

CHAPTER 6 - BUILT ENVIRONMENT

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6.1 **INTRODUCTION**

- 6.1.1 The Council is committed to the protection of the Green Belt and of important open spaces within the built-up area. With the exception of the Epsom Hospitals Cluster area, provision for the sustainable development needs of the Borough will therefore have to be met within the built-up areas.
- 6.1.2 Although there are significant variations in the quality of the built environment within the Borough, the overall quality is generally considered to be relatively high. However, the Borough is the most densely populated in the county and proposals for development to meet the needs of the Borough need to be carefully controlled if the quality of the built environment is to be protected and enhanced.
- 6.1.3 Chapters 3 and 4 of the plan set out the Council's policies for the protection of the Green Belt and of open spaces within the built-up area and other chapters in the plan set out the Council's policies to meet the sustainable development needs of the Borough. This chapter sets out the Council's policies for the protection and enhancement of the built environment.

6.2 **POLICY CONTEXT**

Government Policy

- 6.2.1 Local Plans must make adequate provision for the sustainable development needs of an area and at the same time take full account of the need to protect both the built and natural environment. The planning process will not be effective unless adequate provision is made for necessary development.
- 6.2.2 Local Plans should set out clearly the planning authority's policies for the preservation and enhancement of the historic environment in their area, and the factors which will be taken into account in assessing different types of planning application.
- 6.2.3 Obviously poor designs which are out of scale or character with their surroundings should not be permitted, but policies should not seek to control the detailed design of buildings unless the sensitive character of the setting for the development justifies it.

County Structure Plan Policy

- 6.2.4 The County Structure Plan states that the character of urban areas, including town centres, should be conserved and enhanced. Local Plans should identify areas which require particular protection or enhancement, or which make a particular contribution to the urban environment. Policies should encourage good urban design and ensure that new development makes a positive contribution to the existing character and does not detract from its surroundings.

6.2.5 Local Authorities should conserve and enhance Surrey's valuable inheritance of buildings, sites and historic landscaped. Local Plans should identify landscaped parks and gardens, other areas of archaeological or historic value, ancient monuments and County Sites of Archaeological Importance. Development should not normally be permitted which would have a materially adverse affect on such buildings or sites.

6.3 OBJECTIVES

6.3.1 The quality of the built environment makes an important contribution to the quality of life within the Borough and a good quality built environment can play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions which will encourage investment.

6.3.2 The Council considers that the protection and enhancement of the built environment and the provision for sustainable development to meet the needs of the Borough are complementary objectives. The Council therefore intends to seek to achieve a high standard of design in the built environment throughout the Borough and has accordingly identified the following objectives:-

1. To conserve and enhance areas and individual buildings of historic interest, architectural quality or special character;
2. To ensure a high standard of design in new buildings and in alterations to existing buildings;
3. To promote environmental improvements.

6.3.3 The Council has prepared a number of supplementary planning guidance notes which set out design guidelines for several forms of development. These are reproduced as a companion volume to the Plan.

6.4 GENERAL POLICY ON THE BUILT ENVIRONMENT

6.4.1 The Plan does not seek to promote radical change in the built environment during the plan period, but does make provision for sustainable development to meet the needs of the Borough. Where development is acceptable in principle, the Council will seek to ensure that it makes a positive contribution to the quality of the built environment.

BE1 NEW DEVELOPMENT WILL BE REQUIRED TO BE OF A DESIGN WHICH MAKES A POSITIVE CONTRIBUTION TO THE QUALITY OF THE BUILT ENVIRONMENT.

6.5 **CONSERVATION AREAS**

6.5.1 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. They are designated under provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Specific Local Plan policies apply to conservation areas. At the time of publication of the Local Plan, 21 conservation areas had been designated, and these are shown on the Proposals Map and Insets for convenience. However, the designations are kept under review, and the specific policies will also be applied to any additional or extended conservation areas.

6.5.2 When considering proposals for development in a conservation area, the Local Authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area and has a right to concern itself with the detailed design of such proposals. The Borough Council will therefore normally require all applications for planning permission for development in a conservation area to be submitted in a detailed form in order that it can properly assess whether the proposals would preserve or enhance the character or appearance of the conversation area. To this end, the Council may also request written details setting out the design principles of the proposal.

6.5.3 Within conservation areas, there are, in addition to buildings which are statutorily listed as being of Special Architectural or Historic Interest, buildings and groups of buildings, which although not statutorily listed, make an important contribution to the character or appearance of conservation areas. The Council will normally seek the retention of such buildings or such groups of buildings. A number of buildings which are not statutorily listed, but which make a contribution to the character or appearance of the Epsom Hospitals Cluster conservation areas, have been identified on the Hospitals Cluster Proposals Map Inset as Buildings of Townscape Interest. Proposals for these buildings are contained in Chapter 8 of the Plan. In considering the demolition of any building within a conservation area, the Council will pay special attention to the desirability of preserving or enhancing the character and appearance of the area.

6.5.4 The demolition of buildings or groups of buildings without detailed consideration of their replacement, and the wider consideration of the impact of replacements on the overall character or appearance of a conservation area, may have a detrimental effect on the preservation or enhancement of the conservation area. To safeguard the Borough's conservation areas, the Council would not normally consider demolition proposals without the detailed consideration of replacement proposals. The Council will then seek to condition any demolition consent so that it does not take place until the Council is satisfied that a signed contract for the replacement work is in place.

BE2 THE DEMOLITION OF BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA WILL BE PERMITTED ONLY IN EXCEPTIONAL CIRCUMSTANCES. ANY REPLACEMENT SHOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA. WHERE CONSENT IS GRANTED

FOR DEMOLITION, THIS WILL NORMALLY BE CONDITIONED SO THAT DEMOLITION DOES NOT TAKE PLACE UNTIL AN AGREEMENT IS IN PLACE WHICH WILL SECURE AN APPROVED REPLACEMENT.

6.5.5

Conservation work should ensure that the intrinsic quality and character of an area, its buildings, street pattern and surrounding spaces is preserved or enhanced. New development and alterations or extensions to existing buildings must be designed with great sensitivity. A building which is designed as a separate entity, with no respect or feeling for its surroundings, can be extremely detrimental. Architectural differences in terms of unity or scale or siting can spoil the outstanding features of the existing townscape. This high regard for the architectural and historical heritage of the Borough does not imply that old styles must be mirrored or that new materials should not be used, but that new development should fit with and preserve or enhance the existing character of the area.

BE3 WITHIN A CONSERVATION AREA, PROPOSALS FOR NEW BUILDINGS AND EXTENSIONS OR ALTERATIONS TO EXISTING BUILDINGS WILL BE REQUIRED TO BE DESIGNED IN A MANNER SYMPATHETIC TO THE SCALE, SITING, FORM AND MATERIALS OF ADJACENT BUILDINGS, AND TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE AREA IN GENERAL.

BE4 PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT AFFECTING THE SETTING OF A CONSERVATION AREA, OR AFFECTING VIEWS INTO OR OUT OF THE AREA, PROVIDED THAT IT:

(I) IS DESIGNED TO RESPECT THE CHARACTER, APPEARANCE AND SETTING OF THE CONSERVATION AREA;

(II) DOES NOT INVOLVE DAMAGE TO OR LOSS OF OPEN AREAS, GARDENS, VEGETATION, WALLS OR OTHER STRUCTURES WHICH CONTRIBUTE TO THE CHARACTER, APPEARANCE AND SETTING OF THE CONSERVATION AREA; AND

(III) RETAINS IMPORTANT VIEWS INTO AND OUT OF THE CONSERVATION AREA.

BE5 THE IMPACT OF PARKED MOTOR VEHICLES AND TRAFFIC ON THE CHARACTER OF CONSERVATION AREAS WILL BE LIMITED BY SEEKING THE CAREFUL SITING, LAYOUT AND LANDSCAPING OF CAR PARKS AND THE EXCLUSION OF

MOTOR VEHICLES FROM PARTICULARLY SENSITIVE AND INAPPROPRIATE AREAS.

6.6 HISTORIC BUILDINGS

6.6.1 The Secretary of State for Culture, Media and Sport compiles the Statutory List of Buildings of Special Architectural or Historic Interest. The list of such buildings within the Borough was compiled in 1974 following a comprehensive survey. In recent years a small number of additional buildings has been added to the list. On occasions where new information about old buildings or structures may come to light, the Council will not hesitate to make a case for listing.

~~BE6 THE BOROUGH COUNCIL WILL SEEK THE INCLUSION ON THE STATUTORY LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF ANY UNLISTED BUILDING WHICH IS CONSIDERED TO BE OF LISTABLE QUALITY.~~

6.6.2 There are some 400 'listed buildings' within the Borough as a whole and, as might be expected, the majority of them are within the designated conservation areas. Consent is required for demolition or any alteration affecting the special character of the listed buildings and their settings. Since listed buildings are limited in numbers, it is intended that they be preserved; demolition can only be approved in exceptional circumstances. In these circumstances, it will sometimes be appropriate to seek a replacement building in the same style. This will apply particularly where the listed building is a significant part of an architectural group with a consistent theme. The demolition of a listed building will only be considered where it is to be replaced by a building of high architectural quality which complements its setting.

BE7 CONSENT WILL NOT BE GRANTED FOR THE DEMOLITION OF ANY LISTED BUILDINGS, OR THE REMOVAL OF ANY OTHER FEATURE OR GARDEN STRUCTURE WHICH CONTRIBUTES TO A LISTED BUILDING'S SPECIAL CHARACTER, UNLESS EXCEPTIONAL CIRCUMSTANCES ARE SHOWN TO OUTWEIGH THE CASE FOR THE BUILDING OR FEATURE'S RETENTION. PRIOR TO THE ISSUE OF ANY DEMOLITION CONSENT, APPLICANTS WILL NORMALLY BE REQUIRED TO SUBMIT DETAILS OF REPLACEMENT BUILDING PROPOSALS AND TO ENTER INTO A LEGAL AGREEMENT WITH THE COUNCIL TO CONTROL THE TIMING OF DEMOLITION IN RELATION TO THE PROPOSED REPLACEMENT.

BE8 WHERE ALTERATION OR DEMOLITION AFFECTS LISTED BUILDINGS, OR UNLISTED BUILDINGS IN A CONSERVATION

AREA WHICH ARE OF ARCHITECTURAL OR HISTORIC INTEREST, THE FOLLOWING WILL BE SOUGHT:

- (I) PROPER RECORDING OF ANY DETAILS OF INTEREST PRIOR TO THEIR REMOVAL; AND**
- (II) DESIGN OF ANY NEW DEVELOPMENT TO THE HIGHEST POSSIBLE STANDARD AND TO COMPLEMENT THE ADJACENT AND SURROUNDING BUILDINGS.**

Change of Use

6.6.3

In seeking uses for a Listed Building, the first option considered should be the continuation or reinstatement of the original use, as the use of the building in accordance with its design will often be the best means of securing preservation. Nevertheless, the economics and requirements of different uses will change over time, so that adaptations needed to support the original use may not be viable or may involve damaging alterations. The Council recognises that new uses may often be the key to a building's preservation, but higher value uses which would fund a measure of restoration will not always be appropriate in terms of their impact on the building's character. The Council is concerned that, in some cases, historic buildings are deliberately neglected; it will use the statutory powers available to prevent further occurrences of this practice.

BE9 IN CONSIDERING PLANNING APPLICATIONS FOR THE CHANGE OF USE OF LISTED BUILDINGS, NEGLECT THAT HAS ALLOWED THE FABRIC OF A BUILDING TO DETERIORATE WILL BE A MATERIAL FACTOR.

BE10 PERMISSION WILL NOT BE GRANTED FOR THE USE OF ALL OR PART OF AN HISTORIC BUILDING WHICH WOULD RESULT IN:-

- (I) A DETERIORATION IN THE STANDARD OF MAINTENANCE OF THE BUILDING;**
- (II) DAMAGE TO THE FABRIC OF THE BUILDING; OR**
- (III) THE REMOVAL OF ADEQUATE ACCESS.**

Alterations to Listed Buildings

6.6.4

It is important that care should be taken in altering listed buildings and buildings within their curtilage to ensure that the character of the building is not harmed. Those involved in the design of alterations to historic buildings are encouraged to consult with the Borough Council throughout the design process prior to the submission of an application. Advice will be given on the appropriate architectural

style, scale and detailing having regard to the character of the existing and adjoining buildings, on the merits of the individual case. Consent for alterations or extensions to listed buildings will normally require the retention or reinstatement of important historic or architectural features.

- 6.6.5 Consent is also required for internal works to all listed buildings. The Borough Council will not normally grant consent for proposals involving the destruction of important internal historic or architectural features such as fireplaces, staircases, decorative features or historic internal layout. In cases where the Council is prepared to consider alterations to important historic or architectural features, the Council will require a Method of Works Statement which will cover, among other matters, how features will be protected, enhanced or dismantled and re-erected elsewhere within the structure or curtilage of the listed building. Where, upon the submission of a Method of Works Statement, the Council is minded to give consent for the removal of any historic or architectural feature, it will be a requirement of any consent that the feature be recorded by measured drawings and photographs and a copy of this record deposited with the Borough Museum.

BE11 PROPOSALS TO RESTORE, ALTER OR EXTEND LISTED BUILDINGS OR BUILDINGS WITHIN THE CURTILAGE OF A LISTED BUILDING, WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE ORIGINAL BUILDING IN TERMS OF DESIGN, SCALE AND MATERIALS AND TO RETAIN OR REINSTATE-IMPORTANT HISTORIC OR ARCHITECTURAL FEATURES BOTH EXTERNAL AND INTERNAL.

BE12 CONSENT WILL ONLY BE GRANTED FOR AN ADVERTISEMENT TO BE DISPLAYED ON, OR CLOSE TO, A LISTED BUILDING PROVIDED THAT THE PROPOSAL IS OF A MODEST NATURE AND COMPLEMENTARY TO THE CHARACTER OF THE BUILDING.

BE13 THE RELAXATION OF BUILDING REGULATIONS AND THE FLEXIBLE INTERPRETATION OF PLANNING STANDARDS MAY BE CONSIDERED WHERE IT CAN BE DEMONSTRATED THAT SUCH MEASURES ARE NECESSARY AND APPROPRIATE TO SECURE THE RETENTION OF LISTED BUILDINGS.

~~**BE14 PROPOSALS FOR DEVELOPMENT WHICH AFFECT A LISTED BUILDING OR ITS SETTING WILL BE CONSIDERED WITH SPECIAL REGARD TO THE NEED TO PROTECT THE BUILDING'S SETTING AND TO PREVENT UNSYMPATHETIC SUBDIVISION OF ITS GROUNDS.**~~

Locally Important Buildings

- 6.6.6 The Borough Council, with the assistance of the County Council, has compiled a comprehensive list of buildings of local architectural or historic interest, called 'locally important buildings', to supplement the statutory list. This is because many

buildings in the Borough which are valued for their contribution to the local scene, or for local historic associations, are not considered to be of national importance. Currently there are about 80 buildings and structures on the list of locally important buildings. Such buildings are often protected by conservation area designation, however the Borough Council will seek to ensure that all buildings of local architectural or historic interest are preserved and will resist their demolition. In considering proposals which affect locally important buildings, the Borough Council will seek to protect their inherent qualities. Despite the importance which the Borough Council attaches to these buildings, they do not enjoy the full legal protection of statutory listing.

BE15 THE FOLLOWING CRITERIA WILL BE APPLIED TO PLANNING APPLICATIONS AFFECTING BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST:-

- (I) THE DEMOLITION OF LOCALLY IMPORTANT BUILDINGS OR REMOVAL OF THEIR FEATURES OF CHARACTER WILL NOT BE PERMITTED;**
- (II) ALTERATIONS AND ADDITIONS TO LOCALLY IMPORTANT BUILDINGS WILL ONLY BE APPROVED IF THEY RESPECT AND REFLECT THE SCALE, DESIGN, MATERIALS, COLOUR AND OTHER CHARACTER ASPECTS OF THE BUILDING CONCERNED;**
- (III) PROPOSALS FOR NEW DEVELOPMENT, INCLUDING ALTERATIONS, ADDITIONS AND CHANGES OF USE, SHOULD NOT DETRACT FROM THE CHARACTER OR SETTING OF LOCALLY IMPORTANT BUILDINGS;**
- (IV) THE RELAXATION OF PLANNING STANDARDS AND BUILDING REGULATIONS MAY BE CONSIDERED IF IT WOULD ASSIST THE PRESERVATION OF LOCALLY IMPORTANT BUILDINGS; AND**
- (V) ADVERTISEMENTS FIXED TO A LOCALLY IMPORTANT BUILDING, LEGITIMATELY USED FOR COMMERCIAL PURPOSES, WILL BE EXPECTED TO BE UNILLUMINATED, OF A MODEST NATURE AND COMPLEMENTARY TO THE CHARACTER OF THE BUILDING.**

PLANNING APPLICATIONS MUST BE SUPPORTED BY SUFFICIENT DETAILS OF THE PROPOSED DEVELOPMENT AND/ OR ALTERATIONS TO ALLOW PROPER CONSIDERATION OF THE EFFECTS ON THE LOCALLY IMPORTANT BUILDINGS.

6.7

ARCHAEOLOGY AND SCHEDULED ANCIENT MONUMENTS

6.7.1

The protection of archaeological remains is a vital element in conserving the heritage of the Borough. The site of Stane Street, the Roman Road from London to Chichester, passes diagonally through the Borough and there was an important Romano-British settlement on this road around Ewell Village. Other sites of major archaeological interest exist in the Borough. The Borough Council, in association with the County Council and other agencies, will continue to identify and review the status of Scheduled Ancient Monuments, County Sites of Archaeological Importance and Areas of High Archaeological Potential. Paragraph 6.7.5 of the plan lists Scheduled Ancient Monuments and the current County Site, whilst other designations appear in the plan's appendices. These will be updated as necessary. The Borough Council, through its development control function and in consultation with the County Council, will ensure the preservation of Scheduled Ancient Monuments and County Sites of Archaeological Importance. The Borough Council will encourage the management and interpretation of sites of archaeological importance to develop their educational importance.

6.7.2

In the first instance, Areas of High Archaeological Potential are identified by the Borough and County Councils' conservation and museum services. Where a development or redevelopment is proposed for a site in one of the identified areas, the Borough Council will expect assessment and if appropriate field evaluation to take place before a decision is made on any planning application. Important archaeological remains will be preserved in situ wherever possible, but where other considerations outweigh the archaeological value, the Council will require the proper and timely investigation of the site and will seek to prevent the loss of the site and archaeological information as a result of untimely works or unskilled investigations. The Council will therefore require that an archaeological scheme is agreed and properly resourced before development can proceed.

6.7.3

Many parts of the Borough have never been systematically surveyed from an archaeological point of view, and it is difficult to predict the presence of buried archaeological remains with certainty. Material of archaeological value may therefore also be present on sites whose potential has not been identified. To protect this material, the Council requires developers of larger sites (0.4 ha/ 1 acre or more) to undertake a desk-top archaeological study and, if the need for it is indicated by the study, a field evaluation, and to submit the details with their planning application. On sites with no formal archaeological designation, where remains are revealed by such a field evaluation or by chance, the Council will seek proper investigations and an archaeological scheme as described in paragraph 6.7.2 above.

~~**BE16 IN CONSIDERING DEVELOPMENT PROPOSALS THAT AFFECT A SCHEDULED ANCIENT MONUMENT OR A COUNTY SITE OF ARCHAEOLOGICAL IMPORTANCE, OR THE SETTING OF SUCH A SITE, THERE WILL BE A PRESUMPTION IN FAVOUR OF PHYSICAL PRESERVATION.**~~

BE17 PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT AFFECTING AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, OR ON SITES OF 0.4 HA OR MORE, UNLESS THE APPLICATION FOR PERMISSION IS ACCOMPANIED BY AN ARCHAEOLOGICAL ASSESSMENT AND, WHERE APPROPRIATE, A FIELD EVALUATION. ON ANY SITE WHERE REMAINS HAVE BEEN REVEALED BY A FIELD EVALUATION OR BY CHANCE, DEVELOPERS WILL BE REQUIRED TO PROVIDE FOR PRESERVATION OF IMPORTANT REMAINS IN SITU. WHERE THE REMAINS DO NOT WARRANT PRESERVATION IN SITU, PROPER AND TIMELY INVESTIGATION AND RECORDING WILL BE REQUIRED, IN ACCORDANCE WITH A WRITTEN SCHEME APPROVED BY THE BOROUGH COUNCIL.

6.7.4 Known areas and structures of nationally significant historical and archaeological importance may be scheduled under the provisions of the Ancient Monuments and Archaeological Areas Act 1979. Any works to a scheduled monument require the consent of the Secretary of State.

6.7.5 There are two Scheduled Ancient Monuments in the Borough, namely:-

Monument No. 31390 – Nonsuch Palace, its formal gardens and associated remains, and Cuddington medieval settlement

Monument No. 115 - St. Mary's Church Tower, Ewell

In addition, there is one identified County Site of Archaeological Importance in the Borough, known as Diana's Dyke, some 100 metres north of the site of Nonsuch Palace.

The Nonsuch Palace sites are in parkland settings while St Mary's Church Tower is in a churchyard setting. At the Council's request, "The Banqueting House and Nonsuch Palace, Ewell, Surrey - A Scheme for Conservation and Enhancement and Recommendations for Action" was prepared in 1987 by the Council's Listed Building Consultants. Their recommendations form the broad basis for the Council's proposals, in conjunction with the Nonsuch Park Joint Management Committee, for the conservation and enhancement of these Ancient Monuments and their historic setting. In preparing proposals for conservation and enhancement of the open areas which surround the Nonsuch Palace monuments, full consideration will also be given to the other conservation and open space policies of the Plan.

6.8 HISTORIC PARKS AND GARDENS

6.8.1 The Borough contains a number of parks and gardens of historic interest. Many of these create valuable settings for listed buildings. English Heritage has included Nonsuch Park in the Register of Parks and Gardens of Special Historic Interest,

citing the eighteenth century gardening author Thomas Whately who lived in Nonsuch Mansion and important nineteenth century works in the grounds. Other sites of merit include Woodcote Park and Ewell Court. The Surrey Gardens Trust is producing a county-wide inventory which may lead to additions to the English Heritage Register. The Council will give appropriate weight to the value of parks and gardens of historic interest in the Borough and will seek to encourage their proper care and sensitive restoration. The Borough Council, through its development control function and in consultation with the County Council, will seek to preserve all historic parks and gardens of significance.

BE18 WITHIN OR ADJOINING NONSUCH PARK OR ANY OTHER PARK OR GARDEN OF HISTORIC INTEREST, PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT WHICH WOULD DETRACT FROM ITS CHARACTER OR APPEARANCE, RESULT IN UNSYMPATHETIC SUBDIVISION, HARM ANY PARTICULAR FEATURES OF ARCHITECTURAL OR HISTORIC IMPORTANCE OR SERIOUSLY HARM EXISTING VIEWS INTO AND FROM THE SITE.

6.9 DESIGN OF NEW BUILDINGS

6.9.1 Designs for new buildings, and extensions and alterations to those existing, need to be in sympathy with adjacent buildings and the character of the surrounding area. Within conservation areas, particular emphasis will be placed on the use of original materials and of historic proportions in any new building and new development will be expected to preserve or enhance the character of a conservation area. In other areas of special character, the Council will expect designs to be in keeping with the locality and will issue supplementary planning guidance to explain how Policy BE19 applies to each area. Guidelines relating to the protection of amenity and the design of residential extensions are set out in Chapter 14 of the Plan, particularly Policies DC1, DC17 and DC18. Guidelines which relate specifically to the development of the hospitals sites are set out in Chapter 8 of the Plan and will be amplified in subsequent Development Briefs.

6.9.2 The Council has a major concern to safeguard the existing pleasant scale, character and amenities of the developed areas of the Borough. Proposals which do not respect the scale, character and amenities of the existing areas could well be harmful to that pleasantness and therefore, in order to protect the existing environment, the Council expects the height of new buildings not to exceed that which has been established in surrounding areas. The Council takes the view that to allow the height of new developments to exceed established neighbouring building heights would set a precedent for other developments which would harmfully alter the pleasant outer urban/ countryside character of the Borough. The Council accepts that telecommunications development may need particular locations to work effectively, and will interpret Policy BE19 accordingly (see also Section 14.18 of the Plan).

BE19 TO SAFEGUARD THE SCALE, CHARACTER AND AMENITY OF THE EXISTING DEVELOPED AREAS OF THE BOROUGH, NEW PROPOSALS:

(I) IN RESIDENTIAL AREAS SHOULD NOT EXCEED 3 STOREYS;

~~**(II) IN EPSOM TOWN CENTRE SHOPPING AREA AND BUSINESS AREAS SHOULD NOT EXCEED 4 STOREYS.**~~

NEW BUILDINGS AND ALTERATIONS AND IMPROVEMENTS TO EXISTING BUILDINGS SHOULD BE IN KEEPING WITH NEIGHBOURING BUILDINGS. APPLICATIONS FOR DEVELOPMENT WILL BE DETERMINED WITH REGARD TO:

(III) SCALE: HEIGHT (3 AND 4 STOREY POLICY), DIMENSIONS, SUB-DIVISION OF FRONTAGES, FENESTRATION;

(IV) STYLE: TO BE RELATED TO TRADITIONAL STRUCTURES;

(V) MATERIALS AND COLOUR: TO BE RELATED TO TRADITIONAL MATERIALS OR THOSE APPROPRIATE TO THE REST OF THE BUILDING;

(VI) DESIGN DETAILS: ROOF LINE AND ROOFSCAPE, FENESTRATION, ELEVATIONAL MODULATION;

(VII) THE SETTING, CURTILAGE, ACCESS AND VIEWS OF ANY NEIGHBOURING OR NEARBY BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST AND THE EFFECTS ON SUCH BUILDINGS IN TERMS OF (III) - (VI) ABOVE.

6.10 STREET FURNITURE

6.10.1 The design and siting of street furniture such as road signs, street lights, litter bins, cycle stands and bus shelters can have a significant impact on the appearance of an area. Poorly designed street furniture can detract from the character of environmentally sensitive areas and give rise to unacceptable visual clutter. Poorly sited street furniture can detract from the setting of buildings of architectural or historic importance and can be obtrusive in the streetscene. Well proportioned and co-ordinated street furniture and lighting which is well sited can enhance the character of an area and its convenience and security. The Council has a major part to play in improving the landscape through its role in maintaining the public highway and it will seek to secure a co-ordinated approach to the provision of street furniture and lighting throughout the Borough.

BE20 WHERE STREET FURNITURE FORMS PART OF A DEVELOPMENT, DEVELOPERS WILL BE REQUIRED BY CONDITION TO:

- (I) MAINTAIN ANY CO-ORDINATED APPROACH ADOPTED BY THE COUNCIL FOR DESIGN AND COMPONENT MATERIALS;**
- (II) ENSURE THAT IT IS SITED TO MINIMISE HARM TO, AND WHERE POSSIBLE ENHANCE, THE CHARACTER OF THE SURROUNDING AREA.**

6.11 SHOPFRONT DESIGN

6.11.1 One of the areas where changes in detail are cumulatively very significant is the shopping frontages in the Borough. The major concern is that shopfronts should respect the building of which they are part, particularly within conservation areas. The pressures are for the extension of shopfronts across separate buildings, larger window display areas and more competitive advertising. The lack of any window display is often characteristic of service uses in shopping areas; the Council is keen to encourage the incorporation of window displays in such developments. Where security shutters are required, they will be required to be of the grille or mesh type in order to prevent loss of interest and character in the shopping area outside business hours.

6.11.2 Shopfronts in many of the Borough's listed buildings were inserted at some time after the construction of the building's original design so there may not be an original historic design to which a new shopfront design can be related. In such cases, the shopfront design would have to be formulated with careful consideration of the listed building's form, scale, architectural details and original materials. In the case of shopfront designs in the Borough's conservation areas, there will be the prime concern that the design produces an appearance which will be in keeping with the appearance of older shopfront designs of the Georgian, Regency, Victorian periods as well as the vernacular designs of the pre and post first world war periods which are to be found in the Borough's conservation areas.

6.11.3 Shopfront designs in existing shops should retain, reinstate and generally respect the important elements to be found in former shopfront designs. New shopfronts should incorporate these elements in their design and generally respect the neighbouring, existing shopfronts. The Council has published supplementary planning guidance for new and replacement shopfronts entitled "Shopfronts: Design Guidance", which is contained in the companion volume to the Plan. The Council will review this guidance from time to time.

BE21 APPLICATIONS FOR NEW OR REPLACEMENT SHOPFRONTS WILL BE DETERMINED HAVING REGARD TO:

- (I) THE ARCHITECTURAL MERIT OF THE EXISTING SHOPFRONT;**

- (II) THE MATERIAL CONSIDERATIONS SURROUNDING THE SITE;**
- (III) THE SUITABILITY OF THE OVERALL FORM, SCALE AND ARCHITECTURAL DETAIL IN RELATION TO THE OVERALL APPEARANCE OF THE BUILDING;**
- (IV) THE SUITABILITY OF THE MATERIALS IN RELATION TO THE OVERALL APPEARANCE OF THE BUILDING;**
- (V) THE SUITABILITY OF THE ELEMENTS TO WHICH THE DISPLAY OF ADVERTISEMENTS ARE TO BE FIXED IN RELATION TO THEIR IMPACT ON THE OVERALL APPEARANCE OF THE BUILDING;**
- (VI) THE SUITABILITY OF ANY ADVERTISEMENTS WITH REGARD TO LETTERING, COLOUR, FORM OF ILLUMINATION AND MATERIALS IN RELATION TO THE OVERALL APPEARANCE OF THE BUILDING.**

6.12 ADVERTISEMENTS

- 6.12.1 The Council is concerned that advertisements and signs should be designed to fit in well with their settings and be in keeping with buildings upon which they are mounted. The display of unsympathetic advertisement signs can have an adverse effect on the character of an area. This is particularly the case in commercial areas (such as Epsom Town Centre and parts of Ewell Village) where there are pressures for the display of considerable numbers of large internally illuminated signs which pay little respect to the architectural details of buildings and contribute to an undesirable visual clutter.
- 6.12.2 Projecting signs were commonly used on buildings in former times and their replacement is to be encouraged. On older buildings, projecting signs would be fixed at any convenient level, but on modern buildings it is usual to restrict projecting signs to positions at fascia level and certainly not above that level. However, it can often be inappropriate to mount internally illuminated projecting displays on buildings in conservation areas. Externally illuminated projecting signs in conservation areas are encouraged where they are decorative and thus enhance the character of the conservation area.
- 6.12.3 A particular advantage of projecting displays is that they can be made very decorative and striking in appearance where they use a company's symbol or coat of arms rather than lettering. This is seen on the banks' projecting signs in many High Streets. Traditionally, projecting/hanging signs can be of a rectangular or other geometric shape, and in some cases can include a symbol depicting the particular trade involved, but any departure from regularly shaped signs would clearly have to be exercised with great discretion. The Council has published supplementary planning guidance for the display of advertisements entitled "Advertisements:

Design Guidance", which is contained in the companion volume to the Plan. The Council will review these guidelines from time to time.

~~**BE22 APPLICATIONS FOR CONSENT TO DISPLAY ADVERTISEMENTS WILL BE DETERMINED IN THE INTERESTS OF:**~~

- ~~**(I) AMENITY, AND IN PARTICULAR THE EFFECT ON THE APPEARANCE OF ANY BUILDING TO WHICH IT WILL BE AFFIXED AND/OR ON THE VISUAL AMENITY OF THE IMMEDIATE AREA IN WHICH THE ADVERTISEMENT IS TO BE DISPLAYED; AND**~~
- ~~**(II) SAFETY, AND IN PARTICULAR WHETHER THE ADVERTISEMENT OR ITS PROPOSED LOCATION IS LIKELY TO ENDANGER, OR BE A HAZARD TO, PEOPLE IN ITS VICINITY.**~~

6.12.4

Advertisement hoardings are a particularly prominent form of advertising which generally does little to enhance the character of an area except as a temporary measure to provide screening of vacant or untidy sites prior to or during redevelopment.

BE23 CONSENT WILL NOT BE GRANTED FOR THE DISPLAY OF ADVERTISEMENTS ON HOARDINGS WITHIN CONSERVATION AREAS. OUTSIDE CONSERVATION AREAS, APPLICATIONS FOR THE DISPLAY OF ADVERTISEMENTS ON HOARDINGS WILL BE DETERMINED HAVING PARTICULAR REGARD TO:

- (I) DANGER TO PUBLIC SAFETY;**
- (II) THE IMPACT OF THE PROPOSAL ON THE AMENITIES OF THE SURROUNDING AREA;**
- (III) THE SATISFACTORY SCREENING OF VACANT OR UNTIDY SITES PRIOR TO OR DURING DEVELOPMENT.**

WHERE IT IS CONSIDERED THAT A PROPOSAL WOULD BE HARMFUL TO ANY OF THE ABOVE CONSIDERATIONS, IT WILL NOT BE PERMITTED.