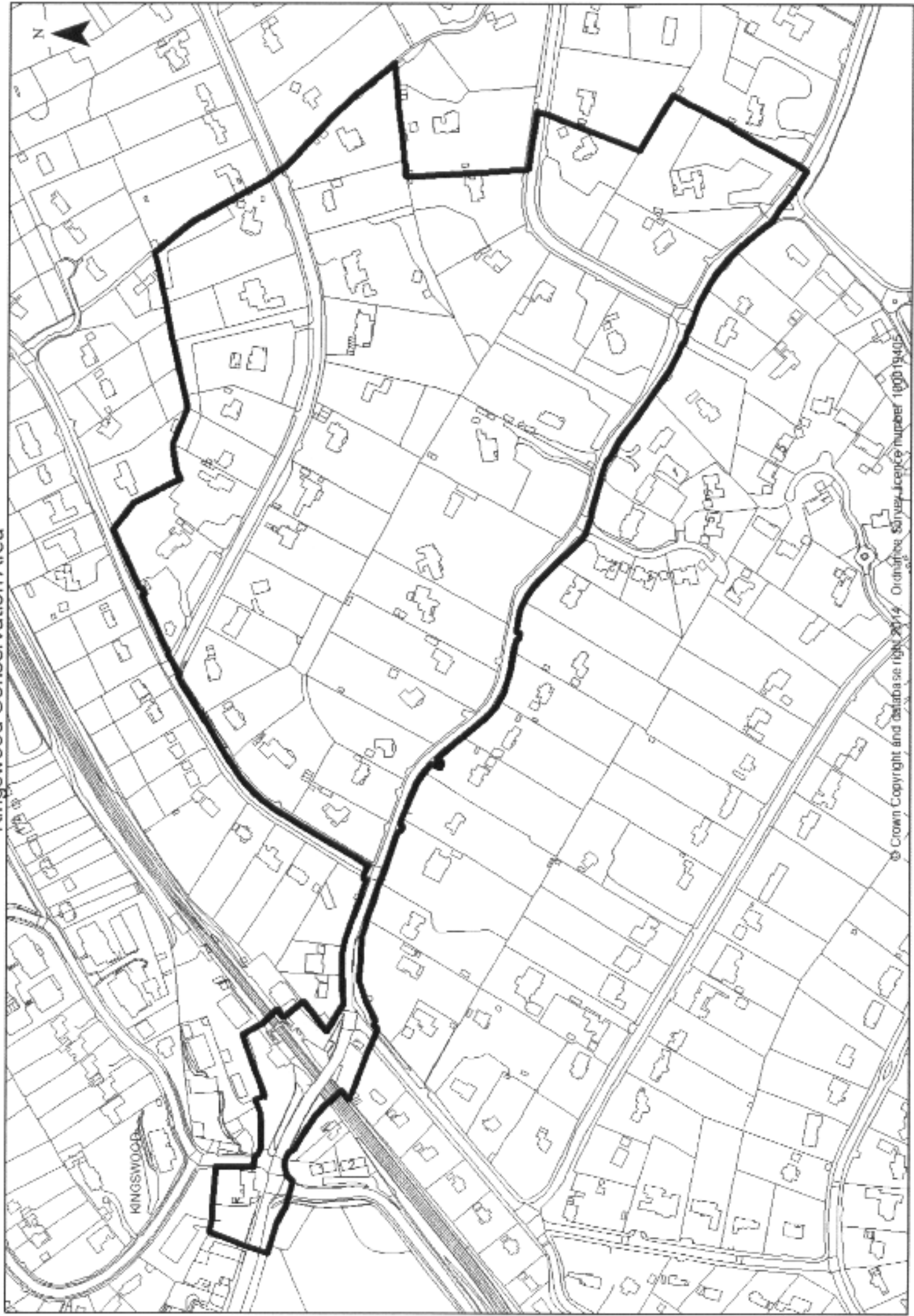




**Kingswood  
Conservation Area  
Appraisal**

**Draft February 2015**

Kingswood Conservation Area



# **Kingswood Conservation Area Character Appraisal & Management Proposals**

February 2015

Introduction:

What is a Conservation Area?

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- 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
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## **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 20 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.

## **Main Character and Basic structure Topography and Geology**

### **Main Character & Basic structure**

The estate 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 Kingswood conservation area is derived from its arts and craft character.

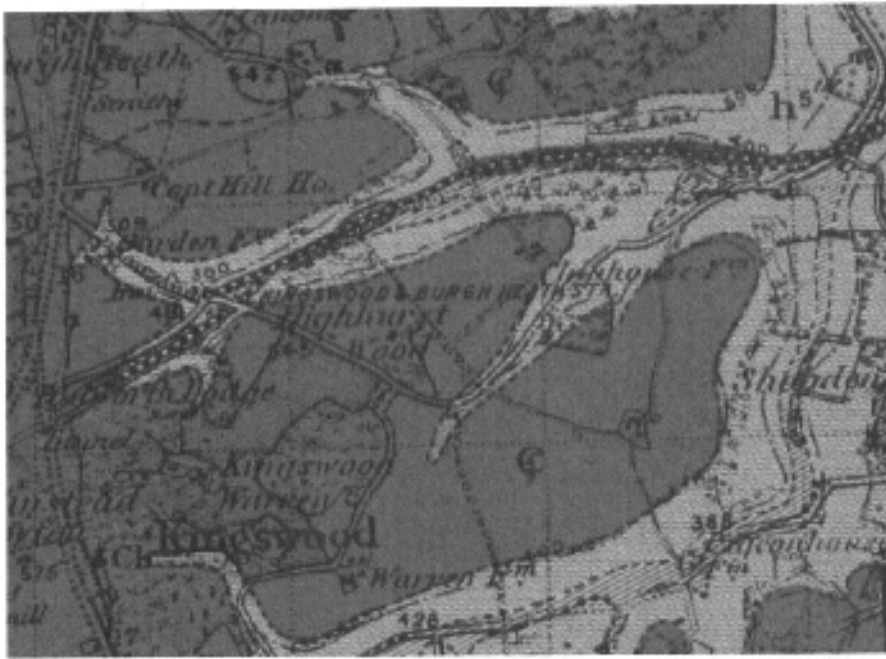
The predominant positive character of the buildings is arts and crafts, mostly tile hung, with handmade clay plain roofs with steep pitches, asymmetrical arts and crafts designs based on Surrey vernacular farmhouse architecture. There is a need to ensure the cohesiveness of the buildings is not eroded by insensitive development. Inappropriate materials such as slate and cast stone, as well as tripartite forms and symmetrical classical designs with out of scale and alien features such as pediments and columns should be avoided, which have eroded the local vernacular character elsewhere in Kingswood. The historic value of the architecture on the estate is important to maintain and there would be a strong presumption in favour of retaining the existing Edwardian arts and crafts buildings.

### **Topography**

The Conservation Area is situated on a flat ridge about 165 metres above sea level, on the North Down plain.

### **Geology**

Kingswood is located on Pleistocene Glacial Clay with Flints laid over the Cretaceous Upper Chalk. Local clay is used for bricks and tiles.



## Geological Map

Brown Pleistocene Glacial Clay with Flints  
Green (Diamonds) Cretaceous Upper Chalk



### Contours

Most of the Conservation Area is on the high ground of the former Highurst Wood falling away to the station at the bottom of a small valley.

## **Land Use & Activity**

The majority of the Conservation Area is residential. There is also a railway station, estate office and public house at the west end of the Conservation Area.



## **2) History and evolution**

In 1885, Cosmo Bonsor purchased the Kingswood Warren estate. He was a brewer, businessman and from 1885 to 1900 an MP. He was the Chairman of Watney Combe & Reid. The largest brewery in Britain at that time.

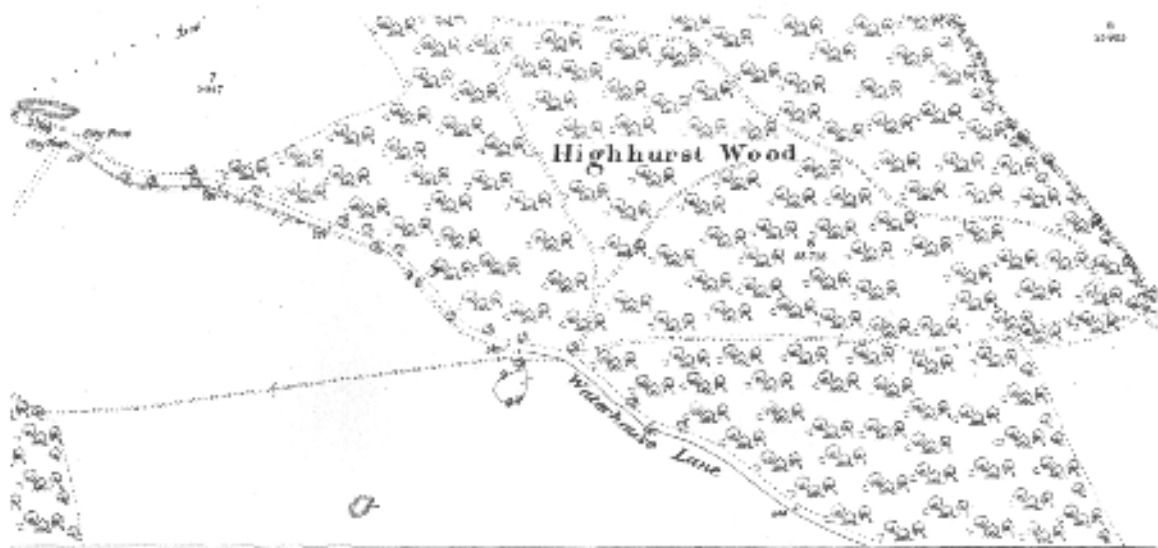
In 1897 Bonsor became chairman of the South Eastern Railway and in the same year he built the Chipstead Valley Railway to Kingswood railway station, which had been approved in 1894. The station was designed by Arthur John Barry, of the notable Barry family of architects and engineers. In 1898 the Kingswood Arms opened as the Station Hotel, a Watney Combe & Reid public house.

In 1906 parts of the Kingswood Estate were sold, for development, including the area round the present Conservation Area. Houses were built from 1909 to 1913 within this area, the majority designed by the architect Paxton Watson. This area forms the historic core of Kingswood.

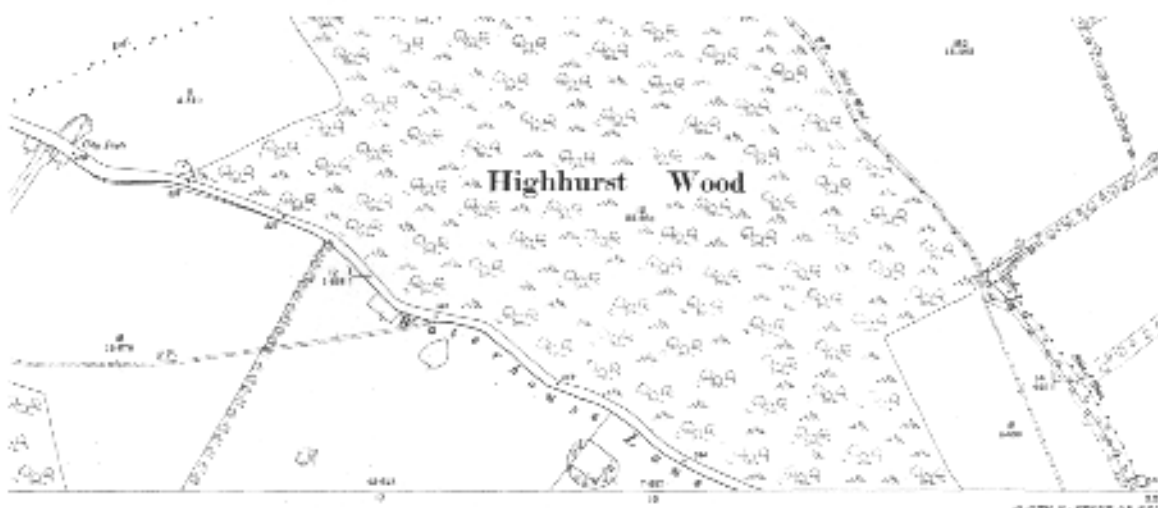
### **KEY DATES**

1897 RAILWAY ARRIVES AT KINGSWOOD  
1898 KINGSWOOD ARMS BUILT  
1906 SALE OF LAND BY BONSOR  
1909 to 1913 HOUSES BUILT

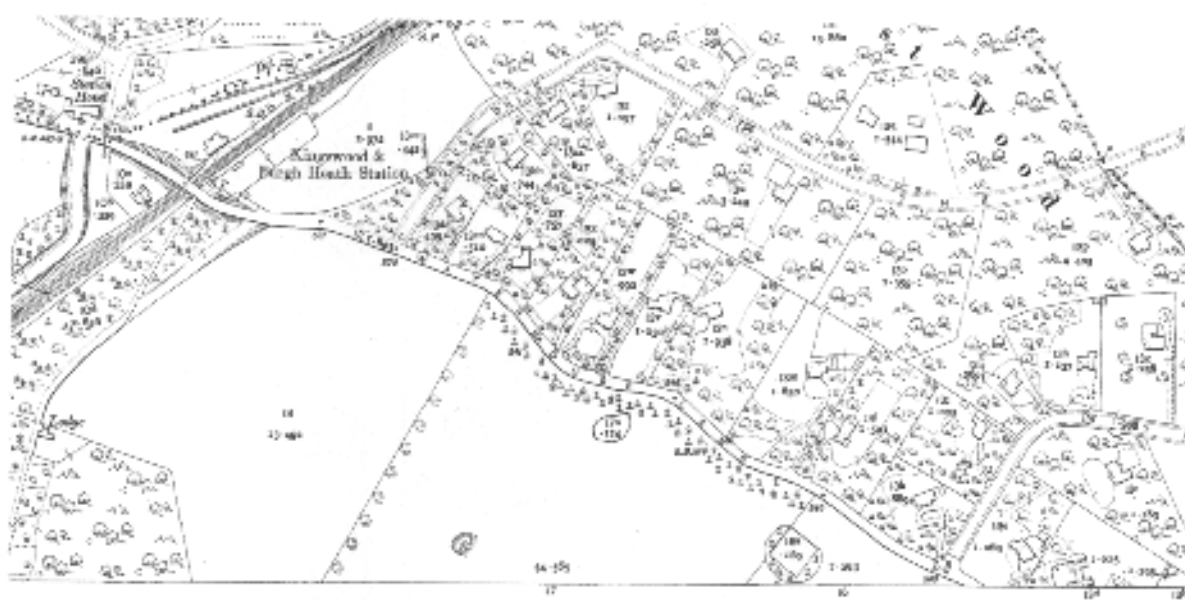
# KINGSWOOD



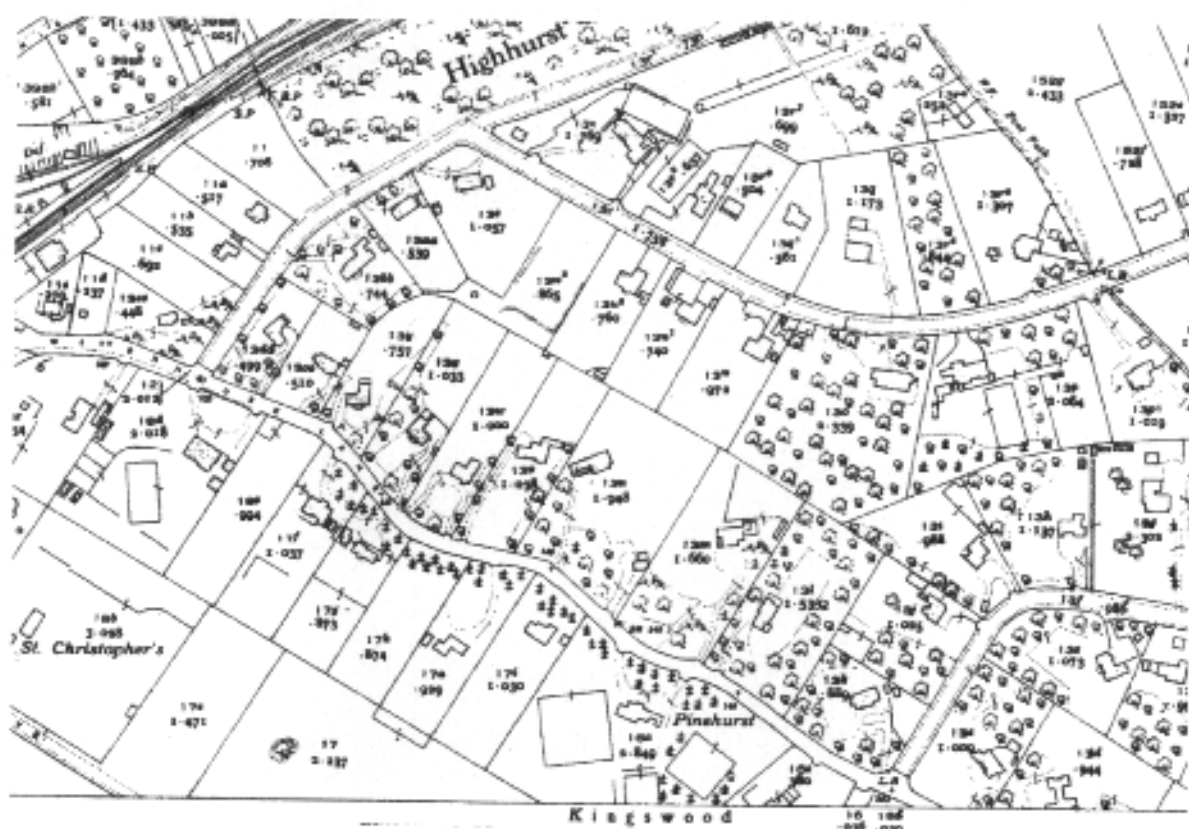
**Surveyed 1868**



**Revised 1894**



**Revised 1911**



**1933**

### **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. Kingswood has a cohesive character due to its arts and crafts character occurring in a short time period of 5 years and the majority of houses being designed by Paxton Watson, and other properties being sympathetic to the overall character. This suggests that Paxton Watson may have been employed as a consulting estate architect, who would approve all designs on the estate to ensure the character of the estate is maintained, even where he was not the commissioned architect.

#### **Prominent buildings**

The Station of 1897 is the key landmark.

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

Views up Forest Drive and the Glade due to the rising hill are worth noting.

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

The area has an arts and crafts estate character. The arts and crafts houses generally have substantial grounds, and building lines generally set back. They have relatively consistent sizes, in floor ceiling height, plot and mass. The predominant height is two storeys.

## **Townscape analysis**

The following is a perambulation around the Conservation Area giving a brief description of the buildings.

### Around the Station



The Railway Station was opened in 1898 and was designed by Arthur John Barry, of the notable Barry family of architects and engineers. It is quite a dramatic structure.



The Kingswood Arms was built in 1898, though was damaged by fire in 1908. It was a Watney Combe Reid pub of which Cosmo Bonsor, the owner of Kingswood Warren, was Chairman.





Opposite is an early cast iron finger post.

The Chase from the East

Southside



Chase House (1910 Paxton Watson)

Northside



Kings Barn (Norman & Burl 1910)



Pedlars (1910 Paxton Watson)



Chase End (Norman & Burt 1909)



Drumore (1908 Tatchell)

### Waterhouse Lane

#### From the East



Brackenhouse (William Harrison Cowlshaw 1908)



Highhurst (Sydney tatchell 1908 )



Beeches (Paxton Watson 1908)



Kerchesters (1907 norman & burt)

Hanover House (modern)



Ruthlands ( C.Bolton 1907)



Mistral ( Burke-Downing 1909)





Birken Trees (Paxton Watson 1909)



Underwood (Paxton Watson 1908)



Beechwood (Paxton Watson 1909)



Sherbrooke (Paxton Watson 1909)



Forest Lodge (Paxton Watson 1909)

Forest Drive



Fairwarp (Paxton Watson 1909)



Ridge House (Paxton Watson 1910)



Tanglewood (Paxton Watson 1910)

The Glade

North side



Glade Cottage (Gilbert Ogilvy 1910)



Glade House (1910 Ogilvy, his own house)

Treetops (modern)



Highwoods (Paxton Watson 1913)

The Glade

South side from the West

Cherryleen (modern)

Spinney Cottage (modern)



Killara (Paxton Watson 1913)



Glade Cottage (Paxton Watson 1913)



Ellersie House (Paxton Watson 1911?)

Marks Tey (modern)



Oakdene (Paxton Watson 1911)



Tudor Grange (W.Campbell Jones 1912)

Lythmere (modern)



The Shiel (Sydney Tatchell 1910)

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

### **Architectural Conventions**

The positive historic character of the area is typified by the Surrey arts and crafts style. These are substantial properties by arts and crafts architects, with handmade clay tiles, 50 degree roof pitches, large chimneystacks and individual asymmetrical compositions of form and massing. Paxton Watson is the most prevalent architect and other arts and crafts architects including Sydney Tatchell, Gilbert Ogilvy and William Cowlshaw. These buildings often have shared architectural forms, features and detailing. Tile hanging is the most prevalent form, with leaded light casement windows. They are in substantial grounds. Gabled forms are common and elevations are mostly asymmetrical composition.

### **Fenestration**

The predominant character of the area is casements, particularly leaded lights.

### **Materials & Detail**

The historic properties in the area are typified by tile hanging, with some brick, timber framing and roughcast, often with tiled gables. The timber framing is pegged. White painted joinery is typical of the area. Roofs are sprocketed at the eaves. For the Paxton Watson houses venetian windows are characteristic features, pyramidal gables and catslide roofs are common features.

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



### Arts and Crafts :

This Paxton Watson property shows typical features of the area, as the revival of traditional cottage styles but in substantial properties designed by notable architects. Typical detailing is 50 degree roof pitches, casement windows, large chimney stacks, with tile hanging, but no bargeboards. Paxton Watson properties are recognisable by their venetian windows and catslide roofs.

## Typical Materials



Handmade tiles, Tile hanging and multistock brick



Timber Framing



Roughcast

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

Waterhouse Lane is the main through road in the area, with pedestrian routes to the train station. The Glade and the Chase are quiet roads. There is little street clutter in the area. There is one historic cast iron finger post of 19<sup>th</sup> century date opposite the Kingswood Arms.

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.

Gravel on tar spray is a traditional finish used for roads in the area, and reflects the use of gravel drives which gives a rustic appearance. Another character feature is the absence of kerbs which give a rural appearance.

## **6) Greenery: Trees, Shrubs**

The area is a former Oak woodland and Oak is still the predominant species in the area. In 1768 it was known as Water Hurst Wood, due to the presence of the pond on the south side of the lane. This corrupted into Waterhouse Lane and Eyhurst Wood and later Highhurst Wood. Occasional Victorian ornamental trees are found as well including a Wellingtonia in Waterhouse Lane.

## **Boundary Treatment/ Enclosure: Walls & Hedges**

Rhododendron, laurel and privet are found as boundary species and there is an emphasis on evergreen boundaries. ( Hornbeam and Beech should be avoided as not typical of the Edwardian planting in the area). Vertical Close boarded fence is found in Waterhouse lane, with timber posts.



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

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

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

The Conservation Area was designated in June 2009.

As part of the current process, it is proposed that 4 properties on the west end corner of the north side of The Glade are omitted from the Conservation Area up to Glade Croft, as the recent redevelopment in this area means the reason for designation is no longer relevant in terms of this part of the area has been reduced in its architectural and historic interest.

For the purposes of the consultation process the draft appraisal has therefore assumed this element would be excluded at a future date from the Conservation Area, though this would be a matter for consideration during the Consultation Process. These properties therefore have not been included in the architectural analysis of the area, at present.

#### **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**

There is no Article 4(2) Direction in the area at present.

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.

All alterations or extensions 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.

### **Listing**

The station and finger post are locally listed buildings. Consideration would be given in the Consultation Process to whether some of the Edwardian buildings should be locally listed. Where planning permission is required for a locally listed building Policy Pc10 of the Local Plan and the NPPF would be a material consideration.

### **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 avoiding their replacement with inappropriate details such as aluminium and upvc windows of various forms, concrete tiles and alien boundary materials such as larchlap fencing.

## **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 Management process.*

The potential for enhancement appears to consist of the following key elements;

### **1) Townscape elevational treatment**

The need to encourage retention as well as reinstatement of traditional detailing is important. Kingswood has suffered less than many of the Conservation Areas in the Borough, but the loss of white painted traditional painted timber windows in some prominent locations is regrettable. There is no retrospective control so any improvements must be by persuasion or negotiation.

### **2) Station Forecourt**

In consideration of any proposals in the vicinity of the Station forecourt opportunity should be taken to enhance the setting of the locally listed station.

### **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 Conservation Area was designated in June 2009.

As part of the current process, it is proposed that 4 properties on the west end corner of the north side of The Glade are omitted from the Conservation Area up to Glade Croft, as the recent redevelopment in this area means the reason for designation is no longer relevant in terms of this part of the area has been reduced in its architectural and historic interest.

For the purposes of the consultation process the draft appraisal has therefore assumed this element would be excluded at a future date from the Conservation Area, though this would be a matter for consideration during the Consultation Process. These properties therefore have not been included in the architectural analysis of the area, at present.

Impact on the setting of the Conservation Area is a material consideration and it would be important to ensure any future changes in areas abutting or near to the Conservation Area respect the character, scale, design and materials that make a positive contribution to the character of the area.

## **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 as 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. 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.