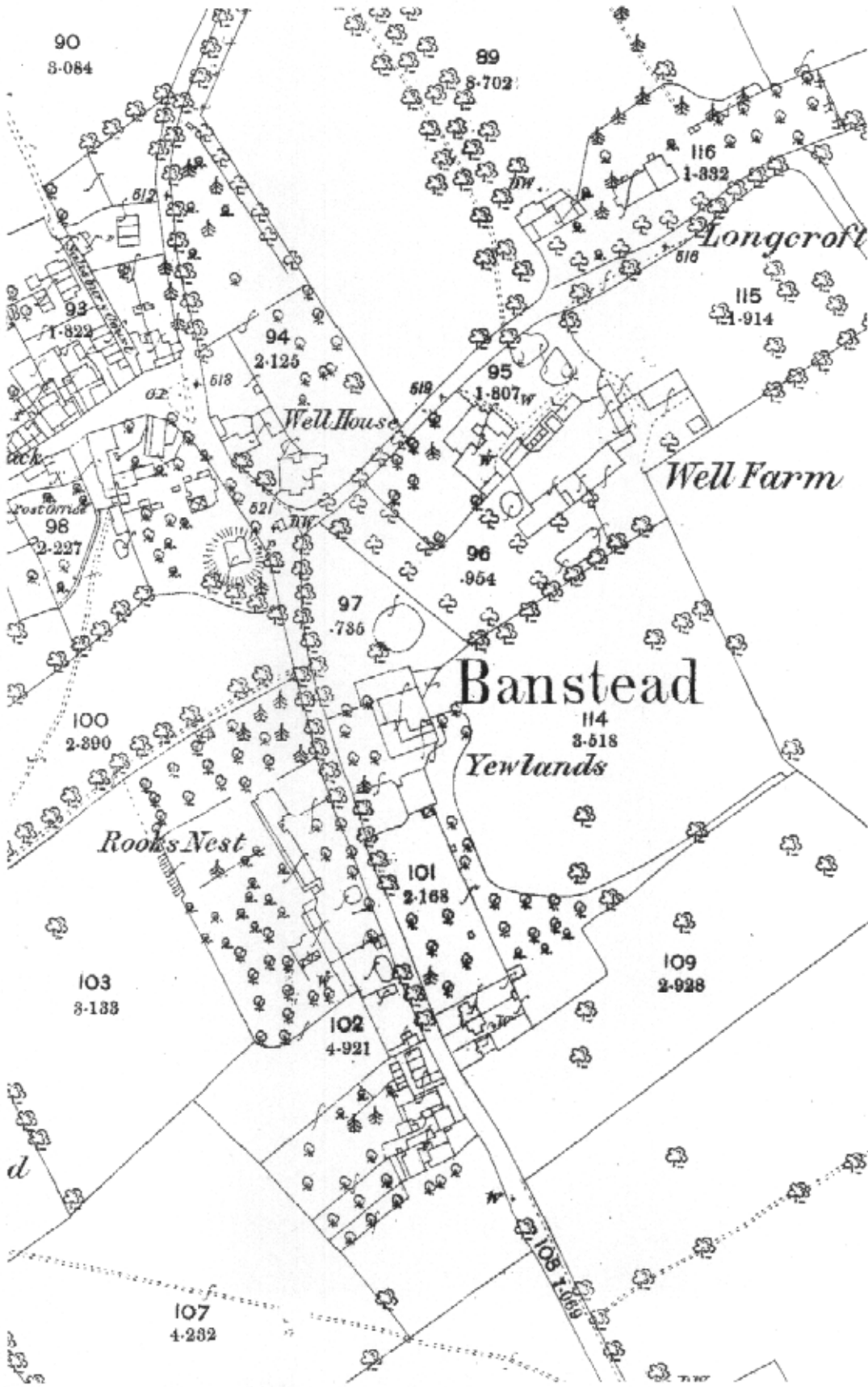
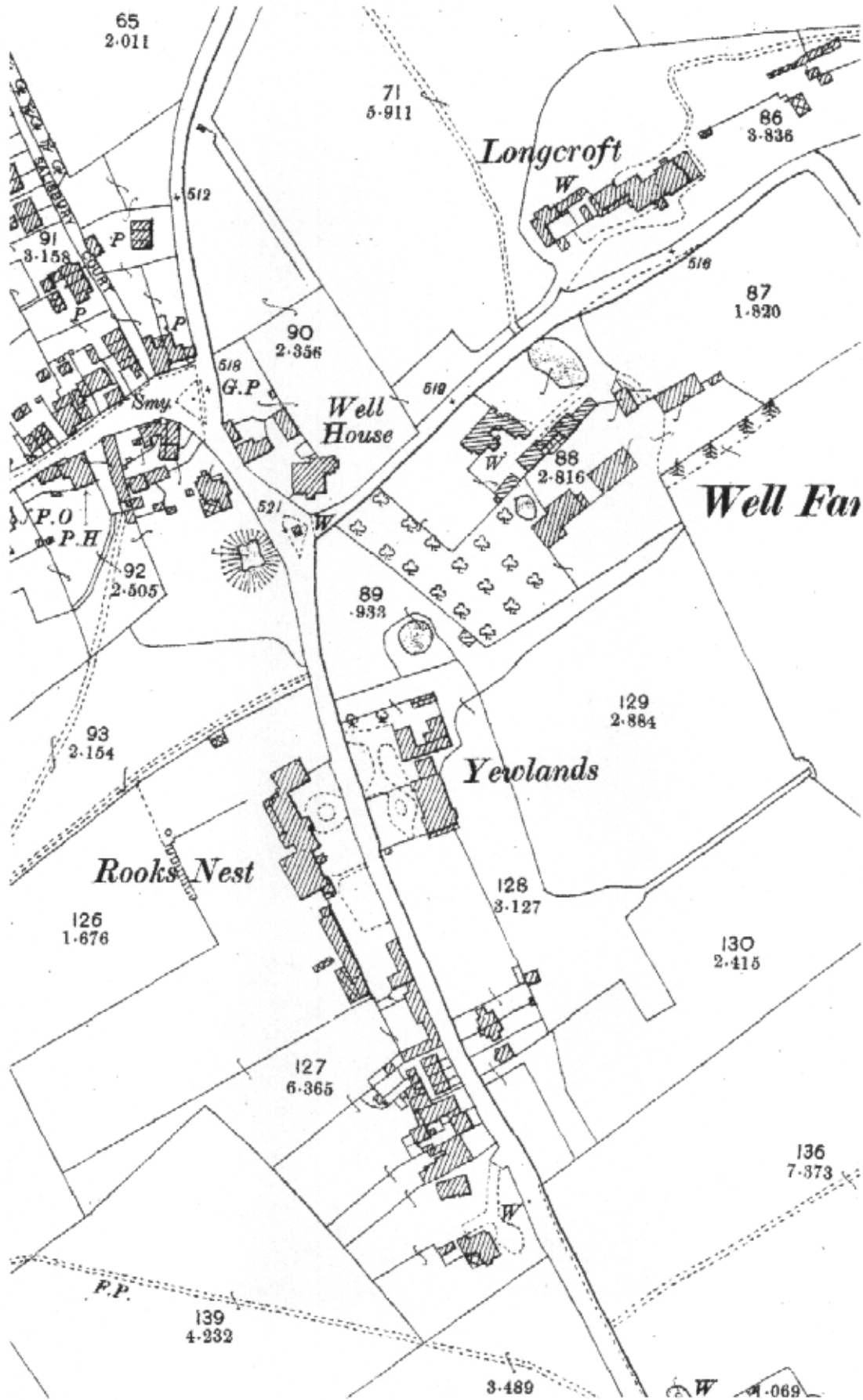


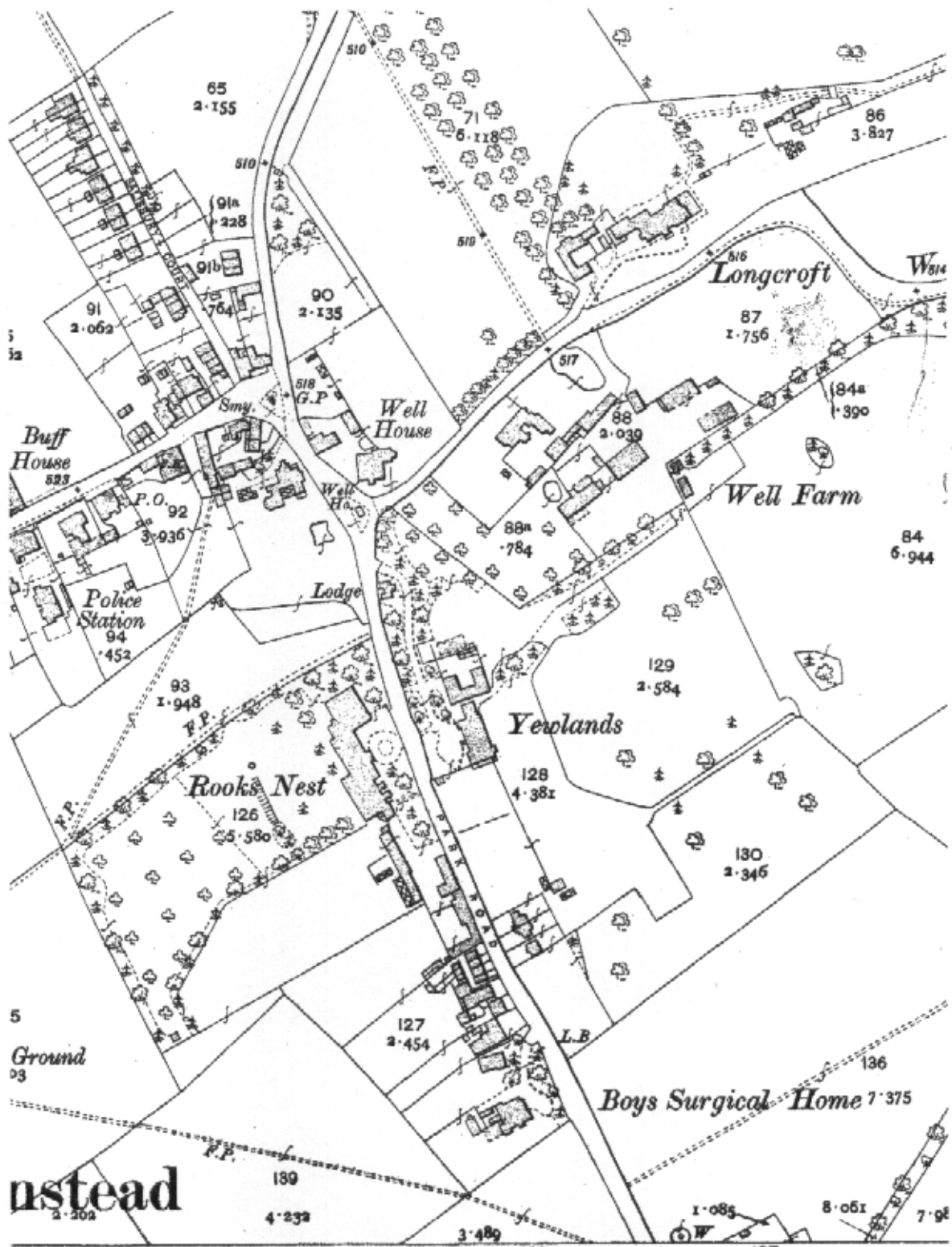
# BANSTEAD



**Surveyed 1866**

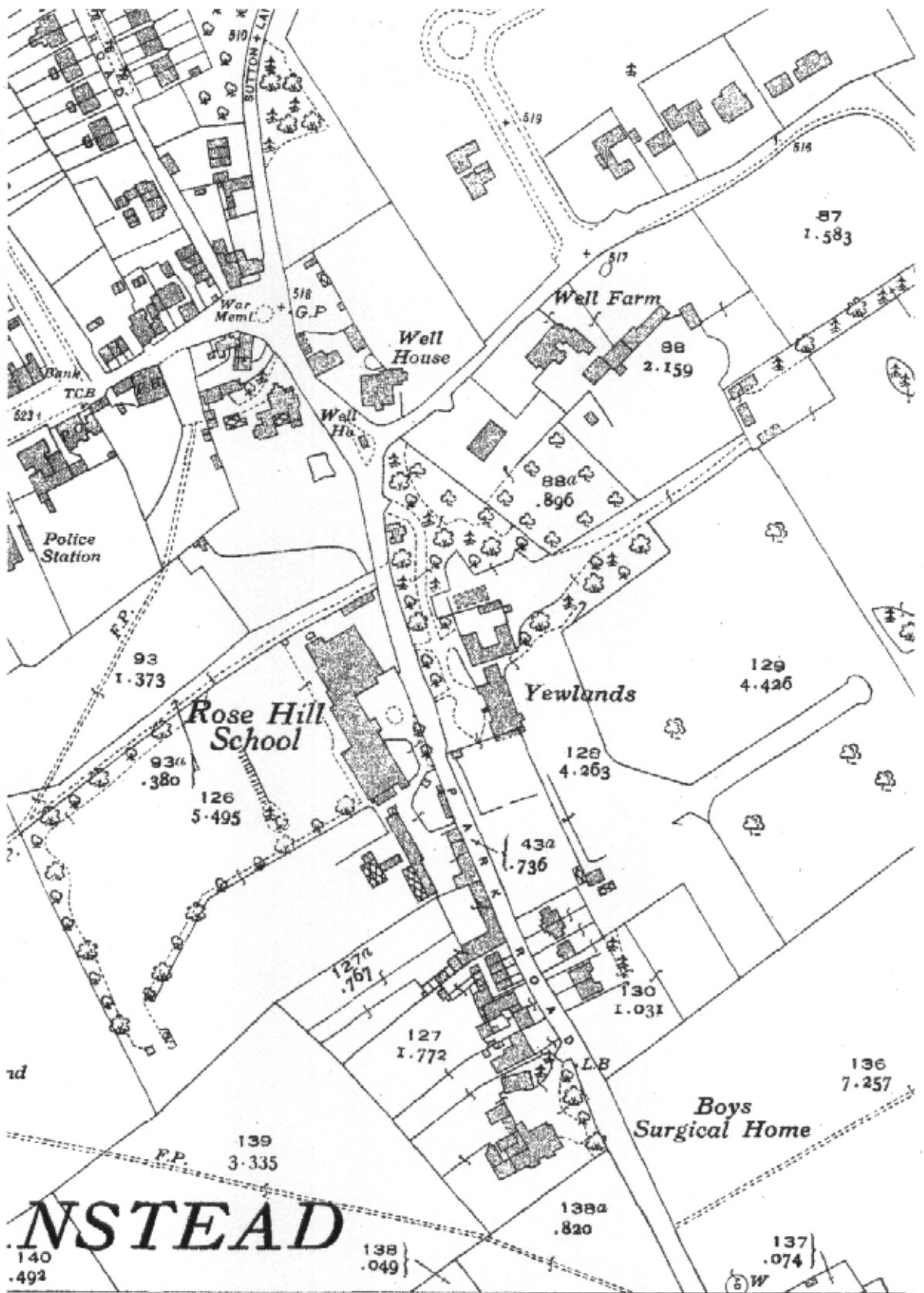


**Revised 1894**



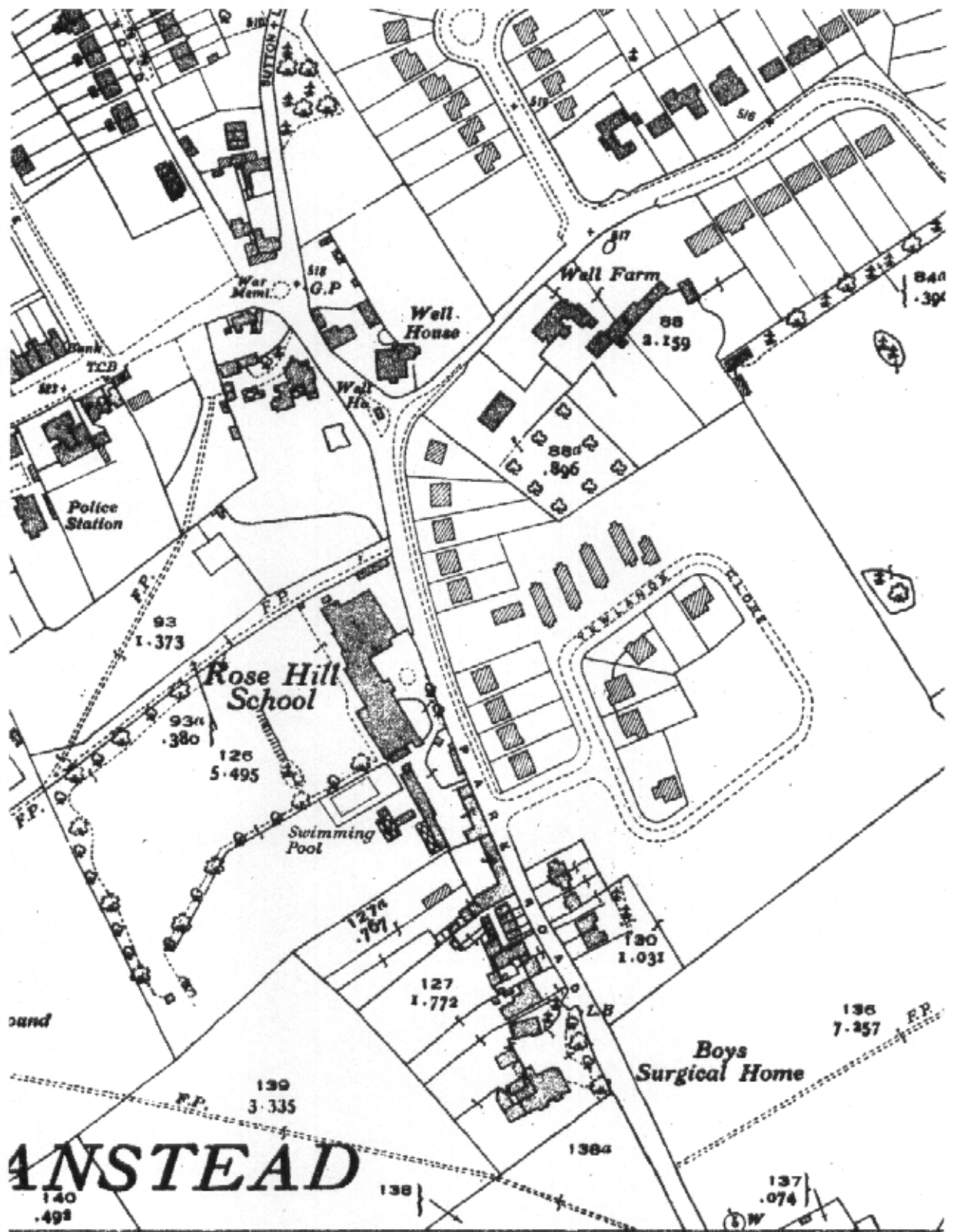
**nstead**  
2-202

**Revised 1911**



# NSTEAD

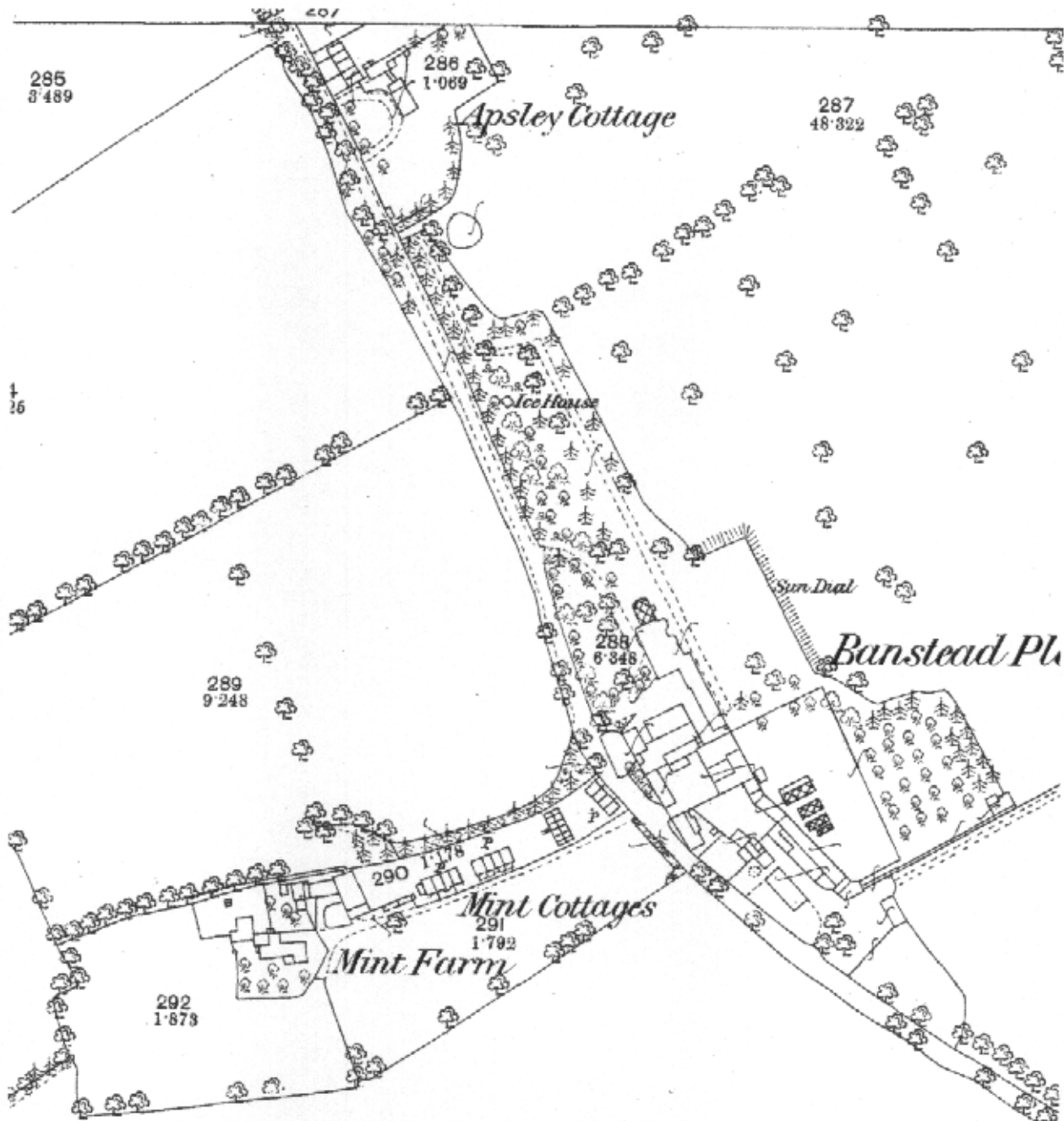
Revised 1933



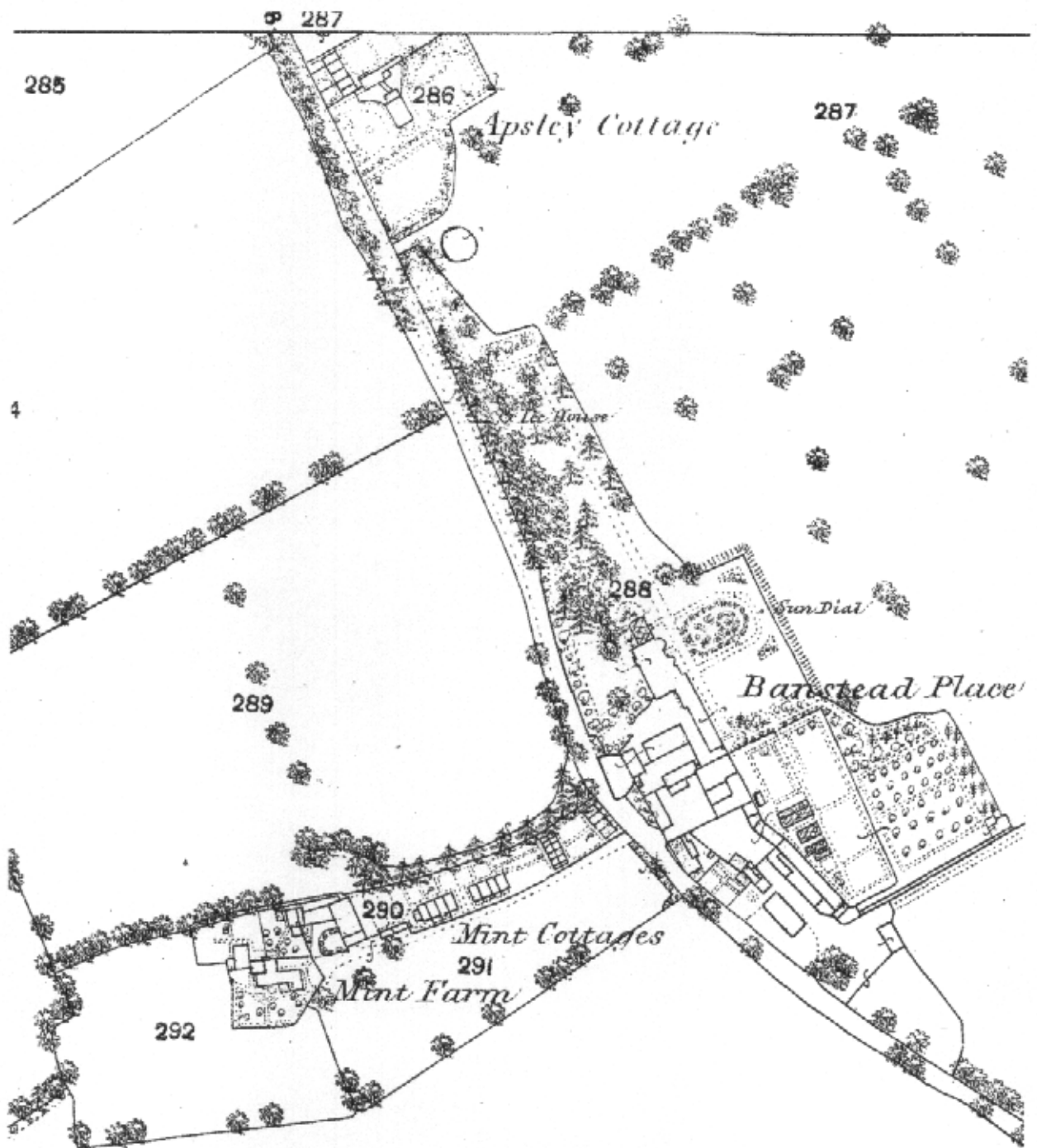
ving Fields

1946 revision

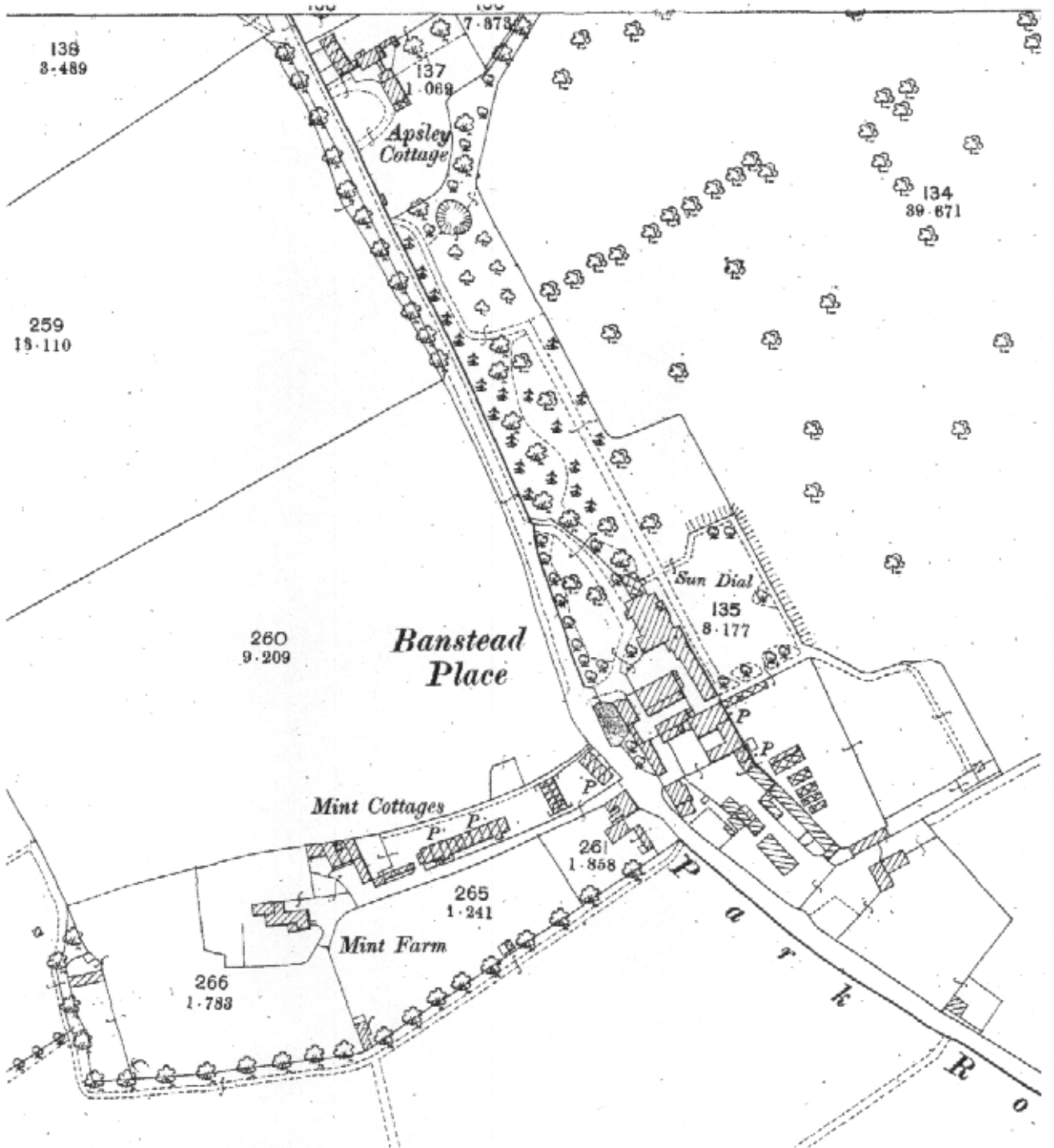




**Surveyed 1866**

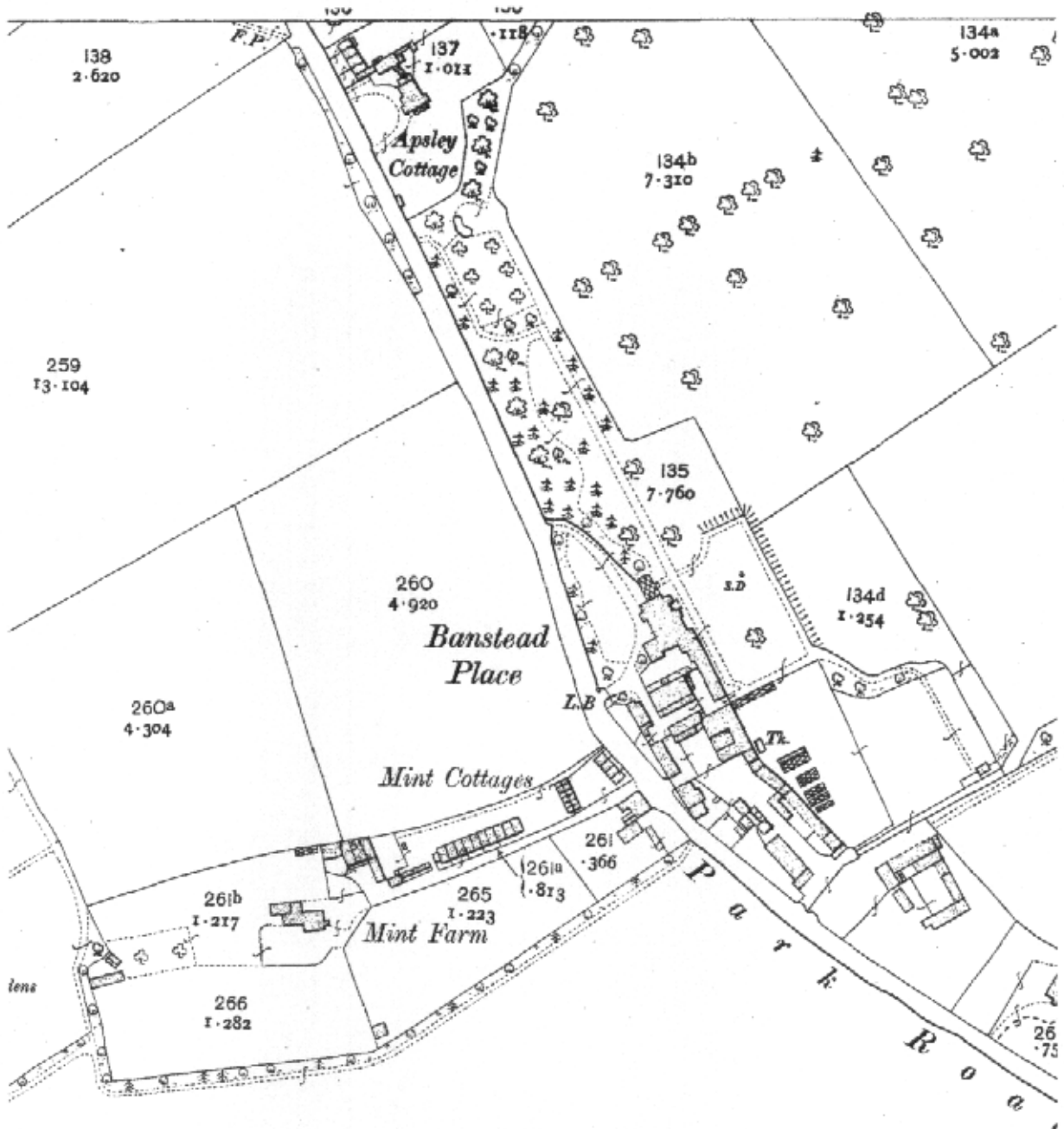


**Surveyed c.1866**

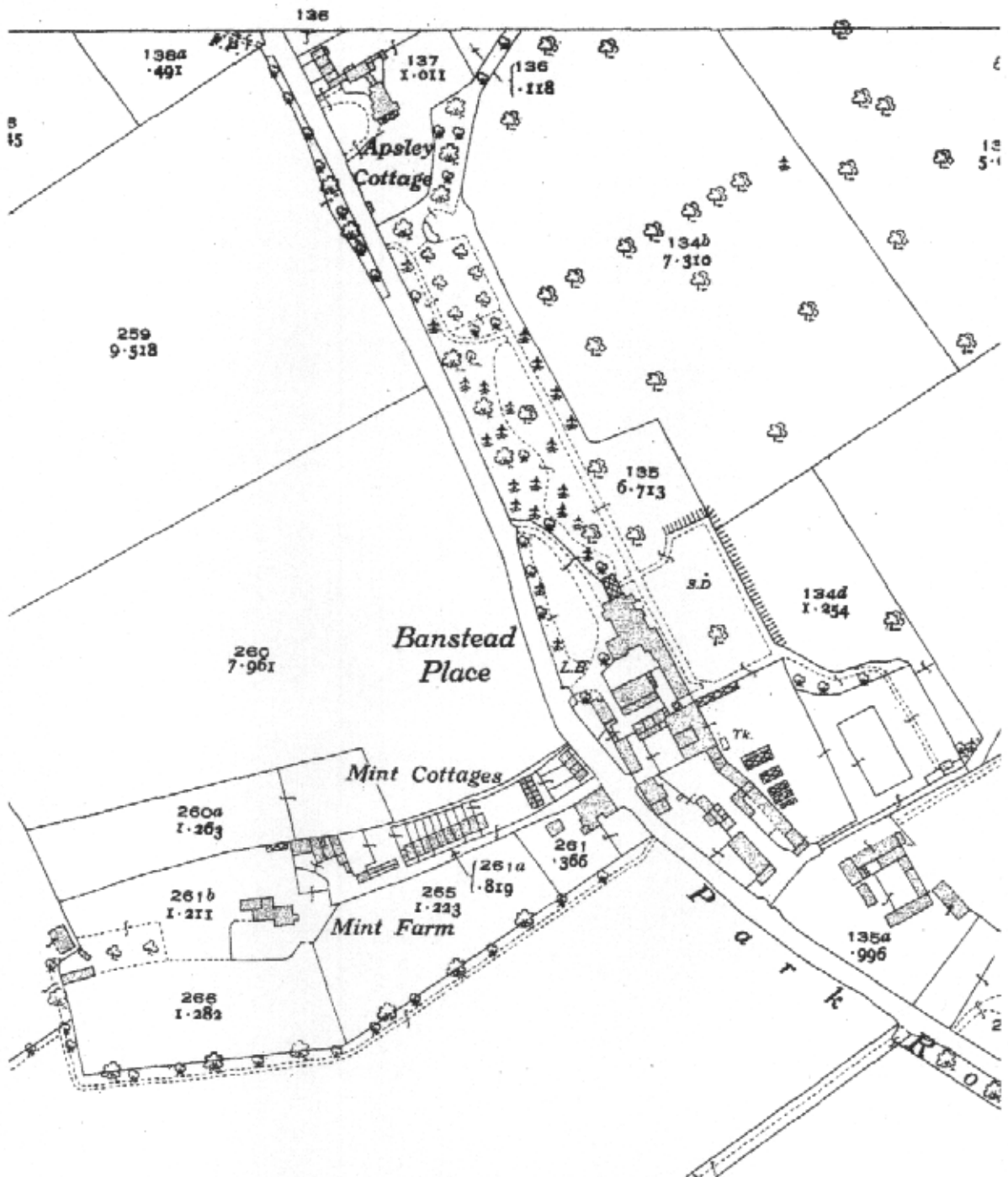


**Revised 1894**

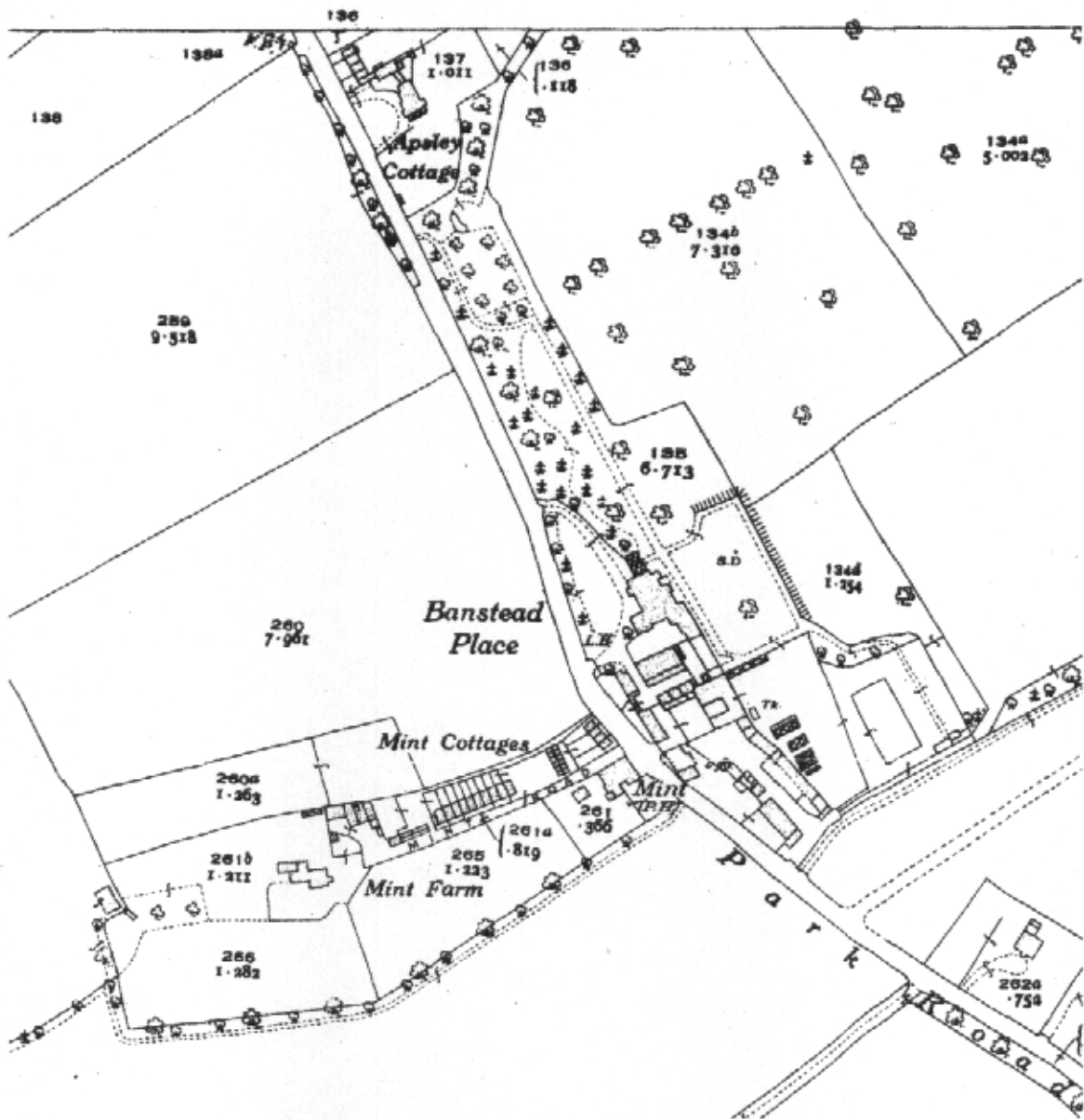




**1911**



**Revised 1933**



Revised 1946

### **3) Spatial Structure & Pattern: Identity Areas, Rhythm: plot size, unit size**

An identity area is an area which has an identifiable character. Conservation Areas can have composite characters as well as cohesive character. In both cases it is usually possible split such areas in to smaller identity or character areas. Two sub identity areas can be identified in the case of Banstead.

The two principal identity areas in the Banstead Conservation Area are the remains of the historic core around the wellhouse, and the Mint Road area, with the more pronounced use of weatherboard and flint.

#### **Prominent buildings**

A number of key focal points and landmarks can be identified. The principal landmarks are :

The Wellhouse : the 18<sup>th</sup> century parish wellhouse is the symbol of Banstead and iconic building.

The War Memorial : A prominent

Castle House : An 18<sup>th</sup> century house with additions in the same style of substantial scale

Banstead Place; An 18<sup>th</sup> century house of substantial size.

#### **Views in & Out**

The key postcard view is the Wellhouse. The War Memorial is another well known view. Other views radiate out and towards this point and across the countryside.

#### **Rhythm: plot size, unit size**

The area has a rural village character with the sylvan character. The plot and unit size vary between substantial country houses in landscape dominated grounds to tight terraces of artisan cottages.

### Townscape analysis

The following is a perambulation around the Conservation Area giving a brief description of the buildings and layout, by identity area.

#### Centre of Old Village

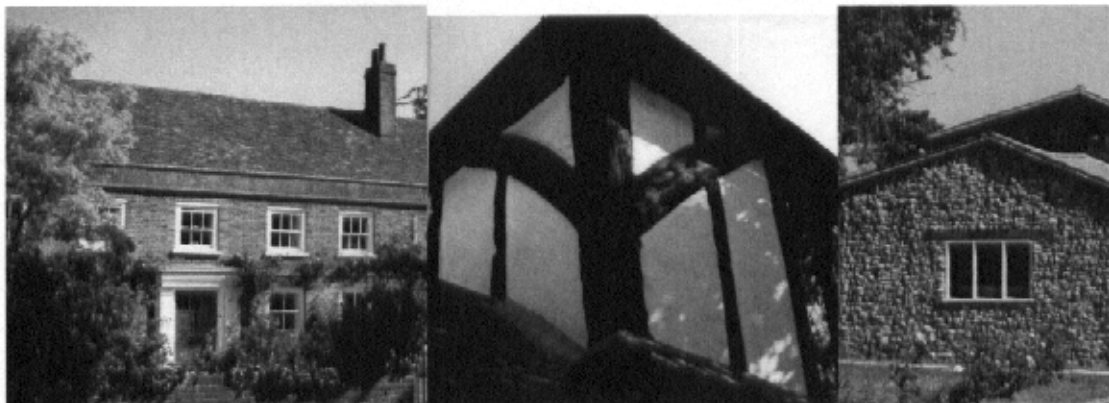
Scale, height, rhythm, form, layout & materials summary ;

Two storey, mix of plots with sylvan character, brick, weatherboard, flint, clay tile, flint, sash

The first feature when entering the area from the north is the Portland Stone war memorial with the cross of sacrifice. Proceeding south the iconic Banstead Welhouse is found at the cross roads with Woodmansterne Lane, the symbol of Banstead.



Proceeding along Woodmansterne Lane, the historic Well Farm House is noticeable on the south side with its former farm buildings the 16<sup>th</sup> century Old barn and the flint buildings at Well Nigh. On the north side a substantial 18<sup>th</sup> century country house is now divided into Eastcroft and Longcroft.





Returning to Park Road, as you head south, historic Lime and Yew trees are significant features. On the west side are the substantial buildings of Castle House with the an 18<sup>th</sup> century country house at its core and later complimentary extensions.

Further on are a group of historic cottages, Wilmot (Jireh Cottage) of 1841, Park Cottage and the Woodmans Cottage, an excellent example of 18<sup>th</sup> century weatherboarding.

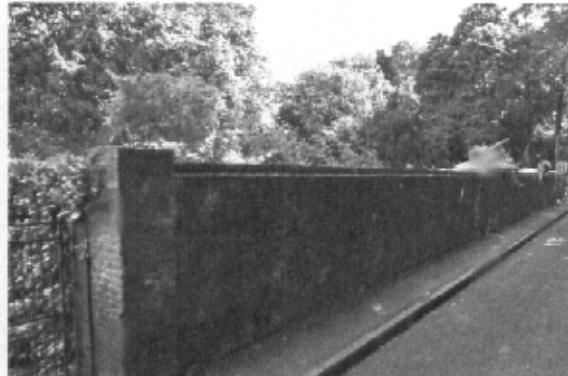




Further on is the Victorian Parkside house and school house of 1932 by the notable architect Guy Dawber, the brickwork now painted.



The area becomes increasingly wooded at this point, with a mix of native trees and hedges. On the east side is Apsley Cottages, a compact row of Victorian brick cottages with flint sides. Beyond this is the impressive Aspley, a gothic mansion of 1797, with its 18<sup>th</sup> century brick garden wall.



Further to the south is the substantial 18<sup>th</sup> century mansion, Banstead Place. The first feature is the 18<sup>th</sup> century Wilderness garden with its mix of native and exotic trees, on the north side along Park Road. The mansion itself has large open setting with lodge, coach house and walled gardens. To the south is Banstead Place Farm, an 18<sup>th</sup> century white weatherboarded farmhouse, flint outbuildings and boundary walls, brick stables and granary and large black tarred staddle barn, and old Yew tree giving a distinctive feel of the Surrey countryside.



On the west side is the little enclave of Mint Road with the Victorian public house, characterful weatherboarded and flint cottages and the 16th century Mint Farmhouse at the end.



## **Materials, Architectural Conventions & detail**

### **Architectural Conventions**

The area is typified by two types of building;

1) The Vernacular and Polite Architecture. The historic buildings in the area dating from before the Victorian period. These are typified by peg tile roofs, 50 degree roof pitches, short roof spans, brick, painted render and some flint and weatherboarding. In the 18<sup>th</sup> century slate appears. The fenestration is characterised by sash windows. Gabled roofs are most characteristic of most of these properties. High floor ceiling heights are a characteristic for the large properties and low for the more humble cottages.

2) Mid Victorian. These are mostly slate roofed weatherboard, flint and brick houses with low pitch slate hipped roofs and sash windows. Windows have a vertical emphasis, in their division. High floor ceiling heights are a characteristic for the large properties.

### **Fenestration**

The predominant character of the area is sash window, with occasional casement.

### **Materials & Detail**

The historic properties in the area are typified by brick, painted stucco, flint and weatherboarding,

**Illustrations of Materials, Architectural Conventions & detail by period**



Vernacular:



Polite Architecture 18<sup>th</sup> century



Victorian

Typical Materials



Flint



Weatherboard



Clay Peg Tiles



Brick with burnt headers

## **5) Highway issues, Street furniture and Footscape**

The roads in the Conservation Area in terms of footscape are standard tarmac roads. The grass verges with ancient trees, as well as the public structures of the wellhouse and war memorials are the most prominent features of the public highway. The negative aspects are limited. Street furniture is of a neutral character, which is appropriate as historically street furniture would have been limited in this semi rural location. The area is relatively free of intrusive traffic signs.

The Borough Council will seek to influence the design of schemes affecting the conservation area. It will also seek to encourage the implementation of other improvements identified in this appraisal. The War Memorial was the subject of an environmental improvement scheme in recent years.

Gravel is a traditional finish used for private drives in the area. Another characteristic feature is the absence of kerbs in some locations which give a rural appearance.



## 6) Greenery: Trees, Shrubs

The area is characterised by a number of native tree species of the Chalk downs. The native trees include Yew, Holly and Oak. Limes are common as feature trees often remains of avenues or rows of trees. Exotic trees are evident in some gardens, including the wilderness, such as wellingtonia , as well as scots pines introduced from the north.

## Boundary Treatment/ Enclosure: Walls & Hedges

In terms of boundary treatment, hedges of yew, hawthorn or privet are the most characterful, and native hedges line the fields. Palisade is also evident in combination wit hedges or shrubbery. Flint wall is an occasional but important features as well as some vernacular Kitchen garden walls of handmade brick with burnt headers.



## **7) Development Management & Statutory designations: Listed Buildings & Article 4 Directions**

### **Controls operating in the Conservation Area**

#### **Designation of the Conservation Area**

The original Conservation Area was designated by Surrey County Council on the 14 March 1973. The area was extended by the Borough Council in 2009.

#### **What is the Effect of Designation?**

The principal differences from the normal form of planning control include:

- a) Control over demolition. Conservation Area Consent is required for demolition
- b) Greater control over works which would require planning permission. As many properties in the Area are not dwellinghouses and therefore do not have permitted development rights, external alterations such as changing windows or roofing materials would be controlled. 'Permitted development' rights for dwellinghouses are also more controlled.
- c) Wider protection of trees. Six weeks notification to the Council will be necessary before the intended lopping, uprooting or felling of trees. (Trees less than 7.5 centimetres in diameter, at a height of 1.5 metres above the ground are exempt). (Works to trees the subject of a Tree Preservation Order will continue to need formal consent.)

When considering proposals requiring Planning Permission or Conservation Area Consent regard will be had to whether they 'preserve' or 'enhance' the special character of the area. It should be remembered, though, that designation is not intended to stop change but to better manage new development so that it does not harm the area and even brings improvements.

#### **Article 4 (2) Directions**

Article 4(2) Directions control the following changes to dwellinghouses in the Conservation Area (It would be intended to serve an article 4(2) Direction on the area). All alterations or extensions facing an open space or highway will require planning permission, unless they are like for like repairs. Changes requiring planning permission would include, for instance, changing from timber to uPVC or Aluminium windows/doors or changing the style or design of window/door, changing from natural slate or handmade tiles to machine made, concrete or synthetic slates or tiles, or the insertion of rooflights or solar panels.

All Commercial Buildings and Flats that are in Conservation Areas or Locally Listed, already require planning permission for these material changes, as they do not have permitted development rights.

#### **Listing**

There are a number of statutory and locally listed buildings in the area, which are set out in the appendices. Where planning permission is required for a locally listed building Policy Pc10 of the Local Plan and PPS5 would be a material consideration. There are also some local listed historic garden designations.

## **Development Management & Principles of Control**

The area is largely one where the individual buildings mostly contribute to the character of the area and are desirable to retain. The general presumption therefore is in favour of retention, the only exception being some of the post war redevelopment.

The overall objective in terms of elevational treatment will be the encouragement of the reinstatement of original materials and detailing This includes original window detail, plain clay tiles and well detailed boundary treatments and discourage their replacement with inappropriate details such as aluminium and upvc windows of various forms, concrete tiles and alien boundary materials such as larchlap fencing.

Schedules and maps of the listed buildings, the Article 4 Direction and the local Historic Garden designations the control of permitted development will be set out in the appendices.

## **8) Enhancement & Improvements**

*No extra funding is proposed for the enhancement of the Conservation Area but a number of the objectives can be achieved in part by the Development Control process.*

The potential for enhancement appears to consist of townscape elevational treatment

The need to encourage reinstatement of traditional detailing is important. Banstead Conservation Area has not suffered too much from alteration, but the loss of traditional painted timber windows in some prominent locations is regrettable. There is no retrospective control so any improvements must be by persuasion or negotiation.

### **Resource Implications**

Enhancement of the Conservation Area can be achieved in part by the Development Control process and encouragement to have respect for traditional forms, materials and detailing.

### **Review of boundaries**

The boundary of the area was subject of review at the time of production of the appraisal and no revisions to boundaries are proposed.

### **Other Statutory Authorities**

Statutory authorities are not generally subject to control by the local planning authority, although the provision and maintenance of their services can have an impact on the conservation area. A copy of this Appraisal will be forwarded to the relevant service providers to highlight the need for sensitive treatment within the conservation area.

### **Responsibilities of Owners and Occupiers**

This Appraisal has identified the buildings, open spaces and individual features that define the character of the conservation area. The siting and design of new development should be such that the appearance and character of the conservation area is preserved or enhanced, and this Appraisal will be used to assess whether development proposals achieve this aim.

It is hoped that residents and other occupiers will, through this Appraisal, be made aware of the contribution that they can make to the preservation and enhancement of the conservation area. This can be achieved through the retention of features such as chimneys and chimney pots, boundary walls and traditional windows, the use of appropriate materials in new build and repairs, and the general maintenance of properties and land. Alien materials such upvc windows and concrete tiles should not be used.

### **Statement of Consultation**

The draft version of this Appraisal will be issued for public consultation. Letters will be sent to all residential and business premises in the conservation area. These will outline the purpose of conservation area designation and invite comments on the draft appraisal.

Copies of the Appraisal will be sent to English Heritage, Surrey County Council and Local Societies. Their comments are invited. A press release will be issued and the Appraisal was publicised in the local press. A public meeting will be held to consider the study. The responses made to the draft Appraisal will be considered and reported to the Council's Planning Committee