



**Banstead
Conservation Area
Appraisal**

Draft June 2014

Banstead Conservation Area Character Appraisal & Management Proposals

June 2014

Introduction:

What is a Conservation Area?

Purpose of Appraisal

- 1) Main Character & Basic structure, Topography, Geology
- 2) History and evolution
- 3) Spatial Structure & Pattern: Identity Areas, Views in & Out,
Rhythm: plot size, unit size
- 4) Materials, Architectural Conventions & detail
Boundary Treatment/ Enclosure: Walls & Hedges
- 5) Highway issues, Street furniture and Footscape
- 6) Greenery: Trees, Shrubs
- 7) Statutory designations: Listed Buildings & Article 4 Directions
- 8) Enhancement & Improvements
- 9) Activity and Land Use

Introduction

What is a Conservation Area?

Conservation areas were first designated as a result of the Civic Amenities Act 1967. They are defined in the legislation as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act 1990: Section 69(1)(a)). The Borough contains some 21 Conservation Areas at present.

Designation gives the local planning authority greater control over extensions and demolition, the display of advertisements and works to trees. Special consideration has to be given to proposals for development or redevelopment within them, to ensure that the character or appearance of the conservation area is preserved or enhanced. In most cases, however, conservation areas are living and working communities with both residential and commercial uses. The purpose of designation is not to stifle or prevent change and evolution, but to control it in such a way as to maintain and enhance character and local distinctiveness.

Purpose of Appraisal

Local authorities are advised by English Heritage to carry out appraisals that should identify the key features of the area and how they combine to give a place its particular character. By establishing what makes a place special and distinct, the local planning authority can more effectively ensure that change through development, or through other changes resulting from its own actions or those of other statutory authorities, do not undermine this character and can in fact enhance it.

As well as identifying the positive features of a place, an appraisal can also highlight areas where there is scope for improvement. This could be in terms of new development or redevelopment, or more small-scale improvements to, for example, the appearance of street furniture or signage. The results of appraisals can also be used to help prioritise available resources for environmental enhancement. This appraisal also sets out the Enhancement Scheme for the area, which makes reference to potential areas for enhancement, as well as providing guidance for use in the development control process.

The Planning (Listed Buildings And Conservation Areas) Act 1990 sets in sections 71 a duty to formulate policies for preservation and enhancement. The 2005 Borough Local Plan Policy Pc 14 reinforces this objective. English Heritage guidance states that policies are needed that clearly identify what it is about the character or appearance of an area it is desirable to preserve or enhance, and the means to achieve this. A clear assessment and definition of an area's special interest is needed.

The structure of this Conservation Area Appraisal is based on the English Heritage documents "Conservation Area Practice" and "Conservation Area Character Appraisals" and the RTPI's 'The Character of Conservation Areas' document. It follows the urban morphology approach of cascade from large to small elements.

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Main Character and Basic structure Topography and Geology

Main Character & Basic structure

Banstead is located on the North Downs chalk plain, to the north of the M25. The special interest of a conservation area is derived from the interrelationship between the particular townscape and landscape features and it is this character, which the local planning authority will seek to preserve or enhance through statutory and discretionary controls. The special interest of the Banstead conservation area is as the remains of a traditional village. The predominant character of the buildings is vernacular and classical and there is a need to ensure the cohesiveness of the buildings is not eroded by insensitive development.

The core of the village of Banstead was detached from the Parish church to the west. The most tightly packed townscape at the north end of Park Road with the junction of the High Street, was destroyed by a flying bomb in the war. However the element surviving along Park Road and Woodmansterne Lane consists of the more significant houses and at the Mint Road end good example of vernacular architecture.

Topography

The village is situated on a ridge about 180 metres above sea level, on the North Down plain.

Geology

The historic settlement in the Conservation Area is based on high ground of the chalk downs. The majority of the Conservation Area is on Clay with Flints lying above the Chalk. The glacial clay deposits would have provided opportunity for ponds which the surrounding chalk did not. Local flint is used and brick and tiles from the clay.



Geological Map

Brown Pleistocene Glacial Clay with Flints
Green (Diamonds) Cretaceous Upper Chalk
Blue (Hatched) Thanet Beds Sandy Marl



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Land Use & Activity

The majority of the Conservation Area is residential but with significant other uses including Community Hall, Doctor's Surgery, Nursing Homes, Offices, Rehabilitation Centre, Public House and Farm.

2) History and evolution

Banstead Conservation Area

Banstead Conservation Area is centred round the old village centre of Banstead which is to the east of modern Banstead High Street. The village is on the clay deposits where ponds would have provided water for the inhabitants. The area is around 160 metres above sea level. Banstead was well known for its clean air, as well as pastimes of hunting and horse racing on the Downs, which attracted the building of large houses in the Georgian period for weekend and vacation retreats for city merchants. The village was famous for Banstead Mutton, with large flocks of sheep on the downs, hence the name Mint Road.

In terms of evolution, the area has been relatively stable. A number of farmhouses date back to the 16th century including Well House Farm and Mint Farm. In the 18th century a number of large houses are built including Castle House, Banstead Place, and Longcroft and the building of Banstead Wellhouse. The early to mid 19th century sees the building of a number of small artisan cottages. The Boys Surgical Home and the Mint Public House are the only significant new development in the late 19th century aside from extensions to existing buildings. In the early 20th century suburban development sweeps round the area and in the mid 20th century some older buildings are lost.

Historical Photographs of Banstead Conservation Area



The War Memorial of 1921 with the Georgian pub , the Woolpack, behind, which was destroyed in the war.



The Wellhouse with the Georgian property, Well House behind, demolished in 1963.



The Georgian Wellhouse, almost 300 feet deep



Well Farm



Longcroft an 18th century house now divided into two.



Rooks Nest whilst traditionally said to date from 1770 , has the features of an early 18th century house and appears on earlier maps. In 1903 it was converted to a school and know as Rosehill but became offices after 1939 and renamed Castle House.



The former home farm and coach house of Castle House, demolished in 1987.



On the right is Wilmot (formerly Jireh) Cottage built in 1841 and used as a Calvinist Chapel in the mid 19th century. On the left is Park Cottage and Woodman's Cottage of 18th century date.



Wilmot Cottages on the right were demolished in 1961 adjacent to Wilmot Cottage and Park Cottage on the left (SHC)



Parkside built in 1895 was the Surgical Home for Boys in the 20th century



Aspley Cottages in 1987

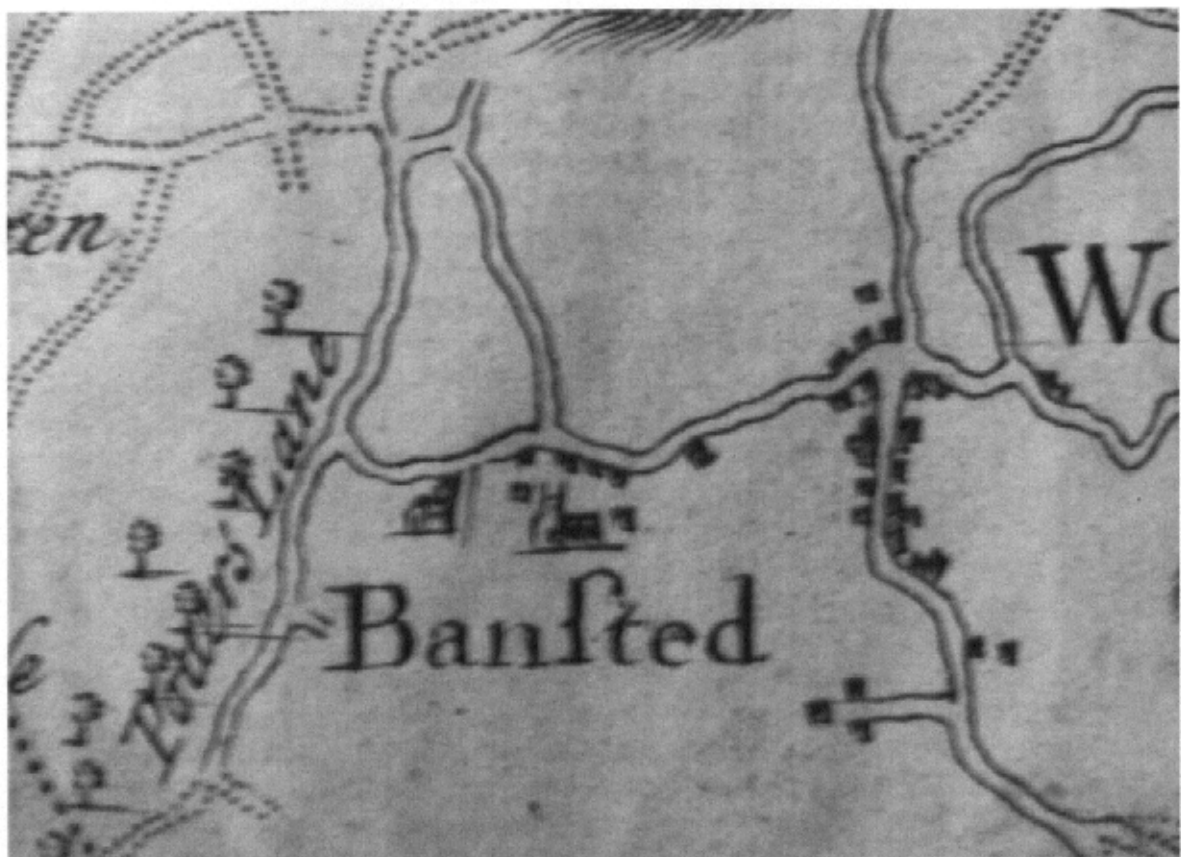


Banstead Place, a substantial Georgian house, was rebuilt in 1790



Mint Public House was first mentioned in 1871

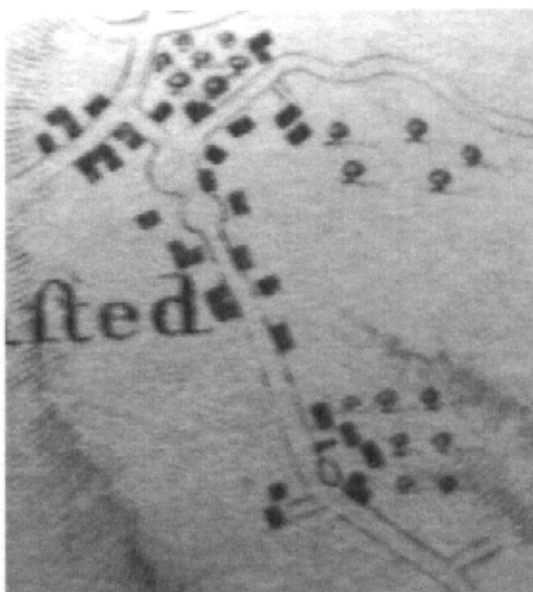
Photos from "Banstead Then and Now" 1988 published by the BHRG



Senex 1729



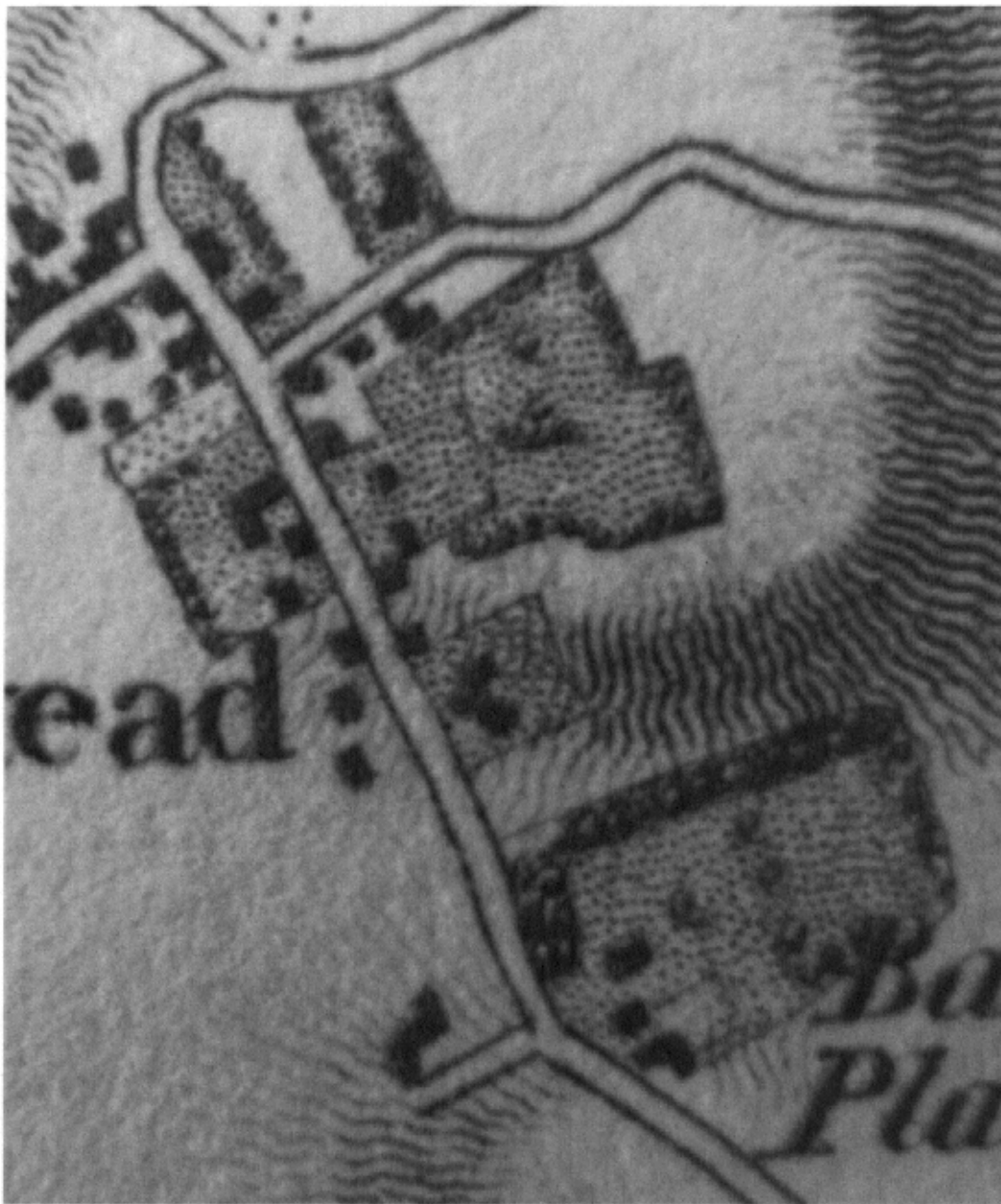
Rocque 1768



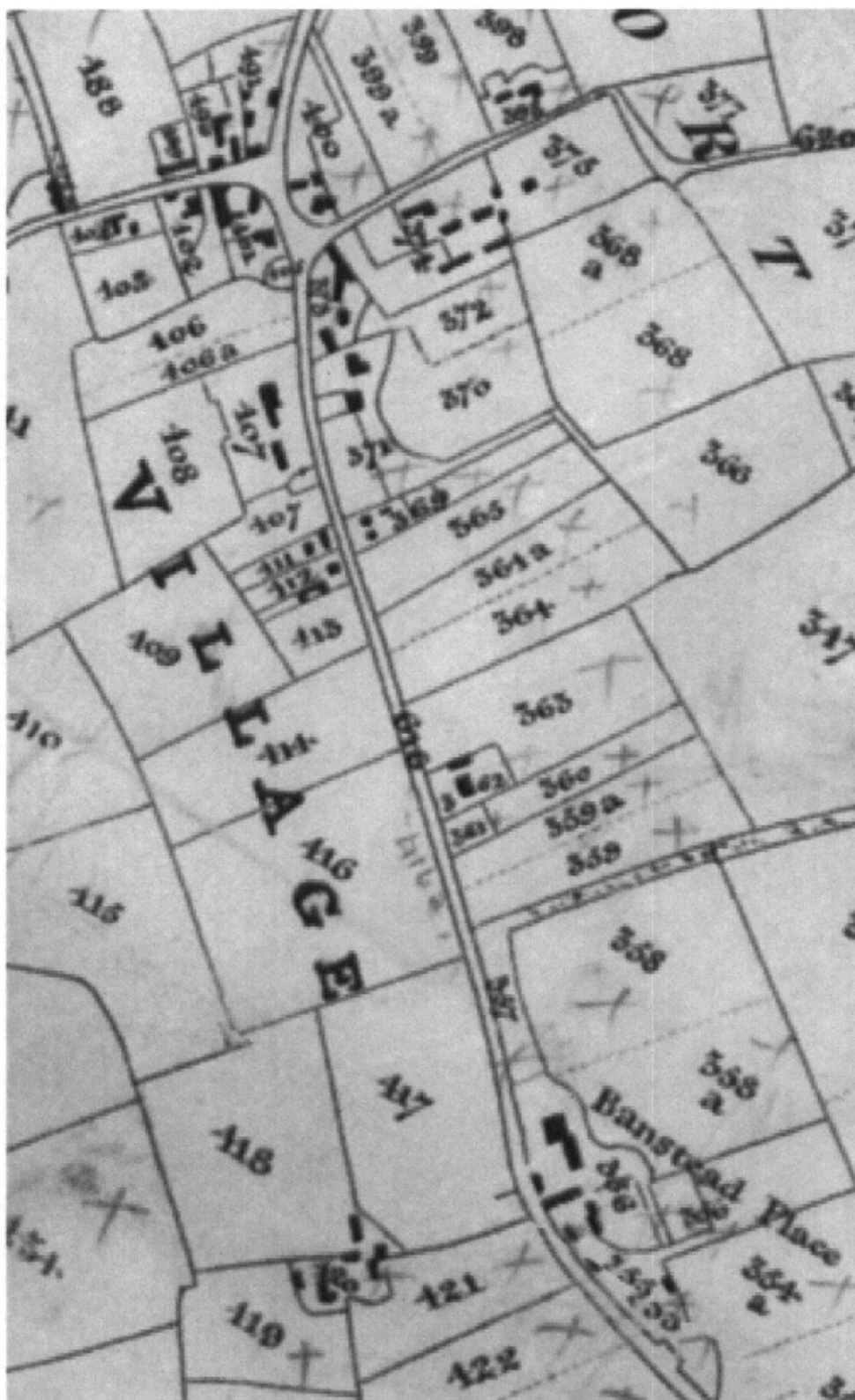
Lindley & Crosley 1793



Ordnance Survey Manuscript 1808- 1810 and First edition 1816 prepared from this survey



Greenwood 1823



Tithe Map 1843