



EPSOM 'HOSPITALS CLUSTER' CONSERVATION AREAS

ST EBBA'S • LONG GROVE • HORTON • THE MANOR • WEST PARK

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

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THE EPSOM HOSPITALS CLUSTER CONSERVATION AREA

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This document provides information about the Epsom 'Hospitals Cluster', which includes four conservation areas - St Ebba's, Long Grove, Horton, and The Manor – although for the sake of convenience the fifth conservation area, based on West Park Hospital, has also been included. These conservation areas have a short but significant social and architectural history, which starts in the late 19th century when the former London County Council (LCC) purchased the land and buildings which once made up the Horton Manor Estate to provide a site for new hospitals for the mentally infirm of London. Although most of the conservation areas (apart from West Park and St Ebba's) are now in purely residential uses, and much demolition and rebuilding has taken place, the survival of many of the original buildings, and the important landscape setting and trees, means that the designation of the five sites as 'conservation areas' is both worthwhile and justifiable.

The Appraisal seeks to define the special character of these five conservation areas, 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



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Head of Planning

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1.1 Format of the document

This document has been prepared to provide information about the four conservation areas: St Ebba's, Long Grove, Horton, and The Manor – which make up what is commonly referred to as the Epsom 'Hospitals Cluster'. The West Park Hospital site, which was not included in the 2000 Local Plan as part of the 'Cluster', is also covered in this document and for descriptive convenience has been added to the original four hospitals.

These conservation areas have a short but significant social and architectural history, which starts in the late 19th century when the former London County Council (LCC) purchased the land and buildings which once made up the Horton Manor Estate to provide a site for new hospitals for the mentally infirm of London. Although most of the conservation areas (apart from West Park and St Ebba's) are now in purely residential uses, and much demolition and rebuilding has taken place, the survival of many of the original buildings, and the important landscape setting and trees, means that the designation of the five sites as 'conservation areas' is both worthwhile and justifiable.

This document will be of interest to residents, and staff and clients of the NHS services on some of the sites, and will be used by Epsom and Ewell Borough Council when determining applications for change within, or close to, the five conservation areas.

This purpose of this document is:

- To define the special interest of the five conservation areas and identify the issues which threaten the special qualities of the five conservation areas (in the form of the 'Character Appraisal');
- To provide guidelines to prevent harm and achieve enhancement of the five conservation areas (in the form of the 'Management Proposals').

The survey work for this document was carried out in October and November 2008. The omission of any feature in either the Character 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.



Listed villa in the St Ebba's Conservation Area



Listed chapel, Horton Conservation Area

1.2 General legislative background

The four Cluster conservation areas were designated in December 1993 by Epsom and Ewell Borough Council. The first West Park Conservation Area was designated in March 1997 and substantially extended in December 2003. 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.

In response to these statutory requirements, this document therefore defines and records the special architectural and historic interest of each of the five conservation areas 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).

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

- *The Epsom and Ewell District-Wide Local Plan* dated May 2000: Chapter 6 addresses the built environment. The management of conservation areas is covered by policies BE2, BE3, BE4 and BE5.
- The Epsom and Ewell Local Development Framework (LDF) contains a Core Strategy which was adopted in July 2007. This document identifies key issues and objectives for the future development of the Borough up to 2022, and a strategy to achieve them.
- Detailed policies will be dealt with in later documents, but meanwhile the Core Strategy has saved a number of the policies in the Local Plan (as described above). It also contains CS5 – a broad policy which emphasises the Council’s commitment to protect and enhance the heritage of the Borough. Item 3.7.8 in the Strategy describes and explains the Conservation Area Appraisals and Management Plans which the Council is undertaking.
- *The Adopted Surrey Structure Plan 2004*: Provides strategic guidance for the built environment for the period to 2016;

- *The South East Plan Core Document March 2006*: Provides an overall framework for development in the south-east. Useful guidance is set out in Chapter 8 *Management of the Historic Environment*, and is detailed in Policy BE7.

1.3 Planning history of the Hospitals Cluster site

The past planning history of the Hospitals Cluster up to 2000 is dealt with in great detail in Chapter 8 *The Epsom Hospitals Cluster* in the Epsom and Ewell District-Wide Local Plan dated May 2000. The sites forming the Hospitals Cluster were:

St Ebba’s Hospital

Long Grove Hospital

Horton Hospital

The Manor Hospital

Hollywood Lodge

Central Boiler House

At this stage, West Park Hospital was not identified as forming part of the Hospitals Cluster and was covered separately in paras. 3.12.7 – 3.12.10 in Chapter 3 *Green Belt*, where Policies GB7 and GB8 (which allow restricted development in the Green Belt) are relevant.

From the 1980s onwards it became Government policy to reduce the use of large institutions for people with mental illnesses or learning disabilities, and provide these services as far as possible within the community. Therefore the partial or total closure of some of Epsom’s mental hospitals was inevitable, and consultation on the future of the sites, which lie within the Metropolitan Green Belt, began in November 1986. A public inquiry into the Local Plan (which included the principles of redevelopment) between April and September 1992 was followed by the adoption of the Plan in 1995 and the granting of outline planning permission for about 1,500 homes and associated development in 1997 on the four original Hospitals Cluster sites. At that time, the NHS had not decided to dispose of part of the West Park Hospital site; this decision was subsequently changed and a disposal was agreed, followed by outline planning permission being granted for up to 360 dwellings and a hotel with an associated conference centre in May 2006.



Some of the historic buildings in West Park Hospital are still in use by the Health Authority

The 2000 Local Plan, which summarises the 1995 Plan, provides a framework for the redevelopment of the four hospitals. Broadly, development of the sites would allow the demolition of many of the late 19th or 20th century buildings and their replacement, based on strict 'footprint' criteria, with houses, flats and some communal facilities. The protection and enhancement of the landscape setting and mature trees around the former hospital buildings, which form such an important part of the area's character, was also insisted upon. A Hospitals Cluster Proposals Map, dated May 2000, shows the buildings as they then

existed, including existing listed buildings as well as a number of 'Buildings of Townscape Merit', which should be retained and converted to new uses. West Park Hospital, as has been previously mentioned, was not included on the Proposals Map, so no formal identification of buildings for retention had yet been carried out.

Since 2000, the redevelopment of Long Grove Hospital, Horton Hospital and The Manor Hospital, has been completed. Work is currently (November 2008) taking place at St Ebba's Hospital to demolish many of the remaining buildings. Hospital uses continue on part of the St Ebba's site and in the few buildings which remain on the west side of Horton Hospital, where site work continues. This facility is called 'Horton Haven'. West Park Hospital remains in partial hospital use with a large number of derelict hospital buildings. A new use for Hollywood Lodge, which remains empty and at risk, is an urgent priority, although this building is now privately owned and the owner appears unwilling to submit any proposals for its future use. The former Central Boiler House, which is listed, now forms the central feature of the David Lloyd Leisure Centre, and next door, the Horton Park Children's Farm is a well used facility for school children.

A more detailed assessment of each of the five hospital sites is included in the subsequent chapters of this Character Appraisal.



New development at Horton Hospital

2.0 THE DEVELOPMENT OF THE HOSPITALS CLUSTER

2.1 Historical development up to the end of the 19th century

The Hospitals Cluster is built on land which once formed part of the Horton Manor Estate, which lay about a mile to the west of the historic town of Epsom. From the 7th century onwards, Epsom formed part of the land holdings of Chertsey Abbey. In 1197 the most significant manor house in the Epsom area was Brettgrave, also owned by Chertsey Abbey and located between the Bonesgate stream and the Hogsmill river on the western edge of present-day Horton Country Park. The site is now called Castle Hill, and is a scheduled monument. Brettgrave was tenanted by Sampson de Horton, the name of 'Horton' being derived from 'Hor' meaning muddy, and 'ton', meaning settlement or town – a suitable name for the occupants of this rather damp location. By the 14th century, Brettgrave had fallen into disuse and Horton Manor to the south became the most significant local manor house. Of the medieval building at Horton, only parts of the moat remain, although heavily disguised below dense woodland.

Medieval Epsom was a small place, containing little more than 300 inhabitants, who lived in small cottages around St Martin's Church, which is mentioned in the Domesday Survey. What is now Epsom Common was called the 'waste' land, and was used to supply materials, such as furze and timber, for building, fencing, and other purposes. In the early 17th century, a spring was discovered on the Common which, because of its mineral content, acted as a purge. The taking of 'Epsom Salts' at 'The Wells' became highly fashionable and, by 1658, patients were coming from as far away as Cornwall and Rutland. The opening of a new well in Epsom town in the 1690s put paid to the Common site and, by the end of the century, Epsom salts were being made artificially.

Epsom Spa continued as a favoured retreat from London until the 1720s, when other resorts, such as Tunbridge Wells and Bath, became more popular. After 1830, Epsom Downs became famous for its horse racing on the Downs to the south-east of Woodcote. By this time the population of Epsom was around 3,500.

A new manor house was built at Horton Manor in 1712, and in the 1780s was sold to the Trotter family. James Trotter was High Sheriff of Surrey in 1815. In 1821 the estate was purchased by the Reverend John Frederick Browning and his wife Ethelred. A few years later, the then owner, their son Charles Calvert Browning, was in Fleet prison because of debt, and the estate came under the jurisdiction of the Court of Chancery. Sadly, he seems to have been suffering from an 'unsound mind' and because his son died in Brazil in 1842 the Court of Chancery then sold the Estate, for £6,500, to Henry Willis. The Particular of Sale lists, among other desirable features, the following:

The Mansion, Pleasure Grounds and Gardens

Gamekeeper's Cottage, Garden etc

Woods

Home Farm

New Farm (tenant John Harry Coleman)

Pasture and arable land

Horton Farm

Greenman Farm

West Farm



Dense woodland and 19th century park railings close to the former Horton Manor House



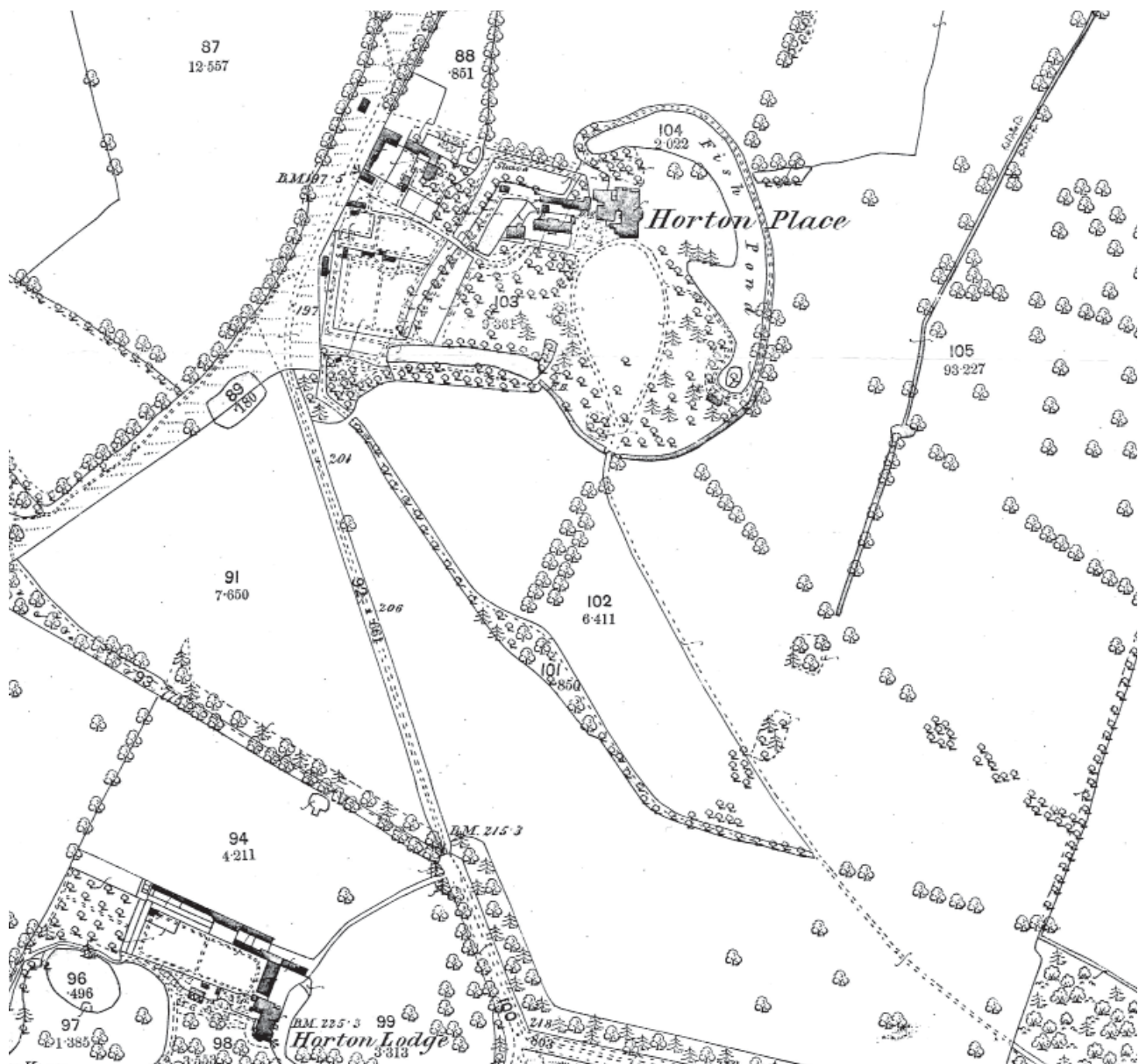
Horton Manor House

By 1896 ownership of some of the Horton Manor Estate seems to have passed to Sir Thomas Fowell Buxton, and was subsequently sold to the LCC, who purchased all of the land and buildings for £35,900 (Willis' name was still on some of the title deeds so ownership was presumably still split). The deal included the former manor house (by now in poor condition) and other buildings as well as about 1,000 acres of farming land and woodland.

The first Christ Church, a chapel-of-ease to St Martin's, was opened on the edge of Epsom Common close to Horton, in 1845, but this was demolished and a new, much bigger church was built in 1876 to the designs of Arthur Blomfield. The prestigious new church was principally paid for under an endowment provided in the will of Elizabeth Trotter and the shortfall made up by other members of the Trotter family (now no longer living at Horton) and from a public appeal.

2.2 The construction of the five Epsom hospitals

The history of the five institutions of Epsom's hospital cluster – which would, by the 1920s, form the largest concentration of mental hospitals in the world – can be traced back to the establishment of the London County Council (LCC) during the closing years of the 19th century. In 1888 the Local Government Act transferred the obligation to provide public asylums from the local Justices of the Peace to the new County and Borough councils. The increased funding led to a boom in asylum building, and nearly all adopted the échelon plan later produced at Horton, Long Grove and West Park. Between 1888 and World War One, twenty five new asylums were built with this layout, twelve of them designed by George T Hine.



Historic Map of 1866

Hine was a prolific asylum architect and his first true échelon-plan asylum was the Middlesex County Asylum at Claybury near Woodford in Essex, completed in 1888. Built on the estate of Claybury Hall, this late 18th century mansion was converted and extended for private patients. Typically, the asylum was virtually self sufficient, with its own farm, large kitchens, stores, bakery, boiler house and no less than three water towers. At the heart of the asylum was a magnificent recreation hall capable of seating 1,200 patients. Attractive surroundings for the patients had become an integral part of the philosophy of asylum design by the later 19th century, when their beneficial effects on the treatment of mental illness, even for the poorest classes, were widely canvassed.

Meanwhile, the number of patients requiring asylum-based treatment was rising rapidly and London was recorded as having the highest rate of mental illness within the country. For the LCC, the solution was the purchase of the Horton Manor Estate, and six hospitals were planned to accommodate a total of 12,000 patients: in the late 19th century this controversial plan promised to effectively double the local population of Epsom itself.

The chosen location offered many advantages, including the beneficial qualities of rural peace and fresh country air, as well as the opportunity of large scale development which meant that economies could be made through the centralisation of services such as gas, water, electricity, and sewage disposal. The local residents of Epsom were less enamoured by the scale of the proposals. Discontent was voiced at public meetings, and the *Epsom Herald* carried the frequent strapline of 'Lunatics at large'.

The first of the hospitals to open was The Manor Hospital. Accepting its first patients in 1899, the institution was initially planned as a temporary measure and reused the original Manor House while the construction of a purpose-built asylum, the neighbouring Horton Hospital, was underway. The Manor House became the administrative block, and new buildings to house the necessary stores, kitchens, laundry buildings and medical officers' quarters were constructed from matching red brick. For speed, the single-storey wards, which housed some 700 female patients, were built using timber which was clad and roofed with corrugated metal sheets. Designed by William Clifford-Smith, these 'temporary' structures were first granted permission to be used for 15 years. However, despite an outbreak of fire in similar buildings at a further LCC-owned asylum, Colney Hatch, which resulted in the deaths of 51 patients, permission for the buildings at The Manor Hospital was repeatedly extended and the wards were only finally demolished during the 1970s.



Historic map of 1914



Historic map of 1938



Historic photograph of Horton Manor House c1910

The building of Horton Hospital, founded during the year that The Manor Hospital opened, followed the by then popular format of the échelon plan, and was designed by George Thomas Hine, son of Thomas Chambers Hine of Nottingham, with whom he was in partnership up to 1891. Hine specialised in asylum architecture, and his paper to the RIBA in 1901 still provides a valuable review of asylum design and planning. In 1887 he established his practice in London after winning the competition for the new LCC asylum at Claybury in Essex. His experience as Consulting Architect to the Commissioners of Lunacy, a post which he held from 1897, provided him with further direct experience of the care of the mentally ill. He was a frequent entrant for asylum competitions, winning his first, for Nottingham Asylum, in 1875. During the 1880s and 1890s he entered ten asylum competitions – winning five – and was assessor for four others. He designed

and saw completed four major LCC asylums, each housing over 2,000 patients (Claybury, Bexley, Horton and Long Grove) and his prolific output included new county asylums for Hertfordshire, Lincolnshire, Hampshire, Surrey, East Sussex and Worcestershire, as well as extensive additions to many others. Hine was an early exponent of the échelon layout (which he used for Horton, Long Grove and was copied for West Park) and all of his asylums were built in red brick and had grey stonework, although his later designs feature a polychrome white/red brick pattern, especially for window mullions. His hospitals tended to be relatively plain both inside and out, in comparison to more decorated asylums such as the Royal Holloway Sanatorium or High Royds Hospital. Inside, many of his buildings had brown glazed tiles which reached halfway up the walls in the corridors, stairwells and other non-residential rooms.



Historic photograph of the Manor Hospital

Horton was the first Hine-designed hospital at Epsom and followed the principles already established at both Claybury and Bexley. Joined by a long semicircular corridor, the wards, designed to take a total of 2,000 patients, occupied the peripheral ranges. Behind, the spine of the hospital comprised the great hall, the kitchens and the water tower; to either side, bordering the enclosed courts, were the staff quarters, maintenance workshops, an upholsterer's workshop and needle room, and the vast laundry. A free-standing chapel and mortuary were situated to the rear of the site.

The hospitals were intended to be largely self-sufficient, and the original 700 female patients of The Manor were soon joined by over 100 men, providing a further workforce to operate the hospital's services. Until the 1960s, patients were employed on the hospital farmland, within the gardens, kitchens and laundries, and across the various workshops, making and repairing clothes and boots, brushes and tinware. Initially recompensed in tokens or cigarettes, the patients

were later paid in money. Occupational therapy became a recognised part of the treatment offered by Horton Hospital in 1923.

The third mental hospital to be founded by the LCC was St. Ebba's, which opened two years after Horton, in 1904. Initially known as the Ewell Colony, it was not classified as an asylum; instead, it comprised the first rate-supported epileptic colony within the United Kingdom. This was reflected in the disposition of the buildings, where the large, institutional framework of Horton was replaced by eight detached villas and an administration ward, with a positive emphasis on the degree of freedom accorded to each patient. Designed by William Clifford-Smith, the architect employed in the conversion of Horton Manor, the colony was significantly smaller than either Manor Hospital or Horton Hospital as it could only house a maximum of 326 patients.

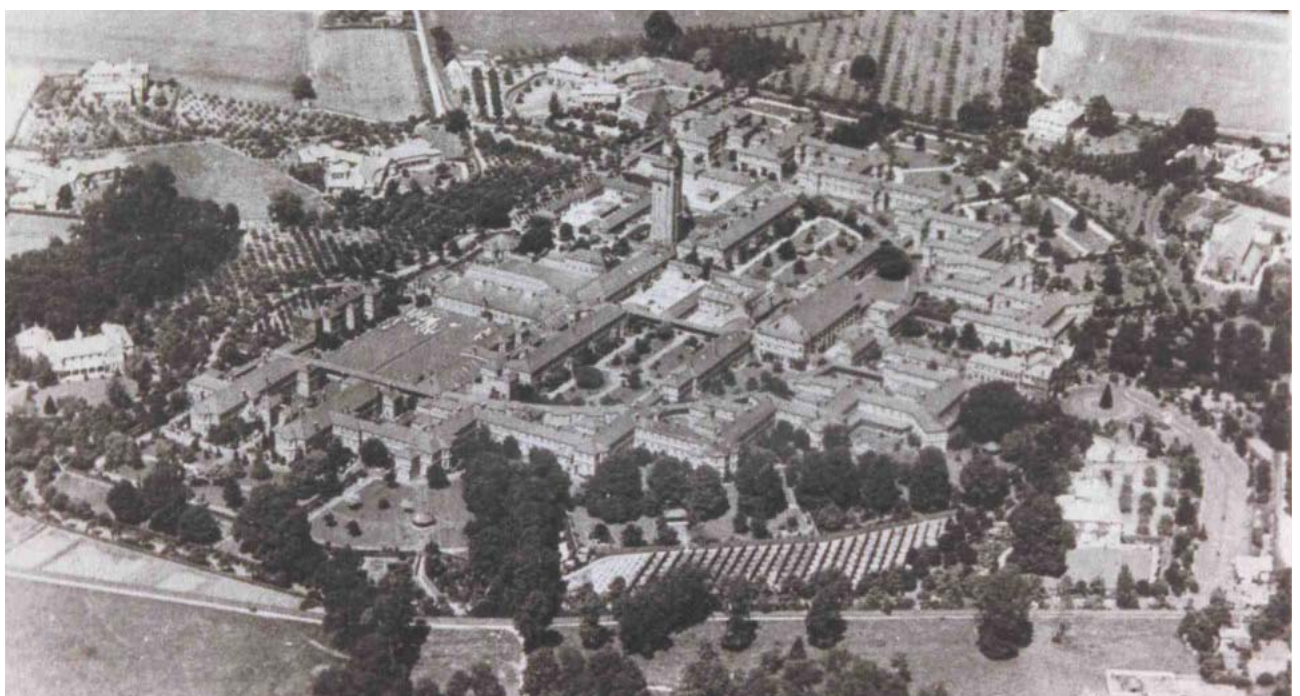
Some of these advances were to be incorporated into the fourth of the mental hospitals, Long Grove, begun to the west of the Ewell Colony site in 1903. Planned, like Horton, to operate as a large asylum of 2,000 patients, the principal range of buildings largely replicated the zigzag footprint of Hine's earlier creations. More unusual was the series of villas constructed within the grounds behind the hospital proper. The working party dispatched by the Asylum Committee of the LCC had been researching mental hospitals in Scotland, Canada and the United States, and in 1902 had returned favourable reports of the villa approach to mental hospitals deployed in Maryland, USA. Likewise informed by Maryland was Hine's covered walkway which was originally open to the gardens, but was later enclosed in a concession to the colder climate.

The erection of the hospitals had placed considerable strain upon the original roads servicing the Horton Estate such as Horton Lane and Hook Road, both of which were little more substantial than a country lane. 'The miseries endured during that period by those dwelling along the route will long be remembered 'with a feeling akin to indignation', recorded the *Epsom Herald* in 1905. 'The constant vibration of houses, the falling of ceilings ... and the ultimate burden of a special rate of sixpence in the pound towards the reparation of the road' would, it continued, long be associated in local memory with the building of Long Grove asylum.



Patients and staff playing in the snow outside Horton Hospital

Forster and Dicksee, the contractors responsible for this latter hospital, correspondingly sought to stem antagonism and claims for compensation through the construction of a railway. Requiring the purchase of exchange sidings and over forty acres of land, and costing some £10,000, the Long Grove Light Railway opened on April 1905. From Ewell Station, it transported bricks and cement to the 1,100-strong workforce employed on the Long Grove site. The hospital reached completion in 1907, and the line subsequently was purchased by the LCC. In 1909, the Council received permission to replace the railway with a more extensive network: St. Ebba's, the Central Pumping Station and Electric Works (located close to Horton), and a new site, West Park, would all be connected. The line, in the event excluding a branch to St. Ebba's, was finished in 1913. During the 1920s and 1930s it delivered around 15,000 tons of coal to the hospitals each year.



Aerial view of Long Grove Hospital showing échelon layout

Despite being planned since at least 1906, West Park, the fifth and final member of the hospital cluster, did not assume its function as a mental hospital for many more years as nearing completion in 1915, the site was handed over for the use of the Canadian Military. For the design, the LCC had turned again to William Clifford-Smith for a modified version of the Horton and Long Grove schemes. The échelon formation was essentially retained, but the hitherto continuous ring of peripheral buildings was pierced and subdivided, and a 'colony' type of layout adopted with some free standing villas around the central core of buildings. A chapel stood close to the porter's lodge, and an isolation hospital was erected to the rear of the site. The hospital was finally opened in 1923 although the villas were not completed until 1924.

The First World War also brought change to the operation of the other hospitals, as Horton was converted for the treatment of soldiers and its former patients dispersed among the remaining asylums of the LCC. The notion of accommodating war heroes within a mental asylum had not been without its opponents. *The Nursing Times*, however, was wholly in favour, declaring that 'a stronger contrast between the confined air of the trenches, the ceaseless roar of guns ... and the soft scented breeze and restful beauty of the gardens of the County of London War Hospital at Epsom, it would be impossible to imagine'. An out-patients department and operating theatres were added to the original structure. Horton subsequently became an Emergency Medical Services hospital during the Second World War, accepting both soldiers and civilians.

Horton's conversion during the period of the two wars had brought about a greater degree of interaction with Epsom proper, as the formerly isolated hospital was visited by friends and relations of wounded soldiers. These changes continued in the aftermath of the Second World War, following shifts in policy informed by the experiences of the conflict and aided by the discovery of a series of drugs, of which chlorpromazine, anti-depressants and tranquillisers were the most significant. In 1948 the mental hospitals left the guardianship of the LCC to be placed in the care of the newly established National Health Service. Occupational and social therapy became increasingly important, and voluntary admissions rose as the anticipated duration of stay decreased.

The shift in attitude was reflected in alterations carried out to the buildings: at Horton, the railings and window locks were removed, and all but two secure wards made open; at The Manor, the temporary wards of the 1890s were finally

demolished. Modernisation, however, gradually became increasingly difficult to effect, and the emphasis upon helping patients to return to – or, indeed, to remain within – the wider community led to a diminishing of the population of the five hospitals. In 1961, furthermore, Enoch Powell announced that he envisaged 'the elimination of by far the greater part of this country's mental hospitals'. The final closure of the five institutions of the Epsom estate began thirty years later, during the 1990s: Long Grove closed in 1992, The Manor in 1996, and Horton in 1997. The three sites have since been largely redeveloped. The partial demolition of St. Ebba's is currently underway, and the future of West Park Hospital, where some medical facilities remain, has been decided in principle, with a planning application requesting detailed planning permission for 360 dwellings, in converted and new buildings, expected early in 2009.

2.3 Topography, geology and landscape setting

The Hospitals Cluster lies to the north of the B280 which connects Epsom to Malden Rushlett and on to Oxshott. Epsom Town Centre is less than two miles away to the south east. The Cluster lies within a mainly open landscape which now forms part of the Metropolitan Green Belt. This was designated to prevent encroachment of the surrounding countryside by development and has provided the area with large amounts of open green space.

The Cluster lies on gently undulating or flattish land, at about 60 metres above sea level. The soil below is London Clay mixed with medium clay loams, which can result in water logging in the winter months, and to very dried-out conditions in the summer. Areas of gravel in the area have historically been quarried for building materials.



The woodland setting between The Manor Conservation Area and Epsom Common

To the immediate south of the Cluster, just over the B280, is Epsom Common, which forms the most defining landscape feature of the area. Within the Common are areas of woodland, along with scrub, grassland and several small areas of relic heathland. There are also a number of ponds, the most extensive of which are the Great Pond and Stew Pond, situated in the north-western part of the Common. Footpaths, some of which historically connected through to Horton Manor, cross the Common and provide an excellent facility for the local community.

Epsom Common forms part of a larger site which includes Ashted Common and Newton Wood. A major part of the Common lies within the Epsom and Ashted Commons *Site of Special Scientific Interest* (SSSI). Most of the remaining portion is designated a *Site of Nature Conservation Importance* (SNCI) under the Local Plan. The whole of Epsom Common was also designated as a *Local Nature Reserve* (LNR) in 2001 and most of it is in the ownership of Epsom and Ewell Borough Council, who purchased the land from the Strange estate in 1935 for the sum of £4,000. The rest of the Common lies outside the Borough of Epsom and Ewell and is owned by the City of London Corporation.

To the west of the Cluster, and accessed off Horton Lane, is the Horton Country Park, which lies along the boundary with Kingston upon Thames Borough, which in places follows the line of the Hogsmill river. In 1973 about 400 acres of agricultural land and woodland were purchased from the hospital authorities by Epsom and Ewell Borough Council, helped by a grant from the Countryside Commission and Surrey

County Council. In the late 1970s and 1980s the Council gradually improved the facilities including the provision of toilets and car parking. Old farm buildings were converted, trees planted and ponds constructed. The park is now a very popular venue for school children and other visitors, and provides a welcome 'green lung' between the more intensive development around Epsom and similarly built-up areas in Chessington.

The rural setting to the Cluster, and the survival of much of the historic landscaping around each hospital (much of which was planted by the hospital authorities) means that even today, the area is notable for its leafy character and open green spaces. These have been successfully enhanced in many places by the housing developers, with careful attention to details such as fencing, road layout, provision of public open space, and the creation of footpaths across the various sites. There are many fine 'specimen' trees, such as Wellingtonias, around the various sites, which add to the ambience of the whole area. Despite the very high density of some of the housing development, which replicates the density of the previous hospital buildings, the whole area retains a strongly rural character, assisted by open spaces such as the fields between Long Grove and St Ebba's, the open grassed area around the east side of what was Horton Hospital, and the fields and open spaces to the south of the former Manor Hospital, which provides an attractive setting to Hollywood Lodge. The continued protection of these open spaces from any further development should be ensured by policies in the Local Plan and the emerging Local Development Framework.



The mature trees and sensitively designed landscaping are important features in the Long Grove Conservation Area

3.0 ST EBBA'S CONSERVATION AREA

3.1 Key characteristics

- Small conservation area based on an open green which is defined by the three listed villas dating to the original building of St Ebba's Hospital in 1904;
- These buildings are well detailed and designed in the Queen Anne Revival style by William-Clifford Smith, who also worked on The Manor Hospital in the late 19th century;
- Use of traditional joinery, clay roof tiles and deep red brick;
- Distinctive 'L' shaped footprint with few modern alterations;
- Setting around the former cricket green with a pavilion, seats, trees and some shrubbery.



View across the green, St Ebba's Conservation Area



Sheiling villa, St Ebba's Conservation Area

3.2 Historical development

St. Ebba's Hospital opened to patients in 1904. Initially known as the Ewell Colony, it formed the first rate-supported epileptic colony to be established within the United Kingdom. Asylums designed on the colony system had been developed in Germany in the 1870s and from the 1890s onwards this approach became increasingly popular in Europe and America. By the turn of the century, the best known epileptic colonies were in Bielefeld in Germany and the Craig Colony in Germany. In England, the National Society for the Employment of Epileptics established a home at Chalfont St Peter, Buckinghamshire, in 1884. Originally consisting of a single villa of temporary iron construction, further villas were built later as funds allowed until a substantial colony evolved.

The LCC's asylum's engineer, William Charles Clifford Smith, drew up the plans for St Ebba's based on the Chalfont example in 1900. The layout included an administrative block with communal facilities, a water tower, and eight scattered villas which were deliberately designed to look as non-institutional as possible, and could accommodate 326 people. Further detached villas were added in the 1920s/30s. Some of the historic buildings (including the three listed villas) are still in use by the hospital authorities, and adjoin modern buildings which are also in use, but at the end of 2008 many of the remaining buildings were either being demolished or had already been removed to make way for new development. A large number of historic buildings, including the listed water tower, remain in a derelict condition. These are expected to be converted as part of the detailed planning permission which was granted for residential development for 322 dwellings in October 2008.

3.3 Extent of the conservation area

The conservation area, designated in 1993, is very small and the boundary only encompasses an open green space and the three listed villas (now called Sheiling, Tattenham and Hillcroft) which define this space.

3.4 Layout, landscape and open spaces

The original layout of the hospital was informal and the eight villas were arranged in a somewhat haphazard layout with the administrative buildings, centred on the tall water tower, to the south. To the north, and separate from the main group, was St Ebba's Farm. A large number of more modern blocks, arranged in distinctive 'wings', have already been demolished on the eastern part of the site.

The present conservation area encloses an open, totally flat, grassed area with some simple park-style seats for patients. This was originally used for playing cricket. A timber-faced pavilion lies on the edge of the space, facing the green, with some trees, some recently planted, and some shrubs. More dominant are the mature lime and coniferous trees around Sheiling and, notable in views across the green, are other trees beyond Tattenham. A narrow access road runs around the green space, connecting the buildings. Derby House is a modern bungalow, just outside the conservation area, which has replaced one of the eight original villas. Next to it, Gallway is another modern building, also in hospital use. The low height of both of these modern buildings means that they tend not to impinge visually on the setting of the listed buildings, each of which is surrounded by a close boarded timber fence.

Views across the open space take in the single or two storey historic buildings, both within and on the edges of the conservation area; the many mature trees beyond; and the listed water tower, an important local landmark.

3.5 Buildings

The three listed villas are very similar and were all completed in 1904 to the designs of William Clifford-Smith in a Queen Anne Revival style which is reminiscent of garden suburbs Arts and Crafts, such as Bedford Park in West London. Whilst they have a similar appearance to a small church hall or other community building, they are also domestic in character. They are particularly notable for their carefully considered joinery and for the high quality of design and materials. They were clearly thought out to provide a welcoming, informal series of spaces where patients both lived and were treated. The buildings are currently well maintained and in use.

The villas are basically single storey (though there are casement windows in the gables) and built in a dark red brick with steeply pitched roofs covered in machine made clay tiles. The large sashed windows, with stone keystones and rubbed brick arches, lie below a heavy wooden eaves cornice. The gables ends of each building are decorated with stone copings, supported on stone corbelling. Each building is basically L-shaped, with a principal entrance at the corner of the 'L', defined by an attractive, recessed porch area enclosed by a wide brick arch. Above this, a timber gable is topped by a tiled and wood corner turret, redolent of a small bell tower to a church or chapel (a similar detail is seen on other buildings in the Cluster, such as the former lodge to Grove Park Hospital). The main entrance is set into the building, clearly designed to provide shelter from the elements, with a pair of panelled doors. All of the villas also have attractive open verandas with cast iron columns which run along parts of the elevations.



Gable detail, Tattenham villa



Verandah to Sheiling villa

3.6 Negative features/Issues

During the survey work, a number of negative features were identified, some of which form the basis for the list of 'Issues' in the Management Proposals. These are:

- The surrounding derelict buildings, some of them in the process of being demolished;
- Security fencing and other building debris;
- Poor quality roads, parking areas and pathways;
- Modern street lighting provided by steel columns;
- High timber fencing around Sheiling and Hillcroft cuts the villas off from their immediate setting;
- The cricket pavilion is in poor condition;
- A modern double garage has been built close to Tattenham;
- A number of small sheds in the gardens of the listed villas are discordant (though clearly in use);
- The roofs to the three villas are covered in the original clay tiles and may require replacement at some stage in the near future.



The cricket pavilion



Original clay roof tiles on Sheiling villa

4.0 LONG GROVE CONSERVATION AREA

4.1 Key characteristics

- Modestly sized conservation area based on the surviving principal buildings of the former Long Grove Hospital;
- The buildings were designed by George Thomas Hine, the LCC engineer who was well known for his innovative échelon-style designs for asylums;
- These buildings include the previous main entrance, a number of échelon-style ranges to either side, a detached villa, and the former lodge with its adjoining gatekeeper's office;
- Prospect House, the principal building with its notable clock tower, and dated 1907, is well detailed and uses red brick enlivened with stone for its decoration;
- Use of red brick with yellow brick or roughcast for the more secondary buildings;
- High quality landscape with many surviving mature trees and open green spaces, largely undivided by private gardens.



Prospect House



Former Lodge

4.2 Historical development

Long Grove Hospital was founded in 1903 and completed by 1907, and was the fourth mental hospital to be constructed on the Horton Manor Estate. Again the work of George Thomas Hine, the principal buildings largely followed the same échelon formation of Horton Hospital, which preceded it. The site also incorporated a series of detached villas which were inspired by similar asylums in Maryland and which could accommodate 500 of the anticipated 2,000 patients. In 1905 the Horton Light Railway was established to convey materials to the site. Long Grove Hospital closed in 1992.

4.3 Extent of the conservation area

The modestly sized conservation area boundary includes the surviving hospital buildings on the east side of the site, one villa, the former lodge and gatekeeper's office, and the landscape which surrounds these buildings as far as Horton Lane. The original conservation area was designated in 1993 but it was extended in 2000 to include all of the remaining frontage buildings and exclude the two blocks of flats facing Sandy Mead. A proposal to extend the boundary to the north, to include the two surviving villas, and some of the landscaped area around them, is included in the Management Proposals for this conservation area.

4.4 Layout, landscape and open spaces

The development of Long Grove (now called Clarendon Park) for housing involved the demolition of all but the frontage buildings facing Horton Lane and nearly all of free standing villas and other buildings, such as the former lodge. New housing was laid out roughly on the footprint of the old hospital, although there has been some development in what was once open space (Southview). The axial arrangement of the historic buildings has been partially replicated, particularly to the north west of Sandy Mead, although the layout of the modern curving roads is somewhat confusing to the first-time visitor.

Conservation area designation, and the protection of the principal frontage buildings in the Local Plan, has ensured that at least some of the character of the original hospital has been preserved and can be glimpsed through the many fine trees which lie between Horton Lane and the main buildings. What remains is the main entrance clock tower building (now called Prospect House) and two groups of two storey buildings which are set back from this central feature. These create a staggered pattern and once contained further buildings in the centre which have been demolished and replaced with car parking, garages, and two blocks of three storey flats.

The Proposals Map of 2000 shows the plan of the gardens and roads around the original échelon layout of buildings, of which there are some remains, most particularly the many mature trees and the footpath which crosses in front of Prospect House. The original driveway from the junction of Horton Lane with Long Grove Road (now renamed Chantilly Way) has been altered and subsumed within Grove Close, and the main old entrance from the lane has been blocked off. However, the circular driveway in front of Prospect House remains, complete with its huge tree. Of note are the carefully detailed new roads within and around the edges of the conservation area, with low wooden fencing and simple black painted 'reproduction' street lights. These spaces are well maintained and new trees and other more recent planting appear to be well established. Additionally, simple black bus shelters have been provided to a standard design along the new roads.

Around Clarendon Park generally is much open space, mainly used as fields which are associated with Horton Park Farm, which lies immediately to the south of the conservation area. This is an educational establishment and the mixture of modern and historic farm buildings all add to the rural qualities of the area. Further open fields lie to the west and north of Clarendon Park, and to the east, beyond Horton Lane, are several large fields associated with Horton Farm, which faces Hook Road.

Views within the conservation area are constrained by the tall blocks of buildings and many trees. However, the clock turret on Prospect House is a notable local landmark. On the edges of the conservation area, there are long views in a south west direction over Horton Park Farm and its fields, and to the south east, the water tower at Horton Hospital is another focal building.



Some of the existing hospital buildings have been retained and converted into flats



Entrance into Clarendon Park

4.5 Buildings

The surviving historic buildings in the Long Grove Conservation Area provide the best example of the échelon layout which previously characterised Horton Hospital as well, where they have largely been demolished. George Thomas Hine, the architect, also provided detached villas in the landscaped grounds, where the patients could enjoy the open aspect and fresh air. Of these, three remain either close to or within the conservation area. Another villa, called Farmstead, lies to the back of Clarendon Park and has been converted into flats.

The Long Grove buildings were completed by 1907 and followed the format already provided by Hine for Horton Hospital, and before that at

Claybury and Bexley. The surviving two storey ranges from the original échelon layout are substantial but simply detailed, and use Georgian proportions and details such as sash windows, hipped shallow slated roofs, and tall chimneys with some decorative corbelling. The materials used were red brick with yellow brick string courses at cill height and below the eaves, which were decorated with a simple brick modillion cornice. The elevations facing McKenzie Way are the most prominent, where they are provided with an attractive setting because of the many mature trees and grassed areas in front of them. Overall, the conversion into residential accommodation appears to have been achieved with minimal alteration to the principal elevations, which have been carefully restored and windows replaced like-for-like, apart from the occasional insertion of ground floor French windows, which have at least used existed openings. At the back, new garages and other single storey buildings have been added in a matching red brick with pitched slated roofs.

As the principal entrance to the hospital, Prospect House is a symmetrical, much more imposing building with well detailed red brick and stone facades, designed in the same Queen Anne Revival style (but on a grander scale) that William Clifford-Smith had used previously at St Ebba's. The building is three storeys high and includes more elaborate decoration such as second floor balconies and a central pedimented porch, with the front door defined by an arched door hood supported on oversize stone corbels. Stone is also used string courses and cornicing, and for the columns which support the second floor balconies. Above these, the shallow pitched slate roof is decorated with an attractive clock turret and large chimney stacks. On either side, three storey bays stand forward with gables which are decorated at roof height with shell motifs. To the rear, the gaps left by the demolition of the linking central corridor and other features have been carefully handled and no obvious scars remain.

Within the conservation area is one surviving detached villa, now called nos. 1-8 Grove Close. This is a robustly detailed building, two storeys high, with red brick to the ground floor and rough cast, painted white, above. The building is a simple L-shape, with nine over nine sash windows, pitched roofs covered in machine-made clay tiles, and prominent but simply detailed red brick chimneys with clay pots. The severity of the building is reduced by canted bays windows to the ground floor and the use of keystones to the ground floor windows. The overall style, as with the échelon extensions to the main building, is stripped-back 'institutional' Georgian.



Main entrance, Prospect House



Retained villa with new development behind

At the old entrance to the hospital is the original lodge (now called The Lodge) which was also designed by Hine, with an adjoining single storey six-sided caretaker's office, which presumably once controlled the way into the site. This is topped by a clay tiled roof with a lead ogee roof and finial – also in the Queen Anne Revival/Arts and Crafts style. The two storey lodge is similarly well detailed, with red brick below rough cast, casement windows, and a clay tiled roof. A half timbered gable faces along Grove Close, and facing Horton Lane (from where it is very visible) are three more gables with similar details. The casement windows on this side have architraves and mouldings, adding to the prominence of the building.

Between the main buildings and the lodge, two new detached houses and two double garage blocks have been added. Whilst regrettable, they are heavily screened by the existing trees and other planting, and the use of sympathetic materials and their relatively modest scale means that they do not impinge too heavily on the setting of the remaining hospital buildings. A similar development of four houses, Albury Close, has been built next to the roundabout where Oakwood Road junctions with Horton Lane. Despite tree cover, these are more visible but are not included within the designated conservation area presumably because of this.

4.6 Negative features/issues

During the survey work, a number of negative features were identified, some of which form the basis for the list of 'Issues' in the Management Proposals. These are:

- uPVC windows on The Lodge;
- Former gatekeeper's office at The Lodge is in need of reroofing/repairs;
- Visible satellite dishes on the former villa facing Grove Close and on The Lodge;
- Black and grey plastic pipework on the front elevation of The Lodge;
- A Tree Management Plan, identifying future work, would be helpful;
- The plethora of mini-roundabouts is a discordant feature;
- Boiler flues and vents on the principal elevations of the échelon buildings;
- The 'gated' security-conscious layout at the back of the échelon ranges is understandable but is non-permeable;
- The two three storey blocks of flats facing Sandy Mead appear too large and dominant in comparison with the two storey historic ranges which surround them;
- Possible additions to the Local List: Prospect House; the échelon blocks; The Lodge and the gatekeeper's office?
- Some additions to the conservation area boundary are required, to take in the two villas on the north side of Oakwood Avenue.



Add this former villa into the Long Grove Conservation Area



Trees are very important and need to be protected

5.0 HORTON CONSERVATION AREA

5.1 Key characteristics

- Small conservation area based on some of the remaining Horton Hospital buildings;
- Buildings designed by LCC engineer George Thomas Hine, who also designed other échelon-style hospitals;
- Centred on Horton Chapel, dating to c1900, which is listed grade II;
- Other buildings of note include Balfour House, part of the original main hospital, and three villas;
- Of great interest and important to the views from Horton Lane are the surviving former lodges with an adjoining gatekeeper's office;
- Use of yellow and red brick with slate roofs;
- High quality landscape around the chapel which must be restored, along with the chapel, in due course;
- Survival of many mature trees which provide a very sylvan character to the conservation area.

5.2 Historical development

Horton Hospital was constructed between 1899 and 1902, and was the first of three such hospitals in Epsom which was designed by the engineer George Thomas Hine, the other two being Long Grove and West Park. The échelon layout of the 2,000-patient hospital corresponds with his earlier work at Claybury and Bexley. The institution became a military hospital during the First World War, and having reopened in 1920, it subsequently functioned as an Emergency Medical Services hospital during the Second World War, accepting both civilian and military patients. The greater part of Horton Hospital closed in 1997, and since then most of the buildings of the old main hospital have been demolished and have been replaced with flats or houses to create an area known as Livingstone Park.

On the west side of the site there is an NHS unit called Horton Haven. Adjacent to it, two existing villas which lie within the conservation area are being refurbished and a new link block created between them. These will accommodate new mental health care patients. Further new housing and some retail uses have been completed at the corner of Horton Lane and Chantilly Way.



View past former Horton lodges to the water tower beyond



View towards Horton Chapel with new development on left

5.3 Extent of the conservation area

The relatively small conservation area encompasses part of the western side of the former hospital site, and centres on the grade II listed Horton Chapel, which lies in an open green area between the old main hospital buildings (now largely redeveloped) and what is now Horton Haven. It includes just one of the old échelon buildings (now Balfour House), and buildings within Horton Haven – two villas, two lodges, and a single house on the corner of Abbot's Avenue and Horton Lane which is derelict and has been sold to a private purchaser by the NHS. The whole site is characterised by mature trees which surround the chapel and provide an attractive sylvan character. At the time of survey, access to Horton Haven was not possible due to building work. A recommendation to slightly amend the conservation area boundary to include Rollin House is detailed in the Management Proposals.

5.4 Layout, landscape and open spaces

When Horton Hospital was redeveloped, only a few of the original main hospital buildings were kept within the main échelon group. This included Balfour House, the central block facing the chapel, and one section of an adjoining range, now Rollin House. On the eastern side of the hospital, two symmetrical ranges were similarly retained, and all of these have been refurbished for residential use. In the middle of the site, the former water tower has also been retained but is currently in very poor condition and is surrounded by new residential development with some open space. Like Clarendon Park, the new development has been laid out to create a symmetrical footprint with a wide, axial street through the centre, mimicking the original hospital layout.

Around this block of new development, which has not encroached further than the footprint of the original hospital buildings, the open green spaces, with their mature trees, have all been restored and are currently well maintained and cared for. The Proposals Map of 2000 shows some of the then pathways through these spaces, some of which survive, and some more formal gardens, which have gone.

Within the actual conservation area, little has changed in terms of building layout although Haven Way represents a remodelling of the historic street which once separated the main hospital buildings from the chapel. The original entrance from Horton Lane has been sealed off and access to this part of the estate is via Abbot's Avenue/Haven Way to the south, and Chantilly way/Horton Crescent to the north. Haven Way is the principal street, deliberately designed to be narrow with no allocated car parking as this is a dedicated 'bus only' route.

5.5 Buildings

All of the buildings within the conservation area are historic, and of these, Horton Chapel is the most important as it is listed grade II. Dating to c1900, it is built from yellow and red brick which are laid in strong horizontal stripes. The large building has a gently pitched slated roof and large arched windows to either side, separated by simple robust brick pilasters. Inside, the building has a nave and both north and south aisles, separated by dumpy Doric columns. In more recent years, part of the building functioned as a Music Therapy Centre. It is currently boarded up and seriously 'At Risk'.

Balfour House, which is located opposite the chapel, is a symmetrical block with a central entrance bay. The building is two storeys high and



Horton Chapel listed grade II

built from yellow brick with red brick string courses and modillion eaves cornice. Red brick pilasters divide each window bay to either side of the central bay, which is defined by an ogee pediment over a recessed porch. At either end, there are two storey canted bays. Timber sash windows, nine panes over one, are sensitive replacements of what previously existed. The roofs are gently pitched and covered in slate. This building was almost free standing as originally built, so the side and rear elevations are almost as original.

To the south of Balfour House, and currently outside the conservation area boundary, Rollin House is similar but less heavily detailed, and without a visible entrance. As can be expected, this building is similar to the surviving blocks at the eastern end of the site.



Balfour House

The three villas which lie within Horton Haven are also built from the same combination of yellow and red brickwork, sash windows, canted bays and slate roofs. Close by, and best viewed from Horton Lane, the two former entrance lodges to the hospital are similar to the lodge at Long Grove, with half timbered gables, clay tiled roofs, casement windows and roughcast upper elevations. Forming a balancing pair, in the space between them are two sets of elaborate wrought iron gates and brick gates piers, with a single storey building, probably the gatekeeper's office, in the middle. This has sash windows and a matching half timbered gable detail to the cottages, all in the same Arts and Crafts style. The two lodges are in use as staff accommodation for Horton Haven, but the gatekeeper's office is currently vacant and neglected.

On the corner of Abbot's Avenue and Horton Lane is a final detached property dating to c1900 called Horton House, which was built as the hospital superintendent's house. This is also built from red brick with a tiled roof and is currently empty and boarded up.

5.6 Negative features/Issues

- Horton Chapel is a grade II Building-at-Risk which needs to be found a new use and fully repaired;
- The former gatekeeper's office is vacant and needs to be found a new use and restored;
- Horton House is also vacant and in need of repair;
- A Tree Management Plan would be helpful;
- Three storey development to either side of Balfour House is too dominant;
- The water tower is another Building-at-Risk, although it does not lie within the conservation area;
- Some of the alterations to create new doorways into Balfour House are regrettable;
- Local Listing could include some of the remaining hospital buildings;
- The conservation area boundary needs to be changed to include Rollin House.



The water tower



Rollin House

6.0 THE MANOR CONSERVATION AREA

6.1 Key characteristics

- Small conservation area based on the former Horton Manor House;
- Manor Hospital was the first of the hospitals to be built in the 'Cluster', with work starting in 1888;
- The Manor House was converted in the late 1880s under the supervision of the architect William Clifford-Smith, and extensively rebuilt in the mid-20th century following War damage;
- Four other buildings of this period remain, all now converted into residential use;
- Some of the former manor buildings also remain, including an 18th century timber-framed barn, the only listed building in the conservation area;
- Other service buildings, some of which were once the stables to Horton Manor, are used by the Old Moat Garden Centre;
- The former walled kitchen garden, with its high brick walls, is a notable feature;
- A medieval moat to the south-east of the manor house can just be traced although it is covered by trees and shrubbery;
- Areas of woodland and open grass provide a pleasant setting to the buildings;
- Footpaths and the well designed public realm add to the attractions of the open spaces;
- Modern residential development of a similar scale to the existing buildings has been provided to the north and east of the conservation area.



Horton Manor House - old garden front



The listed barn at the Old Moat Garden Centre

6.2 Historical development

The Manor Conservation Area encompasses the site of the medieval manor house, of which only parts of the moat remain, and an area around it which once formed part of its formal garden and kitchen garden. The manor appears to have developed from the 14th century onwards when an earlier manor, Brettgrave, which was located further north, fell out of use. A new manor house was built to the Trotter family in the 18th century, the estate subsequently passing to several different owners including Sir Thomas Fowell Buxton, who eventually sold it to the London County Council (LCC) in 1889. The LCC purchased the former manor house (by now in poor condition) and other buildings as well as about 1,000 acres of farming land and woodland.

Just one year later, in 1890, the Manor Hospital opened with the former manor house at its centre. This had been restored and converted into offices, and a new detached building constructed alongside which provided further service accommodation. In addition, some 700 female patients were housed in 'temporary' single storey wards while the main project, the building of nearby Horton Hospital, took place. Designed by architect William Clifford-Smith (who later designed St Ebba's Hospital), these wards remained in operation until the 1970s. Further wards were added in three separate buildings which have been retained and converted, and over the subsequent years many new buildings were added or old ones demolished. The hospital

closed in 1996, and most of the buildings (other than those marked for retention on the 2000 Local Plan Map) demolished, and new housing has been built to the north and north-east of the Manor House. All of the buildings are therefore now in residential use apart from the Old Moat Garden Centre, a commercial business which is run by a charity which also provides training for people with learning difficulties.

6.3 Extent of the conservation area

The relatively small conservation area covers the former Manor House and its immediate setting to the west, south, and east. To the west, the boundary encompasses the Old Moat Garden Centre, which is centred on the old kitchen garden; to the south, the open land and woodland, which once formed a pleasant parkland setting to the Manor House, is included; and to the east, three former hospital buildings, which have been converted into houses, are also within the boundary. To the north, the close proximity of new development means that the conservation area boundary follows the boundary of the Manor House where it follows the line of Cavell Way.

Changes to the conservation area boundary are proposed in the Management Proposals for the conservation area, to include additional areas of landscape and to remove some modern buildings.

6.4 Layout, landscape and open spaces

Historically, Horton Manor lay just to the east of a minor but ancient route, now called Horton Lane, which connected the hamlet of Horton to the road which crosses Epsom Common and leads into Epsom itself. The map of 1866 shows this as not much more than a single trackway, but clearly, once the hospitals began to be built after the late 1880s, this road, and other country lanes in the vicinity, were improved. More recently it has been further upgraded, with new roundabouts, to cope with the increased traffic from the adjoining housing developments. Other new roads have been added to access the new housing to the east and north of the manor house, so today many of the roads are modern apart from Horton Lane which still follows its historic route, although it has been widened and junctions upgraded to cope with greater traffic flows.

The map of 1866 also shows the layout of the site (then called Horton Place) with a narrow carriageway from Christ Church Road, parts of which still exist but which has been subsumed within the new access road for the more recent housing called Chertsey Lane. The former lodge, which once marked this principal entrance, remains to the south east of Cuddington Glade, facing what is now called Oak Glade. Of note on the historic map are the fish ponds, which curve around the Manor House on two sides to the north and east, and the more



Hard landscaping and planting has been carefully detailed

geometrical layout of two sections of moat, which lie to the west and south of the house. These separate the Manor House from Horton Lane and also from the various 'service' buildings which are indicated on the map and appear to have been stables and other outbuildings. Of these, only the listed 18th century barn which faces Horton Lane, remains, as well as a few more minor buildings and most of the high brick walls which once surrounded the kitchen garden. Part of the most southerly section of moat also remains, but is so heavily overgrown with trees and shrubbery that it is difficult, even in winter, to plot its course.



The former kitchen garden wall

The creation of new access roads has however been achieved without removing too much of the original landscaping or mature trees, which together give this area a particularly attractive environment. As elsewhere in the Cluster great care has been taken with the choice of materials and details, particularly the low wooden fences which define the open green spaces, the simple wooden bench seats which face the highway, and the plain black shelters at the bus stops. In addition, new trees have been planted and a former cricket ground and its surrounding trees retained, although the pavilion shown on the 2000 Local Plan Map has been demolished. Next to this space, in pleasantly untidy woodland, some large concrete blocks can be seen which may be associated with Second World War defences. Slightly further to the south, in places marking the southern boundary of the conservation area, are sections of 19th century wrought iron 'park' fencing, mostly in poor condition.

Large groups of silver birch trees are of particular note, mainly to the west of Chertsey Lane, and also of merit are the surviving 'specimen' trees, such as Wellingtonias or cedars, as well as mature oaks and fir trees. Areas of shrubbery and hedging are largely left unclipped and informal. Low bunds, which prevent parking on the grass verges, lie to either side of Chertsey Lane, and clearly much thought has been given to the prevention of on-street car parking, as the lane (which is also a bus route) is too narrow to allow this. Between Chertsey Lane and Devon Close, a very large area of grass (currently outside the conservation area) is used as an informal football pitch and is backed by areas of silver birch which in the autumn turn an attractive shade of orangey-yellow. The provision of a generous number of footpaths across these open spaces gives the area a pleasantly 'permeable' quality. The only discordant element is the use of small roundabouts at almost every road junction, a similar detail to the new road systems at both Horton and Long Grove.

6.5 Buildings

There is just one listed building, the barn at the Old Moat Garden Centre, which dates to the 18th century. It is timber framed and faced with black stained timber boarding, and contains a queen post roof which is covered in handmade clay peg tiles. This building is a key element in views along Horton Lane, which is located immediately next to it. Close by, two buildings remain which are shown on the 1866 map – the first, a single storey former stable roofed in clay peg tiles which has now been converted into offices and a sales area for the Garden Centre, and the second, another single storey building roofed in clay pantiles, which is used as a store.



A Wellingtonia tree in The Manor Conservation Area



Inside the listed barn

Otherwise, the remaining 'positive' buildings are identified on the Townscape Analysis Map. Of these, the former early 18th century Manor House is the largest and most impressive, although it would appear that it was substantially rebuilt in the mid 20th century following War damage, as the only part which retains any Flemish bond brickwork is the east elevation and the first bay of the return south elevation. For both of these, the second floor appears to have been rebuilt, again probably in the late 1940s/early 1950s, so the roof and chimneys above must also be of this date. The east elevation is of interest for its shallow arched bay and decorative brick details, including quoins and window dressings. Above the first floor windows, a stone string course divides the earlier building from the mid 20th century addition.

To the east of the Manor House, another red brick building (Winchester House) was built at a similar date on a slightly less grand scale, being only two storeys high, but with very similar details. Both of these buildings have been sensitively converted into flats, the only discordant element being the use of uPVC for the windows. To the west of the

Manor House, Chichester House has recently been constructed from red brick to a similar scale as the older building, and the two sit reasonably comfortably next to each other. The conservation area boundary currently cuts through this building.

To the east of Winchester House, three buildings remain which are also part of the late 19th century building programme. The two facing Helm Close are simple, rectangular blocks, two storeys high, with distinctive gabled ends facing the street. Constructed from red brick, again with slate roofs, they may have been used as medical wards or as accommodation for staff. Both have been subdivided vertically into town houses, which has resulted in some loss of character. To the north of these two blocks, another building, which faces Manor Crescent, was originally single storey and must have once been a ward. It has also been converted into houses, with low dormers in the roof providing light to a new first floor. Although the use of uPVC for the new windows and front doors is regrettable, the original openings have been retained and the overall character of the building reasonably well preserved.



Helm Close



View of the converted buildings in Helm Close across the adjoining playing field

Finally, on the western edge of the conservation area, facing Horton Lane, one of the original hospital lodges, presumably dating to c1890, remains. This is a picturesque composition of single and double height elements, enlivening by timber details to the gables, tall red brick chimney stacks and the use of white painted rough cast and red brick. This appears to be in residential use in association with a modern building called Pine Lodge which lies to the immediate north of the Garden Centre, outside the conservation area boundary, which is in the ownership of the local NHS trust.

- Unattractive, 'negative' open space and minor buildings between Pine Lodge and Chichester House;
- Local Listing could include some of the surviving hospital buildings: Manor House, Winchester House, The Lodge, and the brick wall around the former walled garden, now part of the Old Moat Garden Centre;
- The conservation area boundary needs to be changed in a number of places.

6.6 Negative features/Issues

- The moat is overgrown and some clearance would be beneficial;
- The brick walls to the former kitchen garden are in poor condition;
- There is no interpretation of the site for residents and visitors by the Manor House (although a permanent exhibition can be seen in the barn by visitors to the Garden Centre);
- A Tree Management Plan would be helpful;
- The close proximity to the conservation area of Pine Lodge, a much altered 1960s building of no architectural value;

7.0 WEST PARK CONSERVATION AREA

Access to parts of the site was not possible because some of the buildings are in use, because the empty buildings have been boarded up, or because fences have been erected in places to prevent access.

7.1 Key characteristics

- The conservation area covers the major portion of the hospital site, with most of the buildings within the conservation area dating to the original build;
- Work started on the hospital before the First World War but it was used by the Canadian Military during the war and not opened as a mental hospital until 1923;
- The hospital was designed by William Clifford-Smith who also designed Manor Hospital and St Ebba's Hospital;
- The layout followed the échelon-type of layout used by G T Hine at Long Grove and Horton Hospitals, but Clifford-Smith amended it slightly to produce a series of linked ward blocks or detached villas;
- Well detailed neo-classical buildings built from smooth red brick with shallow pitched slate roofs;
- Domestic scale despite the inclusion of larger buildings such as the listed water tower;
- The many mature trees and open green spaces provide an attractive sylvan character;
- A few modern buildings have been inserted in places but are generally not too obtrusive.



Well detailed red brick building at the former hospital



View into the former hospital site showing a patients' shelter

7.2 Historical development

West Park was the last of the mental hospitals to be established on the Epsom site. Building work started in 1912 to the designs of William Clifford-Smith using a modified échelon design similar to Hine's work at Horton and Grove Park, and it was nearing completion in 1915 when it was handed over to the Canadian Military. It was finally opened in 1923, although further villas were yet to be completed. By 1924, the new hospital could accommodate 2,000 patients. The hospital is still in partial use by the Surrey and Borders Partnership NHS, although much of the site stands empty and derelict. The Epsom and Ewell Cottage Hospital occupies the northern end of the site, and other buildings, mainly to the south, are also occupied as offices or similar uses. The Public Health Laboratory also uses some of the échelon buildings on the east part of the complex. The chapel

which once stood close to the porters' lodge has been demolished, and the central hall all but destroyed in a recent fire. A detailed planning application for 360 dwellings, in converted and new buildings, is expected by the Council in early 2009.

7.3 Extent of the conservation area

The conservation area was first designated in 1997 and followed the precedent set at Long Grove Hospital by only including the most southerly section of remaining hospital buildings, most notably the three blocks of buildings which form the centrepiece of the échelon layout. Also included, although not visible from the front, was the central hall which has since been partially destroyed by fire. On the other side of the main access road, Rosebery and Ramsey House, and a separate villa to the west, were also within the designated area.

In 2003 the conservation area boundary was greatly expanded to include most of the échelon buildings to the west and east, as well as free standing villas, including Kipling House, to the north-east. The boundary therefore excludes the buildings of the former isolation hospital on the north west part of the site, the original workshops and estate offices in the middle of the site, the listed water tower, some modern hospital buildings (The Meadows Medical Centre), and the Cottage Hospital.

Recommendations for changes to the boundary, to include Hollywood House and the land which surrounds it, are included in the Management Proposals.

7.4 Layout, landscape and open spaces

This section considers the hospital as a whole, not just the designated conservation area.

The layout of the buildings and the hospital site in general largely survives unaltered from the original build as completed in 1924. Although Hine was not the architect, Clifford-Smith largely copied Hine's mainly symmetrical échelon layout already exemplified at Long Grove and Horton, although he preferred the use of detached wards which were linked by covered walkways. This created a zigzag pattern of development to either side of the central entrance block, behind which was the great hall. In the middle of the site were treatment rooms, service accommodation such as the kitchens and estate workshops, and a large laundry. Most of these buildings remain relatively unaltered. The layout of the buildings also allowed the creation of a number of enclosed green spaces which are currently not accessible but can be easily traced on the maps of the site. In many locations, the original covered walkways link the various buildings.

Free standing villas lie to the south of this principal block, now Rosebery and Ramsey House and a similar villa to the west. To the north, another group of villas lies to the east, grouped around a pleasant garden, and to the west, are further detached villas which once formed the buildings for the isolation hospital, with further villas beyond, which are now part of the Cottage Hospital. These also face an open space, with a bowling green still in use providing a central focus.



The main block of the Cottage Hospital



Part of the former isolation hospital

Around the whole complex is a network of softly curving roads and pathways, contrasting with the more grid pattern of streets and covered walkways in the middle of the site. Street lighting is provided by short green painted cast iron columns with simple glass lanterns, probably dating to the 1920s as the lanterns have an Art Deco character to them. Roads and pavements are black tarmacadam, although the occasional area of granite setts survives, such as the example close to the former estate workshops. The many mature trees, both deciduous and coniferous, and the occasional slight changes in level, all add to the pleasantly rural ambience of the area. Also of note are the surviving patients' shelters, built from timber and again painted green, which can be found in several garden locations around the hospital. Overall, the open green spaces which currently surrounds the hospital, and which permeates between the buildings, makes a major contribution to the setting of these buildings, although of course, not all the site lies within the conservation area boundary. These green spaces also provide a range of habitats for a variety of wildlife which should be maintained in any future development.

Beyond the boundary of the hospital, lies further green space of great value – to the south is Epsom Common, with its dense woodland and popular public footpaths, and to the west, north and east, are more open fields. Views out of the site over fields and lines of trees to the north west, where the land rises gently, are of particular merit. The garden and land around Hollywood House, which is highly visible from the access road leading to West Park Hospital, also forms part of the rural setting to the hospital.

7.5 Buildings

The buildings are largely constructed in red brick with shallow pitched slate roofs and sash windows in the stripped down classical style Clifford-Smith adopted at the Horton Manor site. However there is some variation according to function, both in terms of architectural form and in terms of detail. The scale is generally domestic, just one or two storeys high, apart from the service buildings which can be single height or much taller with obviously greater floor to ceiling heights. Although the general layout is not unlike Long Grove and Horton, Clifford-Smith adopted the échelon plan to create a less fluid building form, with the wards being detached (although connected by covered walkways). The principal building types are described below and a map showing the location of these buildings is included at Appendix 2. For clarity the buildings of the whole site are included, but those within the present conservation area described first.

Buildings within the present conservation area:

1 Ramsey House, Rosebery, and associated villas

Ramsey House and Rosebery are in use by the NHS Trust. The two storey buildings are well detailed and are built from red brick with slate roofs and large sash windows to both floors. Single storey extensions protrude to the front. The severity of the simple architectural form is enlivened by the staggered footprint, by the use of gables and pediments, which break the line of the eaves, and by a brick string course which defines the break between the two floors. Some original joinery remains although most of the fenestration is uPVC, fortunately replicating the sashed originals reasonably well. The building is currently (November 2008) being repaired.

To the north east of Ramsey House, an isolated villa stands in a semi-derelict condition. This building may be one of the villas which was only completed in 1924 as the ground floor is faced in a multi-coloured orangey red fletton brick, and the upper floors are rough cast. However, the overall details of sash windows, slate roofs and simple door hood create a pleasing total, and the details are very similar to the villas at Long Grove. Thieves have attempted to steal the lead from the doorhood.



Ramsey House



Villa close to Ramsey House

2 *Main entrance block*

The most southerly part of the main hospital group centres on a central entrance building of some status with robust neo-Georgian details. These include a central pediment (which partially mirrors the more modest pediment on Ramsey House opposite), with huge modillions which carry on to the cornice at eaves level. The corners of the building are defined by brick quoins, and to either side of the central entrance door are Ionic pilasters in stone. Unfortunately the front door itself has been altered and a modern porch added, but this is fully reversible. The sash windows have flat architraves and the larger windows on the ground floor have brick arches with stone keystones and moulded stone cills. Above, the windows are much smaller, but the stone cills are repeated. The windows all have six panes to the upper sash, and a single pane below, a typically Edwardian (rather than Georgian) detail. The building is currently vacant and boarded up.

3 *Wards and other accommodation*

These form the largest group of buildings and create a symmetrical building layout with some minor variations. The buildings are simply detailed and largely two storeys high, with red brick elevations below shallow pitched slated roofs. The red brick chimneys, although plain, are of special merit in the roofscape which is varied due to the staggered footprint of the buildings. The timber sash windows have 12 panes to each sash, with horns. The occasional decorative element creeps in, such as the cornice over the entrance doors, which copies the modillion detail of the entrance building, and the use of canted two storey bays or other slight forward extensions with gables facing the front. The buildings are mostly empty and the loss of lead work, due to theft, is of serious concern.

4 *Central hall*

Only the burnt out roof of this building is visible over the roofs of the surrounding buildings, but the building must once have provided an important facility for the patients and its loss is greatly to be regretted.



Front elevation, main entrance block



Typical elevation, ward block

Buildings outside the conservation area:

5 *Service core: laundry, kitchen, water tower, estate offices and workshops*

These red brick buildings lie in the middle of the hospital site and at the time of survey some were not accessible. However, it is possible to see that the majority of the buildings marked on the map of 1938 remain, and that these buildings once formed the central core of facilities, some of which the patients would have worked in. The six storey water tower, the only listed building on the hospital site, lies in the middle of this group. This is built from brown brick, with red brick dressings to the narrow windows at the top. The slate roof has a varied slope, slightly redolent of a French chateaux, and a very substantial chimney stack passes through it. Giant corbels just below the top floor windows add more decoration. A large crack in the brickwork can be seen on the east elevation, and metal bands are evident around the building, presumably to prevent any structural failure. The adjoining single storey workshops have north lights and blue/black bricks are used to cill level, the cills being made from concrete rather than stone. Close by, an enclosed yard appears to still be use by the NHS. Most of the buildings appear to out of use, but in reasonable condition.

6 *Villas including Kipling House*

This group of three buildings creates a curved pattern which focuses on a garden which lies between the villas and the main hospital. The buildings are one or two storeys high, and similarly detailed to the main ward blocks. However, the central block is enlivened by the use of a colonnade facing the garden which is defined by simple Tuscan columns which support a stone cornice. Above, a modillion eaves cornice adds further punctuation to this central feature. Stone lintels and stone cills to the 12 over 12 sash windows contribute to the feeling of quality. The buildings are empty and in poor condition.

7 *Former isolation hospital*

These three single storey blocks are built from red brick with stone lintels and concrete cills to the windows, which have inward opening top lights. Chimney stacks and ventilation turrets on the ridge decorate the shallow pitched slate roofs. Occasionally the roof is also relieved by a pediment detail, defined by white painted timber cornice. Two of the buildings are empty and in poor condition, having suffered from the leadwork to the valleys being stolen. A third building is well maintained and apparently in use by the NHS.



The listed water tower is a key feature



Kipling House

8 *Epsom and Ewell Cottage Hospital*

These three buildings are similar to the villas in area 6, with the same colonnade detail to the central block which is two storeys high, the flanking villas being single storey. Painted roughcast is used to face the two lower blocks and the ground floor of the central block. Again, the sash windows have a 12 or 12 pane arrangement. The slate roof and roughcast chimneys are well maintained as the buildings are in use.

9 Patient shelters

Timber shelters, painted green, can be seen in several locations, and more may exist than are shown on the map due to difficulties of access. These shelters were divided into bays with bench seats which faced in different directions across the surrounding gardens. They were of several types, including a simple rectangular plan (in area 6) or a hexagonal design (area 2). All of the shelters are in poor condition and require urgent repairs.

7.6 Issues

- The poor condition of some of the unoccupied buildings, and their vulnerability to further damage;
- The removal of a number of modern buildings of no merit would be welcome;
- A Tree Management Plan is required;
- A survey of the existing wildlife would be helpful before approving any redevelopment;
- Local Listing might be appropriate for a number of the surviving historic buildings;
- The conservation area boundary would benefit from further additions.



A patients' shelter

8.1 Format of the Management Proposals

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the five Hospitals Cluster conservation areas which make the conservation areas 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 PROPOSED ACTIONS

Based on the Negative features/Issues identified for each of the five conservation areas in the Character Appraisal, the following actions are proposed, most of which will be the responsibility of the Borough Council, the relevant management organisation, or the NHS.

9.1 St Ebba's Conservation Area

9.1.1 Issue: The surrounding derelict buildings, some of them in the process of being demolished, and the security fencing and other building debris

A planning application for the development of the remaining buildings at St Ebba's has already been agreed by the Council and will be implemented in due course. This matter will be resolved as work starts on site to restore the historic buildings and provide new buildings.

Proposed action:

- The Council should ensure that the developers maintain the historic buildings on the site in a good condition if development is delayed.

9.1.2 Issue: Poor quality street lighting, roads, parking areas and pathways

This is currently the responsibility of the NHS, but will soon be taken over by the developer.

Proposed action:

- The Council should ensure that all redevelopment proposals allow for the highest quality of public realm materials and details, as has been achieved at Long Grove, Horton and the Manor CAs.



Improvements to the public realm in the St Ebba's Conservation Area are needed

9.1.3 Issue: The cricket pavilion is in poor condition

This is the responsibility of the NHS.

Proposed action:

- The Council could consider approaching all relevant bodies to see if the restoration of the cricket pavilion could be achieved by the new development around the CA.

9.2 Long Grove Conservation Area

9.2.1 A Tree Management Plan, identifying future work, would be helpful

The many mature trees in the conservation area make a vital contribution to its special interest. The management company concerned could be approached to see if a Tree Management Plan could be developed, perhaps with the help of local residents, identifying different species and trees which may require replacement, lopping or some other kind of treatment.

Proposed Action:

- The Council could encourage the drawing up of a Tree Management Plan for the conservation area.



Trees in the Long Grove Conservation Area

9.2.2 Possible additions to the Local List

The Local List for the Borough of Epsom and Ewell includes buildings or structures of local, rather than national, significance. For the historic buildings in the cluster hospitals generally, the re-assessment of the area and the possible inclusion of some of the better quality remaining historic buildings would help to ensure their survival and would bring the them to the attention of the local community. The buildings in the Long Grove Conservation Area which might be considered for Local Listing are:

- Prospect House, dating to 1907 – the original main entrance building to Long Grove Hospital;
- The surviving échelon blocks – well detailed neo-Georgian buildings which have retained their original appearance despite being converted into houses;
- The Lodge and the gatekeeper's office – two buildings which are typical of the Arts and Crafts style of architecture then prevalent.

Proposed action:

- The Council could consider adding the above buildings to the Local List, after consulting with the local community.

9.2.3 Some additions to the conservation area boundary are required

Although the boundary to the conservation area has already been altered to take into the surviving historic buildings into account, this change did not include the two detached villas (Connolly House and Fleming House) on the north side of Oakwood Avenue. These are very similar in terms of design, scale and materials to the villa (nos. 1-8 Grove Close) which lies on the southern edge of the conservation area. They are also surrounded by trees and a pleasant landscape setting, which relates to the landscape already within the conservation area in terms of its general character.

Proposed action:

- The Council could consider adding the two villas to the conservation area, as marked on the Townscape Appraisal Map.



Add this villa to the Long Grove Conservation Area

9.3 Horton Conservation Area

9.3.1 Horton Chapel is a grade II listed Building-at-Risk

Horton Chapel is the key building within the conservation area and its current condition, empty and boarded up, is regrettable. It is now owned by the Council which is seeking a suitable new use for it, which will generate the necessary funds for its repair.

Proposed action:

- The Council will continue to seek a suitable new use for the Chapel which will generate the funds needed for its repair and possible conversion.



The listed chapel is a building-at-risk

9.3.2 *The poor condition of the former gatekeeper's office*

This single storey building sits between the two former lodges which the NHS is using as staff accommodation. Presumably, because of its small size, a suitable new use has not been found for it.

Proposed action:

- The Council could approach the NHS to see if at the very least the building could be made wind and weather tight, pending finding a suitable new use for it which will generate funds for its repair.



The former gate keeper's office

9.3.3 *The poor condition of Horton House*

Like the gatekeeper's office, this building is empty and possibly in urgent need of repair. It is owned privately.

Proposed action:

- The Council could approach the owner to see if at the very least the building could be made wind and weather tight, pending a fuller restoration in due course.

9.3.4 *A Tree Management Plan, identifying future work, would be helpful*

The many mature trees in the conservation area make a vital contribution to its special interest. The NHS and the management company concerned could be approached to see if a Tree Management Plan could be developed, perhaps with the help of local residents, identifying different species and trees which may require replacement, lopping or some other kind of treatment.

Proposed Action:

- The Council could encourage the drawing up of a Tree Management Plan for the conservation area.

9.3.5 *Possible additions to the Local List*

The Local List for the Borough of Epsom and Ewell includes buildings or structures of local, rather than national, significance. For the historic buildings in the cluster hospitals generally, the re-assessment of the area and the possible inclusion of some of the better quality remaining historic buildings would help to ensure their survival and would bring them to the attention of the local community. The buildings in the Horton Conservation Area which might be considered for Local Listing are:

- Balfour House, a well detailed building which once formed the centrepiece of the hospital;
- The lodges and former gatekeeper's office facing Horton Lane – well designed Arts and Crafts buildings.

Proposed action:

- The Council could consider adding the above buildings to the Local List, after consulting with the local community.



Add Balfour House to the Local List

9.3.6 *An addition to the conservation area boundary are required*

It is suggested that the boundary to the conservation area is slightly extended to include Rollin House, one of the remaining hospital buildings which helps to define the green open space between Balfour House and the listed chapel. The building is similar to Balfour House and forms a group with it.

Proposed action:

- The Council could consider adding Rollin House to the conservation area, as marked on the Townscape Appraisal Map.

9.4 The Manor Conservation Area

9.4.1 *The medieval moat*

The medieval moat is overgrown and some clearance would be beneficial, although it needs be only minimal to prevent the feature being destroyed.

Proposed action:

- The Council could encourage the management company to undertake a survey of the remains of the moat and carry out some limited work to ensure its preservation;
- The Council could encourage the provision of some visitor interpretation, perhaps referring any visitors to the exhibition at the Old Moat Garden Centre.



The medieval moat is hidden below these trees and shrubs

9.4.2 *The brick walls to the former walled garden*

These are in a poor state of repair and in places are actually falling down. They appear to date to the early 19th century but parts may well be earlier. The owners are the NHS Trust who lease the site to the Old Moat Garden Centre.

Proposed action:

- The Council could contact the owners to see if repairs can be undertaken to at least prevent any further deterioration. All repairs should be carried out by experienced craftsmen using an appropriate lime based mortar.

9.4.3 *A Tree Management Plan, identifying future work, would be helpful*

The many mature trees in the conservation area make a vital contribution to its special interest. The NHS, which is responsible for the Old Moat Garden Centre, and the management organisation which looks after the estate generally, could be approached to see if a Tree Management Plan could be developed, perhaps with the help of local residents, identifying different species and trees which may require replacement, lopping or some other kind of treatment.

Proposed Action:

- The Council could encourage the drawing up of a Tree Management Plan for the conservation area.



A Tree Management Plan is needed

9.4.4 Possible additions to the Local List

The Local List for the Borough of Epsom and Ewell includes buildings or structures of local, rather than national, significance. For the historic buildings in the cluster hospitals generally, the re-assessment of the area and the possible inclusion of some of the better quality remaining historic buildings would help to ensure their survival and would bring the them to the attention of the local community. The buildings in the Manor Conservation Area which might be considered for Local Listing are:

- Horton Manor House, restored and converted by W Clifford-Smith in 1888, and then substantially rebuilt following War damage in the mid 20th century in a suitably constrained neo-Georgian style but retaining some elements of the 18th century building;

- The brick wall which surrounds the former kitchen garden to Horton Manor, dating to the 19th century or even earlier;
- The Lodge, a pretty Arts and Crafts building very similar to the lodges at Long Grove and Horton.

Proposed action:

- The Council could consider adding the above buildings to the Local List, after consulting with the local community.



The former lodge to Manor Hospital

9.4.5 Conservation area boundary review

A number of changes are shown on the Townscape Appraisal Map which would add areas of landscape value and consolidate the northern boundary of the conservation area. These are:

- To the south east, add the playing field with its mature trees between Chertsey Lane and Devon Close;
- To the north, add the whole of Chichester House (the boundary currently cuts through it) which although modern has been carefully designed to fit in with the adjoining Manor House;
- Continue the boundary to the west to include the whole of the Old Moat Garden Centre site, which includes the former stable building.



These unoccupied 'positive' buildings must be protected from further deterioration

9.5 West Park Conservation Area

9.5.1 *The poor condition of some of the unoccupied 'positive' buildings, and their vulnerability to further damage*

The Council is currently discussing the partial redevelopment of the hospital site, leaving hospital uses in The Meadows, the adjoining block, the Cottage Hospital and in the buildings around Ramsey House/Rosebery. A detailed planning application will be submitted in due course by a consortium led by Crest Nicholson and Linden Homes. Some of the buildings will be demolished but it is planned to retain the outer ring of échelon buildings, and Kipling House to the north east. It is important that these buildings are therefore protected from further decay.

Proposed action:

- The Council will seek assurances from the developers that these buildings are kept in a wind and weather-tight condition until the developer is ready to start work on the site;
- The Council should enter a Section 106 Agreement with the developers to ensure that the listed water tower is fully repaired as part of the redevelopment of the site, including the imposition of a condition that the work is carried out before any of the new houses are occupied.



The listed water tower must be preserved

9.5.2 *The removal of a number of modern buildings of no merit*

Plans for the redevelopment of the site should include an assessment of the modern buildings whose removal should be part of the scheme.

Proposed action:

- The Council should ensure that all modern buildings which are no longer required by the hospital authorities are removed from the site as part of the redevelopment scheme.

9.5.3 A Tree Management Plan, identifying future work, would be helpful

The many mature trees in the conservation area, and indeed, in the whole hospital site, make a vital contribution to its special interest. The NHS (which is currently responsible for the whole site) in partnership with the developers, should prepare a Tree Management Plan for the whole site, identifying different species and trees which may require replacement, lopping or some other kind of treatment. A detailed landscaping scheme will also be required from the developers in due course.

Proposed Action:

- The Council could encourage the drawing up of a Tree Management Plan for the conservation area, to inform the developer's landscaping scheme.

9.5.4 A survey of the existing wildlife

Hospital sites are well known for their wild life which might include foxes and feral cats, as well as protected species such as bats or badgers. The developers should be required to provide a full ecological survey of the whole hospital site to ascertain which species are present, and to provide mitigation advice.

Proposed action:

- The Council should ensure that the developers provide a full ecological survey as part of their detailed planning application.

9.5.5 Local Listing

The Local List for the Borough of Epsom and Ewell includes buildings or structures of local, rather than national, significance. For the historic buildings in the cluster hospitals generally, the re-assessment of the area and the possible inclusion of some of the better quality remaining historic buildings would help to ensure their survival and would bring them to the attention of the local community. The buildings in the West Park Conservation Area which might be considered for Local Listing are:

- Ramsey House and Rosebery (part of building Group 1), a well detailed building with high quality materials;



Rosebery House



A patients' shelter

- The principal entrance building (Building Group 2) to the hospital, designed with neo-Georgian details and using red brick and natural stone embellishments;
- The patient shelters (a full survey is needed).

Proposed action:

- The Council could consider adding the above buildings to the Local List, after consulting with the local community.

9.5.6 *Conservation area boundary review*

One major change is shown on the Proposed Conservation Area Boundary Map, as follows:

- To the east, add Hollywood House and its garden, and the triangular piece of land, used as fields, between the house, Horton Lane and West Park Road. Hollywood House appears to date to the early 19th century and is shown on the 1868 map as 'Horton Lodge', complete with stables, formal and informal garden, an ice house, and fish ponds. Although fire damaged, the retention and ultimate restoration of this building is important given its architectural and historic interest. Local Listing may also be appropriate. Conservation area designation of the fields would help to protect the setting to this important building, and would also consolidate the existing conservation area which covers West Park and the adjoining conservation area (The Manor).

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 five conservation areas including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various actions detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that this review could be carried out by volunteers from the local community and from the management companies concerned. Where appropriate, the NHS should also be consulted. This work could be undertaken 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:

- BOUNDARIES OF EXISTING CONSERVATION AREAS MAP
- TOWNSCAPE ANALYSIS MAPS: *ST EBBA'S CA; LONG GROVE CA; HORTON CA; MANOR CA*

APPENDIX 2:

- WEST PARK CONSERVATION AREA – TOWNSCAPE ANALYSIS MAP
- WEST PARK CONSERVATION AREA – LAND SOLD BY ENGLISH PARTNERSHIPS
- WEST PARK CONSERVATION AREA MAP – PRINCIPLE BUILDING TYPES
- WEST PARK CONSERVATION AREA MAP – PROPOSED BOUNDARY CHANGES

APPENDIX 3: FURTHER READING AND SOURCES OF INFORMATION

Jeremy Harte (2005) *Epsom A History and Celebration*
Ruth Valentine (1996) *Asylum, Hospital, Haven – A history of Horton Hospital*

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:

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Bedford Park, London W4 1TT.
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