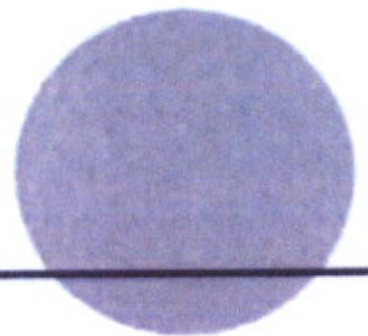




Redstone Hill Conservation Area Appraisal

Draft December 2013



Summary

Redstone Hill Conservation Area Draft Appraisal & Management Plan Proposals December 2013

Main Character & Basic structure : The special interest of Shaws Corner Conservation Area is derive from the cohesive grouping of Arts and Crafts houses by the Architect Albert Venner, complimented by a number of prominent buildings such as the Lakers Hotel with an rising topography.

History Key Dates and evolution

1818 Turnpike link with Redstone Manor establishing Redstone Hill
1838 Arrival of the Railway
Circa 1900 Development of the estate by the architect Albert Venner (d 1926)

Spatial Structure & Pattern:

The core focal point of the area is around the Laker House with the Venner Estate adjacent

Identity Areas

There are two identity area, the focal point round the Lakers Hotel and the Venner Estate.

Prominent buildings, key focal points, landmarks

Views: The key view is the Laker's Hotel.

Rhythm : plot size, unit size : The Venner houses generally have a regular plot and unit size, characterised predominantly by two storey detached footprints.

Townscape Analysis : Scale, height, rhythm, form, layout & materials summary :
The scale is mostly two storey, with detached units, and spacing between buildings. The Venner buildings are characterised by the use of timber framing, tile hanging, roughcast and red brick, usually with the typical Venner Porch.

Materials, Architectural Conventions & detail

Architectural Conventions : the area is typified by Arts and Crafts villas. The Venner buildings are characterised by the use of timber framing, tile hanging, roughcast and red brick, with the Venner Porch being a common feature. Roofs with high pitched feature gables on gabled or hipped roofs. Short span roof forms. Casement windows with projecting transoms and frames. Windows vertical emphasis, high floor ceiling heights.

Fenestration : painted timber, predominantly casement.

Materials & details : Typical materials include timber framing, tile hanging, roughcast and red brick. White painted joinery is typical of area.

Highway issues

Redstone is a major approach to Redhill.

Greenery : trees , shrubs : native trees : Yew on Redstone Hill, Oak on the estate

Imports: Copper Beech

Boundary Treatment/ Enclosure: Walls & Hedges ; Hedges of Privet, Rubble stone walls.

Enhancement & Improvements

The bottom of Redstone Hill is area with most potential for enhancement.

Activity & Land Use

Majority of area residential. but hotel and public house use adjacent to railway station.

Redstone Hill 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

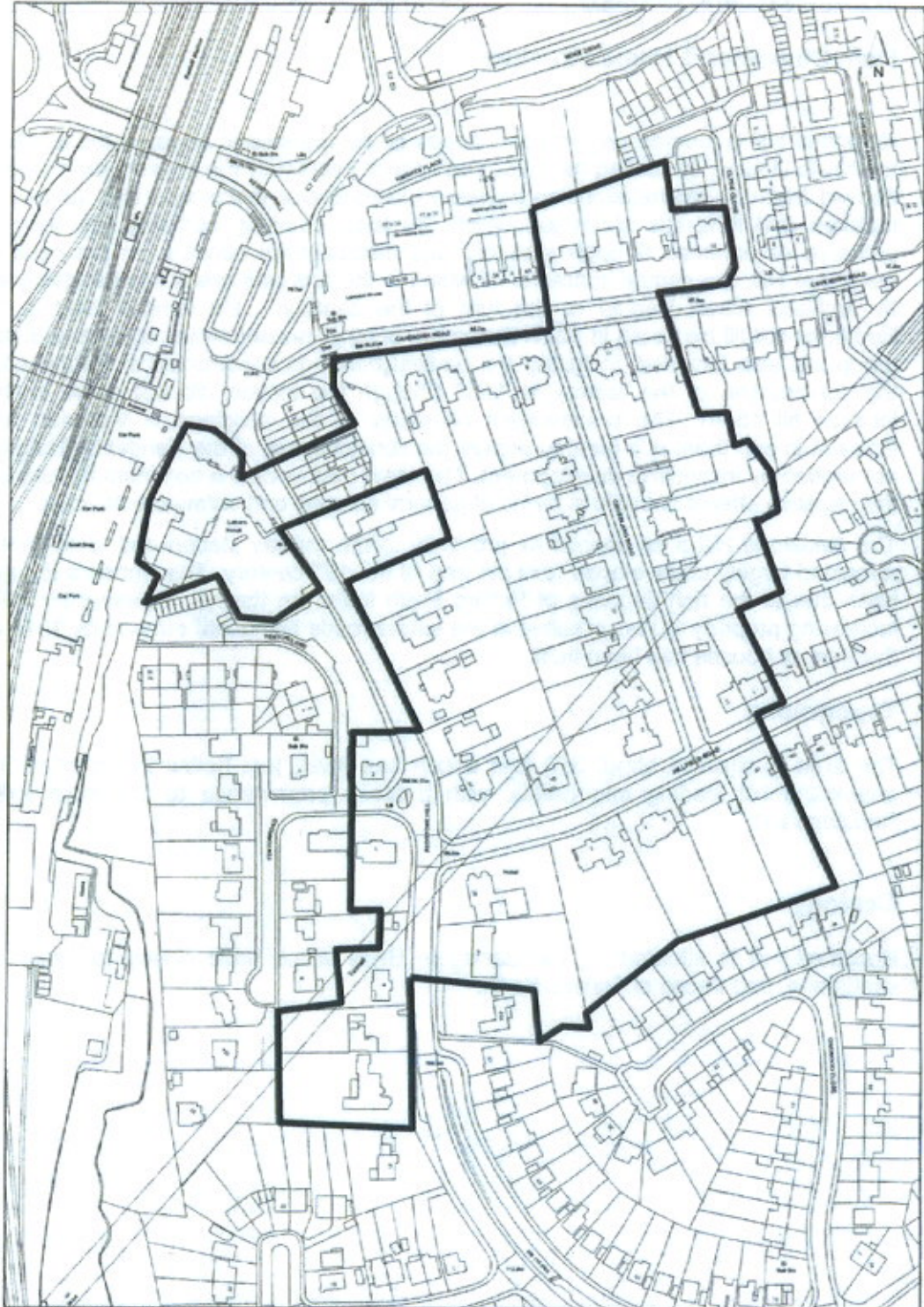
Local authorities are advised by English Heritage to carry out appraisals that should identify the key features of the area and how they combine to give a place its particular character. By establishing what makes a place special and distinct, the local planning authority can more effectively ensure 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 RTP1's 'The Character of Conservation Areas' document. It follows the urban morphology approach of cascade from large to small elements. .

Redstone Hill Conservation Area



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Not to Scale

Main Character and Basic structure Topography and Geology

Main Character & Basic structure

Redstone Hill is located on the north slopes of the greensand ridge, to the south of the North Downs, straddling the A25. 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 Redstone Hill, the central character of which is the arts and crafts houses designed by architect Albert Venner at the turn of the century. . He himself lived at 37 Redstone Hill till his death in 1927. A number of other houses which complement this group are also included, including the earliest buildings constructed in Redhill after the construction of the railway in 1838 (though the station did not arrive in this location till 1844). The predominant character of the buildings is Victorian and Edwardian and there is a need to ensure the cohesiveness of the Venner buildings is not eroded by insensitive development. The main road is also a dominant feature but the negative effects of traffic in terms of general amenity and safety are obvious.

The Redstone Hill area despite its proximity to the railway station and town centre remained largely undeveloped until the end of the 19th century. This appears to have been due to the rich deposits of Fullers Earth found on the hill. However by 1895 increasing property values resulted in the estate roads being laid out and by 1913 all the Venner houses had been built.

Topography

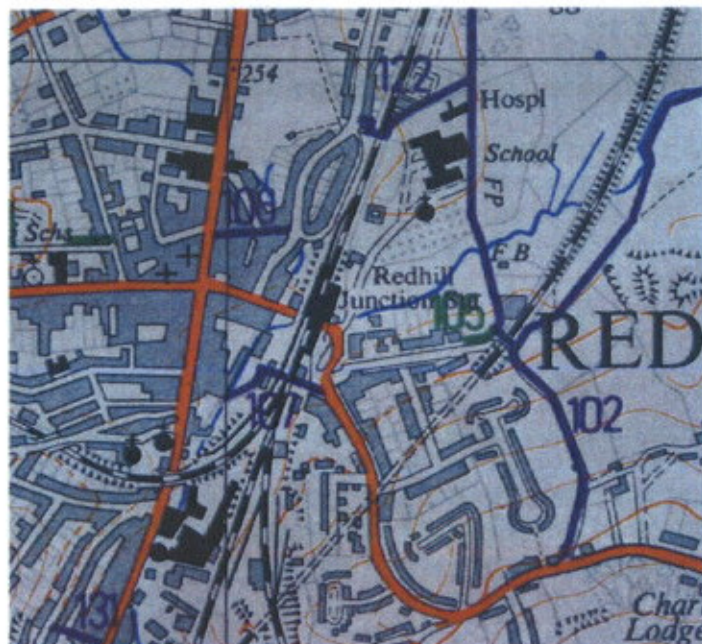
The area is situated about 350 feet above sea level, just below the crest of the greensand hill leading into redhill, with a steep prominence to the main road, Redstone Hill.

Geology

Redstone Hill is situated on the Sandgate Beds which have clayey top soils on sandstone, and traces of Fuller's Earth.



Geological Map
 Brickearth in Orange
 Sandgate Beds in Purple
 Folkstone Beds in Green
 Hythe Beds in Blue



Contour Map
 Height in feet above Sea Level

300
 325
 350

2) History and evolution

REDSTONE HILL

When the railway station was built on or near the present site it was quickly provided with two important accessories, a hotel and decent road access. The first came in the shape of the 'Railway Hotel', now the Lakers (see below); the second was provided for travellers from Nutfield and Bletchingley by the conversion into a road of a farm track down Redstone

Hill. For people from Reigate this road was extended past the station via a single-track tunnel to make a T-junction with the London to Brighton Road. The travelling public could thus come from the west either along Linkfield Lane, turning south down London Road to the road to the station, or travel via Mill Street, turning north down the Brighton Road to the same point.

This makes Redstone Hill one of the very early Redhill roads.

LAKERS HOTEL

Originally called the Reigate Junction Hotel (as Redhill as a town did not then exist), this inn was built by a Mr Brockman, MP for Hythe, soon after the opening of the London - Brighton railway line c1844. On the 9th March 1846, a licence was granted to Richard Laker, in the foreign of Reigate, "For an inn, alehouse, or victualling house, at the sign of the Reigate

Junction." In connection with the above, Richard laker had a copper-plate engraving made inscribed Neat Wines And Spirits and Post Horses And Carriages For Hire.

SIR MYLES FENTON

Sir Myles Fenton was a railway magnate and occupant of 'Redstone Hall'. In 1862 he became

General Manager on the new Metropolitan Railway, organising its completion and opening. He remained head of the ever-successful London and Underground Company for 17 years, resigning this post to become General Manager of the more important South-Eastern Railway in 1879. In 1889 he was the first railway manager to receive a Knighthood,

ALBERT VENNER

The Redstone Hill area consists of the group of houses designed by a local architect Albert Venner at the turn of the century. He himself lived at 37 Redstone Hill till his death in 1927. The roads containing Venner houses in the area include Cavendish Road, Crossland Road, Hillfield Road and Redstone Hill, which form a cohesive group of well detailed arts and crafts houses.



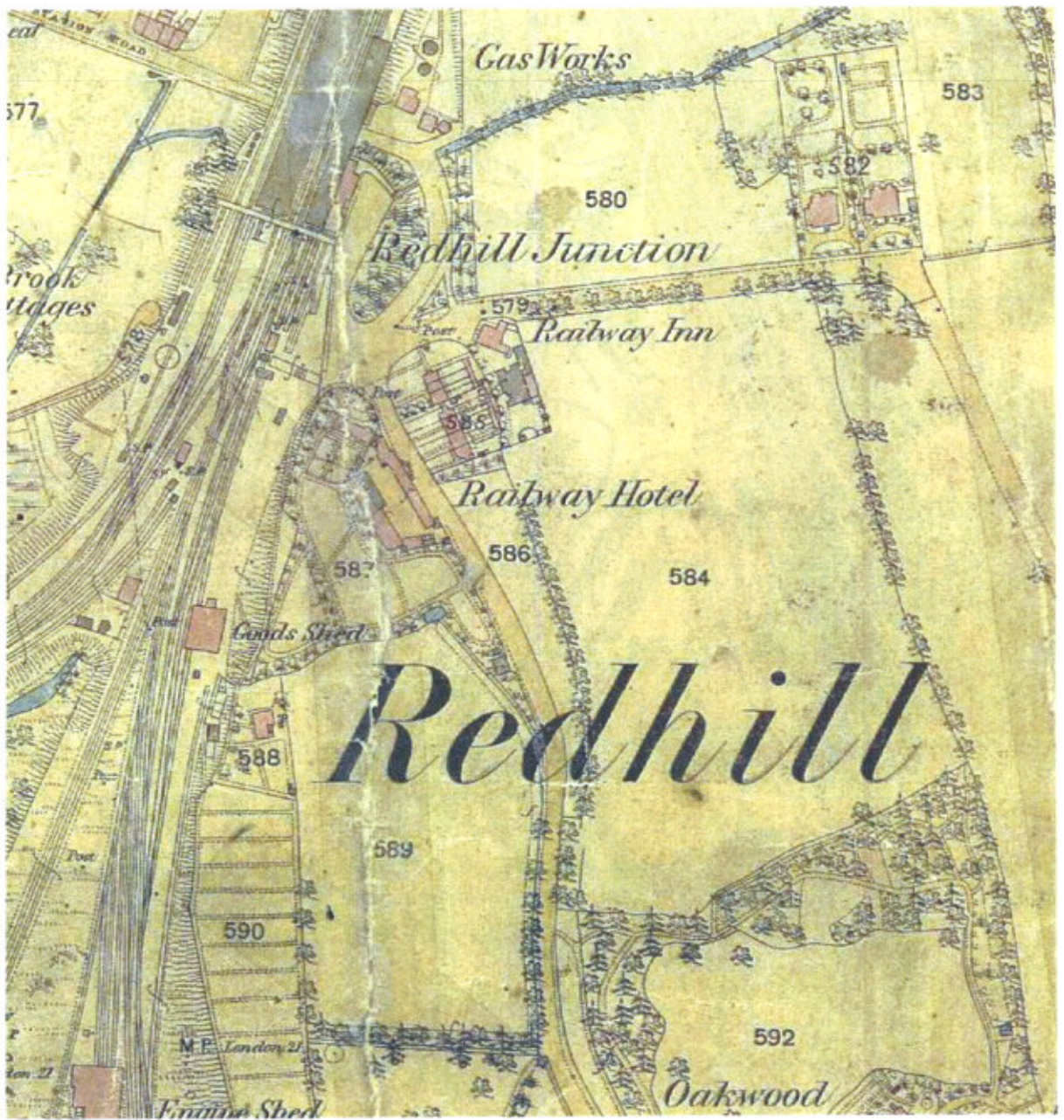
The Lakers Hotel on Restone Hill C1900, previously called the Reigate Junction Hotel and The Railway Hotel.



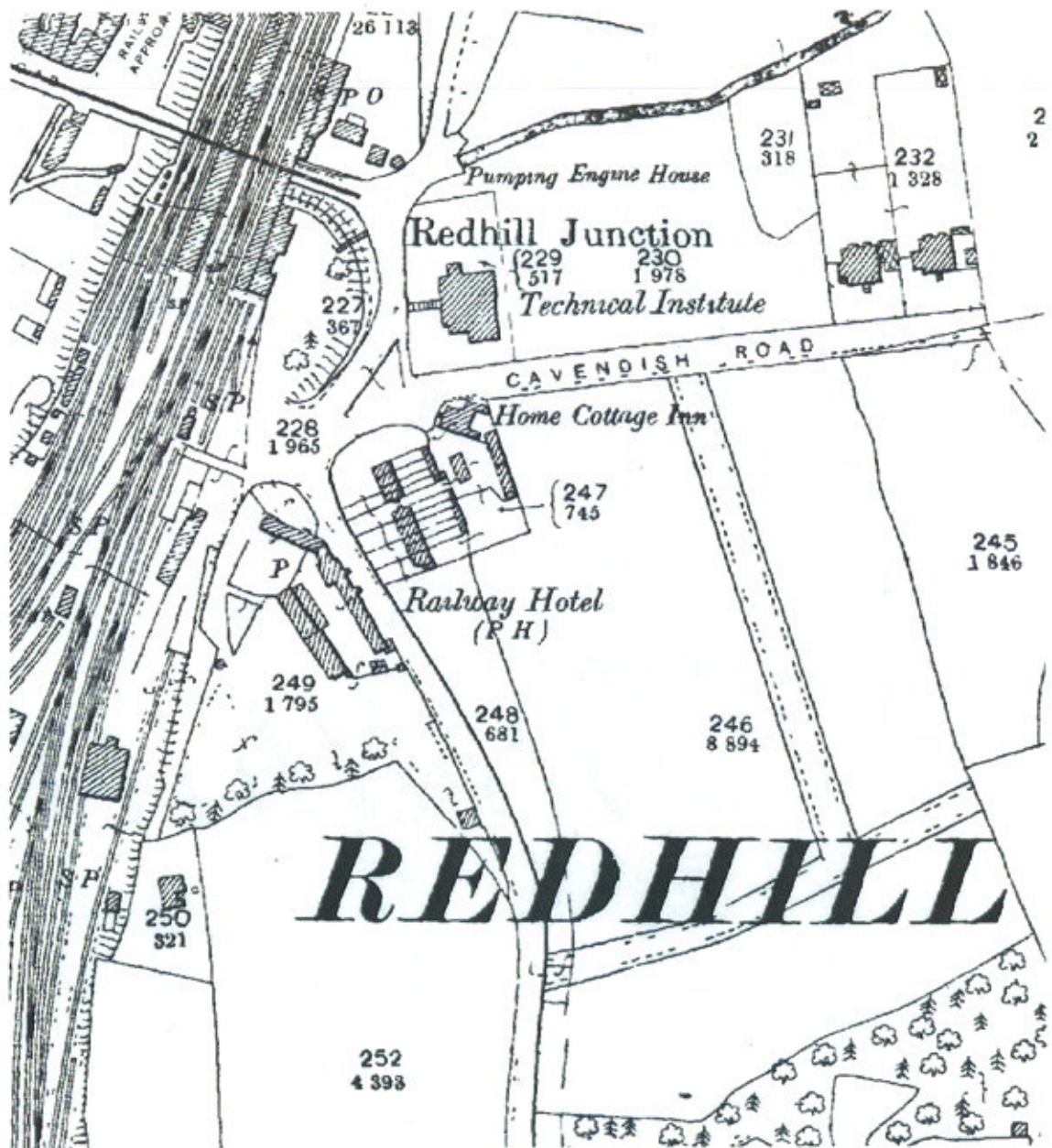
The Home Cottage Public House at Cavendish Road, C1900



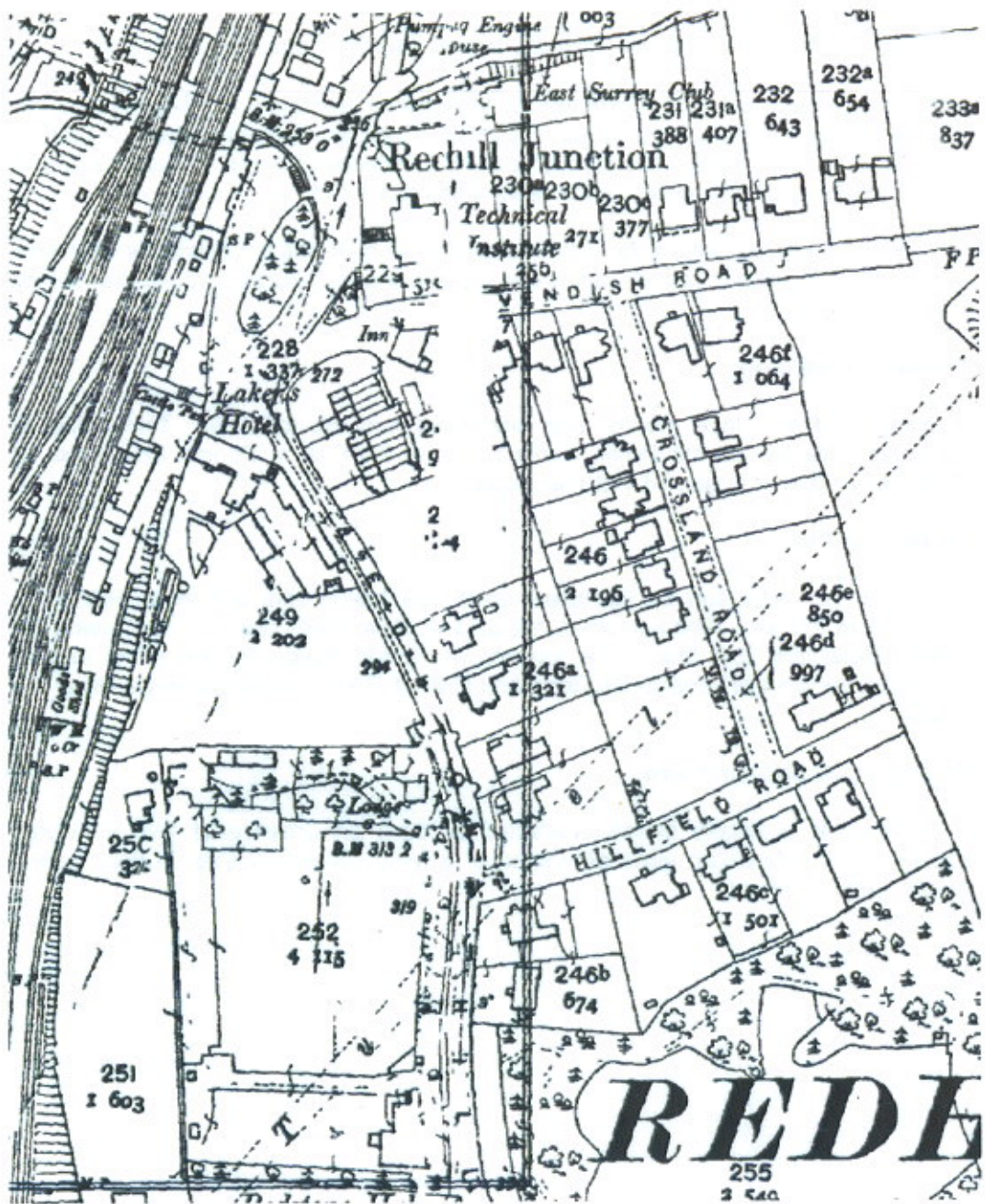
Redstone Hall, Redstone Hill



1870



1896



1913

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 Redstone Hill.

The principal identity area is the Venner houses, which forms the dominant character of the residential area. To the west is the historic of early Victorian round the railway station.

Prominent buildings

A number of key focal points and landmarks can be identified. The principal landmarks are the Lakers Hotel, Home Cottage, the Oak in Fenton Road and 12 Cavendish Road, a large mid Victorian house.

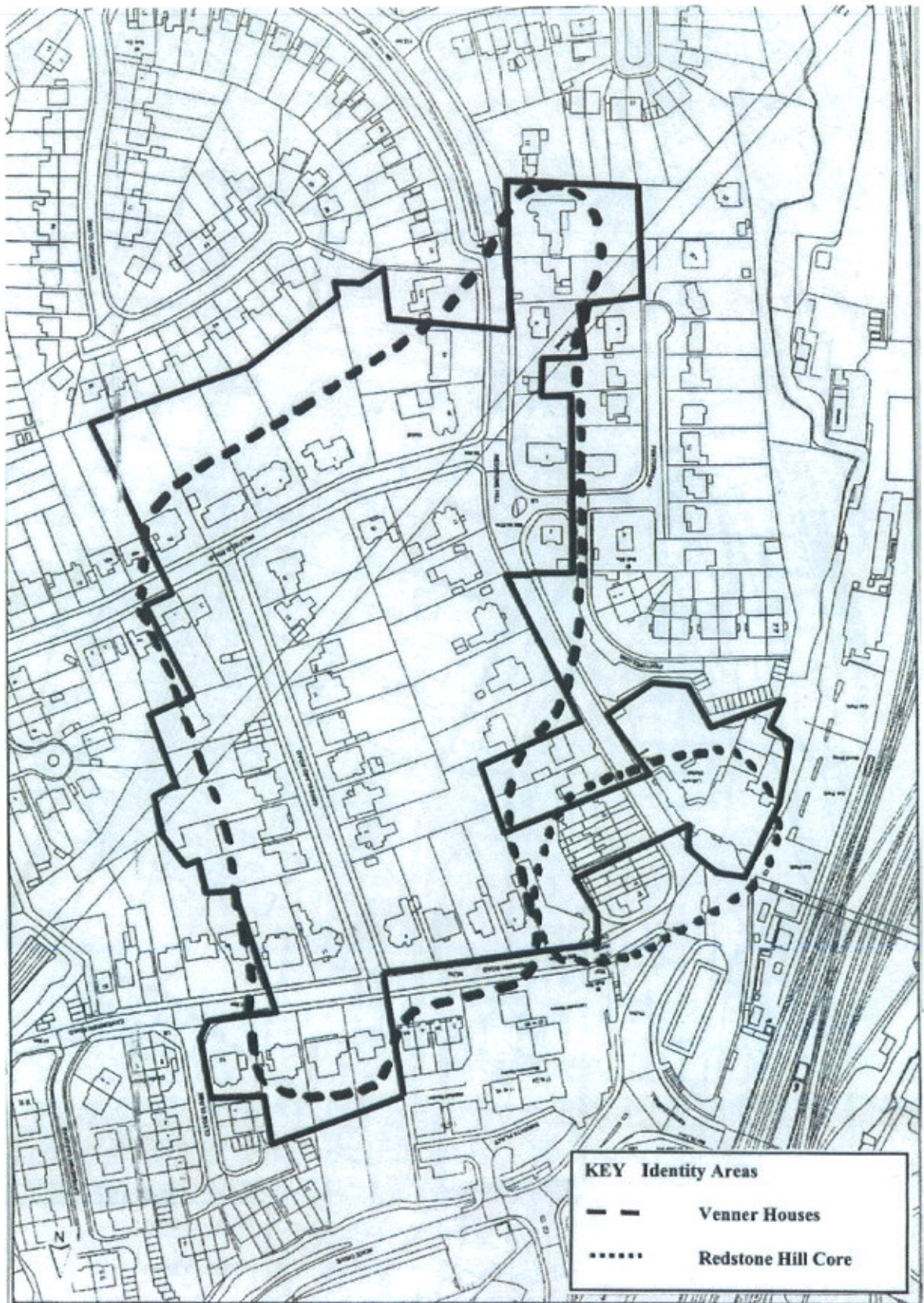
Views in & Out

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 Redstone Hill, particularly the Lakers Hotel and Oak tree at the junction of Fenton Road. The matching Venner houses at the start of Crosslands Road and Hillfield Road also frame views along the roads.

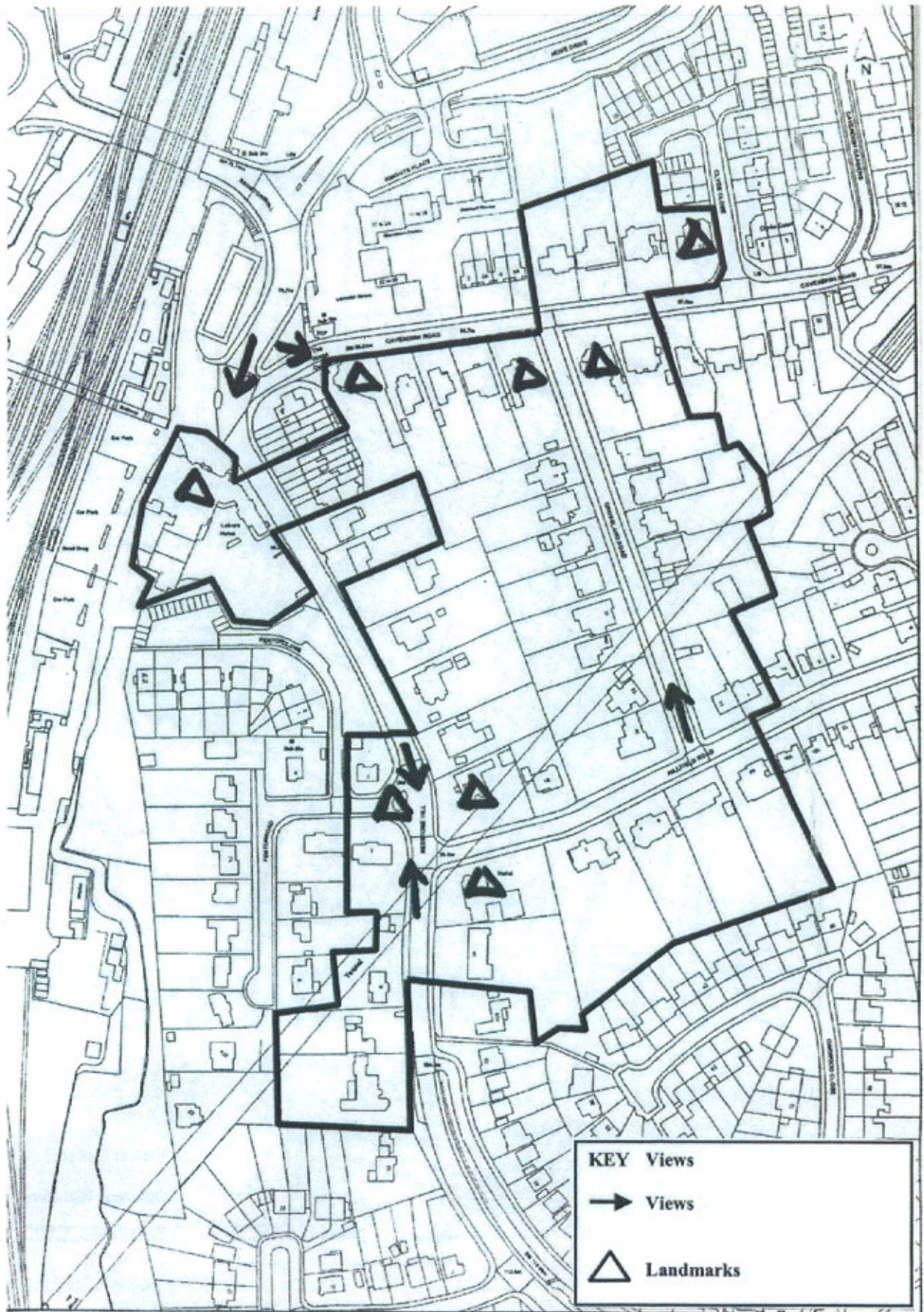
Rhythm: plot size, unit size

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.

Redstone Hill Conservation Area



Redstone Hill Conservation Area



Townscape analysis

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

At the bottom of the hill is the mid Victorian Lakers Hotel of greensand stone; a very pleasant composite grouping of buildings forms a prominent townscape feature. The original railway cottages across the road, the earliest railway period buildings that survive in Redhill, have the railway company crest above their doors. They have unfortunately suffered from inappropriate alterations.

To the west along Cavendish Road Home Cottage is a landmark building set on a ridge, early Victorian but with quirky Edwardian refacing.

Along Cavendish Road the Venner houses start, which continue as a group along Crosslands Road, Hillfield Road and Redstone Hill. At the end of Cavendish Road is the impressive three storey mansion, number 12, the only product of an earlier attempt to develop an estate in this area.

Crossland Road flanked by matching Venner houses at the start rises rapidly to Hillfield Road and on to Redstone Hill, again flanked by matching Venner houses. To the west is the impressive stepping of Venner houses up and down Redstone Hill, with the Oak in Fenton Road forming a focal point and Redstone Hall to the south, by Venner, adding further historic interest



Cavendish Rd looking west from Crossland Rd



Cavendish Rd no 3



Cavendish Rd no 5 photo 1



Cavendish Rd no 5 photo 2



Cavendish Rd no 6 photo 1



Cavendish Rd no 6 photo 2



Cavendish Rd no 6 photo 3



Cavendish Rd no 6 photo 4



Cavendish Rd no 7 photo 1



Cavendish Rd no 8 photo 1



Cavendish Rd no 8 photo 2



Cavendish Rd no 8 photo 3



Cavendish Rd no 8 photo 4



Cavendish Rd no 9 photo 1



Cavendish Rd no 9 photo 2



Cavendish Rd no 9 photo 3



Cavendish Rd no 10



Cavendish Rd no 11 photo 1



Cavendish Rd no 11 photo 2



Cavendish Rd no 11 photo 3



Cavendish Rd no 12



Cavendish Rd no 12 photo 2



Cavendish Rd no 13 photo 1



Cavendish Rd no 13 photo 2



Crossland Rd no 1 photo 1



Crossland Rd no 2 photo 1



Crossland Rd no 2 photo 2



Crossland Rd no 2 photo 3



Crossland Rd no 3



Crossland Rd no 4



Crossland Rd no 5



Crossland Rd no 6



Crossland Rd no 7



Crossland Rd no 8



Crossland Rd no 9



Crossland Rd no 10 Photo 1



Crossland Rd no 10 Photo 2



Crossland Rd no 10a photo 1



Crossland Rd no 10a photo 2



Crossland Rd no 11 photo 1



Crossland Rd no 11 photo 2



Crossland Rd no 12 photo 1



Crossland Rd no 14 photo 1



Crosslands Rd from the north photo 1



Crosslands Rd from the north west side photo 1



Fenton Rd no 2



Hillfield Rd no 1



Hillfield Rd no 1 & Crossland Rd no 11



Hillfield Rd no 1b



Hillfield Rd no 2 Photo 1



Hillfield Rd no 2 Photo 2



Hillfield Rd no 4&5



Hillfield Rd no 8



Hillfield Rd no 10 photo 1



Hillfield Rd no 10 photo 2



Picture



Redstone Hill Lakers Hotel Photo 1



Redstone Hill Lakers Hotel Photo 2



Redstone Hill Lakers Hotel Photo 3



Redstone Hill Lakers Hotel Photo 4



Redstone Hill Lakers Hotel Photo 5



Redstone Hill Lakers Hotel Photo 6



Redstone Hill Lakers Hotel Photo 7



Redstone Hill Lakers Hotel Photo 8



Redstone Hill Lakers Hotel Photo 9



Redstone Hill Lakers Hotel Photo 10



Redstone Hill no 13 & 15



Redstone Hill no 17 & 19



Redstone Hill no 21 & 23 photo 1



Redstone Hill no 21 & 23 photo 2



Redstone Hill no 29 photo 1



Redstone Hill no 29 photo 2



Redstone Hill no 31 photo 1



Redstone Hill no 33 photo 1



Redstone Hill no 33 photo 2



Redstone Hill no 35 photo 1



Redstone Hill no 35 photo 2



Redstone Hill no 37 photo 1



Redstone Hill no 37 photo 2



Redstone Hill no 37 photo 3



Redstone Hill no 37 photo 4



Redstone Hill no 39 photo 1



Redstone Hill no 39 photo 2



Redstone Hill no 39 photo 3



Redstone Hill no 39 photo 4



Redstone Hill no 39 photo 5



Redstone Hill no 39 photo 6



Redstone Hill no 41 photo 1



Redstone Hill no 41 photo 2



Redstone Hill Railway Cottages Photo 1



Redstone Hill Railway Cottages Photo 2



Redstone Hill The Home Cottage photo 1



Redstone Hill The Home Cottage photo 2



Redstone Hill The Home Cottage photo 3



Redstone Hill The Home Cottage photo 4



Redstone Hill The Home Cottage photo 5



Redstone Hill The Home Cottage photo 6



Redstone Hill The Home Cottage photo 7

4) Materials, Architectural Conventions & detail

Architectural Conventions

The Venner buildings in the area, often have shared architectural forms, features and detailing. The built form is characterised by mostly mullion and transom 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 are white painted mullion and transom windows but with some casements, with glazing bars of traditional profile. Less typical but occasionally found is painted timber vertically sliding sash windows.

Materials

The area is characterised by an eclectic mix of materials on the Venner houses including tile hanging, roughcast and timber framing often with a red brick base. Roofing materials tend to be clay plain tiles but with some welsh slate on the earlier Victorian buildings. The Lakers Hotel is made of the local greensand stone and local gault clay bricks. The Venner provide a varied but cohesive townscape using a consistent palette of materials and forms.

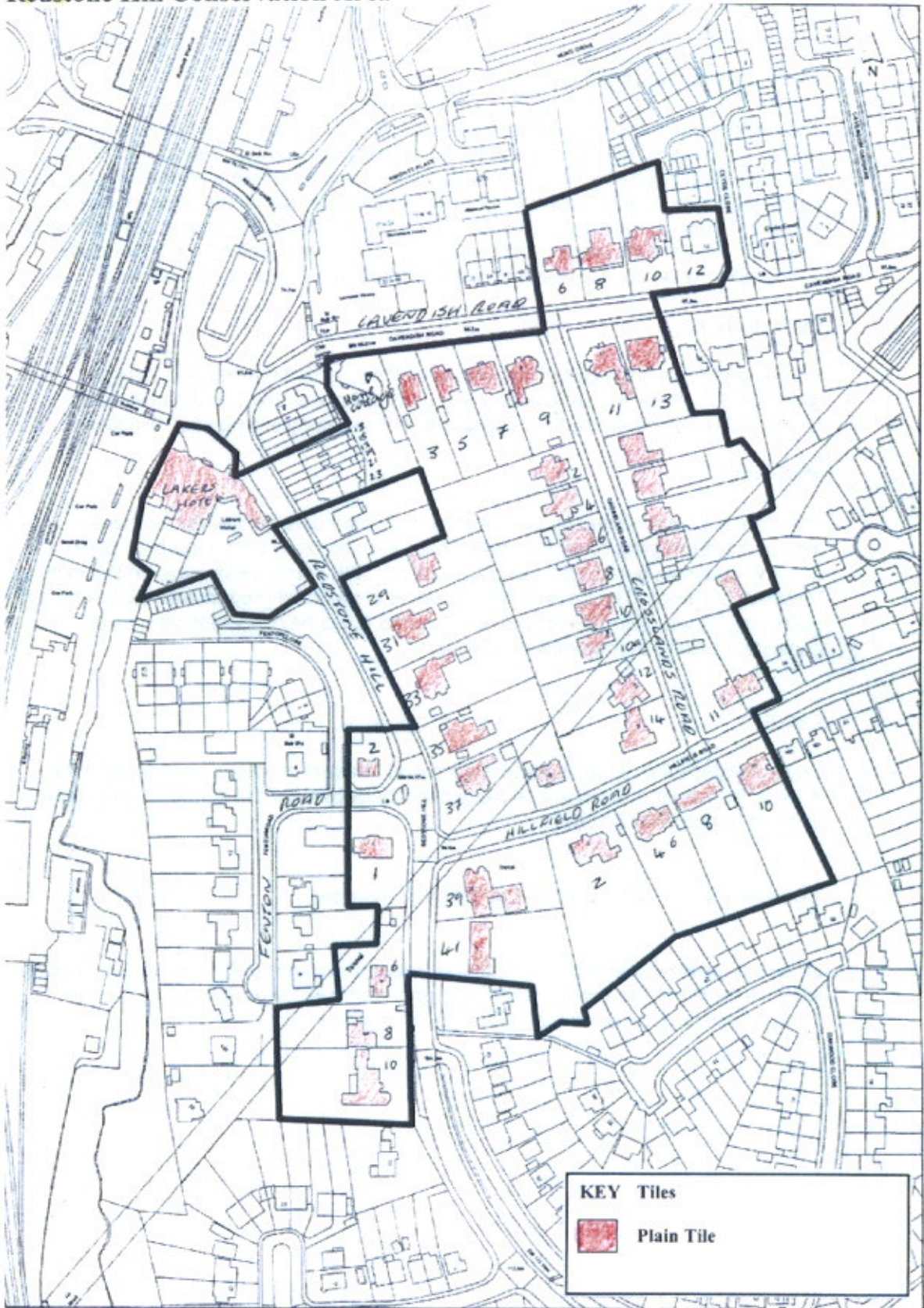
Detail

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.

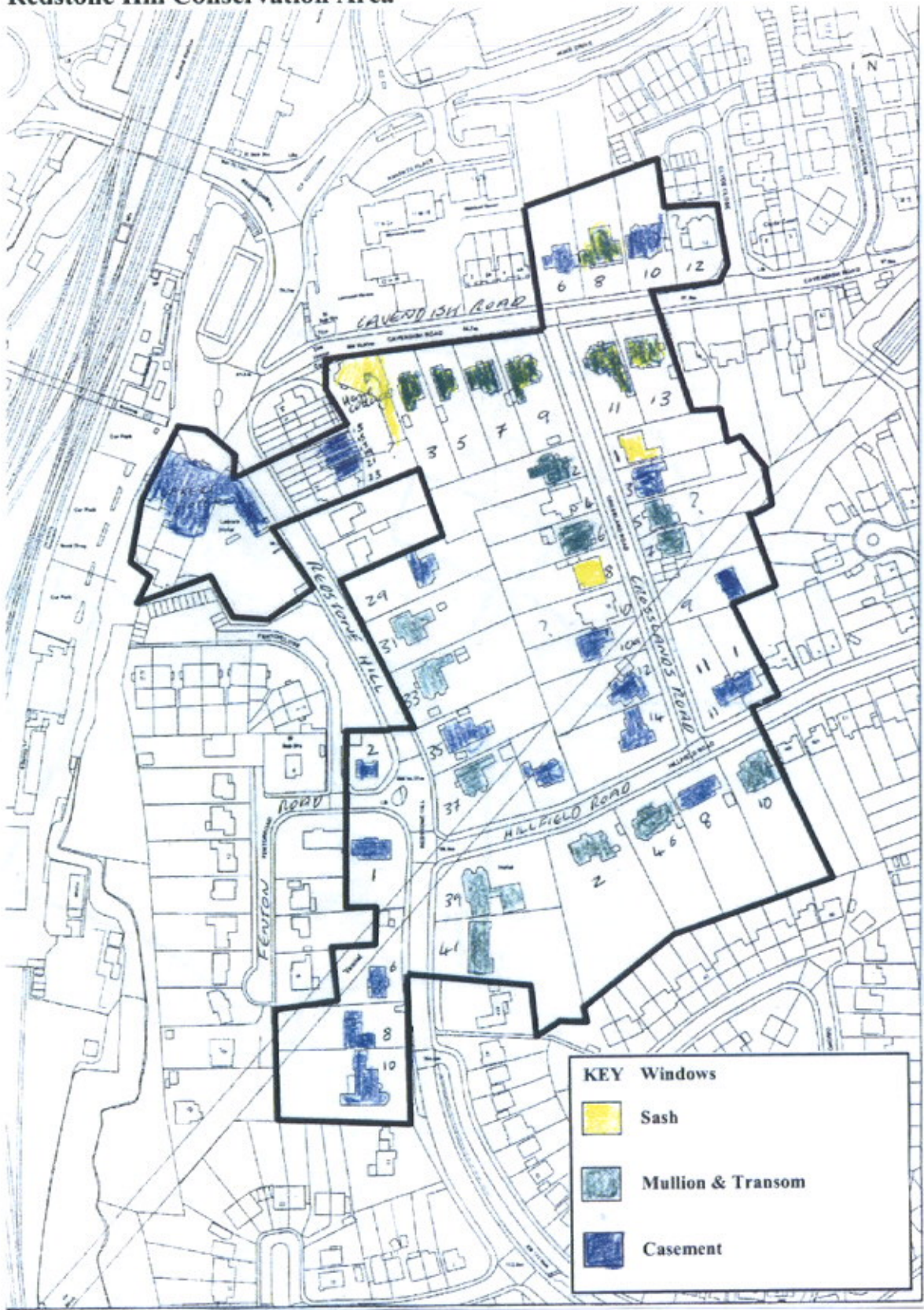
Boundary Treatment/ Enclosure: Walls & Hedges

Boundary treatment in the area is characterised by privet hedges, except for sloping sites where these are complemented by greensand stone rubble retaining walls. Fencing where used should be vertically close boarding.

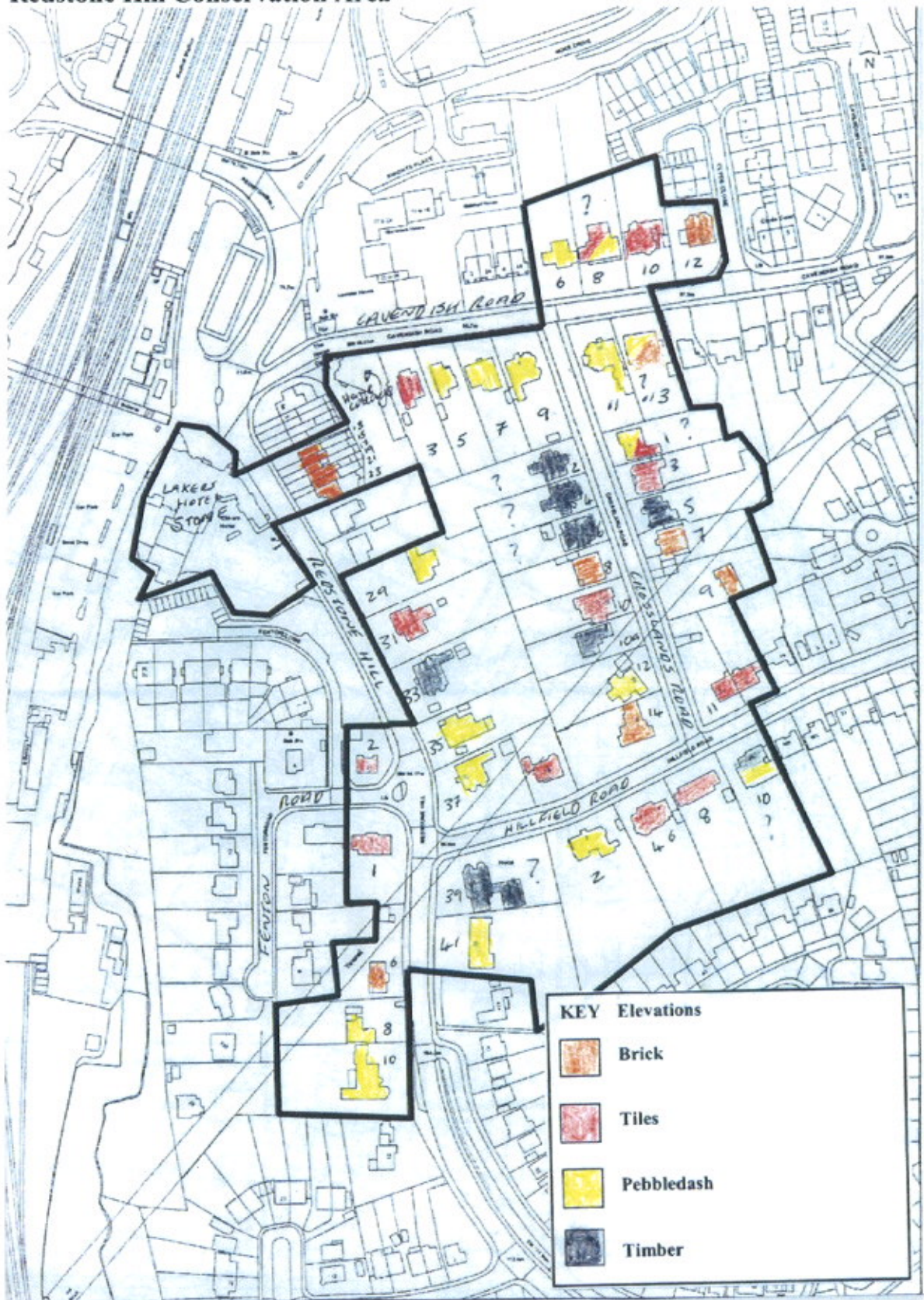
Redstone Hill Conservation Area



Redstone Hill Conservation Area



Redstone Hill Conservation Area



5) Highway issues, Street furniture and Footscape

The main road is a dominant feature with its high levels of traffic. The negative effects of this in terms of general amenity and safety are obvious. Luckily the area seems relatively free of intrusive traffic signs.

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, unfortunately undermined by the indiscriminate planting of quick growing cypress with little regard to impact on the character of the area. The native trees are Oak, Beech, Holly and Yew. Horse Chestnut is a long established import. Privet is predominant as a hedging species.

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

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

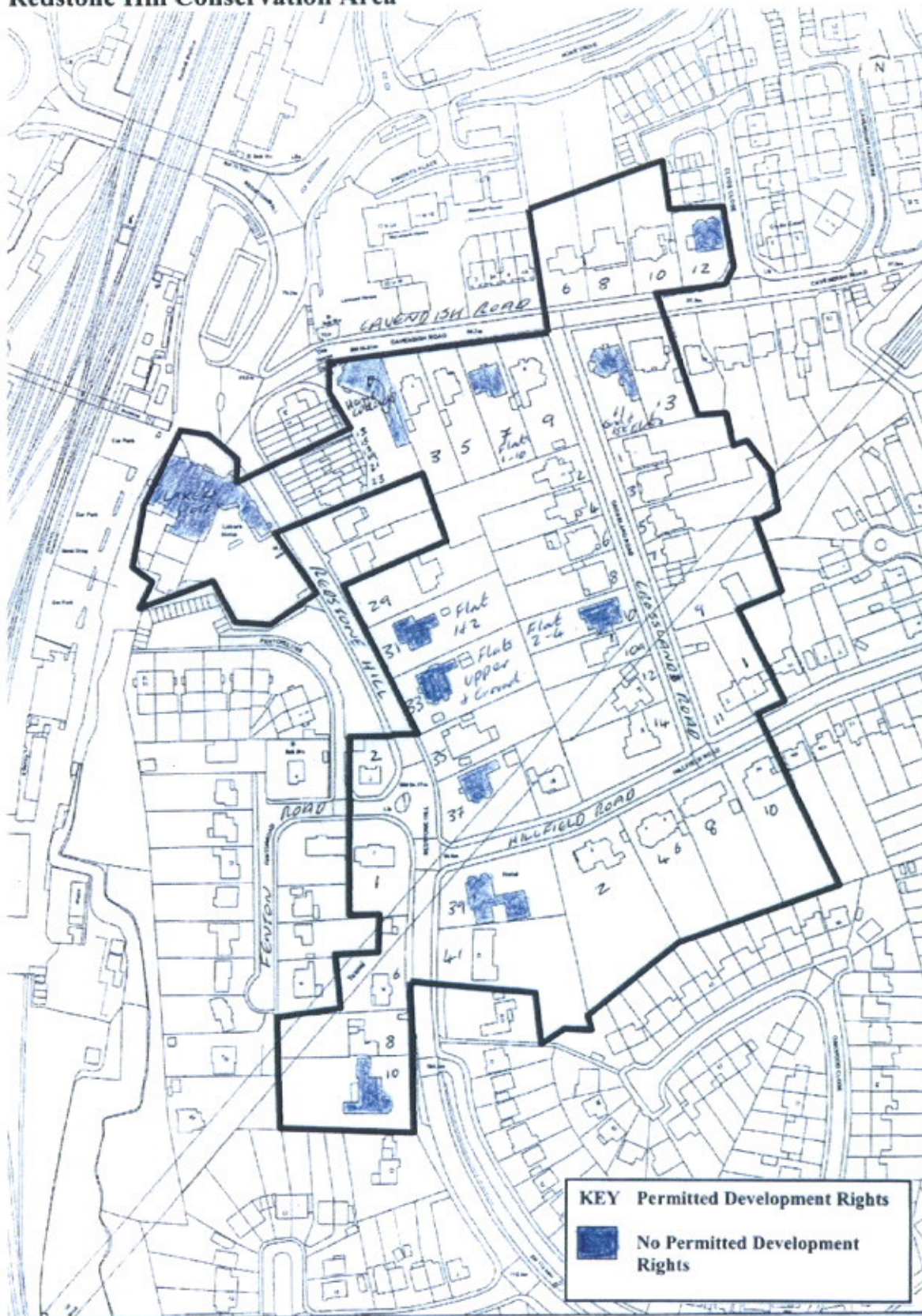
Article 4(2) Directions control the following changes to dwellinghouses in the Conservation Area (It would be intended to serve an article 4(2) Direction on the area). All alterations or extensions facing an open space or highway will require planning permission, unless they are like for like repairs. 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 are no statutory listed buildings in the area. There are a number of locally listed buildings including the Laker's Hotel, 10 Cavendish Road, a tile hung house of circa 1900 and 12 Cavendish Road, a substantial 19th century stucco house. Where planning permission is required Policy Pc10 of the Local Plan would be a material consideration.

Redstone Hill Conservation Area



End Notes

Review of boundaries

The boundary of the area was subject of review at the time of production of the appraisal and no changes 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.

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, 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.

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

