



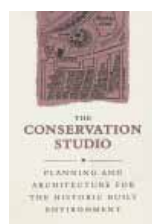
EWELL VILLAGE CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

August 2009



This document has been produced by:



The Conservation Studio,
1 Querns Lane,
Cirencester,
Glos GL7 1RL
T: 01285 642428
E: info@theconservationstudio.co.uk
W: www.theconservationstudio.co.uk

EWELL GREEN CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

This document provides information about the Ewell Village Conservation Area, one of the largest conservation areas in the District which encompasses the commercial village centre as well as outlying residential areas. Within this village centre are groups of mainly modestly sized, vernacular buildings, which give Ewell the character of an old Surrey village. The informal road pattern, with a crossroads at the village centre, provides an attractive setting to the many listed buildings, the highest concentration of which can be found in Church Street. Of note are the springs, watercourses and ponds, areas of dense woodland, and more open green spaces, some of them associated with the schools which are located close by. Bourne Hall, a 1960s building of some merit, is an important local amenity and is owned and managed by the Council as a public library, café and local history museum. The many historic buildings and the attractive green spaces means that the designation of Ewell Village as a 'conservation area' is both worthwhile and justifiable.

The Appraisal seeks to define the special character of the conservation area, and the Management Proposals provide some guidance on future actions, most of which will be the responsibility of this Council. It is our duty as the 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.

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 places concerned, and that positive enhancements are achieved.



Councillor Michael Arthur
Chairman Planning Policy Sub-Committee



Mark Berry
Head of Planning

Most maps are reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LA licence no.077941. Other maps and illustrations are reproduced by permission of Bourne Hall Museum.

The survey work for this document was carried out in the winter of 2006-7, since then a number of changes have taken place in the conservation area. As far as possible, these are reflected in the text.

CONTENTS

PART 1: CONSERVATION AREA CHARACTER APPRAISAL

1	INTRODUCTION	1
1.1	Description of the Ewell Village Conservation Area	1
1.2	The implications of conservation area designation	2
1.3	Conservation area character appraisals and management proposals	2
1.4	Policy framework	2
1.5	Article 4(2) Direction	2
1.6	Key characteristics of the Ewell Village Conservation Area	3
1.7	Summary of Issues	4
2	THE HISTORICAL DEVELOPMENT OF THE AREA	5
2.1	Historical development	5
2.2	Archaeology	14
3	LOCATION, ACTIVITIES AND SETTING	15
3.1	Location and boundaries	15
3.2	Uses and activities	15
3.3	Topography and landscape setting	16
3.4	Geology	16
4	SPATIAL ANALYSIS	17
4.1	Key characteristics of the conservation area	17
4.2	Open spaces, landscape and trees	18
4.3	Focal points, focal buildings, views and vistas	19
4.4	Street pattern and building plots	21
4.5	Boundaries	22
4.6	Public realm	23
5	THE BUILDINGS OF THE CONSERVATION AREA	25
5.1	Building types	25
5.2	Listed buildings	26
5.3	Locally listed buildings	28
5.4	Positive buildings	29
5.5	Architectural styles, materials and detailing	29
6	CHARACTER AREAS	33
6.1	Area 1: Kingston Road, the mills and water, and Bourne Hall	33
6.2	Area 2: London Road and Church Street	35
6.3	Area 3: Village Centre	36
6.4	Area 4: Ewell West Station, Gibraltar Recreation Ground, and a small section of West Street	38
6.5	Area 5: Epsom Road	39
7	ISSUES	41
7.1	Summary of issues	41

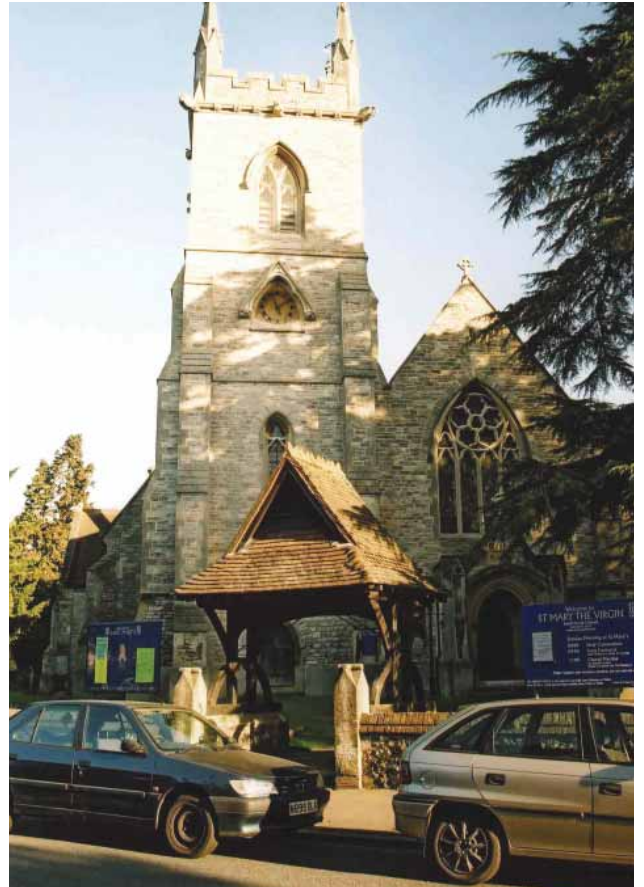
PART 2: CONSERVATION AREA MANAGEMENT PROPOSALS

8	INTRODUCTION	43
9	ISSUES AND RECOMMENDATIONS	45
9.1	Introduction	45
9.2	Ewell Village Centre	45
9.3	Public Realm Audit	46
9.4	Control of new development	46
9.5	Unsympathetic changes to listed buildings	47
9.6	Unsympathetic changes to locally listed and 'positive' cottages and houses	47
9.7	Loss of front boundaries for car parking	48
9.8	Alterations to the statutory and local lists	49
9.9	The historic landscape, watercourses and trees	49
9.10	Bourne Hall and its park	49
9.11	Conservation area boundary review	49
10	MONITORING AND REVIEW	53
 APPENDICES		
Appendix 1	Ewell Village Conservation Area Article 4 (2) Direction	55
Appendix 2	Townscape Appraisal Map	57
Appendix 3	Map showing Character Areas and proposed changes to the conservation area boundary map	59
Appendix 4	Further reading and information	61

1.1 Description of the Ewell Village Conservation Area

The Ewell Village Conservation Area lies to the north-east of Epsom town centre, on the line of the A24 (Roman Stane Street) which connects Dorking to London but which now bypasses the village. The extensive conservation area includes the historic Bourne Hall Park, now centred on the 1960s public library, and the ponds and watercourses which once served two mills. A notable collection of listed buildings form the core of the village, with the best and most complete townscape in Church Street. Despite much Inter-War development, Ewell retains a rural quality due to its many open green spaces, reinforced by the woodland which stretches along the line of the emerging river Hogsmill. The conservation area was designated on 13th June 1972 by Epsom and Ewell Borough Council. The boundaries were reviewed and altered in 1989 and again in 1994.

The Epsom and Ewell Local Development Framework 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.



St Mary's Church, London Road



Ewell Castle, Church Street

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 Ewell Village 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 Local Development Framework Core Strategy adopted in July 2007 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 Article 4(2) Direction

An Article 4(2) Direction was served on all residential properties in the conservation area in February 2000. This brings under planning control various alterations which would otherwise be allowed under Permitted Development rights, as follows:

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

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

The implications of this Article 4 (2) Direction are discussed in greater detail in the Management Proposals.

1.6 Key Characteristics of the Ewell Village Conservation Area

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

- Extensive designation, encompassing the commercial village centre and outlying residential areas;
- Groups of vernacular, mainly residential buildings, retaining the character of an old Surrey village;
- Informal road pattern, with a crossroads in the village centre;
- Bourne Hall, a 1960s building of some merit, and its park are an important local amenity;
- Listed buildings concentrated along Church Street including the remains of the medieval church;
- The 19th century St Mary's Church is located slightly out of the village centre with a separate graveyard;
- Former mill owner's house and mill;
- The many watercourses and ponds provide a green swath of land with mature trees;
- Many open green spaces, some of them in private ownership and some used as playing fields;
- The peace and tranquillity of some of these green spaces;
- The many attractive views within the conservation area.
- There are five areas of distinct character within the conservation area:
 - Area 1: Kingston Road, the mills and water, and Bourne Hall;
 - Area 2: London Road and Church Street;
 - Area 3: Village Centre;
 - Area 4: Ewell West Station, Gibraltar Recreation Ground, and a small section of West Street;
 - Area 5: Epsom Road.

These areas, including their key positive and key negative features, are described in detail in Chapter 6 *Character Areas*.



Listed buildings in West Street



The Grove



Bourne Hall



A corner of the Gibraltar Recreation Ground

1.7 Summary of Issues (from Chapter 7):

General Issues:

- Some inappropriate modern development, out of scale with the historic environment (Mill View Close; no. 2 High Street);
- Poor condition of river Hogsmill and ponds;
- Undergrounding overhead wires required in some locations;
- The poor condition of some listed buildings (e.g. Kingston Road wall);
- Unsympathetic alterations to listed buildings;
- Unsympathetic alterations to unlisted buildings;
- Front gardens have been lost to car parking;
- Busy traffic, particularly along London Road and High Street;
- Illegally parked cars in many locations;
- Poor quality pavements;
- Mixture of different features: street lighting, seats, litter bins, signage;
- Landscaped areas in Mongers Lane and next to the former nursery all require improvement;
- A number of buildings could be added to the statutory or the Local List (e.g. Ernest Cottages off Kingston Road);
- Bourne Hall requires improvements;
- Bourne Hall should be listed;
- Grounds are poorly maintained;
- Boundaries, seating areas and some structures require improvements;
- The town centre appears to be struggling economically;
- Some shops are vacant, including some listed buildings which are clearly “at risk”;
- Some poor quality shopfronts, with garish signage and lighting;
- Unappealing shopping environment with busy traffic and no special measures for the pedestrian;
- Illegal parking on the pavements;
- The surviving features which relate to the historic Surrey village of Ewell need to be protected and enhanced.

Conservation Area boundary:

- A comprehensive assessment of the existing boundary was carried out as part of the survey work for this Character Appraisal and modest alterations are proposed in the Management Proposals.

2.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

2.1 Historical development

Saxon Ewell

Ewell's name is derived from the Old English for *river spring*. According to the *Victoria County History* (1911) there is a reference to the Ewell area in Chertsey Abbey charters of 675, although there are doubts as to the authenticity of the charter in question. However, a Saxon presence was confirmed by the discovery in the 1930s of early burials to the west of Epsom Road, and the finds suggest a settlement of some extent although its location has not been identified.

In the Domesday Book Ewell is listed in Copthorne Hundred as the King's land and as such William I secured it as the alleged heir of Edward the Confessor. There was no specific reference to a church at Ewell but the entry for Epsom, which belonged to Chertsey Abbey, refers to two churches, one of which may have been at Ewell.

Medieval Ewell

A major source of information on medieval Ewell is the Register or Memorial of Ewell in 1408. It gives an almost complete account of land-holders in the village as well as the common (open) fields including in many instances the size of plots and the disposition of one in relation to the other, making it possible for Philip Shearman to draw up conjectural maps of Ewell as it might have been c.1400. It is interesting to note that the cross roads at the centre of the village appear to have been in place by 1400 as does the roughly circular road layout around the source of the River Hogsmill.

The most significant change to late medieval Ewell occurred when King Henry VIII started building Nonsuch Palace in 1538 just to the east of the village. The road to London had previously been via the nearby settlement of Cuddington, but Cuddington was destroyed to build the palace and the old road was encompassed within a new park. In due course a new road was built, the present London Road, between the Little and Great Parks. The palace fell into disrepair in the 17th century and it was demolished soon after 1682.

18th and 19th century Ewell

The Rocque map of 1768 is helpful and gives an idea of the spread of the village at that time. There appears to have been considerable development along Gallowstrete, the present-day West Street. However, in many details it does not agree with the Enclosure Map of 1802 and the Ordnance Survey map of 1866, both of which can be assumed to have been accurately surveyed.



The lake in Bourne Hall



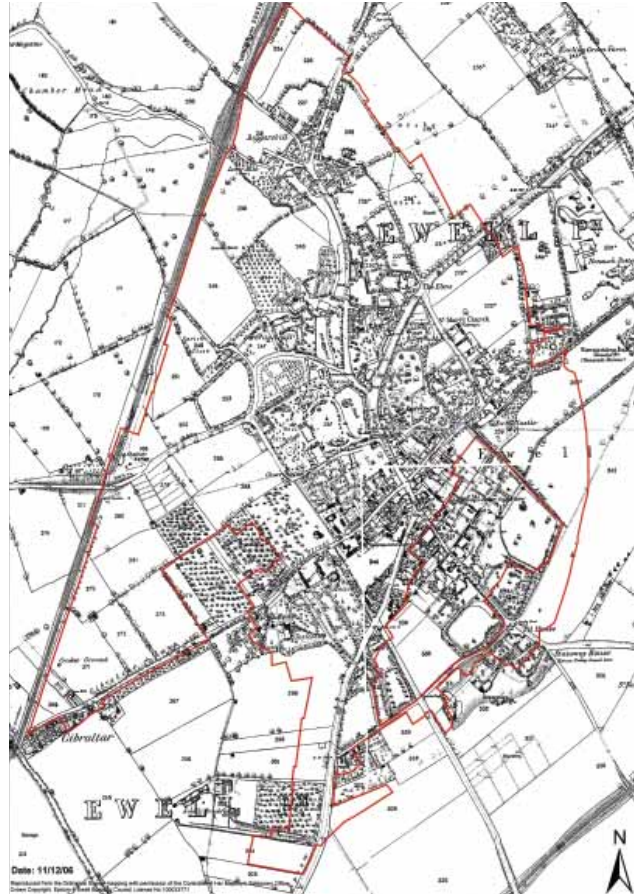
Late 19th century photograph of Ewell Village



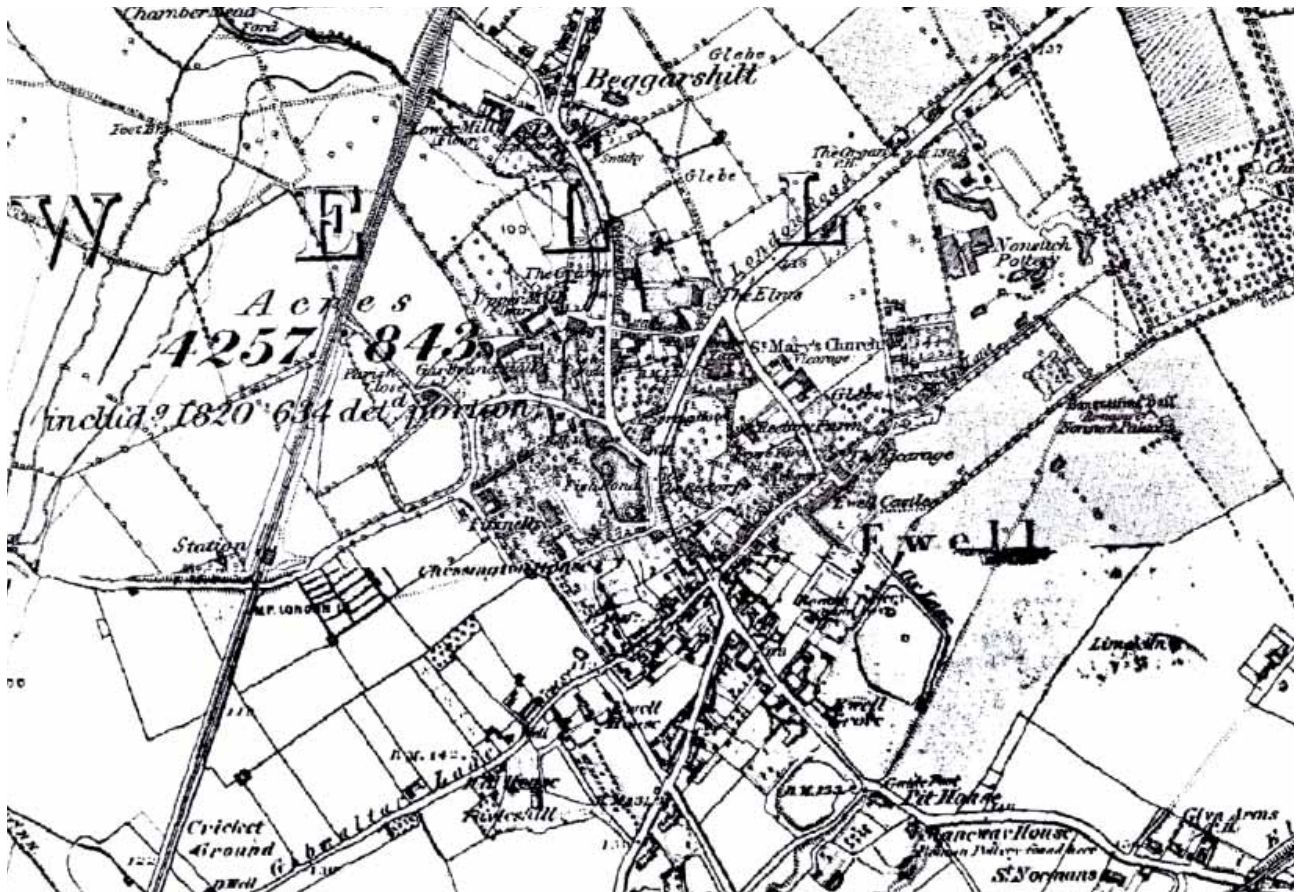
1768 Map



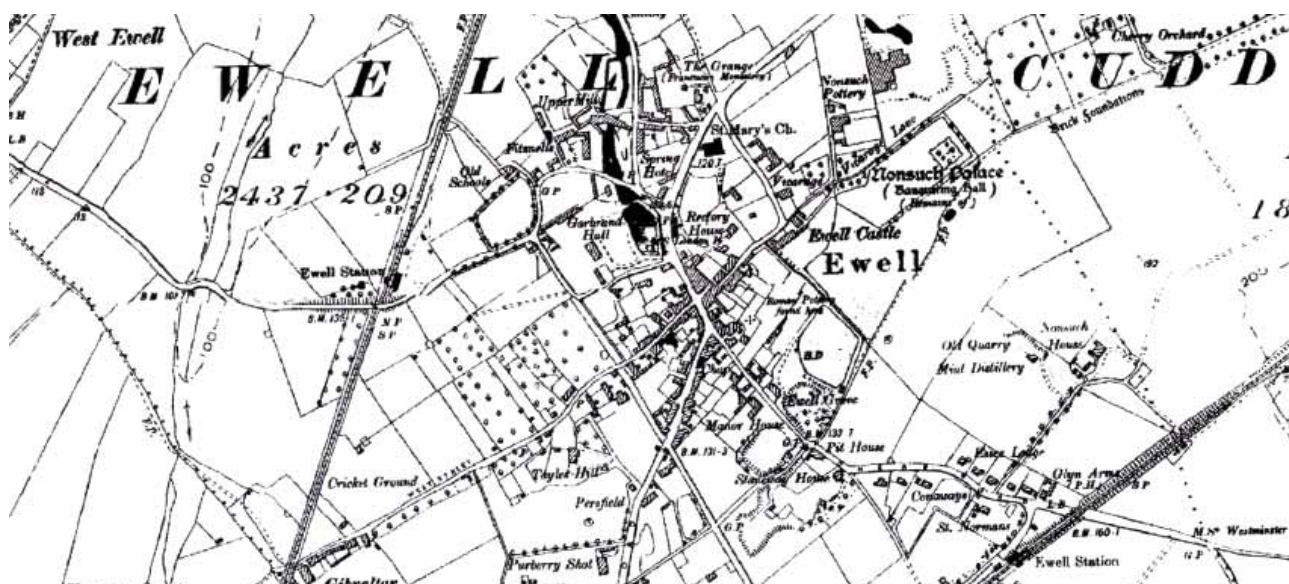
1802 Map



1866 Map



1871 Map



1897 Map



1914 Map

The Act of Parliament for enclosing the strip fields and common lands around Ewell was passed in 1801, the main promoters being the Lord of the manor, William Northey, Sir George Glyn, the 2nd Baronet, and Thomas Calverley, who between them owned the three sub-manors. Although in medieval times land in Ewell had been worked by villeins, each holding numerous plots in the common field, by 1801 some landholders had built up large units of land and there were at least eight units of land that could be referred to as farms before 1801. The farms that were in existence before 1801 included a number which had farmhouses in or near the centre of the village, such as Fitznells in Spring Street. The allocation of land by the Enclosure Act enabled more farms to be set up, and when farming in Ewell reached its peak around 1900 there were nearly twenty farms in the area.



Fitznells Farmhouse, Spring Street

Because of the nearness to London and Epsom Spa, Ewell had begun to attract wealthy people from the mid-18th century who had large houses built for them, often employing a large number of servants. By 1841 (under the Parochial Assessment Act) there were some 20 houses each employing more than four servants. The principal houses were Ewell Castle, Ewell Grove, The Manor House, the Rectory and Garbrand Hall, on the site of Bourne Hall. The Assessment also provided evidence that Ewell was still a predominantly rural community with reference to thirteen farms including Bowling Green, Little Nonsuch and Ewell Court. There was also no shortage of public houses: The Adelaide, Green Man, Organ Inn, Hop-Pole beer house, Three Fishes beer house, William IV, Eight Bells, Spring Hotel, Masons' Arms beer house, Bull's Head Inn and the King William beer house are all mentioned. A map was drawn up to go with the lists and comparison with the 1866 Ordnance Survey map shows detached cottages being replaced by terraces of houses, such as the five two-storey cottages at nos. 43-51 High Street, which replaced a cottage and garden occupied by John Sycamore in 1841. Ewell was also well provided with shops: there were four butchers, four grocers, three bakers, a draper, an ironmonger, a fruiterer, a chemist and a tobacconist.



The Rectory



Ewell High Street, c.1900



The centre of Ewell Village, c.1910

The growth of Ewell was also stimulated by improvements to methods of transport. In 1834 the turnpike road to London was improved by building a new section of road from the large pond which now lies in Bourne Hall park, to connect to what is now called London Road, thus avoiding the constriction of Church Street. In 1847 the rail connection to London Bridge opened from East Ewell Station, and West Ewell Station was opened in 1859. This lay on the Wimbledon to Epsom line which subsequently became the London and South Western Railway. The railway further accelerated the growth of population as more wealthy commuters had houses built in the parish. The total population rose from 1780 in 1851 to 2210 in 1871. A new church was needed to replace the existing 15th century building, and in 1848 the new St Mary's Church opened on a site on London Road to the north of the existing building. The tower of the old church was saved, along with its churchyard.



Late 19th century drawing of West Ewell Station



St Mary's Church, c.1900

20th century Ewell

The electrification of the railways in the 1920s had a huge impact on the village. Services to London became more frequent encouraging developers to buy up Ewell farmland and build housing estates. Increasing motor traffic led to the building of a bypass around Ewell in 1932, reducing some of the congestion in the heart of the village.

Ewell had been given a parish council in 1894, but in 1933 was amalgamated with Epsom Urban District Council. This became Epsom and Ewell Borough Council in 1937.

In the Second World War 43 people were killed in air raids in Epsom and Ewell and hundreds were injured. Nearly 200 buildings were destroyed and many more were damaged. However, more historic

buildings were demolished as a result of post-war development work, particularly in the 1960s. Ewell village lost late medieval timber framed buildings as well as the part 17th-century Ewell House and the 18th-century Garbrand Hall which was replaced by Bourne Hall. Significantly, a number of historic buildings on the north-west side of the High Street were replaced with new shops and offices, set back from the street and out of scale with the smaller, residential properties which until then had made up the majority of the village centre buildings.

The Mills

The Upper Mill is closest to the springs and is thought to be on the site of a mill referred to in the Domesday Book. In medieval times it belonged to Fitznells Manor. The last corn mill on the site was constructed in the early 19th century, the lower storey of brick and with weatherboarding above. It was in operation as late as 1953, a gas engine having been installed. In the 1980s it was extensively rebuilt and converted to offices.

The Lower Mill is some 300 metres downstream of the Upper Mill and is considered to have been on the site of the Chertsey Abbey mill. In 1732 it was being operated as a paper and corn mill. It was in operation until 1929 soon after which the mill burned down. However, the 17th century miller's house was saved and still stands, having also been converted to offices.

Gunpowder mills could be found further along the Hogsmill in the 18th and 19th centuries, although the sites lie outside the present conservation area. The mills closed in 1875, probably because the Explosives Act of that year would have made production uneconomic.



Upper Mill



Lower Mill



View along the Mill Stream next to London Road

Ewell Castle

Ewell Castle was built in 1814 by Thomas Calverley who owned the three sub-manors of Fitznells, Rookesley and Battailes (or Bottals). He had inherited the manors from his father in 1794 and after the enclosures in 1803 he was the largest landowner in Ewell with 942 acres. On the 1803 enclosure map his house is on land owned by Mildred Batchelor and William Browne. Calverley needed a new home more in keeping with his status and after purchasing the land occupied by his house, he demolished it and built Ewell Castle. The design is attributed to Jeffry Wyatt and Henry Kitchin, who was a neighbour in Church Street.

On Calverley's death in 1842 the house passed to his nephew whose family chose not to live there but leased it to James Gadesden. In 1846, while staying in Ewell, John Everett Millais was invited to a dance held by the Gadesdens at Ewell Castle. Gadesden, who came from Scotland, had invited a fellow Scot called Gray and his family. This was where Millais met Euphemia (Effie) Gray, the girl whom he was eventually to marry - after an interlude in which she met and married John Ruskin, then left him and in May 1847 returned, older and wiser, to Ewell Castle. A year after the annulment of her marriage in 1854 she was able to marry Millais. Millais maintained his association with Ewell and at the end of June 1851, Holman Hunt and Millais visited Ewell to find backgrounds for two new paintings which they had in mind - Ophelia for Millais, and The Hireling Shepherd for Hunt. The Gadesdens were able to buy Ewell Castle in 1852 for £43,000. In 1909 the Gadesden family sold Ewell Castle and after several owners, who each left their mark, it became an independent school in 1926.



Ewell Castle



Ewell Castle

Bourne Hall

The old house at Bourne Hall was designed in about 1770 for Philip Rowden, a London merchant who was looking for a country residence. Later the house came to Thomas Hercey Barritt of Jamaica. He improved the grounds by building a dairy shaped like a castle - the Turrets, demolished in 1967 - and by improving the entrance with the Dog Gate, which is decorated with his coat of arms. After him, in 1859, came George Torr, an engineer and charcoal maker, who became a village benefactor. He gave an organ to St. Mary's church and helped to found the West Street School. When he died, his widow Elizabeth found consolation in perfecting the grounds of the house, relying on her head gardener James Child. Along the walk to the orchards there were prize-winning chrysanthemums, and orchids grew in the heated greenhouses. Inside the house the entrance hall was paved with marble, and there was panelling and plaster columns on the walls. There were eleven

bedrooms on the first and second floor, and on the ground floor a library and billiard room, as well as two drawing rooms whose fireplaces were carved with marble statuary and ornaments. The servants had their rooms on the lower ground floor. During the First World War the house was used as a hospital for soldiers. From 1925 it housed a girls' school, run from Ewell Castle. Part of the garden became a hockey field, and the conservatories were turned into classrooms. The headmistresses ran it as '*a school for the daughters of gentlemen*', and in the earlier years the daughters of tradesmen could be turned away. There were three houses - Doric, Ionic and Corinthian - and the talbot from the Dog Gate appeared on the school hatband. The school lost money after the Second World War. It closed suddenly in 1953 and pupils arriving for the Autumn term were surprised to find the gates locked. During the following ten years the house, already in an unsatisfactory condition, fell into further decay. It was demolished in 1962 and the present Bourne Hall was built in 1969.



Garbrand Hall once stood on the site of Bourne Hall



Bourne Hall

2.2 Archaeology

Ewell is located at the foot of the gentle slope of the North Downs where the chalk dips beneath the London clay, creating abundant natural springs which would have attracted early settlement in the area. The availability of flints from the chalk for tools and weapons was another feature. There is a small amount of evidence of Palaeolithic people having been in Ewell, but there have been numerous finds from the Mesolithic and the Neolithic periods, as well as a number of Bronze Ages and Iron Age artefacts, providing evidence of three Iron Age settlements in the Ewell area.

Later, Ewell was a Roman settlement, possibly a posting station and located on Stane Street, the Roman road from London to Chichester. Stane Street does not follow the line of any of the village centre streets but does coincide with London Road on its approach to Ewell from the north-east. The road was arranged to take advantage of the springs, the source of the River Hogsmill. Even without the Springs the route would have been a good one, making use of the gap in the North Downs created by the valley of the river Mole. Although Ewell was clearly a sizeable Roman settlement, so far the foundations of only eight buildings have been discovered and there is no clear idea of the layout. However, Roman coins, possibly votive offerings, have been found around the spring, suggesting the area may have been used for religious purposes. Following the retreat of the Romans in the 4th century AD, Stane Street does not appear to have had an effect on the layout of the later Saxon settlement.

There is just one Scheduled Monument in the conservation area, the early 15th century tower which is all that remains of the medieval church in Church Street.



This flint and stone tower is all that remains of the medieval church in Church Street

3.0 LOCATION, ACTIVITIES AND SETTING

3.1 Location and boundaries

The Ewell Village Conservation Area lies to the north-east of Epsom, by-passed to the east by the A24 which connects Dorking to London along the line of Roman Stane Street. Immediately to the west, the boundary is created by the line of the railway on which Ewell West Station is located. These two features (the by-pass and the railway) almost enclose the conservation area. Beyond these boundaries, are extensive Inter-War housing estates. A large green swath of land follows the line of the Hogsmill River northwards from its source next to Bourne Hall park, beyond the boundary of the conservation area.

3.2 Uses and activities

The conservation area contains a variety of uses, with a mixture of shops and offices in the village centre, surrounded by residential properties. The proximity

of the major shopping centres of Sutton and Epsom has resulted in Ewell being considered as a secondary shopping centre, so there are only a few national businesses, the majority of the shops being small, local concerns. There are several public houses, a number of banks, and a large car dealership, fortunately just outside the conservation area boundary. Most of the shops are located between the junction of the High Street and Epsom Road, marked by three blocks of 1930s purpose-built shops and flats, and the junction of High Street with Church Street. Beyond this, the existing shops appear to be struggling and there are surprisingly a number of buildings which are vacant. Along Church Street is Ewell Castle School (in Glyn House and Ewell Castle) and the Parish Church of St Mary's. Bourne Hall is the location for the public library and local history museum, and the surrounding parkland is a popular choice for walking and relaxation, centred on the duck pond.



The source of the River Hogsmill is a spring next to Bourne Hall park



Shops in the High Street

3.3 Topography and landscape setting

The conservation area lies on undulating land, in a slight valley within the gentle dip slope of the north-west facing North Downs. The 35 metre contour defines most of the village centre, dropping to 30 metres along Kingston Road. The springs which provide the source of the river Hogsmill rise in the pond which is now in Bourne Hall park, as well as the adjoining watercourse (the Dipping Place, otherwise known as The Horse Pond) which faces the junction of Spring Street and London Road, and these then flow in a north-westerly direction before eventually joining the River Thames at Kingston.

Ewell now lies within a built-up, mainly residential area, although the course of the River Hogsmill is marked by a broad swath of woodland and more open land, some of it used as playing fields. These provide a landscape setting to the river although some of this is privately owned so is not accessible.

3.4 Geology

The centre of Ewell village is some ten kilometres north of the ridge of the North Downs, where Upper Chalk and the London Clay are separated by Reading and Thanet Beds. The latter are particularly porous and provide the line of springs and wells that became the centres of primary settlements that developed into numerous Surrey villages, such as Sutton, Cuddington, Ewell and Epsom. The London Clay is impermeable and so the water that collects in aquifers in the chalk comes out between the chalk and clay. Until recent times the water could be seen gushing up in the Dipping Place at the London Road/Spring Street junction (outside Bourne Hall Dog Gate). These springs, and the suitability of the local Thanet Beds for agriculture, provided the main reasons for early settlement from 4000 BC onwards.

4.0 SPATIAL ANALYSIS

4.1 Key Characteristics of the conservation area

The Ewell Village Conservation Area is an extensive designation, encompassing the commercial village centre and outlying residential areas, whilst retaining a village character with reminders of “old” Surrey with weather-boarded cottages with slated or tiled roofs. The road pattern is informal and somewhat confusing, with the cross roads in the village centre creating some sense of focus. Bourne Hall and its park create an alternative centrepiece, and is enclosed by a roughly circular road of ancient origin. Listed buildings are concentrated along Church Street, and include Ewell Castle School and the remains of the medieval church. To the north, the Victorian church sits prominently on the road with a separate graveyard. Of special interest are the watercourses and ponds associated with the springs which provide the source of the river Hogsmill, providing a green swath of land, much of its covered with mature trees, which leads in a north-westerly direction out of the conservation area towards Kingston. Of note is the surviving mill and mill owner’s house which provide a link to the settlement’s agricultural past. There are many open green spaces, some of them in private ownership and used as playing fields. Less attractive is the variety of unsympathetic changes to the area over the years, which has reduced the cohesive qualities of the historic townscape.

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

- Area 1: Kingston Road, the mills and water, and Bourne Hall;
- Area 2: London Road and Church Street;
- Area 3: Village Centre;
- Area 4: Ewell West Station, Gibraltar Recreation Ground, and a small section of West Street;
- Area 5: Epsom Road.

These areas, including their key positive and key negative features, are described in detail in Chapter 6 Character Areas.



The Main concentration of listed buildings is in Church Street

4.2 Open spaces, landscape and trees

The whole conservation area is notable for the many and varied open spaces, including the following (from the north):

- The public allotments off Kingston Road;
- The playing fields off London Road and Old School Lane;
- The ponds, the line of the River Hogsmill, and the enveloping trees, create a green swath of land from Bourne Hall in a north-westerly direction;
- Bourne Hall with its popular ponds and public parkland;
- The two churches with their graveyards;
- The private playing fields to the east of Ewell Castle School;
- The former nursery and the old chalk pit (now overgrown woodland) next to the by-pass, providing a pleasantly “rural” area for walking;
- Gibraltar Recreation Ground with its extensive playing fields and children’s’ play area, next to the railway on the west of the village;

The cumulative effect of these many open spaces is that Ewell still retains a pleasantly rural quality which is enhanced by the small scale historic buildings, including the pockets of “old Surrey” weather-boarded cottages and the old mill or mill buildings which lie off Kingston Road. Despite the busy traffic, the ponds, watercourses and many mature trees along the southern end of London Road reinforce this rural character which contrasts sharply with the urban qualities of nearby Epsom or Sutton. Trees are also especially important along the east side of Kingston Road, following the line of the Hogsmill, and largely conceal (even in winter) the extensive playing fields which lie on the western edge of the conservation area. These trees visually “connect” through to the trees around the two churches and Glyn House in Church Street, as well as the trees in Bourne Hall park. Many of the trees in Bourne Hall park, around the two churches, and in the grounds of Glyn House, are 19th century ‘specimen’ trees which were planted for specific effect.



Bourne Hall Park



Green spaces and woodland separate Ewell Village from some of the bypass



Weather-boarded cottages in Kingston Road

4.3 Focal points, focal buildings, views and vistas

If the conservation area has a 'centre' it is at the meeting point of London Road with Spring Street, where the watercourse and ponds provide so much interest and also where good views can be obtained into Bourne Hall park. The cross roads further along the High Street are important, but the narrowness of the streets and the busy traffic detract from its attraction. Otherwise, several buildings, mostly listed, are also of merit as "focal buildings" and are marked as such on the Townscape Appraisal map. These are (from the north):

- Upper Mill, Kingston Road;
- Fitznells Manor, Spring Street;
- Bourne Hall;
- St Mary's Church, London Road;
- The old church tower, Church Street;
- Ewell Castle School;
- Spring Tavern, London Road;
- The Star Public House, no. 31 High Street;
- The Old House, Epsom Road.



Upper Mill, Kingston Road



The Spring Tavern, London Road



The Old House, Epsom Road

Because of the narrowness of the streets (many of which curve and bend), and the closeness of the buildings to the pavement, there are few notable vistas within the village centre although outside there are pleasant views across the various public and private open spaces. Of special mention is the contribution made by the green open spaces within the conservation area, and the many attractive views across them, often terminating in woodland.

The principal views are marked on the Townscape Appraisal map, but of note are:

- Views of St Mary's Church and the old Church tower;
- Views across the two graveyards;

- Views along The Grove;
- Views along the gentle curve of Epsom Road;
- Views over the various ponds and watercourses, especially from Spring Street and London Road;
- Views over the open green spaces such as Gibraltar Recreation Ground and Bourne Hall park.

Unfortunately, in a few places attractive views have been adversely affected by the insertion of new buildings, such as the new buildings around West Ewell Station.



View of St Mary's Church from Church Street

4.4 Street pattern and building plots

The street pattern of the conservation area is interesting in a variety of ways. Roman Stane Street entered the village from the north-east, and part of the modern London Road follows its route, but within the village there is little evidence of any streets following a Roman route. The Saxon settlement appears to have developed around the springs which appear in the area around Bourne Hall park pond and the adjoining watercourse. The Fitznells Cartulary provides some evidence of the street layout in c1400 and this is shown on a (conjectural) map in *“Ewell – a Surrey village that became a town”*. This suggests that by this time, the central crossroads, the circular route around what was to become Bourne Hall park, and modern-day Kingston Road were already in place. Church Street existed only in part as London road had not been created. Of note is the varied widths of the roads, narrowing and widening, and these variations are an important part of the character of the conservation area.

The link between the old church and London Road was achieved in the early 19th century, when the old road between the church and Kingston Road was blocked off and a new road connecting to an improved London Road, and the site of the new St Mary's Church, was built. Ultimately this has provided the village with a traditional village core of crossroads with radiating streets, and more meandering roads to the north which follow the line of the river. The roughly circular Spring Street is an unusual feature which until the 1960s contained a grand Georgian house and its grounds. Finally, the construction of the Ewell by-pass in the 1930s provided much needed relief from traffic through the village centre although the demands of modern car ownership mean that today the area is constantly clogged with cars and commercial vehicles.

Building plots within the conservation area are varied depending on age, location and the use of the building.



Spring Street curves around Bourne Hall Park

Within the village centre, including High Street and much of Church Street, the historic buildings are arranged in tight groups, mainly lying on the back of the pavements. Gardens are therefore concealed from view. On the edges, for instance in Spring Street, parts of Church Street, and Epsom Road, are detached, more prestigious family houses of the 18th, 19th and 20th centuries. In various locations, such as West Street, Kingston Road, and Mill Lane, are groups of modest artisan cottages, covered in painted weatherboarding, with small front gardens which face the street. Other terraces of 19th century houses and cottages can also be seen, again with small front gardens, such as nos. 2-24 Kingston Road and Meadow Walk. In between is much 20th century development including some nicely detailed 1930s properties and any number of more ordinary rather suburban Inter-War and later houses, such as along London Road, Epsom Road, and The Headway, most of which are detached or semi-detached with reasonably spacious gardens.



Spacious inter-war development along London Road

4.5 Boundaries

Because of the variety of properties within the conservation area, there are many different types of boundary but the most important are built from brick or flint, creating walls of varying heights. Most of these are already listed and they all make a very positive contribution to the conservation area. The most significant are:

- The listed low brick and flint wall facing Kingston Road;
- The listed brick and flint walls between Bourne Hall park and London Road;
- The brick wall around part of Bourne Hall park, which is not listed but appears to be late 18th or early 19th century in date;

- The listed brick and flint walls around St Mary's Churchyard;
- The listed brick and flint wall facing London Road, forming the boundary to Glyn House;
- The listed stone, flint and brick wall along the west side of The Grove;
- The unlisted red brick wall along the east side of Epsom Road, which once formed the boundary to a house called Persfield.

Otherwise, boundaries tend to be entirely modern and of no special merit, such as the variety of boarded timber fences along Epsom Road and West Street.



Flint wall around the churchyard in Church Street



Listed wall in The Grove

4.6 Public realm

The “public realm” covers street lighting, street furniture, paving, road surfaces, and other features of interest within the public areas which surround private property. In the Ewell Village Conservation Area most of these are the responsibility of Surrey County Council, although the Borough Council has a limited role in funding and specifying.

Street surfaces

Nearly all of the roads and most of the pavements within the conservation area are covered in black tarmac, with 1960s concrete paving slabs and paviors in the village centre. Many of these are in very poor condition, but fortunately some 19th century granite kerbing remains, such as the 300 m.m. wide kerbs which line the southern end of Kingston Road. There are no examples of any historic street paving apart from some York stone slabs in Church Street, outside nos. 6-10a. There are some good quality cast iron drains, such as the ones in London Road.



Yorkshire stone paving in Church Street

Street lighting

There is a variety of modern street lights in the conservation area, made from steel or concrete and sometimes painted. Mostly, such as in the High Street, a tapering concrete light standard is topped with a blue painted metal lamp. A few historic cast iron street lights remain, including a listed lamp in St Mary's Churchyard and some unlisted early 20th century lamps in West Street. These are all marked on the Townscape Appraisal map.

Street lighting is the responsibility of Surrey County Council, although the Borough Council may contribute to their costs if improvements are required.



Listed street light in St Mary's Churchyard

Public seating

Within the conservation area is a wide variety of public seats, mostly painted green or black. These can be made from wood (painted or left natural), metal or concrete and there does not appear to be any “house” style, with several different designs throughout the conservation area. Given the varied character of Ewell Village, this variety appears to be perfectly acceptable, although in some cases, such as the seats facing Kingston Road, their condition is poor.

Litter bins

Litter bins are usually made from black plastic and in a cylinder shape, or are green lattice plastic with a curved lid. They are both relatively unobtrusive.

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. The public footpaths are usefully marked by simple timber posts.

Other features

There are some green-painted cast iron bollards at the entrance to the public footpath below Upper Mill, along the river. Less attractive are the concrete posts and metal rails which mark the edge of the pond facing the junction of Spring Street and Kingston Road. A new pedestrian crossing has just been installed outside the Dog Gate, at the entrance to Bourne Hall, which uses modern textured paving. The painting of the silver metal railings black (to match the traffic lights) would be an improvement, and reduce the very cluttered appearance of the crossing. Nearby, spear-headed cast iron railings protect pedestrians from falling into Bourne Hall pond and the Dipping Place, where there is an inscription tablet with the following:

This cistern was made and fenced at the charge and expense of some of the inhabitants of Ewell and the trustees of Epsom Road”.

On the other side of the road, the barbed wire fence, which similarly protects people from falling into the pond on the east side of London Road, is an unattractive feature. Various modern metal railings can also be seen around Bourne Hall park, simply designed and painted black. A water wheel is also located in the park, somewhat overgrown and of uncertain age. Signs in the park inform the visitor that it forms part of a pedestrian route, called *London Loop Sections 7 and 8*, connecting Ewell to the site of Nonsuch Palace.



A variety of seats in Bourne Hall Park



Railings around the Dipping Place



The water wheel in Bourne Hall Park

5.0 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

The Ewell Village Conservation Area contains a variety of historic building types, including prestigious 18th and 19th century houses (some now in educational or commercial uses), modest early 19th century artisan cottages, a Victorian church (St Mary's), 18th century mills, the former purpose-built school in West Street (dated 1911), various public houses and late 19th and early 20th century commercial development. Additionally, there are many Inter-War houses and blocks of flats, sometimes with shops to the ground floor. Some of these are particularly well detailed, such as Holman Court (off Church Street) which is a good example of an Inter-War block of flats, built in the Tudorbethan style then popular. A 1930s Telephone Exchange in London Road survives in almost unaltered form.

However, Post-World War II development has not been so successful. In the 1960s and onwards, much of the west side of the High Street was rebuilt with ground floor shops with offices and flats above, largely out of scale with the surrounding residential properties. New blocks of flats were also built between Spring Street and Chichester Court. More recently, residential developments have taken place in Austyn's Place, close to Glyn House alongside Pit House, Cheam Road, also a listed building. By contrast, Bourne Hall, which was built in the late 1960s on the site of Garbrand Hall, is a modern building of definite architectural merit.



Telephone Exchange, London Road



Well detailed Inter-War development in Epsom Road

5.2 Listed buildings

There are 100 listed building entries in the conservation area, all listed grade II apart from St Mary's Church which is listed grade II*. A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Epsom and Ewell Borough Council before any works of alteration, extension or demolition can be carried out. All of the listed buildings in the conservation area are marked on the Townscape Appraisal map.

Listed buildings vary, but include the following:

- No. 26 High Street, an open hall house dating to the early 16th century or before;
- 16th or 17th century timber-framed houses, such as nos. 11-15 High Street (a rare survival in north Surrey of a jettied façade), and Fitznells Manor in Spring Street;
- Prestigious 17th, 18th and early 19th century houses for the gentry, mainly in Spring Street and Church Street;
- The 18th century timber-framed barn in Church Street, with a Queen Post roof, the only remaining agricultural building in the conservation area;
- King William Public House of c1815 with a very well detailed late 19th century frontage;
- Modest late 18th or early 19th century weather-boarded cottages, such as those in Mill Lane and West Street;



Nos. 11-15 High Street (since restored)



Listed houses in Spring Street



King William IV Public House



Weather-boarded cottages in Mill Lane

- One early 19th century industrial building – no. 6 Masons Court off the High Street – now rebuilt;
- Ewell Castle, built in 1811 to the designs of H Kitchen, with stuccoed elevations and Gothic details;
- West Ewell Station, built in c1847 and almost unaltered;
- St Mary's Church, built in 1847-8 to the designs of Henry Clutton;
- Glyn House, designed by Henry Duesbury, and built in 1859;
- The Watch House (shown on postcard in 1910 but refronted in c1960) and Engine House in Church Street;
- Picturesque cottages, possibly built as almshouses in the mid-19th century, in Tudor Close off West Street;
- Further decorative cottages (nos. 9 and 11 West Street), covered in blue and red fishscale tiles and dating to 1880;
- Additionally, there are a number of listed walls and other townscape features, including the railings outside Dog Gate and the Dipping Place.



The Watch House and The Engine House, Church Street



Almshouses in Tudor Close, off West Street



West Ewell Station



Nos. 9 & 11 West Street (on right)

5.3 Locally listed buildings

There are 14 locally listed buildings in the conservation area, in various rather scattered locations. Overall, there are currently about 100 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).

In Ewell Village, most of the locally listed buildings are early 19th century weather-boarded cottages where modern alterations have made them unsuitable for statutory listing. A former smithy to the back of no. 66 Kingston Road, and St Michael’s Church in Church Street, which might have been created from a former malthouse, are more unusual entries.



St Michael's Church, Church Street



Locally listed cottages in Kingston Road

5.4 Positive buildings

In addition to the Locally Listed buildings, a further number of unlisted buildings have been identified on the Townscape Appraisal map as being buildings of townscape merit. Buildings identified as having “townscape merit” will vary, but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a *positive* contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded. Examples include:

- The Ewell Grove Infants School, West Street: a well detailed brick building of 1911;
- The 1930s blocks of shops and flats at the junction of High Street with Epsom Road;
- Nos. 2-24 Kingston Road: a terrace of red brick houses retaining most of their original windows and some front doors, of c1900.

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.

5.5 Architectural styles, materials and detailing

Most of the historic buildings in the conservation area were built as houses, ranging from prestigious detached mansions for the very wealthy to modest, weather-boarded or brick cottages for the workers in the village. Materials are very varied and include timber (used for timber-framing, weather-boarding, windows, and doors); flints, usually left whole and used for boundary walls and the occasional building; clay bricks, either orange or darker brown; and handmade clay tiles, usually simply rectangular but, in the 19th century, used as decoration, such as the fishscale tiles on the buildings in West Street. The coming of the railways in the mid-19th century also brought in cheap Welsh slate, which required lower pitches so that gradually roofs became less steep.



Former Ewell Grove Infants School, West Street



Nos. 2 onwards, Kingston Road



High quality 'gentry' houses in Church Street

The earliest buildings in Ewell Village are therefore built from timber-framing, such as The Star Public House in High Street, Fitznells Manor in Spring Street and nos. 11-15 High Street, a long, low range of jettied houses located in the centre of Ewell. These buildings are either completely plastered or have wattle and daub panels between the exposed oak or elm timber framing. Steeply pitched roofs are almost always covered with handmade clay peg tiles. There are also examples of early timber-framed buildings which have been refaced using mathematical tiles (clay tiles made to look like brick), such as no. 7 Church Street, nos. 4 and 6 Church Street, and Spring House in Spring Street. These have gained a seemingly Georgian façade, with sash windows, whilst concealing the much earlier building inside. Other buildings, such as Chessington House, also in Spring Street, are genuinely Georgian and were clearly built as prestigious houses for the very rich. Here symmetrical facades, finely detailed brickwork, steeply pitched peg tiled roofs, sash windows, panelled front doors and decorative doorcases and all provide typical 18th century details. No. 9a High Street dates to the 16th century with a timber-frame which has been refronted in c1800.



No. 9a High Street is a timber-framed house with a Georgian facade



High quality 'gentry' houses in Church Street



The Star Inn, High Street

In the 19th century several other equally prestigious houses were built but of very different styles. Ewell Castle, of 1811, is a large house faced in stucco with castellations, buttresses, battlements and traceried windows in the Gothic style. Nearby, and now forming part of the same school, Glyn House, of 1859, is a rather cumbersome Victorian brick house (built as the new rectory to St Mary's Church) with steeply pitched slated roofs.

These larger houses contrast sharply with the many late 18th and early 19th century vernacular cottages which remain in Ewell. These are usually just one room deep, perhaps with a catslide roof on the back (although most have now been replaced and extended), and were mostly built from timber and clad with painted (usually white) weather-boarding, although the later examples are in brick. Roofs are usually fairly shallowly pitched, with hips, and slated or covered with clay peg tiles. Chunky central brick stacks add some interest to the skyline, often with tall orange clay pots. Windows can be either vertically sliding sashes, or sometimes side opening or sideways sliding casements, often called "Yorkshire" casements. Along High Street these cottages have been altered in places by the addition of ground floor shops, which have covered the old front gardens.



These late 18th / early 19th century cottages in the High Street have been converted into shops or offices



Glyn House, the former rectory, in Church Street

Within the conservation area are also a number of more unusual buildings, such as the former barn in Church Street, also timber-framed with dark painted weather-boarding. The former industrial building in Masons Court has been completely rebuilt but demonstrates some of the original details with a continuous row of windows above a brick plinth, with a clay tiled roof. The King William IV Public House in the High Street dates to c1815 but retains an interesting fully tiled late 19th century pub front. The Watch House and Engine House in Church Street date to the late 18th or early 19th century and are notable for their use of hammer-dressed greensand.

Almost everywhere, the use of brick is notable, and indeed, the "Ewell Brickfield" is noted on the 1897 map just to the west of Epsom Road. These bricks were orange coloured in the 18th century, then a more mid-brown from the mid-19th century onwards. They contrast with the silvery grey of the flint which occurs in many boundary walls. A quarry is also noted on the historic maps near to Nonsuch Court, now on the eastern side of the by-pass. This presumably provided chalk for lime burning, and there is also a lime kiln noted on the 1871 map at the same location. Further quarries are shown on either side of Cheam Road, close to the junction with Mongers Lane.



19th century brick cottages in West Street

6.0 CHARACTER AREAS

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

- Area 1: Kingston Road, the mills and water, and Bourne Hall;
- Area 2: London Road and Church Street;
- Area 3: Village Centre;
- Area 4: Ewell West Station, Gibraltar Recreation Ground, and a small section of West Street;
- Area 5: Epsom Road.

6.1 Area 1: Kingston Road, the mills and water, and Bourne Hall

This character area lies to the north of the village centre and encompasses Kingston Road, the adjoining allotments, the 19th century cottages in Meadow Walk, and the sinuous line of the river and its various ponds on which are located the former mill owner's house at Lower Mill, and Upper Mill, which was delisted following a major rebuilding in the 1980s. To the west of the watercourse are extensive playing fields, owned privately. Together with Bourne Hall and its park, the trees, water features and green spaces give this part of the conservation area a more rural quality despite the busy traffic along Kingston Road. Locally and statutorily listed cottages around Lower Mill create a small hamlet, somewhat apart from the village centre. Closer to the High Street, the southern end of London Road is notable for the watercourse along one edge, the views into Bourne Hall park, and the listed Dog Gate. The Spring Tavern is another weather-boarded building, which sits prominently on the corner of Kingston Road, overlooking Bourne Hall park. The circular 1960s library is a notable modern building which provides the focus of views into and across the park.

Key negatives:

Kingston Road

- Over scaled development e.g. Ashdown Place;
- Car parking on verges (although used Grasscrete);
- Car sales business – rows of cars with poor quality single storey building behind;
- Pavements have been dug up and badly repaired;
- Loss of front gardens to listed buildings (e.g. nos. 37 and 39);
- Concrete roof tiles and uPVC windows on listed building (no. 27);
- No. 84 (locally listed) has uPVC windows;
- Riverside (no. 21) should be locally listed;
- Rubbish bins outside the Eight Bells Public House;
- Swan neck lights on sign on adjoining listed building;
- Concrete roof tiles on listed building (no. 70);
- Ernest Cottages 1885 – consider for local list?
- Meadow Walk – modern alterations;
- Mill View Close – scale of new development;
- Listed flint and brick wall facing Kingston Road in very poor condition;
- Very busy traffic junction at Kingston Road/ Chessington Road junction.



The pond outside Bourne Hall Park requires improvement

London Road

- Busy traffic;
- No. 1 High Street – oversized modern building, dominating the listed Dog Gate;
- Listed wall to Bourne Hall park requires repairs;
- Street lighting is utilitarian;
- Plethora of signage, traffic lights, railings, bus stops, and seating.

Chessington Road:

- Busy, fast traffic on narrow lane;
- Car parking in front of listed buildings;
- Street lighting and pavements – require improvement;
- The doctors' surgery is a large, dominant modern building;
- Pond needs cleaning out and trees and shrubbery are in need of clearing/improving.

Bourne Hall

- AC units on Bourne Hall are ugly;
- Building is vandalised in places;
- Benches, litter bins and signs appear uncoordinated and could be improved;
- Metal garage doors facing Chessington Street;
- Walls around the gardens should be all be listed and in places repairs are needed.



The listed wall outside Bourne Hall Park requires repairs



The doctors' surgery in Chessington Road



This public area next to London Road is in need of improvement

6.2 Area 2: London Road and Church Street

This character area lies to the north and east of the village centre, and provides the best historic townscape within the conservation area, because of the high concentration of listed buildings and well preserved public and private open spaces. The area includes London Road, a principal street which connects the village to the by-pass. Although this is always busy with traffic, to the immediate east of the road the area is much quieter, with the churchyards to the medieval church (of which only the tower remains) and the Victorian church providing peaceful green spaces. Church Street, which curves back towards the village centre, is lined with listed buildings, most notably Ewell Castle and Glyn House, both of which are in educational use. Extensive playing fields, surrounded and somewhat concealed by banks of trees, lie between the school buildings and the by-pass, and further green spaces, including the former nursery, provide a pleasantly rural feel.

Key negatives:

Cheam Road, old nursery and Ewell Castle School playing fields

- Unattractive views over Homebase;
- Rough ground and overgrown vegetation, including the woodland;
- Graffiti on some of the concrete block walls.

Church Street

- UPVC windows in some unlisted positive dwellings;
- York stone and granite setts need to be repaired/protected;
- Some parts of the pavement in very poor condition;
- Some additions to local list required?
- Graffiti on fencing.

London Road

- Poor quality pavements and busy traffic.

Mill Lane

- No. 1 Mill Lane has been very altered due to its rendered walls despite being a locally listed building;
- Parked cars clogging up the street;
- Unattractive overhead wires;
- Poor quality pavements.



Graffiti on concrete walls



UPVC windows in an unlisted but 'positive' house in Church Street



Mill Lane

6.3 Area 3: Village Centre

This character area includes the busy village centre and crossroads, the main shopping street (High Street) which leads towards Epsom, and the 1930s commercial properties at the northern end of Epsom Road. It also includes the quieter eastern end of West Street, with a variety of residential properties, commercial premises, and a school, and The Grove, an attractive pedestrian-only walkway. This is marked by lines of mature trees and sections of 18th or earlier brick, stone and flint walling. Changes of level are notable along West Street which drops down and then up again towards the south-west. There are many listed buildings facing the cross roads created by West Street, London Road, Church Street and High Street, some of them surprisingly vacant and “at risk”. Along High Street, small vernacular cottages are somewhat dwarfed by insensitive development of the 1960s and later, which makes up a substantial proportion of the west side of the street. However, this area retains a large number of surviving features which relate to the historic Surrey village of Ewell, and these need to be protected and enhanced. It should also be noted that the conservation area boundary has been drawn very tightly along the east of High Street and Church Street, to exclude 20th century development, but that although these sites lie outside the designated area, how they are developed has a potential impact on the character of the conservation area.

Key negatives:

Epsom Road

- Some poor quality shopfronts and signage, with inappropriate colours;
- Street signs, telephone kiosk etc at entrance to The Grove;
- No sense of ‘arrival’ at the village centre, or of the special ‘Sense of Place’ of Ewell Village – needs a visual feature such as timber gates on either side of the grassed areas at the Epsom Road junction.

The Grove

- Listed wall in poor condition.



Entrance to The Grove

High Street

- Proximity of modern development on the edges of the conservation area;
- Poor quality shopfronts and signage;
- Some empty shops;
- Busy traffic;
- Not particularly pedestrian friendly;
- Cars parked on pavement;
- Building specific - Odd nos:
 - No. 17– Il Laghetto – bad signage;
 - Bland modern development (nos. 23 and 25 Alexanders);
 - Public gardens need improvement (next to no. 33) – view to negative buildings behind;
 - UPVC windows in many of the unlisted shops;
 - Very poor quality paving, mainly 1960s concrete paviors;
 - Badly detailed shopfronts e.g. Dive 69;
 - Possibly widen pavements, and provide more off-street car parking.
- Building specific - Even nos:
 - No. 2 is new and out of scale red brick – towers over adjoining listed Dog Gate;
 - Market Parade 1930s would actually benefit from sensitive redevelopment;
 - No. 32 (a listed building) is in poor condition;
 - No. 40 (a listed building) needs better windows;
 - Nos. 56-88 are all post 1960s and of no merit – big, blocky, and set back.



The High Street is dominated by cars



Public gardens in the High Street



No. 2 High Street dominates this part of Ewell

West Street

- Nos. 1-7 in poor condition;
- Poor quality pavements;
- Illegally parked cars;
- Nos. 19-25 have unsympathetic alterations;
- Driveway in front of no. 2a upsets frontage building line;
- Nos. 66-70 have been painted despite the Article 4 Direction – enforcement action might be appropriate.

6.4 Area 4: Ewell West Station, Gibraltar Recreation Ground, and a small section of West Street

This character area lies to the west of the village centre, and encompasses Ewell West Station, which is grade II listed, and a large public park (Gibraltar Recreation Ground) with playing fields, a bowling green, and many mature trees. To the south, a small section of West Street is notable for the survival of a number of late 18th/early 19th century weather-boarded cottages, creating yet another historic hamlet on the outskirts of the village.

Key negatives:

Ewell West Station

- New development is bigger scale than listed station;
- Railings over bridge are in need of painting;
- Car roundabouts, parking etc – affects setting of the listed building;
- Use of different shades of green on seat and litter bin.



Nos. 1-7 West Street are in need of improvement



New development around West Ewell Station

Gibraltar Recreation Ground

- Pavilion needs replacing or improving.

West Street

- Unlisted cottages have been heavily altered.

6.5 Area 5: Epsom Road

This character area is notable for the 19th and 20th century villas set in spacious plots which lie along this main route out of the village towards the south and Epsom. A high brick wall along one side is an interesting survival from the late 18th and 19th centuries, although it has been punctuated by modern openings. The Old House is the most notable listed building, marking the entrance to a pedestrian pathway (Mongers Lane) which connects to Reigate Road and then on to Cheam Road.

Key negatives:

- Wall along east side of Epsom Road is in poor condition;
- Poor quality pavements;
- Boundaries include modern high fences and walls.



The Pavilion in the Gibraltar Recreation Ground needs repairs or replacing



Some of the unlisted cottages in West Street have been heavily altered



The historic wall in Epsom Road (on left) is in need of repair

7.0 ISSUES

7.1 Summary of Issues

These Issues have been based on the key *negative* features identified in Chapter 6 *Character Areas*. They are:

Village Centre:

- Variety of unsympathetic changes to the buildings, and the insertion of modern buildings, which have reduced the cohesive qualities of the townscape;
- The town centre appears to be struggling economically;
- Some shops are vacant, including some listed buildings;
- Some poor quality shopfronts, with garish signage and lighting;
- Unappealing shopping environment with busy traffic and no special measures for the pedestrian;
- Illegal parking on the pavements where there are parking restrictions already in force;
- The former village lock-up needs repairs;
- The surviving features which make up the historic Surrey village of Ewell need to be protected and enhanced.

Spatial:

- Some inappropriate modern development, out of scale with the historic environment (Mill View Close; no. 2 High Street);
- Poor condition of River Hogsmill and ponds;
- Undergrounding overhead wires required in some locations;
- Protecting the open green spaces, such as the playing fields, from development.

Buildings:

- The poor condition of some listed buildings (e.g. Kingston Road wall);
- Unsympathetic alterations to listed buildings;
- Unsympathetic alterations to unlisted buildings;
- Front gardens have been lost to car parking.

Traffic and car parking:

- Busy traffic, particularly along London Road and High Street;
- Illegally parked cars in a few locations.

Public realm:

- Poor quality pavements;
- Mixture of different features: street lighting, seats, litter bins, signage;
- Landscaped areas in Mongers Lane and next to the former nursery on the By- Pass all require improvement.

Statutory and Local List:

- A number of buildings could be added to the statutory or the Local List (e.g. Ernest Cottages off Kingston Road).

Bourne Hall park:

- Bourne Hall requires improvements;
- Grounds are poorly maintained;
- Boundaries, seating areas and some structures require improvements;

Conservation Area boundary:

- A comprehensive assessment of the existing boundary was carried out as part of the survey work for this Character Appraisal and some alterations are proposed in the Management Proposals;
- These alterations propose removal of areas which are considered to NOT contribute to the overall character of the conservation area, and others which require minor rationalisation following redevelopment e.g. the Homebase site.

8.1 Format of the Management Proposals

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Ewell Village 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.

9.0 ISSUES AND RECOMMENDATIONS

9.1 Introduction

Drawing on the range of principal issues identified in Chapter 7, the following are considered to be the most important matters which need to be addressed. Most of these are the responsibility of Epsom and Ewell Borough Council and Surrey County Council.

- Ewell Village Centre:
 - Public image, viability and commercial development;
 - Traffic and pedestrian management;
 - Public realm;
 - Improving the quality of the shopfronts;
 - Vacant properties and sites;
 - Variety of unsympathetic changes to the buildings, and the insertion of new buildings, which has reduced the cohesiveness of the historic townscape;
- Public realm improvements required in a few locations throughout the conservation area;
- Inappropriate modern development;
- Unauthorised works to listed buildings;
- Unsympathetic changes to unlisted buildings, including the existing Article 4 (2) Direction;
- Loss of front gardens for car parking;
- The historic landscape, watercourses and trees – Management Plan required;
- Additions to the statutory and the local lists;
- Bourne Hall and its park – Management Plan required;
- Conservation area boundary review – a number of modest changes are proposed as part of this document.

The issues of vacant properties, sites, and the viability of commercial development cannot be directly influenced by the Borough Council, but it will nevertheless actively work with other parties to address these issues in a collaborative manner.

9.2 Ewell Village Centre

It was noted during the survey work for this document that the centre of Ewell Village is suffering from a variety of problems, partly due to the close proximity of the major shopping centres of Sutton and Epsom. However it is considered that opportunities exist to improve the public image of Ewell, building on the high quality historic environment and providing the basis for an economic regeneration of the village centre. For instance, the recent preparation of a Ewell Village Trail is the kind of local initiative which needs to be fostered and publicised. The introduction of signs indicating the beginning of 'Ewell Village' is another possible improvement, although this will be subject to the necessary funding being allocated. To improve the design of shopfronts, the Council's Development Control and Conservation staff will provide owners with advice and ensure that all new applications are rigorously dealt with. This could include the agreement on a pallet of colours which could be specified for shopfronts and signage to avoid the use of dominant or over garish colours. Existing historic shopfronts, or those containing elements of earlier shopfronts (such as pilasters, corbels or fascias) must be protected from unsympathetic change or complete loss.

The future control of traffic and the provision of a safe, attractive pedestrian environment, will be key features of any improvement scheme in the centre of Ewell. Widening of the pavements should only be carried out where this will not result in the loss of historic buildings, or changes to the historic building line. The Borough and County Councils will need to assess all new measures in the light of the joint Department of Transport/English Heritage Traffic Advisory leaflet 1/96, *"Traffic management in historic areas"*.



These High Street shops are in need of improvement

9.2.1 Recommendation:

- *The Borough Council will continue to seek the economic regeneration of Ewell Village Centre through improvements to the public image of the area, including the provision of a more attractive pedestrian environment.*

9.3 The Public Realm

Throughout the conservation area, paving is of poor quality, being mainly modern tarmacadam which in many places has been poorly repaired or reinstated following trenching. Also, street and parkland furniture is unco-ordinated and in places inappropriate in design. However, there is a variety of historic features such as cast iron post boxes, historic granite kerbs and the York stone and setted pavements in Church Street, that should be retained. The Borough Council should consider identifying historic features worthy of retention and negative features that should be changed, and should draw up a rolling programme of improvement work. Informed by this list, and working together with Surrey County Council, the Borough Council should consider adopting a limited suite of street furniture and palette of materials to ensure that any future works are carried out in line with best practice and English Heritage document 'Streets for All'. New paving should ideally be of high quality and use a simple pallet of approved materials, to complement the historic buildings.



The public realm needs to be improved in Ewell Village (Church Street)

9.3.1 Recommendations:

- *The Borough Council, together with its partners such as Surrey County Council and the statutory undertakers, should identify positive and negative features as well as agree a programme of future works- these works to be carried out in line with English Heritage guidance and best practice generally;*
- *The Borough Council with its partner Surrey County Council could consider a range of improvements to the pavements to increase pedestrian safety and general amenity;*
- *The Borough Council with its partner Surrey County Council could consider a programme of more general repairs and maintenance work to keep the existing pavements in better condition;*
- *The Borough Council should seek agreement from Surrey County Council Highways for the funding of those highway items which are their responsibility;*
- *Undergrounding overhead wires, in associated with British Telecom, would also be welcome throughout the conservation area.*

9.4 Control of new development

Throughout the conservation area are examples of over dominant, poorly detailed Post-War buildings which do not relate to their historic context and have a detrimental effect on the special 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.



These new buildings off the High Street have been carefully designed to fit into their historic setting

9.4.1 Recommendation:

- *The Borough Council will monitor applications for change within the Ewell Village 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.*
- *The existing open green spaces, mostly in private ownership, such as the playing fields, will be protected from future development by the strict imposition of existing policies.*

9.5 Unsympathetic changes to listed buildings

Listed Building Consent is required for all alterations or extensions to a listed building which the Borough Council considers might affect its special architectural or historic interest. This includes changes to internal features such as joinery, staircases and fireplaces, which are all included in the ‘listing’, although they might not be specifically mentioned in the list description. It is a criminal offence to carry out works to a Listed Building and failure to obtain the necessary permissions can result in heavy fines or even a prison sentence. In the past, some of the listed buildings in the Ewell Village Conservation Area have been unsympathetically altered and the Borough Council will ensure that future changes are appropriately detailed and executed.



The very visible back elevations of these listed buildings facing West Gardens have been spoilt by modern alterations

9.5.1 Recommendation:

- *The Borough Council will ensure that, in future, all changes to listed buildings in the conservation area will adhere to saved policies within the Epsom and Ewell District-Wide Local Plan May 2000; within the emerging Local Development Framework and adopted Core Strategy 2007-22; within the Adopted Surrey Structure Plan 2004; within The South East Plan Core Document March 2006; and within Planning Policy Guidance Note 15 : Planning and the Historic Environment (PPG15).*

9.6 Unsympathetic changes to locally listed and ‘positive’ cottages and houses

It has been noted that a number of the locally listed and unlisted ‘positive’ residential houses and cottages in the Ewell Village Conservation Area have been unsympathetically altered (for example, by the insertion of uPVC windows) and badly extended (for instance by the addition of an over-large front porch). Some of these changes have occurred in the last few years.

Unlisted family houses usually retain a number of permitted development rights which allow their owners to change the appearance of their property quite drastically without the need for any permissions from the Borough Council, even in conservation areas. For other uses, such as buildings in use as flats, commercial properties or institutions, stricter controls already exist.

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.



This locally listed building (No. 84 Kingston Road) has already been spoilt by uPVC windows

To maintain high standards, the Borough Council served an Article 4(2) Direction on the Ewell Village Conservation Area in February 2000. This brought under control the following:

- (i) All extensions of whatever size including porches on the front* of the building;
- (ii) Changing roof materials and the insertion of rooflights on the front-facing* roofslope;
- (iii) Replacing 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 Article 4(2) which is merely summarised above. Copies of their leaflet “*Advisory notes to residents*” can be obtained from the Environmental Design team, but a summary is included at Appendix 1.

9.6.1 Recommendations:

- The Borough Council will continue to enforce the Article 4(2) Direction and will consider taking enforcement proceedings against home owners who carry out unauthorised works;
- The Borough Council will provide an updated publicity leaflet for the Article 4(2) Direction with detailed design advice;
- The Borough Council will produce a full photographic survey of the buildings in the conservation area, on a building-by-building basis, to aid future enforcement;
- 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.

9.7 Loss of front boundaries for car parking

During the survey work for the conservation area appraisal in late 2006, it was noted that many of the front boundaries to the family houses and cottages had been altered or removed altogether to allow for car parking.

Theoretically, the further loss of front gardens and front boundary walls or fences should have ceased after the serving of the Article 4(2) Direction in 2000. However, some residents may be deliberately ignoring this Direction by paving over parts of their front gardens to create areas for car parking.



The further loss of front boundaries should be controlled by the Article 4(2) Direction (West Street)

9.7.1 Recommendations:

- The Borough Council will continue to enforce the Article 4(2) Direction and will consider taking enforcement proceedings against home owners who carry out unauthorised works;
- The Borough Council could consider providing an updated publicity leaflet for the Article 4(2) Direction with detailed design advice relating to the retention of front gardens and the creation of car parking spaces.

9.8 Alterations to the statutory and local lists

It was noted during the survey work for this document that a number of unlisted buildings might be eligible for either statutory and local listing. Some, but not all, lie within the conservation area. Further, detailed survey work should be carried out to draw up recommendations for both lists, possibly by the Borough Council in association with the local amenity societies.

9.8.1 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.*

9.9 The historic landscape, watercourses and trees

It was noted that some of the ponds, public open green spaces, woodland (mainly facing Kingston Road and towards the Ewell by-pass) are in poor condition, and appear neglected. It is assumed that these lie within the ownership of the Borough Council. A full assessment of their condition, and a plan for phased remedial works is required.

9.9.1 Recommendation:

- *The Borough Council will consider carrying out an assessment of the green public spaces and watercourses within its control and provide a detailed Management Plan for phased improvements.*



An assessment of the ponds, watercourses and trees in the conservation area is required

9.10 Bourne Hall and its park

Until recently parts of this very popular park appeared scruffy and untended. A recent landscape management programme has addressed many of these problems. Parts of the boundary walls were in places in very poor condition but repairs and rebuilding are being undertaken. Only sections of the wall are actually listed. Bourne Hall is a building of some architectural quality. Detailed proposals to improve Bourne Hall and its setting would be welcome. The water wheel is in urgent need of attention.

9.10.1 Recommendation:

The Borough Council will consider drawing up a Management Plan with other users of the building for the enhancement and future maintenance of Bourne Hall, its historic features, parkland, and its boundaries.



Bourne Hall Park must be looked after properly

9.11 Conservation area boundary review

A number of changes are proposed to the existing conservation area boundary, largely to exclude blocks of modern development which have little or no special architectural or historic interest. These include the removal from the conservation area of a number of buildings which lack cohesive detailing or which have no landscape quality, unlike The Headway for example. Other properties to be removed from the conservation area date mainly from the 1960s or later. If these parts of the conservation area remain included, it can be argued that they devalue the intrinsic merit of the rest of the area, which is not advisable. The proposed changes are shown on the map "Proposed changes to the Ewell Village Conservation Area boundary" at Appendix 3 and are as follows:

9.11.1 Additions:

- *Amend the boundary to the north of the Homebase Store on Ewell By-Pass to reflect modern boundaries;*

- Add nos. 69-95 Kingston Road, a cohesive terrace of late 19th century houses, and most of Elm Road apart from the modern block of flats at the top end of the road;
- Add properties along Epsom Road, beyond the junction with the Ewell By-Pass next to the Elders Care Home, which is currently the last building in this southern edge of the conservation area. The Epsom Road continues in a southerly direction, encompassing a variety of residential properties, largely set in spacious gardens with mature trees, some of which are cedars or firs. These trees, shrubbery and hedges all contribute positively to views along the street, which although a busy thoroughfare, still retains the character of a historic street due to the survival of a number of 18th and 19th century buildings. Two of these (Hollycroft and Mulberry House) are listed and the others, as shown on the Townscape Appraisal Map, are well detailed, 19th century properties which are considered to make a 'positive' contribution. There are also a number of detached, Inter-War houses in large gardens which face the road, which would also be included in the proposed extension. Other development, such as the buildings in Hessle Grove, are similarly dated but of less architectural merit, so they are excluded. The principal historic buildings which will be included in the proposed extension are:



Add these houses (Nos .69-95 Kingston Road) to the conservation area



Hollycroft, Epsom Road

West side of Epsom Road:

- Hollycroft – a grade II listed building dating to the mid-18th century. This two storey buildings has a mansard roof covered in handmade clay peg tiles, sash windows, and prominent end chimney stacks. The elevations are brick, which has been painted white. The buildings sits on the corner with Shaw Close, the boundary being an interesting mixture of red brick and chalk block, topped by a coping made up from flints set in mortar.
- Mulberry House – a grade II two storey three bay house of c1840, faced with cream painted weatherboarding (first floor) and modern rough cast render (ground floor). The building retains its six over six sash windows and the symmetrically arranged front door is protected by a pretty trellis porch, painted blue. The roof is covered in natural slate.



Mulberry House, Epsom Road

East side of Epsom Road:

- Elvaston and Bleak House – a pair of stuccoed houses of c1860, one bay wide each and two storeys high with small canted bay windows to the front and side porches. The hipped roof is covered in natural slate.



Elvaston and Bleak House

- *Linton House – this is a substantial detached house of c1850 faced in modern pebble dash but retaining its quoins, original window openings, and a raised porch supported on Doric columns. Unsympathetic changes include a heavy timber balustrade on the porch, and modern windows. There is a late 19th century stable next to it, notable for its use of brown brick with ‘white’ brick dressings, the survival of the original hay loft doorway, and its steeply pitched roof with its attractive gable facing the street. The ground floor has been altered, presumably in connection with a change of use to residential accommodation.*

Park Hill Road:

- *Nos. 1/3 and 5/7 – two pairs of mid-19th century villas with high quality details. The buildings are faced in stucco, with symmetrically arranged elevations, mostly original. Of note are the paired entrance lobbies, with arched heads, reflected in the arched head over the ‘blind’ window above.*

If the conservation area is extended to include these properties, the Article 4 Direction will need to be amended to bring under planning control a number of minor alterations to the family houses which are located in this part of Ewell (see Appendix 1).

9.11.2 Deletions:

- *Deletion to the north-east of the conservation area:*
 - *Delete Mill View Close, a 1980s housing development;*
 - *Delete Grange Mansions, blocks of 1950s and 1960s flats.*
- *Deletion to the west of the conservation area:*
 - *Delete Walnut Fields and Spring Court, 1930s or later development;*
 - *Delete Fennells Mead, 1960s housing development;*
 - *Delete St Clements’ RC School, dating to the 1970s;*
 - *Delete Priory Court off Old School Lane, a 1970s care home.*
- *Deletion to the mid-western section of the conservation area:*
 - *Delete Cullerne Close, a 1990s estate.*



Linton House



Nos. 1 / 3 and 5 / 7 Park Hill Road

- *Deletion to the south of the conservation area:*
 - *Delete the former allotments facing the Ewell by-pass which have now been subsumed within the private gardens of nos. 7-12 (consec.) Old House Close.*

9.11.3 Rationalisations:

- *Rationalise the boundaries around the Homebase Store, to exclude the Homebase site completely but to include all of Seymour Mews including the four adjacent new houses. Exclude the site of a property facing Reigate Road which was demolished when Homebase was built.*

10.0 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 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.

APPENDIX 1: SUMMARY OF THE EWELL VILLAGE CONSERVATION AREA ARTICLE 4(2) DIRECTION

The Article 4(2) Direction for the Ewell Village Conservation Area came into force on the 9th February 2000. 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 Ewell Village 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 2: TOWNSCAPE APPRAISAL MAP

APPENDIX 3: MAP SHOWING CHARACTER AREAS AND PROPOSED CHANGES TO THE CONSERVATION AREA BOUNDARY

APPENDIX 4: FURTHER READING AND CONTACTS

FURTHER READING:

Epsom and Ewell History and Archaeological Society
(2004) *Ewell: A Surrey Village that became a town*

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

