



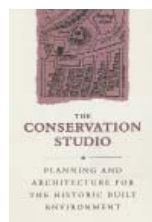
COLLEGE ROAD CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

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The College Road Conservation Area is a modestly sized residential area to the south east of Epsom town centre with a mixture of mainly 19th century buildings. Some of these provide good examples of early 19th century development, including paired weather-boarded cottages which are listed grade II. Other examples are typical of late 19th century suburban expansion, namely paired or terraced red brick or stuccoed properties, most of which can be more accurately described as houses rather than cottages. These give this small part of Epsom a village character, which is reinforced by the open green spaces of the adjoining playing fields, which form part of Epsom College.

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

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



Councillor Michael Arthur
Chairman Planning Policy Sub-Committee



Mark Berry
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1.1 Description of the College Road Conservation Area

The College Road Conservation Area lies on flattish land to the south east of Epsom, between the busy commercial town centre and the spacious green spaces associated with Epsom Downs. Epsom College, with its historic buildings and wide open green spaces, lies immediately adjacent to east of the conservation area boundary. The conservation area comprises a single residential street, which is relatively peaceful although there is some through traffic, particularly in term time.



Nos. 57 and 59 College Road

Until the early 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 apart from two groups of paired cottages on the north side of the road and one single house on the south. Following the opening of Epsom College in 1853, and the expansion of Epsom into the adjoining countryside from the mid 19th century onwards, further development was inevitable although the majority of the other historic buildings in the conservation area date to between 1895 and 1913. Of note is the substantial Arts and Crafts house (Bayford House No. 1 College Road) which lies within the conservation area which was, between 1954 and 1985, the home of Frank Hampson, the creator of the Dan Dare comic-book hero. Whilst the earlier buildings were clad in weather-boarding, the mid to late 19th century buildings (Nos. 61-73 odd College Road) are stuccoed. From the later part of the 19th century, the use of brown or red brick became more fashionable, such as Nos. 47-59 odd College Road. Interesting details, such as gabled and hipped roofs, with their many brick chimney stacks, add a liveliness to the roofscape. Most of the roofs are covered in natural Welsh slate. Additionally, the survival of many original sash windows and panelled doors adds to the character of the conservation area.



Nos. 29 - 31 College Road (on left)

Throughout this section of College Road, the front gardens are extremely important and with the mature trees and the open green spaces associated with Epsom College, give a rural quality to the conservation area despite its close location to the busy town centre of Epsom.

The College Road Conservation Area was designated on 16 December 1987, along with the adjoining Burgh Heath Road Conservation Area.

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

1.4 Policy framework

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

- *The Epsom and Ewell District-Wide Local Plan* dated May 2000: Chapter 6 addresses the built environment. The management of conservation areas is covered by policies BE2, BE3, BE4 and BE5;
- The Epsom and Ewell Local Development Framework (LDF) contains a Core Strategy which was adopted in July 2007. This document identifies key issues and objectives for the future development of the Borough up to 2022, and a strategy to achieve them.
- 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 College Road Conservation Area

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

- Small residential suburb on flattish land close to the Epsom Downs;
- Location between Epsom town centre and Epsom College;



Nos. 17 and 19 College Road

- Mature trees, attractive front gardens, and the close proximity of the open green spaces associated with Epsom College, provide a rural ambiance to the area;
- The conservation area is notable for its well preserved early to late 19th houses and cottages;
- Some of the buildings, namely Nos. 17-27 odd College Road, are paired weather-boarded cottages which are listed grade II;

- No. 32 College Road is a more substantial brick-built house, also listed grade II and also dating to the early 19th century;
- The gently winding main street, with the narrow alleyways leading off;
- Bayford House, No. 1 College Avenue, is a large painted brick Arts and Crafts house dating to the early 20th century which was, between 1954 and 1985, the home of Frank Hampson, the creator of the Dan Dare comic-book hero;



View along College Road



Nos. 34 and 36 College Road

- Low brick walls, hedging, and timber picket fencing are appropriate front boundaries to many of the properties.

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 College 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;
- Trees need to be protected.

Buildings

- 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

- Transfer College Avenue from the Burgh Heath Road Conservation Area to the College Road Conservation Area.



Bayford House, No. 1 College Avenue

Education and publicity

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

into a spacious residential suburb, principally between the late 1890s and World War I. The development of College Road was slightly earlier and more piecemeal, the first houses being the paired weather-boarded cottages and No. 32 at the western end of the road closest to the town. The street may have been little more than a track at this point, the road being laid out in a more formalised way in the mid-19th century to link Epsom College to the town. This had been built by Dr John Probert to help orphans and windows of members of the medical profession. The school was initially named the Royal Medical Benevolent College, and the first 100 boys were accepted in 1855. Today the school, which was subsequently renamed Epsom College, provides educational facilities to over 700 pupils.



No. 32 College Road

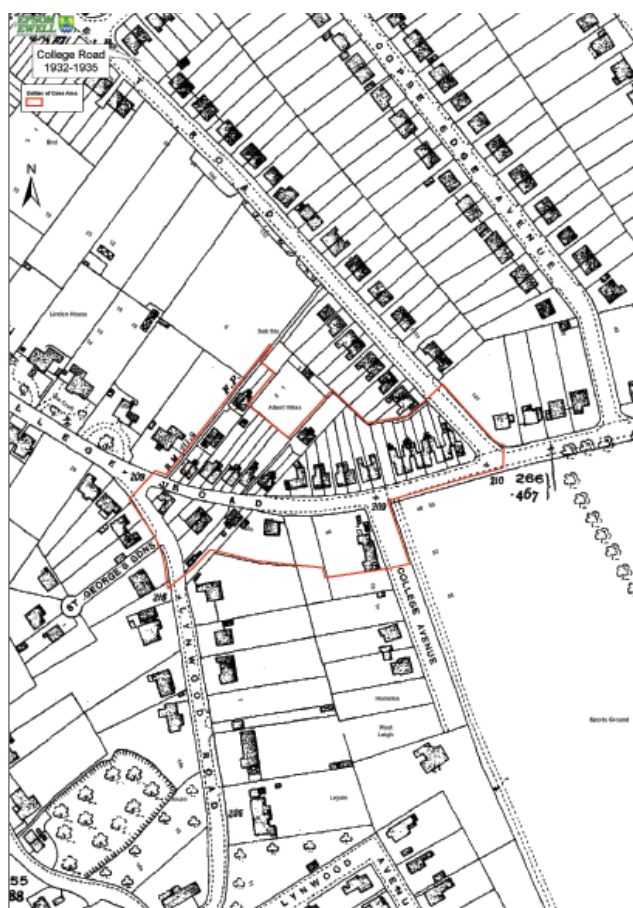
The map of 1867 confirms the existence of the five paired weather-boarded cottages on the north side of the street in narrow strips of land which lay at right angles to the roadway (now Nos. 17-27 odd and Nos. 39-45 odd College Road). A further pair, now Nos. 38-40 even College Road, lay on the south, and also noted is No. 32 College Road, a more substantial brick-built double fronted house. Otherwise the land was open downland which at this time was clearly being incrementally developed.

By 1895 very little had changed apart from the construction of Nos. 61-73 odd College Road, an indented terrace of stuccoed houses with shallow pitched roofs and sash windows, and, on the south side, the addition of Nos. 34/36 College Road, attractively dated 1894 on the front elevation. The main changes seem to have occurred between 1895 and 1913, when the next historic map confirms that Nos. 29-37 odd and Nos. 47-59 College Road had been built on the north side of the road. Additionally, College Avenue has been laid out but only one house built, No. 4 College Avenue (The Garden House), a very large detached house dating to the late 19th century and designed by P L Waterhouse. This currently lies within the Burgh Heath Conservation Area. Bayfield House, No. 1 College Avenue is not shown on the 1913 map but is on the 1932 map. Stylistically, the building may be dated to the immediate post-war period of 1918-1925.

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) in the adjoining Burgh Heath Road Conservation Area provide a link to the past extraction of this material.



Historic Map of 1935

By 1932 this part of Epsom had been developed with rows of 1920s houses, such as those in Copse Edge Avenue to the immediate north of the conservation area. Fortunately, the presence of the school has ensured the survival of large areas of open green space in the immediate vicinity of the conservation area. Some infilling within College Road occurred sometime soon after 1913, most notably No. 42, a well detailed brick house. Further properties were added in the 1960s or 1970s (No. 40a, No. 44 and the bungalow at No. 46).

3.0 LOCATION, ACTIVITIES AND SETTING

3.1 Location and boundaries

The College Road Conservation Area lies to the south east of Epsom on land which rises gently up the North Downs towards Epsom College. College Road forms the spine of the conservation area and joins the A240 Kingston to Reigate road at the Drift Bridge roundabout. Epsom Golf Course and the open green spaces associated with the racecourse and the RAC Country Club are therefore also close by. The conservation area is bounded to the south west by the Burgh Heath Road Conservation Area.



Nos. 49 and 51 College Road

3.2 Uses and activities

The conservation area is entirely residential, with the buildings being used as family houses rather than flats. The overall character of the conservation area is of a leafy suburban residential suburb, with mature trees, pretty front gardens and the adjoining open spaces of Epsom College providing a link to its more rural past.

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 College Road lies Epsom College, which backs onto College Avenue. 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 buildings in Epsom town centre.



Nos. 61 and 63 College Road

4.0 SPATIAL ANALYSIS

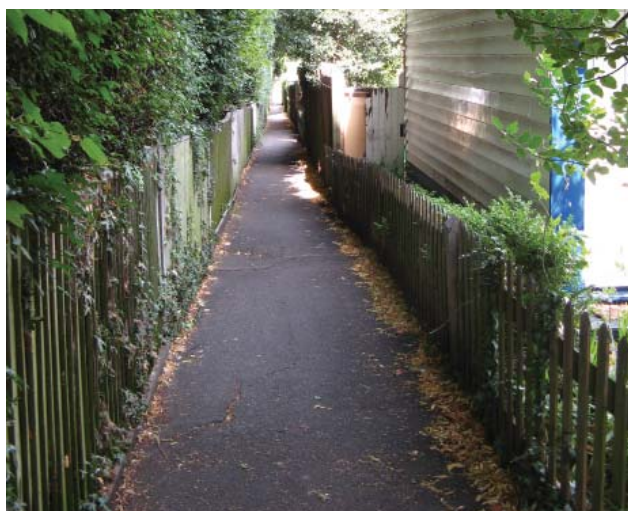
4.1 Street pattern and building plots

The conservation area is based along a short stretch of College Road, which leads out of Epsom town centre towards Epsom College (hence the name) and the Epsom Downs. The road bends slightly after the junction with Lynwood Road, providing a pleasant ambience to the street which is reinforced by the slightly set-back buildings and their front gardens. Whilst some of these have been converted into car parking spaces, enough remain to give the street a pleasantly 'green' character.



Nos. 53 and 55 College Road (in centre)

College Avenue is a wide, un-adopted road which leads off College Road at right angles. This follows the line of the 19th century setting out of building plots, shown on the 1867 map in a fairly regimented layout of parallel boundaries leading back from the street. These boundaries are largely reflected in the modern-day boundaries. Of note are the much thinner plots on the north west side of College Road, which contain the pairs of early 19th century cottages of which Nos. 17-27 odd are listed. A similar, though private alleyway, provides access to another similar pair of cottages, Nos. 43/45, which are almost completely hidden from view. Further east, the boundaries change direction, because of the curve in the road, encapsulating the Victorian houses in a much more regimented way.



Alleyway access to Nos. 17, 19, 21 and 23 College Road

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 public open space such as a village green, grass verges or formal park. The plants and trees which contribute to the special character of the conservation area are therefore entirely in private ownership. Mature trees around No. 15 College Road, just outside the conservation area boundary, are particularly important in views along the street but there are reports of them causing damage to the listed cottages on the opposite side of the adjoining alley. Therefore, whilst there is some 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.

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 slightly set back from the road with a fairly common building line. These small front gardens and their front boundaries are therefore particularly important in views along the street.

Because of the flattish setting to the conservation area, the layout of the buildings, and the planting between them, views within the conservation area are limited to short vistas along College Road, which are terminated by the gentle bend of the street.

4.4 Boundaries

Traditionally, the front boundary to most of the buildings in the conservation area was provided by a low brick wall. Many of these have been removed and replaced with a variety of alternative boundaries as follows:



View along College Road to west

Positive boundaries:

- Dense hedging, usually privet, of varying heights (e.g. No. 61);
- A combination of neatly clipped hedging and a low timber fence (e.g. No. 53);
- An unstained or painted low timber palisade fence, suitable for historic Surrey cottages (e.g. No. 51, Nos. 25/27, No. 34 and Nos. 38/40 – where they are painted white).

Neutral or negative boundaries:

- 1.5 metre high vertical boarded fence (No. 73);
- A low concrete block wall (No. 57).

Most of the buildings also have a variety of boundaries to the front and sides, the ‘soft’ boundaries, made up from various hedges or other planting, being the most attractive, particularly where mixed with low timber palisade fencing. However, in some places, front boundaries have been removed altogether (e.g. Nos. 29/31 and 33) 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 conservation area, as follows:



Traditional palisade fencing in front of No. 34 College Road

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.

Street furniture:

There is no street furniture in the conservation area.

Pavements and roads

There are no examples of historic paving in the conservation area part from the wide (300 mm) granite kerbs along the north side of College Road. These must be retained whenever street works are undertaken. Pavements are covered in tarmacadam, somewhat uneven in places due to trench cutting.

College Avenue is a private road, so it is not metalled and has no pavements with grass verges along both sides.

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

At certain times of the day College Road is busy with cars although the on-street car parking acts as a 'natural' speed control, as the road is quite narrow and cars have to slow down to allow other traffic through.



Historic street light in College Road

5.0 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

The conservation area includes a high proportion of historic buildings of which seven are listed. Only three of the 39 buildings are modern buildings of no special merit (Nos. 40a, 44 and 46), and all of these are located on the south side of College Road. All of the buildings in the conservation area were built as family cottages or houses, and appear to still be used as such. The earliest are the modestly sized early 19th century weather-boarded cottages at the eastern end of the conservation area. These are typical of Surrey vernacular cottages of this period and are arranged in semi-detached pairs and accessed along the adjoining alley. Nos. 39/41 and 38/40 were built at a similar time, but have been much altered. Nos. 43/45 is also of the similar date, but is not visible from the public domain.

At the western end of College Road, a two storey, uniformly detailed stuccoed terrace (Nos. 61-73), makes a major contribution to the street scene. This is more suburban in its details, and would not look out of place in many places in London or the south east. Late 19th century brick houses and cottages, again mainly arranged in pairs and using red and brown brick with shallow pitched slate roofs, make up the third most predominant building type and are again typical of the London region. Bayfield House, No. 1 College Avenue, is a very substantial but plain Arts and Crafts detached house, much larger than any of the other buildings in the conservation area, which appears to date to between 1918 and 1925.

5.2 Listed buildings

There are seven listed buildings in the conservation area as follows:

Nos. 17-27 College Road.

These are arranged as three pairs of matching cottages which sit behind each other, the first two facing the street. They date to c1840.

No. 32 College Road

This building also dates to around 1850, but is a more substantial house and is built from brick.



Nos. 38 and 40 College Road



Nos. 61 - 73 College Road



Nos. 25 and 27 College Road

5.3 Locally listed buildings

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). Whilst there are no locally listed buildings actually within the conservation area, The Firs, in a separate section of College Road, is locally listed.

5.4 Positive buildings

The Townscape Analysis Map identifies a number of unlisted historic buildings, mainly dating to the late 19th century, as being *positive*. The identified buildings are considered to make a *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.

Later 20th century buildings have been omitted, but some quite heavily altered historic buildings (such as Nos. 38 and 39 College Road) have been included for their more limited architectural interest and their relationship with unaltered high quality *positive* buildings.

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

5.5 Materials and details

The houses and cottages in the conservation area provide a variety of materials and details according to their age, although brown or red London stock brickwork is very common. These details are as follows:

Nos. 17-27 College Road.

These Surrey vernacular semi-detached listed cottages date to c1840 and are built using timber rather than brick. They are clad in white painted weather-boarding. Gables with carved barge boards face the adjoining alley, and the front doors are either enclosed in modest porches or have simple door hoods. They largely retain their original sash windows, the windows to the ground floor being of six over six lights, and the windows above, three over six lights.



Nos. 17 and 19 College Road

No. 32 College Road

No. 32 is a more substantial detached listed building which dates to around the mid-19th century and has three windows to the first floor and two larger sash windows to the ground floor, symmetrically arranged around a central front door. It is built from red brick with gauged brick arches over the windows and a three course brick string course defining the first floor level. The roof is covered in pantiles.

Nos. 29-37, 47-59 odd and Nos. 34/36 and 42 College Road

These mainly semi-detached buildings are more mixed and apart from Nos. 39/41, which are shown on the 1867 map, date to the late 19th century/early 20th century. Built from red or brown London stock brick, they are notable for their sash windows, shallow hipped slated roofs, and square or canted bay windows. No. 47 is the largest house and has a gable facing the street defining a two storey square bay window. Tall brick chimney stacks and the survival of a large number of attractive clay pots add some liveliness to the roofscape in views along the street. The combined use of red and brown brick to some of the buildings provides some decoration.



Nos. 53 and 55 College Road

Nos. 61-73 odd College Road

These STUCCO and London stock brick houses date to between 1867 and 1895, though stylistically were probably built in the 1880s. They are arranged as three pairs with one 'odd' house (No. 73) which is very similar to the other houses in the terrace although it is roofed using handmade clay tiles and has an additional corner window to the ground floor. Each house has two sash windows to the first floor and a square ground floor bay window with a clay tiled roof which usually (not No. 65) breaks forward to create a pediment over the paired sash windows below. Each pair is divided from its neighbour by a narrow alley which provides access into each house via a 'front' door which is in fact in the side elevation. The unusual floor plan means that these houses are linked at the back by their respective back extensions, but not at the front.



Nos. 39 and 41 College Road



Nos. 65 and 67 College Road

Bayfield House, No. 1 College Avenue

Bayfield House is a very substantial but plain Arts and Crafts detached house, much larger than any of the other buildings in the conservation area, and built from painted brick with a simple hipped slated roof. It may date to the early 1920s.



Bayfield House, No. 1 College Road

Nos. 39/41, 43/45, and 38/40 College Road

These are three pairs of cottages which are shown on the 1867 map, so they may of a similar date to the listed cottages adjacent. However, they are not listed possibly because they have been altered. The removal of the original sash windows and the insertion of modern windows in Nos. 39 and 40 is a detrimental feature. The condition and appearance of the other pair, Nos. 43/45, has not been ascertained as they are completely hidden from the public viewpoint. Nos. 39/41 and 38/40 are brick built and it is possible that they were added a little after the adjoining listed cottages, the use of timber framing falling out of fashion in about 1850.

6.0 SUMMARY OF ISSUES

SPATIAL ISSUES

6.1 Preservation of the spacious and sylvan character

This part of College Road provides a good example of well laid out mid to late-19th century development which is notable for its small front gardens, planting and trees. The close proximity of the open green spaces associated with Epsom Downs and Epsom College is another positive feature of the area. This 'green' character needs to be protected and enhanced and any new buildings (or extensions to the existing buildings) need to be very carefully controlled.

6.2 Traffic

Despite the 30 mph speed limit through the conservation area, there is a problem with traffic at certain times of the day, some of which moves too fast.

6.3 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 Trees

The conservation area is notable for the planting and 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, which protects them from inappropriate lopping or felling. Where trees are diseased, new trees should be planted to replace them, following the advice of the Tree Officer.

BUILDINGS

6.5 Alterations to unlisted buildings

A high proportion of the unlisted but positive buildings in the conservation area retain their original wall materials, joinery details, and roof materials. 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 to Nos. 39 and 40 College Road. The loss of front boundaries, and the creation of car parking spaces in front gardens, is a detrimental feature which is currently not controlled by planning constraints.

6.6 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 (depending on when they were erected).

CONSERVATION AREA BOUNDARY REVIEW

6.7 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:

- Remove College Avenue from the Burgh Heath Road Conservation Area, and add it to the College Road Conservation Area.

EDUCATION AND PUBLICITY

6.8 Conservation Area leaflet

The existing College Road Conservation Area leaflet is a useful document but is now somewhat out of date. The publication of new guidance, in association with the recommendations included in the Management Proposals, would be welcome. Further information about the historical development of the area may also be of interest to local residents.

7.1 Format of the Management Proposals

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the College 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 INTRODUCTION

Based on the Summary of 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*

The College Road Conservation Area is an attractive part of Epsom and a correspondingly popular place in which to live. This puts pressure on the sensitive historic environment, in the form of demands for new development such as attic conversions, extensions, and the creation of private car parking. These pressures in turn threaten the spacious and sylvan character of the conservation area.

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

Recommendation:

- *The Borough Council will continue to monitor applications for change within the College 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.*



On street car parking can be obtrusive in the conservation area

8.1.2 *Traffic*

Despite the 30 mph speed limit through the conservation area, busy and fast moving traffic is a detrimental feature, particularly during school pick up time, and the morning and evening rush hours.

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 tarmacadam is now universal throughout the conservation area, a less obtrusive finish, such as a resin-bonded surface, could be introduced incrementally as funds allow. The repaving of the alley next to the listed cottages, perhaps using Staffordshire blue clay paviors, would also be welcome.



Traditional granite kerbs should be retained

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.



Detail of one of 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.*

8.1.4 Trees

Trees are important within and on the edges of the conservation area and need to be protected from felling, unsuitable lopping, or from disease.

Recommendation:

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



Trees are important and add a sylvan character to the conservation area

8.2 Buildings

8.2.1 Alterations to unlisted buildings

Most of the unlisted but positive buildings in the conservation area retain their original wall finishes, joinery details, and roof materials. However, at the moment, householders can make minor alterations to these elements without planning permission, and in parts of the conservation area, such changes have already been carried out, for instance to Nos. 39 and 40 College Road. The removal of front boundaries to create car parking areas is another major issue in the conservation area. 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.

However, the Borough Council can remove these 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. It also brings under control the creation of a vehicular hardstanding in front gardens and the demolition or alteration of existing front boundaries, where this is not already controlled by existing legislation.

This has already been done in several of the Borough Council's other conservation areas, including the 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 College 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

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 College Road Conservation Area, is included at Appendix 2.



Nos. 57 and 59 College Road



No. 37 College Road

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 College Road 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.

8.2.2 Satellite dishes

The occasional satellite dish has been noted on the front walls or roof slopes of buildings in the conservation area, presumably erected without planning permission. These are detrimental to the overall character of the conservation area and householder guidance and possible enforcement action should be considered. The provision of a building-by-building photographic survey, in connection with the proposed Article 4 (2) Direction, will help the Borough Council decide whether enforcement action is appropriate.



Nos. 29 and 31 College Road

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 change is suggested as follows:

Recommendation:

- *Remove College Avenue from the Burgh Heath Road Conservation Area, and add it to the College Road Conservation Area.*



View southwards along College Avenue

College Avenue is accessed via the College Road Conservation Area, and whilst the buildings in College Avenue are more substantial than the cottages and houses in the existing conservation area (apart from Bayfield House, No. 1 College Avenue), it seems more logical to include College Avenue in the College Road Conservation Area rather than in the adjoining Burgh Heath Conservation Area. This would bring into the College Road Conservation Area the following 'positive' historic buildings:

- No. 3 College Avenue - A symmetrically arranged two storey house of c1910 or possibly the early 1920s, faced in pebble dash with a hipped clay tiled roof and two matching ground floor oriel windows. The leaded light casement windows would appear to be original.



No. 3 College Avenue

- No. 4 College Avenue - A very substantial Surrey Vernacular Revival house with steeply pitched clay tiled roofs, half timbered gables, large brick chimney stacks, and original joinery details.

8.4 Education and publicity

8.4.1 Conservation Area leaflet

The existing College Road 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: MAP 1: TOWNSCAPE APPRAISAL MAP

APPENDIX 2: PROPOSED COLLEGE ROAD CONSERVATION AREA ARTICLE 4 2) DIRECTION

APPENDIX 3 FURTHER READING AND INFORMATION

APPENDIX 1: MAP 1: TOWNSCAPE APPRAISAL MAP

APPENDIX 2: PROPOSED COLLEGE ROAD CONSERVATION AREA ARTICLE 4(2) DIRECTION

The Article 4(2) Direction for the College 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 College 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

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

