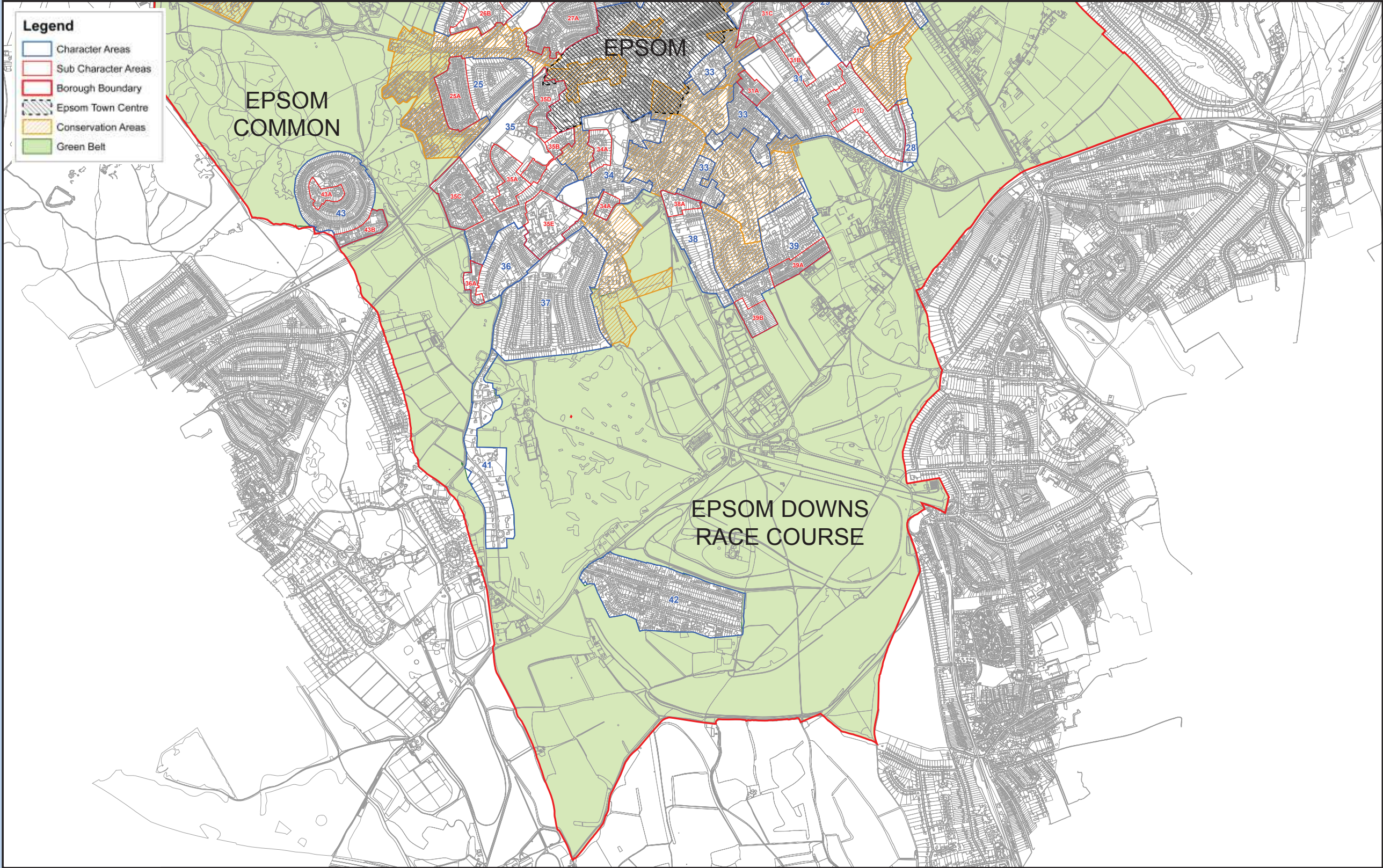


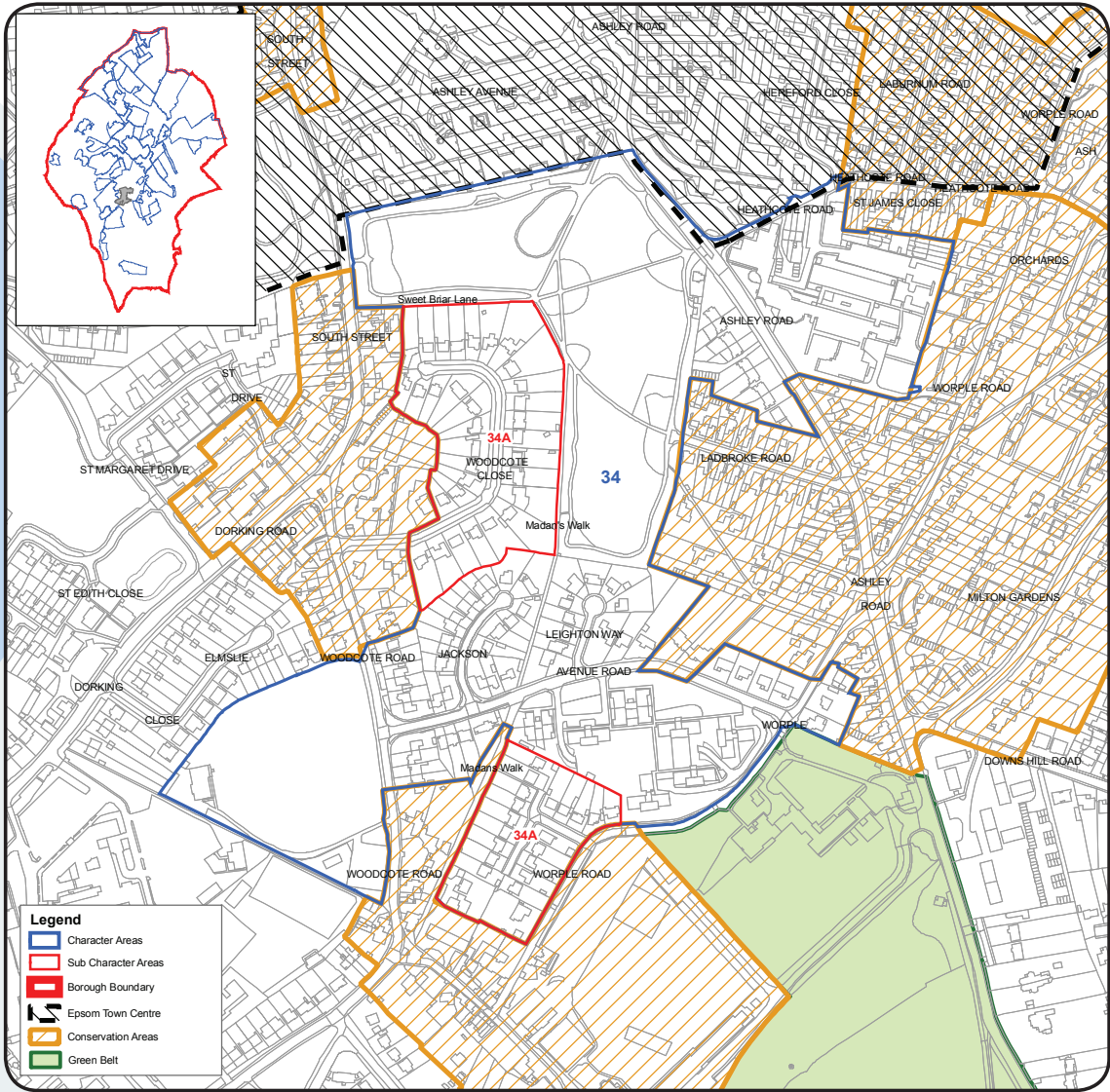
MAP 1b: Character Area Boundaries







PHOTOGRAPHIC RECORD  
OF TYPICAL CHARACTER



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Location Map



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 Rosebery Park there are larger massed buildings (commercial, institutional and residential). These form a transition between the residential and commercial areas of Epsom town centre and its southern edge. 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 variety of individual building styles from earlier periods - and often in very good condition - are also present.

AREA INFORMATION

Topography

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

Views/Enclosure

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

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) Rosebery Park, whilst Sandown Lodge and properties on Avenue Road front on 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 scale ranges from 2 storey properties (the predominant height), up 4 storey larger massed buildings around Rosebery 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)

Parking 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 boundaries are mixed. In the parkland and landscape areas, an openness without plot boundaries is common. However, streets and closes individually tend to have plot boundaries.

Street Furniture

Street furniture is well ordered and tends to be of a heritage style. Tall, established brick walls and pedestrian 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 roofs 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:

The area appears to have accommodated successive change and development well. Traffic can be intense at local cut-throughs (e.g. Avenue Road).

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 trees 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, recreatability, intervisibility, frequency of townscape designations)

Med-high

Recreatability is considered medium-high (indicating 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.

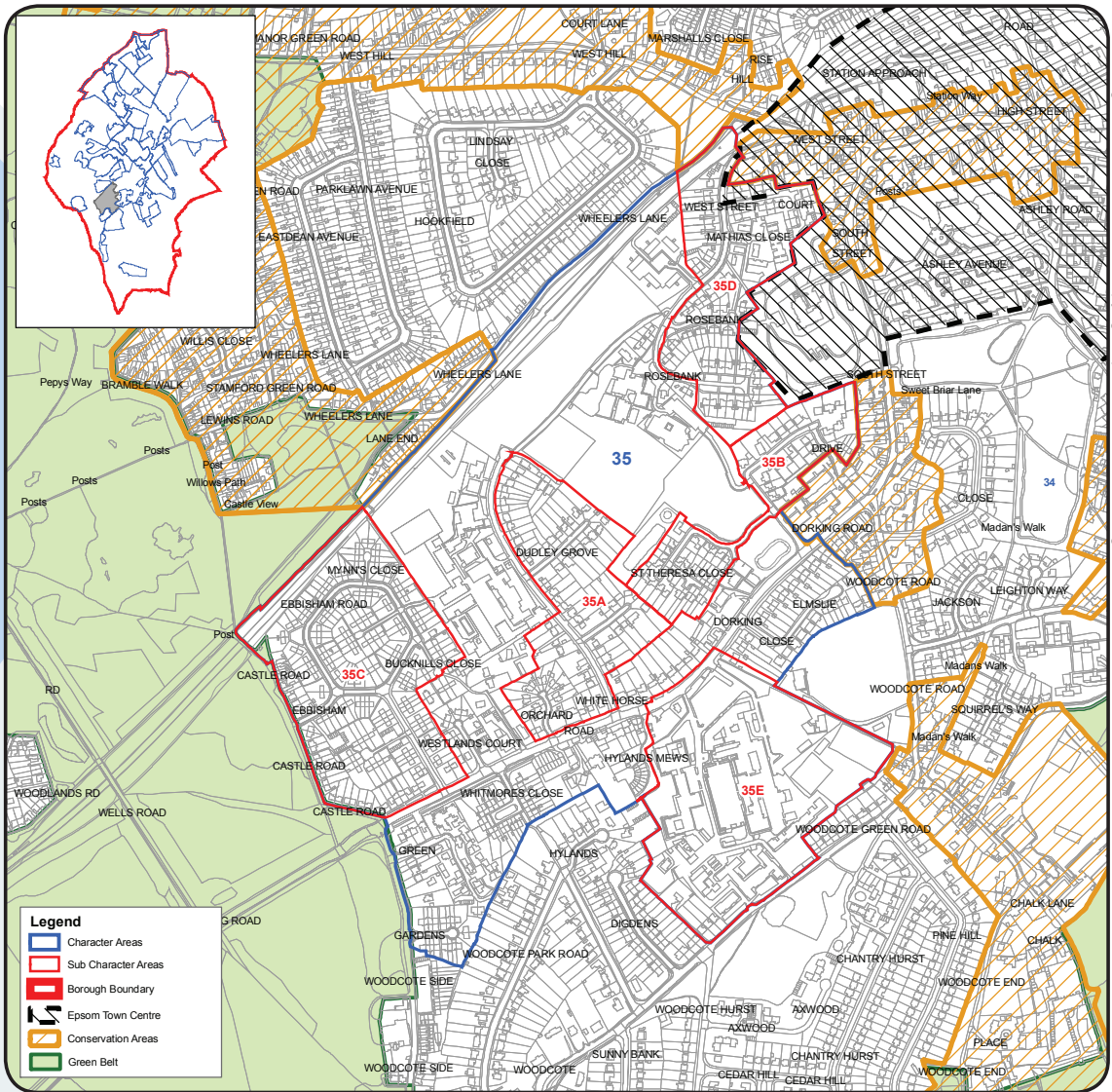
Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

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. Key characteristics to protect/enhance include: the elements outlined in the General Description are the key characteristics which have helped the area to accommodate change and are vital to the area's success.



## PHOTOGRAPHIC RECORD OF TYPICAL CHARACTER





LOCATION AND PROMINENT STREETS

Dorking Road

Oakmead Green

Elmslie Close

GENERAL DESCRIPTION

This area is located to the south west of Epsom town centre. Its scope takes in the linear developments along (and between) Dorking Road and the Epsom-Dorking rail line. The area forms a gateway into the town centre from the south west, but exhibits some of the mixed (and non-complementary) elements that are commonly found on the edge of town centres where different land uses compete and development is the culmination of successive infill developments.

Overall, the area has a busy character - both in terms of activity 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 uniformity 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 sub areas 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 reinforced by locations in dips in the topography.

**Views/Enclosure**

In general, views are limited by built form. However, as described above - some extensive views are possible, as are open views across playing fields and urban green areas.

Surrounding and Internal Green Spaces

The open green space at the centre of this character area (formed mainly of school playing fields or large scale 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 dependent 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 institutions found frequently within the area (the hospital and 2 schools), proximity to the town centre and location along a heavily trafficked thoroughfare all put pressure 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 unity 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.

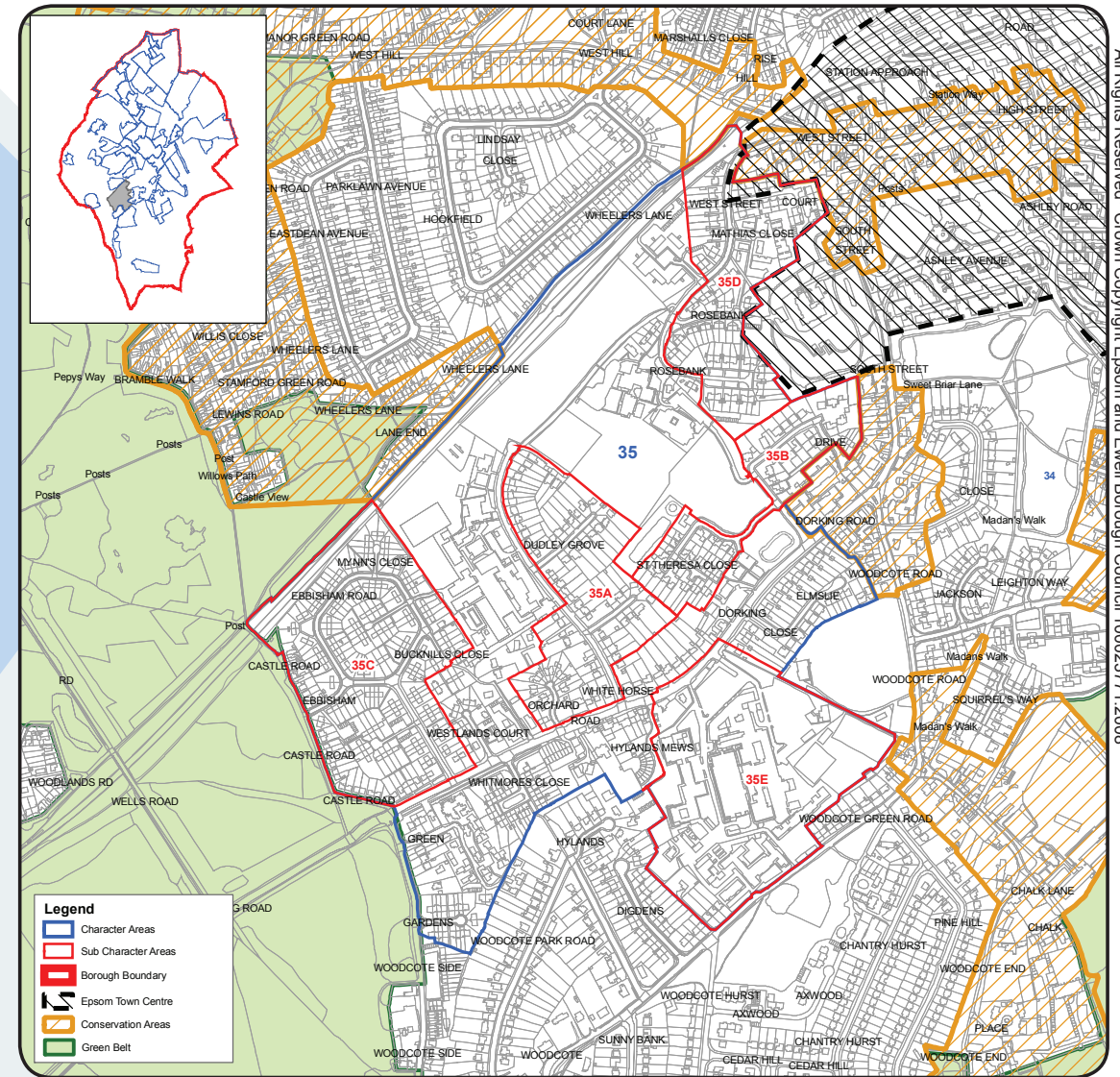
Townscape Sensitivity (Sensitivity to accommodate change/development. Based on townscape quality/value)

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). Key characteristics to protect/enhance include: setting for older, established (often individual) properties; mature vegetation; visual unity provided by runs of complementary property styles.



## PHOTOGRAPHIC RECORD OF TYPICAL CHARACTER





LOCATION AND PROMINENT STREETS

White Horse Drive

Elm Grove

Dudley Grove

GENERAL DESCRIPTION

This area is located to the northwest of Dorking Road, between it and the Epsom-Dorking rail line. Its proximity to Epsom General Hospital and Rosebery School impact upon its residential setting.

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 Rosebery 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 green spaces 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)

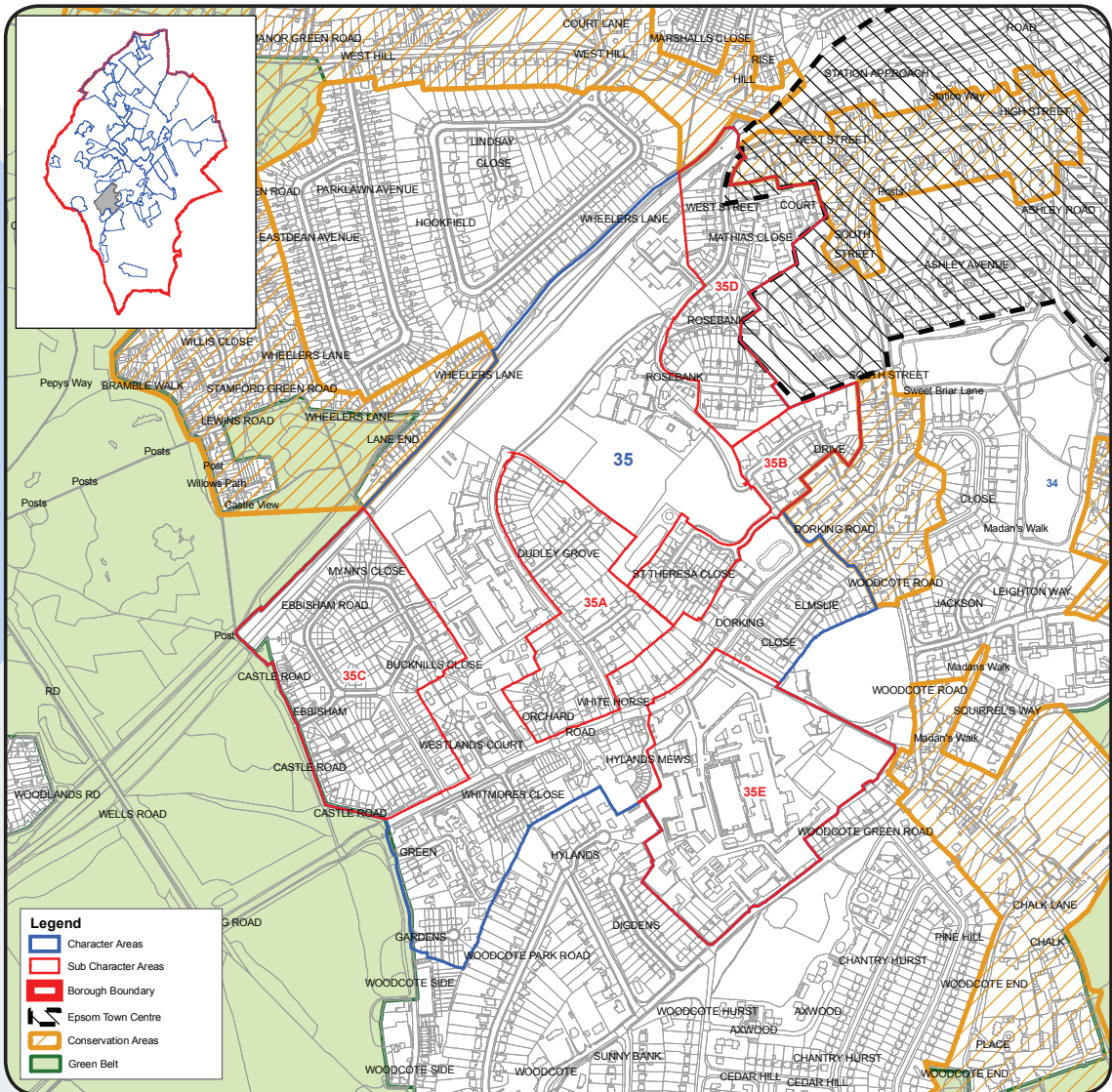
Medium

Overall, the area is considered to have a moderate sensitivity to change.

Key characteristics to protect/enhance include: original roof lines and materials; predominance of Tudor-style finishes to facades (where applicable); plot boundaries and garden planting.



PHOTOGRAPHIC RECORD  
OF TYPICAL CHARACTER



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Location Map



LOCATION AND PROMINENT STREETS

Epsom General Hospital

GENERAL DESCRIPTION

This area is formed by Epsom General Hospital, with a strong institutional character befitting its use. The built form includes a collection of visually incongruous ward and administration buildings which follow styles typical of their successive periods, and with very little design continuity.

Buildings are typically much larger than the surrounding areas. Taken together with the expansive area of car parking; a utilitarian treatment to external spaces, signage and other landscape features lends the area a very distinctive and often discordant character from neighbouring residential areas.

The ward buildings on the Woodcote Green Road side are generally more complementary in terms of visual appearance. Formed of façade materials which are more in keeping with residential areas (notably their red brick elevations), hipped roof style and generally mature character fits better with neighbouring residential areas.

BUILT FORM INFORMATION

Built Form (predominant)

☐ Detached ☐ Semi-detached ☐ Terraced ☐ Flatted block

NA

Built Height (predominant)

4 storey+

Built Scale

Mixed (inc. out of scale)

Building Line

Plot Size

JUDGEMENTS

Pressures:

Although visually discordant, there is pressure from recent buildings which are out of keeping with existing buildings - notably on the Woodcote Green Road side.

As a general assessment, condition of both buildings and landscape is often in poor condition.

Traffic and parking arrangements are very utilitarian.

Townscape Quality (Built condition and vegetation condition, intactness)

Low

The condition of the built-form is low - with some of the buildings on the Woodcote Green Road side being the exception.

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

Med-low

Intervisibility is med-high, given the site's prominent roadside location. Its recreability is of a low value - formed of a series of commonly found building types, and the absence of vegetation lessens its ecological value.

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

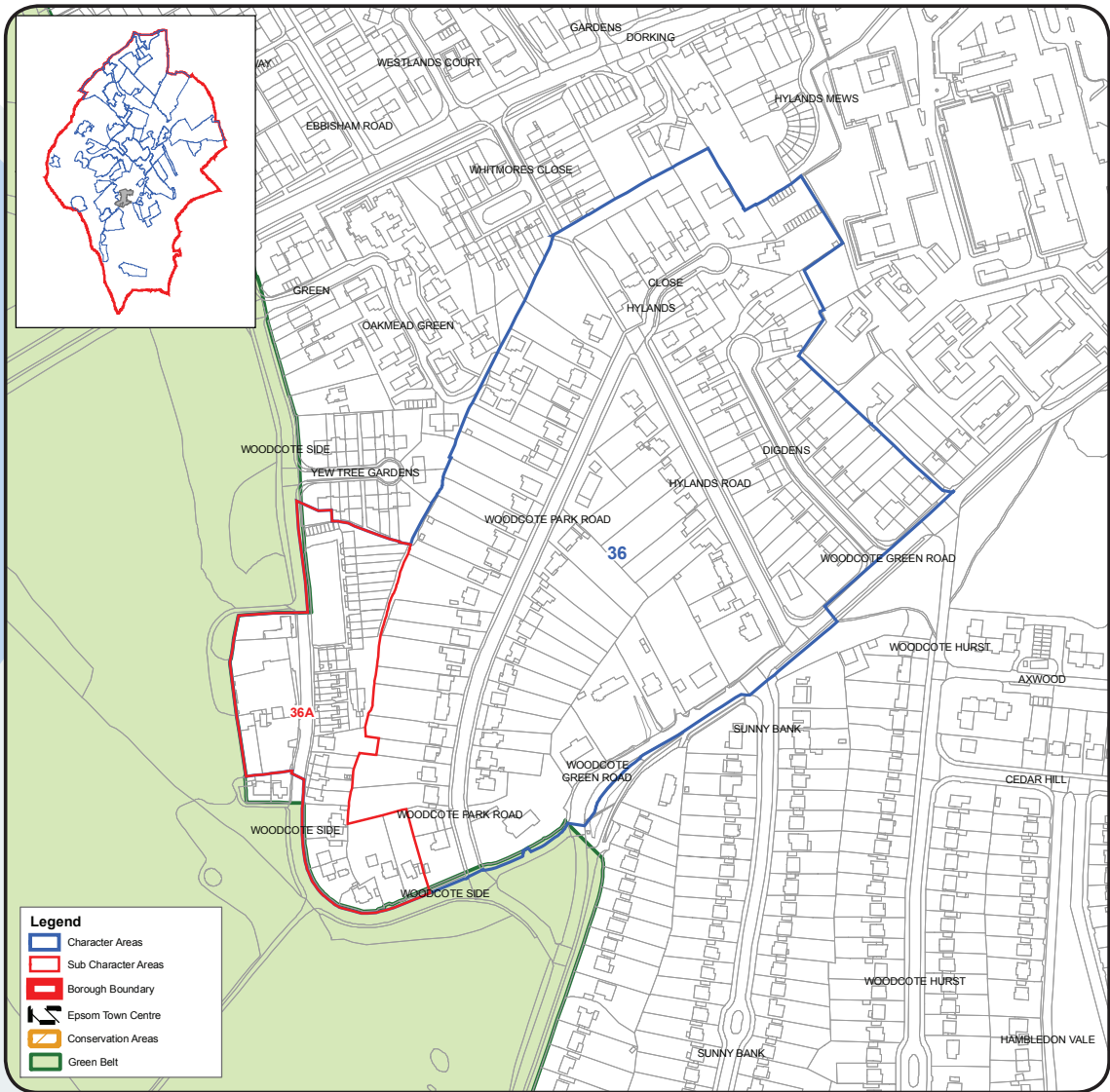
Low

The utilitarian character and low amount of intactness afford the area a low sensitivity to change. Buildings/spaces of traditional character or of positive impact on their locality have a much higher sensitivity and should be retained enhanced - these tend to be located on the Woodcote Green Road side of the hospital.

Key characteristics to protect/enhance include: opportunity to enhance the street frontage and car parking areas. Future site additions/alterations should strive to create a more homogenous built form.



PHOTOGRAPHIC RECORD  
OF TYPICAL CHARACTER



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Location Map



LOCATION AND PROMINENT STREETS

Woodcote Park Road

Digdens Road

Hylands Road

GENERAL DESCRIPTION

An area marked by its location on the settlement edge of the Borough, offering a degree of integration with rural and green space areas (in the neighbouring Common and Woodcote Green), and formed of long, predominantly straight street layouts.

The architectural form and style of properties varies from street to street. Hyland Road and Woodcote Park Road (which make up the majority of the area) include large detached properties mostly from the 1930's period (but including some earlier Victorian/Edwardian properties), and built to individual designs with good quality original materials. This adds a controlled visual variety to the street, complemented by its mature character. The Close had a quiet and secluded character. The properties on these streets have a similarity of appearance to those in sub area 31d. Digdens Road by comparison includes a unified style of mass produced 1930's properties, with a uniform layout and strong building line. Double height bay windows, brickwork, tile hanging and some variation of Tudor style material finishes, typical of the predominant building period. It also includes a small number of mansard roofed properties, of a style reminiscent in sub area 36a. It also includes occasional properties of a lower built condition.

AREA INFORMATION

Topography

The area is arranged on shallow inclines.

Views/Enclosure

Generally limited by built form, with views possible from the south and east of the area at the settlement edge towards Epsom Common and the woodland surrounding Woodcote Stud Farm.

Surrounding and Internal Green Spaces

The area borders open green space at its south and eastern edge, at Woodcote Green and the Green Belt. The relatively small coverage of the character area and its location on the settlement edge means that open green space is in close proximity and plays an important element to its setting.

Urban-Rural Fringe Description

Built form gradually gives way to the rural/recreational character of the Common.

BUILT FORM INFORMATION

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

Digdens Road has a very unified built form and scale. Woodcote Park Road includes more variety, but has a complementary mix of larger properties.

STREET FEATURES

Parking (predominant arrangement)

Although the majority of properties include a drive and garage (integral garages being common on Digdens Road), the area also includes a high degree of on street parking.

Vegetation

Street trees are somewhat sporadic, and include a variety of species, with ornamental Cherry being common. Garden trees are also present, including some very mature examples which enhance the established character of the area, and include local landmark examples of Scots Pine.

Plot Boundaries

Plot boundaries are present, and include a variety of forms with brick walls and hedges (especially on Woodcote Park Road) the most common. The Close has a more open character to front plots, many without boundaries. In general, front plots are well ordered and a positive element of the streetscape character. Woodcote Park

Street Furniture

There is a general lack of street furniture.

PROPERTY FEATURES

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

Hipped roof forms are the most commonly found, frequently with front-facing gable ends. Woodcote Park Road and Hylands Avenue exhibit a variety of roof forms common in individually designed Surrey style properties, of complex forms, catslides and architectural feature chimneys.

Walls/Elevation

Digdens Road has a standard form of elevation and material covering, typical of the period (double height bay windows, tile hanging, some mock Tudor black and White work). Woodcote Park Road and Hylands Road include a varied set of elevation types, frequently quite complex in form and with a high quality of materials.

JUDGEMENTS

Pressures:

Parking is a pressure on the area, with a high degree of on street parking present. Infill and replacement development has largely been achieved to similar building scale, although variations in style and material (including wood panelling and mock Tudor) have lessened the visual cohesion achieved by the original properties. The very large rear plots are under some pressure from backland development.

Townscape Quality (Built condition and vegetation condition, intactness)

Med-high

Townscape quality varies. Generally, the individuality of style and materials (in a complementary mix) found on Woodcote Park Road and Hylands Avenue are of a higher quality, as are the front plots. There are occasional properties in a poorer condition on Digdens Road.

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

Medium

Recreatibility is of a med-high value especially on Woodcote Park Road and Hylands Avenue, and in general, ecological value is also considered to be med-high in terms of the proximity to the Green Belt and continuous runs of back gardens. Intervisibility and townscape designations are considered moderate.

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

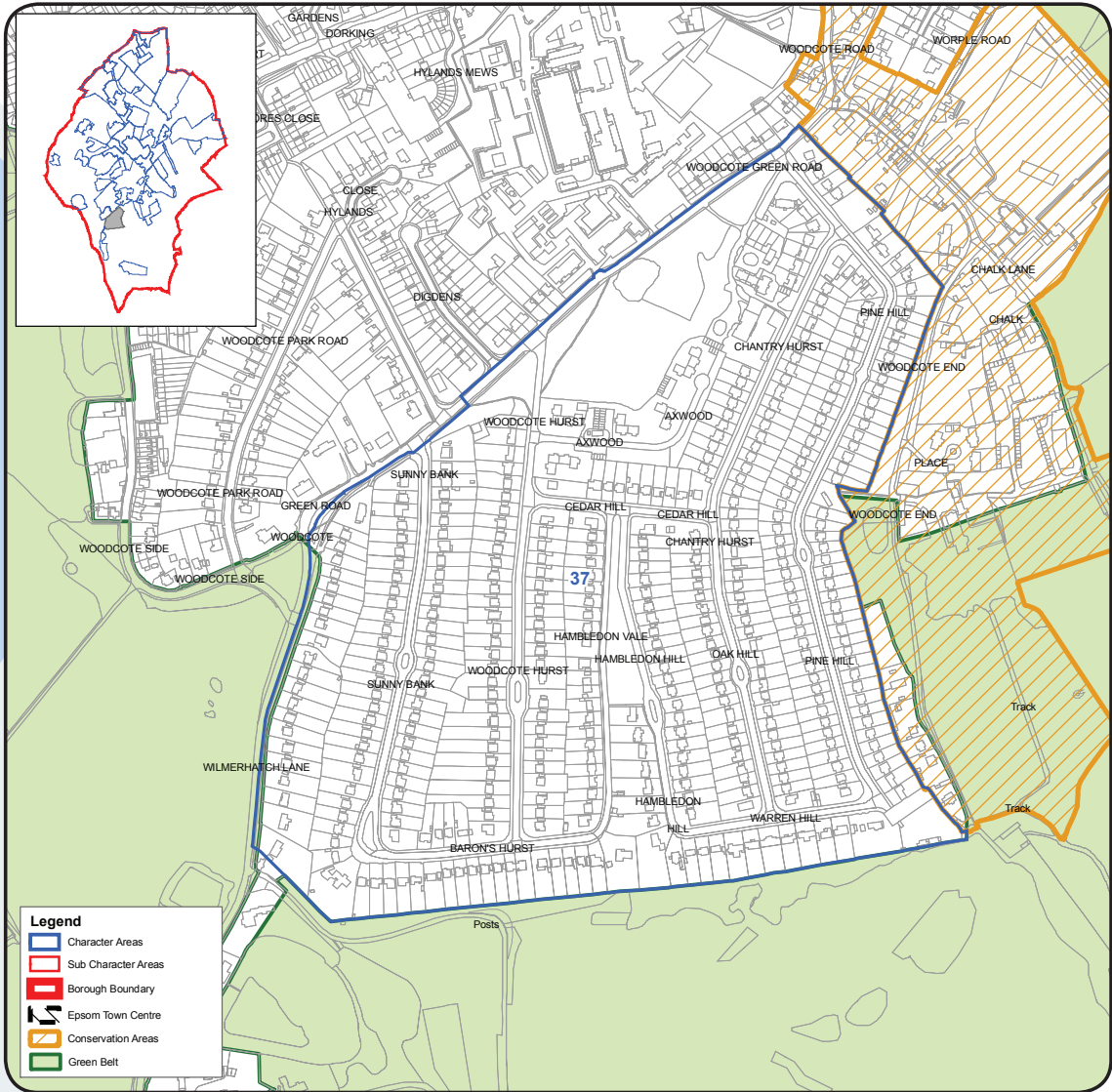
Med-high

At locations of a higher townscape value (due to individually designed properties and a well established character) sensitivity is med-high. However, other parts of the area are of a slightly lower built quality which affords opportunities to enhance and which afford a medium sensitivity to change. Key characteristics to protect/enhance include: Original form, style, materials, roofline of the properties especially on Hylands Road and Woodcote Park Road; plot boundaries, mature planting, scale of development and original building lines.





PHOTOGRAPHIC RECORD  
OF TYPICAL CHARACTER



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Location Map



LOCATION AND PROMINENT STREETS

Woodcote Estate

Sunnybank

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 aesthetically 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 response to topography. Overall, the condition of both built form and vegetation 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 enclosed (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 green space 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 occasional larger plots are present.

STREET FEATURES

Parking (predominant arrangement)

Properties including driveways, and on street parking is 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 occasionally extends into the grass verge and helps to integrate public and private space.

Street Furniture

Street furniture is minimal, with heritage style lighting columns.

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 a change of material or detailing (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 maintaining a strongly unified feel across the estate as a whole.

JUDGEMENTS

Pressures:

Front plots are under pressure to be converted 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 an originally 'en mass' built estate, the area's location on the settlement edge and the distinctive 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 distinctive 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 by its intactness, which affords only limited accommodation of change. Recommendation for Special Character Area. Key characteristics to protect/enhance include: overall unity of appearance through consistent material use and a pattern of house 'types'; integrated streetscape/landscape elements; original form and style of development including rooflines; mature planting; plot boundaries.