



Redhill
Conservation Area
Appraisal
Draft February 2015



Redhill Conservation Area Character Appraisal & Management Proposals

Draft February 2015

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

Main Character and Basic structure Topography and Geology

Main Character & Basic structure

Redhill is located on the greensand ridge to the north of the Weald. The Conservation Area itself is located the crossroads between the former London to Brighton turnpike road of 1816 and the road to the station laid out in 1842, on the flat and formerly marshy alluvium of Redhill Brook 1816. It developed as a railway town from the mid 19th century with much activity round 1899 when town centre plots were sold for development. The buildings around the crossroads have survived, apart from the Market Hall, the extensive comprehensive redevelopment of the mid 20th century.

Topography

The town is situated on a flat valley about 80 metres above sea level, on the Greensand Ridge. The land rises gently westwards and steeply on the east side of the railway arch.

Geology

Redhill is located on the greensand ridge to the north of the Weald. The Conservation Area itself is located on the flat and formerly marshy alluvium of Redhill Brook. Local clays in the wider vicinity provided the red stock brickwork, though other materials are from a much wider area, due to the easy access from the railways.

Land Use & Activity

Redhill is a major town centre and is a busy retail centre as well as a mixed use of offices and flats. The area is subject to the studies associated with the Redhill Area Action Plan. The proposed Conservation Area is located in the heart of the town with a variety of uses including retail, a public house, takeaways with offices and residential above. The future of the town centre are subject to wide discussion and consultation through the Redhill Area Action Plan process.

2) History and evolution

The Conservation Area is based round the crossroads of the centre of Redhill. Historically this was the location of the marshy water meadows of Redhill Brook.

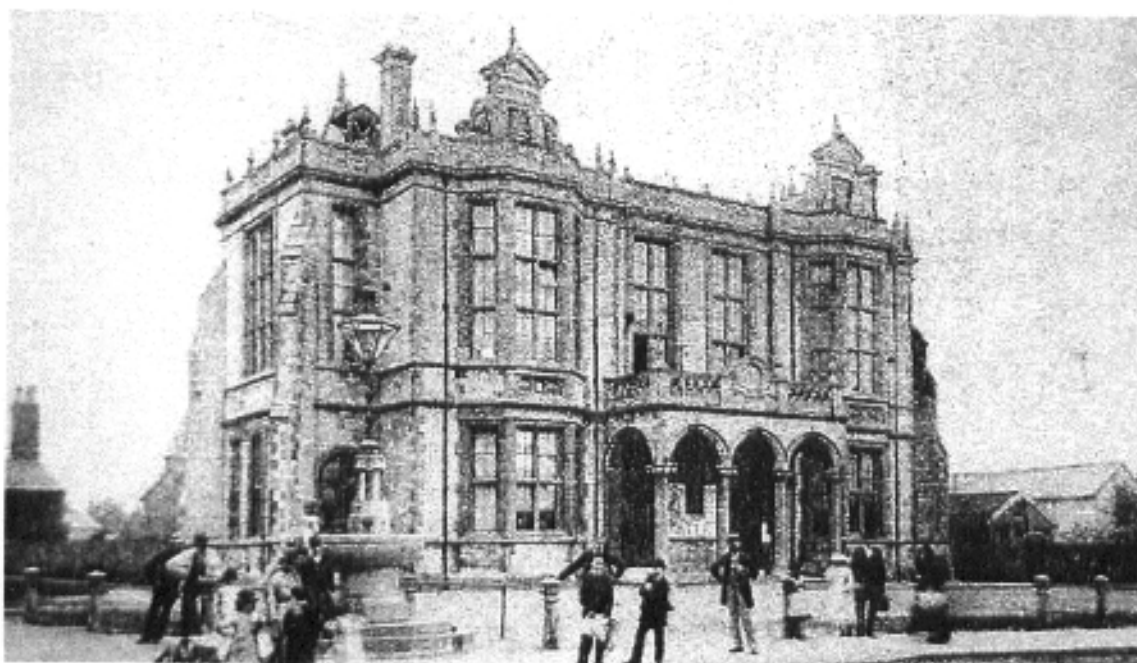
The London to Brighton Turnpike Road was built in 1816 and in 1842 Station Road was built to service the railway station, the railway having been built in 1838, though a track linking the turnpike and Redstone Hill appears to have existed since 1816. The railway company owned most of the land in the future town centre but this remained undeveloped due to its marshy condition. The Countess of Warwick sold leases for development for the higher ground towards Linkfield Lane and the Redhill became known as Warwick Town, though this name had disappeared by the 1880's.

The grade II Baptist Chapel of 1858 is the oldest surviving building in the Conservation Area, though the adjoining stucco shops were built about a year after and are typical of the classical buildings that characterised the town until the end of the 19th century.

In 1857 the Redhill Market House Company was established to provide public rooms, a market house and a market but struggled to be successful. Started in 1859 the Market House was opened in 1860. The architects were F & H Francis of London. With the founding of the new Market Hall Company in 1871, a livestock market was established on the field on the south east corner of Station Road and High Street, which survived after the second world war, the land being sold in 1952. A corn market was also established in the Market Hall. The Hall was extended on the west side in 1892 which included a bank, post office, library and assembly hall and county court and the east wing was added in 1904. It was an imposing building in the Jacobean style, originally of Reigate Stone but facing with Bargate Stone, when later additions were added. It was demolished in 1982.

In 1897 the Market Hall Company decided to develop the Station Road and High Street frontages of the Market Field. Building started in 1898. They include 16 to 18 Station Road, which was converted to the first cinema in the Borough of Reigate, known as The Cinema Royal, and opened in 1909, Sainsbury's shop was at 32 until 1965 and Nicol's, a drapers occupied the prominent corner site and was restored after a devastating fire in 1901. All these buildings were carried out in the Renaissance Freestyle, the most impressive by Albert Broad using terracotta detailing. The architect Spencer W. Grant completed the other corners to the cross roads or market place in a matching style with the Wheatsheaf public house and the Bank.

2) History and evolution



The Market Hall built 1860



The Cattle Market in Market Field behind High Street and Station Road which ran in the centre of Redhill from 1871 to 1952.



The Baptist Chapel in 1858 with no shops either side at the time



Redhill in about 1860



The tightly packed Victorian town as it existed before redevelopment



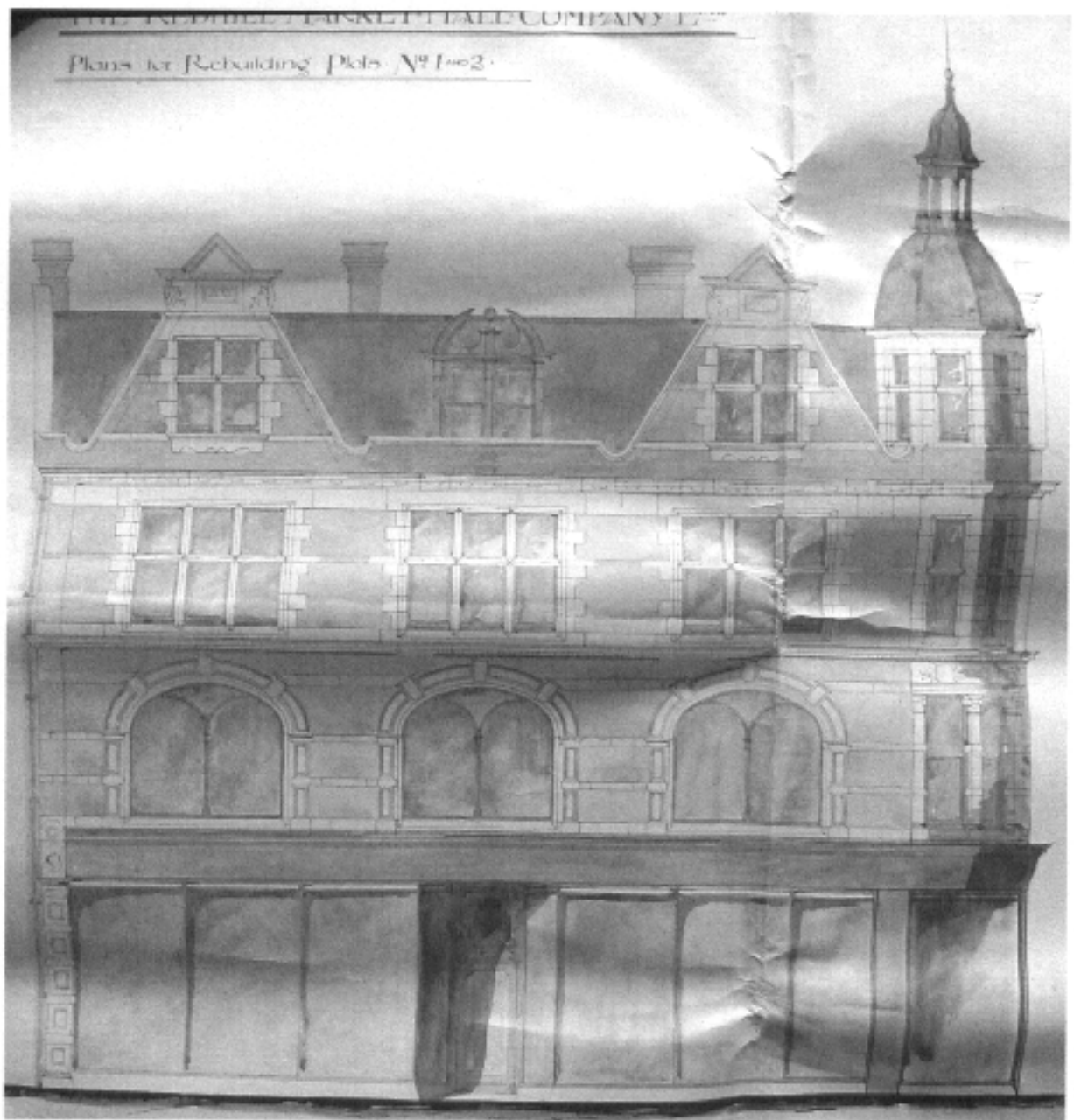
The town centre in the 1950's



West side of Station Road in the 1950's showing the townscape which still largely survives

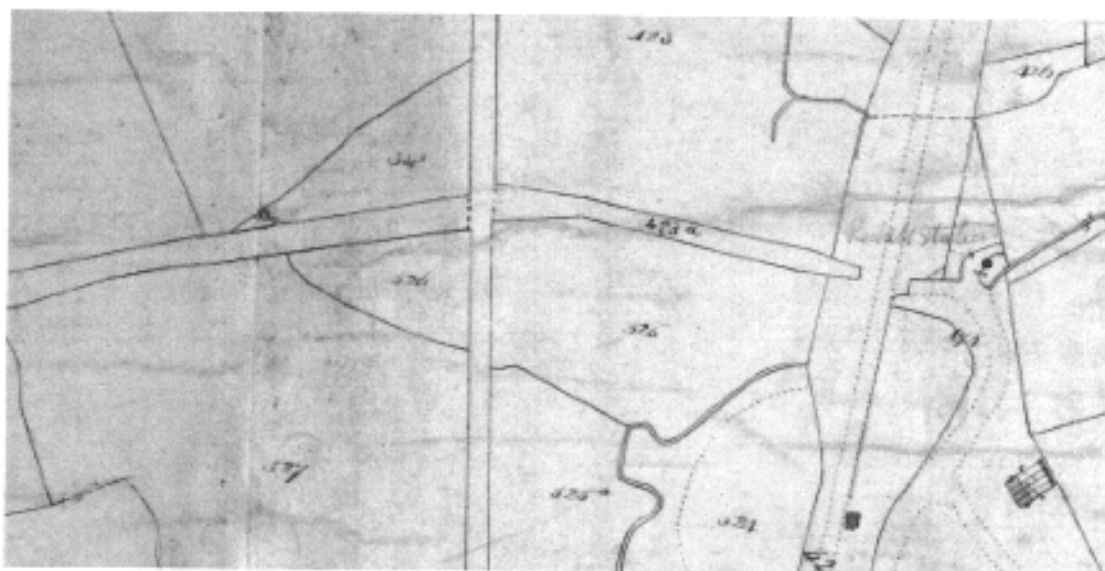


The Wheatsheaf public house of 1904 designed by the architect Spencer W. Grant



Plans for store corner of Station Road and High Street 1899

Redhill History in Maps



Redhill in 1842 showing the new Station Road and the 1816 London to Brighton Turnpike Road, with the railway station to the right.



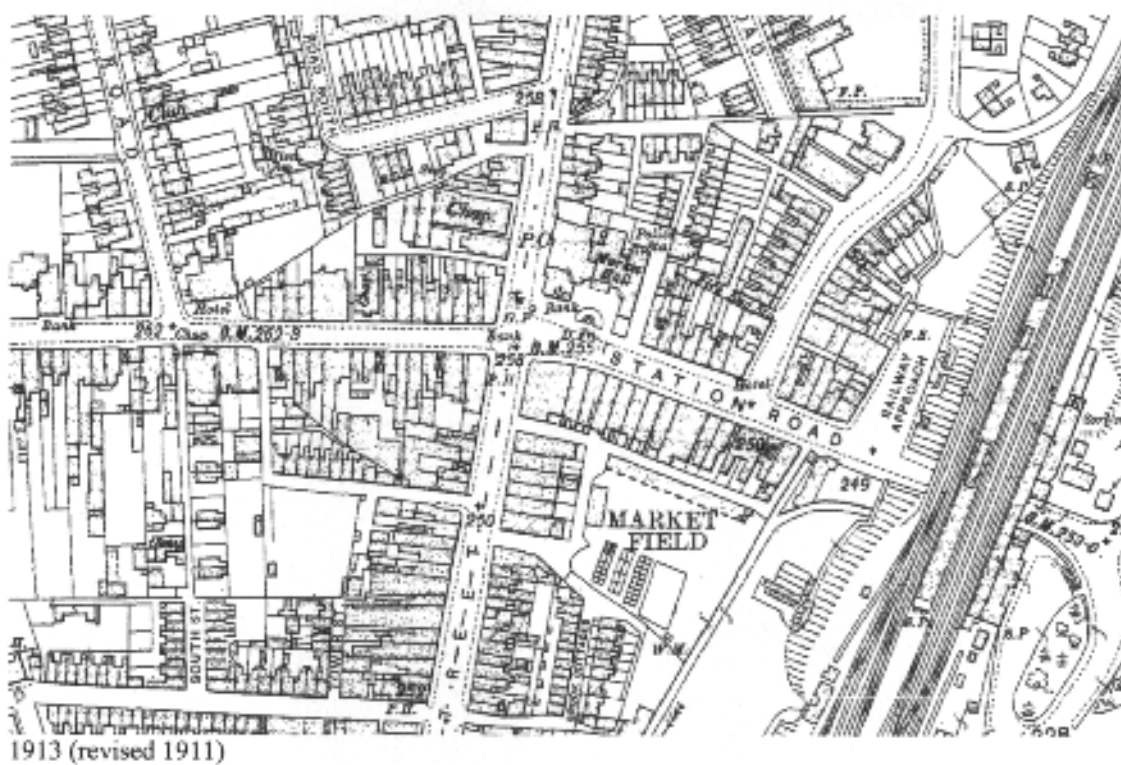
Redhill in 1860



1871



1896 (revised 1895)



1913 (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. 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 Redhill town centre.

The principal identity areas in Redhill are;

a) 1899 centre with parades to east and south in the Renaissance Freestyle

The central core built around 1899 in the free renaissance style form the dominant historic character of the centre of the town. Tall buildings in red brick, mullion and transom dressings with sash openers and terracotta detailing.

b) 1858 West Side of Station Road

The earliest buildings in Redhill, a mix of London Stock brick and painted stucco render with sash windows.

Prominent buildings

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

a) The three surviving corners of the crossroads, being the public house, the bank and the corner shop unit.

b) The grade II listed Chapel.

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 ;

A) The Crossroads (also known as the marketplace and maple square)

These are generally the views towards the crossroads in various directions.

B) Station Road West

The group of stucco buildings and chapel.

Backdrop views which compliment the period of buildings found in the Conservation area have largely been lost, the last to go being St Annes tower to the east of the railway in 1987.

Rhythm: plot size, unit size, scale & height

There is a relatively consistent plot size in the historic town centre based on a single traditional shopfront width, though more prominent sites may be two units width. The shop units are generally of three storeys, with some units in the roof for the later buildings and provide enclosure to the street. The Chapel is set back which helps define its importance as landmark buildings

PROMINENT BUILDINGS



VIEWS IN AND OUT



The view west. The prominence of the bank remains due to the continued width just before this corner, though the view of the church spire has been lost by development.



The former Nicols store is a key Redhill landmark which gives the town its identity and its cupola has group value with those of the public house and bank.



The market hall, demolished in 1982, formed the fourth corner of the group at the crossroads.

Townscape analysis

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

Station Road East

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

4 Storeys high include attic rooms, Mullions and transom openings with sash and casement Flemish bond red stock brick, with terracotta or stone dressings and quoins, regular plot width and storey heights which are substantial. Dutch gables a feature.

1899 architect designed with steep pitch to front elevation

The Station Road frontages built in 1898 to 1899 consist of 7 buildings containing 11 shop fronts. Architectural the most impressive are the buildings on the corner of station road and high street (34 & 36 Station Road, the former Nicols Store) and 22 to 26 Station Road by Alfred Broad, the terracotta detailing being richer and more decorative than the simpler stone details of other buildings in the parade. They form a cohesive townscape of buildings in the late Victorian Free Renaissance style. A public house was added at 14 Station Road in about 1990 which helps to soften the edge of the parade.

On the north side of the street is the Harlequin built in 1982 on the site of the Market Hall. Whilst it lacks a historicist style, the form and colour of the brick makes reference to the adjacent Victorian buildings. A more historical style of architecture would have helped unify the four corners at the crossroads or market place.



The Station Road East parade has a unity of style, materials and height but a rich variety in terms of being the work of 6 different architects.



The corner building designed by Alfred Broad in 1898, for the Nicols store, is a prominent townscape building with turrets giving a strong focal point and which compliments the other two contemporary corners of the centre of the town.



The public house built in 1990 softens the edge of the parade where it was previously demolished and its materials and style is in keeping with the rest of the parade, though it is regrettable that the floor ceiling heights did not match the rest of the parade and that the side wall end of 16 Station Road was left exposed, an elevation that was never intended to be seen.



The view towards Station Road West



The Harlequin

High Street East

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

4 Storeys high include attic rooms, Mullions and transom openings with sash and casement Flemish bond red stock brick, with terracotta or stone dressings and quoins, regular plot width and storey heights which are substantial. Dutch gables are a feature.

1898 architect designed with steep pitch to front elevation

This is a continuation of Station Road East with Renaissance Freestyle buildings as part of the Market Hall development of 1898-99. The key feature is the corner building by Alfred Board of 1898.



The Corner building by Alfred Board, a defining and positive architectural feature of the identity of Redhill.

Station Road West

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

Storey, plot size, materials, roof, windows pitch style

Generally three storeys apart from Baptist Chapel,

Sash windows . stucco for early shopping parades, some London stock brick for other early buildings and red brick with dressings for the renaissance freestyle buildings. Mostly slate roofs but with handmade clay plain tile roof to public house. Relatively low roof pitches, though Public House roof steeper and regular plot size.

Station Road East consists of the two corner buildings, the bank and public house of 1901 by the architect Spencer W. Grant which complements the corner building opposite, with their renaissance free style buildings. The public house is more specifically in the Old English style popularised by Richard Norman Shaw whilst the bank has classical elements as well.

Further along are the earliest surviving shopping parades in the town centre, of painted stucco with the oldest building, the Baptist Chapel in the middle of the parade, built in 1858.



The public house and bank of 1901 by the architect Spencer W. Grant , create part of the identity of the centre of Redhill.





These shops were built around 1859 and are the oldest in the centre of Redhill. They form an important setting to the Baptist Chapel. If restored and the facades to the west of the chapel reinstated this would form an impressive and unified ground.



A key feature is the Grade II statutory listed Baptist Chapel of 1858. It includes a Sunday School and vestry. It is of classical style and built in London stock brick in flemish bond with polychrome red brick dressings and slate roof. It is important as a little altered simple Classical rectangular brick Strict Baptist chapel with the rare survival of a complete chapel interior, including panelled screen, fixed benches and pulpit.

Materials, Architectural Conventions & detail

Architectural Conventions

The area is typified by two main types of building;

1). Renaissance Freestyle.

These buildings form the key characteristic of the Conservation area and as the centre of the town, a key element of the character and identity of Redhill. They were built in 1898-1899 as part of the development of land in the town largely by the Market Hall Company.

They are in the Renaissance Freestyle, with the inspiration being the Jacobean style Market Hall of 1860, historic buildings in the area dating from before the Victorian period. These building mostly use sash or casements within terracotta or stone dressing, mullions and transoms. They are typified by Flemish Bond red stock brick, natural slate roof, high pitches to the front elevation, dutch gables and turreted corner features. High floor ceiling heights are a characteristic.

2) Mid Victorian. These are mostly slate roofed painted stucco shops of classical proportions with low pitch slate roofs and sash windows. Windows have a vertical emphasis, in their division. High floor ceiling heights are a characteristic.

Fenestration

Most of the fenestration is sashes with some casements. The Station Road East buildings have mullion and transoms, often with sashes behind.

Materials & Detail

The mid Victorian period is mostly painted stucco with some London stock brick. The Edwardian buildings are mostly red stock brick with yellow or red terracotta or stone dressings.

Illustrations of Materials, Architectural Conventions & detail by period

Typical Materials

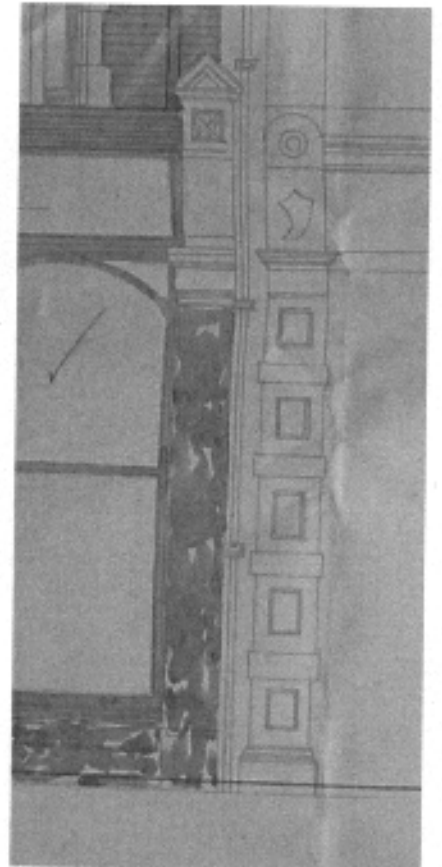


Station Road East

Red stock brick, terracotta dressings, mullions and transoms, painted timber sashes behind, cast iron rainwater goods, slate roofs, sometimes with green slate. Zinc tiles to bays and turrets.

Shopfronts





Shopfronts in Staion Road are defined by a architectural frame which sets the appropriate fascia size for the shopfront (see original architect's drawing to the right). Unfortunately this has been too often ignore, as in the case above. The example in High Street below shows how such a shopfront should be proportioned. Some of the architectural frames have fine detail.





The Bank on the west side of Station Road follows the Renaissance Free Style of the Market Hall development of Station Road East but uses red terracotta instead. The ground level is Wealden sandstone.



The cupola is in a Free Baroque style popular at the turn of the 20th century. It is an inventive example and an important corner feature.



The Baptist Chapel in Station Road West has London Clay stock brick with red brick dressings. Pevsners Buildings of England notes the traditional lettering. The windows are cast iron.



The painted stucco buildings in Station Road West are the oldest surviving shops within the area, built around 1859. They are characterised by a classical proportion and the use of sash windows set back behind the reveal. The shopfronts were originally defined in terms of their fascia height by console or corbel brackets.



The Wheatsheaf of 1900 is in the Old English style popularised by Norman Shaw.

5) Highway issues, Street furniture and Footscape

The quality of the streetscape is an important issue in the discussion of regeneration in Redhill and part of the Conservation Area have been relandscaped in the recent past as part of this process. The Station Road East Gateway landscaping project is currently on site, as part of a wider Redhill Balanced Network project.

The town centre has been the subject of considerable funding of new landscaping and tree planting within High Street and Station Road West. Station Road East is intended to benefit by removing traffic from the street and the use of materials which lighten the appearance of the street given its northern orientation. Lighting is part of the County Skanska PFI initiative. The recently installed contemporary lighting columns in the High Street would be retained but the earlier columns in Station Road are being replaced.

Tree planting needs to be carefully considered so trees frame existing views and do not obscure buildings which make a positive contribution to the townscape. It is considered that any future planting should avoid obscuring or overshadowing Victorian frontages of value.

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.



High Street has benefited from the planting of street trees, the use of a fixed gravel surface and high quality contemporary street furniture.

6) Greenery: Trees, Shrubs

The amount of greenery in the town is limited by its urban nature. The railway embankment provides some backdrop with self seeded ash and the roundabout just outside the area has some substantial birch planted 20 years ago. The High Street has the significant feature of the Norway Maples. The need for trees to frame the composition of the buildings rather than block views of positive elements within the streetscene will be an important objective.



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 2013.

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 the properties in the Area are not dwellinghouses they therefore do not have permitted development rights, external alterations such as changing windows or roofing materials would be controlled. 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.) (It is unlikely that there are any trees on private land within the Conservation Area, except within the vicinity of the former Odeon cinema)

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 are no dwellinghouses within the proposed Conservation Area so it would not be intended to serve an Article 4(2) Directions but 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.

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. Generally it would be possible to locate solar panels on the extensive flat roofs found on most of the buildings within the Conservation Area

Listing

There is one statutory listed building at present but other buildings such as the former Odeon cinema are of statutory list quality. Most of the buildings within the proposed Conservation area are locally listed buildings, and 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 avoiding their replacement with inappropriate details such as aluminium and upvc windows of various forms, or concrete tiles.

List Description for Baptist Chapel

187/0/10024 STATION ROAD
19-SEP-06 Redhill
Baptist Chapel

II

Chapel including Sunday School and vestry. Dated 1858 on a tablet on the front gable. Classical style. Built in yellow brick in flemish bond with polychrome red brick dressings and slate roof.

PLAN: Rectangular with Sunday School and vestry behind the chapel.

EXTERIOR: The front elevation is gabled with overhanging eaves with modillion eaves cornice. In the centre of the gable is a tablet inscribed "BAPTIST CHAPEL ERECTED 1858". There is a red brick band at gable level, brick quoins and window dressings and a stuccoed plinth. There are three metal casement windows, a central two-light fixed round-headed window with brick Gibbs surround flanked by lower larger round-headed windows, also with brick Gibbs surrounds and central panes opening internally. There is a central projecting gabled porch with slate roof and double doors, each with two panels with beaded moulding. Attached to the left hand side is a section of original cast iron spear railings but the front section has been replaced by a three feet high later C19 brown brick wall with four panels and stone coping. The left side elevation has two round-headed windows and the right side two round-headed windows, a sash window with glazing bars and a door with four flush panels. The rear elevation has a late C20 yellow brick lean-to extension but the original rear wall survives with 12-pane sash window.

INTERIOR: The chapel is of three bays with a boarded kingpost roof with two circular cast iron ventilation apertures. Behind the porch is a wooden three tier panelled screen and plank dado panelling survives to all four walls. There is fixed bench seating to the centre and sides and a wooden square pulpit with sunk panels divided into three by ribs and steps with moulded balusters, chamfered newel posts and door. The rear wall has two four-panelled doors, the left door leading to the former Sunday School and the right door to the vestry. All the internal joinery is painted and wood grained. Above each door is a stone pedimented memorial tablet, above the left to George Balcliff, Deacon, died 1917 and above the right door to Edwin Pickwell, Pastor, died 1918. The immersion tank for baptism remains beneath the floor. To the rear of the chapel is the Sunday School to the left and Vestry to the right divided by an original wooden five panel screen with three folding doors. The Vestry has a wooden fireplace with pilasters and round-headed cast iron firegrate.

HISTORY: A contemporary illustration shows that when this chapel was built it was surrounded by a field or green with cottages nearby but it is now closely surrounded by later buildings in the centre of the town.

SUMMARY OF IMPORTANCE: A little altered simple Classical rectangular brick Strict Baptist chapel with the rare survival of a complete chapel interior of 1858, including panelled screen, fixed benches and pulpit.

SOURCES:

Pevsner/Nairn "Buildings of England. Surrey". 1971.p422.

Christopher Stell "An Inventory of Nonconformist Chapels and Meeting-houses in Eastern England" 2002. p. 326.

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. Where funding is available for Redhill Town Centre, the funding of improvements to streetscape and shopfronts within the Conservation Area would be considered in relation to other potential improvements.

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

1) Shopfront & Townscape elevational treatment

A detrimental factor in the historic environment of the centre of Redhill is the poor quality of the fascias and shopfronts and the use of inappropriately proportioned signs which disregard the set proportions of the architectural frame of the shopfront. There has also been a decline in the fenestration with sash windows replaced with poorly designed uPVC and the gradual loss of architectural detail. The sensitive cleaning of terracotta, brick and stone on the 1899 buildings has an important visual impact but there are elevations which remain to be cleaned. The reinstatement of traditional detailing and sensitively detailed and proportioned shopfronts is important.

2) Streetscape

The quality of the streetscape is an important issue in the discussion of regeneration in Redhill and part of the area have been relandscaped in the recent past as part of this process. The Station Road East Gateway landscaping project is underway and currently on site, as part of a wider Redhill Balanced Network project.

The town centre has been the subject of considerable funding of new landscaping and tree planting within High Street and Station Road West. Station Road East is intended to benefit by removing traffic from the street and the use of materials which lighten the appearance of the street given its northern orientation. Lighting is part of the County Skanska PFI initiative. The recently installed contemporary lighting columns in the High Street would be retained but the earlier columns in Station Road are being replaced.

3) Tree Planting

Tree planting needs to be carefully considered so trees frame existing views and do not obscure buildings which make a positive contribution to the townscape. It is considered that any future planting should avoid obscuring or overshadowing Victorian frontages of value.

Resource Implications

Enhancement of the Conservation Area can be achieved in part by the Development Management process and encouragement to have respect for traditional forms, materials and detailing. No extra funding is sought but where funding is allocated for environmental improvements within Redhill town centre serious consideration should be given to funding improvements to the buildings and shopfronts as well as streetscape.

Redhill Conservation Area

Guidelines for Individual Shopfront Improvements

Position Statement as of February 2015

The basic rules for a well proportioned shopfront within the Conservation Area is to return to the original proportioning of the architectural frame of the shopfront where the capital or corbel defined the height of the fascia between a lower architrave and upper cornice. Within the shopfront the glass division by mullions, clerestoreys and the use of stallrisers can reduce the amount of plate glass, though the format of a shopfront with the architectural frame can vary considerably with side doors, central doors or bi folding doors. The early Victorian shopfronts are usually defined by corbel consoles and the late Victorian and Edwardian shopfronts by a capital, with a fascia at a 70 to 75 degree angle.

Illumination should be external trough lighting concealed within the cornice. Mouldings such as cornice and architraves should be as deep as they are high.



The 29 units are as follows ;

1 London Road Lloyds Bank

25 27 29 31 33 35 Chapel 39-41(Natwest) 43 45 47 49 Station Road

1 PH High Street

38 38a Station Road

2a, b & c High Street

16 18 20 22 24 26 28 30 32 34

There are about 29 units in the area.

The buildings are as follows ;

(Note; The "no improvement needed" comment should not be taken literally as even buildings such as the public house have lost details over the years. The comment is more of the nature, that a building does not have the more obviously inappropriate elements such as an overlarge fascia.)

1 London Road Lloyds Bank ; No improvement needed

Station Road

25 Station Road ; Fascia needs to be reduced

27 29 31 33 35 Station Road ; Generally polite shop signs reinstatement of corbels and cornices desirable EE fascia out of proportion

Chapel ; No improvement needed.

39-41(Natwest) ; No improvement needed (Actual enhancement would need total redevelopment)

43 45 47 49 Station Road ; Generally polite shop signs reinstatement of corbels and cornices desirable

1 PH High Street ; No improvement needed

38 38a Station Road ; Potential for improvement to fascia signs

2a, b & c High Street ; Potential for cornices and architraves to reduce size.

Station Road

16 18 Road Runners ; Canopy & Shopfront improvements required

20 Supreme Fish ; potential for sign improvement

22 Peri Peri Sign ; size ok but obvious sign could be more sympathetic

24 Andrews ; potential to improve sign

26 Halal Centre ; temporary sign

28 Al's Sandwich Bar ; general improvement of shop and sign

30 William Hill ; good sign and shopfront

32 C & N Bicycles ; out of proportion sign and poor shopfront

34 Marie Curie ; out of proportion sign and poor shopfront



These shops were built around 1859 and are the oldest in the centre of the hill. They form an important setting to the Baptist Chapel. If restored and the facades to the west of the chapel reinstated this would form an impressive and unified ground.

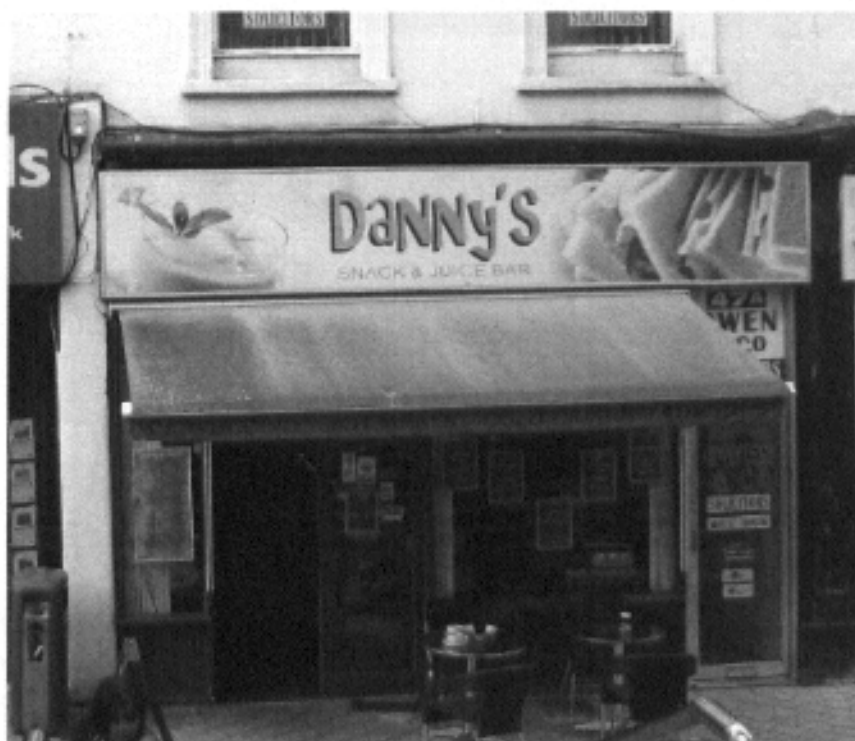




The original fascia size of 27, 29, 31, 33, 35 and 43, 45, 47, 49 Station Road were defined by the acanthus corbel size, one of which survives. The corbel or console defines the height of the fascia. The cap above is the in line with the cornice and the drop is below the architrave. It would be desirable to return fascias to a consistent size with the acanthus corbels, cornice and architraves reinstated. This would result in a fascia of 0.5m.



49 Station Road



47 Station Road



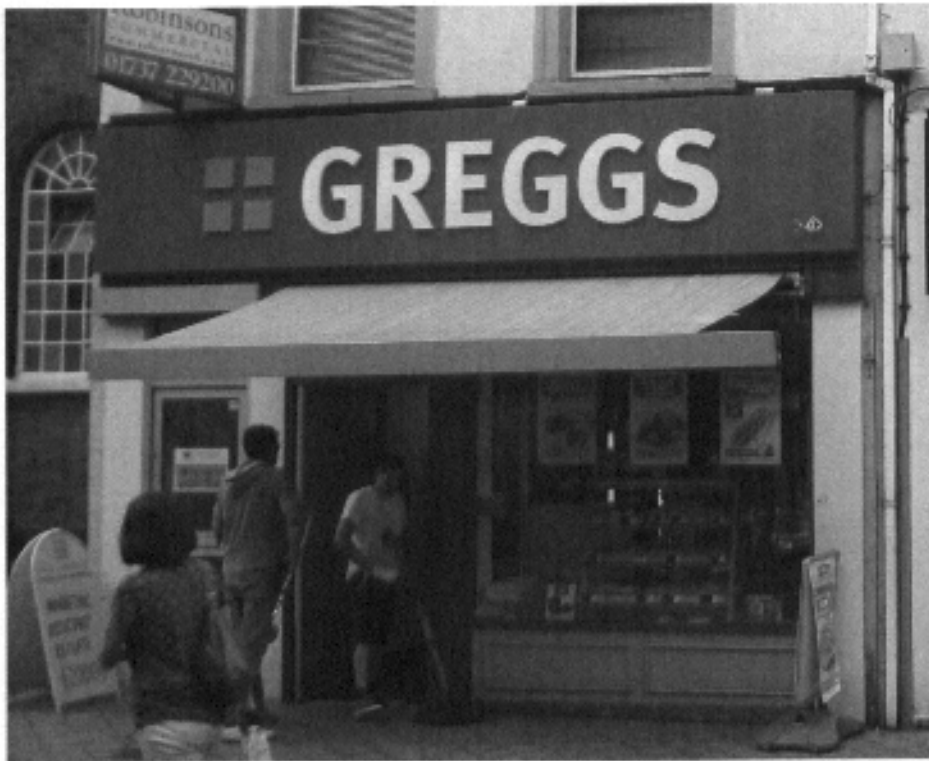
45 Station Road



43 Station Road



39-41 Station Road, a 1960's replacement which respects some of the general proportions of the Victorian street. Redevelopment would be desirable so the Victorian façade could be reinstated but this is unlikely to happen as the existing building has been recently converted to flats as permitted development.



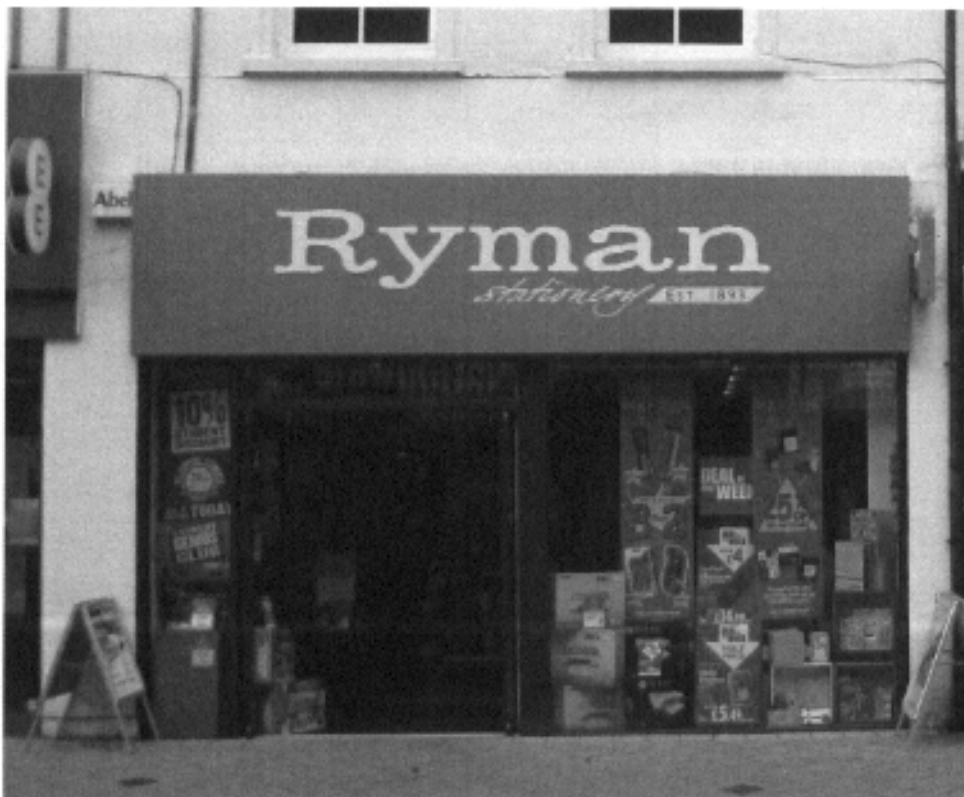
35 Station Road



33 Station Road



31 Station Road



29 station Road



27 Station Road



25 Station Road. The modern fascia needs to be reduced to be in keeping with the general proportions of the bank.



38 & 38a Station Road The original fascia would have been originally much less, conforming to the usual 0.5m dimension.





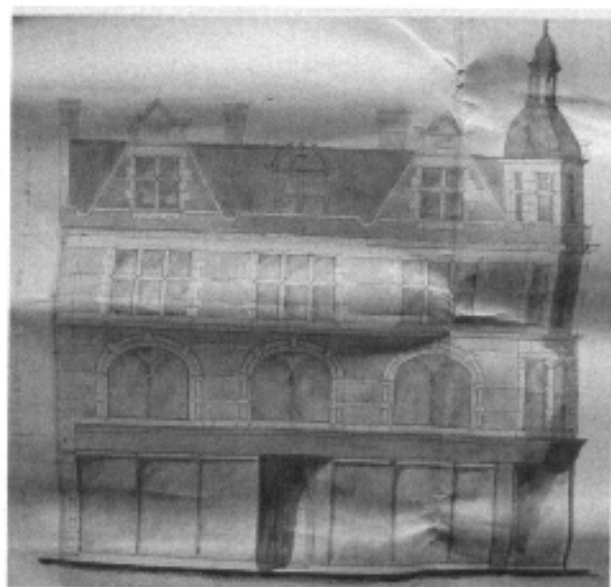
2a,b & c High Street, Redhill



The surviving capital indicates the desirable reduction in fascia size.

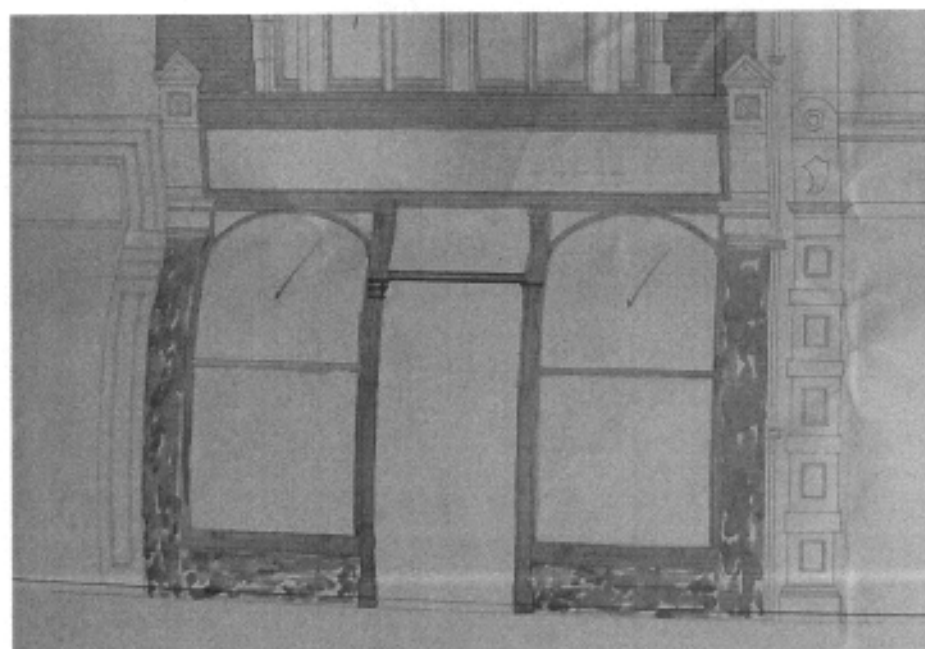


Oversized fascia at 34 Station Road with the capitals indicting the correct proportion for the fascia



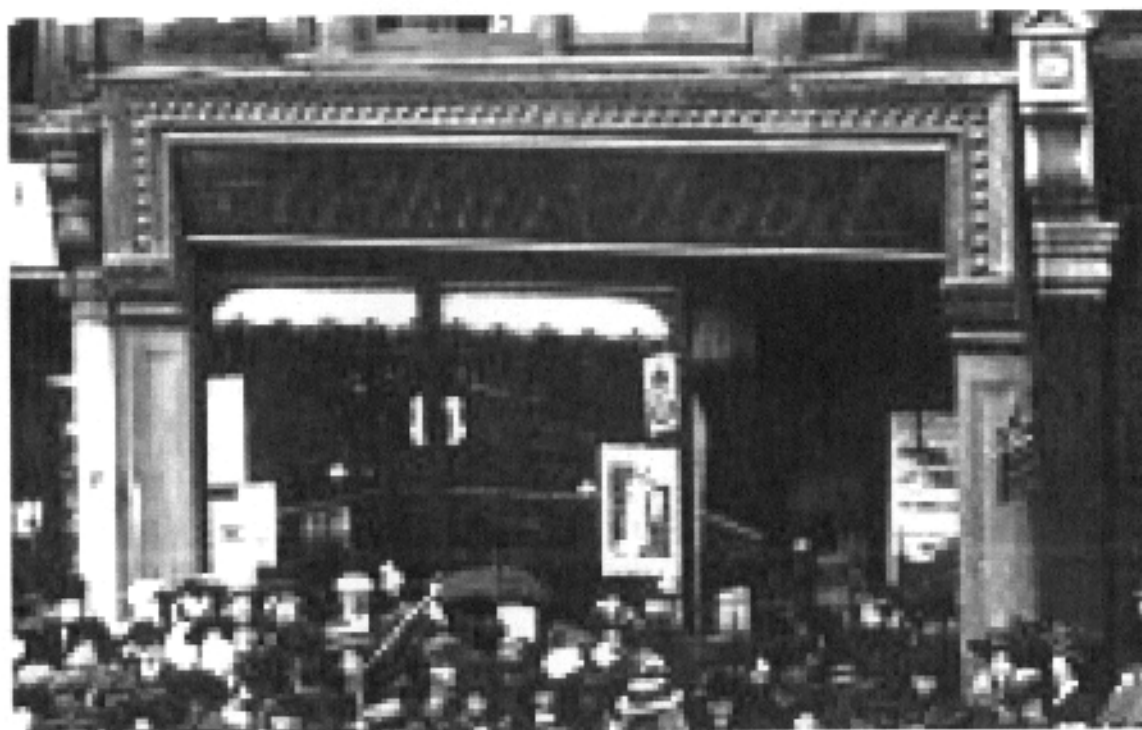


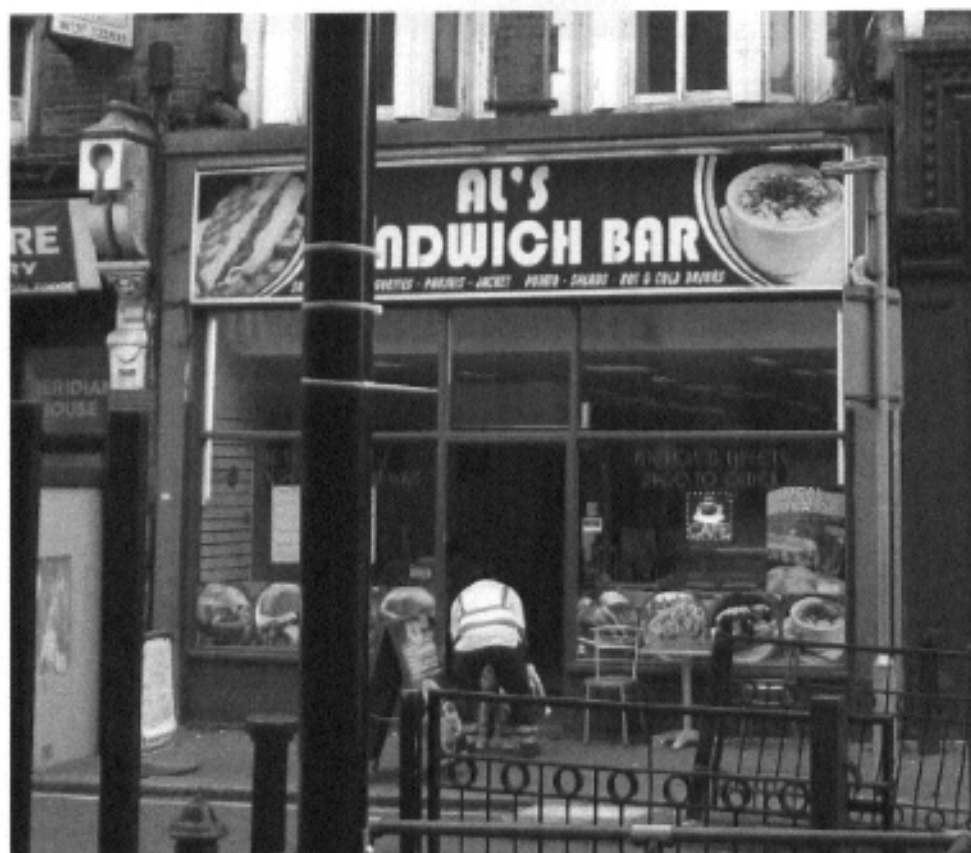
32 Station Road, originally an early Sainsbury's. Again the capital indicate the appropriate fascia size.





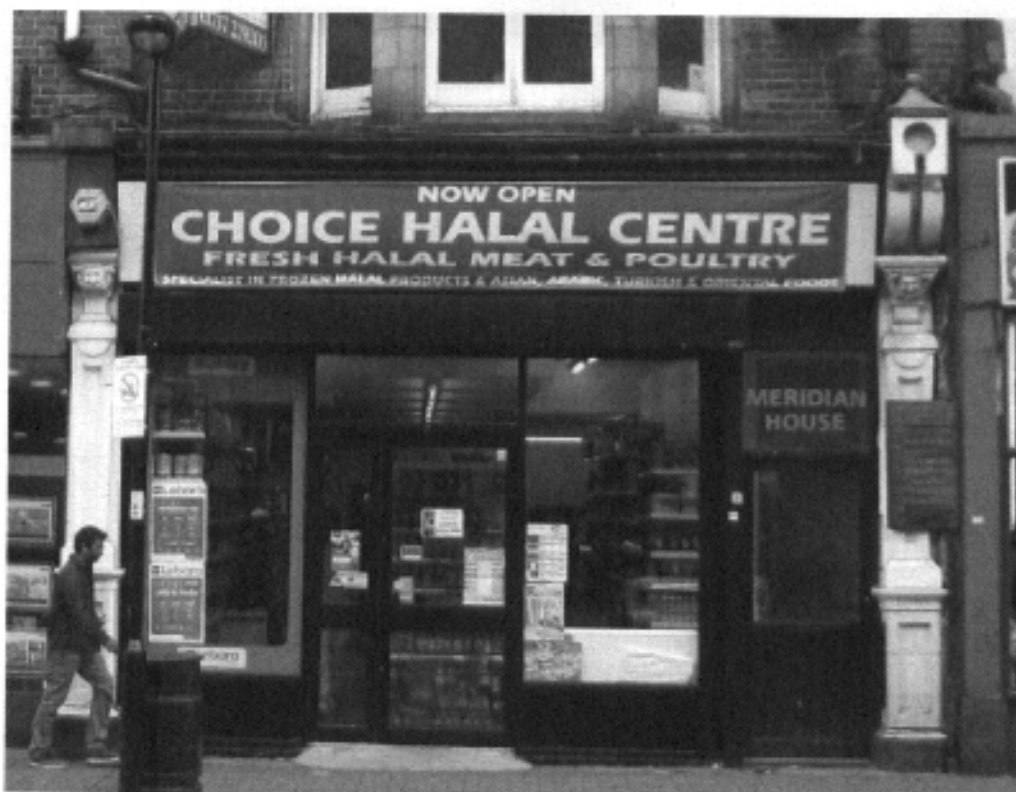
30 Station Road, generally good shopfront though fascia could benefit from slight reduction.



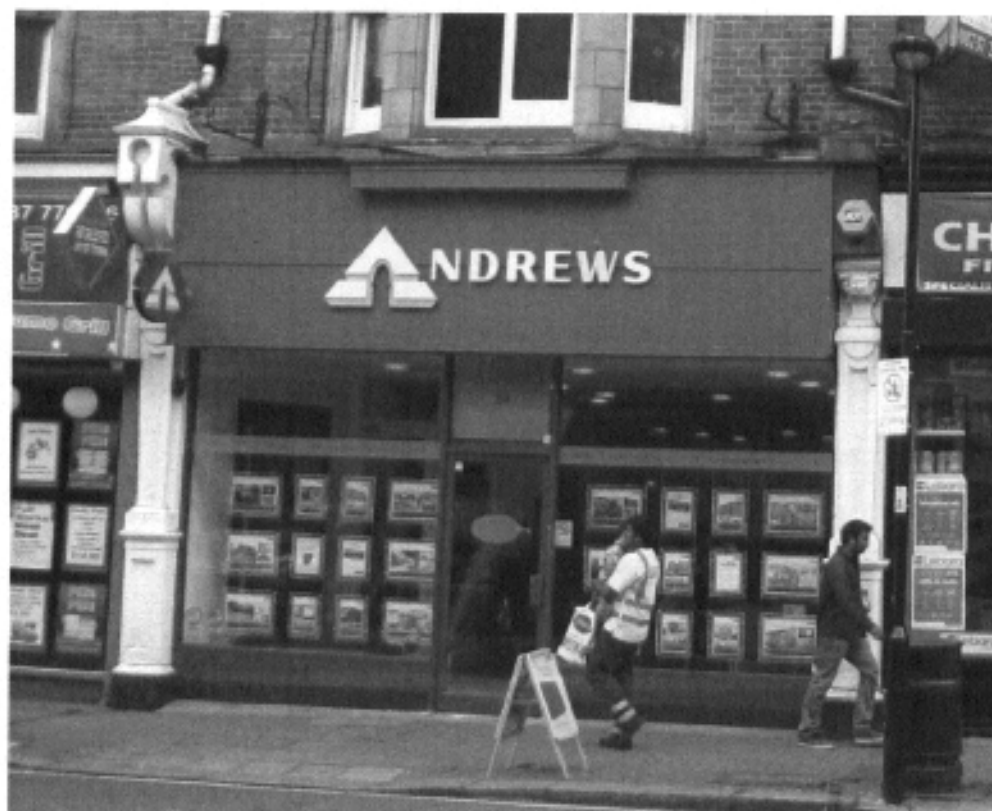


28 Station Road





26 Station Road



24 station Road



22 Station Road





20 Station Road, the capital corbel defines the original fascia





16 -18 Station Road, the former cinema



Review of boundaries

The boundary of the proposed area was considered during the designation in 2013 and no changes to the boundary at proposed at present.

Responsibilities of Owners and Occupiers

This Appraisal has identified the buildings, 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. 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

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.