



Massetts Road Conservation Area Appraisal

Draft December 2013

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

Building & Development Services

Summary

Massetts Road Conservation Area Draft Appraisal & Management Plan Proposals December 2013

Main Character & Basic structure : The special interest of Massetts Road Conservation Area is derive from the cohesive groups of Victorian and Edwardian Villas. The prominent character of the buildings is Victorian and Edwardian, with some earlier structures.

The Topography is flat river gravels..

History Key Dates and evolution
Enclosure of Common 1812
Railway 1838
Station 1906

Spatial Structure & Pattern:

The principal identity areas are Masetts Road and Russells Crescent.

Prominent buildings, key focal points, landmarks

Views: Key views are corner sites such as the Lawn.

Rhythm : plot size, unit size : The area has a spacious character characterised predominantly by detachedpoerties in landscape dominated grounds.

Townscape Analysis : Scale, height, rhythm, form, layout & materials summary :
The scale is mostly two storey, with detached units, and spacious spacing between buildings, with the use of timber frame, tile hanging, brick and roughcast.

Materials, Architectural Conventions & detail

Architectural Conventions : the area is typified by Victorian villas, mostly plain tiles, timber frame, tile hanging, roughcast and brick. Rusells Cresecent has a predominant use of casments and tile hanging whilst sash are more common in Massetts Road. High pitched short span gabled roofs. Windows vertical emphasis, high floor ceiling heights.

Fenestration : painted timber, sash in Massetts Road and Casement in Russells Crescent.

Materials & details : Typical material include timber frame, tile hanging, brick and roughcast. Decorative tile hanging a feature. White painted joinery is typical of area.

Highway issues

Massetts Road is a significant road.

Greenery : trees , shrubs : native trees : Oak

Imports: Horse Chestnut

Boundary Treatment/ Enclosure: Walls & Hedges ; Hedges of Privet or Laurel.

Enhancement & Improvements

Reinstatement of traditional detail and materials encouraged including windows.

Activity & Land Use

Majority of area residential and hotel uses.

Massetts Road Conservation Area Character Appraisal

Draft

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

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 RTP's 'The Character of Conservation Areas' document. It follows the urban morphology approach of cascade from large to small elements.

Massetts Road, Conservation Area



Main Character and Basic structure Topography and Geology

Main Character & Basic structure

Massetts Road is located on the flat river gravels of the river Mole catchment area. The special interest of the 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. In the case of Massetts Road, the turn of the century villas. The predominant character of the buildings is Victorian and Edwardian and there is a need to ensure the cohesiveness of the buildings is not eroded by insensitive development. The Massetts Road area despite its proximity to the railway station and town centre remained largely undeveloped until the end of the 19th century.

The area has survived remarkably well due to the large concentration of guesthouses in the area. It is important to recognise the contribution to the survival of the area due to the guesthouses and also to recognise the changing circumstances that guesthouse owners face and what adaptations and facilities that guesthouses need to continue in economic use or in adapting to new uses.

Topography & Geology

The area is situated on flat river gravel set over wealden clay. The gravel, called lower terrace, was laid down in the ice age (Pleistocene) as flood plain gravel from glacial waters.



Geological Map
Lower Terrace in Orange
Weald Clay in Green

2) History and evolution

The area was historically common land and land boarding Horley Common. From 1799 plans were drawn up for the enclosure of the common which was enclosed by an 1810 Act and 1814 Order.

Massetts Road is derived from Massets Farm, which first appears as a name in 1571. Ringley Avenue is named after Ringley Oak Farm, the farmhouse of which still stands on the Brighton Road. Russells Crescent is named after Russells Farm.

Some earlier farmhouses, such as Vulcan Cottage stood in the road, but the villa development started in 1899. Russells Crescent was developed by a local builder Arthur Jennings and is distinguished by tile hung buildings.

The most famous local resident, was probably the architect Blunden Shadbolt who built and lived in Gainsborough Lodge. It is in his earlier Edwardian eclectic style. 24 Massetts Road is an example of his later timber framed style.



Massetts Road at the turn of the century at its junction with Ringley Avenue.



Massetts Road and Ringley Avenue junction at the turn of the century, showing No 41 Ringley Avenue to the left and The Lawn Guest, No 30 Massetts Road to the right.



Massetts Road at the turn of the century looking west toward St Bartholomew's Church



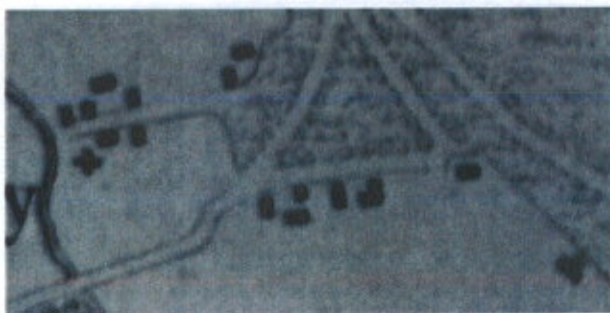
Hatchgate demolished in the 1960's to accommodate new houses



1762 Roque



1729 Senex



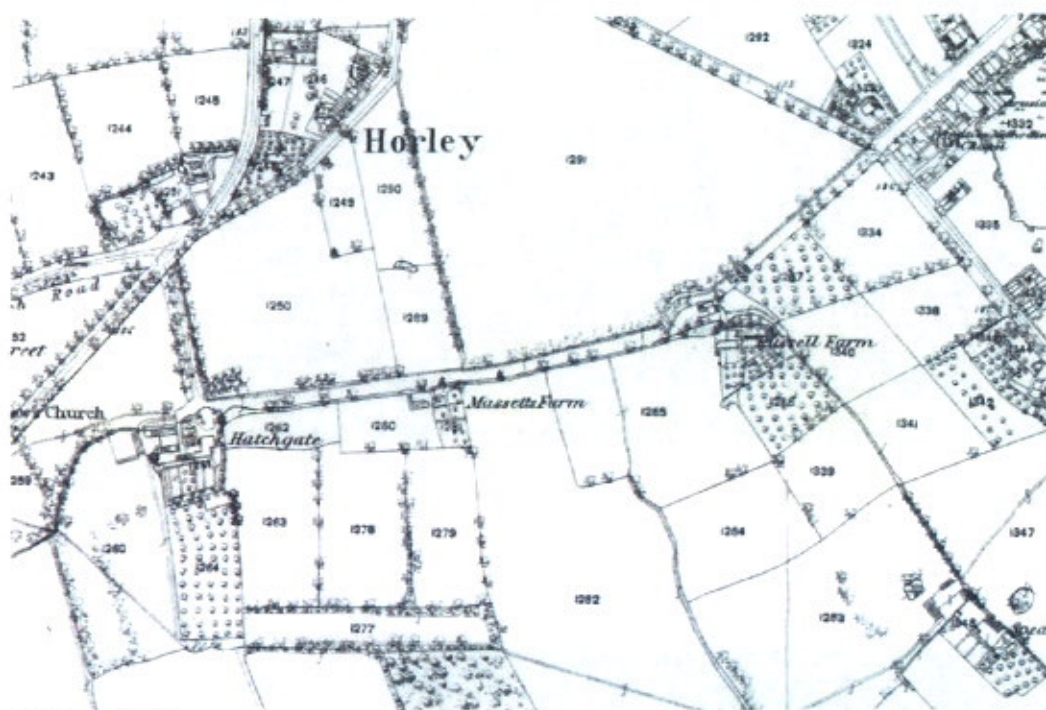
1792 Lindley & Crosley



1808 os



1823 Greenwood



1870 ed 1870



1895 ed 1896



1911-12 ed 1913



1935

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 composite characters as well as cohesive character. In both cases it is usually possible split such areas in to smaller identity or character areas. A number of sub identity areas can be identified in the case of Massetts Road.

The principal identity area is the Massetts Road area, distinguished by Edwardian villa houses which forms the dominant character of the residential area. At the north end of Massetts Road is the Historic Core, consisting of the remains of earlier cottages and field boundaries. To the east is Russells Crescent, of a similar age to Massetts Road but where tile hanging predominates with laurel hedge boundaries.

Prominent buildings

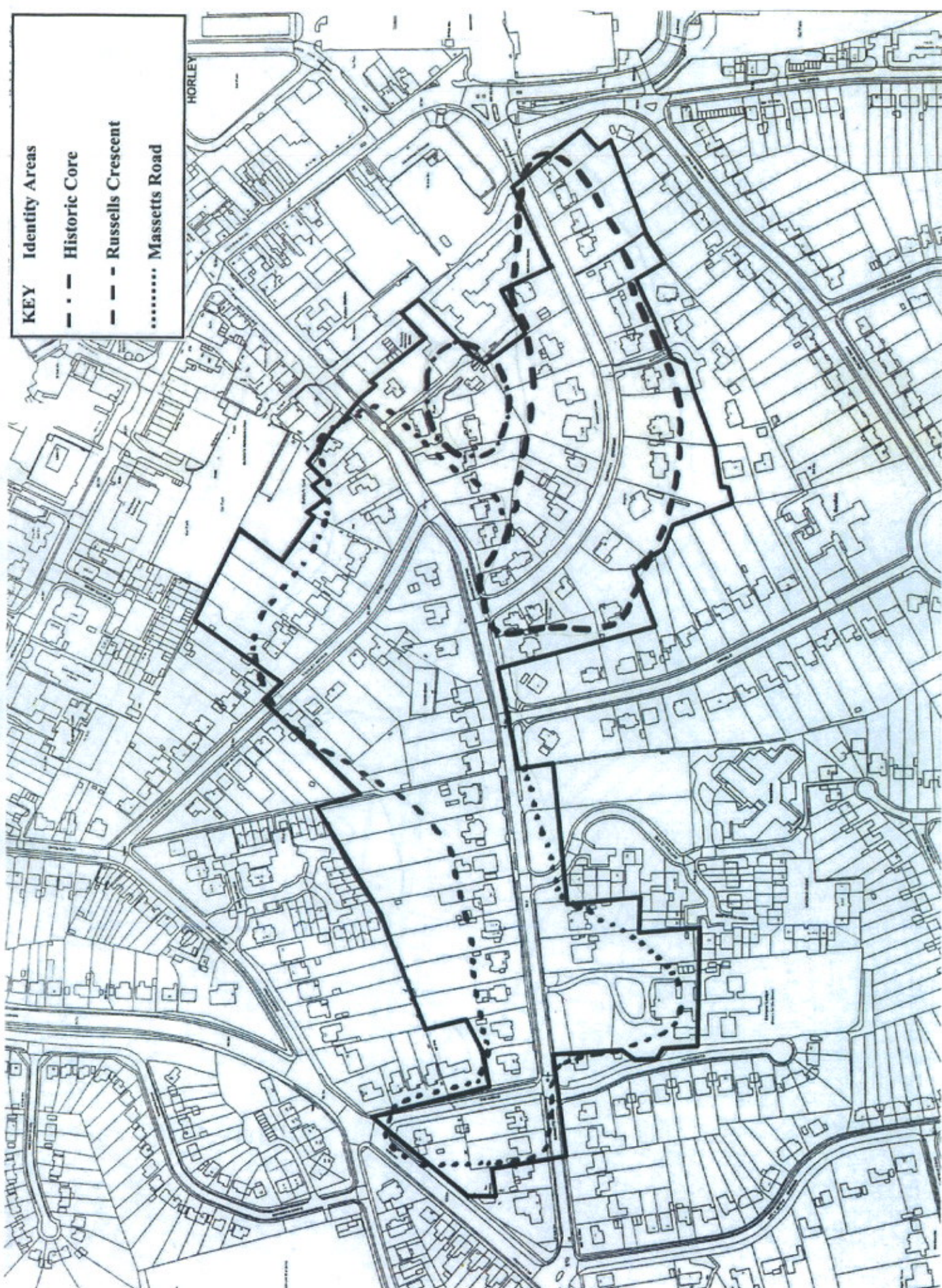
A number of key focal points and landmarks can be identified. The principal landmarks are Coopers Lodge, the largest house in the area and the Lawn, notable for its turreted corner.

Views in & Out

A number of views can be identified which are memorable and help define the character of the area. The key views are up and down Massetts Road, particularly the entrance from the town framed by the Oak trees.

Rhythm: plot size, unit size

The area has a largely sylvan character for such an urban area with individual Victorian and Edwardian villas dominant, of a fairly consistent size, in floor ceiling height, plot and mass.

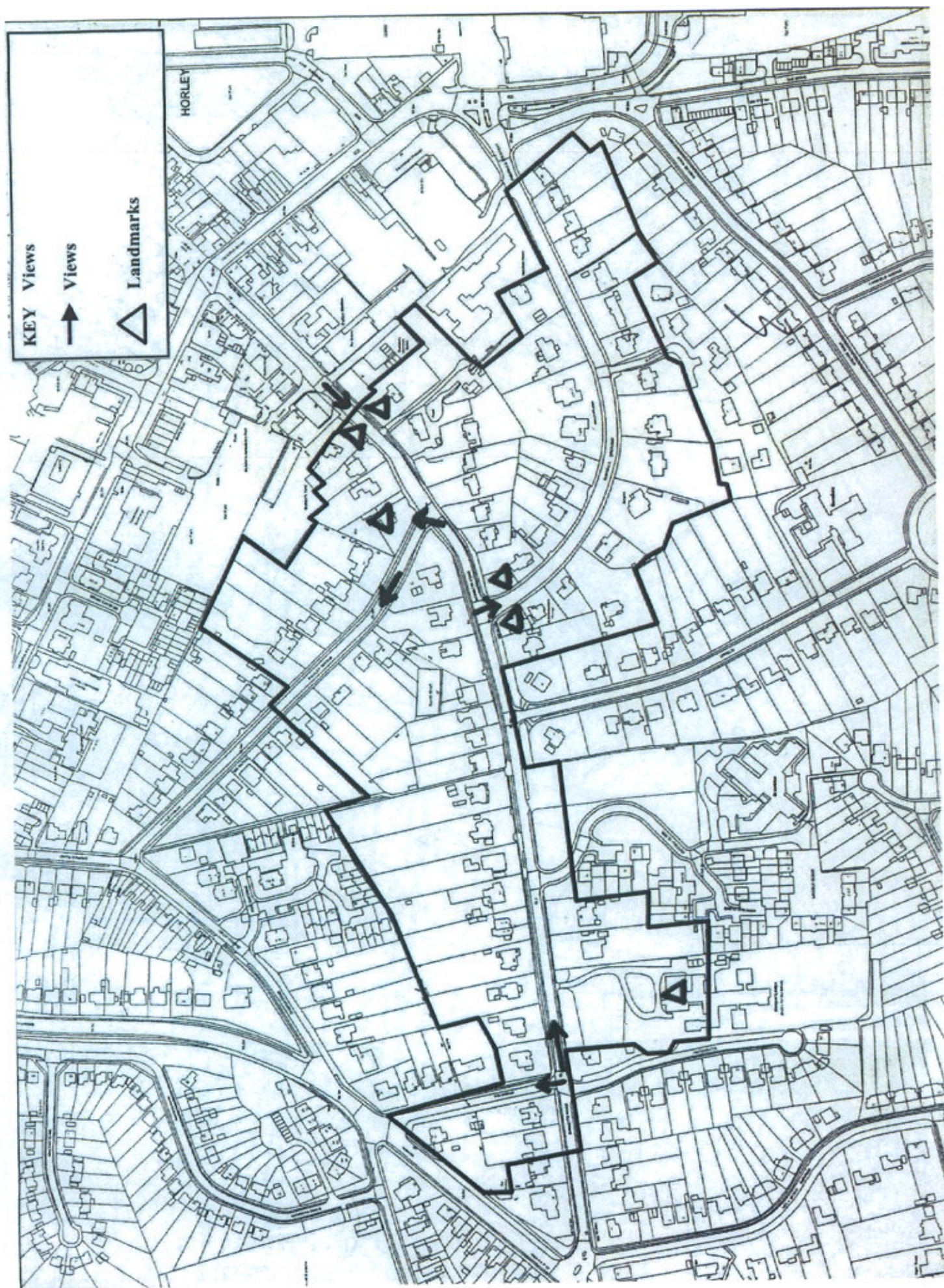


KEY Identity Areas

- - - Historic Core

- . - - Russells Crescent

..... Massetts Road



Townscape analysis

The following is a perambulation around the Conservation Area giving a brief description of the buildings and layout. Starting from the north the entrance to Massetts Road is framed by substantial Oak trees and a Blunden Shadbolt house. To the south is Vulcan Cottage, a late 17th century timber framed house and Vulcan Cottage, a rebuilding of a 16th century timber framed house, with field boundary Oak trees and hawthorn field hedges.

To the west and north are Edwardian villas of eclectic design and asymmetrical in composition, in a variety of materials including roughcast, brick and tile hanging, in a style more influenced by Sussex building styles than London, including the roughcast in the form of timber framing, southwater bricks and wealden sandstone.

The most notable features are the turreted villas including the Lawn and the large and impressive Coopers Lodge. The avenue of Chestnut Trees is a distinctive feature at the end of the road. Returning back up the road to the flanking lodges which announce the start of Russells Crescent, the dutch gable of Gainsborough Lodge, designed by Blunden Shadbolt is evident just before entering the Crescent.

The Crescent itself is a green and pleasant road dominated by tile hanging and large laurel hedges, giving a tranquil setting despite its proximity to commercial development to the north east.



Massetts Rd no 21 photo 1



Massetts Rd no 21 photo 2



Massetts Rd no 24 photo 1



Massetts Rd no 24 photo 2



Massetts Rd no 25 photo 1



Massetts Rd no 25 photo 2



Massetts Rd no 25 photo 3



Massetts Rd no 26 photo 1



Massetts Rd no 26 photo 2



Massetts Rd no 27 photo 1



Massetts Rd no 28 photo 1



Massetts Rd no 28 photo 2



Massetts Rd no 29 photo 1



Massetts Rd no 30 photo 1



Massetts Rd no 30 photo 2



Massetts Rd no 30 photo 3



Massetts Rd no 30 photo 4



Massetts Rd no 31 photo 1



Massetts Rd no 32 photo 1



Massetts Rd no 32 photo 2



Massetts Rd no 32 photo 3



Massetts Rd no 32 photo 4



Massetts Rd no 33 photo 1



Massetts Rd no 33 photo 2



Massetts Rd no 34 photo 1



Massetts Rd no 34 photo 2



Massetts Rd no 34 photo 3



Massetts Rd no 35 photo 1



Massetts Rd no 35 photo 2



Massetts Rd no 36 photo 1



Massetts Rd no 36 photo 2



Massetts Rd no 38 photo 1



Massetts Rd no 38 photo 2



Massetts Rd no 39 photo 1



Massetts Rd no 39 photo 2



Massetts Rd no 40 photo 1



Massetts Rd no 40 photo 2



Massetts Rd no 42 photo 1



Massetts Rd no 42 photo 2



Massetts Rd no 44 photo 1



Massetts Rd no 44 photo 2



Massetts Rd no 44 photo 3



Massetts Rd no 46 photo 1



Massetts Rd no 48 photo 1



Massetts Rd no 48 photo 2



Massetts Rd no 48 photo 3



Massetts Rd no 48 photo 4



Massetts Rd no 52 photo 1



Massetts Rd no 54 photo 1



Massetts Rd no 54 photo 2



Massetts Rd no 55 photo 1



Massetts Rd no 55 photo 2



Massetts Rd no 55 photo 3



Massetts Rd no 56 photo 1



Massetts Rd no 56 photo 2



Massetts Rd no 57 photo 1



Massetts Rd no 57 photo 2



Massetts Rd no 58 photo 1



Massetts Rd no 58 photo 2



Massetts Rd no 59 photo 1



Massetts Rd no 59 photo 2



Massetts Rd no 60 photo 1



Massetts Rd no 60 photo 2



Massetts Rd no 62 photo 1



Massetts Rd no 62 photo 2



Massetts Rd no 64 photo 1



Massetts Rd no 64 photo 2



Massetts Rd no 66 photo 1



Massetts Rd no 66 photo 2



Massetts Rd no 68 photo 1



Massetts Rd no 68 photo 2



Massetts Rd no photo 1



Massetts Rd Vulcan Cottage
photo 1



Massetts Rd Vulcan Cottage
photo 2



Massetts Rd Vulcan Cottag-
photo 3



Massetts Road no 39



Ringley Avenue 22 photo 2



Ringley Avenue 26 photo 4



Ringley Avenue back gate to
no 34 Massetts Road



Ringley Avenue no 18 photo
1



Ringley Avenue no 18 photo
2



Ringley Avenue no 18 Photo
3



Ringley Avenue no 20 photo
1



Ringley Avenue no 20 Photo
2



Ringley Avenue no 22 photo
1



Ringley Avenue no 26 photo
1



Ringley Avenue no 26 photo
2



Ringley Avenue no 28 photo
1



Ringley Avenue no 28 photo
2



Ringley Avenue no 28 photo
3



Ringley Avenue no 29 & 31
photo 1



Ringley Avenue no 29 photo
1



Ringley Avenue no 31 photo
1



Ringley Avenue no 31 photo
2



Ringley Avenue no 33 photo
1



Ringley Avenue no 33 photo
2



Ringley Avenue no 35 photo
1



Ringley Avenue no 35 photo
2



Ringley Avenue no 37 photo
1



Ringley Avenue no 39 photo
1



Ringley Avenue no 39 photo
2



Ringley Avenue no 41 photo
1



Ringley Avenue no 41 photo
2



Brighton Rd no 16 photo 1



Brighton Rd no 16 photo 2



Brighton Rd no 16 photo 3



Brighton Rd no 16 photo 4



Russells Crescent no 1
photo 1



Russells Crescent no 1
photo 2



Russells Crescent no 2
photo 1



Russells Crescent no 3



Russells Crescent no 3
photo 1



Russells Crescent no 3
photo 4



Russells Crescent no 4
photo 1



Russells Crescent no 5
photo 1



Russells Crescent no 5
photo 2



Russells Crescent no 7
photo 1



Russells Crescent no 8
photo 1



Russells Crescent no 8
photo 2



Russells Crescent no 8a
photo 1



Russells Crescent no 9
photo 1



Russells Crescent no 10
photo 1



Russells Crescent no 11
photo 1



Russells Crescent no 11
photo 2



Russells Crescent no 12
photo 1



Russells Crescent no 12
photo 2



Russells Crescent no 12
photo 3



Russells Crescent no 14
photo 1



Russells Crescent no 14
photo 2



Russells Crescent no 14
photo 3



Russells Crescent no 15
photo 1



Russells Crescent no 15
photo 2



Russells Crescent no 15
photo 3



Russells Crescent no 16 &
14 photo 1



Russells Crescent no 16
photo 1



Russells Crescent no 17
photo 1



Russells Crescent no 17
photo 2



Russells Crescent no 17
photo 3



Russells Crescent no 19
photo 1



Russells Crescent no 19
photo 2



Russells Crescent no 20
photo 1



Russells Crescent no 22
photo 1



Russells Crescent no 22
photo 2



Russells Crescent no 24
photo 1



Russells Crescent no 26
photo 1



Russells Crescent no 28
photo 1



Russells Crescent no 28
photo 2



Russells Crescent no 30
photo 1



Russells Crescent no 32
photo 1



Russells Crescent no 32
photo 2



Russells Crescent no 1 photo
3



Russels Crescent poss no
18



Russells Crescent no 18 poss

4) Materials, Architectural Conventions & detail

Architectural Conventions

The buildings in the area, often have shared architectural forms, features and detailing. The built form is characterised by mostly sash windows, following the golden rule proportions. Windows generally have a vertical emphasis, in their division. High floor ceiling heights are a characteristic of the area, as well as individual villa s in their own grounds. Roof pitches tend to 50 degree, particularly for clay tile. Gabled roofs are most characteristic of the area, some with their ridge at right angles to the road. Elevations are mostly asymmetrical composition.

Fenestration

The predominant character of the area is white painted vertically sliding sash windows, with some mullion and transom windows. Russells Crescent and earlier cottages have casements due to their smaller scale.

Materials

The area is characterised by an eclectic mix of materials including tile hanging, roughcast and timber framing often with a red brick base. Roofing materials tend to be clay plain tiles, handmade on the earlier buildings. This provides a varied but cohesive townscape using a consistent palette of materials and forms. Russells Crescent is dominated by handmade clay tile hanging.

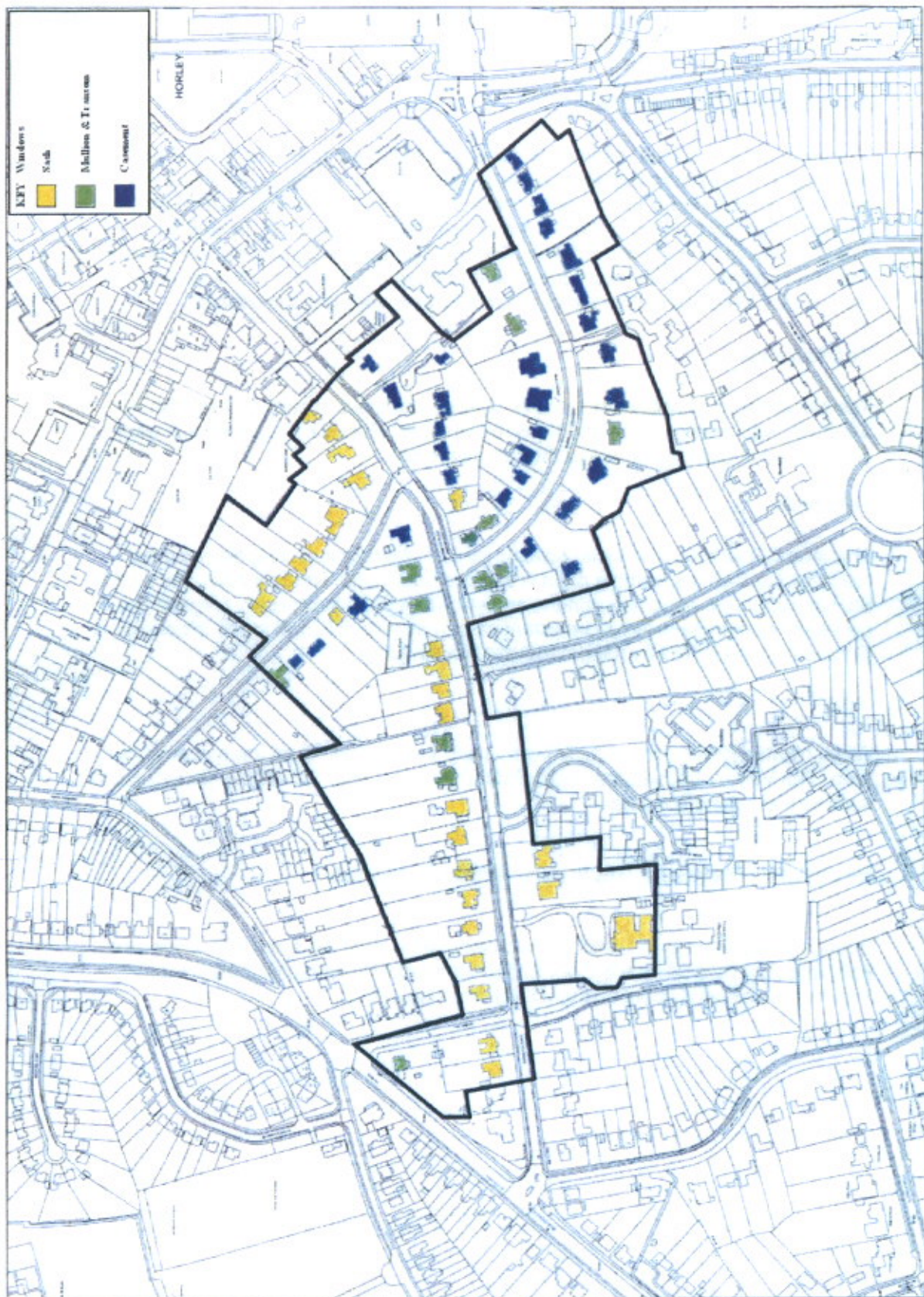
Detail

White painted joinery, particularly mullion and transom windows are typical of the area. The Venner houses are characterised by decorative but simple joinery detail such as the porches or bays.

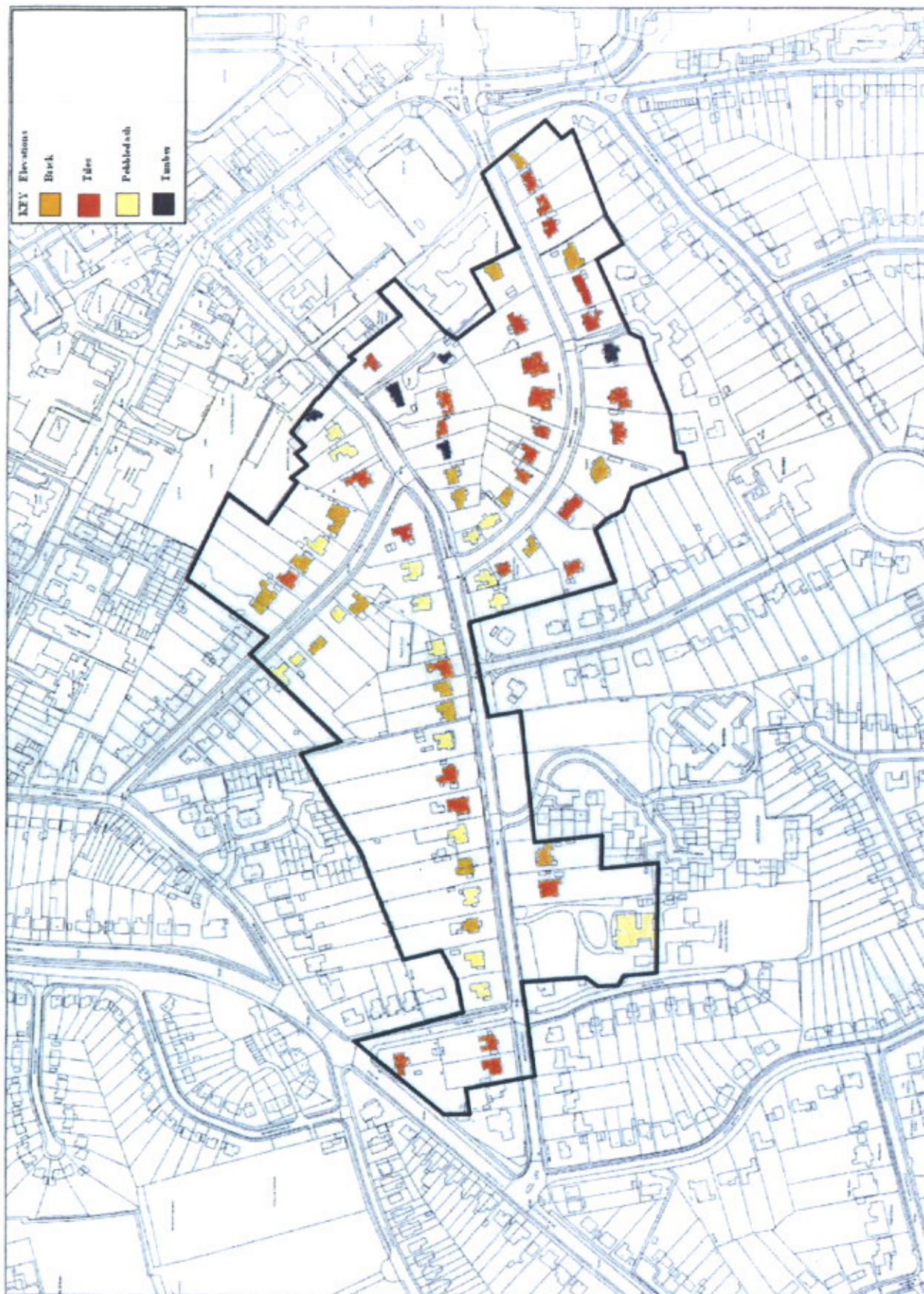
Boundary Treatment/ Enclosure: Walls & Hedges

Boundary treatment in the area is characterised by privet hedges, with some yew, holly and hawthorn. Russells Crescent is notable for laurel hedge boundaries. Fencing where used should be vertically close boarding.

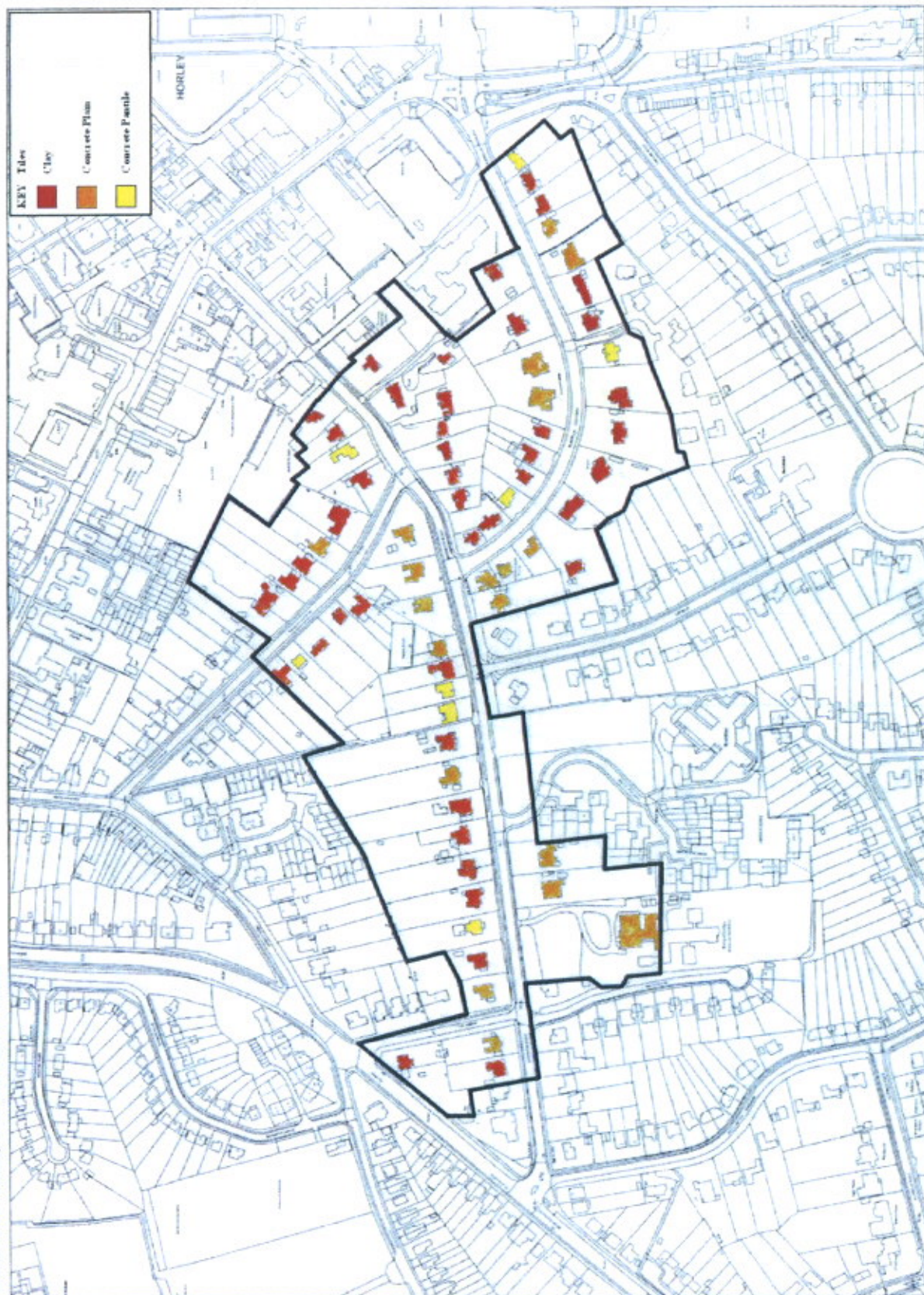
Massetts Road, Conservation Area



Massetts Road, Conservation Area



Massetts Road, Conservation Area



5) Highway issues, Street furniture and Footscape

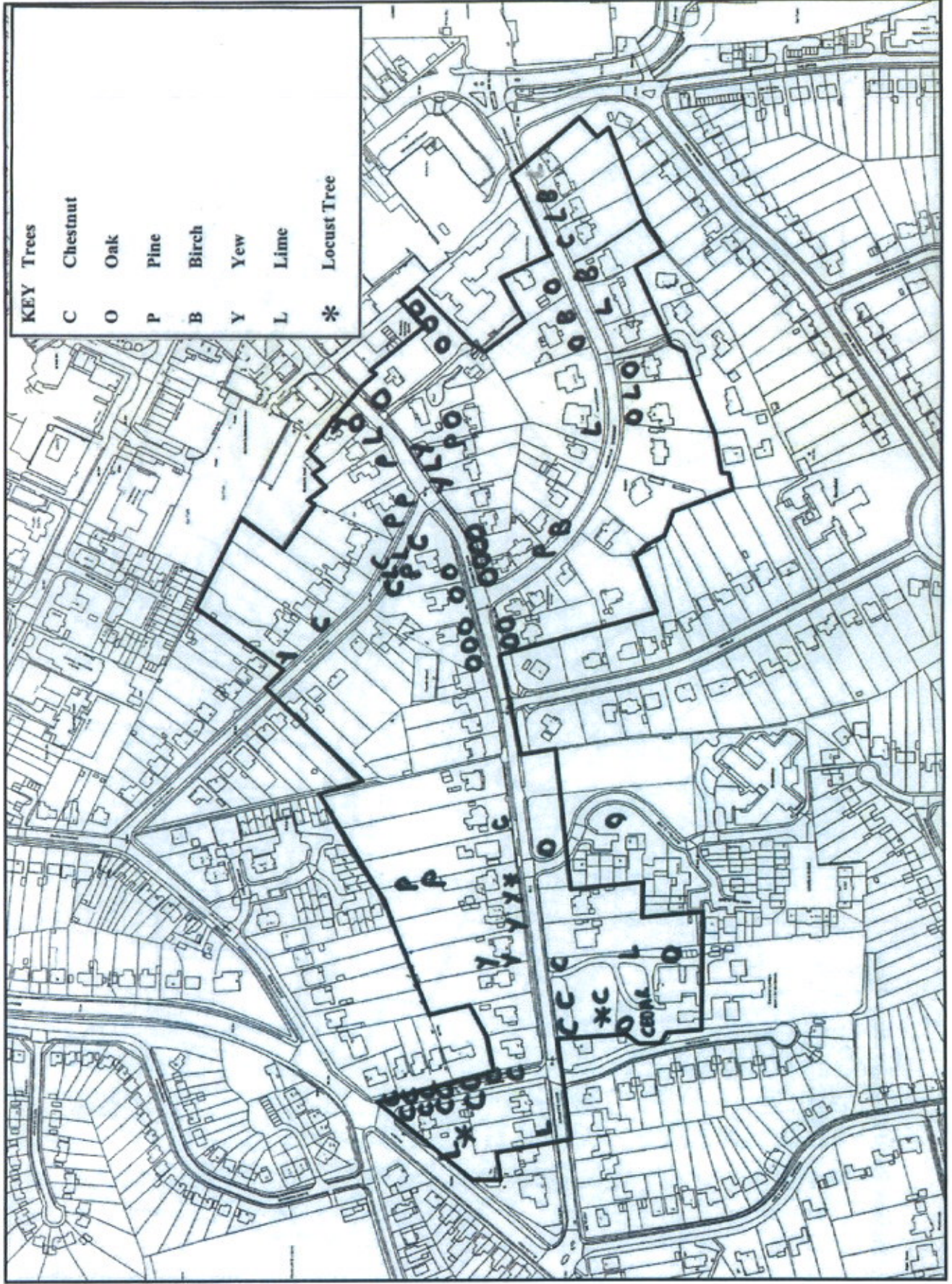
The quality of the street furniture in the conservation area is reasonable and generally well maintained, with fairly self effacing modern lamp posts painted in the Royal Fine Art Commission (now CABI) recommend olive green and therefore neutral in appearance. Footscape is mostly black top tarmac, but with some granite kerbs and granite setts at cross overs. There are very few overhead telephone lines evident in the area,

6) Greenery: Trees, Shrubs

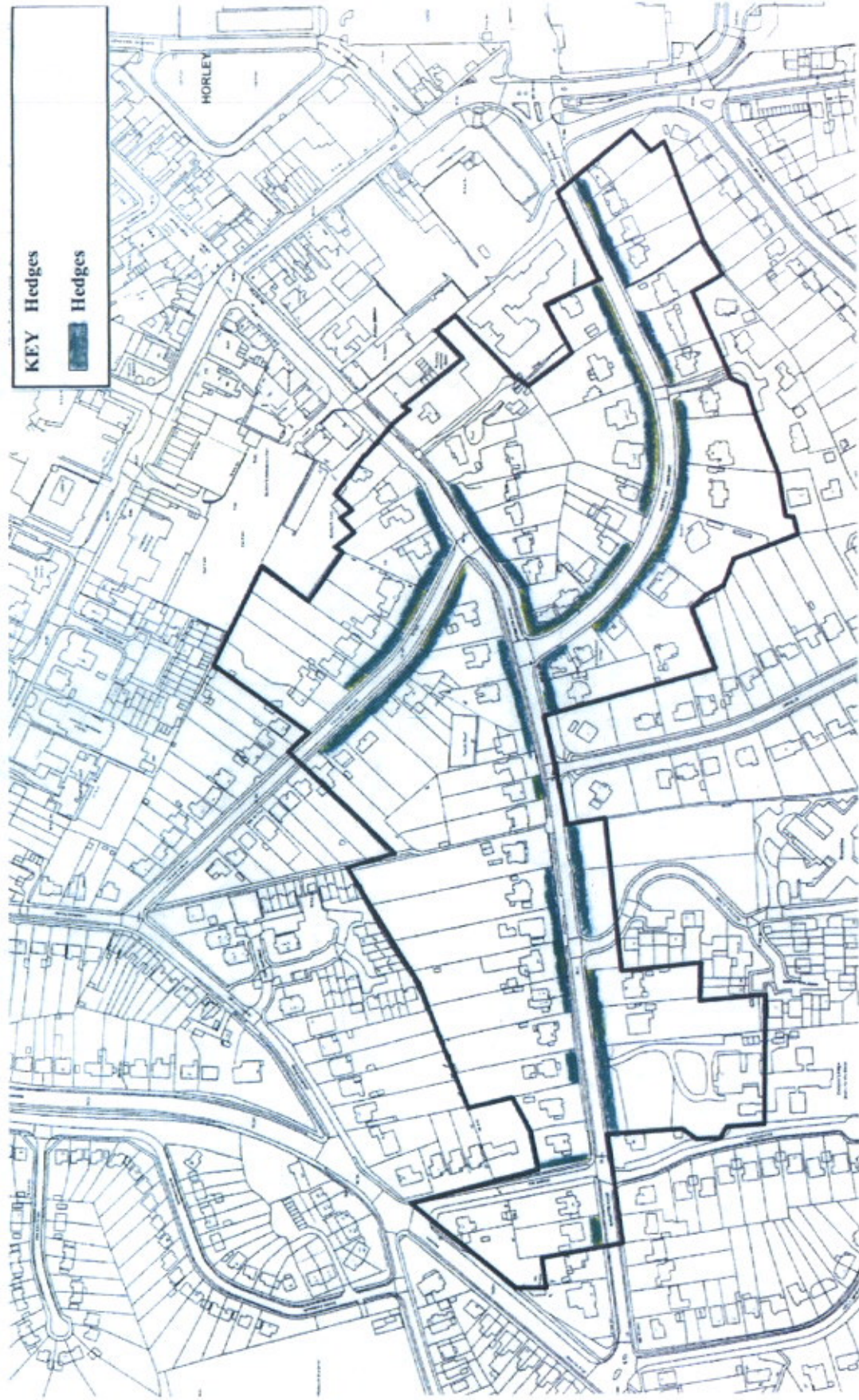
The area is characterised by a number of native tree species, and has thankfully been spared the indiscriminate planting of quick growing cypress which has occurred in other areas. The predominant native tree is Oak though yew and lime are also dominant. Birch is distinctive in Russells Crescent. Horse Chestnut is a long established import and is found in the area, most notably in the Avenue, which dates from the early 19th century as an ornamental approach to Hatchgate, a large farmhouse which was demolished in the 1960's. Privet is predominant as a hedging species, with holly, yew and hawthorn also evident. Russells Crescent is notable for its laurel hedge boundaries. Exotic trees of note include the cedars at Coopers Lodge and locust trees found along Massetts Road.

Care must be taken to carefully consider any future tree planting in terms of both character and vistas.

Massetts Road Conservation Area



Massetts Road Conservation Area



7) Statutory designations: Listed Buildings & Article 4 Directions

Controls operating in the Conservation Area

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 is one statutory listed buildings in the area, Vulcan Cottage. There are a number of locally listed buildings including Vulcan Lodge and Coopers Lodge. Where planning permission is required Policy Pc10 of the Local Plan would be a material consideration.

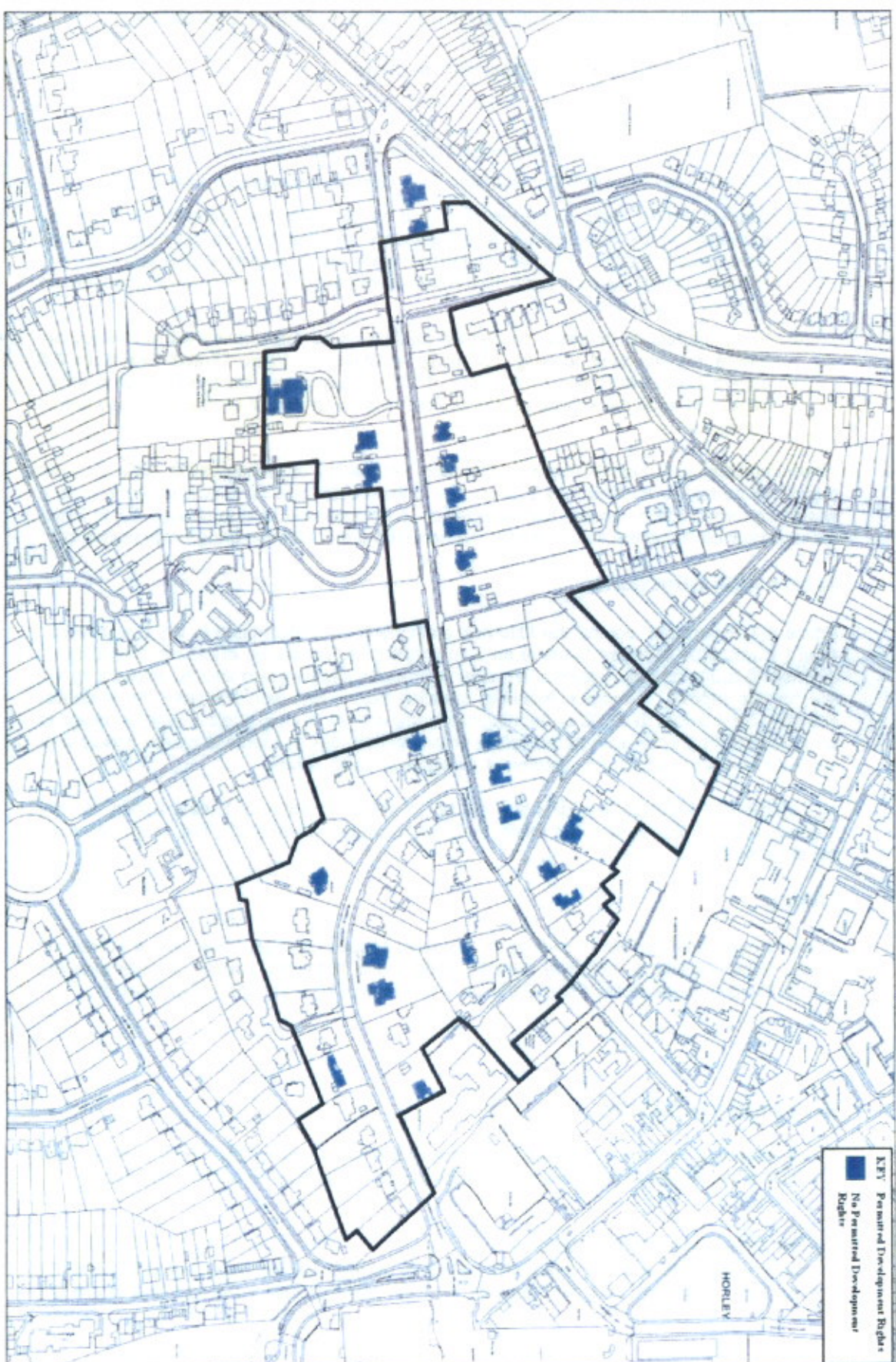
Review of boundaries

The boundary of the area was subject of review at the time of production of the appraisal and a revised boundary has been designated subject to confirmation after public consultation.

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

Massetts Road, Conservation Area



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 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

References/Bibliography

Guidance on Conservation Area Appraisals – English Heritage (February 2006)

Conservation Area Appraisals – English Heritage (1997)

Conservation Area Practice – English Heritage (1993)

Reigate & Banstead Borough Local Plan 1994

Reigate & Banstead Borough Council's web site (www.reigate-banstead.gov.uk) has sections on listed buildings and conservation areas – follow links via A – Z of Services

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