

LOCATION AND PROMINENT STREETS

Grafton Park Road
Northcliffe Close

GENERAL DESCRIPTION

This area lies to the northern tip of the Borough, with boundaries to the Green Belt band (along the Borough's northern edge), Dancer Dick Wood (to the west) and Auriol Park (to the south). It is formed of a series of cul-de-sacs originally from the 1960's and 1970's. More recent properties (1980's and 1990's) are mainly focused around Auriol Park Road and Northcliffe Close to the south.

The predominant house type is detached, with driveway's and garages. The street layout is arranged to respect the gradients, creating a vista to the streetscene that helps to define the character of this area.

The houses are of a medium size and very few have additions to them. The roads lack grass verges but there is a relatively high level of mature tree and shrub planting within the front gardens. This area occupies a band that runs along the western part of the older and more established character 2. The two character areas therefore have strong physical links. The area has a high concentration of T.P.O's and has a close proximity to Dancer Dick Wood, creating a green corridor within the area.

AREA INFORMATION

Topography
Located on a prominent slope that runs from north to south. This offers expansive views out particularly to the west this is a key characteristic of this character area.

Views/Enclosure
The views are generally limited by the built form, but expansive views are possible (see above).

Surrounding and Internal Green Spaces
There is one reasonably large area of open and wooded space within this area to the rear of Grafton Park Road providing provides an ecological and visual setting for the properties.

Urban-Rural Fringe Description
This character area includes an urban fringe context in that the properties terminate on the western slope of the hill with the urban fringe continuing down the hill. The western side of the character area borders the open space that works its way down to the Hogsmill river. The sudden change to urban fringe is defined by the open space and degree of vegetation.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
The built form (if not style) within this area is very similar to the housing within character area 2, which is predominantly detached with occasional pockets of semi-detached. In general, there is a mixed but consistent and uniform built scale. This is emphasised by the properties on Grafton Park Road which has been cohesively planned and built to work the changes of level and topography. Plot sizes are considered to be medium.

STREET FEATURES

Parking (predominant arrangement)
The car parking within this area is an issue, although the majority of houses have driveways and garages. The relatively narrow road width together with the curved natue of the cul de sacs excerbates the parking on the street space, limiting street space.

Vegetation
Grass verges are largely absent and the pavements are relatively narrow, therefore the only vegetation is that in the front gardens. Where this occurs it is of a good mature standing. A large proportion of the trees within this area are covered by T.P.O's.

Plot Boundaries
Plot boundaries are largely absent, with the front gardens being well maintained. The streets have a well ordered appearance.

Street Furniture
The only street furniture within this area is light columns, these are of the utilitarian type that are typical of highways use.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Varied roof forms are present with the majority having gable roofs but occasional mono pitch roofs. The mono pitch houses generally occur towards the top of the hill in the area that backs onto the wooded area.

Walls/Elevation
Variation in property type and age is apparent in elevations and materials, with no one style being dominant. This varied affect has a repetitive nature that creates interest. The roof materials within this area are generally either clay or concrete. With portrait windows that are flat to the façade. The building line is frequently offset from the road line which results in side elevations being visible, and often formed of just a blank wall.

JUDGEMENTS

Pressures:
This area appears to have few if any significant pressures.

Townscape Quality (Built condition and vegetation condition, intactness)
Medium

Built condition is considered to be moderate. The plots have been laid out to maximise the level of mature vegetation, considered of med-high condition.Uniformity and intactness of built form is med-low, with a range of building styles present.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)
Medium

Recreatibility (being formed of mainly post war development) and intervisibility are considered to be of moderate value. Both ecological value and landscape designations are of a moderate-high value due to the woodland, runs of gardens and mature trees (including TPOs).

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Medium

Although some of the landscape and woodland which forms part of the area is of a higher sensitivity, the built areas are generally of a moderate sensitivity to change given the variety of styles present.

LOCATION AND PROMINENT STREETS

Worcester Park

The Avenue

Cleveland Road

GENERAL DESCRIPTION

This small character area is focused around the Avenue and forms one of the gateway points to the north of the Borough. With examples of Victorian and Edwardian properties along The Avenue which set the scale for the area.

The houses are predominantly large and detached, the roads are a medium width with grass verges. Mature street trees and vegetation in front gardens. This street layout is an overriding element within the character area, where the house styles may differ the wide open streets character prevails and to some degree unites the area. The front plots have some mature shrub and tree vegetation which helps to reinforce the maturity of the area and helps to soften variations in the built style.

The houses are from different periods but have been designed to reflect their locality, with reference to the scale and style of properties particularly around The Avenue. Plot boundaries are present to about half the properties within this area, where they do occur they are either walls or fences and generally quite high creating a sense of security/privacy but a detracting streetscape element. The area has a good proportion of TPO's particularly in the Cleveland Road area, these reinforce the structure and maturity of the area. There is also an irregular building layout particularly along Cleveland Road this is characteristic of this part and should be reinforced to retain this irregular scale.

AREA INFORMATION

Topography

This character area is slightly undulating with a prominent slope down towards the north east.

Views/Enclosure

The views within this character area are generally limited by the built form, occasional wider distance views are available at the higher points within the character area.

Surrounding and Internal Green Spaces

There is no public open space, although the spacing of the built forms and street patterns affords an open characteristic.

Urban-Rural Fringe Description

This area does not border onto any urban fringe.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The predominant housing type within this area is one of large detached properties. There are occasional pockets of semi-detached houses, flats, bungalows, and neo-georgian terraces. There are a larger proportion of flats on The Avenue, with larger massing flattened development at the north east end of the character area (sub area 2a). The built scales are varied within this area, with the detached houses being built to different styles but the overall scale within the area is one of unity. Plot size is varied, but includes detached properties with large plots.

STREET FEATURES

Parking (predominant arrangement)

Parking within this area is not generally a problem, the majority of houses have private drives with garages (there is also a high percentage of double garages). Occasional on street parking does occur, but this is only where the house does not have a driveway.

Fences/boundaries are a detracting townscape element.

Vegetation

There is a large proportion of front gardens that have some mature vegetation, the streets have moderately wide verges with a good number of street trees. This creates a 'green' character to the area, which softens the built form of the properties.

Plot Boundaries

The area has a mixture of plot boundaries, with a moderate amount of properties having no plot boundaries at all, to properties with tall security fences (see note in general description).

Street Furniture

There is little street furniture to this area, with the lamp columns the main feature in the main these are utilitarian street lights.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The houses within this area have a mixture of hipped and gabled roofs with the more recent properties having gabled roofs, however there is no overall pattern due to the variance in house form, period and styles.

Walls/Elevation

The walls and elevations within this area are a mixture of styles with no one style being dominant. Although a recurring style is of tile hanging to the front facades, this generally occurs from the ground to the first floor. The windows again are a combination of styles but in the main include bay windows. Roof materials are either clay or concrete tiles with slate tiles being present on the older properties, and on some of the most recent.

JUDGEMENTS

Pressures:

This area appears to have few if any significant pressures. Parking is well ordered with ample space on driveways this then creates a quiet uncluttered feel to the streets. With the area having a relatively large plots there is a potential pressure for infill developments as in adjacent areas. The Avenue is a busy thoroughfare which suffers from heavy traffic usage.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Built condition is considered moderate overall (with a range condition and quality). Vegetation condition and coverage is considered of medium-high quality. Whilst styles vary (lessening uniformity), the scale and form of replacement properties has retained some of the original character and openness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

As a well trafficked thoroughfare, intervisibility is above moderate. Ecological value is med-high given plot sizes and maturity of planting - which is also in evidence by the frequency of TPO's with the area. All culminating in a med-high townscape value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

This area is well laid out, with localised areas of an established character that would be sensitive to new development which did not accord with their maturity of setting or scale. However, the variance in built form and styles across the area does leave scope for future change. It therefore has a med-high townscape sensitivity level.

LOCATION AND PROMINENT STREETS

Worcester Park

Squirrels Green

Badger Copse

GENERAL DESCRIPTION

This area which is focused around Badgers Copse and Squirells Garden is a tight collection of houses and flats that are located off the Avenue.

This sub area of character area 2 is a series of infill developments, the houses were built from the 1970's onwards and is composed of modern terraces, semi's and 3 storey flats.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached

☒ Semi-detached

☒ Terraced

☒ Flatted block

This sub area of character area 2 is a series of infill developments, the houses were built from the 1970's onwards. Gable roofs are common as are mansard roofs particularly to the flatted blocks.

Built Height (predominant)

3 storey

Built Scale

Uniform

Building Line

Strongly Defined

Plot Size

Small

The houses within this sub area are composed of modern terraces, semi's and 3 storey flats. The space is somewhat limited to the rest of the character area creating a feeling of density.

JUDGEMENTS**Pressures:**

This area being relatively tight in its layout and density appears to suffer slightly from parking although there are provisions in place with driveways and some garages.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Built condition is med-low. Both vegetation condition and overall intactness/uniformity are considered moderate.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

Recreability is moderate (being comprised of commonly found built forms), and the area has few townscape designations. Although mature trees form a valuable part of the townscape, ecological value of the area is limited by the proportion of landscaped areas given over to amenity grassland.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

This area could accommodate a moderate level of change. Its scale largely matches neighbouring residential and commercial areas, and includes good examples of mature specimen trees which are of a higher level of sensitivity. The area includes scope for environmental improvements to the streetscape and landscape.

LOCATION AND PROMINENT STREETS

Stoneleigh Park Road

Thorndon Gardens

Vale Road

GENERAL DESCRIPTION

This area,stretching from Stoneleigh to Worcester Park, dates from the widespread 1930's building boom within the north of the Borough - following the development of stations such as Stoneleigh, offering green Surrey surroundings to commuters from London.

Much of the built form remains from that period, now forming a large character area of semi-detached houses set on long straight, or sweeping streets. The vast majority of properties date from the original development with occasional newer pockets of development. A typical character area of the north of the Borough, it includes 2 storey detached and semi detached dwellings along with examples of the 'Stoneleigh Chalet' house type.

The street pattern is formed of long stretches of straight road interspersed with distinct lozenge shaped roundabouts. There is a local centre to the estate which houses the school, church and a parade of shops. There is also a connection to the railway station at Stoneleigh Broadway. The roads are of an average width with grass verges which contain a mixture of mature and replacement tree species the species are varied but Cherry tree species being dominant.The streets have footpaths and well defined front gardens which are either bounded by low walls or occasional fences. There is a good amount of mature tree vegetaion to the front gardens.

The street pattern follows the urban planning context of the period: long, sweeping avenues flanked by a strong continuous building line. The area has a quiet residential character, this is in part due to the railway line acting as a barrier to movement across the wider Stoneleigh area.

AREA INFORMATION

Topography

This area is broadly undulating with a ridge that runs east - west cutting across it with a plateau towards the north of the area. The road layout runs generally from north to south with little relationship to the topography, literally imposed upon the terrain.

Views/Enclosure

There are extensive views out both north and south from the top of the ridge, being channelled along the long straight roads. In the main the views are limited by the built forms.

Surrounding and Internal Green Spaces

There are pockets of open space within this area, most notably Shadbolt Park. These create a pleasant framework of green space, however they are mainly focused around the northern part of the character area.

Urban-Rural Fringe Description

This area does not have any urban fringe boundaries or characteristics.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The housing stock within this area is a combination of detached and semi-detached housing with semi's being the predominant built form. There is a very strong uniformity to many of the streets within this character area, with a strong built scale and architectural style to the properties.

STREET FEATURES

Parking (predominant arrangement)

Most of the houses have driveway parking with a relatively high percentage having garages. Despite this most of the roads suffer from the effects of on street parking.

Vegetation

There is good a coverage of street trees as well as front garden vegetation, in both cases these have a high degree of maturity. The moderate levels of vegetation soften the built form.

Plot Boundaries

Plot boundaries are mixed, although low brick walls are the most commonly found. Hedges are also common.

Street Furniture

The only street furniture within this area are street lights and in the main these are utilitarian.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The vast majority of roofs within this area are hipped, with only occasional catslide detailing to some of the houses.

Walls/Elevation

The majority of the housing has render to the front and side facades with brick detailing to corners, doorways etc. pebledash is also a common feature within this area. A large proportion of the semis have tile hanging in between the front ground floor and first floor windows. The roof materials are mainly clay and concrete tiles. The windows are predominantly bay to both the ground and first floor. In the older properties some appear to have the original wooden leaded windows, there are some good examples on Edenfield Road.

JUDGEMENTS

Pressures:

Car parking is an issue on some of the streets particularly to the center and the north of the area and especially around the railway station where parking is restricted. There have been a moderately high level of extensions and additions to the properties within this area this is most cases reflect the scale and style of the properties in this area. There is also some examples of back land development however due to the relatively high density this is limited.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

This area is large but has a strong character derived from the uniformity of the housing stock. The buildings have been (mostly) sympathecially altered where additions have been made, and the general build quality is good.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

This area has a med-high ecological value from the continuous long stretches of gardens which form green corridors. This area has good examples of the 'Stoneleigh Chalet' house type (Firwood Avenue). In terms of frequency of townscape designations, intervisibility and recreability (comprising a commonly found property type), the are has a moderate townscape quality.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

Overall the area forms a strong element of Stoneleigh's character. The med-high degree of intactness of building type, with few new or replacement properties of different character. It therefore has a medium townscape sensitivity level.

LOCATION AND PROMINENT STREETS

West of Auriol Park
Salisbury Road
Timbercroft

GENERAL DESCRIPTION

This area lies approximately between Kingston Road (to the west) and Auriol Park (to the east) in the suburban area at the north of the Borough.

Streets are generally straight, although distinctive curved and cul-de sac layouts are also present, and include sporadic tree planting and a more regular presence of grass verges. Architecturally, two principal property types are found. Firstly, long and narrow bungalows with prominent front elevations are located on the Warren, Salisbury Road and the Grange. To the south, semi-detached properties originating from the 1930's are arranged on Timbercroft. Chestnut Avenue includes a combination of both house types. The low building height of the area, together with the open amenity space which runs through Timbercroft create an open character which is distinctive within the built-up northern suburbs of the Borough.

AREA INFORMATION

Topography
This area is generally flat.

Views/Enclosure
The road layout and built form limits any views out of the character area.

Surrounding and Internal Green Spaces
There is little open space within this character area, although there is a relatively large green space in the middle of Timbercroft.

Urban-Rural Fringe Description

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
This area includes both detached bungalows and 2 storey semi-detached properties, with a mixed but complementary building scale, a strongly defined building line. Plot sizes are generally considered to be moderate, although the area includes some large plots to the detached properties.

STREET FEATURES

Parking (predominant arrangement)
The parking in this area is a mixture of on street and driveway parking, front gardens are generally left intact without being converted to provide extra capacity.

Vegetation
There is a relatively high proportion of garden trees compared to adjacent areas. This provides a greater degree of maturity to the area.

Plot Boundaries
Plot boundaries are mixed, although low brick walls are the most commonly found. Hedges are also common.

Street Furniture
In the main the only street furniture within this area are lamp columns, with it being a mixture of heritage and utilitarian.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
The predominant roof type within this area is hipped, some of the newer infill buildings have a gabled roof. The roof materials are either clay or concrete tiles with clay being slightly more frequent.

Walls/Elevation
The walls and elevations within this area are generally made up of brick work with render/pebbledash to the façade. Brick detailing to window and door frames is also common throughout this area. There are some details that have 20's elements to them. Windows are usually oriel and bay generally to both the ground and first floor.

JUDGEMENTS

Pressures:
Although distinctly open in character, a lack of structural planting in amenity areas is considered to lessen the setting of localised areas including Timbercroft.

Townscape Quality (Built condition and vegetation condition, intactness)
Medium

This area is largely intact, where additions to properties have taken place they have generally been carried sympathecially to the original style. Where present mature street vegetation also has the affect of unifying the streetscape

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Medium

The area has a moderate townscape value for all indicators.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Medium

This area has a moderate sensitivity to change, with a largely intact built form. However, localised areas are slightly more open to change, such as along Kingston Road.

LOCATION AND PROMINENT STREETS

Stoneleigh Park Estate

Lynwood Drive/Stoneleigh Avenue

Cheam Common Road

GENERAL DESCRIPTION

This area, encompassing Stoneleigh Park Estate, dates from the widespread 1930's building boom within the north of the Borough. Briarwood Road was the first street built, following shortly after Stoneleigh station, with the area offering green Surrey surroundings to commuters from London.

Much of the built form remains from that period, now forming a large character area of semi-detached houses set on long straight, or sweeping streets. Many of the houses have had additions/extensions built onto them in most cases it is in the form of loft extensions with dormer windows. The grass verges and mature street trees together with some garden vegetation has provided this area with a degree of long term establishment. The road layout, comprised of long straight or sweeping streets with lozenge shaped roundabouts - and which does not follow the topography of the area- has largely preveneted through traffic and helped to retain a residential character.

The houses towards the top of the hill, have more detailing to their facades than the houses at the bottom of the hill. Towards the south of the area there are occasional detached 2-storey houses particularly along Park Avenue East, there is also an infill development (Glenwod Close) which has houses which appear to be mix of styles from the last 20 years. The character of the area becomes slightly more fragmented towards the eastern boundary with infill developments eroding the some of the area's uniformity.

AREA INFORMATION

Topography

There is a prominent rise in ground level from the south towards the north with the northern edge of the area being at the highest point.

Views/Enclosure

At the highest point of the character area there are long distance views out towards the south of the borough.

Surrounding and Internal Green Spaces

There is little open space within this area the only area that is present is adjacent to Calverley Road.

Urban-Rural Fringe Description

The eastern edge of this character area borders onto the A24 which is also adjacent to Nonsuch Park which provides an open space edge to the area

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The majority of the houses within this area are semi-detached 2 storey houses, the style of the houses may vary but overwhelming built form is consistent. There is a consistent and complementary scale to the built form. Plots are generally medium-sized, although there area occasional large plots.

STREET FEATURES

Parking (predominant arrangement)

The majority of parking within this area is on private driveways with some on street parking. There are parking restrictions in place in areas that lie close to Stoneleigh Broadway. This has had the effect of making these streets free from on street parking.

Vegetation

The general quality of the vegetation within this area is high, the front gardens appear to be well maintained which increases the appearance and quality of the area. The street trees are generally mature with cherry species being a popular street tree.

Plot Boundaries

The predominant boundary treatment to the properties within this area is low garden walls with occasional hedges planted behind, again the general quality of these is of a good standard.

Street Furniture

There is little street furniture within this area apart from light columns which are a mixture of heritage and utilitarian.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

There is a mixture roof styles in this character area with hipped and gable being the most common. There are also examples of mansard roofs.

Walls/Elevation

Most of the houses within this area have a combination of façade details with the most common being exposed brickwork with render, the render is usually applied to the first floor elevation.

JUDGEMENTS

Pressures:

This area is of a relatively high density with little apparent capacity to accommodate infill development. There is no obvious pressure from car parking, as the parking restrictions appear to have eliminated any over spill from commuters using the railway station.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

The area is relatively intact - worthy of note for such a large residential area - in terms of a consistent property style. A range of additions/extensions to the original properties are in evidence - frequently of sympathetic materials, but often creating properties with a 'bulky' appearance. In general, the area has a good build quality, and a moderate coverage/condition of vegetation.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

This area has a strong unifying characteristics, partly derived form its size and uniformity. The very long runs of gardens are considered to add a med-high ecological value by creating green corridors. And the area's proximity to historically important Nonsuch Park - providing a consistent edge to the praks north west side add to its value in terms of townscape designations - at least locally.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

This area is relatively intact and a good example of a 1930's residential estate. Future development should respect the overall scale and form of the existing built form, materials and gardens. Extensions and additions should guard against an apperance of bulk or massing to the front façade. Scope exists for for environmental improvements to setreetscape and planting.

LOCATION AND PROMINENT STREETS

Stoneleigh Broadway

GENERAL DESCRIPTION

This area is composed of a continuous run of shop and flat units along the Stoneleigh Broadway, it is a busy shopping area that comprises a good range of shops. Parking provision is provided both adjacent to the shops and along the central reserve at the western end of the parade. The railway station and Stoneleigh Public House are key landmarks within this sub-area.

The sub area includes 3 storey buildings with shop units and active frontages and flats above.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☐ Terraced ☒ Flatted block

This area is composed of shop units and forms the Stoneleigh Broadway parade of shops. They are 3-storey in height with shop units to the ground floor and purpose built flats/apartments to the upper floors. They form a consistent built form along this sub-area.

Built Height (predominant)

3 storey

Built Scale

Uniform

Building Line

Continuous

Plot Size

Mixed

There is a strong built form pattern to these units with their height and continuous building line. They create a strong focal point within this area.

JUDGEMENTS**Pressures:**

The main pressure within this area is the provision of parking, there are restrictions in place to limit the time spent waiting however it is heavily utilised. The other pressure that this sub-area suffers from is the vacant shop units.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-low

The area has a relatively low level of intactness due in the main to the nature of the use with shop units changing facades and uses. There is a lack of vegetation within this area which would help to soften the built form.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

The ecological value of the area is very low, with minimal soft landscape. In terms of both recreability (as a commonly found townscape type) and frequency of designations it is of moderate value. However, the large amount of pedestrian, vehicle and rail traffic which passes in close proximity raises the area's intervisibility to a med-high level.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Med-low

Change, to some degree, as a commercial area is part of this area's nature. It is more adept at accommodating change than nearby residential areas. Its original features are considered important as part of the wider 1930's estate of which this area has an integral part. These features should be retained and enhanced, where their condition has deteriorated. There is scope for environmental improvement to the streetscape.

LOCATION AND PROMINENT STREETS

Nonsuch

Bluegates

GENERAL DESCRIPTION

This sub-area is the Bluegates development which lies separate to character area 5 by the busy A24, the area is bordered to the east by the Nonsuch park, this proximity is evident from within the character area. The properties are typical of the 1980's in terms of the materials that have been used to construct them and the style. The roofs are gable with concrete tiles. Windows are portrait and the front windows are bay generally to the ground floor only. There is usually an extension of the roof line below the main roof and forming the canopy over the front windows. The windows are generally wooden.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☒ Semi-detached ☐ Terraced ☐ Flatted block

The predominant built form within this area is modern semi detached houses.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

This sub area is arranged around a series of cul-de-sacs the built forms are aligned at different angles to the road as is common with developments of this nature.

JUDGEMENTS**Pressures:**

This area is an example of an infill development, however it is located away from the neighbouring housing and therefore suffers from little pressure.

Townscape Quality (Built condition and vegetation condition, intactness)

The level of build quality is of a reasonable standard and there is a good amount of vegetation to the front gardens some of which is nearing maturity, this has the effect of softening the built form. As a recent development and small area, intactness is med-high.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

In terms of ecological value, intervisibility and recreability (as a commonly found property type, and of relatively recent development) are all considered moderate. The area's proximity to Nonsuch Park, raises its townscape designation value to med-high.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

This sub-area is relatively new and therefore could potentially accommodate change more easily than some established townscape areas, providing it responded in scale, form and materials. It has a medium townscape sensitivity to change.

LOCATION AND PROMINENT STREETS

Beggars Hill

Elm Road

GENERAL DESCRIPTION

This area is based around Elm Road and contains terraced properties, they are typical of this period with exposed brickwork to their facades, bay front windows to the ground floor only with a slate tiled canopy. Slate tiled roof with a combination of modern double glazing together some examples of original wooden sash windows. The roofs are gabled with prominent brick chimneys extending from the roof line there are some examples of hipped roofs to the Victorian properties on Beggars Hill Road. Small front gardens with the plot boundaries defined by either low brick walls or more commonly timber fencing. There is a moderate amount of vegetation to the front gardens which softens the built form of the properties. Due to the narrowness of the pavements there is no street vegetation. The only street furniture within this area are the street lights which are a utilitarian type in the main. The facades to the properties have a consistent feel with exposed brick, some of the properties have had there facades painted. With the street not being a through road it is quiet and this is reflected in the character of the area.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☒ Semi-detached ☒ Terraced ☐ Flatted block

This subarea contains victorian terraces which are either in long runs of terraces or semi detached victorian properties.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

The properties are typical of victorian terraces with small front gardens narrow pavements and narrow road widths. There is a very strong uniformity to the built scale within this area.

JUDGEMENTS**Pressures:**

Due to the layout of the street there is no driveway or front garden parking provision which means that on street parking is dominant. Parking space is at a premium. There are some parking restrictions in place with single lines at the eastern end of Elm Road. There has been some examples of additions and alterations to the properties in the most it takes the form of attic conversions with sky lights evident on a few of the property.

Townscape Quality (Built condition and vegetation condition, intactness)

This subarea has a med-high build quality and has retained a high level of intactness, this provides it with a med-high townscape quality rating. The quality of vegetation is average however due to the small front gardens there is limited scope to increase the volume of planting.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

This area has distinctive characteristics within its immediate surroundings (overwhelmingly estates originating from the 1930's) - increasing the area's recreability to a med-high level. In all other townscape values, the area is considered moderate.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

This area with its intactness and character being distinct from surroundings has a med-high townscape sensitivity to accommodate change, it is an area that will benefit from retaining its attributes. Future change should respect and enhance the setting for the built form.

LOCATION AND PROMINENT STREETS

Shortcroft Road

Primrose Walk

GENERAL DESCRIPTION

This subarea is focused around Primrose Walk, Shire Court and Shortcroft Road. The properties are typical of houses built within the 1980's/1990's with gabled roofs concrete roof tiles and built around cul-de-sacs. The roads are laid out with a medium width road narrow pavements and small front gardens. The properties are constructed from readily available materials, with exposed brick to the facades a typical feature is tile hanging to the upper front façade. The properties have small front gardens which do not in the main have plot boundaries, considering the age of the development the vegetation within the front gardens has yet to mature, however there is a moderate amount of vegetation which helps to soften the built form. Views are generally limited within the subarea due to the nature of the layout of the built form and the sight rise in landform from south to north. There are more expansive views towards the south where the playing fields provide open space. Parking provisions are provided by driveway parking and there is some on street parking. The flatted blocks on Shire Court have designated parking areas adjacent to the flats.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☒ Semi-detached ☐ Terraced ☒ Flatted block

This subarea contains a mix of modern built properties that are either detached, semi detached or flatted block.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

The built scale within this area is mixed but due to the period in which it was built and the materials used the properties have a complimentary scale. Semi-detached properties are the predominant built form within this area.

JUDGEMENTS**Pressures:**

Parts of this subarea are examples of infill developments in particular Primrose Walk, therefore the pressure from further infill development is reduced. The relative high density of the properties provides limited space for car parking, this is an increasing pressure. Maintaining the level of vegetation will be an ongoing management consideration.

Townscape Quality (Built condition and vegetation condition, intactness)

Built and vegetation quality is moderate, with the latter yet to establish. As a series of individual developments with varied visual appearance, the area lacks uniformity.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

In terms of recreability, the developments represent commonly found property types and are yet to establish (equating to a moderate recreability value). Ecological value is considered med-low, as is frequency of townscape designations.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Lacking an overall uniformity and of a recent origin, the area affords opportunity to accommodate change, especially if it followed the style of existing properties which show a greater degree of flair with materials.

LOCATION AND PROMINENT STREETS

Riverview Road

Kingston Road

Huntsmoor Road

GENERAL DESCRIPTION

This area is located on the Borough's northern boundary, with the land immediately adjacent to the north formed of woodlands and playing fields. The A240 (Kingston Road) dissects the character area: a heavily trafficked route which acts as a movement barrier to pedestrians within the character area.

The area's built form dates mainly from the 1930's-1940's (typical of the widespread development of the North of the Borough), and exhibiting an established condition particularly where plot boundaries and mature planting has been retained. However towards the edges this becomes less defined, with more recent housing (60's - 80's). This creates a slightly disjointed feel to certain parts of this area. The rows of houses along Kingston Road have a more open aspect by being set back from the road.

AREA INFORMATION

Topography
The topography of the area is flat.

Views/Enclosure
The views within this character area are generally limited but there are more open views along Kingston Road. Tolworth Tower is a prominent landmark in views from this area.

Surrounding and Internal Green Spaces
There is no public green space within this character area, however it is bounded by greenspace to the north, north east and south west (see below).

Urban-Rural Fringe Description
The area's northern boundary (where it meets the sports pitches and woodland running parallel to Worcester Park Road) is a fringe landscape with a value of separating the Borough from the urban areas in Kingston. It is marked by a gradual change to recreational areas and open views, with occassional roads, built form and car parks which serve on interruptions to the view.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
This area is predominantly formed of semi-detached 2 storey houses with occasional detached or semi-detached bungalows. The built scale is mixed but complementary within this area, with a strongly delined building line and plot sizes which are considered to be medium.

STREET FEATURES

Parking (predominant arrangement)
There is a mixture of on-street and driveway parking, with an increasing number of front gardens being converted to provide additional capacity. Around the entrances to schools there is additional parking pressure. Opportunity to plant more street trees.

Vegetation
Street tree coverage is sporadic, even on individual streets. Where in evidence (such as Worcester Park Road) mature tree planting is a positive element within the streetscape. Grass verges are common.

Plot Boundaries
Plot boundaries are generally present, typically low brick walls from the original development.

Street Furniture
Lamp columns are a combination of heritage and utilitarian.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
The predominant roof type within this character area is hipped occasionally with a gable elevation. Few of the roofs have been modified ie; dormer windows.

Walls/Elevation
There are various house types however the majority have either render, pebbledash or brickwork to their facades typical of mass produced properties within the Borough from the 1930's. In addition there are some tudor-bethan detailing to some facades. Windows are either bay or oriel and in most cases double height with tile hanging to the façade in between. Roof materials are either clay or concrete tiles.

JUDGEMENTS

Pressures:
Traffic and parking are both pressures, particulary on/around Kingston Road. Loss of street trees and garden vegetations is evident. This is particularly apparent on Kingston Road. Side extensions which substantially increase the massing of properties is a detracting feature, particularly where in evidence on first floor where the original includes a catslide roof form or A-shape front profile.

Townscape Quality (Built condition and vegetation condition, intactness)
Medium

This area's intactness is lessened by the mix of developments, particularly towards its edges. The quality and condition of the older buildings (and entire streets which date from the 1930's, e.g. Mortimer Crescent) is higher than some of the properties built from 1960's onwards.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Medium

Fringe and greenspace areas which surround the character area have a value in preventing urban coalescence. Within the area itself, townscape designations are few and recreability is considered moderate. Woodland, runs of rear plots and proximity to the greenbelt afford a med-high ecological value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Medium

This area shows signs of being affected by outside pressures, which has lowered townscape quality - particularly around its edges. The moderate sensitivity to change is reflective of this, with some scope for environmental improvement. The retention of the woodland and the area's landscape setting are of a higher sensitivity.

LOCATION AND PROMINENT STREETS

West Stoneleigh
Pams Way
Court Farm Avenue

GENERAL DESCRIPTION

This area is located between Kingston Road (to the north east) and the Hogsmill Valley (to the south west), formed of a network of straight streets originally laid out as part of the widespread suburban development of Stoneleigh during the 1930's. The streets spur off the spine roads of Elm Way and Lakehurst Road. Most properties date from the 1930's although 1950's replacement and infill is also in evidence.

The houses tend to have common details: tile hanging to the front windows or tudor-bethan detailing to the front façade. The street layout is consistent throughout this character area with the road width being consistent, and including grass verges with mature street tree planting (predominantly cherry), and well defined property boundaries usually in the form of low brick walls.

AREA INFORMATION

Topography
The topography of the area is generally flat.

Views/Enclosure
Due to the layout of the streets most views are contained by the built form.

Surrounding and Internal Green Spaces
The are large playing fields present within this character, although the surrounding housing backs onto this open space, there is little awareness of the playing fields from the road.

Urban-Rural Fringe Description
This character area does not have any noticeable relation to the urban fringe.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
The area's built form is comprised of 2 storey semi-detached properties with a uniform built scale and strongly delined building line. Each street within this area is laid out in a very similar way with grass verges and substantial front gardens. Plots are medium-sized.

STREET FEATURES

Parking (predominant arrangement)
Most houses within this character area have driveways with occasional private garages set towards the rear of the property. In increasing instances front gardens have been paved over to create additional parking.

Vegetation
The grass verges are well kept and are an important element within this character area, they provide setting for the street trees.

Plot Boundaries
Plot boundaries are generally present, and form an important element to the streetscape. Low brick walls are the most commonly found, although hedges are also common.

Street Furniture
The lamp columns within this area are utilitarian which matches the age of the properties, although there are ocasional heritage lamp columns to be found.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
The vast majority of the roof forms within this area are hipped, there are the occasional example of mansard roof. The roofs materials are either clay or concrete tiles. Very few of the roofs have been adapted ie; dormer windows.

Walls/Elevation
The majority of the houses have render/pebbledash to the front facades with tile hanging to the front windows which are usually double height bays. There are also some examples of oriel windows again to the ground and first storeys.

JUDGEMENTS

Pressures:
Forecourt parking conversion is evident.

Townscape Quality (Built condition and vegetation condition, intactness)
Medium

The area retains many of its original features and characteristics and are of a good build condition. Additions to the built form have, in the main, been undertaken in a sympathetic fashion, however the range of property styles lessens the overall uniformity of the area. The mature street vegetation has a positive effect upon the overall townscape quality of the area, and is of a good condition.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Medium

With long streets and continuous runs of gardens which link up public greenspaces, the area is considered to have a med-high ecological value. In terms of frequency of townscape designations, intervisibility and recreability (with commonly found property types), the area is considered to be of moderate townscape value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Medium

The area has a moderate sensitivity to change. Future development should respect the overall scale and form of the existing built form and gardens. The variety of façade appearance across the area allows for some scope in future development, and for environmental improvements to setreetscape and planting.

LOCATION AND PROMINENT STREETS

Stoneleigh

Bradford Drive

Meadow Walk

GENERAL DESCRIPTION

This area lies to the south of Stoneleigh, between Kingston Road (to the north east) and the Hogsmill Valley (to the south west). This character area is formed of a series of quiet cul-de-sacs and streets (relatively intact). The area dates from the 1930's, part of the expansion during that period within the north of the Borough. The cul-de-sac layout, though, marks it as distinctive from the long, sweeping streets commonly found in Stoneleigh.

The majority of the properties are well maintained and of a good size with front gardens that feature mature tree and shrub planting together with driveway and garage parking. The addition of the grass verge also helps to increase the areas setting. There is some evidence of alterations within the area generally taking the form of extensions and conversions to gardens to accommodate more car parking. The character of the built form includes the 'Stoneleigh Chalet' style bungalow.

AREA INFORMATION

Topography

This area is generally flat with a gentle slope towards the south west running from Meadow Walk.

Views/Enclosure

There are some longer distance views from slightly elevated parts of this area. The character area's openness is enhanced by the bungalow development, enclosing the streets less. However in general the views are constrained by the built form.

Surrounding and Internal Green Spaces

There is very little open space within the character area, but the south west boundary of the area backs onto the open space that has the Hogsmill River running through it.

Urban-Rural Fringe Description

The end of Manor Drive is the gateway to the Hogsmill River open space area, the urban fringe is very apparent at this point.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The overwhelming property type within this area is detached bungalows, this property type makes up approximately 90% of the built stock and includes good examples of the 'Stoneleigh Chalet' type with semi-detached 2-storey houses being the remaining 10%. The majority house type (bungalow) provides a strong street pattern, the repetitive nature of this built form reinforces a strong sense of scale. Building line is strongly delineated, and plot sizes are considered medium.

STREET FEATURES

Parking (predominant arrangement)

The majority of houses within this area have driveways with some on street parking.

Vegetation

Street trees (plane and cherry and birch spp) are found in the roadside verges sporadically. The well maintained front gardens again have a high proportion of mature trees and shrubs.

Plot Boundaries

The majority of the properties have boundary definition in the main this takes the form of low garden walls with the addition of fences to properties that have a side garden.

Street Furniture

There is a combination of heritage and utilitarian lamp columns within this area, this is the only form of street furniture apart from guard railing and signs at the part of the area that is on Kingston Road which is associated with the shops.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The majority of roof types within this area are hipped, with some of the newer properties having gabled roofs. There are only isolated examples of mansard roofs.

Walls/Elevation

The house types may be similar but the finishes to the elevations are varied, in some cases the brickwork has been left exposed, and in some cases it has either been rendered or pebbledashed over. Some of the semis within this area have tile hanging to their front façade.

JUDGEMENTS

Pressures:

There is little examples of infill development within this area and the provisions for parking are well provided for on-street parking to not be a problem. There are examples of additions and improvements to the houses, in the main this have been sympathetically.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

This is an area that is well intact (med-high) in terms of its build quality and street layout. The quantity and quality of street and front garden vegetation increases the townscape quality of this area (medium).

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

Ecological value is considered med-high with long runs of gardens and proximity to the Hogsmill valley. Additionally, the area's location and topography increases its intervisibility (med-high). The built form also includes good examples of the 'Stoneleigh Chalet' house type (Newbury Gardens), of value as a locally distinctive house-type.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

A largely intact area of properties and street layout from the 1930's, with positive intervisibility and ecological value. Future change should respect all of these features which are considered of importance to the area's character.

LOCATION AND PROMINENT STREETS

Watersedge Estate

Colne Court

Mole Court

GENERAL DESCRIPTION

The area is located at the northern edge of the Borough, comprising the Watersedge Estate and spanning the Hogsmill Valley. This area is formed of a network of cul-de-sacs and streets with a small block pattern. Med-high density flats form squares and courtyard spaces. The overall condition of the properties is medium/low, they have been constructed from mass produced materials with relatively low build quality. The properties date from the 1960's with some more recent infill developments. The properties generally have flat façades and are plain in terms of detailing and decoration, render is a popular material throughout the area.

The often barren patches of amenity grassland do very little to soften the plain appearance of the properties. The area's location overlooking the Hogsmill Valley is significant to its setting, and introduces opportunities for an enhanced connection between landscape and built form.

AREA INFORMATION

Topography

The topography is generally flat, with a slope down to the Hogsmill river, (steep in places) which adds a degree of inaccessability to the riverside. The river valley itself acts as a movement barrier across the character area.

Views/Enclosure

Views are generally contained by the built form, however there are views from the adjacent flats into the area. The flats are not directly positioned to maximise the setting of the river.

Surrounding and Internal Green Spaces

Small patches of green space created in between blocks of housing, usually forming play areas and amenity grassland. There is an area of green space around the Hogsmill River, with mature vegetation of visual and ecological value however reducing access to the riverside.

Urban-Rural Fringe Description

The northern boundary to the character area is created by the green open space at the edge of the boroughs boundary.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The area's built form is comprised of 3 storey flats, with an urban characteristic. The areas around the flats are mainly used for carparking providing little or no open/green space. The area has a uniformity of scale. Medium size blocks of flats that are either 2 or 3 storey. Blocks are mainly perpendicular to the road frontage.

STREET FEATURES

Parking (predominant arrangement)

Driveways and parking areas are provided within and around the blocks of flats but there is also a large amount of on street parking often on narrow streets. A large amount of traffic engineering dominate the roads and junction within this area, in particular bollards along road edges.

Vegetation

A lack of mature tree planting together with a lack of private (front garden) space limits the amount of vegetation, making the built form appear dominant.

Plot Boundaries

There is a low amount of plot boundaries within this character area, where they do occur they are generally wooden fences which in the main are in a poor condition and do little to fit in with the scale of properties within this area.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Roofs are a mixture of hipped, half hipped (occasional) and gabled with shallow pitches typical of the 1960's-1970's period of development. In general the 3 storey properties have hipped, and the 2 storey properties have gabled roofs.

Walls/Elevation

The materials used within this area are a combination of exposed brickwork, wood panneling, render and occasional tile hanging. The windows are generally landscape in form and take up a high percentage coverage of the facades particularly to the flatted blocks. A moderate proportion of the properties have relatively flat facades which are only broken up by a simple porch or change of building material.

JUDGEMENTS

Pressures:

Pressures on the environment stem from parking, the condition of the built environment and the impact of a lack of vegetation. The lack of vegetation which, although assisting the security of the area, provides a barren setting to the area as a whole.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-low

The general condition of the area is medium-low. The building forms have remained intact and the overall feel is a uniform one. However the high percentage of properties having a low design standard their finish materials are of a deteriorating condition. The lack of any substantial mature vegetation apart from the tree coverage around the Hogsmill River creates a stark appearance in the built form.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-low

The appearance and condition of the area create a reduced townscape value, there is little incorporation of the planting around the Hogsmill River into the estate which reduces the potential ecological benefits possible within this area.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-low

The area has little infill development and as a whole retains its original built form. However the relatively low quality of the area as a whole means that it would be less sensitive to change. The area's location overlooking the Hogsmill Valley is significant to its setting, and introduces opportunities for an enhanced connection between landscape and built form.

LOCATION AND PROMINENT STREETS

Chessington Road

Ruxley Lane

Cox Lane

GENERAL DESCRIPTION

Ruxley is located at the north west of the Borough, forming part of the northerly band of suburban development along the Borough's northern boundary. The character area covers a relatively large area and is mixed in terms of built provenance with 1930's, 1950's and 1960's properties being present. The scale and openness are common throughout the area but the materials and styles used are intrinsically linked to the periods during which successive development occurred.

The road layout is mixed, indicative of the urban design layout of successive development periods ie road width, the size of front gardens and the distance that the houses are set back from the pavement. The majority of the roads have grass verges and a lack of clutter from street furniture, the streets have a general open character.

AREA INFORMATION

Topography

This area is generally flat, with a shallow fall in ground level along the north western boundary towards the Bonesgate Stream.

Views/Enclosure

Views are limited by built form, the only longer distance views are those along the southern boundary towards Horton Country Park. These are curtailed somewhat by vegetation that runs along Chessington Road.

Surrounding and Internal Green Spaces

Within the housing area, there is no significant open space. Where there is open space it is small pockets of amenity grassland.

Urban-Rural Fringe Description

The southern boundary of the area abuts the open greenspace of Horton Country Park. This boundary is clearly defined by Chessington Road which runs in an east-west direction, neighbouring residential areas visually interrupt the other boundaries of the area. To the north, the area borders the band of Green Belt which separates the Borough from Sutton.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The built form is predominantly 2 storey semi-detached from the 1930's, 1950's-1970's, together with occasional blocks of flats, terraces and detached properties (the latter mainly located on Ruxley Lane and Chessington Road).The built scale is slightly varied which defines the character of the area. The building line is strongly defined and plot sizes are mixed.

STREET FEATURES

Parking (predominant arrangement)

Most houses have off street parking plus garages. There is some occasional on street parking.

Vegetation

A general lack of street vegetation either on the streets or within front gardens, this creates a starker definition to the built form.

Plot Boundaries

A high percentage of the properties within this area do not have any plot boundaries. Where present they usually take the form of low brick walls often with hedges planted adjacent to them. Where the plot boundaries are missing it has the effect of creating a lack of definition to the public/private space.

Street Furniture

There are generally low levels of street furniture, this helps to achieve an uncluttered feel to the character area.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Roof forms and materials are mixed, according to the particular period of development. Hipped and gable forms are present and there is a mixture of steep and shallow pitch. Dormer windows are very common, both in the 2 storey houses as well as the 1 storey. The dormer windows are situated both on the front and the rear of the properties, this helps in reducing the sense of scale. The predominant materials are clay and concrete.

Walls/Elevation

The majority of facades have brickwork, however render, tile hanging and pebbledash are common.

JUDGEMENTS

Pressures:

There is very little pressure from parking and the roads are generally quiet. There has been pressure from infill developments that have been built over the years. This has had the affect of putting the open spaces under pressure and impacts upon the overall structure of the area.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

The houses are in a good built condition. A lack of mature street vegetation reduces the overall quality of the townscape, however the well maintained front gardens provide a positive streetscape element. A range of different property types and styles from successive infill development affords an area of mixed apperance, and thus a med-low intactness value.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

Overall, of moderate townscape value. Properties are from a range of types commonly found within the Borough, and are relatively recent - with a lower degree of mature vegetation - all equating to a moderate recreability value. In terms of both ecological value and intervsibility, the area is also considered to ve of moderate townscaoe value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

The area's diverse range of property styles affords capacity for change which would be unlikely to adversely affect the overall character. There is scope for environmental improvements and for a streetscape which helped to unite the area visually, through consistent materials and enhanced planting.

LOCATION AND PROMINENT STREETS

Gatley Avenue

GENERAL DESCRIPTION

This sub area forms the spine of Ruxley, running along Gatley Avenue. The repetitive layout and orientation of the built forms creates a strong sense of enclosure. The lack of boundaries to public and private space is a key characteristic.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☐ Terraced ☒ Flatted block

Gatley Avenue forms a strong axis that is reinforced by the blocks of flats that run parallel to the street.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

The density and height of the built forms prevent most of the external views out from Gatley Avenue.

JUDGEMENTS**Pressures:**

This sub area suffers from the pressures of parking, there are designated parking areas but these are used to capacity. Pressure may also come from potential infill development within this area.

Townscape Quality (Built condition and vegetation condition, intactness)

Build quality is med-low. The lack of any definite boundaries between public and private space, together with a lack of good street vegetation reduces the townscape quality.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

The property types are commonly found, and are of a relatively recent origin which does not include mature planting. This all equates to a med-low recreability value. Townscape designations are few, and the area's lack of planting also affords a med-low ecological value in spite of its potential as a green corridor between important open greenspaces.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

This area has a medium-low townscape value which together with its condition would make it less sensitive to change. It includes scope for improvements to both built form and to the vegetation and streetscape.

LOCATION AND PROMINENT STREETS

Scotts Farm Road
Gadesden Road
Always Avenue

GENERAL DESCRIPTION

This character area is an area of relatively medium density housing that has a geometric layout with buildings adjoining open spaces, the majority of the housing having been constructed in the 1960's & 1970's. With the layout allowing for street vegetation it has helped the area achieve a sense of maturity this is particularly apparent with the central reserve planting along Gaddesdon Way.

The area has started to suffer from the encroachment of infill developments with the addition of Blakes Way which consists of modern terrace housing. The uniform appearance of the buildings has helped create a sense of enclosure within this area. Although the area doesn't possess particular special or valuable building stock the 'value' of this area comes from the layout. This is highlighted in the layout of the properties along Scotts Farm Way which has properties arranged in squares bisected by the road layout. The adjacent school fields (Danetree Junior School) have mesh fence boundaries which detract from the green/open space.

AREA INFORMATION

Topography
This area is generally flat with a shallow slope towards the Hogsmill River in the north of the area.

Views/Enclosure
The built form layout creates gaps within the built form these afford longer distance views out of the character area.

Surrounding and Internal Green Spaces
The building layout generally relates to the green space, this is especially apparent with the green spine that runs the length of Gaddesdon Road.

Urban-Rural Fringe Description
The only part of the character area that has any urban fringe feel to it is the northern boundary to the playing fields and Hogsmill River.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
The housing stock within this area is a combination of modern semi-detached and modern terraces. The properties have a lack of detailing which makes them appear stark and plain. The layout makes a very good use of the green amenity open spaces that are present in front of the housing, this helps in making the scale feel more human, and reflects the period of development.

STREET FEATURES

Parking (predominant arrangement)
The vast majority of the parking within this area is on-street with the addition of laybys, set in front of the green spaces and negates the need for driveway parking. The provision of carparking spaces appears to be sufficient for this area.

Vegetation
The green spaces have relatively mature tree planting within them, with Sycamore and Cherry species being the majority planted. There are also some good examples of Willow trees that have been planted along Gaddesdon Road. The front gardens are small thus providing little space for any mature shrub or tree planting.

Plot Boundaries

Street Furniture
The relative modernity of this character area is reflected in the utilitarian light columns which appear appropriate.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
The majority of the roof forms within this area are gabled which is typical of this building period, with occasional hipped roofs.

Walls/Elevation
The houses within this character area are a combination of brickwork to the gable ends, render, wood panelling or tile hanging to the front elevation. This combination appears to break up the built form while creating an overall appearance. The roof materials within this area are either clay or concrete tiles.

JUDGEMENTS

Pressures:
The main pressure within this area is the addition of infill developments, this has already happened with the introduction of Blakes Way. Some boundaries are poor and open spaces lack vegetation.

Townscape Quality (Built condition and vegetation condition, intactness)
Med-low

This area has a sense of relative intactness, the housing stock looks as much today as it would have done when first built. Most later additions have been carried out with some sympathy. The relationship to the green spaces creates a distinct character, with properties set back from the street.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Med-low

The area's location adjacent to the Hogsmill Valley increases its ecological potential, although the majority of public greenspace within the area is amenity grassland which could support a more varied planting scheme. In general, the property types are commonly found throughout the Borough and are relatively recent, which equates to a med-low recreability value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Med-low

As mentioned in the pressures section, the main challenge to the sensitivity of the area will come from the possible loss of intactness of the built form. The area would benefit from additional planting, especially along the northern boundary where the Hogsmill River open space could be incorporated into the development providing a green corridor.

LOCATION AND PROMINENT STREETS

West Ewell

Chessington Road

Poole Road

GENERAL DESCRIPTION

This area is located to the northwest of the Borough, formed primarily by a series of straight streets between Chessington Road and the Hogsmill Valley. The majority of the area dates from the 1950's, part of the expansion of the Borough's housing stock during that era. Infill and replacement development from later periods is evident towards the north-east of the area.

The northern boundary of the site borders the open green space that leads down to the Hogsmill River corridor, together with King Georges Field. The area has a strong boundary to the south at Chessington Road, and the green belt.

This area contains varied building types but retains a consistent feeling, due to its built scale. The streets have some mature tree planting with species being either Cherry species or Plane, planted within grass verges which occur on most streets. There are some unified street with single storey bungalows with generally one/two horse types. Extensions/additions tend to be to the rear of the buildings. The built scale is generally mixed but complementary across this area, the road widths are similar throughout with verges.

AREA INFORMATION

Topography

The area is generally flat with a shallow slope towards the north western boundary.

Views/Enclosure

The views within this area are generally limited to the outer edges where the area slopes away to the Hogsmill River, thus providing more open and middle distance views. The views within the character area are more limited to the layout of the built form.

Surrounding and Internal Green Spaces

Urban-Rural Fringe Description

The northern boundary of the site borders the open green space that leads down to the Hogsmill River corridor, together with King Georges Field. The area has a strong boundary edge to the south with Chessington Road forming a definite edge, beyond which the Green Belt and Horton Country Park lie.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The properties within this area are predominantly semi detached mostly built in the 50's and the 60's (although some earlier 1930's properties). There are some are bungalows and larger villa type developments, and 1980's infill development, such as Dane Tree Close. To the north west of the character area is a portion of Victorian/ Edwardian development. In general, the building line is strongly delineated and plot sizes are considered to be medium.

STREET FEATURES

Parking (predominant arrangement)

There is a mixture of off street parking together with driveway/forecourt parking, there has been some significant reduction in the area of front gardens, with a loss of vegetation as a result.

Vegetation

There are some sporadic planting of street trees within the grass verges, these are predominantly either Cherry or Plane species. Planting in front gardens is gradually being substituted for parking surfaces, but where it remains it is of a relatively mature standing. Some mature hedgerows, mainly clipped privet occur in places throughout this area.

Plot Boundaries

Low brick walls and hedges tend to be common with some details in common, where original to the layout.

Street Furniture

There is little street furniture, with the utilitarian lamp columns in the majority. The occasional heritage lamp column has remained and these provide some interest.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The predominant roof type in this area is a hipped roofline, with clay tiles. There has been very little in the way of roof extensions within this area, including dormers.

Walls/Elevation

The walls and elevations within this area are mainly render/pebbledash to the more modern properties with brickwork to the elevations to the older properties. The houses with render have occasional brick detailing to the corners/windows.

JUDGEMENTS

Pressures:

The pressures within this area mainly come from the high level of car parking, when cars are parked on the street the road widths are narrow.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

The varied nature of the built form is reflected in the quality of the townscape. A mixed character area containing a collection of different development periods and styles, with varying finishes to facades. Built and vegetation quality is considered moderate.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

The location of the area between the Hogsmill Valley and the Green Belt, with gardens providing green corridors inbetween, is of a med-high ecological value. This is balanced by the varied building forms and styles, most of which are of commonly found types and which have a med-low recreability value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

This area is characterised by successive infill development and is resultingly more receptive to change which is unlikely to adversely affect an intact character. Gardens, especially rear gardens, which are likely to have an ecological value and link important greenspaces are of a higher sensitivity.

LOCATION AND PROMINENT STREETS

Plough Road
Limecroft Close

GENERAL DESCRIPTION

This character area is comprised of a series of 'Closes' that have been built as infill developments, there is a common style to the properties with a uniform layout to the roads. These closes run off Plough Road which acts as a spine road, this road has some examples of Victorian properties which provide a contrast of style to the 1930's/1950's semi detached properties in the 'closes'.

AREA INFORMATION

Topography
The area is predominantly flat.

Views/Enclosure

The views are very contained within this character area, this is part due to the built forms being 'closes'. These constrain the views within these roads and afford little longer distance views.

Surrounding and Internal Green Spaces

There is very little internal green space within this character area.

Urban-Rural Fringe Description

This area is in part surrounded by other character areas so there is little urban fringe bordering onto it. However along the southern boundary there is a physical and visual link to the urban fringe with the Greenbelt and hospital sites to the south. It also borders the King George V Recreation Ground to the north, however there is little connection to it. The area is influenced by the built form within the urban fringe visually.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The area is densely laid out, with properties closely spaced. The houses have been built with front gardens which also serve as driveways as the width of the road is too narrow to allow parking on it. In general all The Closes has a turning heads at the end. All this adds to the constricted feel. Plot sizes are considered small.

STREET FEATURES

Parking (predominant arrangement)

The lack of road width makes on street parking almost impossible therefore the parking provision is taken up by the forecourt/driveway provisions.

Vegetation

With the small amounts of front gardens there is little in the way of mature vegetation to the streetscape.

Plot Boundaries

In the Closes, such as Northfield Close many of the boundaries are lost with gardens converted to forecourt parking areas.

Street Furniture

The street furniture is predominantly lamp columns these are of a utilitarian variety, there are examples of heritage street lighting in the subarea.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The roof forms are typical of this period of semi detached housing, with gabled roof covered with clay tiles.

Walls/Elevation

The walls/elevations are in the main rendered with small amounts of brick detailing around windows and doors. The houses possess a double height bay windows to the front, with occasional tiled front extensions/porch. Victorian terraces tend to be London stock brick with red brick banding and details to doors/windows. Some facades have been rendered which does detract from the overall quality.

JUDGEMENTS

Pressures:

The main pressure within this area is the provision for parking, with the road width being to narrow for on street parking it creates a disjointed appearance to the scale of the built form. Some extensions/additions in 1950's Closes create a terraced effect.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

The 'Closes' are relatively intact and have a reasonable level of build quality, although tightly spaced. A lack of street vegetation, or garden vegetation due to wholesale conversion to parking forecourt reduces the quality of the streetscape and creates a stark setting for the properties. The Victorian properties running on one side of Plough Road are of a higher build quality, although they too lack front plots, being built to the back of the footway. Their façade treatment is varied, reducing their homogeneity.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

The Victorian terraced properties on Plough Road increase the overall townscape value as a relatively rare and established built form which is difficult to recreate (med-high recreability value). Both the frequency of townscape designations and intervisibility are considered moderate values. Ecological value is considered low, with front plots either absent or isolated through forecourt conversion.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

The 'Closes', although intact, would incorporate a moderate level of change which respected their scale and massing. The Victorian terraces on Plough Road are more sensitive to change, and development should respect their setting and facades. In general, the area has scope for environmental improvements, particularly directed at the streetscape and an increase in vegetation and boundaries.

LOCATION AND PROMINENT STREETS

First Avenue

GENERAL DESCRIPTION

This sub area has a very strong character, it is comprised of terraced housing which is in a well defined layout with a distinct built form. The houses are in a very good condition, they are clearly very characteristic, being built close to the road edge with small front gardens, these have well defined boundaries to the pavement with a mixture of either wall, fence or planting. A lot of the houses have wooden sash windows (which may be original) and very little modern alteration.

The houses have bay windows and porches to the front doors with slate tiles to the roofs. The chimneys protrude from the roofline, the facades are predominantly red brick.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☒ Terraced ☐ Flatted block

This sub area is a Victorian terraced street (Oakdale Road), together with a series of terraces along Chessington Road, which is uncharacteristic within the larger character area, as it retains much of its original character and is red brick built, possibly Red Rubber bricks.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

This street is of a uniformed scale with uninterrupted terraced blocks.

JUDGEMENTS**Pressures:**

This is a narrow road with narrow gardens. There is a problem with parking, with only just enough space for a single vehicle to pass when passing parked cars on both sides. Due to the layout of these properties there is little scope for forecourt conversion. In places replacement PVC windows detract from the overall character of the terraced blocks.

Townscape Quality (Built condition and vegetation condition, intactness)

These areas of terraced houses are of a good townscape quality as they are well built, elegantly detailed, well maintained and provide a good example of this period of building.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

The area's recreability value is med-high (being relatively rare property type within the Borough, and in good condition), with all other townscape values considered to be moderate

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

A small, well defined sub area with a distinctive property type which has a med-high sensitivity to change.

LOCATION AND PROMINENT STREETS

Heatherside Road

Cottage Road

GENERAL DESCRIPTION

This subarea is relatively small but unique within the character area as a whole, the properties have a strongly defined building line with small front gardens which the majority have plot boundaries, either in the form of fences or low walls. The windows are portrait with baywindows to the front ground floor with a slate tiled canopy over them. The roofs have a mixture of concrete tiles with a predominance of slate tiles. The terraces have a uniform appearance which defines the strong character.

Due to the nature of the built form layout there is little space for street vegetation, however there are some moderate amounts of front garden vegetation, this helps to soften the built form appearance and is roughly in-keeping with the scale of the street.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☒ Terraced ☐ Flatted block

This area is composed of a series of terraced properties focused on Cottage Road and the northern part of Heatherside Road, they are relatively unique within this part of the borough.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

As is common with victorian terraced properties they have a uniform built scale, a strongly defined continuous building line and strong appearance.

JUDGEMENTS**Pressures:**

As is typical with these types streets there is a relatively large demand for on street parking, with very little private parking provision within the area. This creates a strong pressure which would cause overspill into the surrounding streets. The other relevant pressure is in the form retaining its intactness, this will be key to retain the charm and character of the area.

Townscape Quality (Built condition and vegetation condition, intactness)

There is a relatively high degree of intactness of the properties within this area, this together with the degree of detailing and decoration of the properties. The level of vegetation is relatively high considering the available space. The overall build quality is of a medium high standard that still retains an original appearance.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

This area includes established Victorian terraces which are infrequently found in the Borough (thus a med-high recreability value), but which exist in localised areas around Character Area 13 (Plough Road). Small plots equate to a moderately low ecological value. Overall, the area has a moderate townscape value.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

This area has a distinct appearance and would have a med-high sensitivity to change. Development should respond to the overall quality of design and construction of the established built features.

LOCATION AND PROMINENT STREETS

Northcroft Road
Belfield Road
Station Avenue

GENERAL DESCRIPTION

This area is formed of a series of straight streets running predominantly north-south, and is marked by the distinctive Green Lanes landscape feature (river corridor and grass/trees). This central green space creates a north-south axis with mature planting. The road layout generally runs parallel with this central space. The character area is bordered by Chessington Road to the south and Hogsmill River corridor to the north.

The predominant character of the area is 1950's 2 storey semi-detached dwellings with some bungalows/infill development interspersed. The character and use of materials is uniform throughout. Streets have verges and some street trees. Front gardens lack mature vegetation with a high proportion converted to forecourt parking.

AREA INFORMATION

Topography
The area is generally flat with a small rise towards Ewell West station.

Views/Enclosure

Views from the character area are limited mainly to the northern boundary where the character area is bounded by the open green space along the Hogsmill River. There are public footpaths which run out of the area towards this open space, these afford glimpsed views out of the character area.

Surrounding and Internal Green Spaces

The central part of the character area (Green Lanes) is laid out around the stream that flows in south - north direction towards the Hogsmil River. This creates a wide central axis upon which the road layout responds and radiates from. This creates a high value green space within this character area. There is a good level of mature tree planting within this open space providing local amenity, however it would benefit from management and species more appropriate to the waterside location.

Urban-Rural Fringe Description

The character area has a urban fringe feel to it, with the Hogsmill River open space to the north, this affords a level of seperation from the character areas within Stoneleigh to the north.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The built form is predominantly semi detached 2 storey in height, there are the occasional bungalows but these are sporadic and mainly infill developments. A distinctive type of terrace with 4 individual houses is located on Green Lanes. The scale of development within this area is very uniform, the houses are all set back (with continuous building lines throughout) at a reasonable distance to the road with front gardens (with a large proportion of these having been converted into driveways) and grass verges. This sense of scale gives a strong sense of order and unity. The houses within this character area appear to have been built within the 50's as a single development.

STREET FEATURES

Parking (predominant arrangement)

There has a been a relatively large amount of front gardens converted or reduced in size to provide forecourt parking. This has had the affect of reducing the impact of on street parking making the roads appear wider and less cluttered but at the same time reducing the levels of establsished front garden vegetation. This has slightly reduced the feeling of establishment of the built form setting within the character area.

Vegetation

The roads have intermittent street trees planting within the grass verges, in the main these are Cherry trees which respond quite well to the built scale. There is a lack of mature front garden vegetation, this is partly due to the forecourt conversion to parking. In places grass verges are wide.

Plot Boundaries

Plot boundaries are mixed, and frequently absent. Low brick walls are the most common form and enhance the streetscape.

Street Furniture

The area is relatively clutter free in terms of street furniture, the street lighting is mainly of a utilitarian design with heritage lamp columns on Green Lanes.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The Overriding roof style is a hipped roof, there are some gabled and catslide roof detailing on the houses along Green Lanes. The roof materials are predominantly clay tiles.

Walls/Elevation

The houses within this area have a common style to its walls and elevations, which is one of brick detailing to the ground and first floor levels and render with occasional pebbledash to the first level. The corners of the walls have some brick detailing. The majority have portrait windows as well a bay or oriel main front windows to both the ground floor and first floors. The elevation between these windows is in the whole tile hung with clay tiles, this is a strong architectutral feature within this style of house. A number of streets are punctuated by Chalet style housing types to create

JUDGEMENTS

Pressures:

The area suffers from few pressures, the main one being the conversion of front gardens into forecourt parking. It appears that driveway parking was an original feature with a few houses having garages to the rear of the properties, this has been expanded to encompass the whole of the front gardens. Opportunity exists to reinforce/improve the landscape structure, given it is a 'green' character area and plant waterside species to improve biodiversity. There have been some side extensions which increase the massing of the buildings with loss of garages.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

The built form is of a med-high standard of intactness with a generally good level of build quality, also reflected in the quality of later additions/extensions. The vegetation condition and quality is lower than might be expected with only the cherry trees in the grass verges providing mature specimens.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

There is some ecological value from runs of neighbouring gardens, and is increased by the Green Lanes river/landscape corridor - although it could be enhanced by a more varied planting and habitat scheme. Recreatibility is moderate, given the predominant property type is one commonly found throughout the Borough.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

The character area is well defined, and its level of intactness affords only a limited capacity to accommodate change. The value of the Green Lanes river and landscape corridor is high, with a medium-high sensitivity to change - although it has scope for enhancement to make it an even higher value to the local townscape.

LOCATION AND PROMINENT STREETS

Longmead Estate
Harvester Road
Tonstall Road

GENERAL DESCRIPTION

An area with a high density of properties, and relatively limited amount of open space, where this is present it is predominantly amenity grassland on a small scale this open space in places lacks natural surveillance. Circulation within parts of the estate has been restricted for vehicles and in place isolated pedestrian routes create intimidating sections of streets.

Car dominated layouts with either garages creating frontage to dwelling or in blocks, reduces the potential for social contact and natural surveillance. Bin stores to the front of properties also detract. There is a mixture of building styles within this area however they are grouped together so that the built scale is consistent. Plot sizes are small are the properties have small front gardens in which there is a mixture of driveway parking and front gardens with vegetation. There is a lack of mature street vegetation within the area as well as a lack of front garden vegetation. Due to the layout of the streets there are frequent areas of blocks of garages. There is a moderate level of additions and alterations to properties with dormers, extensions and conversions of garages being the most prevalent. There is a relatively high incidence of vacant/derelict shops/dwellings.

AREA INFORMATION

Topography
This area is generally flat.

Views/Enclosure
Due to the built form layout views are restricted and are enclosed to within the character area, with some buildings located perpendicular to the street.

Surrounding and Internal Green Spaces
The area has a relatively high density of properties with a few defined well used open spaces, these are mainly given over to amenity grass space.

Urban-Rural Fringe Description
This area has urban fringe boundary to the Western edge where it adjoins the Greenbelt and one of the hospital developments.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
This area has a mix of built forms with blocks of terraces (5 properties) as well as semi-detached properties. The properties have been built close together. There are occasional bungalows as well as block of 3 storey flats. The estate has been built in the late 1960's/early 1970's. There are isolated pockets of later 1990's development. The built scale is varied throughout the area but retains a level of consistency with planned areas of properties, for example runs of 2-storey semi-detached, are located together. There are a group of 3 storey flats located on Teddington Close. The layout however often bears little relationship to the highway network with few continuous stretches of building frontage.

STREET FEATURES

Parking (predominant arrangement)
The majority of parking is on the street this is in varied forms with parking adjacent to the property or at a nearby parking area being the predominant forms. Where houses have driveways these are used and there has been some front garden conversion to provide extra parking provision.

Vegetation
There are only a few examples of street trees and these are generally in groups within areas of grassland. There are occasional grass verges but these are uncommon within this area. There are some parts of the estate where the properties have been set back from the road and have a small-medium areas of amenity grassland.

Plot Boundaries
Property boundaries are present but not to a high degree, where they do occur they are usually either wall, fence or hedge. The general condition of the property boundaries is low. Some parts of the estate have low concrete post and trip rails to boundaries.
Street Furniture
The only street furniture present is the utilitarian light columns which are either steel or concrete.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
The roof forms within this area are predominantly gabled, with the properties having been built in the 1960's this is a common pattern. There is a lack of chimneys present on the roof lines.

Walls/Elevation
A common theme within this area is the use of weatherboard cladding to the front elevations this breaks up the appearance of the properties the material used for this is generally plastic cladding. The predominant roof material is concrete tiles. The facades are generally flat with few elements of detailing, porches are present on some of the properties.

JUDGEMENTS

Pressures:
This area is suffering from a general lack of maintenance, parking is a moderate issue with the main issue being able to park adjacent to the property. An increase in street vegetation would help to soften the appearance of the built form: vandalism; vacant dwellings/shops; lack of natural surveillance

Isolated walkways, leftover space and poor boundaries are key aspects of the layout which detract from the overall character of the area.

Townscape Quality (Built condition and vegetation condition, intactness)
Med-low
The quality of the build is relatively low and the lack of adequate maintainance is having a detrimental affect on the townscape quality of this area. The lack of substantial street vegetation also has an adverse affect on the quality of the area.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Med-low
The ecological value of the estate is low despite the amount of open space, with a non-varied landscape and planting structure. The built form is of a commonly found type, limiting its recreability value, and it has a low frequency of townscape designations.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Med-low
This area with its mix of built styles has a relatively low sensitivity to change and could incorporate improvements without an adverse affect on the overall character. Scope for environmental improvements exist.

LOCATION AND PROMINENT STREETS

Marsh Avenue
Gibraltar Crescent

GENERAL DESCRIPTION

This area is bordered by the railway line to the east, the Longmead Industrial Estate to the south, Longmead Road and adjoining open space corridor to the west and Chessington Road to the north. It is a self contained estate within these boundaries. The area is based around 2 streets Marsh Avenue and Gibraltar Crescent with a small close of Dee Way. These streets have grass verges with pavements and medium sized front gardens. There are some examples of street trees within the verges however this is sporadic and doesn't create a green feel to the area, the trees are predominantly Cherry species.

The properties within this area date from the 1950's/1960's and are generally of a lower than average quality with mass produced materials used and little detailing. With the area being set off the main road and having no direct through roads the area is quiet. Along the western boundary to the character area runs an area of green open space, this provides a buffer to the Longmead Road.

AREA INFORMATION

Topography
This area is generally flat.

Views/Enclosure
The layout of the built form limits the views to within this character area.

Surrounding and Internal Green Spaces
There are small areas of open space that have been given over to amenity grassland, these are generally focused around junctions with roads or within corners.

Urban-Rural Fringe Description
This area does not have any urban fringe setting around it.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
There is a mixture of built forms within this area, there are semi-detached as well as truncated terraces (a terraced block of four properties). These two types of properties make up an even split of the built form . There are some bungalows on Dee Way. There is a uniformity to the built scale within this area as both types of housing have a complementary scale. The building line is consistent throughout.

STREET FEATURES

Parking (predominant arrangement)
There are provisions for driveway parking within some of the properties, and there is evidence that these are used however there is a large proportion of onstreet parking. This together with the relatively narrow streets makes it tight for passing vehicles. Some of the amenity grass areas are being used as overspill parking areas.

Vegetation
There are a small number of street trees considering the amount of verges within this area, there is little front garden planting within the character area where there is it is not mature.

Plot Boundaries
Some of the properties within this area have plot boundaries mainly low brick walls with occasional fencing. Hedging is also common within the area.

Street Furniture
The only street furniture within the area are street lights and these are concrete and utilitarian in character.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
The predominant roof type within this area is gable with only occasional hipped elements.

Walls/Elevation
The majority of the facades within this area are exposed brick with tile hanging detailing to the front facades. Some properties have render and pebbledash to their front facades. The majority of the roof materials are concrete tiles, the roofs to the bungalows form a strong element within their built form.

JUDGEMENTS

Pressures:
This area includes pressure from street parking, there is a lack of driveway provisions causing issues with parking including the use of open space areas.
Opportunity exists to provide additional street tree planting.

Townscape Quality (Built condition and vegetation condition, intactness)
Medium

The majority of the properties are intact and the level of extensions/additions is low. The quality of build is reasonably good. There is a lack of substantial mature street and private vegetation, this could be increased.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Medium

The area does not have an overriding feature to its townscape. In terms of recreability, the area includes properties of a type commonly found and thus a moderate recreability value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Medium

This area with its medium townscape quality is reflected in a medium townscape sensitivity to change, and the area affords scope for environmental improvements - for example a structured landscape setting to help soften the built form.

LOCATION AND PROMINENT STREETS

Newton Court

Brook Close

GENERAL DESCRIPTION

Revere Way is a modern development adjacent to the Chessington Road and the railway line serving Ewell West station. It is formed from a series of cul-de-sacs that are aligned at right angles, the predominant building type within the area is 3 storey townhouses, built to a contemporary design and finish with mass produced materials being used in modern ways. The layout allows for parking in front of the properties as well as small areas of designated parking, there are occasional garages.

The roofs are either gabled or mono pitched with modern tiling that has the appearance of slate. In front of the properties there are areas of planting that help to soften the impact of the properties, with there being no through roads the drives are quiet. The main façade materials vary from block to block with exposed brick, wood panelling and render being the predominant panels of a finishes. Windows are a dominant feature of these properties with frequent use of 2-storey window units. There is a small area of amenity open space within the sub area that has benches for public use.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☒ Terraced ☒ Flatted block

A modern development of townhouses, terraces and flatted blocks.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

There is an overriding symmetry to the built scale throughout this development. The predominant building height is 3 storeys.

JUDGEMENTS**Pressures:**

This sub-area is an example of an infill development on former industrial land, at the present time the only obvious pressure that it is suffering is from a lack of parking spaces.

Townscape Quality (Built condition and vegetation condition, intactness)

This sub-area having been constructed in the last 5 years has a high degree of intactness with little in the way of additions or alterations. The quality of the build is med-high for a recent development and the design is a very strong element to this area. The vegetation lacks maturity due to the age of the development however there is a good level of planting within the area.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

The development possesses little or no biodiversity features, with minimal planting.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

With this area incorporating a high degree of intactness any further development would have to be carefully integrated to avoid reducing the quality of the character. The area therefore has a moderate townscape sensitivity to change.

LOCATION AND PROMINENT STREETS

Nonsuch

Cheam Road

Holmwood Road

GENERAL DESCRIPTION

This area lies to the east of the Borough, south of Nonsuch Park. The Epsom-London Victoria railway line runs through it. It forms a fine example of the 1930's estates which are indicative of the north of the Borough, built on former farm land, encouraged by commuter links to London. This large, and generally self-contained, character area is marked by very strong residential characteristics. Almost totally large residential properties, the area has a quiet and well ordered character set out on a network of long straight or sweeping streets, but with a permeable block pattern.

In general, the area includes 2 patterns of characteristics:

In the area south of the railway line, a higher degree of uniformity in architectural style and type is in evidence. Essentially, the original development's limited number of house 'types', which follow a controlled set of complementary variations are dispersed throughout the estate. It includes very uniform plot boundaries: low walls, predominantly of the some scale if not the some material.

North of the railway line is more mixed in terms of architectural style due to replacement properties from different periods. Castle Avenue includes development from a later period with variations to roofs (some forward-facing gable ends), elevations in full bricks and lack of chimneys for example

However the scale is similar, as is and half hipped roof style is complementary. There is a lack of plot boundaries. Within this estate are good examples of the Stoneleigh chalet style of development, a model of property with wide façade and wide landscape windows.

AREA INFORMATION

Topography

The topography is mainly formed off gentle inclines, with a ridge running north-east to south-west (through Holmwood Road for example) which offers a sharp change in level and views out of the area (towards south west) and adds to legibility within the uniform street layout.

Views/Enclosure

Constrained by the built form, even views from the ridgeline (as described above) are fairly localised. Properties around the outskirts of the area and which back onto the surrounding green spaces are likely to have more extensive views.

Surrounding and Internal Green Spaces

Area is surrounded on its northern and southern edges by the open green space (Nonsuch Park to the north, Green Belt to the south), however the layout results in properties backing onto these areas in most instances.

The northern and southern areas of open green space are linked by green corridors at the eastern (by a series of sports pitches) and western (land adjacent to the Ewell Bypass) boundaries of the character area.

Urban-Rural Fringe Description

As described above, the urban area meets open greenspace around the edges of the character area. This ranges in type: from fairly sudden changes at boundaries with the railway line for example, or where rear gardens back onto Nonsuch Park/Warren Farm; to a more integrated fringe type such as the patchwork of sports pitches at the eastern edge of the area.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

Predominantly detached and to a lesser degree semi-detached 1930 development with some pockets of later development. Overwhelmingly of similar scale, with localised and occasional larger scale buildings (flats) around entrances to the estate, e.g. on Cheam Road. The building line is strongly defined and plot sizes are considered to be medium, although larger plots are common south of the railway line.

STREET FEATURES

Parking (predominant arrangement)

Parking is predominantly off street with drives and garages, re-inforcing the area's well ordered visual character. Fairly wide street pattern.

Vegetation

Generally mature tree planting to roads and gardens. Street trees are predominantly Cherry, scale of trees is small in relation to the width and scale of the street layout. Verges are generally wide creating a good amount of pedestrian space.

Plot Boundaries

Plot boundaries are most commonly low brick walls (with a high degree of original walls), with fences and hedges also common.

Street Furniture

Predominantly heritage lampposts with occasional modern additions.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Southern half of character area is formed of hipped roofs with distinctive overhang extending over elevations. Hipped roof extends over porches and garages. Northern half includes mixture of the hipped roof style together with gable pitched roofs on properties from a later period (eg. Parr Avenue).

Roof materials tend to be clay tile.

Walls/Elevation

Southern half includes a mixed palette of materials used repeatedly in a controlled manner: tile hanging on the bay elevation; simple brick detailing to add variance to built form and brick to door surrounds, corners and floor heights. Windows (front are double height with hung tiles.

Mixture of round, square and cantered bays

North: later period replacement properties (e.g. Parr Avenues include more brick decoration with standard portrait (rather than bays windows).

JUDGEMENTS

Pressures:

Some pressure to convert front gardens into forecourt parking around the edge of the area, predominantly.

Pressure on surrounding greenspace for development.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

The original estate design has remained largely intact, proving durable and original property materials have also remained to a large degree. Both built and vegetation quality/condition is good, Detached forms and low density has largely remained without side extensions, although these can alter the visual uniformity where evident.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

Large plots, with a good condition of vegetation, open green corridors (described previously) are considered to present a med-high ecological value. There are very few landcape or townscape planning designations integral to the area itself, although it is in proximity to the historically important Nonsuch Park. Maturity of built form and setting adds to value, despite it being a commonly found housing type.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

The area's overall uniformity and quality are reflected in the sensitivity to change. Localised areas where a variation in appearance is notable allows for some accommodation of change, however the overall townscape sensitivity to change of the over is medium high. Original features, plot boundaries and garden vegetation play important parts in the overall character.

LOCATION AND PROMINENT STREETS

Nonsuch

Fairfax Avenue

Seymour Avenue

GENERAL DESCRIPTION

Recently developed small cul de sac estate of large detached houses with driveways and double garages. Some attempts to match neighbouring character, i. e. simple brick-work detail, porches with half-hipped roofs. However, the more intricate street layout, facade width, more prominent roof form, dormer window, plots boundary definition make this distinctly different in appearance.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☐ Semi-detached ☐ Terraced ☐ Flatted block

Large, detached in close proximity to each other.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

Uniform scale, but layout includes some visual variation.

JUDGEMENTS**Pressures:****Townscape Quality (Built condition and vegetation condition, intactness)**

Intact with good build quality. Vegetation quality/condition is good but still to mature, and is limited in coverage.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

The relatively young age of this development affords it a medium value, with a lower ecological value and recreability value (as a recently built development) than the main character area. The area's location on the edge of Nonsuch Park affords it a med-high level of intervisibility.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Although intact in terms of quality, its relative newness affords opportunity to accommodate change, especially if it followed the style of existing properties.

Overall it has a medium townscape sensitivity to change.

LOCATION AND PROMINENT STREETS

East of Priest Hill

Burford Lane

Banstead Road

GENERAL DESCRIPTION

This area is located in the east of the Borough, to the east of Priest Hill and Banstead Road. A self contained area featuring properties built from the Victorian-Edwardian period to the 1930's period with varying styles, and many elements of established character. Houses setback from road with front gardens and mature trees. Includes a variety of house styles and scale. Original 1930's estate, forms the spine of the area, with replacement and small infill development of mixed style/form, some of which is of an uncomplementary visual style. Victorian/Edwardian development fronts onto parts of the Banstead Road.

One of the characteristic features is the relationship between mature building types (which includes individually designed properties which add character and individuality) and an integrated streetscape which blends well the footway and the carriageway. This part includes feature buildings of large scale and from Victorian/Edwardian period. The sub area is formed of bungalow development on a network of cul de sacs (19a).

The boundaries of the area on Banstead Road and Cheam Road is well defined by large detached properties in large plots.

AREA INFORMATION

Topography
The topography of the area is generally flat with shallow inclines.

Views/Enclosure
Extensive views are possible to the west and south, towards Priest Hill. In general however, contained views within closes. Pollarded trees along Burford Lane frame views along it and create a green avenue character.

Surrounding and Internal Green Spaces
Integral green space built into the street layout, with the boundaries between front gardens and the public realm well integrated in many locations. Large detached properties on Banstead Road front onto Priest Hill.

Urban-Rural Fringe Description
Gradual change to the fringe of playing fields and open green space at Priest Hill

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
Large and medium sized detached with occasional bungalows, mixed scale and style unified by the mature tree planting which softens the mix in scale and built form and lends a mature character. 2 storey is the most common building height, and the building line is mixed but complementary. Plot sizes are mixed, and occasionally large.

STREET FEATURES

Parking (predominant arrangement)
Very limited on street parking, with a high proportion of garages. Lack of space along verge to park - the lack of street parking adds to the quiet character and a less busy visual street dynamic.

Vegetation
High quality and mature the planting to both verges and gardens. Mature shrub and tree planting to front gardens.

Plot Boundaries
A mixture of plot boundary forms, but in general a strong integration between private and public space. This is reinforced where a gravel surface material is used on carriageways.

Street Furniture
No street lighting, with the only street furniture of telegraph poles.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Predominantly hipped roofs with gabled roofs to the more modern infill houses. Chimneys are generally present, emerging from the roofline. They are architectural features of note on the larger, older properties.

Walls/Elevation
Predominantly brickwork with tile hanging to some elevations, and occasional pebbledash. Bungalows tend to be either render or pebbledash

JUDGEMENTS

Pressures:
Pressure on original style of built development from replacement properties being of contrasting styles. Some pressure on area from infill development and extensions.

Townscape Quality (Built condition and vegetation condition, intactness)
Med-high

Build quality is considered to be med-high. The area includes a range of property types and some fine feature properties from the Edwardian era, well complemented by their setting. The maturity and interaction of the vegetation adds a strong unifying quality to the character area.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Med-high

The area has a higher ecological value from mature gardens and its physical connections to surrounding greenspace. The established character of both built form - in particular the older, feature properties and vegetation has an individuality and maturity which would be difficult to recreate, adding to its townscape value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Med-high

Overall, the area has strong characteristics which should be protected, e.g. mature structured planting. The variation of the built form from distinctly contrasting replacement development of a lower quality offers the area some degree to accommodate change, which should be targetted at enhancing and recreating the original character. The area has therefore a medium-high townscape sensitivity to change.

LOCATION AND PROMINENT STREETS

East of Priest Hill

Beverley Close

Sandy Croft

GENERAL DESCRIPTION

A series of cul de sacs formed of successive infill developments, with a resultant variety of styles. In general, the scale of building and lower degree of vegetation coverage lends the area a more open character than the main character area.

The predominant built form is bungalows and 2 storey development dating between the 1930's and 1950's/1960's.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☐ Semi-detached ☐ Terraced ☐ Flatted block

Mixed, although predominantly detached forms.

Built Height (predominant)

1 storey

Built Scale

Mixed (complementary)

Building Line

Continuous

Plot Size

Medium

Mainly uniform bungalows, however Chanton Drive is mainly 2 storey and the western end of Beverley Close is also formed of 2 storey properties.

JUDGEMENTS**Pressures:**

Pressure from infill or replacement development, raising the density of the area and being of uncomplementary architectural style.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Although of mixed styles, the building quality is good, but vegetation cover is sometimes either lacking or of a medium condition.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

The area's location (proximity to open greenspace and ecologically valuable areas such as the abandoned quarry near Beverley Close) increases its ecological value and is worthy of note. Many building types are recreatable. Includes some valuable townscape/landscape designations.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

Overall, mixture of styles and scales within the area would afford some degree of change for development. The ecological and amenity value of surrounding greenspace is of a high sensitivity to change. A medium townscape sensitivity to change applies to the overall area.

LOCATION AND PROMINENT STREETS

St James Avenue

Beech Walk

GENERAL DESCRIPTION

The sub area is formed of a network of cul de sacs on which properties show an authentic Surrey-style in their architectural detailing, and are intact as streets with a common style. Properties are of individual style and form, which adds a high degree of visually complementary interest, unified by a palette of materials and good workmanship. A high degree of original features remain present. Elevations are brickwork, tile hanging and render. Roofs in clay tiles frequently form an important architectural feature (catslides and complex roof forms), as do chimneys. Mansard and very steep pitched gables are also evident.

The streetscape can be unique to individual streets. For example St James Avenue is wide and very open in character, whereas Hampton Grove and Beech Walk include a more leafy character with street trees in the verges. One unifying characteristic however is well ordered, well kept gardens which form an important and positive feature of the street.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☐ Semi-detached ☐ Terraced ☐ Flatted block

Almost universally detached houses, set back from the street.

Built Height (predominant)**Built Scale****Building Line****Plot Size**

In general, the character comprises large detached properties which has a uniformity in scale even if architectural style includes visual interest and variety. Large rear gardens are common, as are large front gardens - which mark the area as distinct from others.

JUDGEMENTS**Pressures:**

Although there is little present evidence of it, replacement properties which are out of style or scale would form a negative pressure.

Townscape Quality (Built condition and vegetation condition, intactness)

Very high build and street quality with a med-high degree of intactness. The resultant townscape quality is considered high due to the combination of built form and vegetation providing an established residential character.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

With feature properties typical of fine residential estate architecture, a high degree of original materials, the recreability value is considered med-high. The area includes a high density of TPO trees and is in close proximity to the Conservation Area, which equates to a med-high frequency of townscape designations.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

For the reasons described above of quality and value, and with a high degree of intactness, the area is of med-high sensitivity to change. In particular, this relates to the overall architectural style, the mature street and garden vegetation and the plot boundaries. Recommended as an Area of Special Character.

LOCATION AND PROMINENT STREETS

The Kingsway (part of)

Nursery Close

Corbet Road

GENERAL DESCRIPTION

A localised area formed of cul de sacs which run from West Gardens, which include a high proportion of bungalows. Whilst some of these are distinctly different, a form of bungalow with white or cream painted render and very bright orange clay roof tiles is notable in this area. They are arranged in groups of 5+, and their bright roofs - closer to eyeline than taller buildings - form a visually prominent street feature.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached

☒ Semi-detached

☐ Terraced

☐ Flatted block

Detached is predominant

Built Height (predominant)

1 storey

Built Scale

Mixed (complementary)

Building Line

Strongly Defined

Plot Size

Medium

The sub area has a distinction for its mixture of 2 storey properties and bungalows.

JUDGEMENTS**Pressures:**

Additions/extensions and replacement porches threaten to lose the visual uniformity of the bungalow type.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Both build quality and vegetation is of good condition. The streets include a variety of house types/styles which lessens its visual intactness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

In all townscape value categories, the area is considered to have a moderate value.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

Its variety of building forms/styles includes for some accommodation of change. The area is considered to have a medium townscape sensitivity to change.

LOCATION AND PROMINENT STREETS

East Street

Dirdene Gardens

Middle Lane

GENERAL DESCRIPTION

This area is located to the north-east of Epsom Town Centre, formed from successive residential and commercial developments. Adjacent to some of the Borough's town centre Victorian-era cottages, and including recent large-scale office buildings, the area has a diversified and busy character.

The area centres around East Street, a busy thoroughfare which combines commercial, industrial and residential land uses. Impacts from traffic, and competing land uses have an impact on the whole area.

Built form, scale, styles and streetscape is very varied, different from street to street. Street layouts include historical, with a smaller block scale and seeming randomness, but also frequently includes interwar and postwar culs de sacs.

On East Street itself, the character of built form changes from its western end (nearest to the town centre) which has large massed office blocks and commercial properties (often with minimal vegetation to soften facades); whereas the eastern end includes a series of large detached residential (or formerly residential) properties, in a much higher built condition. In between, built form styles and condition are very mixed, and frequently of a lower built quality, although including occasional landmarks such as public houses.

As described in the Built Form section, styles, form and scale is highly varied - formed of a successive developments which have eroded any uniformity in overall character.

AREA INFORMATION

Topography

The area is generally flat, with shallow inclines off of East Street.

Views/Enclosure

Views are generally limited by built form. Being located adjacent to some of the larger massed areas such as the industrial/commercial forms in the Longmead Estate or the town centre allows occasional views above roof tops of these non-residential built forms, and generally detracts from the

Surrounding and Internal Green Spaces

NA

Urban-Rural Fringe Description

NA

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

Built form is very varied, typical of an edge-of-town-centre area, and reflects a succession of infill and replacement developments over many architectural periods. Built scale is varied, and ranges from localised areas of 1 storey properties (Stones Road) to typical 2 storey residential development, to 4 storey residential flatted properties and up to 5 storey commercial development. This mixture of scales is frequently uncomplementary.

STREET FEATURES

Parking (predominant arrangement)

Many types of street/cul-de-sac include for off street parking (drives, garages and public/private car parks. However, there is a significant pressure from on street parking, creating cluttered streetscapes and a high degree of forecourt conversion.

Vegetation

Street vegetation is very varied in terms of coverage, with some individual streets including both street trees and garden trees. As a general character however, the condition of vegetation within the area is low.

Plot Boundaries

A very wide range of plot boundaries are present.

Street Furniture

Street furniture arrangement is varied, with some well ordered streets and others (East Street itself) being visually cluttered. One of the impacts from traffic overspill onto the surrounding residential streets is generic traffic engineering and signage, which further erodes the residential

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

As with all elements of built form, roof form and material is very mixed.

Walls/Elevation

As will all elements of built form, elevation form and style is very mixed.

JUDGEMENTS

Pressures:

The area suffers from a number of pressures. Primarily, impact from the neighbouring commercial and industrial areas erodes many of the quiet residential characteristics. Through traffic - on East Street and 'rat running' through neighbouring streets, together with associated parking is a large pressure, effectively lessening the quality of the streetscape. There is a pressure on built form from successive replacement and infill developments which has eroded visual intactness. There is pressure on the vegetation and front plots to be converted into forecourt parking, and from an eroding standard of condition.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-low

Successive and replacement developments have not created a sense of visual intactness. Built condition is varied, including both high quality and some properties in very poor condition. Vegetation quality is also varied, but generally low or lacking altogether which often results in a stark appearance to the built form.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

Whilst recreability and ecological value are moderate-low, the high volume of pedestrian and vehicle movement through the area increases its intervisibility. The area also includes a number of locally listed buildings and bounds Conservation Areas - although not necessarily creating a positive setting.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-low

Given the area existing highly mixed character, there is potential for significant change/improvement to the built fabric without adverse effect to the area's character. A medium-low townscape sensitivity to change applies. At locations where designated or more established properties/vegetation are present, these should be retained and their setting enhanced.

LOCATION AND PROMINENT STREETS

Farriers Road

Portland Place

GENERAL DESCRIPTION

An area comprising 2 individual development schemes which have strong similarities complementary scales and layout. Both were developed within the last 20 years. Flatted blocks and terraces are arranged in squares and courtyards, with integral landscape and integral parking arrangements. The finish materials are brickwork, with a simple decoration. Roofs are gable-ended pitch roofs.

Partly due to their courtyard layout, and well ordered parking, this sub area has a quiet and even secluded character compared to the wider character area.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☒ Terraced ☒ Flatted block

Built Height (predominant)**Built Scale****Building Line****Plot Size**

The area varies between 2-3 storeys, with an occasional 2 storey terrace set within the predominant 3 storey flatted blocks. Larger massed buildings are located at entrances to the schemes to emphasise the gateways. The mix in scales is complementary.

JUDGEMENTS**Pressures:****Townscape Quality (Built condition and vegetation condition, intactness)**

Built condition is moderate. The intactness of the area (unusually for the surrounding character area) is med-high, as a recent development with limited alterations. Vegetation is in good condition, although limited in coverage.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Ecological value is moderate, as is recreability (as a relatively recent development). Intervisibility is medium-low (largely being secluded) is med-low value.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Intact but relatively recent, this type of development can afford a moderate level of change. However, this is possibly more sensitive given the variance and lower townscape condition of surrounding areas. A medium townscape sensitivity to change applies.

LOCATION AND PROMINENT STREETS

Tonstall Road/Almond Road

Parkhurst

Brettgrave

GENERAL DESCRIPTION

The estate is laid out along strongly geometric lines. The building line is strong and uniform, with house 'models' or 'types' repeated, varying only slightly - mainly due to occasional changes in material or finish. Tonstall Road exhibits more architectural variation - and therefore a more visually interesting streetscape - than the streets to the west of Hook Road.

The estate is predominantly made up of 1950's, 2 storey terraced and semi-detached dwellings. Street layouts include some narrow verges, street trees are sporadic.

AREA INFORMATION

Topography

The area is generally flat.

Views/Enclosure

Although views are limited by the built form and lack of points of elevation, in general the estate feels quite open: lacking tall vegetation and with very wide pavements.

Surrounding and Internal Green Spaces

Wide grass verges form an integral (albeit lacking landscape structure) part of the street layout.

Urban-Rural Fringe Description

Farm buildings and isolated buildings within the fringe are visible, creating a gradual change from urban to rural.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

Evenly distributed between terraced and semi-detached house types, with occasional detached dwellings. Built scale is very uniform.

STREET FEATURES

Parking (predominant arrangement)

Driveways and garages are common. However, with very narrow carriageways, on street parking is problematic with pavement parking.

Vegetation

Vegetation is noticeably lacking. Street trees are largely absent (some present on Tonstall Road), and front gardens tend to be limited to hedgerow planting. This lessens the visual interest in the streetscape, and often leads to a quite stark dominance by the built form. Plot boundaries are mixed, and frequently missing altogether.

Plot Boundaries

Privet hedgerow is a common boundary treatment. In places there are poor, utilitarian boundaries such as post and wire which detract from the character.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

A steep pitched hipped version is the most commonly found. Clay tiles predominantly

Walls/Elevation

Elevations are generally flat fronted, with brickwork being the predominant material. Properties are typical of 1950's public housing in exhibiting a 'simplicity' in appearance, and minimal detailing/material use.

Windows are uniform with little in the way of architectural detailing.

JUDGEMENTS

Pressures:

On street parking.

The coverage and condition of vegetation is under some pressure, with minimal evidence of it within the streetscene.

Opportunities: There is an opportunity for replacement development which follows the broad scale and context of the area and which can enhance the overall built environment. Similarly, opportunities exist for environmental improvements within the area, particularly to enhance the quality and coverage of vegetation.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-low

The built quality is generally lower than some surrounding areas, with the occasional property in a poor condition. Properties have a plain architectural style which is dominant due to wide facades and a lower condition/coverage of street vegetation.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)

Med-low

Both recreatibility (as a mass produced and commonly found built form) and townscape designations are low/few which influence the townscape value. Intervisibility and ecological value are considered to be medium (large rear gardens).

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-low

Although the area has a high degree of visual uniformity, which often limits change, its townscape quality is relatively low which would accommodate changes which could enhance its quality and value e.g. well designed built form with an increased architectural detail and a landscape structure to the street vegetation. The area has a medium-low townscape sensitivity to change.

LOCATION AND PROMINENT STREETS

Hook Road

Miles Road

Lower Court Road

GENERAL DESCRIPTION

This area lies to the north of Epsom town centre, and is comprised of a series of straight streets, a strong building line and dense built form. The most common housing types are late Victorian semi-detached, or Victorian terraces which occupy most of the areas and provide a strong unifying element. This has been lessened slightly by replacement development from various periods with a changed style (brickwork and render facades, landscape windows for example). Nevertheless, they tend to be of a similar scale, density and layout.

The typical terraced house within this area is a square-fronted form with distinctive yellow brick elevations and detail provided with red-orange brickwork around doors, windows and floor heights. Bay windows - either single or double height are also a predominant feature. The dense layout, together with pressures from parking and traffic have led to a widespread conversion of front gardens to parking, which lessens the townscape quality. Greenspace is limited.

AREA INFORMATION

Topography
The topography in the area is generally flat, or following shallow inclines.

Views/Enclosure
The close spacing of built form and strong building lines creates an enclosed character, with views channelled down streets.

Surrounding and Internal Green Spaces
Greenspace is very limited in this townscape area.

Urban-Rural Fringe Description
NA

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
Semi detached is the predominant built form, with terracing a common feature. Very occasional detached forms can also be found. Building heights are almost universally 2 storey. The close spacing of the semi-detached forms closely mirrors the density of the terraced properties and creates an area with a strong degree of uniformity of scale. Occasional properties set back from the street are the exception in layout terms, but are of a similar scale. The building line is continuous, and plot sizes are considered to be predominantly small.

STREET FEATURES

Parking (predominant arrangement)
Parking is predominantly on street across the area, creating a busy visual characteristic. The impact of parking upon character is exacerbated by the widespread conversion of front gardens for parking.

Vegetation
Street trees are occasional, although of good condition and maturity - found mainly on Hook Road. Front garden trees are also limited by the front plot size. On quieter, less trafficked streets gardens have been retained and offer a significant improvement to the streetscape.

Plot Boundaries
Plot boundaries - brick walls and hedges predominantly are found to varying degrees across the area (see note above). Many boundaries are absent due to conversion of front gardens to forecourt parking.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Roof forms are steeply pitched gables with chimneys predominantly present. Roofing material is slate generally.

Walls/Elevation
The predominant Victorian terraced/semi has a yellow brick elevation and red/orange brick detailing at windows/doors/corners and floor heights. Single or double height bays are universal on this type. A variation which includes a front-facing gable above the first floor gable is common, for example on the western side of Hook Road.

JUDGEMENTS

Pressures:
Parking and traffic (particularly on/around Hook Road) adds pressure to the tightly formed streets and accounts for forecourt conversion which lessens the quality of the streetscape. A deteriorating condition is notable especially on the double height bays on Hook Road. Although unable to be confirmed by this study, pressure to convert the houses in/around Hook Road to flats seems apparent.

Townscape Quality (Built condition and vegetation condition, intactness)
Med-high

In general, built condition is medium-high, especially so for Victorian development off Hook Road, and some of the large Surrey-style semi's on Hook Road. The area is generally of a med-high level of intactness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Medium

Few townscape designations, and ecological/intervisibility values are moderate. However, as a well established built form (in particular the Victorian properties which are infrequently found in the Borough) the recreability value of the area is med-high.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Med-high

Based on the townscape quality and recreability indicator, the widespread areas of Victorian development have a med-high sensitivity to change. Opportunities exist to improve streetscape through retention/enhancement of front gardens/boundaries.

LOCATION AND PROMINENT STREETS

Hookfield Estate

Lindsay Close

GENERAL DESCRIPTION

This area includes the Hookfield Estate, which originate from the 1930's and forming part of a series of developments during that period north of Epsom rail station. The character area retains the original properties demarcated by the Epsom-Dorking railway line to the south and by Conservation Areas to the north and west.

It is formed of a uniform arrangement of semi-detached properties set back from the road and with a strong building line. The area has a well ordered and quiet character with street trees, good building condition and well maintained front gardens.

Lindsay Close, a cul-de-sac dating from the 1960's has a different architectural style (e.g. brickwork and timber flat facades), but maintains the quiet and well ordered character.

AREA INFORMATION

Topography
Topography contributes to legibility within the area

Views/Enclosure
Generally limited, with some views of Epsom Town Centre above rooftops from an elevated point in the north, central part.

Surrounding and Internal Green Spaces
No direct links to external green space and little of internal greenspace beyond verges, but proximity to Stamford Green area

Urban-Rural Fringe Description
NA

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
The built form is uniform: 2 storey semi-detached properties of a consistent scale and strongly delined building line. Plot size is considered to be medium.

STREET FEATURES

Parking (predominant arrangement)
Predominantly off street, including driveways and garages.

Vegetation
Of a smaller scale, or with less impact on character than neighbouring estates of this type. Affords the streets a more open character. Street trees tend to be of smaller ornamental type eg cherries. In contrast, the cluster of very tall, mature redwood and Scots Pine at the western end of Hookfield are a landmark feature.

Plot Boundaries
The relatively uniform low brick wall plot boundaries - mostly original are one of the positive features which contribute to character.

Street Furniture
Minimal street furniture, well integrated with character. Some very notable parking signage, perhaps linked to issues of non-resident parking.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Standard 1930's hipped roofs present, together with a type of house (from the original development) with a distinctive 'Dutch Barn' roof.

Walls/Elevation
Typical of the period. Brickwork ground floor, render first floor with tile hanging to the gable elevation.

JUDGEMENTS

Pressures:

Townscape Quality (Built condition and vegetation condition, intactness)
Med-high

Scale and quality of the built form, together with a unity/intactness of visual apperance (where varity in type/style of property is controlled) afford a good quality. Vegetation, although less in amount, is of good quality. The area is considered to be of med-high townscape quality.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)
Medium

Of med-high ecological value, given the run of back gardens. In all other townscape value categories (recreatibility, intervisibility and frequency of designations), the area was considered to have moderate value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Med-high

Overall, the area has a unity of character which would be sensitive to change. Variation in original house type follows a controlled pattern. Little in the way of individual replacement/infill besides the 1960's Lindsay Close detracts from that intactness - which raises the areas sensitivity to change.

LOCATION AND PROMINENT STREETS

Parklawn Avenue

Eastdean Avenue

GENERAL DESCRIPTION

Smaller plot size and closer spaced properties, together with less visual variation between house types (with the same house type repeated multiple times in sequence, and, straight road pattern) - all adds to a stronger visual uniformity. Front plots have less vegetation, which also adds to the dominance of the house facades on the streetscape.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☒ Semi-detached ☐ Terraced ☐ Flatted block

With strong degree of uniformity.

Built Height (predominant)**Built Scale****Building Line****Plot Size****JUDGEMENTS****Pressures:**

On street parking pressure from higher density and narrower road widths than main character area.

Townscape Quality (Built condition and vegetation condition, intactness)

Closer spaced properties than Area 25, with a visually repetitive built frontage to the streetscape is contrasted with a mixed and generally lower quality of front garden, which has less mature planting to blend the streetscape. Intactness is considered to be med-high.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

The continuous runs of rear gardens, combined with a proximity to the Green Belt indicate a med-high ecological value. As a commonly found property type, recreability is considered moderate, as is frequency of designations and intervisibility.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Although the townscape quality is moderate, the uniformity of built features would possibly be sensitive to change. The area offers opportunities for enhancement with additional street planting, or with more uniformity to plot boundaries, to help soften the streetscape and to re-introduce some of the eroded original features.

LOCATION AND PROMINENT STREETS

Chase Estate
Manor Green Road
Lower Hill Road

GENERAL DESCRIPTION

This area forms the majority of the Chase Estate and lies to the west of the Borough's built-up area, with its western boundary formed by green belt. The area originated in the 1930's, part of the wider pattern of development during this period to the north of Epsom station. It has a mixture of styles with a predominant style synonymous of its 1930's origins, and in general a mature/established character. The houses are set back from the road with some mature front garden planting.

The character of the area becomes more fragmented towards the edges but is generally of a mature character which is derived from the established built form, tree planting as well as the front garden planting. All create positive features. Plot sizes get smaller towards Lower Court Road. The individual streets are laid out in long straight or sweeping formation.

Lower Hill Road's style is different from neighbouring streets, formed of detached/ semi detached properties with Tudor style to gable ends, steeply pitched roofs often in mansard form, or with visually prominent catslides. Christ Church Mount includes some similar characteristics, but is slightly more varied in visual appearance

AREA INFORMATION

Topography
Generally flat or formed of shallow inclines with a ridgeline running northeast - southwest following Ridgeway, gentle elevation of the area. Area around Christ Church Mount is elevated, and feels more open in character

Views/Enclosure
Views are generally curtailed by the built form, with views channelled by the long sweeping road layout.

Surrounding and Internal Green Spaces
The area includes very limited public open space within its boundaries.

Urban-Rural Fringe Description
Christchurch Mount backs onto the green belt and redeveloped sites to the west hospital. Interrupted change onto open green space with Manor Park (ex-hospital) in close proximity.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
The predominant built form is 2 storey detached and semi-detached, with a mixed but complementary built scale, and a strongly delimited building line. Plot sizes are considered to be medium.

STREET FEATURES

Parking (predominant arrangement)
Parking is accommodated by driveways and garages. However, a great deal of on street parking particularly around the local schools and local amenities diluting the quiet character of the area. Traffic calming measures reinforce the feel of Manor Green Road being used as a 'rat run'.

Vegetation
Generally mature street trees where the predominance is for ornamental species eg, cherries and other smaller scale species. Amount of vegetation coverage on Christ Church Mount is lower than other parts, affording a more open character.

Plot Boundaries
Plot boundaries are generally present, formed of a variety of walls, fences and hedges.

Street Furniture
The character is complemented by the continued use of the heritage street lighting.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Vast majority of roofs are hipped with the occasional gable towards the edges of the area. Chimneys are present, including multiple chimneys on some properties. Roofing material is predominantly clay tile.

Walls/Elevation
Majority of elevations are brick/render (or tile hanging) with the occasional pebbledash property.

JUDGEMENTS

Pressures:
Parking is a particular pressure around the school entrances, with associated side roads being affected. Traffic engineering provides a subtle response.

Townscape Quality (Built condition and vegetation condition, intactness)
Med-high

Good condition of built environment and vegetation, with a high degree of intactness. The neighbouring sites (see sub areas), together with a generally less rigid pattern of building style adds a strong degree of visual variety, even from street to street. In general, the street planting and front gardens adds positively to the streetscape and is considered of a med-high townscape quality.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Medium

Of med-high ecological value due to the long runs of back gardens, condition of vegetation and proximity to settlement edge. All other townscape value scores are considered moderate.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Med-high

The quiet character and med-high townscape value imparts a med-high sensitivity to most parts of the area. However, a general visual variety to the area (often on a street by street basis) means that a degree of accommodation to change is feasible. This varies across the area and should reflect the established character.

LOCATION AND PROMINENT STREETS

Christchurch Gardens

Drummond Gardens

GENERAL DESCRIPTION

A localised area of flatted development running around the northern edge of area 26. Generally 3 storeys in height, and forming 3 sided courtyard layouts, the area is marked for being larger in scale than neighbouring areas and of including a high ratio of mature tree planting (both to front and rear of the properties) which integrates it well with the settlement edge on which it sits. From the street, the area's mature tree planting screens it well and creates a secluded character.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☐ Terraced ☒ Flatted block

Built Height (predominant)**Built Scale****Building Line****Plot Size****JUDGEMENTS****Pressures:****Townscape Quality (Built condition and vegetation condition, intactness)**

Built quality is considered of a good level, with a med-high vegetation quality, and a generally complementary series of developments.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Ecological value due to its location (adjacent to the Green Belt) and presence of large trees is considered to be medium-high, which is also reflective of a med-high recreability value (the setting has an established character. Well screened and quite secluded from the street, the area is considered to have a med-low intervisibility value.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

The overall complementary nature of the built forms, together with their attractive mature tree planting afford a med-high sensitivity to change. In particular, development should respect the established planting which is important in forming a well integrated edge to the Green Belt.

LOCATION AND PROMINENT STREETS

West Hill Avenue

Meadway

GENERAL DESCRIPTION

An area of higher quality townscape character, formed primarily by a collection of detached feature buildings and very mature street trees, and part of the Chase Estate.

The area is centred around the roundabout on West Hill Avenue and Meadway, and covers the area formed by the mature, largescale street tree planting. The building forms, history and styles exhibit a visual variation. Frequently, they are very well established properties of Victorian heritage, with imposing, wide facades and prominent front-facing gable ends. These older properties have quality building materials which are found rarely in later estate development, and their style is considered of townscape value due to its individuality.

A range of later properties are also found within the area, often of lower townscape quality or of a form and style more commonly found within the Borough. However, they generally sit well with their older neighbours.

The established character is aided by the generally abundant vegetation within the streetscape. Most obviously this is formed by the large mature street trees (sp. Plane and others), and mature garden planting. This helps form some of the mature setting and character of the area. Sympathetic road engineering and signage is also a positive feature.

BUILT FORM INFORMATION**Built Form (predominant)**☒ Detached☐ Semi-detached☐ Terraced☐ Flatted block

Large detached properties

Built Height (predominant)

2 storey

Built Scale

Mixed (complementary)

Building Line

Mixed (complementary)

Plot Size

Large

JUDGEMENTS**Pressures:**

Pressure from parking - especially around the school which is evident in heavy on street parking which negates some of the quiet character.

On street trees - evidence of recent removals.

From replacement development which includes limited vegetation and does not fit the leafy characteristic of the area.

Townscape Quality (Built condition and vegetation condition, intactness)

High

Examples of some very good quality built features, and high quality mature street planting - both of which are in very good condition. Visual variety is generally complementary, and unified by vegetation. The overall effect is of a high quality townscape where the combination of mature vegetation and high standard of build quality provide a mature residential setting.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

The relative rarity of architecture, period property features and mature street trees add to the townscape value. As an established collection of elements, which would be difficult to recreate, the area has a med-high recreability value. The area is also considered to have a med-high ecological value.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

Although the area includes some visual variety in built form, the maturity of setting and quality of the architecture in some properties makes the area very sensitive to change. Essentially, it would be difficult to replicate the 'established' character of individual but complementary architecture. The trees - both within the street and within gardens - are of a high sensitivity to change. Recommendation as an Area of Special Character.

LOCATION AND PROMINENT STREETS

Temple Road

GENERAL DESCRIPTION

This area lies to the north of Epsom town centre and primarily comprises Temple Road, with the neighbouring area of the Hazon Way estate a distinct sub area (27a).

Temple Road is a thoroughfare leading into Epsom town centre, with a resultant busy characteristic and traffic flow. It is formed of large detached and semi-detached properties from a range of eras - most notably Edwardian double fronted villas and 1950's semis - with similar properties forming runs of approximately 10 house types in a row which gives a sense of visual unity to the street. However, some parts of Temple Road are formed of a mixture of individual, distinct properties.

Whilst there is a pressure from traffic and parking, the area includes characterictics which mitigate this impact. Mature street trees, and front plot boundaries (which are in a generally good condition) are important to the residential character of the street. Streets are on a straight layout. St Barnabas' Church forms a visual landmark within the area.

AREA INFORMATION

Topography

The topography of the area is generally flat.

Views/Enclosure

Views are generally channelled by the built form.

Surrounding and Internal Green Spaces

Properties along the western side of Temple Road, and on the northern edge of the Hazon Way Estate back onto the Court Recreation Ground.

Urban-Rural Fringe Description

NA

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

Generally, building scales are complementary.

STREET FEATURES

Parking (predominant arrangement)

Parking arrangements are mixed. Most properties have a drive, and there is some conversion of gardens to forecourt parking (typical of throughfare roads). On street parking is also provided.

Vegetation

Sporadic, but mature street tree planting is present, as are occassional front garden trees - both of which play an important role in the area's residential character.

Plot Boundaries

Front plot boundaries are generally present (although of mixed forms). They are in good condition, frequently including well maintained shrub or hedge planting which has a valuable softening effect on the streetscape.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Two predominant building types are present, with roof types following those styles. On the Edwardian villas, a steep pitch, gable ended roof type is found, with front facing gables detailed with mock-tudor black and white work. More frequent is a typical 1950's semi-detached hipped roof form with concrete or clay tiles

Walls/Elevation

Edwardian villas are of red-orange brickwork and brick detailing and tall portrait windows. The 1950's semis include a limited palette of mass produced materials - a mix of brickwork, render, pebbledash and tile hanging typical of this house type. Some of these have large, landscape oriented windows.

JUDGEMENTS

Pressures:

Traffic and parking are pressures on the area as a throughroute and with its proximity to the railway station. Whilst the overall streetscape is generally coping well with parking, individual plots being converted to forecourt parking put pressure on the quality of the streetscape, and its residential character.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Townscape quality is generally moderate, and being maintained in spite of the pressures described above. Intactness is lower, due to various replacement developments. However, the older Edwardian properties are of a higher townscape quality.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

The area possesses a medium townscape value. The presence of mature trees increases the biodiversity of the rear plots. Most property types are commonly found, and therefore of a moderate recreability value. However, the established character of the Edwardian villas are of a higher recreability value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

As described under townscape quality, intactness is low which affords some accommodation for change. However, the runs of similar properties, ie the run of Edwardian villas have a higher sensitivity due to quality and intactness. The front plots and their boundaries are very important to the street's residential character as a softening, and visually attractive element, and of high sensitivity - especially to forecourt conversion.

LOCATION AND PROMINENT STREETS

Hazon Way Estate

Horsley Close

GENERAL DESCRIPTION

A uniform estate built during the 1930's as the Borough's built up area extended from north of Epsom station. Laid out on a uniform layout with properties closely spaced but set back from the carriageway, with a quiet residential character. The properties are typical of mass produced estates from this period: hipped roofs, with large overhangs and double height bay windows. A limited palette of finish materials is found, of brickwork, tudor-style black and white work, pebbledash, render and tile hanging.

Plots are well maintained, with boundaries uniform (brick walls) and mostly present leading to a visually unified and well ordered streetscape. Driveways and garages are common, with some evidence of forecourt conversion.

In contrast, Horsley cul de sac has a similar built form, but strong on street parking restrictions which has led to a wholesale forecourt conversion and an almost total lack of vegetation - leaving a 'hard' streetscape visual quality and a lower condition.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☒ Semi-detached ☐ Terraced ☐ Flatted block

Almost entirely formed of semi-detached properties.

Built Height (predominant)

2 storey

Built Scale

Uniform

Building Line

Strongly Defined

Plot Size

Medium

JUDGEMENTS**Pressures:**

Parking - overspill from the railway station and town centre, which is a particular pressure on Horsely.
Extensions - particularly large side extensions which can visually unbalance symetrically-designed semi-detached housing.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Both built form and vegetation is in good condition. The area retains a good level of intactness. Horsely's streetscape is of lower condition.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

All townscape values are considered to be moderate. As a commonly found property type, recreability is considered moderate.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

The overall intactness of the area limits development to some extent. However, there is scope for environmental improvement - especially with regards streetscape. The parking pressures which have impacted Horsley Close's front gardens (being almost universally converted) indicates that front gardens and plot boundaries have a much higher level of sensitivity to change, and should be retained, and replaced where absent.

LOCATION AND PROMINENT STREETS

Priest Hill

Longdown Lane

Reigate Road

GENERAL DESCRIPTION

Linear area built along the busy throughfares of Reigate Road and Longdown Lane. Technically, the character area is divided into two parts (Reigate Road and Longdown Lane) by the intervening Conservation Area.

Very varied built forms, for all elements of form and style. In general they are of a similar scale being large detached houses with wide facades and set within large plots. However a very wide range of building periods and styles are present, including a high degree of replacement dwellings. What unifies the area is a layout on two of the Borough's older roads (which have become through routes) and location on the settlement edge with extensive views possible and some characteristics of the urban/rural fringe.

AREA INFORMATION

Topography
There is a general incline along Reigate Road in a southerly direction.

Views/Enclosure
The settlement edge location affords extensive views across Reigate Road to the sports pitches, open grassland areas of Priest Hill and Nescott.

Surrounding and Internal Green Spaces
The settlement edge location and orientation of properties along Reigate Road and Longdown Lane means that almost the entire character area fronts onto greenspace.

Urban-Rural Fringe Description
The fringe includes a variety of land uses: sports pitches, utilities, storage and greenhouses, and the large institutional development at Nescott are all arranged adjacent to this character area, creating an interrupted fringe type.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
The scale of development is extremely varied however the continuous building line and presence of mature trees unifies the linear character area. Plot sizes are considered to be large.

STREET FEATURES

Parking (predominant arrangement)
Garages and driveways are very frequent, but forecourt conversion is also common.

Vegetation
Including some very large, mature street trees around junction to Ewell Downs Road. Although gardens still regularly include hedgerow boundaries and front garden vegetation, this is compromised in places. The boundary to the carriageway is important due to its busyness.

Plot Boundaries

Street Furniture
As a thoroughfare, the area includes modern traffic calming measures and a signalised crossing.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Very varied built forms, for all elements. In general they are of a similar scale being large detached houses with wide facades. However a very wide range of building periods and styles are present, including a high degree of replacement. This applies to both roof and elevation form and materials and to window forms.

Walls/Elevation

JUDGEMENTS

Pressures:
Traffic is the largest pressure, impacting on the character of the roads. A secondary pressure is brought about by replacement dwellings which have lessened the quality of the streetscape and affords a frequently uncomplementary mix of styles. Views are under pressure from neighbouring developments such as Nescot College which influences on the areas residential character.

Townscape Quality (Built condition and vegetation condition, intactness)
Medium

Varies according to location, with some areas of better and more traditional built quality and retaining front gardens in good condition. However, other parts (particularly in proximity to Nescot) have a high degree of individual, non-complementary replacement development and forecourt conversion.

Townscape Value (Ecological value, recreatability, intervisibility, frequency of townscape designations)
Medium

The ecological value is considered to be medium-high given the run of large rear gardens and proximity to the Green Belt, and the area has a higher level of intervisibility. However, its recreatability and townscape designations are at moderate levels, producing an overall value of medium.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Medium

Varies according to location, but replacement development has formed a mixed visual character which, together with a medium quality, would afford a degree of accomodation to change. Original features should be retained and enhanced to improve quality, and where a uniformity of building style runs consecutive for several properties, future change should reflect this style. This area has a medium townscape sensitivity to change. Front gardens and the mature trees are sensitive to change, future development should reflect the area's importance as a transition between rural and urban characteristics.

LOCATION AND PROMINENT STREETS

Wallace Fields

Dorling Drive

GENERAL DESCRIPTION

This area lies to the south of the Epsom-London Victoria railway line, bordered to the west by Alexandra Park and to the east by The Green/Ewell Downs Road Conservation Area.

Its area has an established and well ordered character originating in the late 1950's/early 1960's. It is formed of a network of long, straight streets/cul de sacs with a strong uniformity to the built form which is softened by changing material finishes and garden planting which adds a visual variety to the streetscape.

The street/ cul de sac layout lessens pedestrian permeability (and is of a straight layout), although a public bridleway passes through the area and helps to link streets. Rear gardens include mature tree planting, which backs onto the playing fields.

AREA INFORMATION

Topography

The topography of the area is generally flat, with some shallow inclines.

Views/Enclosure

Views are generally enclosed by the built form.

Surrounding and Internal Green Spaces

Area borders playing fields (Alexandra Park and Wallace Fields school grounds) on two sides, which properties back onto, and with bridleway links to.

Urban-Rural Fringe Description

NA

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The predominant built form is 2 storey detached, with a uniform scale and a strongly delined building line. Plot sizes are considered to be medium.

STREET FEATURES

Parking (predominant arrangement)

Parking is accommodated by driveways and garages, which limits on street parking. Localised on street parking pressure around the school.

Vegetation

Street trees are sporadic on Wallace Fields, but more regularly planted on Dorling Road and St John's Ave (cherry species). Much more significant to the streets character is the well ordered, but visually varied garden planting, which is of a high quality. With plot boundaries being largely absent too, the garden planting plays an even stronger role in the streetscape - primarily by softening the repetition of the built form.

Plot Boundaries

Plot boundaries are mixed in form (hedges, shrub planting frequently, or very low walls) and in some instances absent. In spite of this, the boundary between street and footpath is well defined and the orderliness of the street visually is not lessened by the variety.

Street Furniture

Minimal street funrniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

As with all property features, the roofs are similar throughout the area. They are of steep pitch, hipped form and covered in clay tiles. Chimneys are present.

Walls/Elevation

Elevations are uniform in form, although their material finish displays a range from brickwork to tile hanging to render, adding a limited visual variation to the street. The first floor is visually important being flat fronted - which together with a universal hipped roof form and neo-Georgian window style, form a repeating and predominant architectural feature to the street. Ground floors have projecting windows and porches.

JUDGEMENTS

Pressures:

Some pressure from on-street parking is notable around Wallace Fields school.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

Properties are well maintained and in similar good condition as the gardens, both considered to be a med-high level. The established and well ordered character of the area adds to its townscape quality. Intactness is med-high too, with few replacement properties or additions which detract from the original development.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)

Medium

Recreatibility (being a commonly found house type), intervisibility and frequency of townscape designations are all moderate. The good quality of vegetation, run of medium-sized rear plots and proximity to green space create green corridors which are considered of med-high value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

The uniformity of building features, softened by a visually varied gardens and streetscape of a good quality make this an area sensitive to change which would vary from the predominant characteristics.

LOCATION AND PROMINENT STREETS

Windmill Close

Windmill End

Chelwood Close

GENERAL DESCRIPTION

Series of smaller cul-de-sacs on the western edge of Character Area 29 (Windmill Close, Windmill End and Chelwood Close) formed of individually different infill developments from three distinct development periods. Chelwood Close includes bungalow development, whilst Windmill Close and End are 2 storey detached properties.

Large, mature tree planting is evident particularly on the rear plot boundaries of Windmill End - reflective of its much earlier development (1920's), with Chelwood Close (1950's) and Windmill End (1970's) appearing later.

BUILT FORM INFORMATION**Built Form (predominant)**☒ Detached☒ Semi-detached☐ Terraced☐ Flatted block**Built Height (predominant)****Built Scale****Building Line****Plot Size****JUDGEMENTS****Pressures:****Townscape Quality (Built condition and vegetation condition, intactness)**

Although individually, the streets may include an intact set of original properties which form a complementary set, the streets differ from one to the other and lessen overall intactness of the area. Built quality and vegetation quality are both considered moderate.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

In terms of ecological value, recreability and frequency of townscape designations, the area has a moderate value. The streets layout and topography makes them fairly secluded, and thus a med-low intervisibility value.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Overall, of medium sensitivity to change.

LOCATION AND PROMINENT STREETS

Alexandra Road

Albert Road (part of)

Copse Edge Avenue

GENERAL DESCRIPTION

This are is located in the south east of the Borough's built-up area, with the Epsom-London Victoria railay line to its north, and the playing fields for Epsom College at its southern boundary. The predominant features of this area are: long, straight street layout; an interaction with neighbouring green spaces (allotment, park and playing fields); large plots with mature tree planting and overall Edwardian/1930's house types.

Although the long streets include throughfares such as Alexandra Road and Albert Road, the residential character of the area is quiet. And through either location or road closures, it includes some very quiet avenues such as Denham Avenue and Copse Edge which have distinct and positive streetscape qualities.

AREA INFORMATION

Topography

Medium to long distance views of the town centre and Epsom College and grounds from open areas and areas of elevation - which play an important part in defining the context of the character area.

Views/Enclosure

Views vary across the area and are generally limited by built form, but include some points around open land which allow for extensive views of the Epsom College playing fields or the town centre (esp. around the allotments. The long, straight avenues which characterise this area also allow for

Surrounding and Internal Green Spaces

The area includes boundaries at many points, with open spaces and therefore a high degree of interaction with, urban open land. This includes Alexandra Park, Epsom College playing fields and the allotments at Albert Road. In most instances, properties back onto these greenspaces, have land use long narrow rear gardens directly neighbouring the green space a feature. At College Road, properties front onto the playing fields and enjoy extensive views.

Urban-Rural Fringe Description

At the playing fields, residential gives way to open green space but includes a cluster of buildings associated with the college to form an integrated fringe type of development.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

Detached and semi-detached properties form the bulk of the properties, with those types often found side-by-side on the same street as part of the original development. The sub areas include different built forms from the area's predominant types. Built scale is mixed to some degree, taking into account the variance in detached and semi detached properties. In general, properties on Alexandra Road are of a larger scale, being substantial properties and with very long rear gardens. Plot size varies in other parts of the area, but is generally generous.

STREET FEATURES

Parking (predominant arrangement)

Most properties have provision for parking. Nevertheless, Albert Road includes a fairly high degree of on street parking and subsequent loss of front gardens to forecourt parking.

Vegetation

Small scale ornamental street trees are sporadically planted on Albert Road, Alexandra Road and Copse Edge, which helps to soften the streetscape to some degree. Garden trees are notable in rear gardens, often being large and mature but because of their location do not really lend a leafy quality to the street as evident in other areas of the Borough. Nevertheless, because of both rear garden size and the preponderance of local green space, green corridors area provide valuable local amenity impact on ecology

Plot Boundaries

Street Furniture

In general, street funriture is minimal

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Roof form is predominantly hipped, typical of its building period. Infill and replacement development includes gable roof forms, as does some of the larger Edwardian properties on Alexandra Road. Roof materials are predominantly clay tiles.

Walls/Elevation

Again, follows the pattern for its period of development. The predominant type is a typical 1930's house with double height bay window, mixture of brickwork/tile hanging or render. Of particular note is Copse Edge, which retains a high degree of intactness and uniformity which contributes to the good quality streetscape.

JUDGEMENTS

Pressures:

Infill and replacement development of a different character from the original Edwardian 1930's types has impacted on the unity of the areas character, threatening to become piecemeal rather than either unified or mixed and complementary. There is some pressure on street parking, particularly on Albert Road, and subsequent forecourt conversion.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Varies to some degree. In general, build quality is good and in some cases very good, and rear garden vegetation is also of good quality. The variation in plot boundaries can be a detracton to the streetscape, and quality of front garden vegetation is not as highas in other areas. Copse Edge, which has a different street material treatment (bound gravel) which integrates very well with driveways and front gardens, and its uniformity of built features is of medium-high quality. Clusters of older properties, such as the Edwaridan houses on Alexandra Road, and Victorian cottages fronting onto the playing fields are also considered to be med-high quality.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)

Med-high

The run of back gardens and links to adjacent greenscape indicate a med-high ecological value. The area also has buried archaealogy which raises the landscape designation value to med-high. In terms of intervisibility and recreatibility, it is considered moderate - being largely populated with commonly found property types.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

In general, the area is of a medium sensitivity to change for the above reasons, and in order to maintain the quiet residential character as opposed to throughfares. Some areas have a lower sensitivity, where replacement development from previous periods has lessened the overall unity of the area. The positive townscape qualities and values described previously should the retained, and future development aimed at exhibiting similar characteristics.

LOCATION AND PROMINENT STREETS

Albert Road (part of)

GENERAL DESCRIPTION

Predominantly formed of Victorian terraces, of a good build quality with simple architectural detailing such as brickwork around windows and on corners. Materials on the terraces are brickwork on elevations and slated roofs. Small plots, with building line close to street.

They form a valuable link to Victorian and period development within the neighbouring Conservation Areas. In contrast, 1960's-1970's replacement development (terraces or semis) cul-de-sacs set to different building line within pockets, and of a lower build quality lessen detract from the overall character.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☒ Terraced ☐ Flatted block

Mainly terraced, with some semi-detached

Built Height (predominant)

2 storey

Built Scale

Mixed (complementary)

Building Line

Irregular

Plot Size

Small

JUDGEMENTS**Pressures:**

On street parking is especially intense.
Replacement/ development has impacted on character

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

The Victorian terraces are of good built quality, later development less so. The mixture of property types lessens the intactness of the area.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

Although ecological value is limited by the smaller plot sizes, in terms of recreability (of the Victorian terraces, an established built element) and in terms of townscape designations (as an important setting for the Conservation Area - raise the overall townscape value to med-high).

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

As above, the mixed qualities offer some accommodation for change or enhancement, which should protect the character of the Victorian terraces and provide a sensitive setting for the adjacent Conservation Areas. There is some scope for environmental improvement and for future built development of a more responsive appearance.

LOCATION AND PROMINENT STREETS

Alexandra Road (part of)

GENERAL DESCRIPTION

A short run of flatted development on Alexandra Road, of a larger massing than the wider character area, and set within landscaped grounds and car parks. Predominantly brick built and flat roofed, they are of some uniformity of appearance, and provide containment to the neighbouring edge of Alexandra Park.

The properties are well screened by mature tree planting.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☐ Semi-detached ☐ Terraced ☒ Flatted block

Predominantly flatted development

Built Height (predominant)

3 storey

Built Scale

Uniform

Building Line

Strongly Defined

Plot Size

Large

JUDGEMENTS**Pressures:****Townscape Quality (Built condition and vegetation condition, intactness)**

Medium

Of moderate built and vegetation condition, and formed of blocks with a uniform overall appearance.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

Whilst of a mass produced building type, the inclusion of several specimen TPO trees and forming the setting of a listed building, together with an ecological value adds up to a med-high townscape value.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

Of moderate sensitivity to change, with the townscape values described above important factors in future development.

LOCATION AND PROMINENT STREETS

Mill Road

Bridge Road

Denham Road

GENERAL DESCRIPTION

An small but mixed area. Variation is the chief characteristic.

The area is set on a hillside, steep in places, which affords good aspect. However, this is somewhat lessened by the location of the railway and depots in the foreground in terms of view.

Mill Road, which bisects this sub area includes large Edwardian semi-detached villas similar in character and style as those on Alexandra Road. Red/orange brick and tile hanging are a featuristic material finish, as is a mock tudor style with black and white work. Later developments have grown up around - some of which have followed a lower quality mock tudor style, while others (flatted blocks in modern style with very little architectural detail) are distincively different. Parking is an issue, with many of the Edwardian properties having forecourt conversions to make up for their lack of driveway, and other later developments having no off-street parking provision. As a result, vegetation has been reduced and is often of a lower quality. Plot Boundaries, where present, tend to be low brick walls.

As a distinction - Denham Road and Norman Avenue has a much higher townscape quality. It has a more secluded character and a good degree of intactness of style amongst its Edwardian properties. The streetscape is an integration between the carriageway and front gardens, with wide veres planted with mature trees and a gravel surface. The built from is visually varied rather than unifrom, but has a complementary look. It is brought together, to some degree, by the streetscape.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☒ Semi-detached ☐ Terraced ☒ Flatted block

Built form includes a considerable variety, of which no one form can be described as predominant.

Built Height (predominant)

2 storey

Built Scale

Mixed (inc. out of scale)

Building Line

Irregular

Plot Size

Mixed

Height and scale is, again, varied. In general, 2 storeys are the most common. However, 3 storey flatted blocks are common. Scale of replacement and infill development has not followed either the scale or style of earlier periods consistently, leading to an uncomplementary mix.

JUDGEMENTS**Pressures:**

On street parking.
Replacement, infill development.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-low

A variety of built and vegetation condition, ranging from well-built Edwardian villas to recent development, some of which is in a poor condition. Intactness is low for the overall area with contrasting building forms and styles creating a piecmeal visual apperance, although individual streets can have a much more unified apperance.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-low

Proximity to utilitarian land uses such as the railway and depots lessen the residential/townscape value, although the area's hillside location equates to a med-high intervisibility. Recreability is med-low for the majority of properties - being formed of commonly found and recent property types.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Med-low

In general sensitivity to change is medium-low. However, feature and period properties should be protected and their setting enhanced if possible. Later replacement development - forming a piecmeal visual character has a low sensitivity to change. Denham Road/ Norman Avenue, with a higher townscape quality, has a med-high sensitivity to change.

LOCATION AND PROMINENT STREETS

Links Road

Kingsdown Road

Longdown Road

GENERAL DESCRIPTION

A small estate development located between Longdown Lane and Alexandra Road, formed of detached properties of a uniform scale and spacing, even if varied in architectural styles to some degree. A mixture of house styles (eg. Bay windowed tudor-style elevations, or flat fronted of brickwork elevation with hipped roof) which are found in many other estates within the Borough, are in evidence here.

The area has a quieter and more secluded character than the neighbouring Alexandra Road and Longdown Lane areas, and forms a gradual transition between rural character: notable and suburban character areas in the change from a rural road layout to a more regimented network of streets and from property style and forms which graduate towards a more coherent type at the centre of the area.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☐ Semi-detached ☐ Terraced ☐ Flatted block

Closely spaced detached properties. Occasional bungalows, but overwhelmingly similarly scaled 2 storey detached properties with a uniform plot size (generally smaller front gardens, with medium sized rear gardens, and a strongly defined building line).

Built Height (predominant)

2 storey

(see above)

Built Scale

Mixed (complementary)

Building Line

Strongly Defined

Plot Size

Medium

JUDGEMENTS**Pressures:**

Some pressure from on street parking along the edges of the area.

Some replacement properties fail to replicate the form or style of the original estate properties and visually stand out.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Generally quiet, well proportioned streets with good quality built form and vegetation which adds a maturity to the character. Some replacement properties lessen the streetscape quality in terms of intactness, where of a very different style and form from original development.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

Ecological value is considered to be med-high with green corridors formed by runs of rear plots (especially between Alexandra Park and Longdown Lane). Recreability and intervisibility are considered to be moderate, and there are few townscape or landscape designations.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

An area which demonstrates a mix of architectural styles, although originally built during the same period and linked by a uniform scale. The visual variety in built style affords some degree of accommodation to change. Bordering character areas blend at the edges, with a resulting overlap in character, eg from Area 31 (Alexandra Road), and of a more open character bordering Area 28 (Longdown Lane)

LOCATION AND PROMINENT STREETS

Grove Avenue

College Road (part of)

Chartwell Place

GENERAL DESCRIPTION

A mixed area, covering a wide range of styles and periods of developments, and even varied built form (see above).

Overall, the area is formed of a series of small infill developments. Frequently this is arranged around cul de sacs, and is often of small block size and permeable.

Three elements work to unite the disparate elements of the area:
Firstly, it is generally set within a mature and good quality landscape. Mature tree planting especially plays an important role in the area - either directly within the area, or views of trees in neighbouring areas. Even the most recent periods of development have included an intergration between landscape elements and the street and helps to blend and soften the disparity in built styles.
Secondly, the changing topography adds a visual and physical interest to the area, offering seclusion and aspect in varying degrees.
Thirdly, the relationship with the area and neighbouring Conservation Areas -which cut through the character area and divide it into three separate parts. Older, landmark and feature buildings are in close proximity to the character area, often part of views and phsically connected by the street network. Although some of the cul de sacs feel separate, in general there is an overlap between the character area and the conservation areas, with the later increasing the value and interest of the former.

AREA INFORMATION

Topography
Topography plays an important role. The hillside locations of the character area leads to a mixture of secluded closes (eg Chartwell Place) or elevated and open places (eg Treemount). The built form responds to the topographical changes.

Views/Enclosure
As described above, this varies, but can include extensive views of Epsom town centre.

Surrounding and Internal Green Spaces
Although mostly 'landlocked', the area fronts onto greenspace at Pitt Place at The Grove and at Church Road.

Urban-Rural Fringe Description
NA

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
Generally, the scale works well together, with built heights being either 2 or 3 storey. Plot sizes are mixed, being either medium or small.

STREET FEATURES

Parking (predominant arrangement)
Varied, although most properties have driveways. However, on street parking is a pressure from Epsom College and town centre users.

Vegetation
Trees play an important element in the area - with mature trees being a common feature and helping to blend some of the disparity in the built form. In general, the landscape/streetscape of these areas is of good quality and condition.

Plot Boundaries
Plot boundaries - as with the built form are very varied.

Street Furniture
In general, street furniture is minimal.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Property features are varied - see Built form description

Walls/Elevation

JUDGEMENTS

Pressures:
The primary pressure on the area appears to be from parking from neighbouring uses (college, town centre). Most parts of the area include for off street residentr parking (drives mainly), but many streets have a very high degree of on street parking. This is particularly significant on the narrow streets around Epsom College.

Townscape Quality (Built condition and vegetation condition, intactness)
Medium

The area's mixed nature makes judgements difficult. However, in general the condition of both built and landscape is good. Individually, the small infill estates are intact, but their proximity to very different built styles leads to a visual disparity and a lack of overall intactness. The maturity of trees and often front garden vegetation too, is a positive and good quality element of the area.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Medium

Townscape values (ecological, intervisibility and recreability) are all considered moderate due to the mixed nature of developments and locations. However, the area's setting for Conservation Areas and its location within a historic part of the Borough increase its townscape value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Medium

In general, the lack of overall intactness affords accommodation for change. Some recent developments have been built which are of distinctly different style to their existing neighbour without a negative impact on the character of the area. However, the value of areas at the boundary with Conservation Areas has a higher level of sensitivity. Some existing built styles from the 1960's and 1970's (eg The Grove) are inappropriate to the Conservation Area setting. Their replacement/ enhancement would be beneficial to the overall character.

LOCATION AND PROMINENT STREETS

Ashley Road (part of)

Avenue Road

Heathcote road

GENERAL DESCRIPTION

This area sits within boundaries defined by the edge of the town centre, and two Conservation Areas, offering some clues as to its mixed characteristics.

Two overall features mark its distinctiveness:
Firstly, it includes townscape features of a high quality, very good condition and well ordered character.
Secondly, the area benefits from a leafy quality, with parkland setting and mature street trees an integral element of its character.

Within this framework, smaller areas of individual characters are evident. Around Roseberry Park there are larger massed buildings (commercial and residential). Sandown-Lodge, modern style flatted development in landscaped grounds has an open, and established character. Remaining parts of the character area tend to include properties either from the 1930's (semi detached) or from the 1960's-1970's with a sharper visual architectural style. However, a vareity of individual building styles from earlier periods - and often in very good condition - are also present.

AREA INFORMATION

Topography

The topograghy of the area is generally flat, or with shallow inclines.

Views/Enclosure

Although views are generally limited within the are by built form and street features, the open parkland setting for much of the area affords more extensive views into Roseberry Park and the landscaped external space around Sandown Lodge. As such, the area has a character of tightly formed

Surrounding and Internal Green Spaces

One of the central characteristics of the area is internal parkland or parkland setting, with generally larger massed buildings fronting onto (and containing) Roseberry Park, whilst Sandown lodge and properties on Avenue Road front ont the landscaped area which runs through that area.

Urban-Rural Fringe Description

NA

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

Built scle ranges from 2 storey properties (the predominant height), up 4 storey larger massed buildings around Roseberry Park, and taking in the 3 storey flatted development at Sandown Lodge. In general, the open setting and mature landscape elements help to minimise discrepancies in scale, and the larger massed buildings complement their open settings.

STREET FEATURES

Parking (predominant arrangement)

Parkin arrangements are mixed, and include underground parking, driveways and some onstreet parking. In general, parking does not play a significant role within the streetscape.

Vegetation

The area's vegetation is one of its chief positive characteristics. Mature street tree planting (eg the chestnuts on Avenue Road) help to give the area a strong mature character. The parkland areas afford views, openness and visual variety in planting. And in general, front plots are also well maintained and form a positive street element.

Plot Boundaries

Plot bondaries are mixed. In the parkland and landscape areas, an openness without plot boundaries is common. However, streets and closes individually tend to have plit boundaries.

Street Furniture

Street furniture is well ordered and tends to be of a heritage style. Tall, established brick walls and pedetrian walkways past back gardens are also a strong characteristic of the area.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Roof forms follow the style of individual streets and buildings, typical of their development period. This includes hipped ropfs on 1930's-1950's properties, gable ends on the 1960's-1970's properties and flat roofs on flatted development. Roof materials are varied.

Walls/Elevation

Again elevation and general architectural styles follow those typical of the period of development. Victorian properties are brickwork with simple decoration and chimneys. The 1930's-1950's, and 1960's-1970's properties generally are of brickwork facades and occasional tile hanging.

JUDGEMENTS

Pressures:

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

Built condition and quality is of a med-high standard, with several property types being good examples of well built and well maintained houses or flats. Similarly, vegetation condition and quality is med-high. Some street strees are fine mature specimens, and gardens/landscaped plots tend to be well maintained and a positive addition to the street character. Intactness is moderate, with a wide range of building styles and era's present.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)

Med-high

Recreatibility is considered medium-high (insdicating the area would be difficult to recreate), based on a high proportion of original features (both built and vegetation), and an established character. Ecological and intervisibility values are also considered med-high - with the area largely set on roads/areas with an open setting a relatively high amount of through traffic.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

The area is of a med-high sensitivity to change. Development should respond to the established, although varied, character. Retention of original features and vegetation is important to maintain the area's valued townscape.

LOCATION AND PROMINENT STREETS

Woodcote Close

Squirrels Way

GENERAL DESCRIPTION

Although two separate areas (Woodcote Close and Squirrel's Way), there is a strong overlapping character which unites the sub area.

Formed of detached properties in a secluded cul de sac layout. The properties are from the 1930's and of 'Surrey style' with complex roof forms, catslides, feature chimneys and distinctive black-and white work (for the most part) facades. Individuality in design is a feature of these properties, as is quality and intactness of original materials.

The gardens are of good condition, with plot boundaries generally intact and forming a positive element of the street.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☐ Semi-detached ☐ Terraced ☐ Flatted block

Built Height (predominant)**Built Scale****Building Line****Plot Size****JUDGEMENTS****Pressures:**

There is some pressure from parking on Squirells Way which has led to some forecourt conversion.

Townscape Quality (Built condition and vegetation condition, intactness)

Condition of both built form and vegetation is at the high end of the spectrum. Intactness of form, style and materials is high, most of which have been retained.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Individuality of design, original features and maturity of setting all make this a difficult area to recreate, and thus of high recreability value. This is reinforced by its positive setting for conservation areas. Its ecological value is considered med-high, particularly from its parkside setting. Both streets are secluded, with a resultant intervisibility which is med-low.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

As an area of largely intact surrey-style architecture and gardens, and as a setting for neighbouring Conseration Areas and Rosebery Park, the sensitivity to change is considered med-high. Development should reflect the style, form and established character. Recommended as an area of Special Character.

LOCATION AND PROMINENT STREETS

Dorking Road
Oakmead Green
Elmslie Close

GENERAL DESCRIPTION

An area of very mixed built form, a result of its proximity to the town centre, busy road throughfares, large institutional land uses and the railway as neighbouring areas.

Overall, the area has a busy character - both in terms of activivty but also in terms of mixed visual characteristics. A succession of small scale infill and replacement development from a wide range of periods has eroded a sense of unofromity in the area - mostly from small scale cul de sac development. Whilst some localised areas are of a uniform character which can be described (see sub areas), the lack of a predominant style or form within other parts of the character area defy a summary description.

AREA INFORMATION

Topography

Although some parts of the character area are largely flat, the undulations and steep inclines around St Joseph's school plays an important element in the subareas around there. For example, 35d is arranged in terraces at its most elevated parts, with properties enjoying extensive views, and the recent development at 35b includes a similar setting but on the other side of the hill. In addition to the prospect afforded by hillside setting, secluded streets and cul de sacs are also an important part of the area's character - which are re-inforced by locations in dips in the topography.

Views/Enclosure

In general, views are limited by built form. Howvere, as decribed above - some extensive views are possible, as are oipen views across playing fields and urban green areas.

Surrounding and Internal Green Spaces

The open greenspace at the centre of this charactre area (formed mainly of school playing fields or largescale amenity grassland/parkland) play an important role to the neighbouring residential character, offering an openness to the dense, mixed and clustered built form.

Urban-Rural Fringe Description

At it western edge, the area borders Epsom common, with a sudden transition from urban to rural space.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

An area of very mixed built form, height, scale and plot sizes.

STREET FEATURES

Parking (predominant arrangement)

Institutional land uses and proximity to the town centre impart parking pressures on the area, with overspill on street parking having a detrimental effect on the residential quality of many streets and cul de sacs.

Vegetation

Mixed in terms of presence and condition.

Plot Boundaries

Again, mixed and largely dependenat on individual street's style.

Street Furniture

Mixed

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Varied

Walls/Elevation

Varied

JUDGEMENTS

Pressures:

Neighbouring land uses such as the frequent institutions found within the area (the hospital and 2 schools), proximity to the town centre and located along a heavily trafficed thoroughfare all put pressue on the residential parts of the area. This includes traffic, overspill parking (which has an acute effect locally), and to a generally busier character both in terms of movement and visually. Successive infill development on a small scale has gradually eroded a sense of unioty to the built form.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-low

Built condition is very varied, and intactness is low. The quality and coverage of vegetation is varied - in some places being of good quality, but as a general comment is in a poor or deteriorating condition and coverage.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)

Med-high

The area's intervisibility is med-high, given its location on a busy through route. It includes a number of valuable townscape elements such as landmarks (listed buildings, or social landmarks such as newsagents). Taken together, these aspects afford the area a med-high townscape value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

In general, the area's lack of intactness affords accommodation of change. However, this is varied, with localised areas being of a much higher townscape value and high intervisibility, which have a resultant higher sensitivity (eg listed buildings and landmarks along Dorking Road).

LOCATION AND PROMINENT STREETS

Whitehorse Drive

Elm Grove

Dudley Grove

GENERAL DESCRIPTION

An area of detached and occasionally semi detached properties formed from a series of cul-de-sacs off of the Spine Road of White Horse Drive. The built form is marked by its close spacing and a distinctive Tudor styling to elevations and gable ends, with many properties including double height bay windows and "Surrey style" roofs. Catslides and half-hipped mansard roof forms are distinctive features.

BUILT FORM INFORMATION**Built Form (predominant)**☒ Detached☐ Semi-detached☐ Terraced☐ Flatted block**Built Height (predominant)**

2 storey

Built Scale

Uniform

Building Line

Strongly Defined

Plot Size

Mixed

JUDGEMENTS**Pressures:**

Proximity to Roseberry School and Epsom General apply a strong parking pressure, which lessens the quiet residential character and is evident in forecourt conversions.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Built and vegetation condition is considered moderate, as is intactness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

Large rear plots and a proximity to several greenspaces are considered to improve ecological value, with recreability, intervisibility and townscape conditions of moderate value.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

Overall, the area is considered to have a moderate sensitivity to change.

LOCATION AND PROMINENT STREETS

St Elizabeth Drive

St Margaret Drive

GENERAL DESCRIPTION

An area of recent development marked by its hillside location (with development gradually stepping down the south-west facing slope) and relationship to the open parkland near St Joseph's School.

Built form - dating from the same period and of a complementary mix - including large and small detached properties with brick built facades and a small area of white render flatted development. A character which could be described as quiet, secluded and at a visual tidiness applies to this area.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☐ Semi-detached ☐ Terraced ☒ Flatted block

Built Height (predominant)**Built Scale****Building Line****Plot Size****JUDGEMENTS****Pressures:****Townscape Quality (Built condition and vegetation condition, intactness)**

Built condition and intactness are considered of a medium-high standard. Vegetation is minimal and, as yet, still to establish.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

With small plots and minimal vegetation, ecological value is medium-low. recreability (as a recent development) is of a moderate. Intervisibility is medium- high, given its hillside location and open setting.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Intact and of good built condition, the area could accommodate some change due to its townscape value - but its intervisibility on an open hillside location would preclude some types of development. Future change should be based on the intact style and form of the existing development in order to maintain its unified appearance.

LOCATION AND PROMINENT STREETS

Woodcote Side

Barns Close

GENERAL DESCRIPTION

A linear cluster of properties on the settlement edge, fronting onto the Green belt. Periods/styles of development include Pre Victorian wood panel, Victorian terraces, distinctive set back, mansard-roofed cottages and some recently built additions. The range of styles and building materials used lacks unity and in some cases are uncomplementary.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☒ Semi-detached ☒ Terraced ☐ Flatted block

No predominant built form

Built Height (predominant)**Built Scale****Building Line****Plot Size**

Although forms, layout and styles vary the built scale has a mixed complementary character.

JUDGEMENTS**Pressures:**

On street parking - with older properties without off street parking provision. Replacement and infill development have weakened the setting for some of the older (especially Victorian) properties.

Townscape Quality (Built condition and vegetation condition, intactness)

Very varied. Older properties have an established quality in materials and detailing. Some examples of recent development are of a much lower standard, lessening the overall townscape quality and intactness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Ecologically of moderate value despite proximity to settlement edge due to smaller plot sizes. Townscape designations are of a med-high level, and the older built features of the area have a high value afforded by being difficult to recreate.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Replacement and infill development has lessened the quality of the sub area, and also its sensitivity to change. Nevertheless, there are opportunities for future development to follow design styles and high quality material finishes to complement the setting of the older properties.

LOCATION AND PROMINENT STREETS

Woodcote Estate

Sunny Bank

Chantry Hurst

GENERAL DESCRIPTION

A character area formed entirely of the private Woodcote Estate: an area of high quality residential townscape of detached properties set back from the carriageway, and a mature integral landscape which blends streetscape and front plots.

Many elements play a role in the area's distinctive townscape. The landscape setting (as mentioned), provides an aesthetcally pleasing context to the built form, and a softly edged streetscape. The architectural form and style is largely intact from the original estate. It has an established character and a strongly complementary visual style - with house 'types' repeated throughout the estate, but of a high build quality detailing and with materials which have largely remained intact.

The estate is laid out on long, straight or sweeping drives absent of footways and clearly unadopted and have a country lane character with grass verges with an undulating topography which adds a more interesting experience. In some cases, the streets have been laid out in repsonse to topography. Overall, the condition of both builtform and vegtation is very high.

AREA INFORMATION

Topography
The hillsides and undulations - which include some steeper slopes - play a significant role in the character of the area, helping to soften the uniform layout, offering different experiences with the estate (eg more secluded areas, or areas where openness is a key feature). Enclosed views within streets are increased in scenic quality by the varied, undulating topography. Views across the surrounding area particularly the west are panoramic.

Views/Enclosure
In general views are encosed (see above), although the areas of the estate which are most elevated include views above rooftops and treetops, eg along Pine Hill.

Surrounding and Internal Green Spaces
The estate has an integral and high quality greenspace structure on all streets and a network of landscape running through the site especially on steep slopes/changes in level.

Urban-Rural Fringe Description
Sudden change at the fringe to the Green belt with a number of uses including woodland to the west, Woodcote Golf Course to the south and horse paddocks beyond tree belts to the east.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
The variety in scale is restricted to the size of detached house, although the scales are complementary. Plot sizes are considered to be medium, although occassional larger plots are present.

STREET FEATURES

Parking (predominant arrangement)
Properties including driveways, and on street parking are very limited (a positive feature of the area's character), although the area's layout promotes car use and a high degree of properties have converted their front gardens to forecourt parking. In general, vegetation has been retained at the plot boundary to minimise this effect on the areas valuable landscape setting.

Vegetation
Wide grass verges, small areas of amenity grassland, very mature street trees and garden trees and a very high standard of garden vegetation (both in terms of variety, scale and condition) is evident. Different streets within the area include subtly different vegetation coverage to produce areas with a more open, or more woodland feel respectively and aiding legibility/visual interest.

Plot Boundaries
Plot boundaries are uniformly present and play an important role in the area. Well ordered, of very good condition with the most prominent form being either hedge or shrub planting - which occassionally extends into the grass verge and helps to integrate public and private space.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Roof forms are varied, but generally follow the Surrey style common in 1930's estate developments. This includes complex roof forms, generally hipped, but often with a front facing gable end. Porches, extensions and garages follow the dominant roof form. Other notable forms include mansard as a front-facing gable end and catslides - with the roof a key architectural feature.

Walls/Elevation
Elevations include projecting front-facing gables which often include achange of material or detaling (eg tile hanging or black and white work), recessed or projecting porches, portrait windows (with bays being less common than in other parts of the same house type in the Borough). Materials are of a high quality, and are notably intact, and follow a limited palette of materials which is repeated across the area - a key element in the area's balance between visual variety for individual properties whilst maintianing a strongly unified feel across the estate as a whole.

JUDGEMENTS

Pressures:
Front plots are under pressure to be convert to parking

Townscape Quality (Built condition and vegetation condition, intactness)
High

In terms of condition, intactness and quality of built form and vegetation the area has a resultant high townscape quality. The intactness of the townscape over such a large area is of particular note. Replacement or infill development of different style is extremely rare. The area's mature, established character is reinforced by the integration between front plots and streetscape with excellent quality street vegetation.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)
Med-high

Although a originally mass built estate, the area's location on the settlement edge and the disctinctive characteristics of the individual properties raises its value above other large scale estates in terms of recreatibility. This is supported by its landscape which is considered to be of high ecological value (and includes a concentration of TPO's), helping to form green corridors.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
High

Given the townscape quality and value as described above, the area is considered to have a high townscape sensitivity. This is reinforced buy its intactness, which affords only limited accommodation of change.
Recommendation for Special Character Area

LOCATION AND PROMINENT STREETS

Ashley Road
Downs Road

GENERAL DESCRIPTION

The location, together with the landscape treatment of the area form critical elements to the character.

In terms of location, the area has a distinctive topgraphy and sits on the urban settlement edge. In terms of landscape, the tall, closely spaced street trees (mainly beech) form the dominant element on the street and create a semi-woodland feature. Taken together, location and landscape help to form a distinctive character area itself, and also a landmark gateway between the Borough's urban and Epsom Downs areas.

The built form of the area is notable for set back detached properties (many of which are of a high residnetial architectural quality and individually distinct) on large plots - with a degree of visual variance in styles/finishes.

AREA INFORMATION

Topography
Topography is very significant to character, with the area arranged primarily on two long, straight roads which lead from a low elevation at Downs Hill Road, sweeping uphill to the Downs. As through routes, the topograpghy creates an interesting journey through the character area for passersby - and a distinct gateway into the Borough from the South.

Views/Enclosure
The western side of the area borders the greenbelt, however views are limited due to the mature beech tree planting on Ashley Road and other screen vegetation. Instead, views are channelled by the street trees along both Ashley Road and Downs Road.

Surrounding and Internal Green Spaces
Ashley Road broders the green belt (farms, horsiculture), and both it and Downs Road have mature beech tree planting and a layout that brings landscape as a defining feature within the area.

Urban-Rural Fringe Description
Gradual change (farms, horsiculture) that intergrates well with the suburban edge.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
Plot size (large) and property scale are fairly uniform, with some difference notable in larger Edwardian villas (esp. Ashley Road) and a higher density and closer spacing of houses on Birches Close.

STREET FEATURES

Parking (predominant arrangement)
Parking is almost universally off street, with large plots affording driveways and garages, together with some parking restrictions. The lack of on street parking adds positively to the sweeping, wide character of the streets. Traffic speeds evidently high with speed signs and the long straights on the approach to town.

Vegetation
The landscape setting is vital to the character. Essentially, the area has a very mature landscape setting formed of very tall and closely spaced trees (mainly beech) within front plots to create a very distinctive woodland feel to the street. Being planted on both sides, a strong enclosing avenue of vegetation is formed, and forms a transition between the urban area and the neighbouring Epsom Downs area to the South. Birches Close does not include the same tree planting and has a resultant open character in comparison. Front plots are of very good condition, often

Plot Boundaries
Plot boundaries have a good degree of uniformity, predominantly of stone or brick.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Roof froms, as with other architectural elements, have a degree of variety. The predominant form is hipped, often with a level of complexity from individually designed properties. Original Surrey style catslides, steep pitches which are architectural features, often with tall brick chimneys. Other roof froms are present on later period properties - or on Edwardian villas, such as simpler hipped forms and gable ended.

Walls/Elevation
The predominant Surrey style properties include traditional brickwork with tile hanging (to first floor or bay elevation) or render to first floor. Original materials add to the build quality of several properties notably on Downs Road. Other distinctive styles include red-orange brickwork elevations of Edwardian villas (Ashley Road) and a mock-Georgian style.

JUDGEMENTS

Pressures:
The area includes some replacement development from various periods, some of which has been of a lower quality and of different styles from original properties which has lessened the built form unity - although scale has been regarded.

Townscape Quality (Built condition and vegetation condition, intactness)
High

The area includes a high number of very good quality properties, individually designed but following a similar style - which are somewhat balanced by some replacement properties in different styles and with lower quality/ more standard finish materials. However, the impact of the mature woodland landscape planting on the street is a major positive in terms of townscape quality, as is the conditions of gardens.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
High

A valuable townscape, distinctive and forming a valuable and successful transition between suburban and the Epsom Downs area, and one of the key gateways within the Borough. Build/vegetation quality and individuality of architecture make this a very difficult area to recreate - thus a high recreability value. This is true also of the ecological value provided by the large plots and proximity to the Green Belt.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
High

Although replacement properties have lessened the overall architectural unity (especially if compared with the neighbouring estate of the Ridings Conservation Area), which affords some accommodation for built form change, the original built form should be retained and enhanced. In terms of landscape, this is of a very high degree of sensitivity - playing such a key role in the area's distintiveness, which should be protected. Recommendation for Special Character Area

LOCATION AND PROMINENT STREETS

Ashley Road (part of)

Downs Hill Road

GENERAL DESCRIPTION

Two distinct types of development exist: a row of 1960's-1970's detached properties on Downs Hill Road, with a staggered building line fronting the street, which neighbours the flat foot slab block flatted development of Briavels Court. Although neither type has much similarity to character area 38, they do share some built characteristics with their neighbouring areas to the north and form a transition between the two.

While built form is different, the landscape setting - especially for Briavels Court includes mature planting and spaciousness which complements the 'gateway' character of Area 38, and forms a positive element of character.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☐ Semi-detached ☐ Terraced ☒ Flatted block

Two distinct forms, with a row of closely spaced detached properties neighbouring flatted development.

Built Height (predominant)

3 storey

Built Scale

Mixed (inc. out of scale)

Building Line

Mixed (non-complemen)

Plot Size

Mixed

The flatted development of Briavel's Court is, to some degree, marginally out of scale (being taller than neighbouring areas) and of a distinctly different layout.

JUDGEMENTS**Pressures:****Townscape Quality (Built condition and vegetation condition, intactness)**

Med-high

Built form and intactness is good, and the landscape setting of well maintained grass/shrubs together with mature and specimen trees is considered to be of med-high quality.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

Although the built form may be considered moderate in terms of recreability (being a frequently found type), the landscape setting raises its value to a med-high level. The flats are situated in a prominent roadside location, heightening their intervisibility.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

The landscape setting, and most specifically the mature specimen trees are of a high sensitivity to change.

LOCATION AND PROMINENT STREETS

Treadwell Road

Mospey Crescent

Burghfield

GENERAL DESCRIPTION

An area that exhibits a varied architectural mix, and therefore a strong visual variance. Its topograpghy and location play a very important part of its character (see area information).

It has been formed by a succesion of infill development from different periods, often on a cul-de-sac layout, with built forms following a variety of types and styles which make it difficult to summarise.

The spine of the area is formed of properties form the 1960's and 1970's (Aston Way, Treadwell Road, Mosprey Cresent and Burghfield). The predominant type within this area is a gable-ended, shallow pitch design which has a stronly angular geometric style with brickwork and tile hanging finish. Within this type, a range of quality and scale exists with Mosprey Crescent and Burghfield being fine examples of their type.

AREA INFORMATION

Topography
The undulating topography of the region is one of the most distinctive features of the area. Its elevation as it rises towards the Downs often gives the area an open feature, with the less densely developed streets especially picking up on this feature. Some of the original or ealier developemt makes use of the topography - particularly the victorian properties aroundCarter Road for extensive views (some of which have been truncated by subsequent periods of development). A secluded character is also notable for some cul de sacs which change in level over their course.

Views/Enclosure
Some extensive views are possible from properties around the fringe of the settlement edge, out towards the Downs, or from elevated positions within this undulating terrain.

Surrounding and Internal Green Spaces
Internal greenscape is limited, but the area shares a long border with the green belt, which plays an important part in the character of the area - essentially forming the settlement edge.

Urban-Rural Fringe Description
A more gradual change from urban to rural is notable at the fringe: through human activites such as golf/farming/horsiculture around the suburban edge, and lending the fringe an integrated character.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
Plot sizes and property scales vary according to individual streets, but in general the scale of the area is complementary. Includes streets of larger plots such as Mosprey Crescent.

STREET FEATURES

Parking (predominant arrangement)
Most properties include a driveway and garage, and on street parking is not a significant issue

Vegetation
A characteristic of the area is front gardens without plot boundaries, where the lawn extends to the footway. Grass verges are also frequent, the combination of which gives streets an open feel and merges public and private space. At Mosprey Crescent and Burghfield this is particularly successful, where well ordered and larger front plots extend into the streetscape and street trees (ornamental cherries) and shrub planting form a positive an varied street element

Plot Boundaries

Street Furniture
Street furniture is generally minimal.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Facades and roof styles vary to some degree based on development period. A shallower pitched, gable ended roof type is typical of properties from the 1960's and 1970's, whereas some of the older properties (especially on Mosprey Crescent) exhibit steper pitched roofs with catslides and a form more consistent with Surrey style architecture, or hipped roofs. Clay or concrete tiles are the most common roof material.

Walls/Elevation
Although elevations are finished in a similar palette of materials across the area, there is a variation in quality (again, Mosprey crescent and Burghfield being examples of good quality materials - including rendered facades). Infill and replacement development has frequently used a different material finish (eg yellow brick recent detached properties in Aston Way) which has further diluted a coherent character. In general, facades tend to be flat fronted with bay windows less common than most areas in the Borough.

JUDGEMENTS

Pressures:
Pressure from infill or replacement development on the coherence of the character. Parking is a particular pressure on Treadwell Road.

Townscape Quality (Built condition and vegetation condition, intactness)
Medium

In general, the mass built housing is of a good quality, as is the vegetation - including some very notable mature street trees. However, the area's intactness has been eroded by successive infill and replacement. The area to the east of Burgh Heath Road (mosprey cresent and Burghfield) is of a higher quality in terms of build, materials, individuality, streetscape) and has a med-high townscape quality.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Medium

Plot sizes, which include larger scaled varieties to the east of the area, combined with proximity to the settlement edge are considered to offer med-high ecological value. Townscape designations, recreability and intervisibility are all of moderate value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Medium

West of Burgh Heath Road, the patchwork pattern of development allows for accommodation for change, which should be aimed at enhancing and making the overall character more coherent. East of Burgh Heath Road, the quality and intactness as descibed above is considered to be higher in terms of sensitivity.

LOCATION AND PROMINENT STREETS

Beech Road

Carters Road

Beech Way

GENERAL DESCRIPTION

A small series of straight cul de sacs with very closely spaced development formed in rows. The area's location on the settlement edge is important to its character and views of the surrounding open space are channelled down the enclosed streets. The area includes property types which are distinct within this part of the Borough - notably Victorian semi's and closely spaced bungalows, which mark it out from its surroundings.

BUILT FORM INFORMATION**Built Form (predominant)**

☒ Detached ☒ Semi-detached ☒ Terraced ☐ Flatted block

Although a range of built forms is evident, the key characteristic is close spacing of the built form. This is evidenced in a small amount of Victorian terraces (Treadwell Road), but more commonly by very closely spaced semidetached or detached development which gives the appearance of being terraced (Carter's Road, Beech Walk).

Built Height (predominant)

2 storey

Built Scale

Mixed (complimentary)

Building Line

Strongly Defined

Plot Size

Small

Mixed, with scales of 2 storey and 1 storey development densely laid out but altogether forming a distinctive corner of the wider character area.

JUDGEMENTS**Pressures:**

Density of layout, together with a lack of original driveways has a pressure towards onstreet parking.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Although of medium quality for the overall subarea, the Victorian properties have a good built condition and limited architectural detailing which has a med-high quality.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

The recreability and local distinctiveness of the Victorian terraces, together with a level of intervisibility afforded by the settlement edge location raise the value to a medium-high level.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

The streets which have a strong uniformity and intactness - even despite a medium quality - have a higher sensitivity to change than the general sub-area.

LOCATION AND PROMINENT STREETS

Downs Way

Aston Way (part of)

GENERAL DESCRIPTION

Three streets of semi detached properties with a bulky massing from the late 1930's with double height bay windows and architectural details synonymous with mass produced development of the period. Of architectural note is a half-hipped rooflet above the bays.

A peninsula development which borders the green belt. Properties generally face inwards into the street, rather than fronting greenspace however, except those facing over the cemetery.

Wide streets with an open feel. The gardens are in a lower quality condition, giving a slightly unkempt appearance adding to a lower quality streetscape.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☒ Semi-detached ☐ Terraced ☐ Flatted block

Built Height (predominant)

2 storey

Built Scale

Uniform

Building Line

Strongly Defined

Plot Size

Medium

Uniform property scales with larger properties on street corners

JUDGEMENTS**Pressures:**

Driveway conversion and a lack of consistent approach to front gardens lowers the quality of the streetscape.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Good built quality, with a lower quality of vegetation, and a good level of intactness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

Back gardens have a large amount of mature planting, of ecological value on the edge of the green belt. Recreability and absence of townscape designations lower the value to a medium level.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

Enhancements to the streetscape offer an opportunity to improve the character of the streetscape.

LOCATION AND PROMINENT STREETS

The Ridge
Wimerhatch Lane

GENERAL DESCRIPTION

A linear area on the settlement edge, with a location (proximity to rural area and Woodcote Park) which plays a significant role in its character.

Built form is generally of large detached properties set within very large plots, but a mixture of scales is evident. The area has developed over successive building periods, with examples of several building period evident - including some fine mature Listed Buildings. However, the area includes a high proportion of recent replacement development - and the number of semi-completed larger replacment properties provides evidence that this is a continuing trend. Both original Surrey Style properties and more recent copies of that style are notable, but the variety of design styles make it difficult to define anything close to a predominant style. Large, landscaped grounds are common - of a good condition and adding visual interest to the area. This also helps the area to support a transition character between urban and rural, befitting of its settlement edge location.

AREA INFORMATION

Topography

The undertaking landscape affords aspect at elevated points within the area, which development has taken advantage of. The area's elevated position in relation to green belt and arable land to the west also affords views across open land.

Views/Enclosure

Topography (as described above) and the linear shape of the area affords the possibility of extensive views to the west (over open green belt) or to the east (across the golf course at Woodcote Park). These views and its visual connection to open greenscape is significant to its character.

Surrounding and Internal Green Spaces

As described above, the area has a close proximity to greenspace including a high number which front directy onto it. Internally, the area includes open greenspace amidst development.

Urban-Rural Fringe Description

Open farmland to the west. Golf course and Woodcote Park to the east.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

Built scale varies across the area, ranging from modest bungalow properties to very large 3 storey detached properties - a defining characteristic of the area. Plot sizes are distinctively large.

STREET FEATURES

Parking (predominant arrangement)

Large driveways and garages a common feature.

Vegetation

The area includes a large amount of mature tree planting, found both in large plots and as street trees. The avenue of tree planting halfway up The Ridge is a notable feature.

Plot Boundaries

Plot boundaries are universally present - frequently formed by high walls, fences, gates and hedges which form an important architectural feature themselves. The flint wall plot boundary along Wilmerhatch Lane is a notable local feature.

Street Furniture

Minimal.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Very varied roof forms.

Walls/Elevation

Again, a very varied range of elevations, although frequent fenestration is common, and brickwork the predominant material. However, surrey style elevations, neo-Georgian and whitewashed mediterranean design styles (amongst others) are evident and lend the area its individualistic character.

JUDGEMENTS

Pressures:

Pressure of replacement development is evident, which may impact on some of the mature vegetation in plots, and leads to a wide range of architectural styles and loss of mature vegetation, trees and garden space.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

Although the condition of the area is high, with built form and vegetation quality good, succesive waves of replacement development have lessened the area's intactness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

Large plot sizes, location on the rural fringe and mature planting all indicate a high ecological value. Townscape/landscape designations are also considerable, with a high concentration of TPO's and some areas of archaeological value. The area also has a value as a transition between rural and urban, with large plot sizes and mature vegetation features which soften the buit-up area's boundary.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

In spite of the the positive aspects which add to the area's townscape quality - including good quality vegetation cover and feaure properties, replacement development has lowered intactness and affords some accommodation for future change. Further replacement properties should follow the character of neighbouring properties to redress this, and mature planting should be retained/enhanced to soften the difference in built styles.

LOCATION AND PROMINENT STREETS

Langley Vale
Rosebery Road
Beaconsfield Road

GENERAL DESCRIPTION

An area which has a distinctive location and island character: elements which help to form its character more than a unified building style. Located on former farmland within the Downs landscape, the built form has developed plot by plot in piecemeal fashion at times from the 1930's onwards.

The area's primary characteristics include an undulating topography, an open, even expansive outlook, visual and physical connections to surrounding rural Downs land and large plots. Mature vegetation is common within the streets - mainly garden trees shrubs and hedges wich support the area's transition character between urban and rural. The long, straight roads laid out despite the topograhyrather than in harmony with it, is also a key feature. Latterly, a series of cul de sacs on the area's southern edge have developed.

In terms of built form, variety is the key characteristic. A very wide range of sttypes, periods and forms are present, including interwar (very occassional), Victorian terraces, 1930's and 1950's semi detached development - the most common within the area, 1960's and 1970's replacement or infill development, and recent replacement development. Accordingly, styles vary widely. Some parts of the area include some semblance of built form continuity, (eg individual cul de sacs, and runs of the same property types on Beaconsfield Road where approximately of the same property type are buil together). However, other parts exhibit a character where almost every individual property is different form its neighbour (eg Rosebery Avenue).

AREA INFORMATION

Topography

Topography plays an important role in the area's character. The long, straight streets which mark the area run up across the undulating landform regardless of changes in level or gradients. This offers changeable views as a street is travelled along, and lessens the uniformity of a straight layout.

Views/Enclosure

The area also has a distinctly open character, a product of its location on the downs which is appreciable elevated, and offering extensive views at localised high points. Views are more limited by built form at dips and troughs in the topography.

Surrounding and Internal Green Spaces

As an island development surrounded by Green Belt, open space plays an important part in character - oth physicaly and visually with views of the Downs and woodlands common.

Urban-Rural Fringe Description

The residential character changes suddenly to rural character around the settlement edge, graduated somewhat by farmland land use and the neighbouring Epsom Downs racecourse.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

Scale is mixed - and generally complementary. However, variations from (up to) 3 storey development occassionally exists around bungalows are present.

STREET FEATURES

Parking (predominant arrangement)

Drives and garages are frequent, with on street parking generally limited. Forecourt conversion is reasonably common.

Vegetation

Verges - where present, are narrow. Garden trees are common, and important to the landscape setting of the area.

Plot Boundaries

Plot boundaries are very mixed in form and style, frequently different for every property.

Street Furniture

Wooden telegraph poles are a common feature.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Roof forms, styles and materials are varied.

Walls/Elevation

Again, elevations and window are very varied, and according to that typical of the varied building styles. A mock-Georgian style is common, articuraly on and around Beaconsfield Road.

JUDGEMENTS

Pressures:

Parking is a pressure on the area, although not as much as other parts of the borough. Forecourt conversions are evident throughout the area. Replacement and infill development is common

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Build quality is generally good, as is the quality of garden vegetation. Overall, the area is well maintained. Visually and physically, the area's variation and replacement development has significantly lessened its intactness and reduces the townscape quality.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

Proximity to Green Belt and long continuous runs of back gardens equate to a med-high ecological value, and the setting's open surroundings also raises its intervisibility. Both the frequency of townscape designations and the recreability are considered moderate.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

In spite of the intactness lessening townscape quality, the combination of setting and ecological value helps to increase the area's sensitivity to change. to med-high. However, development should aim to enhance intactness rather than further dilute the appearance, form and scale of the area.

LOCATION AND PROMINENT STREETS

Wells Estate
The Greenway
The Crescent

GENERAL DESCRIPTION

A self contained area with a location and plan layout which adds to its local distinctiveness. In terms of location, the area is entirely surrounded by the rural landscape of Epsom Common, affording an island character to the area.

The estate dates from the 1930's, located on the former site of Oldwells Farm (a circular plot 450 metres in diameter excluded from the surrounding Common land, and the reason for the current circular boundary of the current estate).

In general, the integration between rural and urban forms is clearly defined, perhaps even abrupt. This estate is unique it is formed of the type of suburban housig typical if other parts of the Borough and built during the 1930's and 1950's has been fitted to the distinctive circular layout.

AREA INFORMATION

Topography

Located on the undulating landform of Epsom Common, the area's changes in level - sometimes steep - aids legibility within the estate and offer some extensive views to the West and South from localised points on the Greenway. This is especially important in helping to connect the built form with its landscape surroundings, at least visually.

Views/Enclosure

Despite the above point, most views are limited by the built form.

Surrounding and Internal Green Spaces

Internally, the area is limited mostly to grass verges or small areas of amenity grassland - the latter of which add some structure and interest to the uniformity of street layout. Externally, the area is entirely surrounded by the highly valued landscape of Epsom Common - although properties tend to back onto the Common (except sub area 43b), and the physical seperation between the built area and its rural surroundings is strong.

Urban-Rural Fringe Description

Generally, the transition to the rural fringe is sudden - with the Common being almost commonland wth footpaths in character, with recreational use.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

In general, there is a strong degree of uniform scale (2 storey semi detached), with some larger, bulkier detached properties at the junction between the Greenway and The Crescent, and a small amount of bungalow development.

STREET FEATURES

Parking (predominant arrangement)

Most properties include a drive and garage. Nevertheless, onstreet parking is common, as is forecourt conversion of front gardens. This has had a detrimental effect on the townscape character.

Vegetation

Street trees vary to some degree (large, pollarded trees on Spa Drive), the occassional mature ornamental specimen, together with more recent planting.

Plot Boundaries

Plot boundaries are very mixed - walls, fences, hedges, and some absent, This lessens the visual uniformity of the area, and has lessened the quality of the streetscape.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

As with other architectural features, roof forms are varied. But predominantly hipped roof forms typical of mass produced 1930's or 1950's development.

Walls/Elevation

Again - elevations feature a mix of styles typical of mass produced 1930's or 1950's development - formed in runs of types. Brickwork and tile hanging, plain red brickwork, brickwork with tudor-style black and white work, colour painted pebbledash are all present.

JUDGEMENTS

Pressures:

The area has pressure from parking, with on street parking narrowing the carriageway and a hgh proportion of forecourt conversion. Streetscape vegetation (both front gardens and in public areas) is often of poor condition, lessering its valuable impact on streetscape in terms of visual interest and unity.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

Built quality is good. Different house types exist within close proximity to each other, lessening the architectural unity of the area and the overall intactness. Streetscape vegetation is, generally, of a lower condition frequently and the varity/conversion of front plots again lessens intactness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Medium

Because of its distictive layout, and overall residential character, local landmarks take on a higher degree of importance to aid legibility and to make sense of the area - therefore local shops, the community centre form valuable points of reference. Long runs of continuous back gardens, and setting indicate a med-high ecological value. In terms of recreability and frequency of townscape designations, the area is considered to have a moderate value.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

Change which follows basic principles of scale and style of neighbours could be accommodated within this area, which already affords a degree of architectural finish variations on typical 1930's and 1950's properties. Indeed, there is an argument for variations (within controlled limits) and individuality as positve elements in a geometrically laid out, residential area such as this. There is scope for protection and enhancement of the existing landscape - both in terms of structure and condition, and also to provide a physical link to the common land and landscape which surrounds the area.

LOCATION AND PROMINENT STREETS

Wells Estate

Well Way

GENERAL DESCRIPTION

A small area of properties towards the centre of the Wells Estate of a smaller scale than surrounding areas. Properties are formed of a dominant roof form which (aside from alterations) affords no front facing first floor windows and is A-shaped in side elevation.

Brickwork elevations, with a simplicity of detail including rounded porch arches and tall chimneys from end elevation. The sub area has a scale, balance and layout which works well, and a more mature character than the larger character area. Front gardens are well ordered.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☒ Semi-detached ☐ Terraced ☐ Flatted block

Built Height (predominant)**Built Scale****Building Line****Plot Size**

A uniform, localised sub area where properties are of one scale.

JUDGEMENTS**Pressures:**

Some pressure to add front facing windows lessens the unity of the dominant roof feature - sporadic dormer and velux windows are visible.

Townscape Quality (Built condition and vegetation condition, intactness)

Intactness of the area, together with an aesthetically balanced layout and scale add to townscape quality, as does the well ordered streetscape vegetation.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

As a setting for the local landmark Epsom Well, the townscape has an increased value, reinforced by its distinctive architectural style.

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Based on its quality and value, the area has a medium-high degree of sensitivity to change. Its overall visual intactness (small alterations to properties aside) supports this.

LOCATION AND PROMINENT STREETS

Wells Estate

Woodlands Drive

Commonside

GENERAL DESCRIPTION

The sub area's provenance and layout differ significantly from the main character area, formed of a linear layout on the south and east of the main part of the Wells Estate. The setting is very important, forming the edge of the settlement with a large amount of properties fronting onto Epsom/Ashted Common and therefore including rural characteristics of openness.

The built form and style is varied, with properties from periods of development ranging from pre-Victorian to recent, with an inherent variation in roof lines, building lines, roof forms, windows, and material finishes.

BUILT FORM INFORMATION**Built Form (predominant)**☐ Detached☒ Semi-detached☒ Terraced☐ Flatted block**Built Height (predominant)**

2 storey

Built Scale

Mixed (complementary)

Building Line

Irregular

Plot Size

Medium

JUDGEMENTS**Pressures:****Townscape Quality (Built condition and vegetation condition, intactness)**

Medium

Built condition and quality is moderate. Vegetation quality is med-high. The range of styles and periods of building equates to a med-low intactness.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

The built form's arrangement fronting onto the open land of Epsom Common increases the ecological value and intervisibility of the area to med-high. The frequency of townscape designations is also med-high, with listed and locally listed buildings and proximity to the Green Belt

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

Although intactness is low, which affords some accommodation of change, the sensitivity of the setting (see townscape value) raises the sensitivity of change. Development should respect the landscape setting.

LOCATION AND PROMINENT STREETS

West Park

GENERAL DESCRIPTION

This area is part of the West Park or New Cottage Hospital site which sits within the Green Belt, adjacent to the West Park Conservation Area. Comprised variously aged buildings set within expansive grounds with the majority of buildings having a reasonable landscape setting. Parts of these areas are used for car parking and this is a dominant presence in some areas of the site, as would be expected from a hospital site.

The majority of buildings are Edwardian with exposed brick and render to the facades. Large portrait windows are a dominant feature with many retaining original wooden sash and case windows. There are large parts of the hospital site that fall outside this site boundary that are currently unused. This creates a mixed appearance in terms of the condition of buildings and within the wider context of this particular character area.

The buildings on site are linked via an internal road network. More contemporary buildings are present that provide care services these are within the central part of the character area and they have some boundary definition to them usually timber fences.

A large Victorian water tower forms a key landmark within the site. Some of the more recent buildings reflect the scale of the Edwardian development, but lack the established landscape.

AREA INFORMATION

Topography

This area is undulating with the high point being at the northern boundary to the area.

Views/Enclosure

At the highest point the views are extensive particularly to the north, as the ground drops towards the southern part of the character area, down the views become more curtailed by the built form layout.

Surrounding and Internal Green Spaces

The buildings are set within a large hospital landscape, typical of Edwardian development, with each building set within its own open space. Associated with this is a mature landscape structure which contributes much to the site's character. There are some distinct Scot's pine tree belts with good specimen/feature trees in open spaces.

Urban-Rural Fringe Description

With the amount of the open space that is present within this area the urban fringe transition is gradual. Particularly the northern part of the site to which the urban fringe is intrinsically linked.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The buildings range in size and the predominant height is 2 storey. The more recent buildings are generally single storey. The buildings scale is reflected by the space that they are afforded around them. There are single storey buildings which have gabled roofs with concrete tiles. The arrangement of buildings has been initially planned with incremental additions over time. This is particularly apparent when considering the whole site beyond the character area boundary.

STREET FEATURES

Parking (predominant arrangement)

Parking within this area is located adjacent to buildings this in the main is for staff, there are additional larger car parks throughout the site for visitors.

Vegetation

With the changes in topography of the area there are embankments, some of which have been planted, the vegetation overall is of a high standard with much of it mature quality and in need of management. Many areas are clearly not maintained, especially surrounding dis-used building.

Plot Boundaries

Some timber fences, but otherwise an open landscape.

Street Furniture

There are two types of street furniture, utilitarian street lighting which is usually located adjacent to the road network and seating which is provided on an ad hoc basis throughout the site usually near buildings.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The roof forms are varied across the site with the older buildings having hipped roofs and the more recent properties having gabled roofs. Chimneys are mostly present on the older buildings and in some cases they form architectural features. Slate and clay tiles are the most common roofing materials.

Walls/Elevation

The facades within this area vary between exposed brick (either red, more commonly, or infrequently brown brick) and render in the case of some of the buildings both types of finish are present

JUDGEMENTS

Pressures:

The maintenance of the buildings and vegetation to retain the mature character of the area are an ongoing consideration.

Townscape Quality (Built condition and vegetation condition, intactness)

Medium

The site is in a generally good state of condition Some of the original Edwardian buildings are strong architectural features: their quality of build is of a high standard that has matured with its surroundings. However, the range of building styles - particularly those superseding the Edwardian era lessens the intactness of the area.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

The original hospital buildings and landscape setting retains much of its character and has a higher value in terms of recreability (they would be difficult to recreate in terms of established character and maturity). Their scale lends presence to the landscape. The site has a med-high ecological value. The presence of on site TPO's, and proximity to a Conservation Area and Green Belt, raises it value in terms of designations. It is considered to be of med-high value in terms of intervisibility, given its open setting.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

This site, has a med-high sensitivity to change, given its established character. Future developments should respect the original features from the hospital and seek to enhance areas where later buildings have lessened intactness. The feature Edwardian buildings which formed the hospital have a high degree of sensitivity to change, and development should be directed to enhancements of the more recent, institutional features on site.

LOCATION AND PROMINENT STREETS

Manor Park

Chertsey Lane

Manor Crescent

GENERAL DESCRIPTION

The area is a redevelopment of one of the old Edwardian hospitals, Manor Park Hospital and although predominantly of very recent residential development, incorporates some older feature buildings from the former hospital, with this combination sensitively addressed.

Location and landscape are also very important, with the area effectively an island development within the Horton Country Park/Green Belt. This affords views and physical connection with the green parkland landscape of the wider area, and the large mature trees around the boundaries of the area being particularly important.

In terms of layout, the area is formed of a network of straight cul de sacs, with a densely built form. Short runs of semi-detached properties are characteristic (usually no more than 10 houses in total), with parking arranged either off street or within hammerhead parking areas. The area has a well ordered and quiet character with a traffic calmed road network.

AREA INFORMATION

Topography
Topography is varied, but generally formed of shallow inclines.

Views/Enclosure

Although generally flat or with shallow inclines, and with views somewhat limited by built form, localised areas with a more undulating topgraphy and open greenspace allows for views, eg on the south-east boundary. Additionally, surrounding mature trees are often visible above the roofline.

Surrounding and Internal Green Spaces

The area includes some landscape structure within the streetscape (verges, some shrub or hedge planting), although the extent is more limited than in other nearby hospital redevelopment sites (area 47).

Urban-Rural Fringe Description

The area forms an island within the wider Green Belt setting. Man made elements from neighbouring residential schemes, roads or old institutional features exist in views, contributing to the impression of 'proximity to the settlement edge'. This is re-inforced by the recreational land use of the surrounding green space.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The area is predominantly semi-detached, with occassional detached properties. The built form falls into three categories as follows: The first is 2 storey new build which has been built by one developer, which has used a limited range of materials. The second, also 2 storey new build has employed a more varied range of finishes. The third category, the redeveloped main hospital buildings and ward blocks are constrained in apperance, respecting the historic character, but much more varied in their massing ranging from 1-3 storeys. The area has a dense built form, with properties closely spaced with a uniform scale. The building line is strongly delineed and plot sizes are considered small, on average.

STREET FEATURES

Parking (predominant arrangement)

Drives and garages are frequently integral to the properties, which limits on street parking and helps to maintain a well ordered streetscape as do frequent parking courts. Additionally, parking areas are arranged in hammerhead turning areas.

Vegetation

Verges are common, and often include shrub planting and some landscape structure. Street trees are incorporated into the streetscape, but are mostly young and yet to become established. Where found, the occassional mature street tree plays an important role in the maturity and landscape setting of the built form. There are some very mature trees scattered on the area's boundaries.

Plot Boundaries

Plot boundaries are mixed: usually present on larger plots. Smaller plots often include an open plot boundary.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

Roof forms tend to be gable-ended with a steep pitch. Front facing gables are common as an architectural feature. Roof materials are either slate or concrete. Chimneys are an occasional feature.

Walls/Elevation

The built form has a uniformity of scale, with some controlled variation in material finish. Elevations are predominantly brickwork and render, with simple brick detailing to corners, lintels and doors. In terms of style, flat fronted elevations are common, with a Victorian or gothic influence. A different built form is in evidence on Kestrel Close, where there is a number of larger detached properties with half-hipped roofs, and with a greater range of elevation variation, including a 'heritage' style of flint or tile hanging.

JUDGEMENTS

Pressures:

Ongoing construction work from neighbouring residential developments imparts some pressure on views and on the residential character of localised areas.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

Build quality and condition is very good, as is vegetation condition. As a recently developed area, intactness is high.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

The design of the redevelopment maintains the extents of the original hospital buildings, thereby maintaining an intact landscape context and Green Belt. The site has a med-high ecological value. The presence of on site TPO's, and proximity to a Conservation Area and Green Belt, raises it value in terms of designations. It is considered to be of med-high value in terms of intervisibility, given its open setting. As a predominantly new development, recreability is of a moderate level.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

This site, has a med-high sensitivy to change, given its mixture of established, feature buildings from the old hospital site, and the recent residential scheme. Its landscape is of a good quality and is should be protected. Small plot size will limit the potential for additions/extensions.

LOCATION AND PROMINENT STREETS

Ethel Bailey Close

GENERAL DESCRIPTION

The area is formed of a cluster of one storey flatted (sheltered) development set around Ethel Bailey Close. It has a uniformity of appearance: red-brown brick elevations, narrow and infrequent windows, shallow pitched gable ended roof form. The blocks are arranged at an angle to the close creating small unusually shaped communal amenity areas. There is some timber fencing in places.

BUILT FORM INFORMATION**Built Form (predominant)**

☐ Detached ☐ Semi-detached ☐ Terraced ☒ Flatted block

Built Height (predominant)**Built Scale****Building Line****Plot Size**

The area is comprised of a series of single storey units arranged in a series of criss-crossing winged blocks.

JUDGEMENTS**Pressures:**

There is some pressure from poor vegetation condition.

Townscape Quality (Built condition and vegetation condition, intactness)

Built form is in a good condition, although vegetation is of a mixed quality and condition, with some in poor condition. The development is of a unified design, which remains largely unaltered.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

The character area adjoins the Green Belt and will have some ecological value despite the reasonably poor condition of the existing landscape structure. Recreability, intervisibility and designations are all of moderate value

Townscape Sensitivity (sensitivity to accommodate change/development. Based on townscape quality/value)

The intactness of the built form presents a moderate for accommodation of change, especially with regard to scale and material, however environmental improvements would be possible.

LOCATION AND PROMINENT STREETS

Horton Hospital
Horton Crescent
Cavendish Walk

GENERAL DESCRIPTION

The area is a redevelopment of one of the old Edwardian hospitals, and although predominantly comprising very recent residential development, incorporates some older feature buildings from the old hospital, with this combination sensitively addresssed.

Location and landscape are also very important, with the area effectively an island development within the Green Belt. This affords views and physical connection with the green parkland landscape of the wider area, and the large mature trees around the boundaries of the area being particularly important.

In terms of layout, a hierarchy is formed by a geometric layout around the retained, larger massed hospital buildings and a central 'street' with a higher density and 'harder' streetscape. Looser forms, especially in the curved road layout and landscape elements flank the central street, forming a series of cul-de-sacs. The area has a well ordered and quiet character.

AREA INFORMATION

Topography
Topography is varied, but generally formed of shallow inclines.

Views/Enclosure
Although generally flat or with shallow inclines, and with views somewhat limited by built form, localised areas with a more undulating topgrapghy and open greenspace allows for views, eg on the south-east boundary. Additionally, surrounding mature trees are often visible above the roofline, as is

Surrounding and Internal Green Spaces
The area has a strong connection to greenspace and the wider landscape. The layout includes for an integral landscape which runs through the cul de sacs and curved road layout. This is typically comprised of grass or shrub planting, but the area exhibits a landscape structure which softens the newness of the built form. Very mature trees are a common feature around the areas boundaries - either part of the Country Park or the old hospital, and now very important in views - adding a maturity to the area.

Urban-Rural Fringe Description
The area forms an island within the wider green belt and country park setting. Manmade elements from neighbouring residential schemes, roads or old institutional features exist in views, forming an integrated fringe type.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size
The area supports a variety of built forms, although semi-detached and terraces are the most common. This increases the areas density, set as it is, within a generous landscape setting. The mix of built scales is complementary, forming a hierarchy of taller, denser terraced development towards the centre of the scheme, with a looser terraced or semi detached properties around the edges, and with the scale responding to the old hospital ward buildings ie - larger massed properties are located around the larger massed ex-hospital buildings which have een retained and integrated into the scheme. Larqer buildings are also present at entrances to highlight gateways.

STREET FEATURES

Parking (predominant arrangement)
Drives and garages are frequently integral to the properties, which limits on street parking and helps to maintain a well ordered streetscape.

Vegetation
Verges are common, and often include shrub planting and some landscape structure. Street trees are incorporated into the streetscape, but are mostly young and yet to establish. Where found, the occassional mature street tree plays important role in the maturity and landscape setting of the built form.

Plot Boundaries
Plot boundaries vary accoring to built form type. Terraces often are absent of a plot boundary, whilst semi destached properties tend to have a low hedge or shrub planting boundary - adding to the green visuals in the street scene.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features
Roof forms are almost universally gable-ended, with some variety of pitch to add visual variation. They are universally of slate material.

Walls/Elevation
Built form and styles has a controlled variety, with materials, elevations and windows varying accordingly. This creates a visual variation - mostly complementary -and which aids legibility. The following standard types are present:
The central 'street' (Cavendish Walk) is formed of 3 storey terraces with yellow brick and ground floor render. Classical column elements and neo-Gerogian window styles. The streetscape is 'harder', with less vegetation than other areas.

JUDGEMENTS

Pressures:
Ongoing construction work from neighbouring residential developments imparts some pressure on views and on the residentail character of localised areas.

Townscape Quality (Built condition and vegetation condition, intactness)
Med-high

Recent development of a good built condition and positive landscape setting. Visual variation has been included into the development to aid legibility, but has an overall continuity and intactness. The design of the redevelopment maintains the extents of the original hospital buildings, retaining an intact landscape context and Green Belt. Intactness is of a high level.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)
Med-high

The original hospital buildings and landscape setting retains much of its character and has a higher value in terms of recreability (they would be difficult to recreate in terms of established character and maturity). Their scale lends presence to the landscape. The recent development is of a good build quality. The site has a med-high ecological value. The presence of on site TPO's, and proximity to a Conservation Area and Green Belt, raises it value in terms of designations. It is considered to be of med-high value in terms of intervisibility, given its open setting.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)
Med-high

This site, has a med-high sensitivy to change, given its mixture of established, feature buildings from the old hospital site, and the recent residential scheme. Its landscape is of a good quality and is should be protected.

LOCATION AND PROMINENT STREETS

Longrove (Clarendon Park) Hospital

Sandy Mead

Oakwood Avenue

GENERAL DESCRIPTION

This area comprises the site of Longrove Hospital, and lies within the Green Belt to the west of the Borough's built up area, and to the north of Horton Lane. Part of the area includes the original hospital buildings which have been kept and preserved. This lies in the eastern part of the area and is designated as a Conservation Area. This quality of this architecture has influenced the design of the recently developed properties which are of a higher than average standard for new homes of this standing. The style of housing is traditional. This creates a strong identity to the character of the area together with its wider surroundings forms identifiable development.

As is common with developments of this period the estate is arranged around a series of cul-de-sacs, creating building lines that are less rigid. The area is quiet as result of the lack of through roads. There is a varied palette of materials throughout the estate adding a controlled visual variation yet still retaining an overall character to the area. The central block of terraced properties are set around a square and are 3 storeys in height. There are some responses to the Conservation Area with heritage light columns along this stretch of road. The area has a well ordered and quiet character.

AREA INFORMATION

Topography

This topography of area is generally flat.

Views/Enclosure

The views within this area are generally enclosed mainly by the built form layout (cul-de-sacs) and the presence of boundary walls and mature tree planting which terminates external views.

Surrounding and Internal Green Spaces

Within this area there are small areas of open space which are mainly used as amenity grassland. These are often located around existing mature specimen trees.

Urban-Rural Fringe Description

This area is surrounded on 3 sides by Horton Country Park which provides a green/open setting for the development. However the area has little relation to the wider open space with the properties orientation being focused inwards and the use of visually screening boundary walls.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The properties within this area are predominantly modern detached houses with a central block of modern terraces. Built height is predominantly 2 storey, although occasional 3 storey flatted blocks are located at gateways and corner plots. The majority of the properties within this character area are of a complementary scale with some variations across the area, this has the affect of unifying the overall built scale within the character area. The building line is strongly delined. The plot size is considered to be medium to small.

STREET FEATURES

Parking (predominant arrangement)

There is plenty of provision for car parking on drives and forecourts within this area, most of the properties have garages and there are a large proportion of double garages together with the fact that there are no through roads means that there is very little on street parking.

Vegetation

The roads do not have a grass verge to them and there is a lack of street vegetation, however some of the more mature trees retained from the site's previous use help to provide an established setting. This is particularly evident around the boundaries of the area. This retention of mature tree vegetation together with extensive tree and shrub planting within the front gardens helps to soften the appearance of the properties. There are some distinctive Scot's pine tree belts including very large specimens

Plot Boundaries

Generally there is a lack of boundary treatments to the properties, where it does occur it is mainly brick walls, hedges or shrubs. There are also garden walls where properties have back gardens facing onto the streets. Throughout the area low timber trip rails form common features.

Street Furniture

The only street furniture within this area are the lighting columns this are well ordered and of a utilitarian variety.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The majority of the roofs within this area are gabled, hipped roofs are used sparingly and mainly to individual garage blocks. Clay tile is the most common roof material.

Walls/Elevation

The predominant building material to elevations is brick albeit varied in colour finish throughout the development. The properties are modern buildings that have used mass produced materials. However this is where this development stands apart from other recently built developments, the materials although mass produced are of a good quality and have been generally well executed. The properties have detailing that creates unique features to the houses. Tile hanging has been used to add interest to the facades of the properties, along with knapped flints to facades.

JUDGEMENTS

Pressures:

As a recent development, pressures from infill/replacement development, parking or condition of buildings are absent.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

The estate has a high level of intactness and the quality of the recent build helps to elevate its status; especially in tandem with the distinctive architecture and arrangement of the original hospital buildings, and mature landscape raises the built and vegetation quality to medium-high.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

The original hospital buildings and landscape setting retains much of its character and has a higher value in terms of recreability (they would be difficult to recreate in terms of established character and maturity). Their scale lends presence to the landscape. The site has a med-high ecological value. The presence of on site TPO's, and proximity to a Conservation Area and Green Belt, raises it value in terms of designations. It is considered to be of med-high value in terms of intervisibility, given its open setting.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Medium

This site, has a med-high sensitivy to change, given its mixture of established, feature buildings from the old hospital site, and the recent residential scheme. Its landscape is of a good quality and is should be protected.

LOCATION AND PROMINENT STREETS

Longmead industrial estate

GENERAL DESCRIPTION

Centrally located within the Borough, and with good transport connections, this is a large area with a character befitting of its industrial/commercial land use. Large industrial-style sheds or storage buildings dominate, with the external space being taken up by yards, depots or extensive car parking.

The Epsom-London Waterloo railway line bisects the area.

The area also includes a very small amount of residentail use, wih isolated blocks of maisonette or flatted development within the estate's western half. This is generally of a med-low build quality, and appears out of scale with it surroundings.

AREA INFORMATION

Topography

The area is largely flat

Views/Enclosure

Views are mixed. Although long distance views are generally limited by the large massing of the built form, occassionally they are afforded - especially from the limited number of places which include a sharp level change.

Surrounding and Internal Green Spaces

Internal green spaces are utilitarian in character and generally of a low condition.

Urban-Rural Fringe Description

NA

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The predominant built form is large industrial and storage sheds of a mixture of materials (brick or metal mostly) surrounded by expansive yards, depots or car parking - all of a utilitarian or commercial character.

STREET FEATURES

Parking (predominant arrangement)

Large car parks and depots dominate the external space.

Vegetation

Occasional tree planting is prsent - particularly along the rail line. Hoever, much of it is limited in coverage and of a basic amenity or screening function typical of industrial/commercial estates.

Plot Boundaries

Street Furniture

Street lights are utilitarian, and taller in height than typical in the rest of the Borough - in line with the land use.

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The limited amount of residential properties present tend to have shallow pitch gable-ended roof forms and materials typical of their 1960's-1970's provenance.

Walls/Elevation

Similarly, elevation materials and style is also typical of a 1960's-1970's provenance.

JUDGEMENTS

Pressures:

The area includes pressures from deteriorating built and vegetation conditions. There is also a pressure on adjacent land uses, with the industrial/commercial use and scale of the area at odds with neighbouring residential areas.

Townscape Quality (Built condition and vegetation condition, intactness)

Low

In terms of condition, quality of build and overall uniformity of appearance townscape quality is low.

Townscape Value (Ecological value, recreatibility, intervisibility, frequency of townscape designations)

Low

Similarly, in all but intervisibility (with this large and centrally located area being open to views), the tonscape values are low.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Low

As a primarily industrial/commercial area, the area is of low townscape sensitivity to change and is open to environmental improvements.

LOCATION AND PROMINENT STREETS

St. Ebbas Hospital Site

GENERAL DESCRIPTION

This area comprises the site of St. Ebbas Hospital, and lies within the Green Belt to the west of the Borough's built-up area, and just off Hook Road. The area includes a collection of individual hospital buildings laid out in a campus style, together with a road network set within surrounding landscape grounds. The buildings are in varying states of repair including abandoned and refurbished. This, together with mature and overgrown vegetation provides the impression of a neglected site in places.

There are large areas of amenity open space that provide a 'green' setting for the majority of the buildings. A moderate amount of the buildings are in current use and where refurbishment of the properties has occurred this has resulted in restoring character to the area.

AREA INFORMATION

Topography

This area is generally flat.

Views/Enclosure

This area has both limited and extensive views. The vegetation in some parts of the hospital grounds is very mature which provides screening and limits the views out of the area. In other parts of the site the views are more expansive particularly in areas of open space.

Surrounding and Internal Green Spaces

The buildings have been laid out in a campus style layout to reflect their function, set within the landscape and forming a series of buildings in spaces.

Urban-Rural Fringe Description

This area is located within the Green Belt and is therefore mainly isolated from neighbouring communities with only the Longmead Estate located towards the southern boundary. The quantity and appearance of the open spaces within the area provide a gradual transition to the Green Belt.

BUILT FORM INFORMATION

Predominant Built Form, Height, Scale, Building Line and Plot Size

The built forms within this area are large hospital buildings predominantly from the Edwardian era that stand isolated within their own setting. The built scale is varied across the site with buildings ranging from single storey to 3 storeys.

STREET FEATURES

Parking (predominant arrangement)

Parking, where applicable, is provided to the front of the buildings as campus-style forecourt parking.

Vegetation

There are extensive areas of existing mature trees within this area, with the majority lacking maintenance. The choice of species reflects a valued landscape typical of an institutional setting, with defined tree belts, established hedgerows and lawns.

Plot Boundaries

There are no plot boundaries to the buildings on site, with an open campus style of landscape. Exceptional to this, some of the buildings on the retained NHS part of the site include boundaries.

Street Furniture

PROPERTY FEATURES

Predominant styles and features, selectively where an area has mixed property features

The roofs are predominantly steep pitch hipped in this area with occasional gabled roof forms particularly to the more recent properties. In some cases towers and chimneys form architectural statements and landmarks. The predominant material is slate.

Walls/Elevation

The majority of the facades have exposed red brickwork, this is in case of the Edwardian buildings results in a high level of build quality and detailing compared to the more contemporary buildings, which are yellow brick built and of a mass produced form with little architectural detail. In places rendered finishes occur, further varying the built style.

JUDGEMENTS

Pressures:

This area covers a large area with a high proportion of open space both within and surrounding the area. The main pressure would come from infill developments, these would have to be carried out with respect to the existing architecture and the remaining hospital landscape structure.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

Some of the original townscape quality is reduced by the condition of the non-refurbished or abandoned buildings. However, the distinctive architecture and arrangement of the original hospital buildings, together with mature landscape raises the built and vegetation quality to medium-high. Replacement and additional buildings of a lower quality reduce intactness to a medium-low level.

Townscape Value (Ecological value, recreability, intervisibility, frequency of townscape designations)

Med-high

The original hospital buildings and landscape setting retains much of its character and has a higher value in terms of recreability (they would be difficult to recreate in terms of established character and maturity). Their scale lends presence to the landscape. The site has a med-high ecological value. The presence of on site TPO's, and proximity to a Conservation Area and Green Belt, raises its value in terms of designations. It is considered to be of med-high value in terms of intervisibility, given its open setting.

Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

Med-high

This site, has a med-high sensitivity to change, given its established but partially disused state. Future developments should respect the original features from the hospital and seek to enhance areas where later buildings have lessened intactness.