

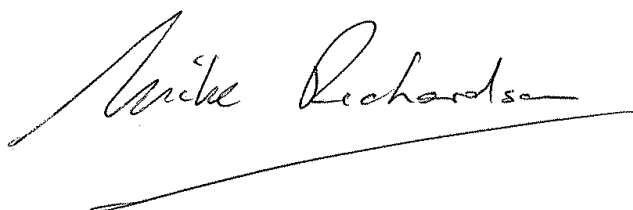


**Stamford Green Conservation Area
Character Appraisal and
Management Proposals
October 2007**

STAMFORD GREEN CONSERVATION AREA APPRAISAL & MANAGEMENT PROPOSALS

The Stamford Green Conservation Area is a truly special place. The patchwork of green open spaces and built development combine to provide a unique character which this document seeks to define and describe. It is our duty as Local Planning Authority to ensure, in our decision-making, that its special character is not only preserved but, wherever possible, enhanced. It is vital for those drawing up development proposals to understand the character of a place and for decision-makers to ensure that proposals are in keeping. It is also important for the local community to understand how those changes which they wish to make to the physical fabric of their properties can significantly affect the visual appearance of the area.

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

A handwritten signature in black ink that reads "Mike Richardson". The signature is written in a cursive style and is underlined with a single horizontal line.

Councillor Mike Richardson
Chairman Environment Committee

A handwritten signature in black ink that reads "Mark Berry". The signature is written in a cursive style and is underlined with a single horizontal line.

Mark Berry
Head of Planning

Stamford Green Conservation Area

Character Appraisal & Management Proposals



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Part 1 Conservation Area Character Appraisal

1 Introduction

1.1 Legislative background

The Stamford Green Conservation Area lies to the west of Epsom town centre, abutting the edge of Epsom Common. The picturesque green, with its pond and listed historic inn, forms the centrepiece of the area, which is also notable for its collection of late 19th century cottages. Many of these were built to house the workers in the hospitals, which were built in the locality at this time, and they form small groups, along with more modern buildings, which infiltrate the wooded landscape of the Common. The rolling topography and the survival of other green open spaces gives the conservation area a pleasantly sylvan character.

The conservation area was designated on 13 June 1982 by Epsom and Ewell Borough Council. 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



Bramble Walk



Epsom Common



Stamford Green

preserving or enhancing the character or appearance of that area. 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 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 Stamford Green 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.

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 Adopted Surrey Structure Plan 2004: Provides strategic guidance for the built environment for the period to 2016.



Cricketers' Public House

- 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.
- Epsom & Ewell's Core Strategy was adopted by the Borough Council in July 2006 after this Appraisal was concluded. The Core Strategy forms the first in a series of local development documents to guide future development until 2022.

1.2 Key characteristics of the conservation area (from Chapter 4):

- Linear conservation area centred on Stamford Green, with its pond, listed public house, and small cottages;
- Five other distinctive open spaces or greens (of varying sizes) surrounded by trees or buildings;
- Location between Epsom Common and Epsom town centre;
- Significant change in levels on either side of West Hill;
- West Hill forms north-east wing, connecting two open spaces: The Fair Green and Clayfield Green;
- Three further greens (Goose Green, Osbournes Green, and Laundry Green) to the south-west off Stamford Green Road, separated by 19th century cottages and 20th century houses;
- Summergate Green, faced by 1920s and 1930s houses;
- Some earlier buildings but 19th century cottages and 20th century houses predominate;
- Village character with reminders of “old” Surrey with weather-boarded cottages and pantiled roofs.



Stamford Green



The Fair Green



Clayfield Green



Goose Green and Osbournes Green



Weatherboarded cottages off Church Side (nos. 107/108)



Summergate Green



Stamford Green pond

1.3 Summary of Issues (from Chapter 6):

- Retention and restoration of historic street lights;
- Busy traffic and illegal car parking;
- Unsympathetic changes to listed buildings;

- Unsympathetic alterations and oversize extensions to unlisted cottages and houses;
- Loss of front boundaries for car parking;
- Caring for the wildlife, landscape and pond.

2 The Historical Development of the Conservation Area

2.1 Historical Development

From the 7th century onwards, Epsom formed part of the land holdings of Chertsey Abbey. The first evidence for development of any size in the area is the enclosure of Woodcote Park as a hunting ground in the 12th century, and the first records for Horton Manor, close to Stamford Green, date to the same period. 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. The enclosure of this poor quality land by the local population started as early as the 15th century and, in 1495, it is recorded that an Alice Hyde had enclosed a piece of waste near Stamford Chapel. This chapel stood on a site near Eastdean Avenue and was still recorded in the 17th century.

In the 16th century, squatters started encroaching even more on the edges of the Common, putting up temporary shelters which eventually became more permanent, often without the authority of the manorial courts. In 1549, an Act was passed legitimising some of these properties so they became freehold tenements. These encroachments were principally in two areas, at Woodford, and also at Stamford. At this time, a stream ran down across the edge of the Common,



Stream crossing Stamford Green

through Longmead and down to the Hogsmill river, and the name "Stamford" simply records the stony ford where the road crossed this stream.

Stamford Pond was dug, possibly in the 18th century but perhaps earlier, to drain the land to the west of Hookfield, a prestigious mansion which occupied a large, triangular site encompassed by Wheelers Lane, Clay (later West) Hill, and Stamford Green. A map of 1719 shows Hookfield in the middle of a vast formal garden. The style of the garden layout, and the sketch of the house, suggests a 17th century date for its construction.

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 Commons 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.



Historic photographs of squatter cottages in Stamford Green

In 1663, the Lord of the Manor granted a licence for brick-making at Somergate, located where Wheelers Lane meets The Jolly Coopers Inn. These bricks helped to build many of the prestigious new houses which were going up in Epsom, but left many large holes in the terrain where the clay had been removed. These, coupled with other holes which had been dug to extract the gravel, tended to constrain development into the Common. However, by 1811, the present shape of the Common to the west of Stamford Green had been created. The first Christ Church, a chapel-of-ease, was built in 1843, 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 paid for by Elizabeth Trotter of Horton Manor, to the north-west of Stamford Green.

In the late 1840s, the coming of the railway to Epsom brought in a whole new period of development. Perhaps because the new railway line was built along the eastern boundary of Hookfield, the house was sold and, in 1858, the new owner, James Levick, a colonial merchant, demolished the old house and built himself a large and commodious mansion (Hookfield Grove) on the site. Levick sold Hookfield Grove to Sir Isaac Braithwaite in 1869. Of the earlier building, only part of the boundary wall remains, facing The Fair Green.



Christ Church

In 1880, the Lord of the Manor, James Stuart Strange, who lived at Wells House and owned all of Epsom Common, provided the funds for the construction of the Epsom Common Working Men's Club facing Church Side, which organised all kinds of community events. Cricket appears to have been played on Stamford Green since at least 1761.

A major change to the settlement occurred between 1890 and 1915, when five new mental hospitals were built nearby as a result of Elizabeth Trotter's descendant selling off the Horton estate, amounting to over 1,000 acres, to the London County Council. The hospitals required housing for their workers, but other Stamford Green residents included casual labourers, railway workers and laundry women. The laundry business was important in Stamford Green, with dirty washing being brought down from London and returned washed and ironed the same day. This was managed despite the fact that there was no piped water supply, apart from to Stamford Green itself. One laundry, run by the Lewin family, was to give its name to one of the roads on the Common, and Isabel Lewin gave her name to a row of cottages near the laundry. The brickworks appear to have closed by the 1890s and the area became a small farm until it was developed as Willis Close.

In 1911, the Council tried to get a regulatory scheme for the Common, as many of the ponds were foul smelling and there was no proper drainage or land management. Furthermore, there was still low key agricultural activity on the Common, with pig keeping and other noxious activities, often carried out in far from hygienic surroundings. During World War I, there began a slow improvement in housing stock around the Common, which continued through the 1920s and 1930s. Many of the cottages had been built by their occupiers rather than builders, so they were badly constructed, to the extent that, in 1938, properties in Woodland Road and Mill Road (now Wells Road) were declared unfit for people to live in and demolished.



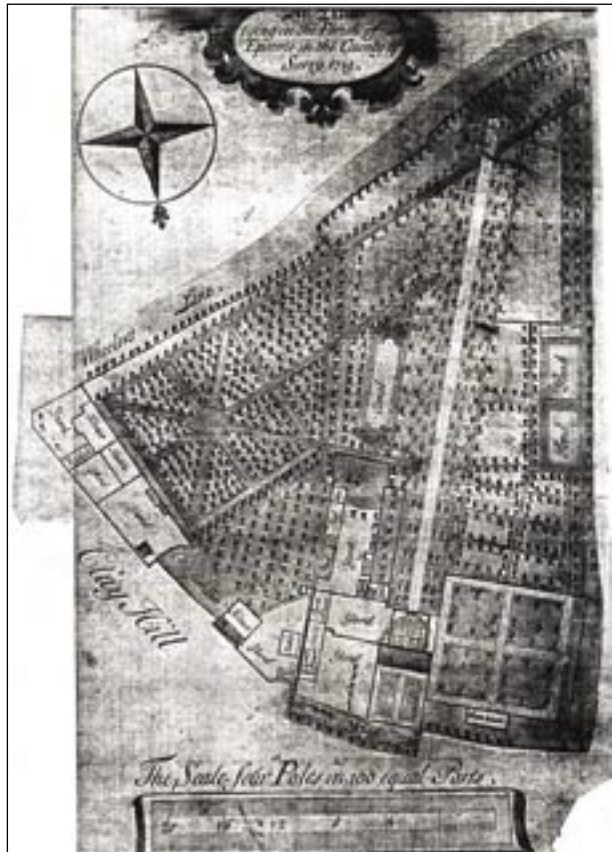
The Epsom Common Working Mens' Club (1880)



Isabel Cottages



c1780 Rocque's map of Epsom



1719 Hookfield Estate map



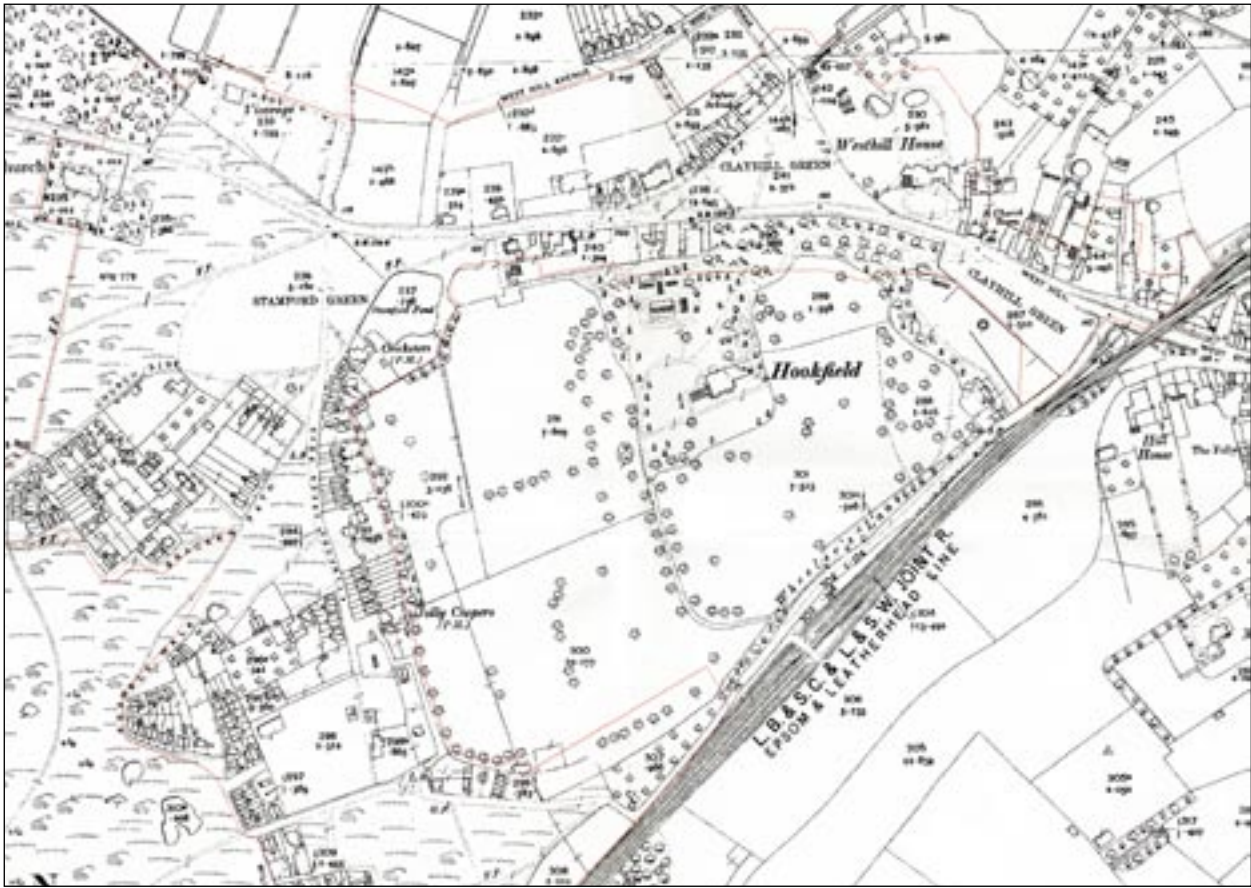
1840 Map of the Wheelers Lane area



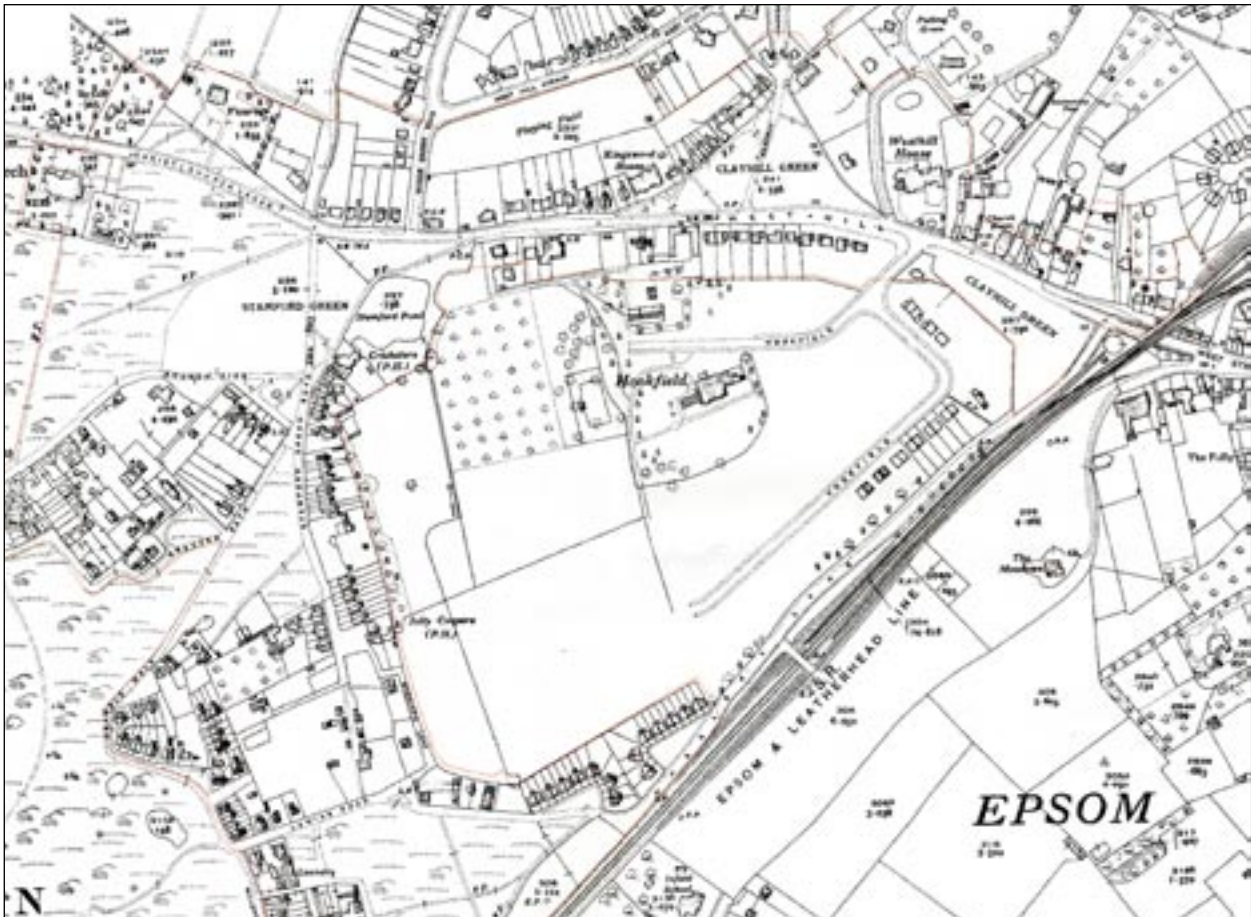
1867 1st Edition OS



1897 2nd Edition OS



1913 Map



1935 Map

In the 1920s, the first systematic development of new houses began with the construction of new properties facing Christ Church Road. The land around Hookfield Grove was sold and, by 1921, the first houses on the new estate were ready for tenants. The house was, however, retained and used as a hotel. Another new estate was started to the north-east of Clayfield Green in 1924, in the grounds of what was once Epsom Court Farm. The entrance to this estate still remains at the end of Meadway. In 1930 Wells House came up for sale, with 42 acres of land, which went to developers who hoped to get 500 new houses on the site. Wheelers Lane between West Hill and the Common was converted into a new street in 1931 and, in 1932, Epsom and Ewell Borough Council purchased Clay Hill Green, then in 1935, Epsom Common, from the Strange estate. Hookfield Grove was eventually demolished in 1958 and the site redeveloped for housing (Lindsay Close), but the mid-19th century lodge and stables still remain, facing West Hill. Today, the Common remains a formative influence on the lives of the many local

inhabitants who enjoy its many footpaths and green spaces, assisted by the Epsom Common Association and the hard work of a group of volunteers, appropriately called the ECOVOLS. There are two public houses in the conservation area, The Cricketers and the Jolly Coopers, and a Working Men's Institute, facing the Stamford Green. Various commercial premises can also be found, although the area is predominantly in residential uses.

2.2 Archaeology

It is possible that there was some pre-historic activity on Epsom Common but there is no evidence for it. A gold Celtic coin was found near Stamford Green, in the stream which runs from Stamford Pond to join the Hogsmill River. A Roman villa was built in Ashted in 70 AD, providing the headquarters for a tile-making industry which spread across the Common, and a Roman tile was found when the foundations were being excavated for West Park Hospital.



Entrance to the Meadway



The Jolly Coopers Public House



Drawing of squatter's cottage on Epsom Common



Epsom Common in c 1900

3 Location, activities and setting

3.1 Location and boundaries

The Stamford Green Conservation Area lies immediately to the west of Epsom, between the built-up area of the town centre and Epsom Common, which forms its western boundary and into which groups of buildings intrude. To the north and south are mainly inter-war residential estates, and to the east, the boundary of the conservation area is formed by the railway line with Epsom town centre beyond.

The spine of the conservation area is the B280 which runs from the east to the west, and which connects Epsom to Malden Rushlett and on to Oxshott. To the north of this road is West Park Hospital, one of five large hospitals built in the area in the late 19th century.

3.2 Uses and activities

The conservation area is primarily in residential use. There are two public houses, the Cricketers and the Jolly Coopers (which may be under the threat of closure); two schools, Kingswood House School and The Cornerstone School (formerly the Church Rooms); several offices including West Hill House; the Sycamore Club Teaching Unit on the corner of West Hill/Burnet Grove; one Church of England Church (Christ Church); and the Epsom Common Workings Men's Club in Church Side. The former stables to West Hill House are now used as a car workshop.

3.3 Topography and landscape setting

The conservation area lies on undulating land, with the most obvious topographical feature being the hill which rises up from the pond on Stamford Green (the lowest point in the conservation area), along the B280 towards Epsom. Here the land lies at about 55 metres above sea level, increasing eastwards to just over 60 metres at the top of West Hill, from where it drops down towards Epsom town, creating significant changes in level over a relatively short length of road. To the west, the land rises more slowly to 70 metres on the edges of the conservation area.

Epsom Common forms the most defining landscape feature of the conservation area, "infiltrated" by the areas of small cottages which mainly developed from the late 19th century onwards. 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. From the edge

of the conservation area are a number of footpaths which criss-cross the Common and provide an excellent facility for the local community, including the many joggers and dog walkers. Ditches have been dug around Stamford Green to drain the area and to prevent vehicles accessing the Green from Church Side.

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.



Kingswood House School



Footpaths lead into Epsom Common



Clayfield Green looking east towards Epsom town

3.4 Geology

The greater part of Epsom Common is situated on London Clay and medium clay loams. These soils result in water logging in the winter months, and to very dried-out conditions in the summer. The ground beneath the whole conservation area is therefore generally very wet during rainy periods, particularly around the Stamford Green area, although it is perhaps surprising that standing water is evident after heavy rain even on higher land, around the two other greens (Clayfield Green and The Fair Green).

Locally, clayey soils are replaced or mixed with gravels and/or alluvial silts. The presence of this gravel, which has been exploited in the past, has resulted in a number of ponds and uneven topography. Gravel was recently found when clearing silt out of Stamford Green pond, a man-made feature which is fed by a meandering stream, not much bigger than a ditch.

4 Spatial Analysis

4.1 Key Characteristics of the conservation area

- Linear conservation area centred on Stamford Green, with its pond, listed public house, and small cottages;
- Five other distinctive open spaces or greens (of varying sizes) surrounded by trees or buildings;
- Location between Epsom Common and Epsom town centre;
- Significant change in levels on either side of West Hill;
- West Hill forms north-east wing, connecting two open spaces: The Fair Green and Clayfield Green;
- Three further greens (Goose Green, Osbournes Green, and Laundry Green) to the south-west off Stamford Green Road, separated by 19th century cottages and 20th century houses;
- Summergate Green, faced by 1920s and 1930s houses;
- Some earlier buildings but 19th century cottages and 20th century houses predominate;
- Village character with reminders of “old” Surrey with weather-boarded cottages, painted white, and pantiled roofs.



West Hill Cottage



The Fair Green close to Epsom Town



The Fair Green

4.2 Character areas

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

- The Fair Green and Clayfield Green;
- Stamford Green;
- Church Side and Bramble Walk, with Goose Green and Osbournes Green;
- Wheelers Lane and Summergate Green.



View down West Hill towards Stamford Green

(i) The Fair Green and Clayfield Green

This lies on the eastern side of the conservation area and acts as a transitional area between the town centre and Epsom Common. Wide open greens are linked by West Hill and are surrounded by 19th and 20th century buildings, mainly in residential uses. Only one building is earlier - nos. 4 and 6 West Hill, which dates to the late 17th century and sits back from the road behind a small green defined by low railings, providing a strong rural character. The ground level rises from the railway tunnel towards the top of Clayfield Green. The informal layout of the earlier buildings contrasts with the more regimented siting of the 1930s houses along the south side of West Hill.

The Fair Green is notable for the 18th century boundary wall along its southern edge, for the many trees, and for the listed and unlisted “positive” buildings along its northern side. These include the Sycamore Centre, the Congregational School and the 19th century former stables to West Hill House. The former lodge to Hookfield Grove still remains at the western end of the green, opposite West Hill House, formerly a prominent 18th century house of some pretension which was substantially rebuilt in the 1980s. To one side of the house, and set back from West Hill, are the 19th century stables. The railway line forms the south-east boundary to The Fair Green, although the trains rarely travel at any speed so the noise is not obtrusive.

Clayfield Green slopes gently eastwards and is triangular in shape. On the north-western side of the green, cohesive late 19th century development sits back slightly from the road with paired cottages and one much larger house, now Kingswood House School. No. 38 West Hill is a pair of mid-19th century cottages, again weather-boarded. The partial survival of 18th century brick walling, formerly marking the garden boundary to West Hill House, now lies within the curtilage of 20th century development on the eastern side of the green.

A positive feature is the entrance to the 1930s housing estate at the north-eastern end of the green, created by nos. 1 and 2 Meadway, which links over the road at first floor level to create a gateway.

(ii) Stamford Green

Stamford Green has the character of an historic Surrey green, with its pond, stream and many trees. The Cricketers Public House is the principal building, with a row of varied cottages to one side, all dating to the late 19th century. Both West Hill and Christ Church Road rise up from the green, the latter leading to Christ Church, a large neo-Gothic church which sits back from the road and is surrounded by a low flint wall with woodland beyond. These trees hide the church from the green. 1930s and later detached houses along the north side of Christ Church Road are also set back from the road behind a tapering grass verge. The former lodge to Horton Manor still remains, much altered. To the south, a number of buildings in Church Side face the green, of which the Epsom Common Working Men’s Club and a pair of cottages, nos. 122 and 124 Church Side, are particularly important.



The Fair Green (listed wall on right)



Clayfield Green



West Hill House



View across Clayfield Green



The flint tower to Christ Church is an important focal point



Stamford Green Road



Church Side



Bramble Walk viewed over Osbournes Green

(iii) Church Side and Bramble Walk, with Goose Green and Osbournes Green

This area is made up of two separate “pods” of mainly 19th and 20th century housing development, utilising the random plots established by a succession of squatters, although Willis Close is a more planned and therefore regimented layout of the 1920s or 1930s. The two areas are encompassed by narrow lanes (Church Side/ Bracken Path and Bramble Walk/Lewins Road) which curve around the buildings, separating them from Epsom Common. A green open space, creating a definite break between the two built-up areas, is cut through by Bramble Walk. This is called Goose Green to the west of Bramble Walk and Osbournes Green to the east. To the south, beyond Lewins Road, is a small area of 19th century cottages, perhaps the most complete group in the conservation area, including some listed buildings - la Cottages and nos. 11 and 12 Castle View. This looks over another small green, called Laundry Green.

On the eastern side of this area, Stamford Green Road retains a number of late 19th and early 20th century terraces with some 1960s development, mainly bungalows, facing Osbournes Green. A small section of Wheelers Lane remains which follows its historic layout, curving around an early 18th century cottage and then back again in front of the 19th century public house (the Jolly Coopers). The lane faces the rear boundaries of some of the Inter-War housing in Eastdean Avenue which means that part of its eastern boundary is under threat from incremental changes such as garages, sheds and the creation of off-street parking areas.

(iv) Wheelers Lane and Summergate Green

This southern portion of the conservation area is defined by an estate of 1920s or 1930s houses, mainly arranged in pairs, which face Wheelers Lane. This was re-aligned when the railway line was built in the 1840s and again when these houses were constructed. The houses face



Wheelers Lane



Epsom Common immediately abuts the conservation area (on the right)



Summergate Green



A woodland setting to the conservation area

Summergate Green and two separate, smaller greens and although they are of no special architectural merit, they do retain a cohesive quality which is reinforced by the green open spaces.

4.3 Open spaces, landscape and trees

The whole conservation area is notable for the many open spaces which are roughly grassed and planted with trees. The dominant presence of Epsom Common, which provides an attractive backdrop to a major part of the conservation area, gives the area its rural qualities. There are three more “formal” greens – The Fair Green, Clayfield Green and Stamford Green, all connected by West Hill, but smaller greens are created by the ebb and flow of the tree line of Epsom Common.

There are notable mature trees on both The Fair Green and Clayfield Green, important in views along West Hill. Trees, mainly willows, also provide an appropriate setting for Stamford Green Pond.

There are relatively few mature trees within the built-up areas, but this is more than compensated for by the large number of trees which lie within Epsom Common along the western boundary. The species vary, but include deciduous trees, such as oak. There is a constant battle to keep the woodland protected from invasion by hawthorn, blackthorn, gorse and bramble, and an Epsom Common Local Nature Reserve Management Plan was published in February 2005 to provide a structured assessment of the area with a number of recommendations for future action.

4.4 Focal points, focal buildings, views and vistas

Spatially, the principal focal points within the conservation area are provided by the three largest greens – The Fair Green, Clayfield Green and Stamford Green, which all provide a strong sense of local identity and punctuate the townscape when leaving Epsom town centre along West Hill.

The principal focal buildings are:

- Nos. 4 and 6 West Hill;
- West Hill House, West Hill;
- Kingswood House School, Clayfield Green;
- Stamford Green pond and the adjoining public house;
- Christ Church, Christ Church Road;
- Epsom Common Working Men's Club, Church Side.

The open spaces and hilly terrain provide attractive views along the principal roads especially across the three main greens. The most important of these are:

- Views across The Fair Green;
- Views of West Hill House and up West Hill, across Clayfield Green;
- Views up West Hill from Stamford Green;
- Views of Christ Church from the main road and from the public footpath approached via Epsom Common;
- Views across Stamford Green, terminating in The Cricketers Public house and the pond, Epsom Working Men's Club, and the small cottages facing Church Side;
- Views across Bramble Walk green;
- Views across Lewins Walk green.



Christ Church



The public footpath leading from the church into the conservation area and Epsom Common



View across Stamford Green

4.5 Street pattern and building plots

The street pattern of the conservation area is interesting in two ways. Firstly, in the north and east, for the way in which it was overlain and altered in the late 19th and early 20th centuries as more and more houses were built on either side of West Hill and the two greens. West Hill is an historic route, connecting The Fair Green, Clayfield Green and Stamford Green, with several old lanes leading off it (Wheelers Lane and Court Lane). These retain a rural quality due to their narrowness and enclosure by trees. However, the regimented lines of inter-war development along either side of West Hill, and the suburban character of the 1920s and 1930s development behind, contrasts with the more informal layout of the earlier buildings, particularly West Hill House and the former lodge to Hookfield Grove.

Secondly, in the west and south, for the “pods” of mainly 19th and 20th century development which represent encroachment onto Epsom Common. The layouts of these areas, with small plots often accessed by back lanes, is typical of squatter development, where small parcels of land were incrementally claimed from the Common in an ad hoc manner, as shown on the 1840 Tithe map. The creation of Church Side, Bracken Path, Bramble Walk and Lewins Road in the late 19th century to provide an improved means of access opened up more land for development, but it is interesting that houses were not built on the land beyond, possibly because of the poor ground conditions and the unevenness of the terrain due to gravel and clay extraction.

Contrasting with both areas are the pockets of planned 1920s and 1930s housing in the south-east facing the re-aligned Wheelers Lane, which after the late 1840s ran parallel to the new railway line instead of following its former meandering course.



Former lodge to Hookfield Grove



Early 19th century “squatter” cottage (no. 116 Church Side)



Palisade fencing outside the Cricketers Public House is a local characteristic

4.6 Boundaries

The majority of the properties within the conservation area are late 19th or 20th century cottages and houses. Today, their boundaries are very varied with hedging, brick walls and vertical timber fencing of various heights predominating. There is a great deal of timber palisade fencing (particularly in Church Side and Bracken Path), about one metre or less high, and usually left a natural colour but sometimes stained dark brown or painted white. None of it appears to be of any age, but it does suit the rural character of the conservation area. Less attractive are examples of wire mesh fencing (e.g. outside no. 30 West Hill) and the rather fussy detailing of the boundary to West Hill House, made up of curved and flat brick walls, and chains supported by low timber posts. There are also a large number of low concrete block walls (e.g. outside no. 13 Stamford Green Road).

Historic boundaries, or well detailed modern boundaries using traditional materials, do occur but they are in the minority and therefore even more important. The most notable are:

- 18th century soft red brick walls, once associated with Hookfield Grove and about three metres high with a stone coping, facing The Fair Green;
- Sections of soft red brick wall, with blue brick headers, probably 18th century and over three metres high in places, facing the east side of Clayfield Green (formerly the boundary to West Hill House) - these may be eligible for Local Listing;
- A flint wall, about 1.8 metres high, topped with three courses of red and white brick, with a black clay coping, set between red brick pillars (outside Kingswood House School);
- One metre high wall around Christ Church, faced in knapped flints with a stone coping;
- Low stone walls to the front of 1930s houses facing the south side of West Hill;
- One metre high timber palisade fencing – left natural or painted white e.g. outside nos. 4 and 6 West Hill; outside no. 38 West Hill; outside The Cricketers Public House;
- Short timber posts defining the edges of various greens e.g. on the south side of West Hill, to the west of the junction with Hookfield; on the west side of Stamford Green Road;
- Timber posts and metal railings, stained green, defining the small green outside nos. 4 and 6 West Hill.

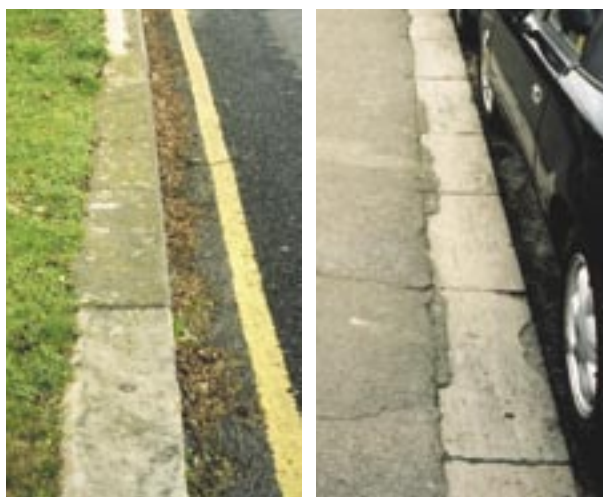


4.7 Public realm

The “public realm” covers street lighting, street furniture, paving, road surfaces, and other features of interest within the public areas which surround private property. In the Stamford Green Conservation Area some of these are the responsibility of Surrey County Council, although the Borough Council also have a role in funding and specifying some of these items.

Street surfaces:

Nearly all of the roads and most of the pavements within the conservation area are covered in black tarmac, not inappropriate in a rural location next to Epsom Common. The end of Bramble Walk, where it abuts Castle View, is not adopted and is a rough track. There are some remaining historic kerbs, such as the wide (300 mm) stone kerbs on Clayfield Green, regrettably altered in concrete to provide a higher verge to the grass. On Stamford Green, blocks of grey stone (250 mm x 100 mm) create the kerb, but have been damaged by vehicle over-run, and there are more wide stone kerbs outside nos. 15-45 Stamford Green Road. Otherwise the roads are often edged with concrete kerbs, not especially obtrusive. There are some good quality cast iron drains, such as the ones in Stamford Green Road and Wheelers Lane.



Street lighting:

There is a variety of modern street lights in the conservation area, made from steel and usually painted white or a soft green. Simply detailed, they are also relatively unobtrusive. On West Hill, by The Fair Green, two such lights standards are rather bizarrely located next to each other. In West Hill/Burnet Grove is a concrete light standard, probably of the 1930s. The Cricketers Public House has a reproduction Victorian street light in the front garden.

There are also a number of surviving late 19th/early 20th century cast iron street lights which are extremely important and should be retained. These have been converted from gas to electricity, so have modern swan neck lamps. Some have decorative flower-motifs on the base, others simpler, classical details. Good examples can be seen throughout the conservation area including Clayfield Green, Manor Green Road, and Church Side. In Bramble Walk the examples retain the Council's mark "Epsom U D C" on the opening plate in the base. These are all marked on the Townscape Appraisal map.

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

Public seating:

Within the conservation area are a number of well detailed, reproduction "Heritage" seats, based



Public seating on The Fair Green



Clayfield Green seats and litter bin



Historic street lights in the conservation area

on a traditional park bench with decorative cast iron ends and wooden slatted seats. On The Fair Green, for instance, they are painted green, as are the railings outside nos. 4 and 6 West Hill, and the modern litter bins. This co-ordination of colours does reduce the impact of street furniture in a "green" setting. There are also a number of timber park benches, usually donated in memory of a local resident, such as the one outside no. 6 West Hill and one on Clayfield Green. Opposite Christ Church is a simple timber seat, made from broad planks of wood. Next to the pond on Stamford Green is a very simple wooden bench, overlooking the water.

Litter bins:

Two types predominate, both green and made from plastic. The first is circular and about one metre high. The second, which looks more recent (e.g. Clayfield Green) is square in plan with an elegant curved cantilevered top. Both are unobtrusive.

Street name plates:

The Borough Council has adopted a standard form with black letters on a white background, made from metal and fixed to a timber plate fixed in turn to low timber posts. These are simple and well detailed and fit in with the rural setting. The public footpaths are usefully marked by simple timber posts.

Other features:

There is a Borough Council notice board in West Hill outside the entrance to the Eclipse Estate. This is painted green, and provides information of various events and local societies. Although modern and quite tall (about two metres) it is well detailed and suitable for this location. A bright red cast iron post box is located outside nos. 43 and 45 West Hill, on the edge of Stamford Green. Metal boxes painted dark green contain the equipment necessary for the controlled pedestrian crossing at the southern end of Christ Church Road, and on West Hill, next to The Fair Green. Other similar boxes appear to be associated with the street lighting.



Council Notice Board, West Hill



5 The Buildings of the Conservation Area

5.1 Building types

Most of the buildings in the conservation area were built for residential uses. The exceptions are:

- Christ Church, Christ Church Road;
- The former Church Hall in West Hill (now a school);
- Hookfield Mews – the former stables to Hookfield Grove, now converted into residential uses;
- The Cricketers Public House, Stamford Green;
- The Jolly Coopers Public House, Wheelers Lane;
- The Epsom Common Working Men's Club, Church Side;
- The former laundry, Bracken Path;
- No. 26 West Hill – formerly the Eclipse Public House.

The residential buildings of the conservation area divide up into three types according to age:

- The early buildings, dating to between the late 17th to the late 18th century;
- The 19th and early 20th century cottages and smaller houses;
- Inter-War development and later.

(i) The early buildings, dating to between the late 17th to the late 18th century

The earliest building in the conservation area is nos. 4 and 6 West Hill, a late 17th century house which was divided into two in the 18th century. Nos. 43 and 45 West Hill are a pair of early 18th century cottages, similar in date to no. 1 Wheelers Lane. West Hill House is the only example of a large, prestigious gentry house of the mid-18th century.



Nos. 43 and 45 West Hill



Nos. 112/114 Church Side



No. 1 Wheelers Lane



Nos. 10 and 12 West Hill

(ii) The 19th and early 20th century

Thereafter, there are a number of modest early 19th century cottages, such as nos. 10 and 12 West Hill, no. 38 West Hill, no. 118 Church Side, nos. 122 and 124 Church Side, nos. 11 and 12 Castle View, and la's Cottages, facing Laundry Green. The Old Lodge to Horton Manor, facing Christ Church Road, is also early 19th century, although it has been much extended in modern times.

From the mid-19th century comes a variety of other buildings – the former stables to Hookfield Grove, and the former lodge, both facing West Hill; and the two public houses – The Cricketers and the Jolly Coopers. In the last part of the 19th century, and into the 1900s, many of the small cottages

which now make up so much of the character of the conservation area were built, such as Albion Cottages on West Hill (1869); Jubilee Cottages, Stamford Green Road (1897); a group of four pairs of cottages in Church Side (nos. 93-105), dated 1906 and 1907; and nos. 38-41 consec. Bramble Walk, dated 1904.

(iii) Inter-war development and later

Between 1910 and the late 1920s building went into abeyance until the sale of land around Hookfield Grove which generated the construction of large numbers of paired or detached houses in West Hill and Wheelers Lane, changing the appearance of the area radically. Since the 1960s individual sites have been developed on a piecemeal basis, such as the bungalows (nos. 45a-49b) in Stamford Green Road.

5.2 Architectural styles, materials and detailing.

The best historic buildings in the conservation area are similar in form and detail to other vernacular buildings in Surrey, being modestly sized, with pitched peg-tiled roofs, brick or weather-boarded elevations, and sash or casement windows. The earliest building in the conservation area, nos. 4 and 6 West Hill, is a good example, and may retain an early timber frame, although any evidence is



No. 104 Church Side



Nos. 4 and 6 West Hill



Inter-war development along West Hill



1960s development in Stamford Green Road



Nos. 11 and 12 Castle View



Derby Cottages (1874) and Stamford Cottages (1868)



Nos. 70-73 (consec) Bracken Path



The former stables to Hookfield Hall, West Hill, have now been converted into houses

hidden beneath the 18th century refacing which provided a rendered front with weather-boarded flanks. A central brick stack (rebuilt) sits diagonally on the ridge. Although now roofed in slate, it must have originally been covered in handmade clay peg tiles.

Two even more modest cottages of the 18th century also survive in the conservation area. Nos. 43 and 45 West Hill is a double pile property, built from brick which has been painted white. Sprocketed eaves are a special feature below the hipped roof covered in handmade clay tile. The central chimney stack is rendered, and shallow arched heads lie over the casement windows. No. 1 Wheelers Lane is also 18th century with a pantiled roof and a modern roughcast front which detracts from its special interest. Nos. 10 and 12 West Hill may be 18th or possibly early 19th century. This pair of cottages is also double pile and each half is just one room wide. Despite being listed, no. 10 has been ruined by the insertion of modern windows, wavy-edged boarding, and textured render.

Buildings of the 19th century divide into three. There are more examples of small cottages, the earlier examples built in a plum coloured brick (e.g. no. 118 Church Side) or weather-boarded (nos. 122 and 124 Church Side, nos. 106 and 107 Church Side; and nos. 11 and 12 Castle View). The plan

form is usually very simple – two up and two down – but again, a central chimney stack. Clay pantiled roofs add variety and interest. No. 38 West Hill (West Hill Cottage) is slightly higher status, and double fronted, with weather-boarded elevations and unusual round-headed sash windows, attractively arranged around a central porch built from trellis. Off Goose Green, nos. 70-73 (consec) Bracken Path are an unusual survival of single storey 19th century bungalows, once associated with the laundry businesses which characterised this part of Stamford Green in the 19th century.

Later examples, between 1860 and 1910, use red or brown brick and slate and the buildings are more substantial and much better built. Good examples are nos. 53-56 Bramble Walk and Kingswood House School, and no. 56 West Hill. Canted bays and sash windows all add greater status. Along West Hill are further groups of houses, arranged in terraces or paired, which are stuccoed, with simple two-over-two sash windows, and slate roofs decorated with red clay ridge tiles.

Apart from these, there are several more imposing 19th century buildings in the conservation area. The two remaining buildings associated with Hookfield Grove are both of interest, being built in the 1860s in the Italianate style, with shallow slate roofs and very deep overhanging eaves.

The Lodge is actually single storey and unusually is built from “white” brick, whilst the former stables are built from plum brick, which may suggest a much earlier date. Christ Church is the only sizeable building in the conservation area, apart from West Hill House. The church was completed in 1876 to the designs of the eminent architect, Sir Reginald Blomfield, and is built with flint decorated with red brick dressings. The large square tower, with its crenellated roofline, is a prominent feature in views along Christ Church Road. Finally, the early 20th century Epsom Common Working Men’s Club, in Church Side, is in an Edwardian classical style, with a central gable rising high above a mullioned and transomed first floor window, which lies above a large timber bay window on the ground floor containing etched glass. The adjoining house has attractive fake timbering with a machine-made clay tiled roof and a pair of prominent gables facing across the green.

5.3 Listed buildings

There are 22 listed buildings in the conservation area, all listed grade II, and all marked on the Townscape Appraisal map. These vary from Blomfield’s flint church to modest 18th century vernacular cottages. A listed building is one that is included on the Government’s Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Epsom and Ewell Borough Council before any works of alteration, extension or demolition can be carried out.

Currently the Borough Council does not have any funding to grant aid repairs to listed buildings, although the situation may change in the future.

5.4 Locally listed buildings

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

5.5 Positive buildings

In addition to the Locally Listed buildings, a further number of unlisted buildings have been identified on the Townscape Appraisal map as being buildings of townscape merit. Buildings identified as having “townscape merit” will vary,

but commonly they will be good examples of relatively unaltered historic buildings where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the special interest of the conservation area. Where a building has been heavily altered, and restoration would be impractical, they are excluded.

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 Cricketers Public House is grade II listed



Nos. 106/107 Church Side are Locally Listed (in centre left)



These houses in Lewins Road are “positive” buildings

6 Negative Features and Issues

6.1 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 character and appearance of the conservation area. These are (in no particular order of importance):

General:

- Radio mast on edge of railway track, The Fair Green;
- Poorly maintained street lighting, e.g. outside nos. 4 and 6 West Hill;
- Satellite dishes on a number of buildings (despite CA status);
- Need to keep mobile telephone masts and other aerials out of the conservation area and Epsom Common in general;
- Some poor quality new development.



Poorly maintained street lighting



Car parking throughout the conservation area is a problem (Clayfield Green)

Traffic and highways matters:

- Busy traffic along many streets, including West Hill;
- Traffic along Christ Church Road does not keep to the 30 mph speed limit;
- Illegal car and lorry parking and vehicular over-run in some areas, particularly on some of the grass near Stamford Green and close to the Common which has resulted in damaged kerbs and verges, and has blocked emergency access

Listed buildings:

- Unsympathetic alterations to listed buildings e.g. windows, weather-boarding and rendering at no. 10 West Hill; windows at no. 122 and 124 Church Side; and windows and pebble dashing to no. 1 Wheelers Lane (a small sample of a much bigger problem);
- Poorly detailed front boundary to West Hill House;
- Condition of boundaries, garages, and car parking areas, e.g. Isabel Cottages, Lewins Road.



Back of Isabel Cottages



Large extensions and modern glazing in Bramble Walk

Unlisted buildings:

- Large extensions to some buildings, e.g. no. 56 Bramble Walk; no. 5 Wheelers Lane;
- Turquoise shutters and paintwork to windows on no. 60 West Hill;
- Loss of original windows and use of aluminium and uPVC, e.g. nos. 93 and 94 Church Side;
- Large dormer to no. 120 Church Side, very prominent in views across Stamford Green;
- Rendering of brickwork, e.g. no. 55 Bramble Walk;
- Concrete tiled roofs, e.g. no. 30 and 31 Bramble Walk;
- Conservatory on the side (visible) elevation of no. 21 Lewins Road.



Poor quality front boundaries in Church Side



Loss of front boundaries to car parking (Stamford Green Road)



Damaged fencing on Christ Church Road

Boundaries:

- Wide variety of poor quality and badly maintained front boundaries – concrete, timber, brick, e.g. in front of no. 115 Church Side;
- Loss of front boundaries and garden and the creation of car parking, e.g. nos. 60, 66 and 68 West Hill.

Site specific:

- Advertising on telephone box next to Stamford Green pond;
- Wheelers Lane – threat from garages etc for properties in Eastdean Avenue.
- Jolly Coopers P H – potential redevelopment (the business closed in June 2007);
- Epsom Motors site, no. 30 West Hill – wire mesh fence, obtrusive signage, untidy car parking, all providing a general air of neglect on a very visible site;
- Poor state of repair of the historic walls facing The Fair Green and Clayfield Green;
- Damaged fencing to the north side of Christ Church Road, beyond the conservation area boundary;
- Car park and Scout Hut next to Christ Church, particularly the front boundary fencing;
- Poor condition of boundary flint wall around the church.



Scout hut next to Christ Church



Commuters' parking along Wheelers Lane

Public realm:

- Plethora of street signs outside nos. 4 and 6 West Hill;
- Retention of historic street lights;
- Commuter car parking along Wheelers Lane.

Landscape/ecology:

- Need to preserve the wildlife (though the large numbers of Canada geese are also an issue);
- Poor condition of some of the willows around the pond;
- Water logging on the three main greens after heavy rain;
- Vehicle over-run, damaging the grass or kerbs, e.g. outside Kingswood House School, Goose Green and on Stamford Green.

6.2 Issues

Drawing on the range of negative features identified above, the following are considered to be the most important “Issues”:

- Retention and restoration of historic street lights;
- Busy traffic and car parking;
- Unsympathetic changes to listed buildings;
- Unsympathetic alterations and oversize extensions to unlisted cottages and houses;
- Loss of front boundaries for car parking;
- Caring for the wildlife, landscape and pond;
- Damage to grass verges and kerbs by heavy lorries

6.3 Conservation area boundary review

As part of the survey work for this character appraisal, a thorough review of the existing boundary to the Stamford Green Conservation Area was carried out. Generally it was considered that the existing boundaries define the area which has “special” architectural and historic interest, as well as encompassing sections of landscape which provide an attractive and appropriate “setting” to the conservation area.

No changes to the boundary are therefore proposed.



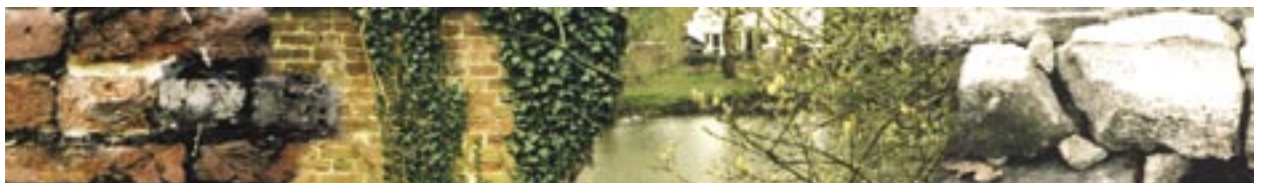
Part 2 Conservation Area Management Proposals

7 Introduction

7.1 Format of the Management Proposals

Part 1 of this document, the Character Appraisal, has identified the special positive qualities of the Stamford Green Conservation Area which make the conservation area unique. Part 2 of this document, the Management Proposals, builds upon the negative features and issues which have also been identified, to provide a series of Recommendations for improvement and change, most of which are the responsibility of the Borough Council.

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



8 Issues and Recommendations

Drawing on the range of negative features identified in Chapter 6, the following are considered to be the most important “Issues”:

- Retention and restoration of historic street lights;
- Busy traffic and car parking;
- Unsympathetic changes to listed buildings;
- Unsympathetic alterations and oversize extensions to unlisted cottages and houses;
- Loss of front boundaries for car parking;
- Caring for the wildlife, landscape and pond.
- Damage to the grass verges, mainly around Stamford Green

8.1 Retention and restoration of historic street lights

There are a number of interesting late 19th century cast iron 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 in Bramble Walk



Goose Green is one of several areas which is being spoilt by vehicular overrun

Recommendation:

- 8.1.1 All existing historic street lights, as identified on the Townscape Appraisal map, should be retained and carefully maintained for the future;
- 8.1.2 Where new street lights are required, they should be simple, well designed modern fitments;
- 8.1.3 Existing street lights should be regularly checked and any broken lights repaired quickly.

8.2 Busy traffic and car parking

This is particularly noticeable along West Hill and Christ Church Road where the present 30 mph speed limit is frequently disregarded despite a flashing 30 mph sign on the hill leading down from the church towards the Greens. A controlled pedestrian crossing close to the pond is well used, as is a similar crossing in West Hill, close to The Fair Green.

As part of the redevelopment of the former hospital site to the north-west of the conservation area, the Borough Council has drawn up an agreement with the developer to provide a variety of highway improvements for pedestrians and cyclists along West Hill, between Epsom Town Centre and Horton Lane. A Feasibility Study will first be carried out. Possible improvements include the upgrading of existing footways, the installation of new crossings and tactile paving, new street lighting, the provision of side entry treatments, restricting lorry access and other traffic management measures.

In some parts of the conservation area, most notably on Stamford Green Road, pavements are narrow or non-existent. Vehicular over-run onto the grass verges, illegally parked cars and large lorries passing through the conservation area create a poor quality environment. Parking



Speeding is common in Christ Church Road

on corners, the incremental loss of kerbing, the creation of deeply rutted surfaces, and the threat to pedestrians by large, moving vehicles, are all problems which local residents are particularly concerned about.

On-street car parking is presently uncontrolled and the gradual increase in car ownership over the past 20 years has inevitably increased pressure for more spaces. However, there are presently no plans for a Residents' Parking Scheme or for any traffic management system (such as one-way systems or traffic calming measures) through the conservation area. Bus provision between the conservation area and Epsom town, will be increased when a new bus service runs to and from the town centre, along Christ Church Road, when new development on the West Park site begins.

Recommendation:

- 8.2.1 The Borough Council will, in partnership with Surrey County Council and in conjunction with Surrey Police, continue to monitor the speed of traffic throughout the whole conservation area and will take appropriate action where the safety of pedestrians is concerned;
- 8.2.2 The Borough Council will, in partnership with Surrey County Council, ensure that any highway improvements within the conservation area are carried out using traditional materials and detailing which are sympathetic to the historic environment, and avoid over complicated, fussy treatments which would detract from the area's rural qualities; the widening of existing roads should be avoided;
- 8.2.3 The Borough Council will discuss possible improvements to the roads, pavements and grass verges with Surrey County Council, as and when funding is available;
- 8.2.4 As far as existing resources allow, the existing car parking restrictions on the "Greens" will be strictly enforced (particularly on Stamford Green and around the pond).

8.3 Unsympathetic changes to listed buildings

Listed Building Consent is required for all alterations or extensions to a listed building which the Borough Council considers might affect its special architectural or historic interest. This includes changes to internal features such as joinery, staircases and fireplaces, which are all

included in the "listing", although they might not be specifically mentioned in the list description. It is a criminal offence to carry out works to a Listed Building and failure to obtain the necessary permissions can result in heavy fines or even a prison sentence. In the past, some of the listed buildings in the Stamford Green Conservation Area have been unsympathetically altered and the Borough Council will ensure that future changes are appropriately detailed and well carried out.

Recommendation:

- 8.3.1 The Borough Council will ensure that, in future, all changes to listed buildings (including advertising) in the conservation area will adhere to policies within the Epsom and Ewell District-Wide Local Plan May 2000; within the Adopted Surrey Structure Plan 2004; within The South East Plan Core Document March 2006; and within Planning Policy Guidance Note 15 : Planning and the Historic Environment (PPG15). Checks will also be made to ensure that work is carried out as approved in the Listed Building Consent application;
- 8.3.2 The Borough Council will continue to promote the historical importance of the conservation area to the public in general, including a review of its statutory list of buildings of special architectural or historic interest; The Borough Council will ask for additional buildings to be added to the list as and when it is considered appropriate;
- 8.3.3 The Borough Council will continue to review its local list of buildings and will make additions to that list as and when it is considered appropriate.



Modern alterations to unlisted houses in Church Side



Attractive unaltered houses in Church Side retain their original features



The loss of front gardens and boundaries is an on-going problem despite the Article 4(2) Direction (Wheeler Lane)

8.4 Unsympathetic alterations and oversize extensions to unlisted cottages and houses

It has been noted that a number of the unlisted family houses and cottages in the Stamford Green Conservation Area have been unsympathetically altered (for example, by the insertion of uPVC windows) and over extended. Some of these changes have occurred in the last few years.

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

However, the Borough Council can remove the permitted development rights to unlisted family dwellings through the use of an Article 4(2) Direction, which aims to preserve traditional materials and details, and encourage sensitive extensions and alterations.

To maintain high standards, the Borough Council served an Article 4(2) Direction on four conservation areas, including the Stamford Green Conservation Area, in July 2000. This brought under control the following:

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

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

The Borough Council has published detailed guidance on the Article 4(2) which is merely summarised above. Copies of their leaflet "Advisory notes to residents" can be obtained from the Design and Conservation Team, but a summary is included at Appendix 1.

Recommendation:

- 8.4.1 The Borough Council will continue to enforce the Article 4(2) Direction and will consider taking enforcement proceedings against home owners who carry out unauthorised works; the control of chimneys and previously unpainted surfaces could also be included;
- 8.4.2 The Borough Council will provide an updated publicity leaflet for the Article 4(2) Direction with detailed design advice – this could also contain general information about the constraints of living in a conservation area, and to provide general advice about the reinstatement of lost architectural features such as painted brickwork or modern windows;
- 8.4.3 The Borough Council will produce a full photographic survey of the buildings in the conservation area, on a building-by-building basis, to aid future enforcement;
- 8.4.4 The Borough Council will continue to monitor the quality of applications for change within the conservation area and will ensure that only applications of the highest quality are approved;
- 8.4.5 The Borough Council could consider preparing guidance on the installation of solar heating panels and wind turbines.

8.5 Loss of front boundaries for car parking

During the survey work for the conservation area appraisal in early 2006, it was noted that many of the front boundaries to the family houses and cottages had been altered unsympathetically (using modern materials and details) or removed altogether to allow for car parking.

Theoretically, the further loss of front gardens and front boundary walls or fences should have ceased after the serving of the Article 4(2) Direction in 2000. However, it appears that incrementally more gardens are being paved over and car parking areas created.

Recommendation:

8.5.1 The Borough Council will continue to enforce the Article 4(2) Direction and will consider taking enforcement proceedings against home owners who carry out unauthorised works, particularly after providing revised guidance to the public (see below);

8.5.2 The Borough Council could consider providing an updated publicity leaflet for the Article 4(2) Direction including detailed design advice relating to the retention of front gardens and the creation of car parking spaces.



Listed wall on The Fair Green



The flint wall around the church needs repairs

8.6 Caring for the wildlife, landscape and pond

Listed wall facing Fair Green

The condition of the 18th century listed wall fronting The Fair Green is very poor in places. The responsibility for repairs is shared between the Borough Council and adjoining private owners.

8.6.1 The Borough Council will prepare, in consultation with the residents concerned, an overall scheme for the restoration of the wall. All work should be carried out by specialist craftsmen, using traditional materials (mostly lime mortars) and appropriate techniques.

Christ Church Road

There are two negative features near this road: the poor condition of the wooden fence to the bluebell wood on the north side, and the similarly neglected appearance of the flint wall surrounding the church yard.

Recommendation:

8.6.2 The Borough Council could contact the owners of both the fence and the wall to try and negotiate at least a phased repair schedule.

Stamford Green pond and landscape

It was noted that some of the trees around the pond, particularly the willows, are in poor condition. A tree survey was carried out by the Borough Council's Tree officer in June 2006 and these defects, along with others, were noted. A rolling programme of improvements to the pond area, including a three year survey regime, have been agreed by the Borough Council and will be implemented as resources allow.

Recommendation:

8.6.3 The Borough Council will continue to regularly monitor the condition of the pond and the surrounding landscape and will carry out phased improvements as funds permit; the pond and surrounding ditches should be kept clear of debris and rubbish; regular litter collection should be undertaken; wheelie bins should be concealed and not left out on the pavements.



Stamford Green pond is an important feature which must be properly maintained

Wildlife

Foxes, squirrels, wild birds and other forms of wildlife, most of which live on Epsom Common, make an important contribution to the special character of the conservation area.

Recommendation:

- 8.6.4 The Borough Council, the Epsom Common Association and the ECOVOLS (volunteers) will continue to monitor and improve (as appropriate) the conditions for wildlife on Epsom Common.



9 Monitoring and Review

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

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

Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the Borough Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.



Appendix 1 Summary of the Stamford Green Conservation Area Article 4(2) Direction

The Article 4(2) Direction for the Stamford Green Conservation Area came into force on the 3rd February 2000. It removes permitted development rights for family dwellings, requiring applications for planning permission for a range of alterations and minor extensions which would normally be uncontrolled. Different legislation exists for flats, commercial properties, institutions, listed buildings and scheduled monuments, where stricter controls already apply.

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

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

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

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

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

Advisory Notes to Residents

The Borough Council has a statutory duty to preserve and enhance the special character of its designated Conservation Areas.

Planning legislation allows owners of unlisted houses the right to carry out various types of development, including alterations, without the need to apply for planning permission. This is known as "permitted development". In the case of Conservation Areas, the cumulative effect of such "permitted development" may have a damaging effect upon the character and historical interest of the area. The effect of an Article 4(2) Direction means that certain alterations, which previously have been undertaken under "permitted development" now require planning permission.

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

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

Roofs – A planning application is required for alterations to a roof slope which fronts a highway, private road or open space, including a change in the roof materials and the insertion of roof lights. Dormer windows require planning permission under separate legislation. Traditional materials such as clay

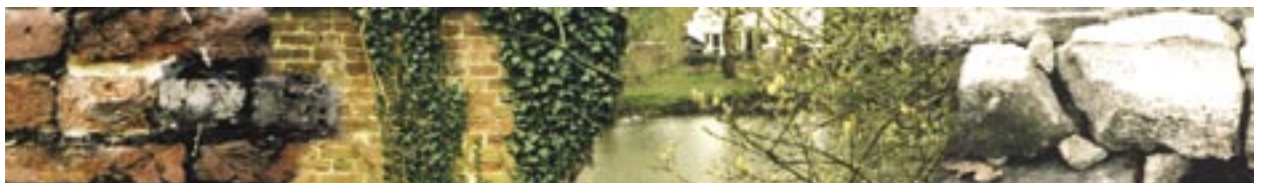
tiles or slate, sympathetic with existing roof coverings should be used in preference to concrete tiles or reconstituted alternatives. Rooflights of traditional appearance, designed specifically for Conservation Areas, are preferred.

Replacement Windows and Doors

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

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

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



Appendix 2 Further reading and Source of Information

Further reading:

Jeremy Harte (2005)	Epsom A History and Celebration
The Epsom Common Association (1993)	Epsom Common
Epsom and Ewell Borough Council	Epsom Common Local Nature Reserve (leaflet)
Epsom and Ewell Borough Council (2005)	Epsom Common Local Nature Reserve Management Plan
Epsom and Ewell Borough Council (1996)	Planning Guidance Note 7 Stamford Green Conservation Area and Map

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

