



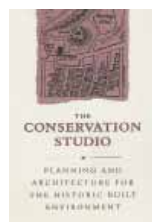
PIKES HILL CONSERVATION AREA

CHARACTER APPRAISAL & MANAGEMENT PROPOSALS

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This document provides information about the Pikes Hill Conservation Area, Epsom, a compact area of well detailed residential property which developed initially in the early 19th century and then expanded after the railway arrived in c.1850. The street pattern reflects the earlier bridleways and footpaths but the varied houses and cottages are typical of the 19th century with brick elevations, often enlivened by the use of terracotta, and mainly slate roofs.

The Character Appraisal seeks to define the special character of the conservation area, and the Management Proposals provide some guidance on future actions, most of which will be the responsibility of this Council. It is our duty as the Local Planning Authority to ensure in our decision-making that this special character is not only preserved but, wherever possible, enhanced. It is vital for those drawing-up development proposals to understand the character of a place, and for decision-makers to ensure that proposals are in keeping.

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



Councillor Michael Arthur
Chairman Planning Policy Sub-Committee



Mark Berry
Head of Planning

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1.1 Description of the Pikes Hill Conservation Area

The Pikes Hill Conservation Area was designated on 16th December 1987. This compact conservation area embraces a variety of modest residential developments ranging from originally isolated cottages of the early/ mid 19th century to the later more urban terraces built as part of Epsom's expansion promoted by the arrival of the railway c. 1850.

Interestingly, the street layout predates all these developments being based on a much earlier network of bridleways and byways.

The resulting somewhat random street pattern produces a residential area of quiet charm and much historical interest.

Almost all of the area's buildings contribute to the area's special historic character and appearance and there is much of historic interest. However, in the absence of an Article 4 (2) Direction (see Section 7.3), there have been many small changes to houses that have cumulatively begun to undermine the special interest of the conservation area.



No. 30 Church Road



Decorative detail at no. 43 Church Road

1.2 The implications of conservation area designation

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.3 Conservation area character appraisals and management proposals

In response to these statutory requirements, this document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. It is in conformity with English Heritage guidance as set out in “*Guidance on conservation area appraisals*” (August 2005) and “*Guidance on the management of conservation areas*” (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within “*Planning Policy Guidance 15: Planning and the Historic Environment*” (PPG15).

This document therefore seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of the “Character Appraisal”);
- Provide guidelines to prevent harm and achieve enhancement (in the form of the “Management Proposals”).

These documents provide a firm basis on which applications for development within the Pikes Hill Conservation Area can be assessed. The omission of any feature in either the appraisal or the management proposals does not imply that it is of no interest, and because both will be subject to regular review, it will be possible to amend any future documents accordingly.

1.4 Policy framework

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

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

- The Core Strategy contains CS5 – a broad Policy which emphasises the Council’s commitment to protect and enhance the heritage of the Borough. Item 3.7.8 in the Strategy describes and explains the Conservation Area Appraisals and Management Plans which the Council is undertaking;
- *The South East Plan 2009*: Provides strategic guidance for the built environment for the period from 2006 to 2026. It provides an overall framework for development in the south-east. Useful guidance is set out in Chapter 12 *Management of the Built Environment*, and is detailed in Policy BE6.

1.5 Key Characteristics of the Pikes Hill Conservation Area

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

- Historic street pattern of lanes, bridleways and paths overlaid by later post-railway developments;
- Area of predominantly late-19th century post-railway houses with good examples of early -20th century terraced development;
- Dwellings set beside residential roads whose spine is formed by Church Road;
- Intimate two-storey residential scale;
- Mix of semi-detached and terraced late-19th / early-20th century dwellings;
- Pikes Hill contains some mid-19th century cottages that pre-date the arrival of the railway;
- Church Road contains a variety of dwellings dating mainly from the period 1880-1930;
- Nos. 37-55 Church Road is a well-detailed terrace Edwardian-style middle-class housing;
- Wyeth’s Road is a planned late-19th /early-20th century residential road comprised of short rows of brick houses following a strong planned building line;
- Architectural details and features such as canted bay windows, terracotta keystones, decorative swags, clay ridge tiles and finials, brick chimney stacks with clay pots;

- Mix of brick and rendered frontages, historically under slate and tile;
- Prevalent use of red, grey and yellow London stock brick, often designed to contrast;
- Prominent yew tree at junction of Albert Road and Church Road;
- Two 19th century public houses (Barley Mow and Railway Guard);
- Sandringham Cottage, 1 Albert Road, a grade II listed building;
- Small details e.g. iron covers, ER VII red post box, stone roadside kerbs;
- Narrow public footpaths that increase pedestrian permeability;
- Tranquil atmosphere at southern end of conservation area, adjacent to the churchyard;
- Red brick wall that once bounded the grounds of Grove House (a Georgian mansion outside the conservation area);
- Lively roofscape arising from the area's many chimney stacks and clay pots.

1.6 Summary of Issues (from Chapter 7):

- Unsympathetic extensions and alterations to houses;
- Loss of historic fabric e.g. timber windows;
- Loss of front gardens for car parking;
- Treatment of front boundaries;
- Retention and restoration of historic street lights;
- Protection of trees;
- Conservation area boundary review.



The Barley Mow, Pikes Hill



Nos. 29 and 31 Church Road

2.0 THE HISTORICAL DEVELOPMENT OF THE CONSERVATION AREA

2.1 Introduction

The historic development of the Pikes Hill Conservation Area is connected to the expansion of Epsom that was stimulated by the arrival of the railways in the mid-19th century. To put this in context there follows a short history of Epsom before the railways, a brief description of the coming of the railways and its effect on the town and, finally, a brief history of the built development of the Pikes Hill Conservation Area.



Ingram Cottages, Church Road

2.2 Epsom before the railways

'Stane Road', a Roman road from London to Chichester passed close by through Ewell. Epsom came into existence as a Saxon settlement in the 5th or 6th century. It is mentioned in the Domesday Book of 1086 and continued as a small agricultural settlement. The allotments behind Wyeth's Road are extensions of local hereditaments. Early in the 17th century, medicinal water was identified in a well on the Common. At this time Ewell was bigger than Epsom.

From the mid 17th century Epsom Wells and Spa became a fashionable and popular place for the wealthy to visit. After the decline of its spa, Epsom sank so much in importance that in the early years of the 19th century it was being described as a village rather than a town. The population of Epsom in 1801 was c. 2,400.

However, the growing popularity of horse racing (permanently established in Epsom in 1730) brought visitors to the town. Epsom remained an important place on coaching routes to London (it took 2 ½ hours to travel the 17 miles to London).

The town grew slowly during the first half of the 19th century. In 1824 St Martin's Church, the oldest building in Epsom, was rebuilt and enlarged to hold a congregation of 1,120. 1828 saw the completion of a new National School in Hook Road. The Epsom and Ewell Gas Company was set up in 1839. The present clock tower in the High Street was built in 1848.

In the early 1840s the town was a quiet, rural place with about 570 houses but the coming of the railways in the late 1840s brought in a whole new period of growth and development.

2.3 The coming of the railways and its effect on the town

The railway first reached the town in 1847 when an extension of the London, Brighton & South Coast Railway from West Croydon was opened with a terminus just east of the town. Station Road (renamed Upper High Street in 1939) was laid out to meet it. With the completion of Victoria Station in 1868, Epsom has a reasonably direct and fast line to London.

In 1859 the London & South Western Railway built their own station off Waterloo Road, along what is now the Waterloo line. Epsom Downs station opened in 1865 enabling many more people to attend the races.

Easier access, particularly to and from London, stimulated trade and also encouraged middle-class commuters to build houses in Epsom. More working and middle class people were attracted to the area and it increasingly became an urban community. A population of c. 3,800 in 1851 had grown to c. 7,800 by 1891. Much of the late 19th century expansion of the town took place to the east of the town centre.

Over the next fifty years, the railways, improvements in public health, racing and the town's position as a shopping centre for surrounding area brought prosperity to Epsom. Epsom Urban District Council was set up in 1894. Electricity became available in 1902.



Brick wall that once formed part of the boundary to Grove House



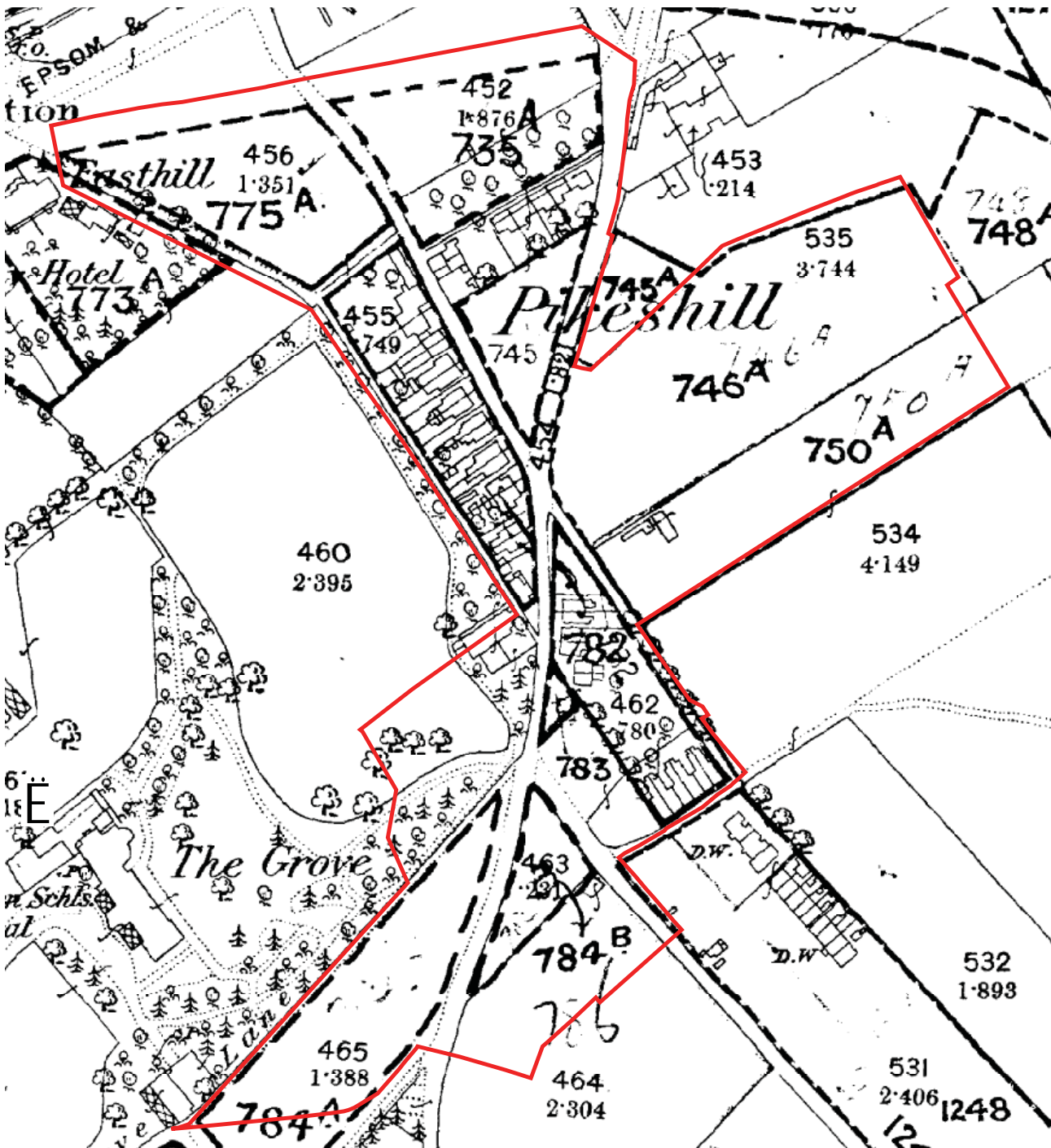
Vacant shop in Church Road

2.4 Historical development of the Pikes Hill Conservation Area

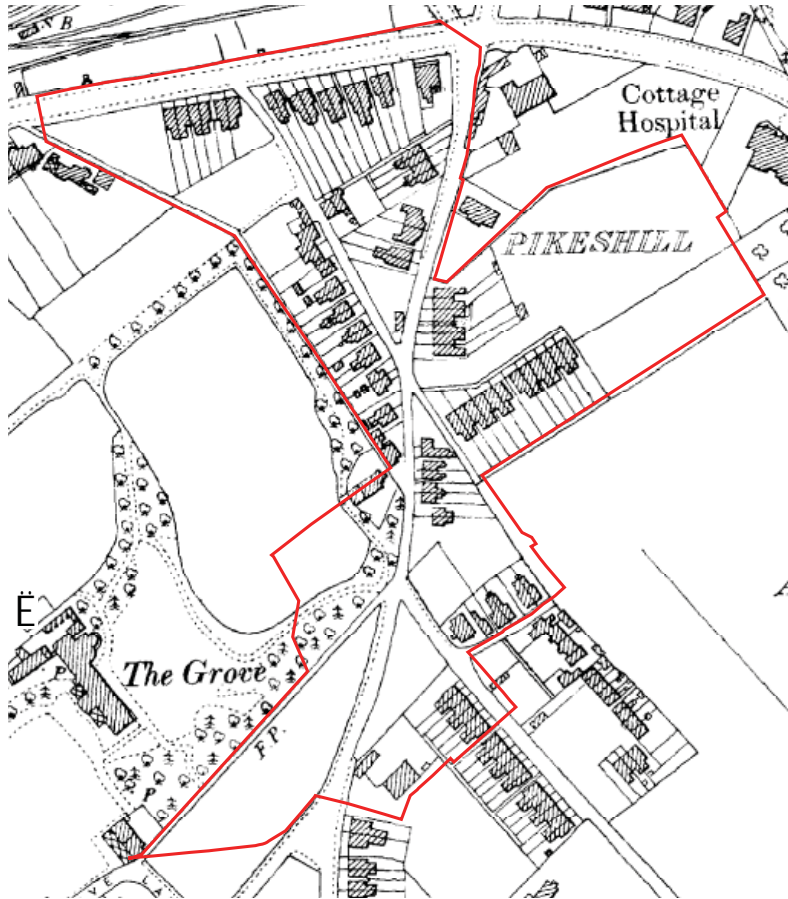
From census returns it seems that no-one at all lived in this area in 1841. It was a rural area crossed by byways and footpaths, some of which led to St Martin's Church. Wyeth's Road is the only street whose line is not indicated on the 1843 Tithe Map. To the west stood The Grove (or Grove House), a mansion c. 1770 in large grounds. The mansion has now been converted into flats and a red brick wall that formed part of its grounds still remains, forming the western boundary of the conservation area beside a public footpath.

In 1847 Station Road (now Upper High Street) was constructed to give access to the town's new railway station and by 1851 fifteen households had taken up residence in Pikes Hill. New dwellings are identified on the 1866 Ordnance Survey map.

The Barley Mow is first mentioned in the census of 1861. It was converted from a pair of semi-detached cottages. The conservation area's other pub, The Railway Guard, appears in the 1871 census. The landlord is identified as a railway guard.



First Edition Ordnance Survey, 1866



Second Edition Ordnance Survey 1895

By the time of the 1895 Ordnance Survey map, much of the area had been built out and today's street pattern had solidified. Albert Road first appears in a local directory in 1890 but it was not until the beginning of the 20th century that Wyeth's Road and the terrace of Edwardian style houses at nos. 37-55 Church Road were completed.

The increase in population of the vicinity, and of the town in general, led to further enlargement of St Martin's Church in 1908. By the 1930s the laying out of Grove Avenue and the construction of nos. 52-64 Church Road all but completed the development of the area defined today as Pikes Hill Conservation Area. The only major change since that time has been the construction of three houses at the east end of Grove Avenue.



Third Edition Ordnance Survey 1913

There are several properties with datestones that help to record the historical development of the area (none survive in Pikes Hill which was the first area to be developed). These include nos. 80/82 Upper High Street 1883; no.3 Albert Road 1883; Camilla Cottages, nos. 20-26 Church Road 1892; nos. 17-23 Wyeth's Road 1902. The red ER VII post box in Church Road relates to the reign of King Edward VII who reigned 1901-1910.

3.0 LOCATION, ACTIVITIES AND SETTING

3.1 Location and boundaries

The Pikes Hill Conservation Area lies 1 km east of Epsom town centre. A short length of Upper High Street, part of the busy A2022 between Epsom and Banstead, forms the northern boundary of the conservation area. Pikes Hill leads south-eastwards from Upper High Street to join Church Road, a road which links Upper High Street to Church Street and is in effect the north-south spine of the conservation area.

The western boundary of the conservation area follows the rear boundaries of properties fronting Pikes Hill and Church Road, following the course of a narrow footpath for much of its length. This boundary includes the old brick wall on the western side of the footpath. Similarly, the eastern boundary encloses development along the eastern side of Church Road (with the exception of the depot beside the Upper High Street junction) and also includes Wyeth's Road, a compact linear residential development, and part of Albert Road.

The Church Street Conservation Area, which contains the Parish Church of St Martin and many historic building along Church Street, lies immediately to the south of the Pikes Hill Conservation Area. The southern boundary of the Pikes Hill Conservation Area, which runs along Grove Road and part of St Martin's Close, forms part of the northern boundary of the Church Street Conservation Area.



Porch at no. 28 Church Road



Edwardian style two storey gabled bay in Church Road

3.2 Uses and activities

Historically, the area was developed as a residential district and today the conservation area remains almost entirely residential. Most buildings are being used as family houses although some properties are in multiple occupation. There is a small newsagent and a sports tours business in Church Road and there are two public houses (The Railway Guard and Barley Mow). A shop adjacent to no. 38 Church Road is currently vacant (April 2009).

The noise and speed of passing vehicles can adversely affect the atmosphere of Upper High Street, which carries a large amount of traffic entering and leaving Epsom along the A2022. In contrast, Church Road, although a feeder road for the area's side streets (e.g. Wyeth's Road, Pikes Hill, Albert Road) is much more quiet. Parked roadside cars restrict the effective width of the carriageway, thereby reducing traffic speed.

The southern end of the conservation area has a distinctly tranquil atmosphere arising from the serenity of the churchyard of St Martin's Church (within Church Street Conservation Area) and the softening effect of the churchyard's trees.

3.3 Topography and landscape setting

The conservation area lies on generally level ground but there is an almost imperceptible downward southern slope from Upper High Street to the Railway Guard public house and from there begins a more marked upward rise southwards to St Martin's Church. There is a very evident gentle rise eastwards up Wyeth's Road.

The conservation area has a suburban setting. Residential uses lie immediately to the west but then commercial/office/retail uses increase as the town centre is approached. Residential uses predominate to north and east; development of the latter is less dense than the conservation area. A large area of allotments lies between the angle of Wyeth's Road and Albert Road, outside the conservation area, but this open space does not impinge upon the suburban ambience of the conservation area.

To the south lies St Martin's Church and its large, well-tree'd churchyard beyond which lies further urban development.



The Railway Guard, Church Road



Brick and terracotta detail, Wyeth's Road

3.4 Geology

Epsom is on the spring line where London Clay and chalk are separated by the sands and gravels of the Reading and Thanet beds.

The Reading and Thanet beds are particularly porous and provide the line of springs and wells that became the centres of primary settlements that developed into numerous Surrey villages, such as Sutton, Cuddington, Ewell and Epsom.

The conservation area lies partly over the Thanet Beds and, in the south of the area, partly over chalk which extends southwards to Epsom Downs and, about 5 km further south, to the summit of the North Downs.

4.0 SPATIAL ANALYSIS

4.1 Street pattern and building plots

Church Road forms the spine of the conservation area from which lesser roads diverge to west (Pikes Hill, Grove Avenue, Grove Road) and east (Wyeth's Road, Albert Road, St Martin's Grove). Historic maps illustrate how the area developed in a piecemeal fashion during the late 19th/early 20th century based on an earlier pattern of byways. There is no planned uniformity in layout and design.

Church Road, possibly the earliest route through the area, contains slight bends and variations in width. Wyeth's Road, Albert Road and Upper High Street are creations of the late 19th century and have been designed to be straight, of uniform width with roadside buildings adhering to a strong building line. Building plots generally are long and narrow.



Footpath to late 19th century houses off Albert Road

Semi-detached properties (e.g. nos. 20/22, 24/26, 28/30, 32/34 Pikes Hill) are set in narrow plots not much wider than the street frontage of the houses, with a small front garden and longer rear garden. Gaps between the pairs of houses allow views through to gardens beyond. These semi-detached dwellings typically have a building line that runs parallel to the highway but nos. 80/82 to 96/98 Upper High Street are curiously aligned at an angle to the road.



Nos. 2-10 Pikes Hill

Short rows of houses are characteristic of Wyeth's Road where there are examples of rows of four, six and eight houses with narrow gaps between each block, all conforming to a strong building line. Nos. 1-7 (odd) and nos. 26-32 (even) Wyeth's Road have a central arched ground floor opening giving access to side front doors. Nos. 7-17 (even) Church Road is a row of six houses and nos. 20-26 (even) Church Road (dated 1892) are similar and typical of this type, the former row runs parallel to the thoroughfare, the latter at an angle to the road. Nos. 60-74 (even) Upper High Street is, in effect, a terrace of eight houses but two distinctively different builds can be seen.

Nos. 37-55 (odd) Church Road is a much more ornate, larger scale and higher status example of a terrace dating from c.1910.

Detached dwellings principally date from the 20th century, e.g. 1930's infill such as nos. 52 to 64 (even) Church Road, nos. 5, 7 and 9 Grove Road and no. 100 Upper High Street together with late 20th century infill such as no. 50 Church Road, The Cottage and Grove Lodge. These dwellings, especially the latter, do not contribute to the predominant late 19th/early 20th century character and appearance of the conservation area. The sole 19th century detached house is Sandringham Cottage, no 1 Albert Road, which is a grade II listed mid 19th century weatherboarded house that is completely different in design and materials from any other building in the conservation area.

The conservation area is notable for the public footpaths which run between rear property boundaries to the west of Church Road. These add to pedestrian permeability through the area. They are narrow and have a tarmac surface bounded by high brick walls, timber close-boarded fences or hedges.

4.2 Open spaces, landscape and trees

There is no significant area of public open space within the conservation area. The only public spaces are the streets themselves and wider areas at road junctions, particularly the junction of Pikes Hill and Church Road where cars are parked. Where parking restrictions permit, the streets are filled with parked cars. Pavements are present throughout the area but notably absent from much of Pikes Hill.

Private gardens, mostly to the rear of dwellings, comprise the main area of open space but these are rarely visible or appreciated from any public viewpoint. The slight set-back of roadside buildings gives the streets a spacious feel. Gardens are generally 'green' and well-tended but some front areas have been replaced with a hard surface for car parking or minimal upkeep. The subsequent loss of greenery and front boundary is regrettable.



Yew tree at junction of Albert Road and Church Road



Chimney pots with flower detail, nos. 7-17 Church Road



Rubbed brick arch, Wyeth's Road

Trees are not a special feature of the public streetscene but many small trees and shrubs can be found in rear gardens. Because they are only glimpsed between houses or from rear footpaths, their contribution to the overall appearance of the area is diminished. The rarity of roadside trees gives added significance to the few that do enhance the streetscene. Of particular note is the yew at the junction of Church Road and Albert Road and trees beside Church Road in the vicinity of nos. 30/32. Trees in St Martin's churchyard (within Church Street Conservation Area) enhance the appearance of the southern end of the conservation area.

The principal trees and tree groups have been marked on the Townscape Appraisal Map, but their location is indicative only and the omission of any tree does not mean that it is of no significance.

4.3 Focal points, focal buildings, views and vistas

The area is characterised by piecemeal development of the fifty-year period c1860-1910 and no one building stands out, nor are there any planned vistas or notable focal points.

Corner buildings at road junctions have added prominence within the overall streetscene but only no. 55 Church Road (corner of Church Road and St Martin's Close) appears to have been deliberately designed to take advantage of a corner site. It has a two-storey rectangular bay window angled to address the corner. Ingram Cottages presents a balanced and symmetrical façade to the road junction of Church Road and Albert Road but the single storey extension to no. 38 Church Road (junction of Pikes Hill and Church Road) is a weak element within the predominantly two storey townscape.

Views in the conservation area are informal and constrained by the width of the streets. There are no notable outward views. Longer views can be obtained along the length of the streets and roads but none are notably pleasing or significant with the exception of the view southward along the south end of Church Road to the trees within St Martin's churchyard. Oblique views along Wyeth's Road are pleasing to the eye because of the buildings' regular rhythm and architectural cohesiveness. Similarly, the repetitive rhythm of the gables, window openings, chimney stacks and other architectural details of nos. 37 to 55 Church Road adds to the special appearance of the conservation area.

The area has a lively and interesting roofscape resulting from the many brick chimney stacks (often topped with four, six or eight clay pots) and smaller roof details such as clay ridge tiles, finials and gables.

4.4 Boundaries

Historically, the area is typified by houses set back from the road with small front areas or 'gardens' bounded by a picket fence or roadside wall. However, most front boundaries have been demolished and/or replaced. Where concrete blocks or artificial stone has been used it has almost always been to the detriment of the streetscene. Low timber picket fences supplemented with planting are characteristic and well-suited to the period and type of housing.



Faded iron street name sign



Manhole cover, Church Road



Natural stone kerb, Church Road

4.5 Public realm

The highways and pavements are covered with black tarmac. Roadside kerbs in Church Road and Upper High Street are, at least in part, constructed with long and wide lengths of natural stone that add to the area's historic identity. Elsewhere, modern concrete kerbs are the norm. There is little evidence of any historic floorscape.

There is an old iron 'Pikes Hill' street name sign with raised lettering attached to no. 78 Upper High Street which adds to the area's interest. Another small but notable feature of the conservation area is the survival of historic street lighting columns, adapted to modern use. These add to the interest of the area and are marked on the townscape appraisal map (the omission of any post does not mean that it is of no significance). They are in need of repainting.

Small items cumulatively make a positive contribution to the area's special interest and should be preserved. These include iron manhole covers, a red ER VII pillar box, numerous datestones set into building walls and the aforementioned stone roadside kerbs, street lights and iron street name sign.

5.0 THE BUILDINGS OF THE CONSERVATION AREA

5.1 Building types

The area was developed as a residential suburb in the late 19th/early 20th century and the predominant building type is the dwelling – even the Barley Mow Public house was converted from a pair of semi-detached cottages.

Development is predominantly two-storey – no.32/34 is notably taller than surrounding buildings, having second storey windows in its gable end. No. 102 Upper High Street has recently been much altered and extended. With large dormers in the front roofslope and a three-storey extension to the rear, it is quite out of scale with the prevalent two-storey height that typifies the conservation area.

Development comprises a mix of detached and semi-detached dwellings and short rows or terraces. Semi-detached and short terraces predominate.

5.2 Listed buildings, locally listed buildings and positive buildings

Sandringham Cottage, no. 1 Albert Road, is the only listed building within the conservation area. It is a grade II listed mid-19th century dwelling.

There are no locally listed buildings but the accompanying Townscape Analysis Map identifies as ‘positive buildings’ those unlisted historic buildings which appear to have been built as part of the late 19th/early 20th century development of the area. Positive buildings make a positive contribution to the special historic character and appearance of the conservation area.

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



Camilla Cottages, nos. 20-26 Church Road (1892)



Sandringham Cottage, Albert Road (grade II listed)



Nos. 50, 52 and 54 Wyeth's Road, an example of a 'positive building'

5.3 Architectural styles, materials and detailing

The majority of the buildings in the conservation area were built during a c. 50-year period following the coming of the railway to Epsom in the middle of the 19th century. Development was fragmentary, presumably constrained by land ownership and release. Whilst the conservation area has an overall identity of a modest late 19th/early 20th century suburb, there are variations in design, materials and scale and these are briefly detailed street-by-street in Section 6 of this document.

The contrast in design between the mid 19th century and early 20th century is well illustrated by comparing, for instance, nos. 22/24, 26/28, 30/32 Pikes Hill with nos. 37-55 (odd) Church Road. The former are small unadorned semi-detached stucco cottages, the latter is a multi-gabled row of ornately detailed houses.

Part of the earliest phase of development was along Pikes Hill and here rendered walls prevail. Brick is the most prevalent building material for later buildings although in some instances brick facades have been painted, rendered or pebbledashed. This adversely effects the building and the streetscene and may in the long term be damaging to the brickwork.

A variety of brick colours is present ranging from orange/red to yellow and grey. A typical detail is the use of a red-coloured brick for string course, window details and quoins designed to contrast with the principal frontage of London stock brick.

The houses were originally constructed with Welsh slate roofs (probably transported along the newly opened railways) but many slate roofs have been replaced with concrete tiles, to the detriment of the building's historic appearance. All of the dwellings have brick chimney stacks with clay pots. Some, like those on nos. 7-17 Church Road are impressed with a decorative motif. Many original timber windows, doors and other joinery remain. Sliding sash windows are the norm, often with attractive patterns of glazing bars.

There is a single weatherboarded house (Sandringham Cottage, no 1 Albert Road). It too has a (hipped) slate roof and brick stacks.



Front door, Church Road



Front door, Church Road



Terracotta swag from nos. 37-55 Church Road

6.0 CHARACTER AREAS

The Pikes Hill Conservation area can be divided into five sub-areas principally defined by the area's main streets, each of which has a range of distinctive characteristics. These are:

- Area 1: Church Road;
- Area 2: Pikes Hill;
- Area 3: Wyeth's Road;
- Area 4: Albert Road;
- Area 5: Upper High Street.

6.1 Area 1: Church Road

Church Road forms the spine of the conservation area. The road has very slight bends and a gentle ascent towards St Martin's Church. There is a mix of stone and concrete kerbs. Street lighting is by single column units. Garden greenery enhances the area and a mature yew outside no. 37 is an attractive element in the streetscene. Historic character is diluted around the junction to Grove Avenue which is overlooked by late 20th century houses.

Church Road contains a variety of architectural style and period including (a) some large semi-detached red brick houses (e.g. nos. 28/30, 32/34 and 36/38) with typically Victorian barge boards, decorative ridge tiles and steep gables, (b) a row of four paired brick cottages (Camilla Cottages, nos. 20-26, dated 1892), and (c) a short terrace of six houses with a central arched passageway (nos. 7-17, c.1890).

Of particular interest is nos. 37-55 Church Road, a row of well detailed Edwardian houses. Front doors are approached up two steps and this extra height of the row above the road gives it added presence within the streetscene.

Each house in this row of ten dwellings has a gabled two storey rectangular bay window adorned with five red brick swags between ground and first floor. There are three-light windows on each floor – where original windows survive they are vertical sliding sashes with six panes in the upper sash and a single pane below. The first floor is roughcast rendered; the ground floor is of brick. Tall brick chimney stacks create a lively skyline above slate roofs.

The fine detailing, variety of building materials and cohesive architectural design make this early 20th century suburban terrace one of the highlights of the conservation area.



Nos. 50, 52 and 54 Wyeth's Road, an example of a 'positive building'

6.2 Area 2: Pikes Hill

The appearance of Pikes Hill, probably one of the first parts of the conservation area to be developed, suffers from a lack of development on its north side. This has led to a blank aspect created by long boundary fence and wall, and parking areas.

Two different developments line the south side, separated by The Barley Mow. The southernmost houses (c.1850) are semi-detached and rendered, many with front areas used for car parking. In contrast, nos. 2-10 is a row of brick houses (c.1910) akin to the dwellings in Wyeth's Road.

The Barley Mow is set back from the road behind an area of outdoor tables and chairs and colourful planters. Opposite this pub is a mid 19th century house whose original form is concealed within extensions and alterations.



Rendered semi-detached cottages in Pikes Hill



Nos. 33 and 35 Wyeth's Road

6.3 Area 3: Wyeth's Road

Wyeth's Road is an architecturally cohesive street where there is more uniformity of design and materials than elsewhere in the conservation area. A modest two-storey scale prevails and the building hold to a strongly defined building line set back from the pavement.

There are at least two distinctive building periods. The lower (western) end of the street is the older (c.1890) and comprises blocks or short rows of 4, 6 or 8 narrow-frontage dwellings in which the main entrance of each house on the end of the row is via a 'front' door in the gable end. Doors and windows have shallow segmental rubbed brick (red)

arches. Short rows at the upper (eastern) end of the street were constructed c.1910 and have canted bays and a greater amount of external detailing, typical of the late 19th century. Of particular note are the floral pattern terracotta keystones above the front doorways of, for example, nos. 44 and 46. Brickwork around window and door openings has been carried out to a very high standard.

The streetscene has a pleasing rhythm and, looking west from the upper part of the street there is a good view to The Railway Guard public house. Many front gardens are planted with colourful plants which enhance the street and helps to dispel the visual intrusion of the double row of parked cars on either side of the road.

6.4 Area 4: Albert Road

Only a short length at the western end of Albert Road lies within the conservation area. This contains the area's only listed building (Sandringham Cottage, weatherboarded, mid 19th century) to the rear of which, approached by a grass-verged pedestrian footpath, stand nos. 3, 5/7 and 9/11 Albert Road dating from the 1880s.



A short length of Albert Road lies within the conservation area

Ingram Cottages and Woodley Cottages are two pairs of semi-detached dwellings of identical design with symmetrical facades of contrasting red and buff brick (no. 2 Woodley Cottages has been pebble-dashed) displaying a pair of ground floor canted bay windows beneath a single first floor window. The dwellings, dating from c. 1900 are entered through a side door.



Nos. 80 and 82 Upper High street

Nos. 2-12 Albert Road is a short row of plain late 19th century artisans' housing set back from the road. Roadside kerbs are natural stone.

6.5 Area 5: Upper High Street

This stretch of road is busy with traffic and there is no roadside parking. Almost all front gardens have been replaced with hard-standing for car parking and original windows and doors have been replaced with UPVC and aluminium.

Development along the south side of Upper High Street dates from c. 1880 (no. 80/82 has a plaque 'Woodbine Cottage' 1883). Houses west of the Pikes Hill junction are terraced. Though externally these are all paired dwellings with a bay window on either side of two entrance doorways, their detailing differs slightly. Nos. 60-66 (even) are faced with red brick and have a debased Classical pillar and arch brick details around the twin front doors but nos. 68-74 (even) are faced with a dark brown brick, lack ornamentation and have a rectangular, as opposed to canted, bay windows.

Semi-detached houses of differing designs stand east of Pikes Hill junction. Unusually they are set at an angle to the main road, presumably as a result of the pre-determined alignment of Pikes Hill and a desire to give the properties a near-equal size of rear garden.

7.0 NEGATIVE FEATURES AND ISSUES

7.1 Negative features

During the survey work for this appraisal, a number of features have been noted which are considered to make a negative contribution to the special historic character and appearance of the area. These are (in no particular order of importance);

- Front gardens have been replaced with hardstandings for car parking, especially in Upper High Street and Pikes Hill;
- Original slate roof covering has often been replaced with profiled concrete tiles;
- Some original window openings have been altered and/or enlarged, especially noticeable where this has taken place in a short row or terrace;
- Loss of original architectural details e.g. timber windows and doors that have been replaced with uPVC;
- Original brick facades have been rendered, pebbledashed or painted to the detriment of the host building's appearance;
- Front porches that have been added to terraced houses upset the integrity of the façade and conceal architectural detail;
- Inappropriate boundary treatment, or absence thereof, that is out of character with the historic streetscene;
- No 102 Upper High Street is a much altered and extended 19th century dwelling in a prominent corner location that is out of scale with its surroundings;
- The rear garden of no. 80 Upper High Street has been partly paved for car parking and has an unsightly appearance;
- Graffiti on walls beside narrow pedestrian footpaths;
- Historic street lights in need of maintenance, old 'Pikes Hill' street name sign in need of painting;
- Unsightly overhead wires;
- Empty shop adjacent to no. 38 Church Road;
- Loss of historic character at the junction of Grove Avenue and Church Road.



Windows have been altered in Wyeth's Road

7.2 Issues

Drawing on the conservation area's main characteristics and negative features identified above, the following are considered to be the most important issues currently facing the conservation area:

- Unsympathetic extensions and alterations to houses;
- Loss of original historic fabric;
- Loss of front gardens for car parking;
- Treatment of front boundaries;
- Retention and restoration of historic street lights;
- Protection of trees;
- Conservation area boundary review.

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

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

7.3 Article 4(2) Directions

It will be seen from the above 'Negatives' and 'Issues' that a number of seemingly small changes to houses have cumulatively begun to seriously erode the special interest of the conservation area.

A large number of the historic houses and cottages in the Pikes Hill Conservation Area have been unsympathetically altered and have lost original historic fabric without the need for planning permission. For example, the insertion of uPVC windows, enlargement of window openings, replacement of slate with concrete roof tiles, removal of chimney stacks and pots, and painting of original facing brickwork are actions that detract from the historic character and appearance of the host building and the conservation area in general.

Unlisted family houses usually retain a number of 'permitted development rights' which allow their owners to change the appearance of their property quite drastically without the need for any permissions from the Borough Council, even in conservation areas. However, the Borough Council can remove the permitted development rights to unlisted family dwellings through the use of an Article 4(2) Direction. An Article 4(2) Direction could bring under control the following:

An Article 4 (2) Direction has been served successfully in several of the Borough's conservation areas. An Article 4 (2) Direction in this conservation area might help preserve traditional materials and details and encourage sensitive extensions and alterations. However, to be effective and enjoy public support it would best be targeted at specific areas that have not yet suffered major change or loss.

8.1 Format of the Management Proposals

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

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 Section 10.

9.0 MANAGEMENT PROPOSALS

9.1 Introduction

Based on the issues identified in paragraph 7.2 of the Pikes Hill Conservation Area Appraisal, the following recommendations are made:

9.2 Loss of historic fabric and unsympathetic alterations to houses

The cumulative loss of historic fabric and minor alterations to houses have, to date, been so extensive that it would not be reasonable or effective to serve an Article 4 (2) Direction withdrawing permitted development rights over the whole of the conservation area (see Section 7.3). However, three rows of houses where there has been little change would benefit from an Article 4 (2) Direction. These are nos. 14-24 Wyeth's Road, nos. 37-55 Church Road and nos. 20-26 Church Road.

In addition, the distribution to residents of the conservation area of written advice about the 'dos and don'ts' of minor alterations to historic properties would be beneficial.

Recommendation:

- *The Borough Council will give consideration to the serving of an Article 4(2) Direction on nos. 14-24 Wyeth's Road, nos. 37-55 Church Road and nos. 20-26 Church Road, in order to preserve traditional materials and details and encourage sensitive extensions and alterations. It is proposed that the Direction should apply to windows, doors, chimney stacks, roof covering, ridge tiles, porches and boundary walls.*
- *Subject to funding and resources, the Borough Council will consider the preparation of a leaflet giving general information about the constraints of living in a conservation area, and design guidance for residents of the conservation area on the following:*
 - *Extensions, including porches and dormers;*
 - *Use of traditional materials and details;*
 - *Conservation of historic fabric;*
 - *Rooflights and satellite dishes.*



One rendered property unbalances this row of houses in Wyeth's Road

9.3 Treatment of front areas and gardens

During the survey work for the conservation area appraisal in early 2009, it was noted that some of the front areas to the family houses in Pikes Hill and Upper High Street have been converted to hardstanding for car parking. In addition, some front gardens in the conservation area have suffered from the removal of front boundary and/or replacement of greenery with a hard surfacing for ease of maintenance. In both cases such hard surfacing of front gardens and the absence of a front boundary adversely affects the appearance of the streetscene and erodes the green character of the area.

The Royal Horticultural Society have produced a national leaflet, 'Front Gardens', which recommends best practice with regard to paving front areas (available from www.rhs.org.uk) but local guidance would be useful.

Recommendation:

- *Subject to funding and resources, the Borough Council will consider the preparation of a local advice leaflet about the design of front gardens and front boundary treatment e.g. advice on materials, drainage and soft landscaping.*



Low timber fences in Wyeth's Road



Front areas in Upper High Street are used for car parking

9.4 Retention and restoration of historic street lights

There are a small number of interesting late 19th /early 20th century street lights which make a very positive contribution to the character and appearance of the conservation area. The street lighting in the conservation area is the responsibility of Surrey County Council, although the Borough Council can contribute additional funds to improve the quality of new fitments and the maintenance of existing historic light standards.



Historic street light on footpath to rear of Pikes Hill

Recommendation:

- All existing historic street lights, as identified on the Townscape Appraisal map, should be retained and carefully maintained for the future. Where new street lights are required, they should be simple, well designed modern fitments.

9.5 Protection of trees

Though few in number, trees are extremely important within the conservation area. The trees need to be protected from felling, unsuitable lopping, or from disease.

Recommendation:

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

9.6 Conservation area boundary review

The existing boundary of the conservation area was reviewed as part of the survey work for this document.

First, it is considered that four 20th century houses beside Grove Avenue do not contribute to the special historic interest of the conservation area and that their modern appearance dilutes the area's historic appearance. The historic red brick wall beside footpath and highway should, however, remain within the conservation area.

Second, given that nos. 2-12 Albert Road (a late 19th century row of houses) is within the conservation area, it seems appropriate to also consider the inclusion of the identical adjacent houses, i.e. nos. 14-36 Albert Road.

Recommendation:

- The Council, in consultation with the public, will consider the following boundary changes to the Pikes Hill Conservation Area.
 - (1) Removal of The Cottage, Grove Lodge and no. 50 and no. 52 Church Road from the conservation area, but leaving within the conservation area the red brick wall that forms the east boundary of Grove Lodge and no. 50 Church Road;
 - (2) Addition of nos. 14-36 Albert Road.

10.0 MONITORING AND REVIEW

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

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

It is possible that this review could be carried out by volunteers from within the conservation area 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: TOWNSCAPE APPRAISAL MAP

APPENDIX 2: FURTHER READING AND CONTACTS

Further reading:

Charles Abdy (2001), *Epsom Past*

Jeremy Harte (2005), *Epsom – A History and Celebration*

Jeremy Harte and Trevor White (1992) – *Epsom, A Pictorial History*

Jeremy Harte – *Epsom Street Names*

Epsom and Ewell Borough Council - *Pikes Hill Conservation Area*

Andrew Saint, ed. (1999), *London Suburbs*

Victorian Epsom Revealed Through the Census (1999) - *Nonsuch Antiquarian Society*

Public Houses of Epsom (2004) - *Nonsuch Antiquarian Society*

www.epsomandewellhistoryexplorer.org.uk

www.epsom-ewell.gov.uk

www.epsomewellhistory.org.uk

Maps:

John Rocque's map of Surrey, 1768

Epsom Tithe map, 1843

First Edition Ordnance Survey, 1866

Second Edition Ordnance Survey 1895

Third Edition Ordnance Survey 1913

For further information regarding all planning and conservation related matters:

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

For further information regarding local history:

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

For further information relating to listed buildings and conservation areas:

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

General enquiries: 01483 252000
www.english-heritage.org.uk

For technical guidance:

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

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



Epsom and Ewell Borough Council	Conservation Area Boundary	Significant Tree or Tree Group
Pikes Hill Conservation Area	Possible extension	Proposed Article 4 (2) Direction
Townscape Appraisal Map	Listed Buildings	Significant Views
Not to scale	Locally Listed Buildings	Historic Street Lights
	Positive Buildings	

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