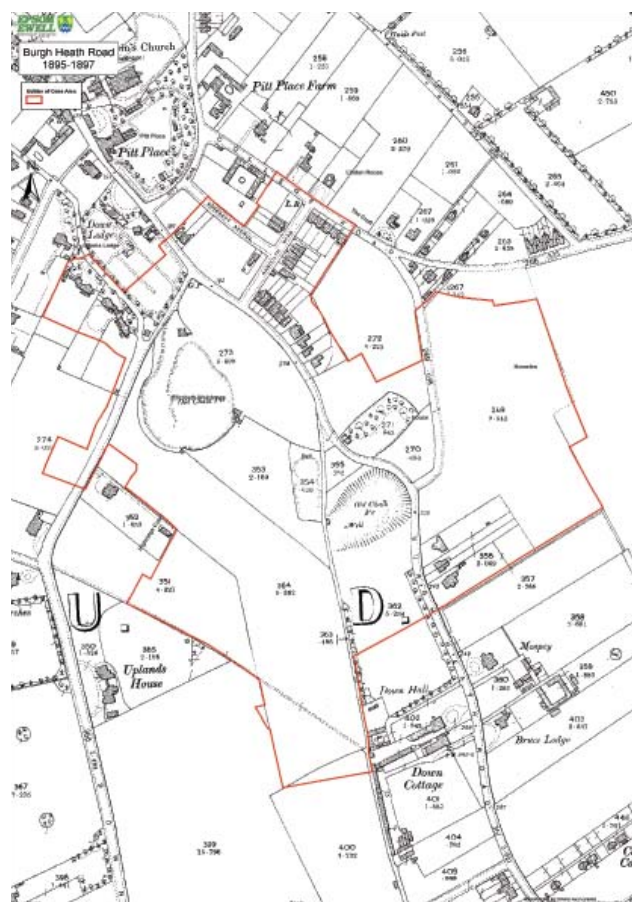
At some stage Chertsey Abbey laid out a new settlement further west, which developed into today's High Street. This settlement was largely agricultural, though brick making, based on local clays, began after the Dissolution. A flint tower was added to St Martin's Church in about 1450.

In the early 17th century 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 weekend resort for Londoners. 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, such as the Assembly Room of 1690, the Albion Inn, Nos. 127-9 High Street, and the Spread Eagle Inn of 1700.

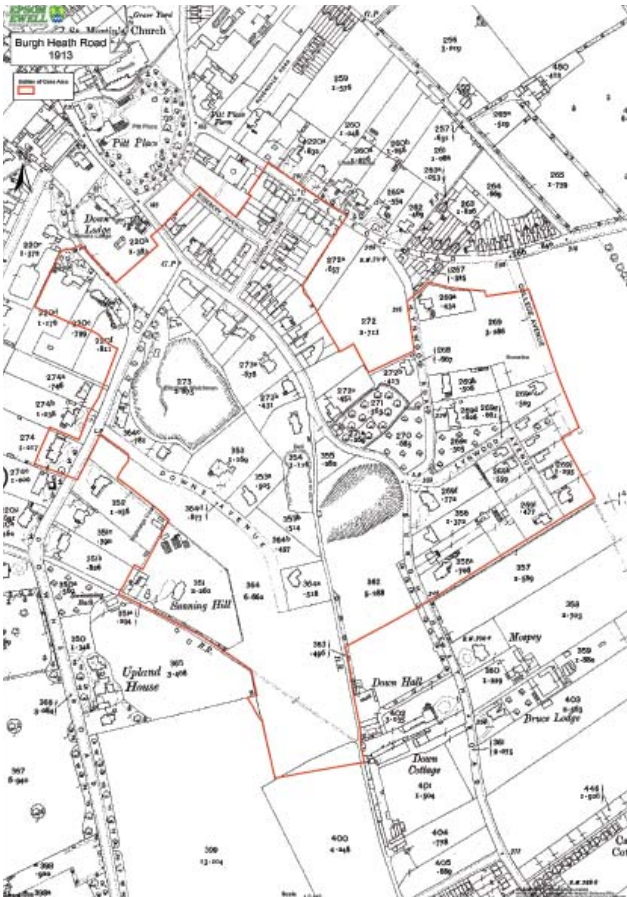
By 1730, Epsom's popularity as a spa resort was already being eclipsed by the growing fame of Bath, and despite the establishment of a popular racecourse on the nearby Epsom Downs, its significance as a spa abated. The present town began to take shape from the early 19th century onwards, with the rebuilding of St Martin's Church in 1825, when a new nave was added, also in flint, to the designs of Mr Hatchard of Pimlico. In 1850 a new sewerage system was constructed, and at this point the town pond was filled in, and the present clock tower was constructed on the site of the stocks and an earlier Watch House. 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), this time by Sir Charles Nicholson, who rebuilt the choir and transepts using greensand and rubble with brick coursing. The church is now listed grade II\*.

This expansion of Epsom was matched by the development of the land which now forms the Burgh Heath Conservation Area into a spacious residential suburb, principally between the late 1890s and World War I. The 1867 map confirms

that at this time, the principal features of this part of Epsom was the roughly north-south route of Burgh Heath Road, leading past St Martin's Church and 'Pit Place' towards the Down Hall and the Epsom Downs. The area was clearly still in agricultural uses, with most of land being open and marked as 'Common Field'. The setting out of plots of land from College Road in the north suggests that the land was already being parcelled off for development. Of note is the notation of two large hatched areas as 'Old Chalk Pit' – one of these was later to form the Elizabeth Welchman Gardens, and the other, the garden to No. 16 Burgh Heath Road (Dame Annis House). Lynwood Road and College Road existed, but had no buildings. The only other buildings of note were Nos. 12 and 14 Downside.



Historic Map of 1895



Historic Map of 1913

By 1895 development of houses had started along the north east side of Burgh Heath Road, In Randolph Road, and facing College Road. A few houses are shown further south along Burgh Heath Road, but the areas was still mainly fields. However, by 1913 houses had been built mainly along both sides of the northern section of Burgh Heath Road, along Downs Avenue, and along Lynwood Road and Lynwood Avenue. Some of this development was undertaken by the Chase Estate which planned and laid out Downs Avenue and other estates in Epsom particularly in Temple Road, and Chase Road and the West Hill area.



Lynwood Road



Downs Avenue

This sequence of building has provided the conservation area with a number of high quality late Victorian and Edwardian buildings, some of which are statutorily or locally listed. Further infilling occurred in the 1920s and 1930s, and again from the 1960s onwards, when new estates were added on the fields which had previously surrounded the conservation area. This involved the demolition of Down Hall and Bruce Lodge to the south, and their replacement with stables or modern housing. Pitt Place, a substantial house shown on historic maps next to St Martin's Church, survived until the late 1950s or early 1960s when it was also demolished and the land was later developed for flats.

The Elizabeth Welchman Gardens, located between Downs Road and Burgh Heath Road in a large former chalk pit, was given to the Borough under the will of Elizabeth Chalkman on 18th October 1906. Historic maps indicate that it was not laid out for use as a public park until the late 1950s or early 1960s.

## 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 four chalk pits (two large and two smaller) provide a link to the past extraction of this material.

## 3.0 LOCATION, ACTIVITIES AND SETTING

### 3.1 Location and boundaries

The Burgh Heath Road Conservation Area lies to the south east of Epsom on land which rises gently up the North Downs towards Epsom Race Course. College Road, part of which lies within the conservation area, is located just to the east. Burgh Heath Road passes through the conservation area, eventually joining the A240 Kingston to Reigate Road via Yew Tree Bottom Road. Epsom Golf Course and the open green spaces associated with the racecourse and the RAC Country Club are therefore close by. The conservation area is bounded to the north by the Church Street Conservation Area, and to the east, by the College Road Conservation Area.

### 3.2 Uses and activities

The conservation area is almost entirely residential, with the majority of the buildings being used as family houses, rather than flats. However, some of the larger houses in Randolph Road and possibly in Burgh Heath Road appear to be in multiple occupation. Other uses include St Christopher's School in Downs Road, an Old Person's Home in Burgh Heath Road, and the Christian Science Society's premises on the corner of Burgh Heath Road and Downs Road. Whilst there is some busy traffic along Burgh Heath Road, all of the other streets are relatively quiet, particularly Downs Avenue and Lynwood Avenue, as these are not through routes. The overall character of the conservation area is of a leafy residential suburb, the many mature trees concealing some of the buildings from view.



Christian Science Society's premises, Burgh Heath Road

### 3.3 Topography and landscape setting

The conservation area lies on slightly undulating land, which rises to the south through some fields to a low ridge of the North Downs, which at this point is called the Epsom Downs. This provides an attractive setting for the Epsom Downs Race Track and for other uses, such as golf and other countryside pursuits. To the east of Burgh Heath Road lies Epsom College, accessed from College Road, the grounds of which back onto properties facing Burgh Heath Road. This again provides open green space in the form of school playing fields.

### 3.4 Geology

The conservation area lies over the chalk of the North Downs, this chalk being quarried in the past for use as a fertiliser and as a building material. The chalk also supplies flints, which can be seen in boundary walls, in St Martin's Church, and in the some of the buildings in Epsom town centre.



St Christopher's School, Downs Road

## 4.0 SPATIAL ANALYSIS

### 4.1 Street pattern and building plots

The conservation area is based along Burgh Heath Road, which is the continuation of Church Road, the medieval street which once formed the centre of the older settlement and in which is located the church of St Martin. Burgh Heath Road connects this village core with the road over the North Downs, and despite its sometimes narrow and winding path, is a major route for traffic. Of note is the way it bends in the middle of the conservation area around the edge of a large former chalk pit, now hidden beneath the garden of Dame Annis House.



Burgh Heath Road

Other roads would appear to be 18th or even 19th century in date. College Road to the north was probably added to provide direct access to Epsom College from the town, and Lynwood Road merely connects it with Burgh Heath Road, bending slightly at its southern end. Randolph Road was not created until about the 1880s. Of note is the survival of the two narrow alleyways of which Rifflebutts Alley is the most prominent, being noted on the 1867 map and forming what was presumably a popular and possibly ancient pedestrian short cut from the old settlement of Epsom to Down Hall and the Epsom Downs beyond.



Houses in College Road

Because most of this area was fields until the late 19th century, the building plots were laid out in a fairly regimented way, with new boundaries stretching back mostly at right angles from the main roads – Burgh Heath Road, Downs Avenue, Lynwood Road, Lynwood Avenue, Randolph Road and College Road. They do however vary in size, with the most generous plots being in Downs Avenue, with smaller plots in the northern part of the conservation area. There is however some consistency along each road in terms of plot size and the orientation of the buildings, with a generally common building line for each road. Nearly all of the buildings in the conservation area are set well back from the road with front gardens, which provides ample opportunities for the trees and hedging to make an important contribution to the street scene.

### 4.2 Open spaces, landscape and trees

The residential uses within the conservation area, and the way in which it has developed, do not provide any planned public open space such as a town square or village green. However, the Elizabeth Welchman Gardens, a small Borough-owned public park based on a former chalk pit, is a valuable local amenity. This is supported by the Friends of Elizabeth Welchman Gardens, a local group which promotes conservation in the park and encourages wildlife to the area. In 2004, the Friends ran a joint event with the Epsom Playhouse, called the 'Party in the Park', which was particularly successful. The Gardens consist of a winding pathway which is accessed from Downs Road, passing through dense vegetation and mature trees before reaching a level, open area of grass in what was once the bottom of the chalk pit.



Sign in the Elizabeth Welchman Gardens



View across the Elizabeth Welchman Gardens

Therefore, whilst there is much greenery in the conservation area, this is almost totally privately owned and controlled, so the care and protection of the many mature trees in the area is the responsibility of private land owners. These trees are particularly important in the south and central part of the conservation area, the more densely built-up form of the northern part of the conservation area making tree planting more difficult. Tree groups are also particularly noticeable where Burgh Heath Road meets Rifflebutts Alley, because of the existence of two of the former chalk pits, which are now completely overgrown. Mature trees are also important along the line of Rifflebutts Alley and the alley which runs to the west of Downs Avenue, where they help to conceal the adjoining houses from view.

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

There are no focal points in the conservation area, due to the residential uses, the layout of the houses, their well planted gardens, and the overall cohesiveness of the buildings and their architectural form. None of the buildings therefore stand out, mainly because they are all set back from the road and in most cases are well screened from public view by mature trees, shrubbery, and boundary walls.

Because of the many trees, views within the conservation area are usually limited to short vistas along the main streets, terminating in bends in the roads, road junctions, or dense woodland.

#### 4.4 Boundaries

The boundaries in the conservation area are primarily made up from natural elements, such as hedging (sometimes neatly clipped), trees and shrubbery, which can be seen mostly to the middle and southern parts of the conservation area. Clipped hedging is also often used in conjunction with either wooden boarded fencing, or with a low brick wall. Often the planting is very tall, to provide privacy from the street, as can be seen along Downs Avenue.

An unusual feature is the very substantial brick wall on the west side of Rifflebutts Alley at its southernmost end, at the edge of the conservation area, which appears to have been associated with Down Hall, demolished in the 1960s to make way for new housing. Another important brick wall, this time with a curved clay coping, can be seen from the alley which marks the north eastern boundary to Lower Bridle, Downs Avenue.



Brick wall in alley off Downs Avenue

To the north, brick or flint walls are also important but they make far more of a contribution to the streetscape. They vary in height from one metre to over two. Traditional cast iron railings, or more modern steel equivalents, can be seen in various locations, usually about one to one and a half metres high. An unusual survival is the length of wrought iron 'estate' fencing between Sunninghill and the adjoining alleyway. In places, boundaries are formed by timber vertical boarding fencing, usually left unpainted about 2 metres high. Where this is well weathered, it is reasonably unobtrusive. Concrete fencing is a less appropriate alternative, although fortunately what examples exist are largely hidden down side alleys or are on private land.



Wrought iron fencing next to Sunninghill

In some places, front boundaries have been removed to create car parking. 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:

One of the most notable features of the conservation area is the survival of historic street lights, still in use, which can be found in various locations and are noted on the Townscape Appraisal Map. These add to the interest of the area and were probably added in the 1920s. Ideally these should be retained. Street lighting is the responsibility of Surrey County Council, although the Borough Council can contribute to their costs where improvements are required.



Historic street light in Downs Avenue

### Street furniture:

There is very little street furniture apart from some interesting bench seating in Elizabeth Welchman Gardens and the occasional steel park seat, painted dark green, such as the one on the pavement at the entrance to Downside. A cast iron ventilation pipe, outside the entrance to Dame Annis Barn, is an interesting feature.



Seat in the Elizabeth Welchman Gardens

### Pavements and roads

There are no examples of historic paving in the conservation area apart from granite kerbs in various locations, the most notable of which are the wide (300mm) granite kerbs in Burgh Heath Road. Otherwise, the pavements and public roads are covered in black tarmac. Although Downs Avenue is a private road, it has a hard surface although this is softened by the well-kept grass verges on both sides. Rosebery Avenue by contrast is an un-made road, topped with gravel. Rifflebutts Alley and the other alley to the west of Downs Avenue have a mixture of surfaces including gravel, sometimes in need of repair.

### Street name plates

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

### Traffic management

Frequent and fast moving traffic along Burgh Heath Road is a notable detractor to the peace and tranquillity of the conservation area, despite a 30 mph speed limit. Large lorries are another detrimental feature.



## 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, although a few, mainly in Randolph Road, have since been converted into flats. In the south and east (Character Areas 2 and 3 – see Chapter 6), facing Burgh Heath Road, Downs Avenue, Downs Road, Lynwood Road and Lynwood Avenue, these buildings are, with only two exceptions (Nos. 7a and 7b Burgh Heath Road, and Nos. 39 and 41 Burgh Heath Road), detached houses in generous plots. These houses date mainly to between the 1870s to World War I. In the north (Character Area 1) the houses are more urban in character, with groups or terraces of similar two or three storey houses. Some of these are shown on the 1895 map, but more followed soon after, as they are stylistically very similar to those already built in 1895. Styles vary, but range from Arts and Crafts or Surrey vernacular, mainly for the detached, more prestigious houses, to Italianate villas or terraced houses, similar to houses which can be seen all over London.

The conservation area includes only three listed buildings and one locally listed building (see below) but a high number of well detailed late 19th or early 20th century houses of some distinction.

### 5.2 Listed buildings

There are just three listed buildings in the conservation area as follows:

Ebbisham Lodge, No. 1 Downs Avenue grade II  
Ebbisham Lodge is a large Arts and Crafts house which was built in 1907 to the designs of Withers and Meredith. It is faced in white painted roughcast, with a machine clay tiled roof. Unusual details include the colonnaded entrance, leaded lights, and a lead-covered box gutter decorated with flower motifs, supported on elegant brackets. Leaded light windows are another notable feature, and further internal features of merit have been recorded.



Ebbisham Lodge, Downs Avenue

### Nos. 12 and 14 Downside grade II.

These two early 19th century houses are similar and whilst they were originally separate, they are now linked by an assortment of extensions. Each house is two storeys high with margin light sashes below a shallow hipped slated roof. Their most remarkable feature is the each retains a large porch made from fretted timberwork below a concave roof, originally no doubt covered in lead. The extensions between these houses are a detrimental feature.



No. 14 Downside

### 5.3 Locally listed buildings

There is just one locally listed building in the conservation area, No. 10 Downside, a pretty cottage orné dating to c1850, with casements windows, two eaves dormers with decorative bargeboards, and painted brickwork.

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



No. 10 Downside

#### 5.4 Positive buildings

The Townscape Analysis Map identifies a large number of unlisted historic buildings, mainly dating to between 1870 and World War I, 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.

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.

The most important unlisted but *positive* buildings in the conservation area are considered to be the following, and some of these may be eligible for local or even statutory listing:

#### No. 16 Burgh Heath Road (Dame Annis Barn)

This timber-framed and brick building has an interesting background, as it was built in the 1920s using an old barn which had been moved from Essex. Historic maps show that in 1510 a farmhouse and barn, now called Dame Anna's Farm, stood on a moated site close to Chipping Ongar. The estate upon which these two buildings stood was broken up in the early 1920s, although the farmhouse remains and is now listed. In 1922 the barn was dismantled and moved to Epsom, where a local builder called Jarvis rebuilt it sometime between 1922 and 1925 as a house, using the original timbers and bricks as far as possible. The barn was built alongside a former chalk pit, which was levelled to some extent and is now grassed over to create a garden for the house. The entrance gates from Burgh Heath Road, presumably of the mid-1920s, are also of note, although they are no longer in use.



Dame Annis Barn, Burgh Heath Road

#### Nos. 43, 45, and 51 Burgh Heath Road

These buildings provide interesting examples of the Surrey Vernacular style, with complex, steeply pitched tiled roofs, various gables and large brick chimneys, walls either tile hung or decorated with timber motifs or half-timbered, and heavy joinery details following the Edwardian tradition. No. 51 has a particularly notable porch with an ogee copper roof over a stone cornice supported on stone Ionic columns.



No. 51 Burgh Heath Road

No. 4 College Avenue (The Garden House).

This is a very large detached house dating to the early 19th century and was designed by P L Waterhouse. Again it has steeply pitched clay tiled roofs, large brick chimney stacks, half-timbering, and white painted plaster.

The Haining, 11a Downs Avenue.

This is one of only five houses shown on Downs Avenue on the 1913 map, the road having been laid out since 1895. It is a substantial red brick house with an imposing, if informal frontage, notable for its two storey bay windows, tile hanging, huge (but surprisingly plain) brick chimney stacks, and leaded light windows. An oversize clay tile hung roof dormer is probably original, but has been refaced recently, previous descriptions noting the use of timber shingles.



The Haining, Downs Avenue

Nos. 1, 7a and 7b, and 9 Lynwood Road.

These houses date to the early 20th century and are the only buildings in this road (apart from no. 14) which are shown on the 1913 map. No. 1 is a detached roughcast house with a machine-made clay tiled roof and ornate cast iron hopper heads dated 1904. Nos. 7a and 7b appears to have been built as one house although it has since been sub-divided. Long and low, the building is faced in smooth unpainted roughcast, with leaded casement windows and a brick-on-edge arch detail over the recessed porch. A dominant, steeply pitched roof is covered with handmade clay tiles of varying hues of brown and orange. The gate piers facing the street are of special merit. Next door, No. 9 is similar although the roughcast has been painted white.



Nos. 7a and 7b Lynwood Road

Nos. 1-7 Lynwood Avenue.

These houses were built between 1896 and 1903 and were designed by J R Harding as a single development in a lively version of the Surrey Vernacular, with a riot of projecting bays, tile hanging and large brick chimneys. Of note is the use of square interlocking clay pantiles which apparently came from Belgium and can be seen on a few other houses in the conservation area, including No. 51 Burgh Heath Road.



Houses in Lynwood Avenue

No. 12 Burgh Heath Road

This is a red brick house with restrained neo-Georgian details including a pair of original dormer windows, between which is a panel of pargetting and the date of the house – 1896. Sash windows with heavy glazing bars, and a plain front entrance marked by a pretty neo-Georgian fanlight, are also of note.

No. 20 Burgh Heath Road.

This building dates to 1925 and is built from a light orange brick with steeply pitched clay tiled roof. Unlike almost every other building in the conservation area, it turns its back on the road frontage and the entrance is on the southern elevation, somewhat concealed by a large gabled wing which contains impressive stone mullioned windows.



No. 20 Burgh Heath Road

Sunninghill, Downs Road.

Sunninghill is a large Arts and Crafts house which dates to c1900, well hidden from Downs Avenue although it can be glimpsed from the alleyway which runs past its entrance from Downs Road. The attractive, contemporary former stables and outbuildings have been converted into separate houses, and are notable for their decorative tile hanging. The house is also tile hung but appears to have been somewhat altered.



Former Stables to Sunninghill House

Positive buildings also include a large number of other buildings in the conservation area, including the terraced or paired houses in the northern part of Burgh Heath Road, Randolph Road and College Road.

**5.5 Materials and details**

The Arts and Crafts houses in the conservation area tend to fall into two different styles.

The first group are earlier (1870-1900), with Surrey Vernacular Revival details:

- Busy roof shapes with steep pitches and gables, covered with handmade clay tiles;
- Thick chimney stacks, sometimes with heavy corbelling;
- Walls are covered in vertical tile hanging or false half timbering; rich red brickwork below;
- Large mullioned and transomed windows, sometimes with leaded lights;

- Overall effect of orangey-brown roof and wall tiles, and dark red brick, punctuated with prominent white painted joinery.



House in Burgh Heath Road

Other houses are similar but follow the more restrained style of architects such as Charles Voysey, and probably date to between 1900 and 1914:

- Simple roof shapes with clay tiles covering;
- Ornate lead rainwater goods;
- Casement windows, often with leaded lights.



No. 14 Lynwood Road

The houses in Lynwood Avenue, which were built between 1896 and 1903 to the designs of J R Harding are an interesting mix of both styles, with details relating to both.



House in Lynwood Avenue

In the northern part of the conservation area, the buildings date to the 1870s onwards and are more urban in character and less locally distinctive with Italianate details as follows:

College Road:

- Continuous terrace (Nos. 12-20) of matching houses of c1880;
- Two storeys high;
- The use of red brick, enlivened with terracotta detail, but sometimes painted;
- Slate roofs with shallow pitches, facing the street - no gables, but canted bay windows with Gothic foliage details to the mullions;



Detail of house in College Road

- Survival of original timber sash windows;
- No. 20 College Road has an unusual triangular ground floor oriel window;
- Later (post 1895) on northern end of road, with more Arts and Crafts details.

Randolph Road:

- Paired or detached houses built mainly in c1890;



Houses in Randolph Road

- Two or three storeys;
- Use of red (street front) or brown (side and back elevations) brick, occasionally stuccoed and painted;
- Slate roofs with shallow pitches;
- Canted bay windows to ground floor.

Northern end of Burgh Heath Road:

- Some houses (Nos. 13-31) built by 1895, rest by 1913, with some 1920s and later infilling;



Houses on Burgh Heath Road

- On the east side, whilst some of them are detached, the plot widths are narrow, so they create almost continuous frontages;
- Detached more prestigious houses on the west side in generous gardens;
- Use of red brick, sometimes with tile hanging and terracotta dressings;
- Shallow pitched slated or clay tiled roofs;
- Nos. 29 and 31 have interesting terracotta details and gables facing forwards.

## 6.0 CHARACTER AREAS

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

- Area 1: College Road, Randolph Road and the northern end of Burgh Heath Road
- Area 2: Lynwood Road and Lynwood Avenue
- Area 3: South end of Burgh Heath Road, Downside and Downs Avenue

### 6.1 Area 1: College Road, Randolph Road and the northern end of Burgh Heath Road

This part of the conservation area is closer to Epsom town centre and has a more urban character with the buildings being closer together and built at a higher density. This means that there is less planting although the street trees in Randolph Road are of special merit. The houses date to between the 1870s and 1914, although there has been some infilling in the 1930s or even the 1960s. Some are now in use as flats. Mostly the houses have Italianate details and are built from red brick, sometimes decorated with terracotta details. Shallow pitched slate roofs are common, facing the street, and there is a notable survival of the original timber sash windows. Occasionally, the buildings have details which relate more to the Arts and Crafts movement.

Negative features include:

- Despite the speed limit and speed humps, the busy and fast moving traffic along Burgh Heath Road;
- Parked cars on the pavement in Randolph Road;
- Satellite dishes on properties in Randolph Road;
- Some poor quality front boundaries, such as the concrete block front boundary wall painted white in Randolph Road;
- Some loss of front gardens to car parking;
- Damaged pavements in a number of places;
- Some of the positive historic buildings have plastic windows and modern front doors;
- Some of the brick houses have been painted;
- Concrete roof tiles on The Devonshires;
- Some poor quality single storey modern garages.



College Road



Boundary wall in Randolph Road

## 6.2 Area 2: Lynwood Road and Lynwood Avenue

This area was laid out between 1895 and 1913. The houses in Lynwood Avenue were all designed by J R Harding with Surrey Vernacular details. Of note is the very quality of the joinery details and the square inter-locking clay pantiles. The spacious plots, groups of mature trees, and tranquil location, make this a popular residential street. Close by, Lynwood Road retains a number of slightly later Arts and Crafts houses on its eastern side, again set back from the road in large plots, with a number of more modern buildings (outside the conservation area) on the west. College Avenue is included in this Character Area, although it should perhaps be included in the adjoining College Conservation Area (see Para. 8.2)



Lynwood Avenue

Negative features include:

- Poor quality boundaries at the north east end of the road, where the backs of the properties fronting College Road abut Lynwood Road;



The backs of properties on College Road face Lynwood Road

- The loss of front gardens to parking and some over-fussy surface treatments;
- Some inappropriate front boundary treatments;
- Whilst these houses are well cared for and well preserved, there is no statutory control over the sort of alterations which could incrementally have an adverse effect on their architectural integrity;
- The occasional modern garage of no merit.

## 6.3 Area 3: South end of Burgh Heath Road, Downside and Downs Avenue

This part of the conservation area is the most wooded and contains mainly detached houses set in large plots. This gives it a very sylvan character, which is enhanced by the high quality of the (mainly) late 19th or early 20th century houses, which in the summer are often fully or partially concealed by this planting. Dame Annis Barn is an unusual example of a re-used timber frame structure which has developed its own history. Whilst Burgh Heath Road is quite busy with traffic, the other roads are quieter with a more rural ambiance. The two alleyways (Rifflebutts Alley and the alley next to Downs Avenue) survive from when this area was 'Common Fields' in the early 19th century.



Burgh Heath Road (south)

Negative features include:

- The Elizabeth Welchman Gardens are underused and would benefit from some improvements;
- Graffiti on the historic brick wall facing Rifflebutts Alley;

- Poor quality surfacing and boundaries in parts of the alleyways;



Poor quality paving in the alley off Downs Avenue

- Some poor quality or over fussy front boundaries;
- Some loss of front gardens for car parking, and the use of unsympathetic materials;
- The threat of uncontrolled minor changes to the positive buildings.

## 6.4 Summary of Issues

### SPATIAL ISSUES

#### 6.4.1 Preservation of the spacious and sylvan character

Given the popular location and the high quality of the existing environment, there is constant pressure for new development, either by the replacement of an existing building or by the infilling of garden plots, either of which could adversely affect the special interest of the conservation area.

#### 6.4.2 Traffic

Despite the 30 mph speed limit through the conservation area (15 mph in Downs Avenue) and the speed humps in Burgh Heath Road, busy and fast moving traffic is a notable detrimental feature, particularly during the morning and evening rush hours. Large lorries are similarly obtrusive.

#### 6.4.3 Public realm

Some of the pavements are in poor condition, and the historic street lights need to be maintained and preserved in use.

#### 6.4.4 Elizabeth Welchman Gardens

These gardens are in the ownership of the Borough Council and the Friends of the Elizabeth Welchman Gardens play an active role in its use and management. However, the gardens are not very permeable and the thick vegetation deters visitors, such as women with young children.

#### 6.4.5 Alleyways

The surface treatments in Rifflebutts Alley are in need of improvement, and the graffiti on the adjoining wall needs to be cleaned. Minor improvements to the boundaries facing the other alleyway, close to Downs Avenue, would be welcome, such as the repair of the wrought iron 'estate' railings along the boundary with Sunninghill.

#### 6.4.6 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

#### 6.4.7 Garages

During the survey work for this Character Appraisal, it was noticed that a number of particularly ugly modern garages are evident in the conservation area, adversely affecting the street scene.

#### 6.4.8 Alterations to unlisted buildings

A high proportion of the unlisted but positive buildings in the conservation area retain their original joinery details, roof materials and boundary treatments. However, at the moment, householders can make minor alterations to these elements without planning permission, and in parts of the conservation area, such changes have already been carried out, for instance the plastic windows in houses in College Road, or the removal of front boundaries to create car parking areas in Downs Avenue.



#### 6.4.9 Local and statutory list

Some of the buildings in the conservation area may be eligible for local or even statutory listing.

#### 6.4.10 Satellite dishes

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

### *CONSERVATION AREA BOUNDARY REVIEW*

#### 6.4.11 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 removal of College Avenue from the Burgh Heath Conservation Area, and its inclusion in the College Road Conservation Area.

### *EDUCATION AND PUBLICITY*

#### 6.4.12 Conservation Area leaflet

The existing Burgh Heath 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 Burgh Heath Road Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals*, builds upon the negative features and issues which have also been identified, to provide a series of Recommendations for improvement and change, most of which are the responsibility of the Borough Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas* (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 9.

## 8.0 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 spacious and sylvan character

Given the popular location and the high quality of the existing environment, there is constant pressure for new development, either by the replacement of an existing building or by the infilling of garden plots, either of which could adversely affect the special interest of the conservation area. A certain amount of infill development has already taken place, for instance, in Downs Avenue, where valuable garden space has been lost to 1960s or 1970s development which has eroded the special interest of the conservation area.



The spacious sylvan character of the conservation area needs to be preserved (Downs Avenue)

In future, in order that the special architectural and historic interest of the conservation area is protected, the Borough Council will need to be especially vigilant when considering applications for new development.

Recommendation:

- *The Borough Council will continue to monitor applications for change within the Burgh Heath Road 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 8 Management of the Historic Environment, Policy BE7) dated May 2000; the Adopted Surrey Structure Plan 2004; the South East Plan Core Document March 2000; and the emerging Local Development Framework and Adopted Core Strategy 2007-2022.*

#### 8.1.2 Traffic

Despite the 30 mph speed limit through the conservation area (15 mph in Downs Avenue) and the speed humps in Burgh Heath Road, busy and fast moving traffic is a detrimental feature, particularly during school pick up time, and the morning and evening rush hours. Large lorries passing along Burgh Heath Road are particularly detrimental, creating noise and potholes in the road surface.



Some traffic calming has already been installed in Burgh Heath Road

Recommendation:

- *The Borough Council and Surrey County Council will work together to reduce traffic speed in the conservation area, whilst having regard to the sensitive historic environment.*

#### 8.1.3 Public realm

Some of the pavements are in poor condition and repairs or improvements would be welcome. Whilst the use of black tarmac is now almost universal throughout the conservation area, a less obtrusive finish, such as a resin-bonded surface, could be introduced incrementally as funds allow.



Retain the existing wide granite kerbs in the conservation area (Burgh Heath Road)

Recommendation:

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

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



Historic street light in Lynwood Road

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.*

### 8.1.4 Elizabeth Welchman Gardens

These gardens are in the ownership of the Borough Council and the Friends of the Elizabeth Welchman Gardens play an active role in its use and management. However, the gardens are not very permeable and the thick vegetation deters visitors, such as women with young children.



The Gardens do not feel very secure due to thick planting

Recommendation:

- *In collaboration with the Friends of Elizabeth Welchman Gardens, the Borough Council could consider ways of improving the permeability of the Gardens, to make them more attractive to local residents, including addressing issues of security.*

### 8.1.5 Alleyways

The surface treatments in Rifflebutts Alley are in need of improvement, and the graffiti on the adjoining wall needs to be cleaned. Ivy growth is another detrimental feature, growing over trees and bushes in Rifflebutts Alley, and needs to be kept under check. Minor improvements to the boundaries facing the other alleyway, close to Downs Avenue, would be welcome, such as the repair of the wrought iron 'estate' railings along the boundary with Sunninghill.



Rifflebutts Alley

Recommendation:

- *In collaboration with local property owners, the Borough Council could consider ways of improving the alleyways and making them safer, cleaner and more attractive.*

### 8.1.6 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.



Trees in Burgh Heath Road

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;*
- *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.*

## 8.2 Buildings

### 8.2.1 Garages

During the survey work for this Character Appraisal, it was noticed that a number of particularly ugly modern garages are evident in the conservation area, adversely affecting the streetscene.

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.*



Garage in Lynwood Road

### 8.2.2 Alterations to unlisted buildings

A high proportion of the unlisted but positive buildings in the conservation area retain their original joinery details, roof materials and boundary treatments. However, at the moment, householders can make minor alterations to these elements without planning permission, and in parts of the conservation area, such changes have already been carried out, for instance the plastic windows in houses in College Road, or the removal of front boundaries to create car parking areas in Downs Avenue.

This is because 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, even in conservation areas. For other uses, such as buildings in use as flats, commercial properties or institutions, stricter controls already exist.



This house in Lynwood Avenue retains its original joinery

However, 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. For instance, under the Article 4(2) Direction, private owners would be encouraged to upgrade their existing traditional timber windows or install secondary glazing, rather than replacing them with uPVC units. The Article 4(2) Direction also brings under control the creation of a vehicular hardstanding in front gardens, or the demolition or alteration of existing front boundaries, where this is not already controlled by existing legislation.

This has already been done in several of the Borough Council's other conservation areas, including the nearby conservation areas of Ewell Downs Road and The Green Conservation Area and the Higher Green Conservation Area, as well as the Stamford Green Conservation Area and the Ewell Village Conservation Area. Generally these Directions have worked well, and are understood and appreciated by the local residents which are affected. All planning applications submitted under an Article 4 (2) Direction are free.

An Article 4(2) Direction for the Burgh Heath Road Conservation Area would bring under planning control the following:

- (i) All extensions of whatever size including porches on the front\* of the building;
- (ii) Changing roof materials and the insertion of rooflights on the front-facing\* roofslope;
- (iii) Replacing windows or doors on the front\* elevation;

- (iv) The provision of a hardstanding (i.e. a parking area) within the curtilage of the house;
- (v) The erection of a wall, gate, or other means of enclosure facing the front\*;
- (vi) The demolition of a wall, fence or gate facing the front\*.

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

The Borough Council has published detailed guidance on the existing Article 4(2) Directions which can be viewed on their website: [www.epsom-ewell.gov.uk](http://www.epsom-ewell.gov.uk) Copies of their leaflet *Advisory notes to residents* can be obtained from the Environmental Design team, but for information a summary, altered to be of relevance to the Burgh Heath Road Conservation Area, is included at Appendix 2.

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).

Recommendations:

- *The Borough Council will consider serving an Article 4(2) Direction in the Burgh Heath Conservation Area;*
- *The Borough Council will provide a publicity leaflet for the Article 4(2) Direction once it is in place;*
- *The Borough Council will produce a full photographic survey of the buildings in the conservation area, on a building-by-building basis, taken when the Article 4 (2) Direction is served, to aid future enforcement;*
- *In conjunction with the new Article 4 (2) Direction, the Borough Council will continue to monitor the quality of applications for change to unlisted buildings within the conservation area and will ensure that only applications of the highest quality are approved;*
- *The Borough Council will take enforcement action against individuals or commercial companies where breaches of planning consent in the conservation area occur.*

### 8.2.3 Local and statutory list

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



Should St Christopher's School, Downs Road be Locally Listed?



Should some of the properties in Lynwood Avenue be Locally Listed?

Recommendation:

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

### 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. These are detrimental to the overall character of the conservation area and householder guidance and possible enforcement action should be considered. The provision of a building-by-building photographic survey, in connection with the proposed Article 4 (2) Direction, will help the Borough Council decide whether enforcement action is appropriate or not.

Recommendation:

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

## 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, namely the removal of College Avenue from the Burgh Heath Conservation Area, and its inclusion in the College Road Conservation Area. This would remove the anomaly whereby to access this part of the conservation area, it is necessary to pass through the College Road Conservation Area.

## 8.4 Education and publicity

### 8.4.1 Conservation Area leaflet

The existing Burgh Heath Conservation Area leaflet is a useful document but is now somewhat out of date. The publication of new guidance, in association with the recommendation to serve the new Article 4 (2) Direction, 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:*
  - *The new Article 4 (2) Direction;*
  - *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 an 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: MAPS**

**Map 1: Townscape Appraisal Map**

**Map 2: Character Area Map**

**APPENDIX 2: PROPOSED BURGH HEATH ROAD CONSERVATION AREA ARTICLE 4 2) DIRECTION**

**APPENDIX 3 FURTHER READING AND INFORMATION**

## APPENDIX 1: MAPS

**MAP 1: TOWNSCAPE APPRAISAL MAP**

**MAP 2: CHARACTER AREA MAP**

## APPENDIX 2: PROPOSED BURGH HEATH ROAD CONSERVATION AREA ARTICLE 4(2) DIRECTION

The Article 4(2) Direction for the Burgh Heath Road Conservation Area came into force in (fill in date). It removes permitted development rights for family dwellings, requiring applications for planning permission for a range of alterations and minor extensions which would normally be uncontrolled. Different legislation exists for flats, commercial properties, institutions, listed buildings and scheduled monuments, where stricter controls already apply.

Article 4(2) Directions are made under the General Permitted Development Order 1995. Each Direction is accompanied by a Schedule that specifies the various changes to family dwellings, which will now require planning permission. For the Burgh Heath Road Conservation Area, the Borough Council have now brought under planning control the following:

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

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

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

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

### ARTICLE 4 (2) DIRECTIONS Advisory Notes to Residents

The Borough Council has a statutory duty to preserve and enhance the special character of its designated Conservation Areas. Planning legislation allows owners of unlisted houses the right to carry out various types of development, including alterations, without the need to apply for planning permission. This is known as "permitted development". In the case of Conservation Areas, the cumulative effect of such "permitted

development" may have a damaging effect upon the character and historical interest of the area. The effect of an Article 4(2) Direction means that certain alterations, which previously have been undertaken under "permitted development" now require planning permission.

*GENERAL – The restrictions as to what can and cannot be built are complex and should always be referred to the Local Planning Authority. Alterations, improvements and extensions to buildings and to the setting of buildings within the Conservation Area should respect the character and historical context of the property and surroundings through the use of traditional materials and historically correct design. In addition to the constraints placed upon householder development by Conservation Area status, the following constraints outlined below apply to areas covered by an Article 4(2) Direction.*

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

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

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

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

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

## APPENDIX 3: FURTHER READING AND CONTACTS

### Further reading:

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

*Epsom Past*, Charles Abdy, Philimore, 2001

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

### For further information regarding all planning and conservation related matters:

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

### For further information regarding Downs Avenue, contact:

The Company Secretary,  
Downs Avenue Residents Association Limited,  
3 Downs Avenue,  
Epsom,  
Surrey KT18 5HG.

### For further information regarding local history:

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

### For further information relating to listed buildings and conservation areas:

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

General enquiries: 01483 252000  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### For technical guidance:

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

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

