BOROUGH WIDE LANDSCAPE & TOWNSCAPE

CHARACTER ASSESSMENT

JUNE 2008

CONTENTS

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

ATKINS

INTRODUCTION

Landscape and Townscape character asessment is a tool which is used to identify, classify and describe our rural and urban environments. Its findings can be used as a basis for a range of key applications:

1. Raising the general awareness in the planning process of the importance of landscape and townscape character in contributing to quality of life recognising:

   - Both the differences and similarities between places
   - What gives different places their special local identity and distinctiveness
   - The need to protect/maintain and enhance special and valued characteristics
   - That development needs to be sympathetic to these special qualities
   - The need to actively improve the quality of places through good design.

2. Helping to inform the formulation of character-based landscape and townscape/ design policies in the LDF

3. Providing the spatial framework for considering the landscape and townscape

implications of options for different scales and patterns of strategic development in the Local Development Framework.

4. Informing development control decisions about proposals for built development and other forms of land use change.

5. Informing the Strategic Environmental Assessment and evidence base of the LDFs of the impact of new development on landscape character.

6. Providing a framework for the Phase 2 Strategic Assessment of Development Potential as well as more detailed studies to enhance the evidence base.

7. Informing design guidance to promote higher quality landscape design.

8. Providing a baseline for monitoring the impact of new development on landscape and townscape character and quality.

The scope of this Landscape and Townscape Character Assessment is high level and strategic. Its value as a tool for guidance and decision making should be supplemented by detailed and site-specific analysis. A variety of other studies will provide an enhanced understanding in relation to the character of the Borough's landscape and townscape:

- Landscape Design Guidance
- Settlement Studies
- Local Landscape Studies
- Historic Environment Characterisation Studies/Conservation Area Character Appraisals
- Area Based Regeneration Initiatives
- Green Infrastructure Network Plans
- Green Space Strategies

The landscape and townscape character of the Borough was assessed through desktop study and site survey work. The approach taken in this study towards assessing the landscape character follows the guidance produced by Natural England (Landscape Character Assessment, 2002). The townscape character assessment work has been undertaken in accordance with 'Table 2.2 (Character Appraisal Inventory), The Urban Design Compendium' and 'Section 3 (Urban Design and the Planning Toolkit), By Design'.

At the desktop stage, a full suite of relevant landscape and townscape information for the Borough was analysed and presented in a series of preliminary maps. The survey stage corroborated and refined the map information to produce:

- Broad landscape character areas
- Landscape sub areas
- Townscape character types
- Townscape character analysis of six key areas

Although landscape and townscape assessment involved subtly different approaches, the analysis produced a standard set of outputs:

- Key characteristics of an area
- Pressures on the area
- The sensitivity to change of an area

These outputs of this study will help the decision makers to understand the aesthetic quality of the Borough's landscape or townscape elements and to identify the features that contribute towards the unique character of the area. By combining this with an indication of the likely pressures from development or human activity, it is possible to gain a better appreciation of an area's capacity for change. Atkins Ltd was commissioned by Reigate and Banstead Borough Council to carry out a wide-ranging study of the Borough's landscape and townscape character, together with its potential for development. This report constitutes Phase 1 of this study, with Phase 2 'Policy Analysis and Recommendations' consisting of a strategic assessment of development potential, and policy recommendations.

LANDSCAPE CHARACTER ASSESSMENT 2.0

The Borough falls within three of the Natural England's national Joint Character Areas: North Downs; Wealden Greensand; and Low Weald. The character of these areas is broadly described by Natural England in terms of geological and landform patterns. This description takes into account areas extending beyond the Borough's boundaries, but nevertheless provides us with a useful wider perspective to the Borough's landscape character. In general, the landscape which we can perceive around us, is driven by the geology beneath. This is true within the Borough. The North Downs has an underlying chalk geology, whereas the central area of the Borough is formed of a ridge of Greensand geology. Lastly the Southern Borough has an open clay geology, which forms the low weald. The extent of the Joint Character Areas is illustrated in Figure 2.1 and a summary of the key characteristics is as follows:

Northern borough key characteristics (North Downs within the Borough) (1)

- Scarp is a prominent landscape feature.
- A patchwork of woodland and heath, including Banstead Heath.
- Dip slopes dissected by dry valleys.
- Scattered settlements, often following roads (i.e. Chipstead).
- Recreational pressures.

- Large parts of the area are designated as AONB (Surrey Hills) or AGLV.
- The local vernacular includes flint walls, orange-red wealden bricks, yellow gault clay bricks and hawthorn-hazel are common in hedgerows.

(1) Typical northern borough landscape

Central Borough key characteristics (Wealden Greensand within the Borough) (2)
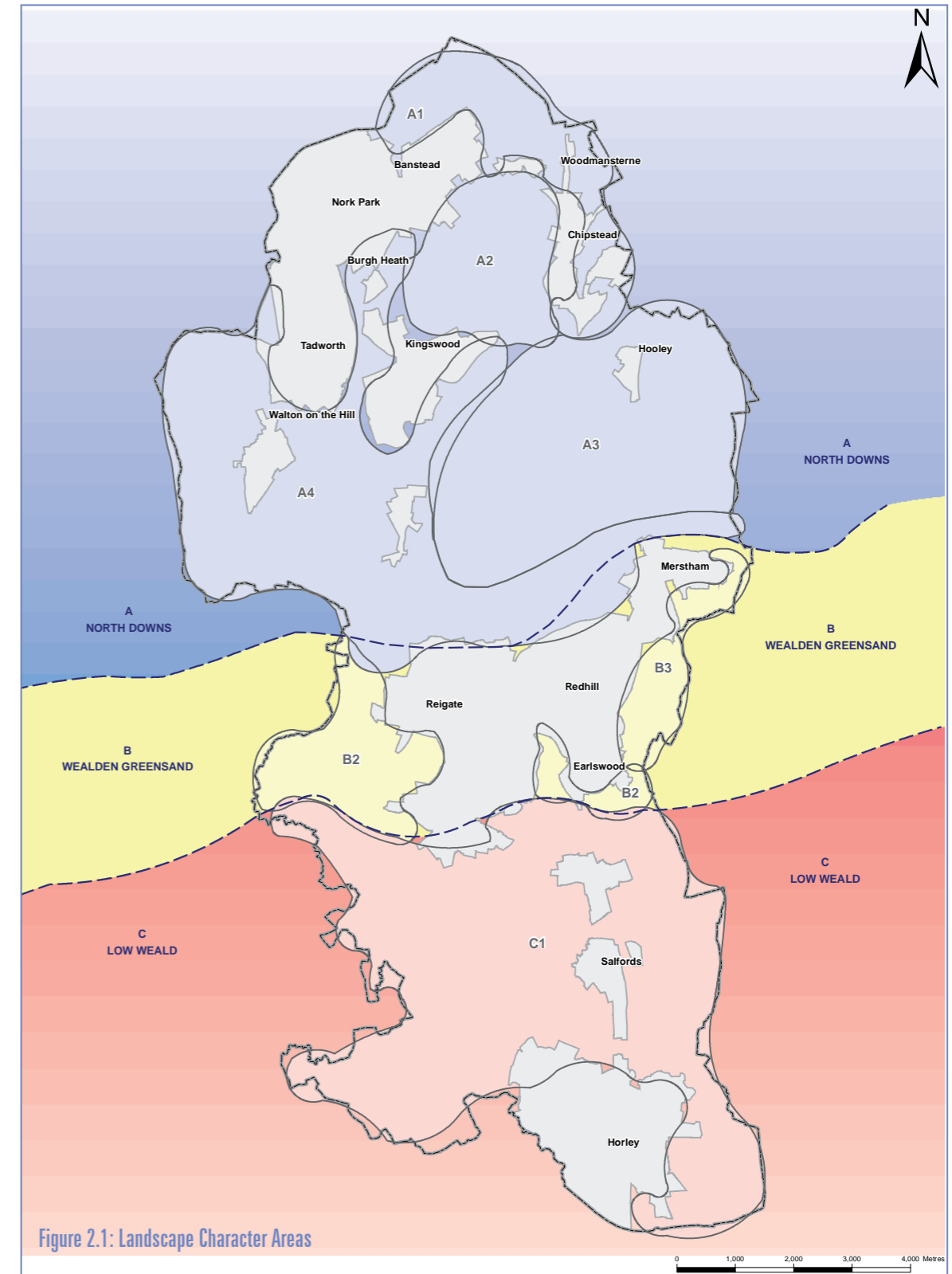
- More heavily urbanised than neighbouring areas.
- The main landform is the Greensand Ridge.
- Line of towns and villages straddle the ridge (linked by A25).
- Only Reigate Heath remains of the open heathland.
- Large areas designated as AGLV, together with a smaller area of AONB.
- Old quarries are common, with bright orange sand pits noticeable around Redhill and Merstham.
- Local vernacular includes red brick and Greensand walls and red tile roofs.

(2) Typical central borough landscape

Southern borough key characteristics (Low Weald within the Borough) (3)

- Flatter topography
- Typical 'shaw' woodland strips.
- Ash, lime, hazel (coppice), wild service tree still common.
- Scattered roadside settlements.
- Road and rail corridors have brought urban pressures.
- Significant pressure on Horley urban fringe.
- Local vernacular: Local orange/red brick bldgs and black weatherboard barns, tile hanging, steeply pitched roofs.
- Low, square cut hedges.

The southern borough landscape on the southern outskirts of Horley

(3) Typical southern borough landscape

Figure 2.1: Landscape Character Areas

Landscape Character Sub-Areas 2.1

Within the Joint Character Areas referred to above there are a number of smaller sub areas. Each of these sub areas incorporate distinct landscape characteristics when compared to other locations within the Joint Character Area. This section sets out the key landscape characteristics of each of these areas. To complete the picture of the Borough's landscape character, the areas of countryside adjoining the built-up areas have been assessed. The urban/ rural fringe is the part of the countryside that is most accessible to people who live in the Borough's urban areas and fulfils a range of social, environmental and economic functions.

Running parallel to the Landscape Character Assessment, a separate study reviewed the status of the Borough's AGLV (Area of Great Landscape Value). In particular, this review identified areas which share the character of the Surrey Hills AONB (Area of Outstanding Natural Beauty). Where significant, the following Landscape Character Assessment refers to the findings of the AGLV review.

CHARACTER SUB- AREA A1

- A diverse landscape of rural and semi rural areas with development prominent in views from several directions.
- The landscape includes agricultural fields of varying size, grazing land ranging in terms of condition (including large areas of land in a lower condition typical in the Borough), golf courses, heathland and a prison.
- Topography is varied, including flatter areas within the northern tip and a more undulating landform around Woodmansterne and Chipstead.
- Pockets of woodland exist, together with field boundaries of hedgerow trees.
- A large SSSI exists at Banstead Downs, two SNCI's exist in this area. Two smaller potential SNCIs also exist.
- Although the quality of the landscape is mixed, and sometimes of lower condition, the value of the Green Belt as a strategic separator between the

Areas of Great Landscape Value
Sites of Special Scientific Interest
Sites of Nature Conservation Importance
Potential Sites of Nature Conservation Importance
Ancient Woodland
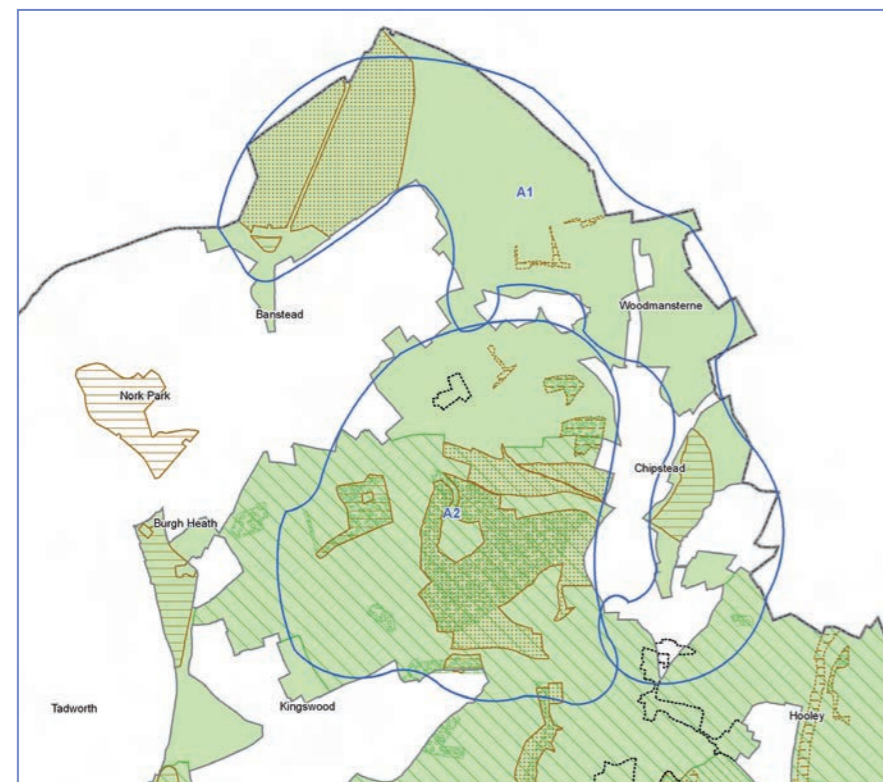
Borough's urban areas and the settlement edge at the southern fringe of London (Belmont and Sutton), is very valuable. **(As such, sensitivity is considered to be medium).**
- The urban/rural fringe character is mixed. A higher sensitivity to change is in evidence at the boundary to Banstead Downs, and within the more steeply sloping valley sides around Chipstead and Woodmansterne which include land in good condition with scenic qualities. However, a network of fringe areas exist around the prison and the A2022 which is of a lower landscape condition and sensitivity due to prominence of built up areas and 'horsiculture'.

CHARACTER SUB- AREA A2

- A predominantly rural area. The landscape is recognised as being of a high value, with a large proportion covered by AGLV. Under the AGLV review, the eastern half of this AGLV area was considered to share identical characteristics as the AONB. The remaining AGLV area was considered to share some characteristics.
- More wooded in character than surrounding areas with a large area of ancient woodland and chalk downland, at Banstead woods within Chipstead Downs SSSI. and two SNCI's.
- Woodland field boundaries offer a sense of enclosure to fields and demarcate ridgelines.
- The farmland is a mixture of arable and pasture, frequently in good condition.
- Although bounded on three sides by urban areas, the interior of this sub-area has remote qualities; partly due to wooded enclosure and because

accessibility is largely limited to smaller country roads or tracks, often sunken.
- The landform exhibits an undulating topography, steep in places (especially the eastern half).
- Includes an SSSI and an SNCI, with several smaller potential SNCI's.
- **In general, the landscape sensitivity is high.**
- The fringe areas tend to be environmentally designated, or have a high sensitivity to change. The fringe area to the south east of Banstead has an interesting, mature integration with the village.

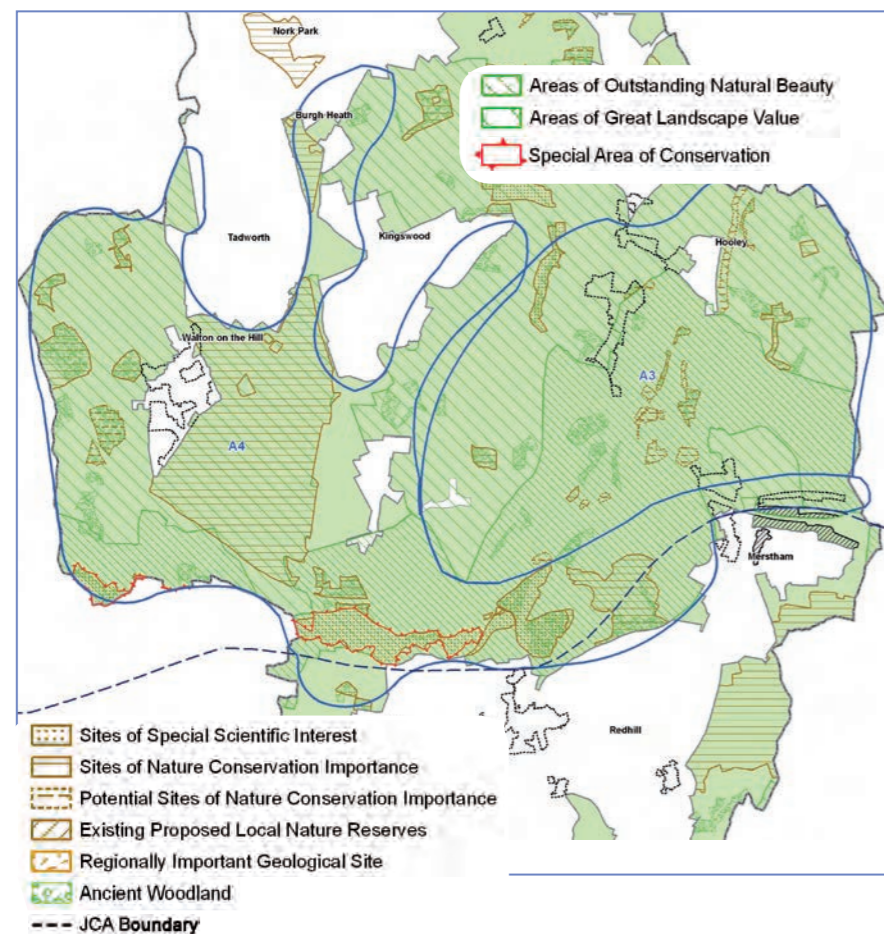The landscape of Banstead Downs (A1)

Example of A1 fringe north east of Banstead, near HMP Downview

The undulating and wooded landscape of A2, near Banstead Wood

CHARACTER SUB- AREA A3

- A large rural area with limited urban or development influence. The entire landscape is of recognised value (approximately half being AONB and half being AGLV), much of which is of high scenic quality
- Under the AGLV review, the entire AGLV area within A3 was considered to share identical characteristics as the AONB
- There is an SSSI and a network of current and potential SNCI's. There are also conservation areas at Chipstead Meads, Gatton Bottom, Rockshaw Road and Hogscross Lane.
- Relatively homogenous field pattern used for arable and livestock farming.
- Settlements tend to be linear and within valley-bottom and hill-top settings.
- Limited areas of woodland with a patchwork of isolated blocks within network of field boundaries.

Areas of Outstanding Natural Beauty
Areas of Great Landscape Value
Special Area of Conservation

Sites of Special Scientific Interest
Sites of Nature Conservation Importance
Potential Sites of Nature Conservation Importance
Existing Proposed Local Nature Reserves
Regionally Important Geological Site
Ancient Woodland
JCA Boundary

- Transport corridors along the southern boundary (M25 and M23) detract from the landscape quality. Aside from the north-south A23, the area's accessibility is limited to country lanes and tracks.
- The landform ranges from plateaus to steeply sloping hillsides with open and often expansive views.
- **The area has a high sensitivity to change.**
- With few settlements, the urban-rural fringe is limited and tends to be environmentally designated or higher in sensitivity due to the unity of its surroundings.

CHARACTER SUB- AREA A4

- A diverse landscape with a strong integration between the urban area and rural fringe areas. Although the area retains rural characteristics, human influences and recreational activities frequently occur within the fringe, serving to integrate urban and rural.
- The escarpment is the dominant landscape feature within the southern edge of the area. From its top (as at Reigate Hill) there are expansive views of high scenic quality.
- Almost the entire rural area is covered by AGLV, and the area to the south is designated within the Surrey Hills AONB. Habitats designated as SAC (Mole Gap to Reigate escarpment) are of European importance.

The landscape of A3, with large rural expanses

The integrated urban/rural fringe of A4 at Kingswood is typical of this area
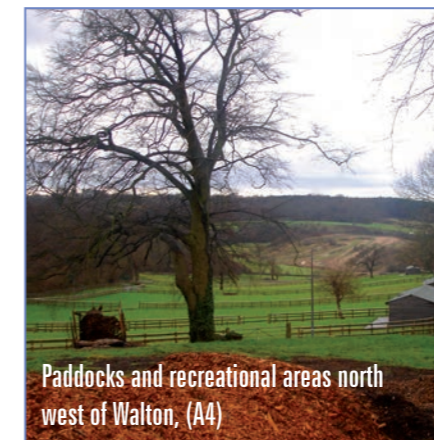
- Under the AGLV review, the majority of the AGLV area was considered to share identical characteristics as the AONB. However, the area to the west of Walton-On-The-Hill is considered to share some characteristics, while the small area north of Merstham is considered to share few or none.
- A large SNCI (Banstead Heath) exists, together with several SNCI's and a SSSI around Reigate Hill.
- RASCs and the Conservation Area at Walton on the Hill make up some of the rural boundaries.
- **The area has a high sensitivity to change.**
- Notable within this area is the amount of manicured countryside — often a result of recreational areas, golf courses and horsiculture. Tracts of managed common land exist alongside the area's agricultural/rural areas.
- The heathland at Banstead/Walton Heath consists of oak and birch woodland and grassland and covers a large area. There is a network of ancient woodland at Gatton and Nut Wood. There is an elevated area of woodland and open grassland at Reigate Hill.
- There are less agricultural field boundaries evident than in surrounding areas.
- There is transport corridor intrusion in the south of the area (M25).
- Partially owing to the recreational uses within the area, the urban-rural fringe frequently exhibits a high degree of integration. It is almost entirely covered by environmental designations; however a small area near Lower Kingswood includes fringe areas of lower landscape sensitivity, as does the area north of Merstham which is influenced by the M25, M23 and rail corridors.
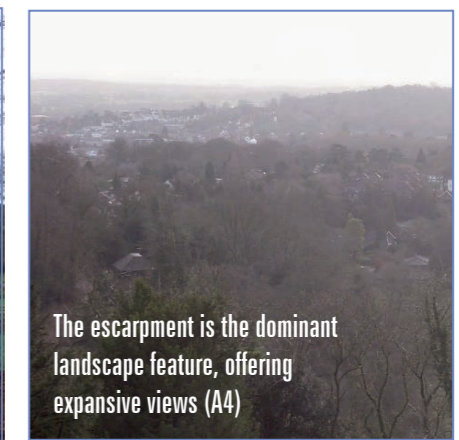

Paddocks and recreational areas north west of Walton, (A4)

The escarpment is the dominant landscape feature, offering expansive views (A4)

CHARACTER SUB- AREA B2

- The landscape is diverse and characterised by large areas of common or heath with views of the urban edge and associated recreational activities.
- The landscape of Reigate Heath and its surroundings is recognised as being of value (AGLV). Under the AGLV review, the majority of the AGLV area was considered to share some characteristics as the AONB with the Heath area itself sharing identical characteristics.
- The topography is gently undulating and often of good scenic quality.
- There is a large SSSI and SNCI at Reigate Heath a further SNCI at Slipshatch and a cluster of SNCI's around South Earlswood.
- There are a small number of isolated ancient woodland blocks.
- A farmland landscape exists to the west with a patchwork of field patterns and straight field boundaries.
- Some quarrying is evident.
- This area frequently exhibits the mature qualities of an integrated heath and common landscape, either environmentally designated, or of **high landscape sensitivity.**
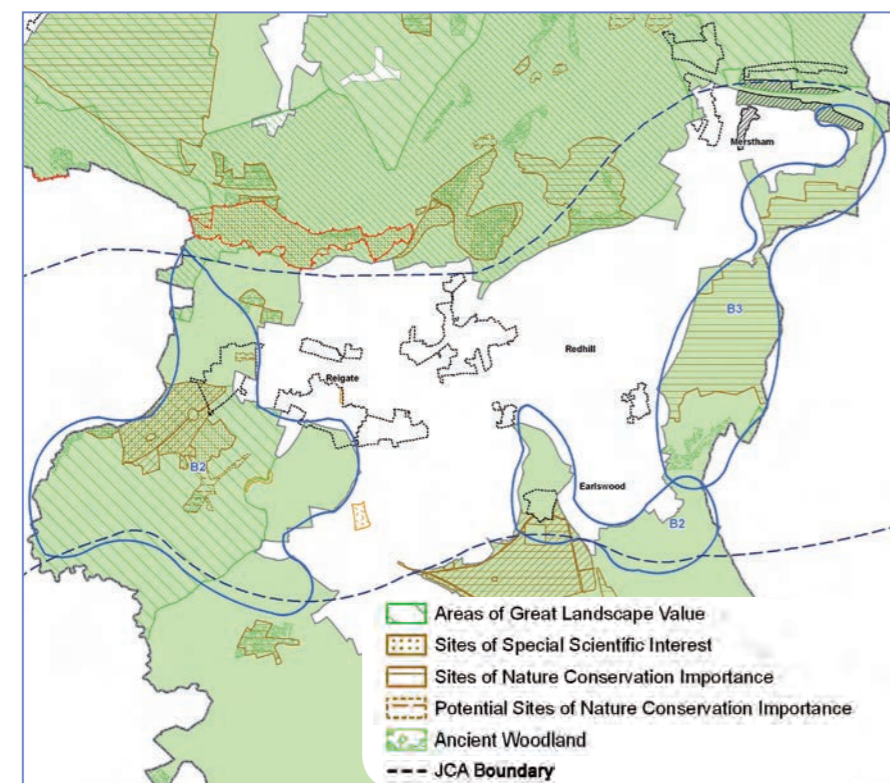
CHARACTER SUB- AREA B3

- This is a diverse and disturbed landscape with large areas of quarrying and large scale earth movement leaving lakes, marshland and grassland. Much of this area has been managed for wildlife and nature re-establishment.
- There is a large SNCI covering approximately half the area and there are small ancient woodland blocks towards the south of the area and small areas of AGLV and a site for public open space alongside the M25 and M23 junction.
- There is a high degree of rural/urban interface from Redhill, Merstham and Earlswood, compounded by proximity to the transport corridors of the railway and motorway.
- **In general, the landscape's interrupted characteristics imbue it with a low sensitivity to change**, although the level of sensitivity rises around the managed wildlife sites.
- A disturbed fringe landscape, both physically and visually with views often encompassing the urban edge of Redhill and its surrounding villages. The north-south transport corridors which run through the fringe add a high degree of severance and play a part in its low landscape sensitivity. However, the fringe area plays host to local nature reserves with a high ecological value (protected under planning designations) with a higher sensitivity to change.

The undulating landscape of B2, near Skimmington

The grassland and filled quarry landscape and urban fringe of B3, near Merstham

Areas of Great Landscape Value
Sites of Special Scientific Interest
Sites of Nature Conservation Importance
Potential Sites of Nature Conservation Importance
Ancient Woodland
JCA Boundary

The landscape of B2 near Earlswood, with typical views including the urban edge
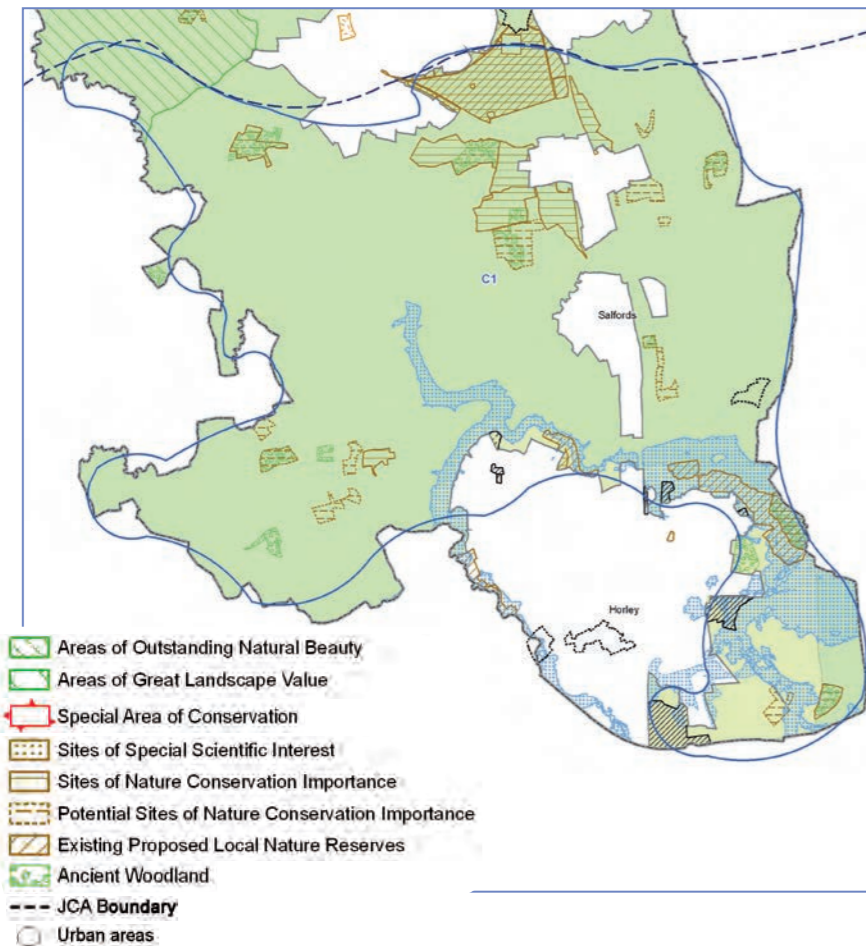
CHARACTER SUB- AREA C1

- The landscape has a gently changing topography forming low, raised areas and very shallow valleys. Expansive views are possible.
- A unified landscape which exhibits similar characteristics across its extents, with some variety of character where it meets urban areas. These are described separately.
- There are localised small blocks of woodland, some of which are designated as Ancient Woodland.
- Aside from Horley, settlements tend to be linear, following the path of the A23.
- There is an irregular field pattern with a large degree of tree-lined boundaries.
- There is a limited transport network, mostly small back roads or north-south transport corridors.
- The area to the east of Horley is the only part of the Borough's countryside not designated as Green Belt.

- There is a large floodplain which almost encircles Horley.
- There are a number of SNCI's and a Local Nature Reserve in the north of the sub-area and SNCI's on the north edge of Horley.
- There are medium to long distance views of employment and industrial areas in from elevated areas around Salfords.
- The tract of land immediately south of Horley is designated either as allotments or public open space.
- **The landscape sensitivity is med-high**.

(Continued on next page)

The integrated fringe around the south of Woodhatch

Areas of Outstanding Natural Beauty
Areas of Great Landscape Value
Special Area of Conservation
Sites of Special Scientific Interest
Sites of Nature Conservation Importance
Potential Sites of Nature Conservation Importance
Existing Proposed Local Nature Reserves
Ancient Woodland
JCA Boundary
Urban areas

The gently undulating C1 landscape south east of Salfords with hedgerows and hedgerow trees, together with land uses which include agriculture, residential and commercial development

Fringe south east of Horley with scattered settlements which form a gradutation between suburban and open rural areas

Within the overall unity of the area, different characteristics are exhibited within urban/rural fringe areas:

- South of Woodhatch: A mixed character fringe which integrates amenity grassland areas, sports pitches and utilitarian works. Effectively forms a buffer between the large residential areas around south Reigate and the open landscape of C1.
- South of Horley: The landscape is interrupted and severed by human activities, transport infrastructure and development mainly due to the proximity to Gatwick airport, rail lines and major roads. There are associated noise and visual impacts on open spaces which result in a low sensitivity to change. Green areas are frequently associated with 'horsiculture'.
- East of Horley: There is a graduated fringe, which transitions from suburban edge to open countryside with a hinterland of scattered settlements in between. This fringe includes an interesting if occasionally untidy visual quality, and some ecological value in the woodland and wetland areas. The fringe is inaccessible to the east despite its relative proximity to the Horley urban area. This fringe type has a med-high sensitivity to change, with localised areas of lower sensitivity. Tracts of this area are environmentally designated.
- North of Horley: the fringe often graduates quickly from urban to rural, with suburban expansion into previous farmland. The north-western fringe area includes a flatter, visually monotonous landscape of farmland. This is in contrast to a more undulating and visually more interesting fringe to the north east. This fringe area is also covered by environmental designations. The two large housing allocations in the Local Plan (2005) are of med-low landscape sensitivity.
- Salfords: Although not environmentally designated, the majority of Salford's fringe is sensitive to change, in particular adjoining the north-south sprawl along the A23 corridor. An area of interrupted fringe exists to the east, where recent business estate developments have left some adjoining fringe areas with a lower sensitivity to change.

The fringe landscape of C1, south of Horley, illustrating one of the small paddocks and grazing fields within the area

The gently undulating landscape of the Low Weald, west of Salfords

TOWNSCAPE CHARACTER ASSESSMENT 3.0

A broad desk-top assessment of the Borough's townscape character has been undertaken and ratified through site survey work focusing mainly on identifying existing building styles, massing, movement networks and accessibility, residential densities, land-uses and legibility.

As a result of this work certain patterns of development and movement networks became evident which enabled sub-areas to be identified, much in the same way that sub-areas of landscape character.

Townscape Context 3.1

This section takes forward the work undertaken as part of the Reigate and Banstead Local Distinctiveness Guide (March 2004) and other studies of the Borough's urban areas.

Contextual information is provided for each of the nine townscape types identified in the Local Distinctiveness Guide to inform the design and layout of new development.
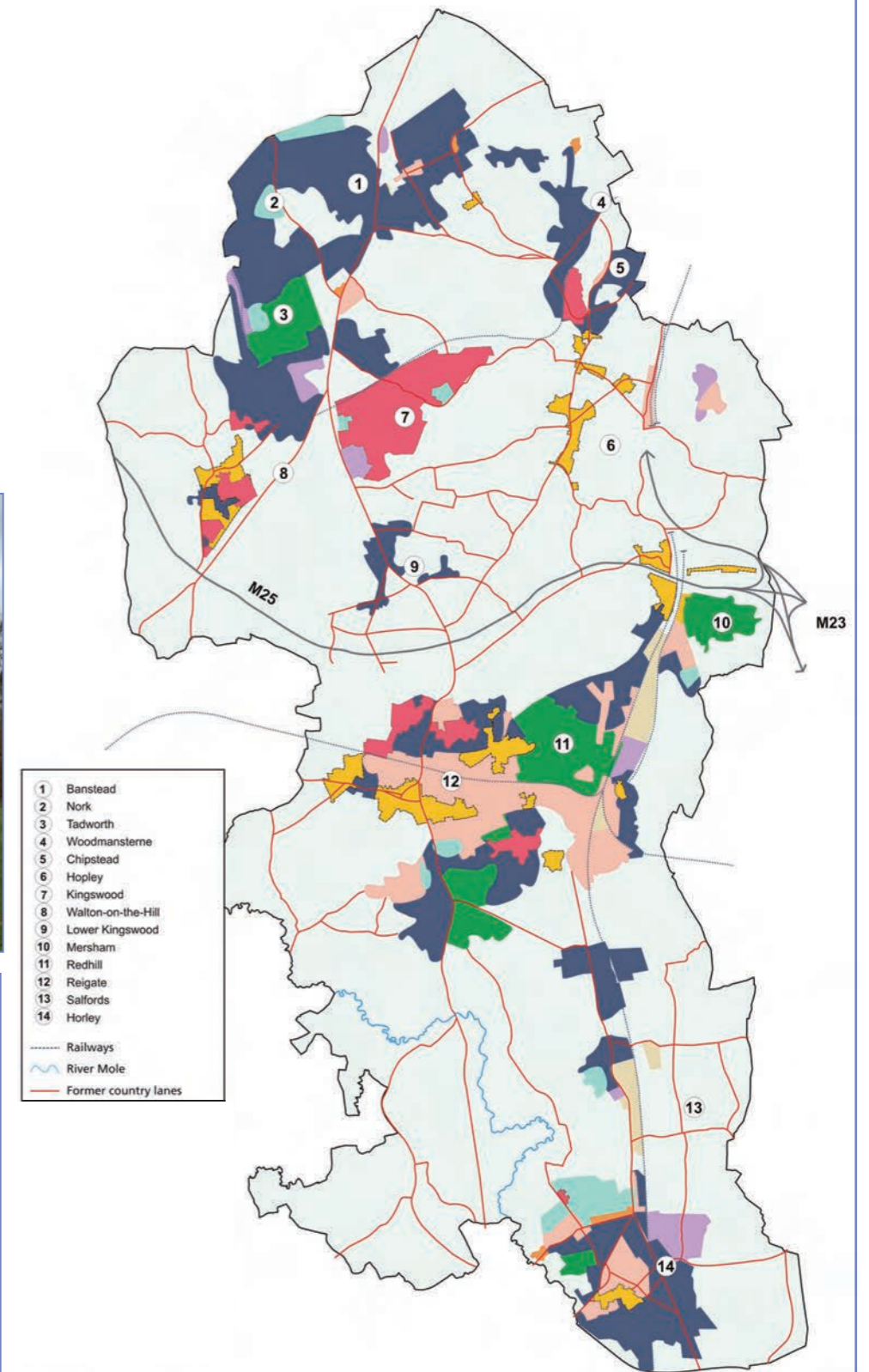
PRE VICTORIAN DEVELOPMENT 3.1.1

Description of development:

- Historic village centres with an inherent mixture of building types.
- Small, localised areas of development, often associated with conservation areas.
- Residential properties tend to be detached.
- Building line is often close to the footway.
- Farmsteads and isolated developments.

Density:

- Typically low, approximately 10dph.

Massing and layout:

- Small scale massing, and generally less than 10 dwellings.
- Layouts are varied according to location, but tend to be either of a linear roadside type, or clustered with facades oriented in multiple directions in a village centre location.

Parking Arrangements:

- Mix of on-street and in-curtilage parking.

Pre-Victorian farmstead development north of Horley

Pre-Victorian residential dwellings within a small settlement at Skimmington

1	Banstead
2	Nork
3	Tadworth
4	Woodmansterne
5	Chipstead
6	Hopley
7	Kingswood
8	Walton-on-the-Hill
9	Lower Kingswood
10	Mersham
11	Redhill
12	Reigate
13	Salfords
14	Horley

- - - - - Railways

∿∿∿ River Mole

——— Former country lanes

Figure 3.1: Townscape Types (Source: Reigate and Banstead Local Distinctiveness Design Guide (March 2004)

Open space character:

- Varied plot sizes, although generally medium-small.

Notable locations within Borough:

- North west Horley.
- North Woodmansterne.
- Within Conservation Areas.

Pressures and strategies:

- Infill and replacement development can alter the traditional character and layout of the area - development should respect existing building lines, layout and materials.
- Traffic congestion and restricted parking — further on-street parking could exacerbate problems.
- Standard traffic engineering and street furniture can erode traditional character — sympathetic solutions should be encouraged.

VICTORIAN-EDWARDIAN CENTRES   3.1.2

Description of development:

- Developed historically from the mid 18th Century as villages became towns.
- Development linked to the introduction of railway stations and improved transport links.
- Majority of dwellings are terraced or semi-detached.
- Limited or no front gardens, often med-large rear gardens.
- Examples of this type of character area falling within central Reigate and Redhill, exhibit a relatively high ratio of green space to built form due to large rear gardens with mature landscaping.

Density:

- Varies, typically medium.

Massing and layout:

- There are relatively large areas of the Borough covered by this type of development. Much of the layout follows a less rigid grid structure than the uniform alignment of terraced streets common to many areas of the UK. Block forms vary in size, orientation and are both angular and curved in these areas.
- Other areas within the Victorian-Edwardian centres are more traditional and uniform with straight terraced blocks following a grid structure (notably Earlswood and Horley). These areas include a lower ratio of green space to built form.

Parking Arrangements:

- Predominantly on-street.

Open space character:

- In general there are small front and large rear garden areas.
- Some street tree planting.

Notable locations within Borough:

- Large conglomerated area between Reigate and Redhill centres.
- Horley has a smaller coverage to the west of its town centre.

Pressures and strategies:

- Infill or replacement development can alter the uniformity of character — development should respect existing building lines, height width ratios and local landmarks.
- Infill development should include designed-in biodiversity, possible through a local strategy.
- High volume of on street parking and converted front gardens to provide off-street parking can lead to car dominated streetscenes, loss of natural habitats and visual interest — front garden design should deter conversion to hard surface forecourts.
- Garden design, especially within large rear gardens should conserve key habitats.

Hardwicke Road, Reigate

RESIDENTIAL AREAS OF SPECIAL CHARACTER   3.1.3

Description of Development

Although there is a mixed group of developments in terms of eras and styles, they tend to follow basic character principles of:

- Large plots.
- Significant tree cover within the area.
- Large gardens.
- Established character.
- Identifiable building styles, (e.g. Kingswood Arts and Crafts style) although varied according to location.
- High ratio of green space to built form, enhanced by large gardens at both front and rear which include significant volumes of mature tree planting.

Density:

- Typically very low.

Massing and layout:

- Limited road network.
- Generously detached arrangement.
- Building line set back from road.

Parking Arrangements:

- Off-street.

Open space character:

- Wide avenues.
- Leafy character.
- As with the majority of Conservation Areas within the Borough, many RASCs are adjacent to areas of designated landscape value.

Notable locations within Borough:

- Hazel Way, Chipstead.

- Kingswood Warren, Kingswood.
- North Reigate.
- Walton-on-the-Hill.

Pressures and strategies:

- Mature trees can be lost due to revised parking forecourts and plot subdivision — existing landscape character should be retained, including the mature vegetation.
- Garden design, especially within large rear gardens should conserve key habitats.
- Development pressure for plots for apartments or residential homes may retain visual character in terms of built form but may also degrade residential amenity through increases in traffic and noise associated with increased density.
- Replacement development often includes garage-dominant facades which run contrary to the traditional character — garages and associated parking areas should be restricted to less visible locations within the plot.
- Infill development should include designed-in biodiversity, possible through a local strategy.

1930'S-1950'S SUBURBIA   3.1.4

Description of development:

- Historically, built to accommodate commuters and some London overspill.
- Uniformity of style within individual estates.
- Regular road layouts. Long road lengths and large resulting block structure, particularly prevalent within the Banstead/Nork suburban areas.
- Mass-use of materials.
- Limited palette of styles.
- Detached and semi-detached, often with large rear gardens, enhanced by a back to back arrangement.
- Relatively high ratio of green space to built form, enhanced by large rear gardens which include significant volumes of mature tree planting.

Density:

- Typically low, approximately 20dph.

Massing and layout:

- Regular road layouts, often long and monotonous in appearance. Block structure tends to be large and impermeable.

Parking Arrangements:

- Off-street.

Open space character:

- Houses often set back from kerb line, engendering more generous street widths than other character areas.
- Grass verges and avenue tree planting.
- Medium-large rear gardens with mature trees.

Notable locations within Borough:

- Large network of this character type within the north of the Borough.
- Network around the extents of Reigate and Redhill.
- Developments along the A23 between Redhill and Horley.
- South and west of Horley.

Pressures and strategies:

- Parking pressures have resulted in front garden conversion to forecourts, garages have dominated some recent replacement or infill development — new development should restrict garage dominant design and should seek to reduce the effects over car dominated building frontages.
- Some extensions have reduced the regular spacing between properties — visual separation should be retained, and building lines/heights respected.
- Infill development should include designed-in biodiversity, possible through a local strategy.
- Garden design, especially within large rear gardens should conserve key habitats.

1960'S AND 1970'S MODERN ESTATES   3.1.5

Description of development:

- Historically, built to house overspill from London.
- Terraced housing, semi detached and cul-de-sac layouts.
- Poor building relationship to the street, with buildings either arranged perpendicular or angled.
- Limited pallet of materials.
- Excessive communal space without obvious function.

Density:

- Typically meduim, approximately 25-30dph.

Massing and layout:

- Traffic-led layouts.
- Small block structure.
- Often arranged in closes or cul-de-sacs, limiting pedestrian through routes.

Parking Arrangements:

- Off-street.

Open space character:

- Mixture of scales, often formed of amenity grass areas without obvious function.

Pressures and strategies:

- Poor public transport and pedestrian permeability.
- Lack of distinction between public and private space.
- Boundary development, conservatories and extensions have led to loss of a unified style.
- Amenity space often lacks either function or visual interest — improvement of landscape structure should be explored.

An example of three storey flatted development set within large areas of amenity grassland on modern estates, Preston Lane, Preston.

Notable locations within Borough:

- Redhill centre.
- Merstham.
- Woodhatch.
- Horley.
- North of Banstead.

1980'S AND 1990'S ESTATES   3.1.6

Description of development:

- Either small scale infill or urban edge estates. Limited in scale and size within the Borough.
- Detached and semi-detached dwellings, usually arranged in cul-de-sac, close or courtyard layouts.
- Limited linear building lines, dwellings clustered and are oriented in multiple directions.
- Plot sizes tend to be small.

Density:

- Typically medium, approximately 30dph.

Massing and layout:

- Rigid use of highway standards with cul-de-sacs and traffic calming measures are the main influence on building layout.
- Houses bear little relation to the street.

Parking Arrangements:

- Off-street.

Open space character:

- Limited in scale, tending towards ornamental planting at junctions, although some areas of Horley's estates display mature tree corridors.

Notable locations within Borough:

- North east of Horley town centre.
- Small infill developments around the extents of Banstead.

Pressures and strategies:

- Traffic-led access routes dominate character — inclusive access arrangements, shared surfaces and lighter touch traffic engineering should inform future development.
- Pedestrian permeability tends to be limited.
- Smaller infill development often fails to complement larger surrounding character areas - the scale and form of replacement or infill development should reflect the existing area's character, is of high quality. If not, development should seek to enlarge townscape quality.

Townscape Character Areas 3.2

Six townscape character areas have been identified where common settlement patterns and townscape characteristics are evident. Although there is a diverse range of townscape types in each of these areas, as shown in Figure 3.2, the character is unified through landscape setting, movement networks and 'community focal points'.

For each of these areas the predominant land-uses and movement networks have been assessed. At a high level, features such as key nodes, transport hubs and movement barriers have also been identified and mapped together with the 'community focal points' to help inform our understanding of movement patterns and permeability within and between the areas. These features are defined as follows:

Community Focal Points	Main settlement or neighbourhood centres where social interaction and gathering occur, together with local landmarks which aid legibility
Key Gateways	The point at which there is a change in character (typically rural-built up) where there is a feeling of arrival or departure
Key Transport Hubs/Key Nodes	Major junctions, bus or rail stations
Movement barriers	Townscape features that restrict movement within or between townscape units — especially for pedestrians. In particular large roads and railway lines

At a more detailed level, townscape character assessments have been undertaken in the Borough's four main commercial centres Banstead, Reigate, Redhill and Horley and in two of the Borough's housing estates identified in need of regeneration, Merstham and Preston. For each of these locations, the urban structure (massing and layout), building heights, residential densities, predominant land-uses and public realm legibility are presented as a series of maps and annotations. Recommendations are provided for protecting or enhancing local character.

For each of the detailed townscape assessment areas, the predominant land use and character has been defined as follows:

1. High Street Area.
2. Business/Commercial Area.
3. Residential - 1960's and 1970's estates (high rise).
4. Residential - 1960's and 1970's estates (low rise).
5. Residential - 1930's to 1950's.
6. Residential - 1980's estates to Recent.
7. Residential - Victorian Edwardian.
8. Residential Conservation Area.
9. Utilitarian Area - Rail.
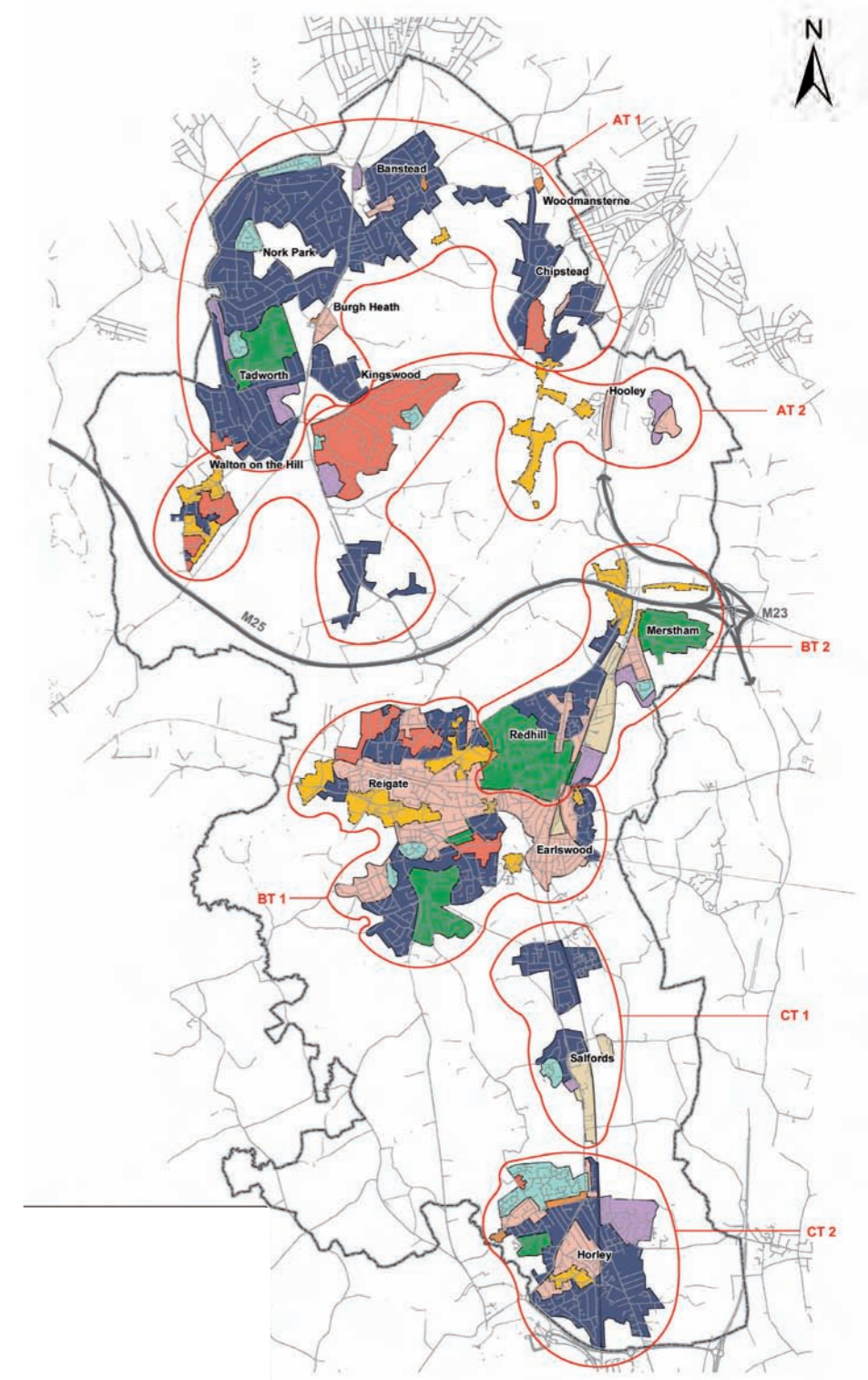10. Utilitarian Area - Open Character.
11. Community Facilities Cluster.

Figure 3.2: Townscape Character Areas

TOWNSCAPE AREA AT1: BANSTEAD, NORK, GREAT BURGH, BURGH HEATH, TADWORTH, WOODMANSTERNE, CHIPSTEAD

Townscape character types within the area

Extensively covered by:

- 1930's-1950's suburbia.

With smaller areas of:

- 1960's-1970's modern estates.
- 1980's-1990's estates.

And smaller still, patches of:

- Victorian-Edwardian development.
- Conservation Areas.
- Pre-Victorian development.

Area description

- Conurbation of expanded villages forming a sinuous residential area with a high degree of suburban uniformity.
- The area is characterised by long roads with 1930's-1950's suburban character, and by a relatively high degree of mature tree coverage within gardens.
- Smaller villages to the east of the area are more isolated and mostly retain their built area/rural area distinction. They also tend to follow a more linear development pattern.
- The area is bounded by Green Belt, with its southern half's boundary also doubling as AGLV. Within the built-up area, a series of unconnected green spaces exist, particularly focused around the Banstead-Nork-Tadworth area.
- Movement nodes and community focal centres are focused on Banstead, Tadworth and Chipstead village centres, although Tadworth is limited in its public transport accessibility to neighbouring centres.

Townscape designations

Although the surrounding landscape includes designations, the vast majority of the townscape area is free from designations — typical of mature residential areas.
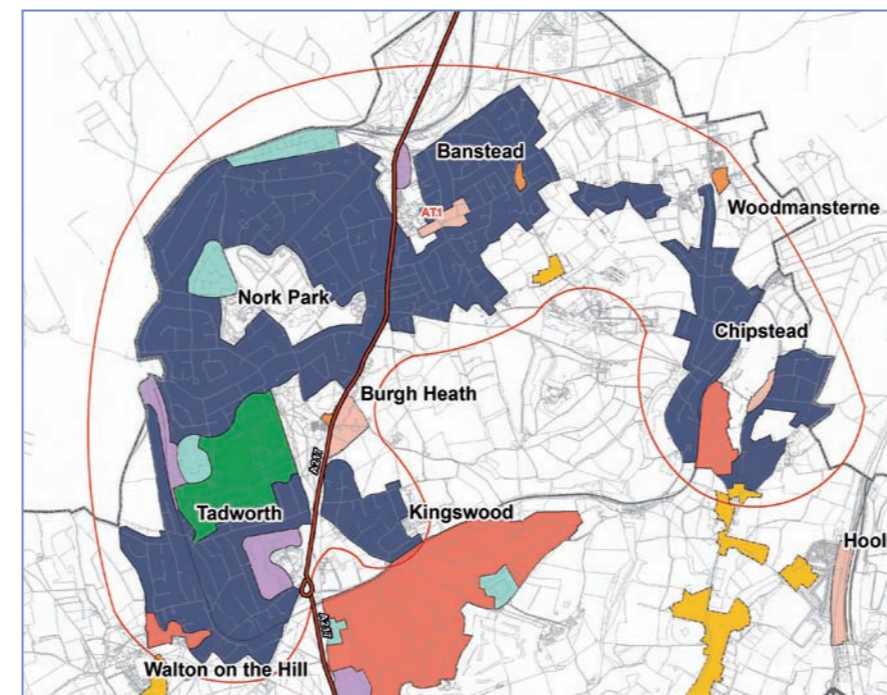
Longcroft Avenue, Banstead
Part of the large 1930s - 1950s suburban character of Banstead

Kingscroft Road, Woodmansterne
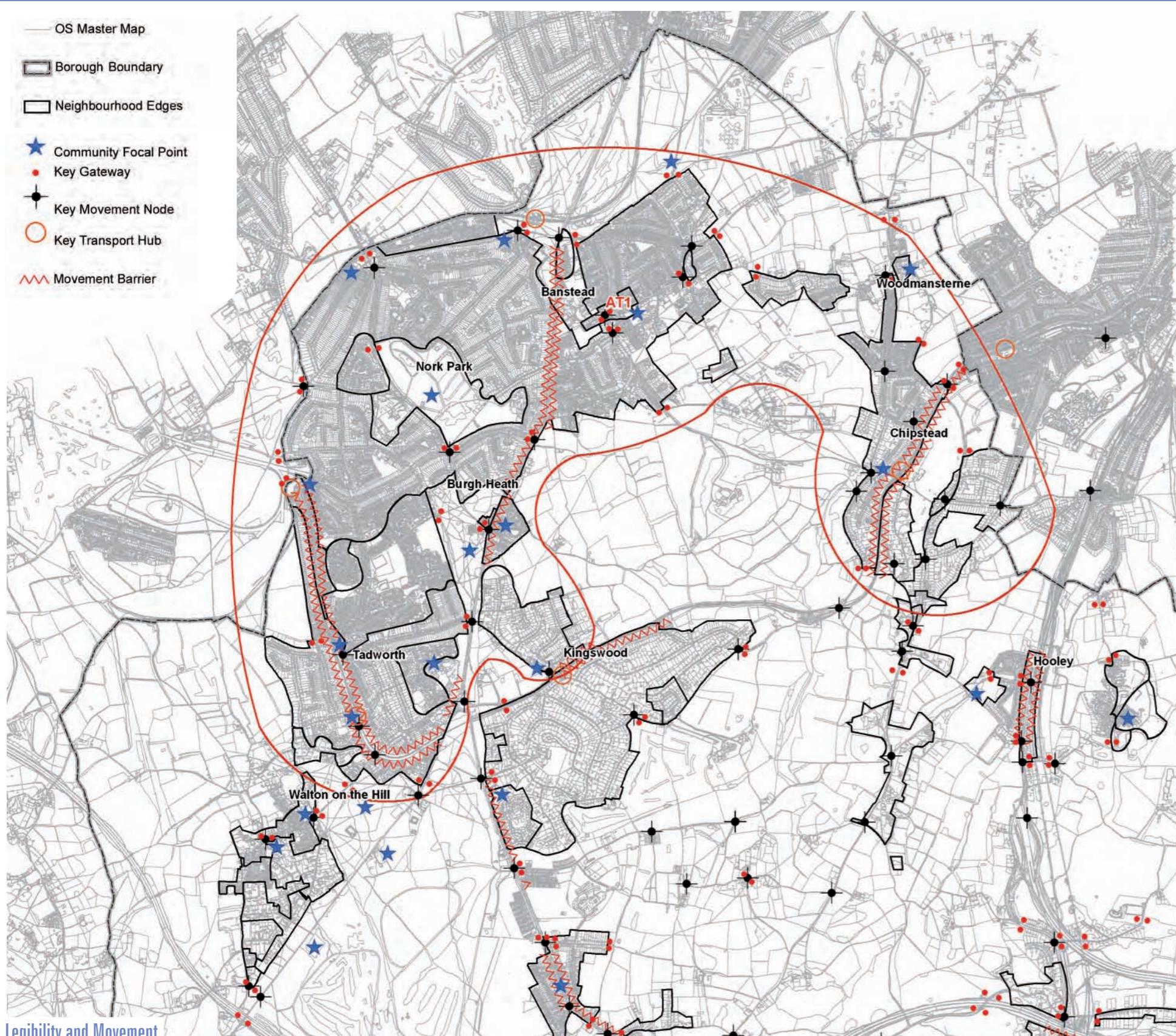typical of the long straight suburban avenues within AT1

Woodmansterne Village's linear development

The integrated urban/rural fringe is the setting for south-east Banstead

Legend

- OS Master Map
- Borough Boundary
- Neighbourhood Edges
- ★ Community Focal Point
- ● Key Gateway
- ● Key Movement Node
- ○ Key Transport Hub
- ⋀⋀⋀ Movement Barrier

Map labels: Banstead, AT1, Woodmansterne, Nork Park, Chipstead, Burgh Heath, Tadworth, Kingswood, Hooley, Walton on the Hill
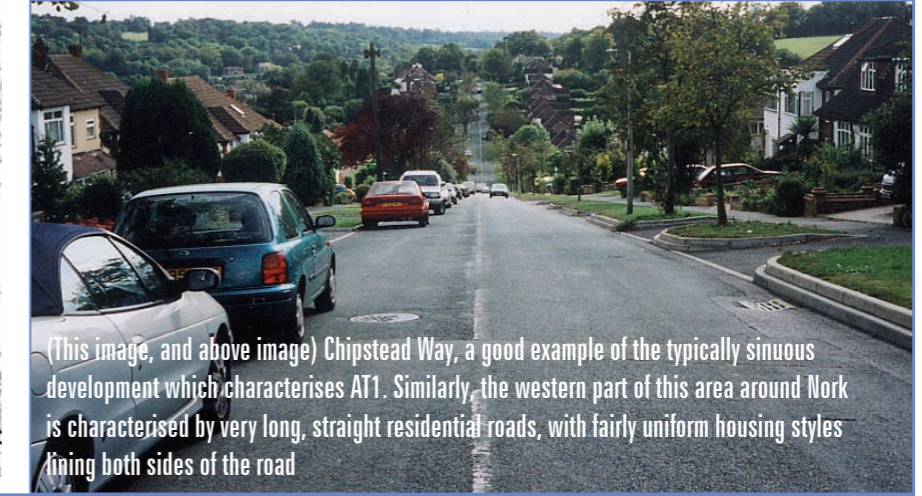
Legibility and Movement

1930's - 1950's suburban development in Tadworth, Merland Rise

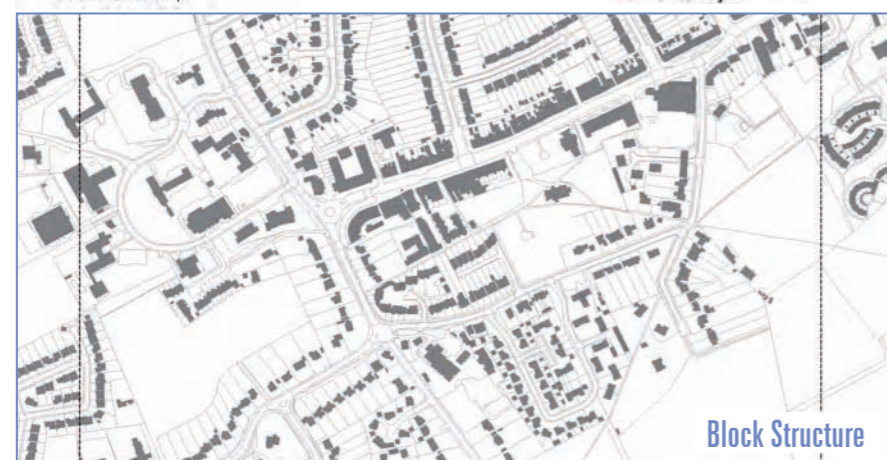A detached housing development, The Maples, Banstead

(This image, and above image) Chipstead Way, a good example of the typically sinuous development which characterises AT1. Similarly, the western part of this area around Nork is characterised by very long, straight residential roads, with fairly uniform housing styles lining both sides of the road

INSET AT1.1: BANSTEAD: TOWNSCAPE CHARACTER APPRAISAL

1) High Street

The high street is generally unified in appearance and simple to perceive, and maintains an overall village character. 3 storey terraced development, of predominantly narrow footprints with occasional larger massed building e.g. the two food stores at either end of the street. Generally complementary building styles. Building line is consistent barring the green, restful churchyard environment halfway along the street which forms a positive part of the High Streets's character. The simplicity in layout of the high street adds to its legibility.
- Sensitivity to change: High - Medium

5A) 1930s – 50's Suburbs (north of High Street)

Predominantly semi detached, with some detached properties of a general good condition. Predominantly 2 storey development. Strongly unified visual appearance. Tree lined avenues with a mixture of on and off street parking. Properties on the north-facing sloped topography of this area enjoy expansive views. - Sensitivity to change: High

5B) 1930's – 50's Suburbs (mixed area south of High Street)

Mixed area of smaller patchwork estate developments, within an original 1930's-1950's character area. Mainly 2 storey properties, with occasional 1 or 3 storeys present. Mixture of on and off street parking. Medium-small plot sizes. - Sensitivity to change: Medium - Low

5C) 1930's – 50's Suburbs (unified area SW of High Street)

Area of larger detached 1930's-1950's development on large plots and in good condition. Occasional recent replacement development, which generally fits well with its surroundings. High degree of visual unity. - Sensitivity to change: High

11) Community Facilities Cluster

Area of institutional built character, of a mixture of styles, within a loose parkland framework. Variety of building heights and massing, 1-3 storeys, typically of 1960's-1970's provenance although notable exceptions for the old school buildings (local landmark) and some more recent community centre buildings. Quiet, detached ambience. Considerable amounts of parkland has been turned over to car parking, lowering the condition of the area.
- Sensitivity to change: Low, although localised areas of high sensitivity

Legend:

- High Street Area 2-3 st.
- Business/Residential 3-5 st
- Utilitarian (open)
- Utilitarian (rail)
- Residential 2-3 st
- Residential 4 st +
- Open Land
- OS MasterMap

Designations
- Primary Shopping Area
- Metropolitan Green Belt
- Listed Building

Public Realm: Movement and Legibility
- Barriers to movement
- Changing levels
- Poorly enclosed space
- Prominent backs of buildings
- Stategic views
- Prominent buildings
- Gateways

Block Structure

Banstead High Street's simple layout includes a predominantly 3 storey frontage, with larger massed supermarkets as "bookend" development at either end

1930's to 1950's residential development just off Banstead High Street. This area of town has a very high degree of visual uniformity

The community facilities cluster comprises a variety of building styles and eras, set within a parkland setting

INSET AT1.1.2: PRESTON: TOWNSCAPE CHARACTER APPRAISAL
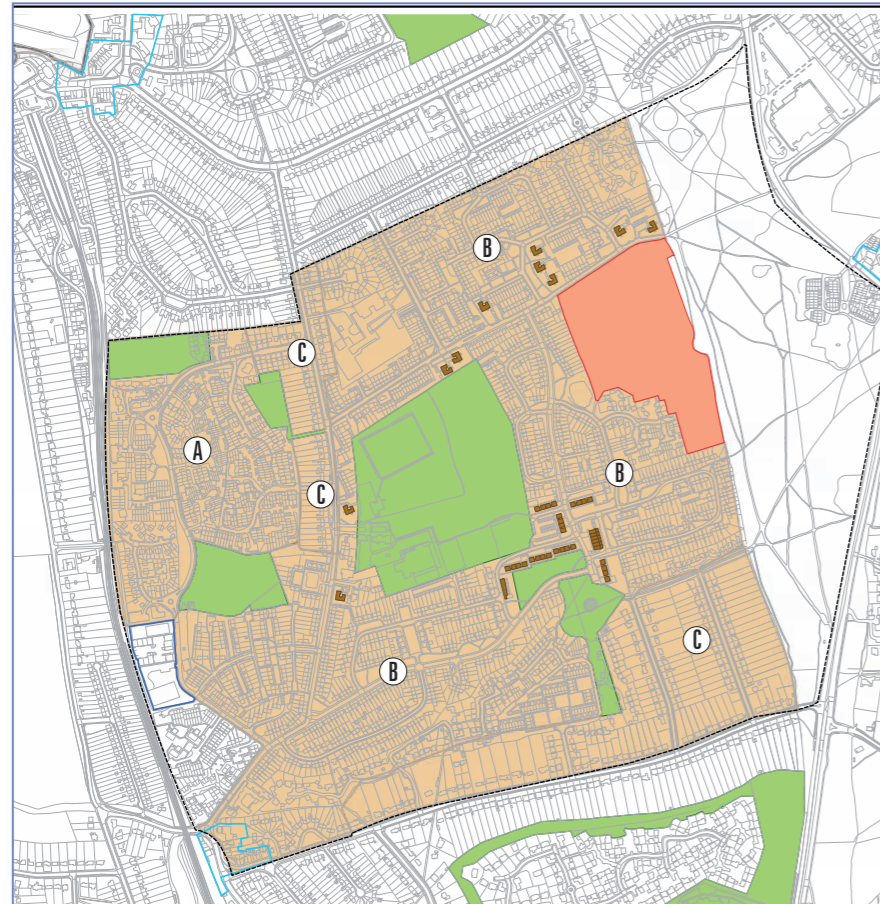
Taller Buildings or Free Standing Blocks
Residential 2-3 st
OS MasterMap
Employment Areas
Designations
Local Shopping Centre
Open Land
Safeguarded Housing Site

Overall character: Post-war estate based around a large communal open space. Various development eras are represented in terms of housing. In general, external spaces lack a landscape structure, predominantly formed of amenity grassland with no obvious purpose.

The centre of the estate includes an area of medieval defensive earthworks, an important local heritage feature.

A) 1980's - 1990's terrace and semi detached estate, built on a network of cul-de-sacs.

Building heights: 2
Parking: Off street
Sensitivity to change: Low

**B)** Post-war estate of predominantly brick built terraced or semi detached layout

Mainly 2 storeys in height, with occasional taller buildings including a cluster of 3 storey flatted developments near Longfield Crescent and Cuddington Drive. And a number of 4 storey blocks along Chetwode Road and Merland Rise. Plot sizes tend to be small. Larger area of communal open space a key character of the area, with the sports pitches at the Tattenham Community Centre, together with areas of amenity grassland around the Preston Lane and Hatch Gardens areas. Communal facilities tend to be in poor condition.
Sensitivity to change: Low

C) 1930's - 1950's detached and semi detached development, with large rear gardens

These houses are typically found on the long roads which run the length or breadth of the Preston area, and which are now transport throughways.
Sensitivity to change: Low

1980's -1990's cul-de-sac development, typical of area A in Preston
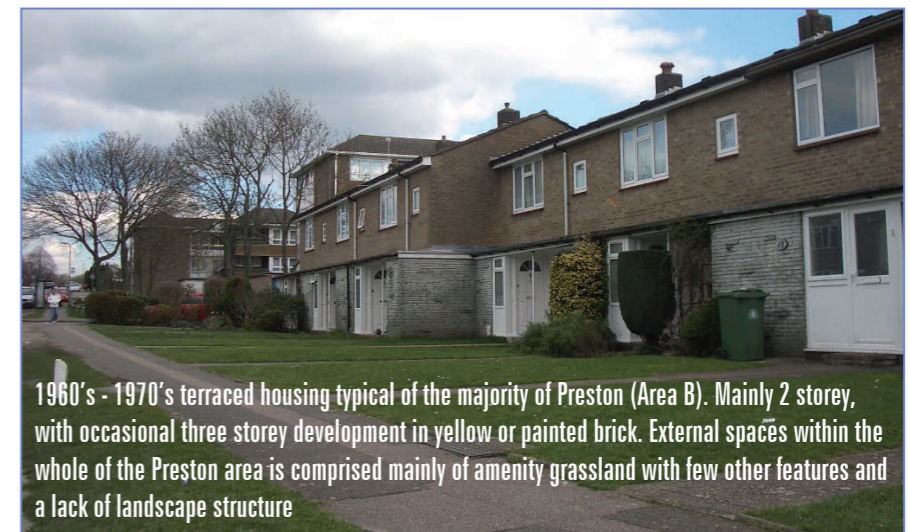
1960's - 1970's terraced housing typical of the majority of Preston (Area B). Mainly 2 storey, with occasional three storey development in yellow or painted brick. External spaces within the whole of the Preston area is comprised mainly of amenity grassland with few other features and a lack of landscape structure

1930's - 1950's detached and semi detached houses with large rear gardens. This illustration is typical of Area C, being located on roads which have become the primary throughways in Preston

3.3 TOWNSCAPE AREA AT2: WALTON ON THE HILL, KINGSWOOD, LOWER KINGSWOOD, HOOLEY, NETHERNE ON THE HILL

Townscape character types within the area

Mixed, although balanced in favour of traditional and older character types:

- RASCs.
- Conservation areas.

Small patches of:
- Victorian-Edwardian development.
- 1930's-1950's suburbia.
- 1960's-1970's modern estates.
- 1980's-1990's estates.

Area description

- Separate, even occasionally isolated built areas within a large rural landscape.

- These areas generally share a trait of being recognised for their townscape character and qualities through local designation, although character types and periods vary.

- Lower density development, with a high ratio of green space.

- Generally recognised as having a mature townscape character: either based upon village vernacular development (e.g. Walton), or designed residential layout (e.g. Kingswood).

Townscape designations

Covered by designations to protect and enhance local character (e.g. RASCs and conservation areas).

- Accessibility is limited due to rural setting, particularly the south east part of this area.
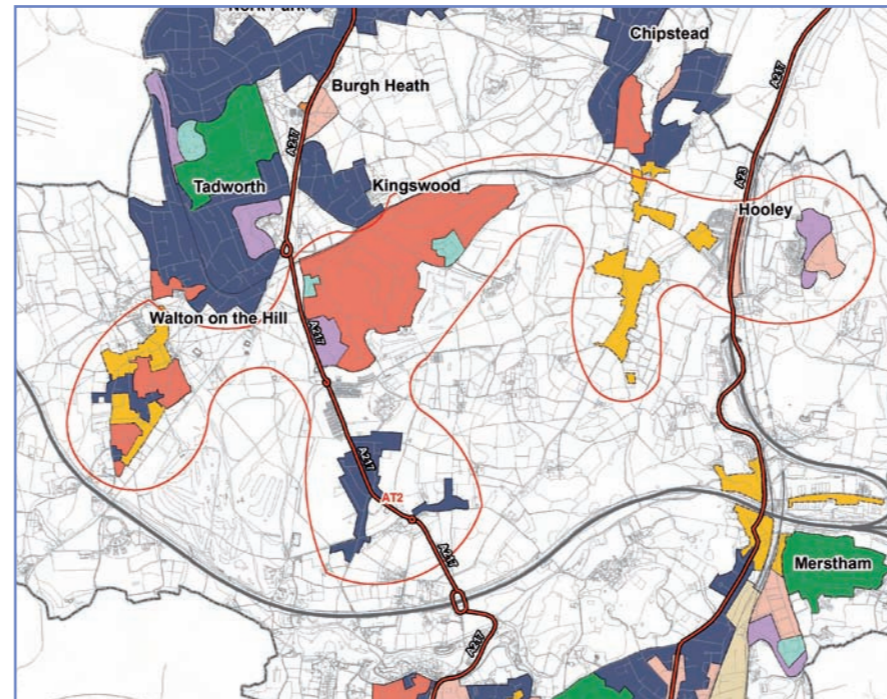
The integrated urban/rural fringe at Kingswood, a feature of the AT2 character area in which the setting for village development plays a very important role

The open landscape which encloses the modern estates and 1930's - 1950's suburbia at Lower Kingswood


New development of detached homes within a mature landscape/ townscape setting at Netherne-on-the-Hill, typical of AT2 villages. Netherne-on-the-Hill is a relatively small residential area, surrounded by large tracts of rural land

Deans Lane, an example of the mixed traditional styles and the balance of landscape and townscape which exists in Walton-on-the-Hill

Legend:
- OS Master Map
- Borough Boundary
- Neighbourhood Edges
- ★ Community Focal Point
- ● Key Gateway
- ✦ Key Movement Node
- ○ Key Transport Hub
- ∿ Movement Barrier

Chipstead

Burgh Heath

Tadworth

Kingswood

Hooley

Walton on the Hill

AT2

Merstham
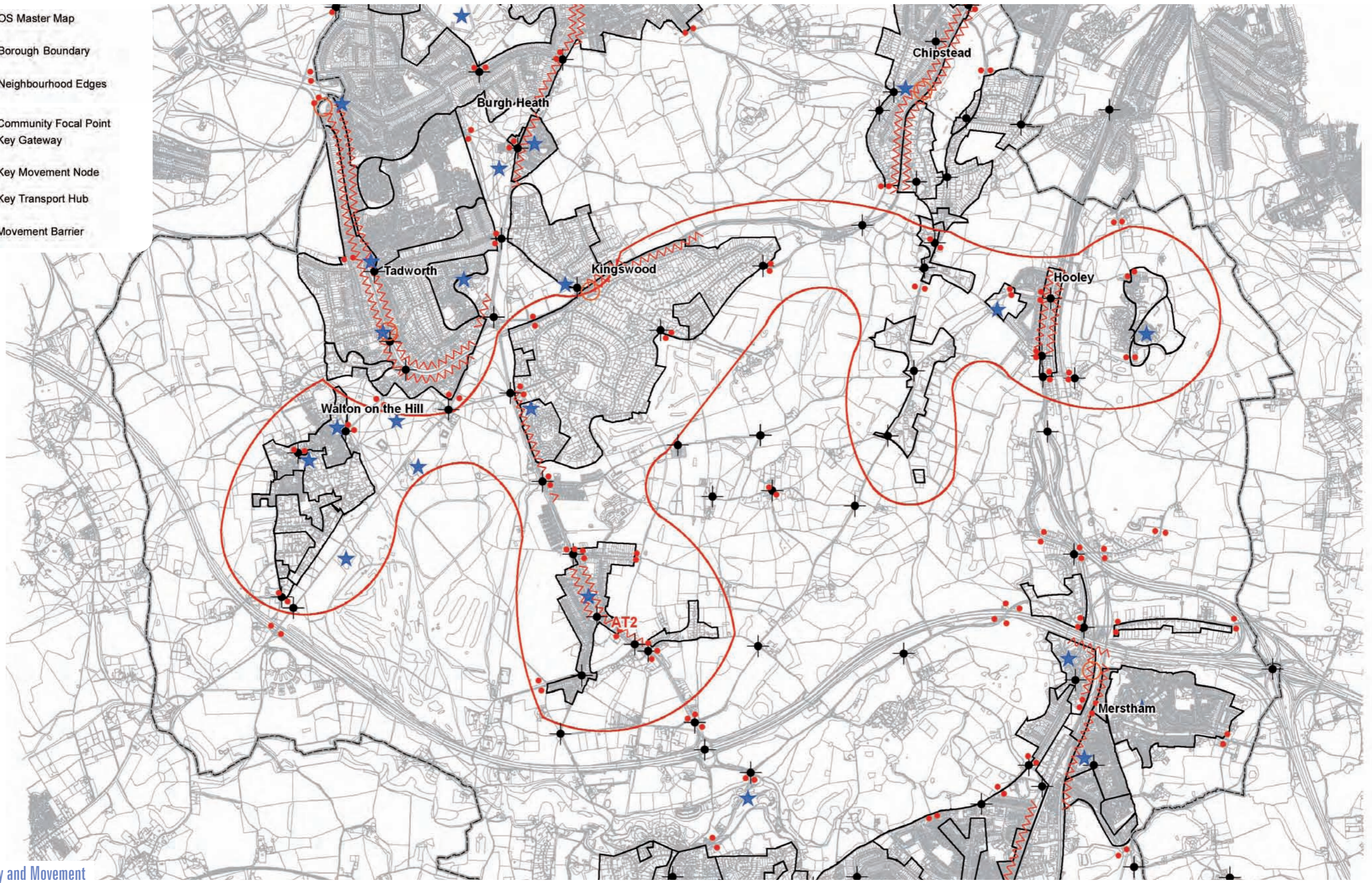
Legibility and Movement

3.4 TOWNSCAPE AREA BT1: REIGATE TOWN CENTRE AND NORTHERN SUBURBS, REDHILL SOUTH OF THE RAIL LINE, EARLSWOOD, RUSHETTS FARM, WOODHATCH

Townscape character types within the area

Diverse character types, including:

- Victorian-Edwardian town centre.

With a town centre and fringe of:

- Pre Victorian.
- RASCs.
- Conservation areas.
- 1930's-1950's suburbia.

And a larger, later suburban area to the south of:

- 1930's-1950's suburbia.
- 1960's-1970's modern estates.

Area description

- Part of the most heavily urbanised area within the Borough.
- Sinuous Victorian-Edwardian central area which conglomerates the two town centres, interspersed with some of the Borough's oldest surviving urban areas.
- Central areas have a high density and diversity of character typical of town centre development, together with a relatively high count of nodes, hubs and movement enhancing features.
- Large areas of suburban development lie to the north, west and south, many bordering landscape that is either protected through character designations, or that forms part of an integrated landscape-built area fringe (heaths, commons etc.).

Townscape designations

- The town centres include associated designations for shopping, business, pedestrianised, mixed use zones, together with conservation areas within Reigate.
- The suburbs include areas with character protection (RASCs and conservation areas).
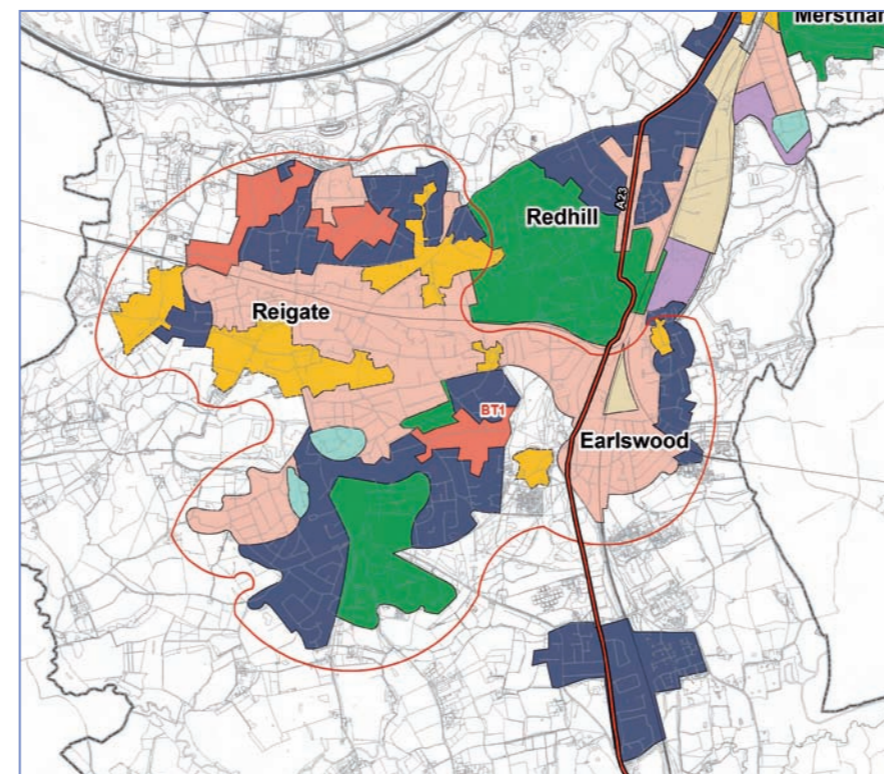
The Southern fringe of the Reigate/Redhill conurbation, at Dovers Green. This forms part of the large residential area which extends south of Reigate, encompassing a variety of built styles and eras

The Rushett's Farm modern estate, with uniform housing style typical of its era. The outdoor space within the estate devotes space for landscape features alongside roads

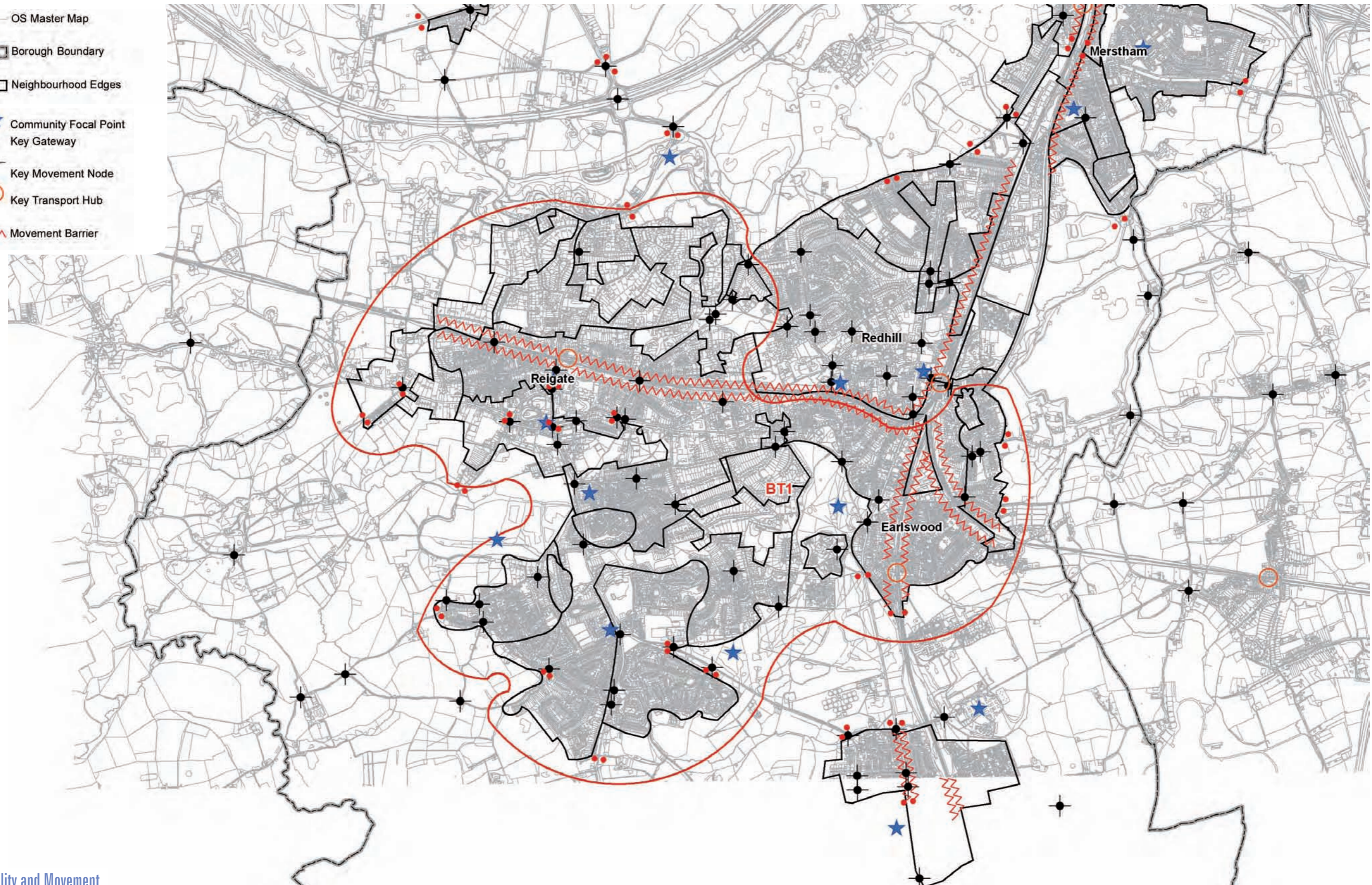Large terraced and semi detached houses in the residential area between Reigate and Redhill

Modern estate development with off street parking north of Reigate rail station, Oak Road
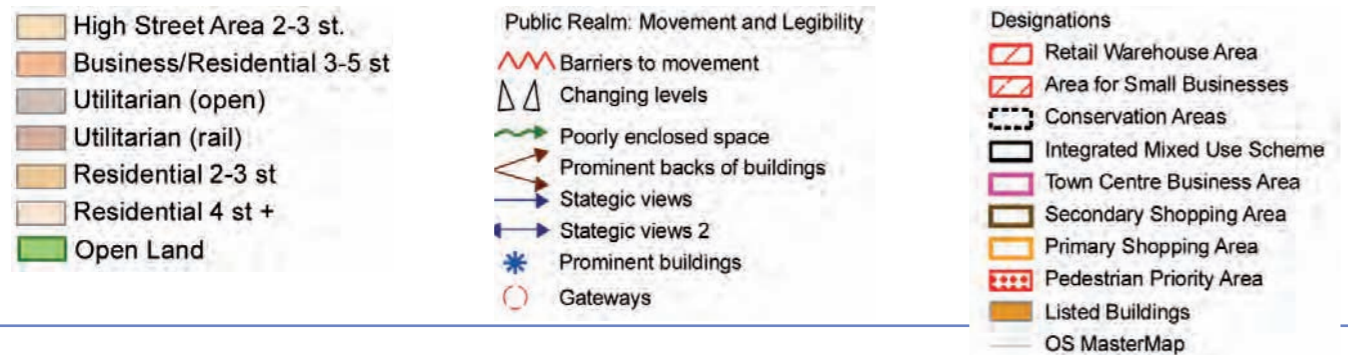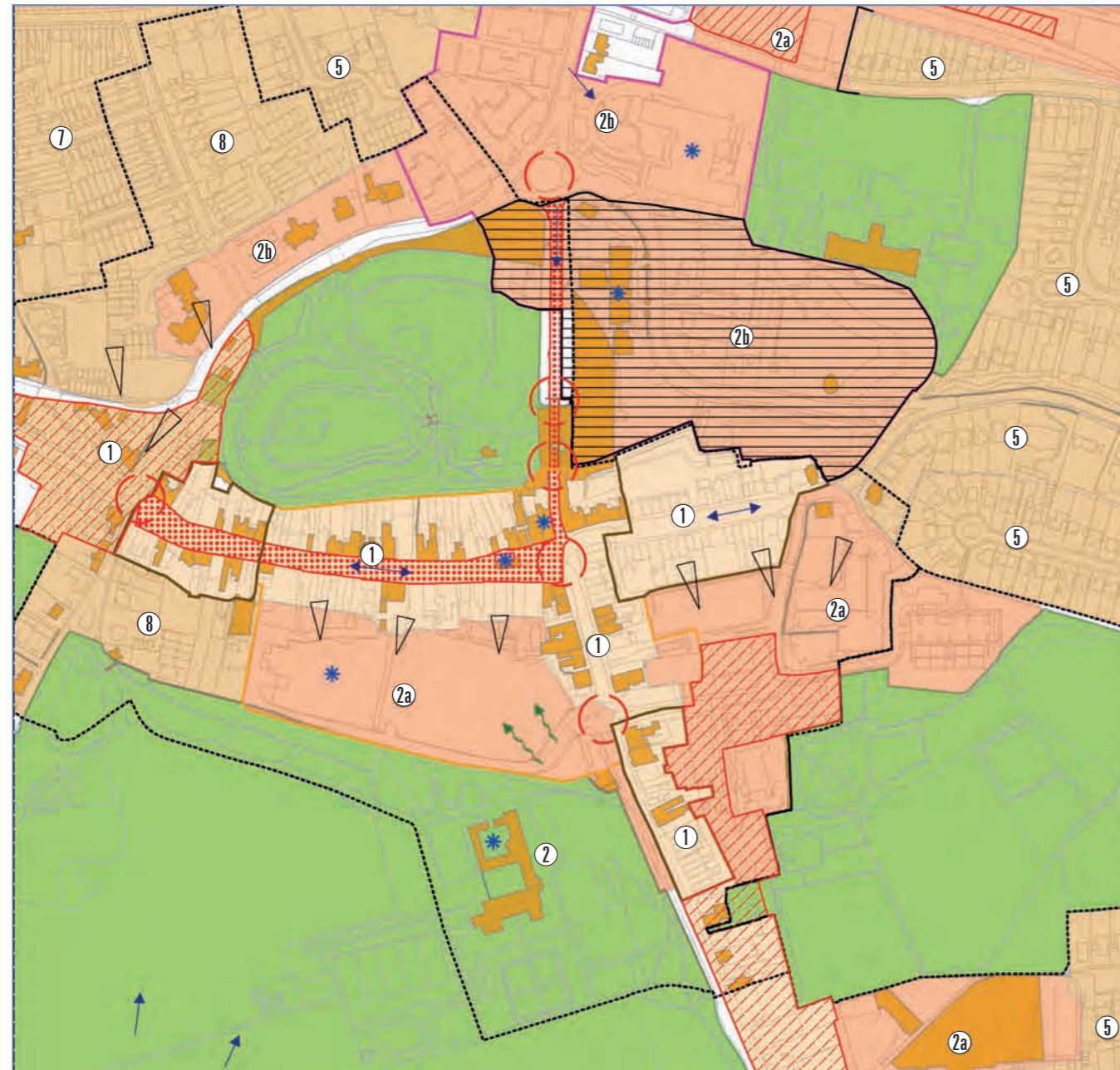
Legend:
- OS Master Map
- Borough Boundary
- Neighbourhood Edges
- ★ Community Focal Point
- ● Key Gateway
- ● Key Movement Node
- ○ Key Transport Hub
- ⋀⋀⋀ Movement Barrier

Merstham

Redhill

Reigate

BT1

Earlswood

Legibility and Movement

INSET BT1.1: REIGATE: TOWNSCAPE CHARACTER APPRAISAL

High Street Area 2-3 st.
Business/Residential 3-5 st
Utilitarian (open)
Utilitarian (rail)
Residential 2-3 st
Residential 4 st +
Open Land

Public Realm: Movement and Legibility
Barriers to movement
Changing levels
Poorly enclosed space
Prominent backs of buildings
Stategic views
Stategic views 2
Prominent buildings
Gateways

Designations
Retail Warehouse Area
Area for Small Businesses
Conservation Areas
Integrated Mixed Use Scheme
Town Centre Business Area
Secondary Shopping Area
Primary Shopping Area
Pedestrian Priority Area
Listed Buildings
OS MasterMap

1) High Street and Church Street (encompassing primary and secondary shopping areas)

The western end of the High Street is generally mixed in appearance, made up from a variety of development periods, although traditional in character and generally complementary. 3 storey terraced development, pitched roof, of predominantly narrow footprints with occasional larger massed building. The commercial and busy character continues to extend into West Street, with a complimentary and mature but visually varied appearance. It then transitions to take on some of the same characteristics as (7). The eastern end is more unified, although less visually stimulating of 3 storey Georgian/Edwardian frontages. The more prominent road corridor, granting less pedestrian movement priority at the eastern end lessens the condition. - Sensitivity to change: High

2) Business/commercial area

A ring of buildings with a larger massing than the High Street area of varied styles and areas, which falls into 2 distinctive categories:

2a) Area to the south of the High Street/Church Street formed by a series of red-brick commercial/office/supermarket developments set within their own grounds (often given over to car parking), and generally visually secluded by being set into a topographical dip. A range of styles is evident, with some effort to fit with neighbouring areas and traditional character. Sensitivity to change: Medium

2b) To the north, a looser network of business and institutional development which follows the road network. These are set within their own grounds which are frequently landscaped to fit with the parkland setting of the site of Reigate Castle. This forms an important green gateway to the north of the town centre, with its landmark buildings and mature, distinctive tree planting being important to character - Sensitivity to change: Medium

5) Residential - 1930's- 1950's

Individual estates of 1930's properties, with a mixture of plot size. Leafy, secluded avenues (when away from main through road) based around cul-de-sac and curvilinear street layouts. - Sensitivity to change: High - Medium

7) Residential and Commercial - Victorian-Edwardian

Unified street layout, character mixed with some 1930's infill (7). Occasional large landmark buildings, with buildings generally between 2 and 3 stories in height. The area has an established character including flat fronted, smaller, victorian cottages and larger villas with a traditional tile hanging to the first floor elevation. Good condition. - Sensitivity to change: High - Medium

8) Residential - Conservation area

Mixed character area within the larger town centre conservation area. Includes detached and semi detached, frequently cottages, of 2-3 storey in a non-geometric street layout. Good condition. - Sensitivity to change: High

Examples of Type 2 development within Reigate:

Buildings of very different styles but of a generally large massing.

This development type forms a ring of mainly business and commercial properties in and around the historic core of the town.

Examples of Type 1 development within Reigate:

A view of the typically alternating but complimentary building styles on the High Street.

The eastern end of the town centre, at Church Street has a more recent and uniform built facade. The road layout here detracts from pedestrian freedom of movement within the town centre.

Examples of Type 5 development within Reigate:

Monks Walk, typical of the area of 1930's - 1950's development just to the east of the town centre, with a quiet residential character.

Block Structure
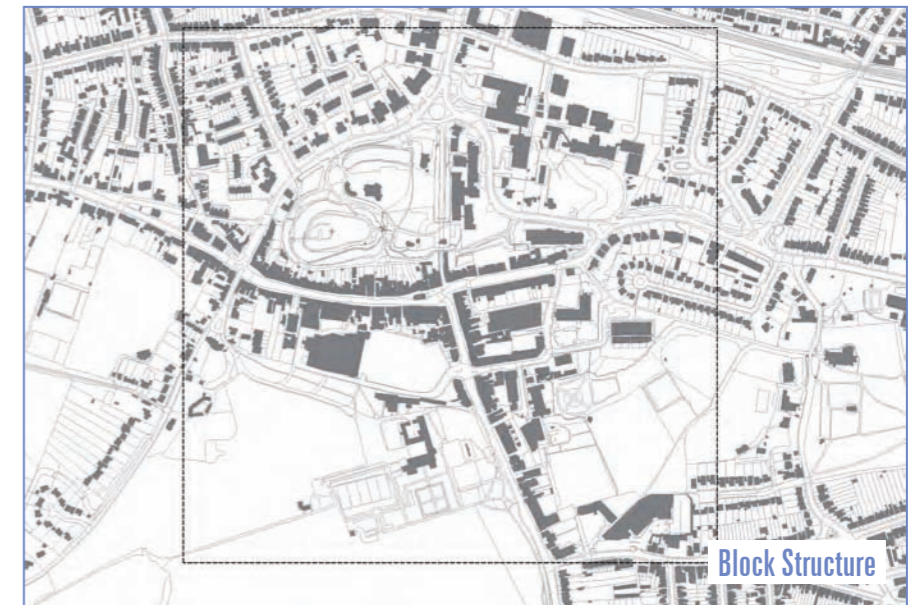
3.5 TOWNSCAPE AREA BT2: REDHILL'S TOWN CENTRE AND NORTHERN SUBURBS, HOLMETHORPE, MERSTHAM AND SOUTH MERSTHAM

Townscape character types within the area

Diverse character types, with no overall predominant type:

- Victorian-Edwardian centres.
- 1960's-1970's modern estates form the largest residential blocks within the area, located in Merstham and Redhill.

With a fringe of:

- 1930's-1950's suburbia.

And later suburban areas of:

- 1960's-1970's modern estates (occupying a large coverage of the area).
- 1980's-1990's estates.

A linear zone of industrial and rail associated land stretches through the centre of the area.

Area description

- A mixed area in which transport corridors and industrial sites play a more influential role than most other residential areas within the Borough.
- Road/rail corridors act as barriers to inter-residential movement and adversely affect accessibility from areas north and east of the rail lines or north of the M25. Areas west of the rail line have good levels of accessibility to town centres.
- Cluster of rural character conservation area hamlets to the north of the area lie adjacent to both the rail corridor and the M25.
- Landscape to the east of the railway shows evidence of disturbance from previous quarrying operations in contrast to green belt and urban fringe zones around the Borough's other settlement areas.
- Generally, the area includes a lower level of tree coverage than other areas within the Borough.
- A network of small-medium sized open green spaces are scattered through the urban and suburban settlements.

Townscape designations

- Linear zones of land within/adjacent to the rail corridor are designated for employment and industrial/storage areas.
- Land within around the fringe of Merstham is designated for public open space.
- Much of Redhill town centre's designations for shopping and business areas fall within this area.
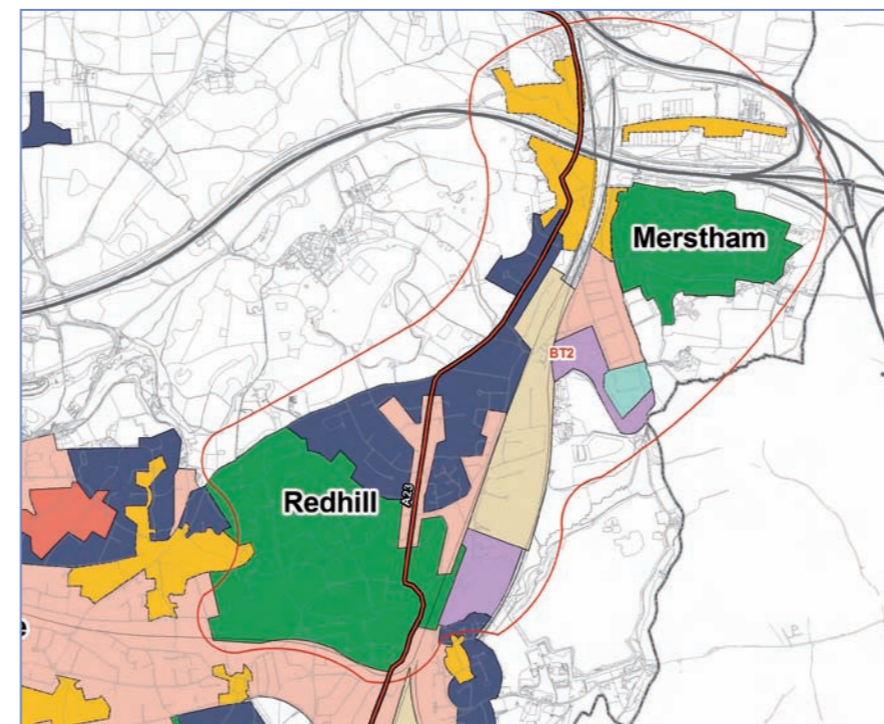
New development south of Mersham. The development is set within the varied landscape of the area, near the filled gravel pits and wildlife area

Bletchingly Road with a large amount of external communal space in verges and amenity grassland

Larger Tower Block within modern estates of North-Redhill

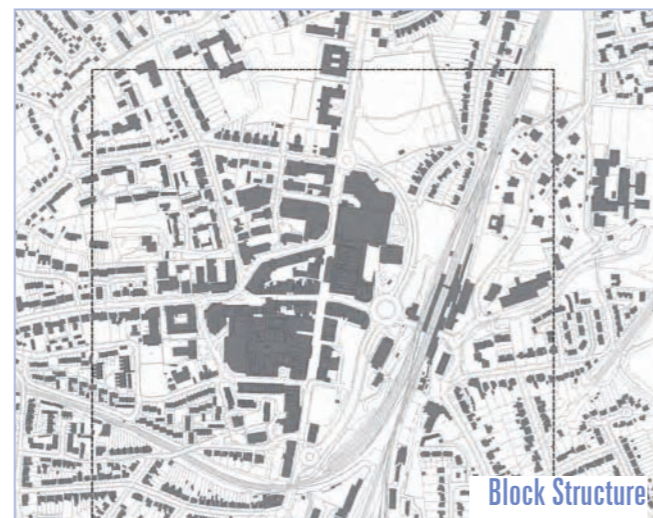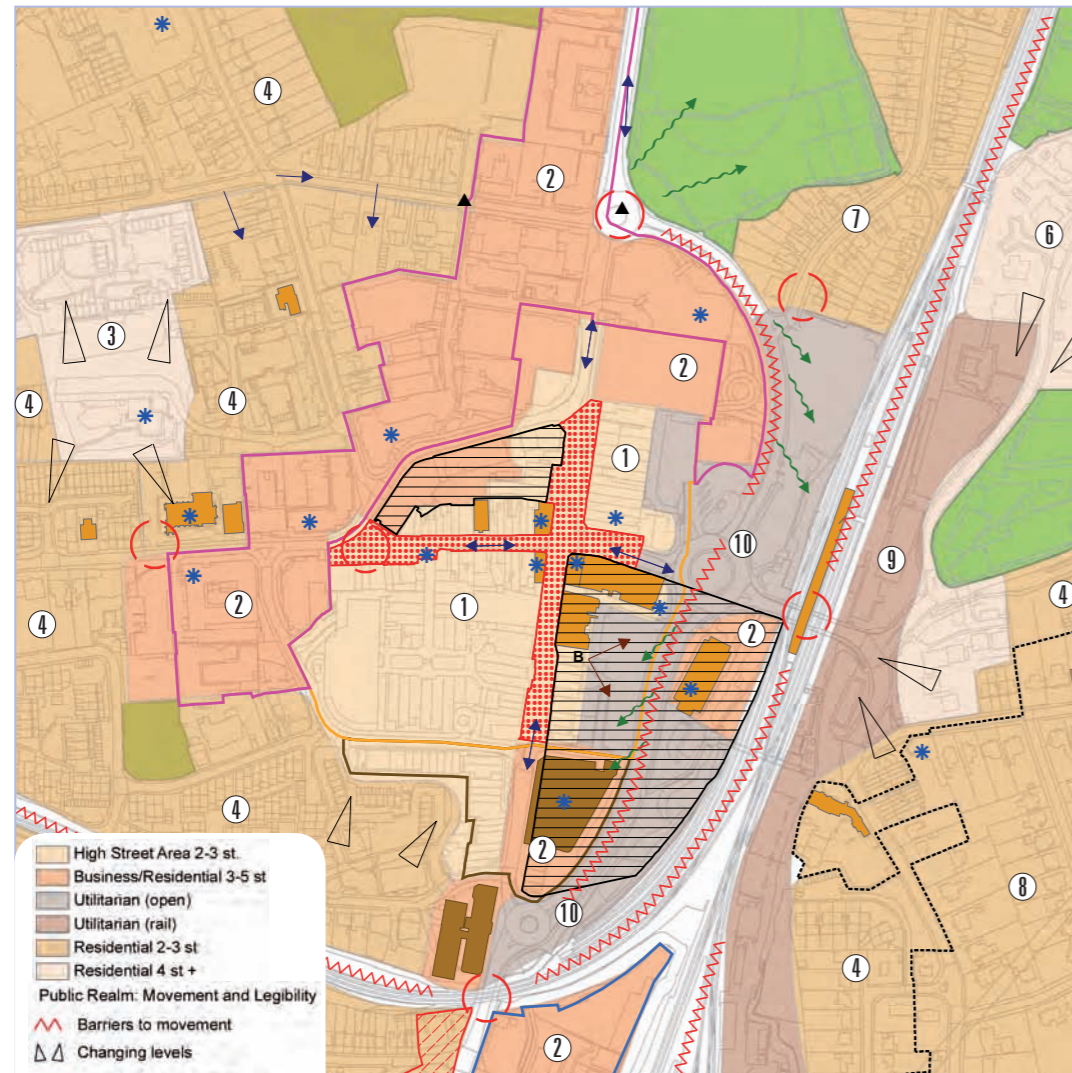Bletchingly Road, Merstham

OS Master Map

Borough Boundary

Neighbourhood Edges

★ Community Focal Point
• Key Gateway
● Key Movement Node
○ Key Transport Hub
⋀⋀⋀ Movement Barrier

Merstham

BT2

Redhill

Reigate

Earlswood

Legibility and Movement

INSET BT2.1: REDHILL: TOWNSCAPE CHARACTER APPRAISAL

High Street Area 2-3 st.
Business/Residential 3-5 st
Utilitarian (open)
Utilitarian (rail)
Residential 2-3 st
Residential 4 st +
Public Realm: Movement and Legibility
Barriers to movement
Changing levels
Poorly enclosed space
Prominent backs of buildings
Stategic views
Stategic views 2
Prominent buildings
Gateways
Designations
Junction Improvements
Retail Warehouse Area
Area for Small Businesses
Pedestrian Priority Area
Conservation Areas
Town Centre Business Area
Primary Shopping Area
Secondary Shopping Area
Employment Areas
Open Land
Taller Buildings
Integrated Mixed Use Scheme
Listed Buildings
OS MasterMap

Block Structure

1) High Street area (encompassing primary and secondary shopping areas)

Mixed area of building styles and massing, with heights generally between 3-4 storeys. Busy activity area for pedestrians, typical of town centres. Eras of development, style and massing are varied: from Victorian terraces to large, more recent block structures of arcades and shopping centres, resulting in a busy visual characteristic and occasionally uncomplimentary architectural mix. Larger, red brick structures built during the last few decades impose a visual dominance of the town centre from certain viewpoints. Public realm treatment includes a combination of styles and conditions. - Sensitivity to change: Medium

2) Business/commercial area

Area of larger scale massing, encompassing the town's business, office space and some residential uses. 3-5 storeys in height, predominantly of recent development with a bulkier massing than the high street area. Frequent fenestration, brick built and typically styled with geometric facade detailing. Visually, this area adds height and mass to the town centre and adds to streets a strong sense of enclosure - helping to define movement corridors although occasionally having a detrimental impact on the public realm microclimate. The commercial area at Reading Arch Road is of a different character, combining a large area of car parking and several shed-type buildings of utilitarian character. - Sensitivity to change: Low

3) Residential - 1960's and 1970's estates

Taller residential blocks, often in poor condition with frequent fenestration and limited detailing, set amidst amenity grassland or car parks with garage complexes as the ground floor. Often set in elevated locations, offering expansive views from within and visually prominent from surrounding areas. - Sensitivity to change: Low

4) Residential - 1960's and 1970's estates

Large area of detached, semi-detached and terraced residential development of patchwork estates from 1960's and 1970's, offering variation in styles/materials between estates but with some overall uniformity in character. Predominantly 2-3 storeys in height. Occasional Victorian-Edwardian preceding development remains, and occasional newer development as infill. - Sensitivity to change: Medium - Low

6) Residential - 1980's estates to Recent

Area of flatted development, range of heights (including 4 storeys plus) and range of eras from 1980's to recent. Blocks are often set within a large area of amenity grassland or tree planting, and their hillside positioning adds to their visual prominence. - Sensitivity to change:Medium - Low

7) Residential - Victorian-Edwardian

Visually unified area of terrace and semi-detached housing of good condition. 2- 3 storey in height, sloped topography adds to character of area. - Sensitivity to change: High

8) Residential - Conservation Area

Mixture of era's and styles, but predominantly 1930's detached properties with large plots. Leafy and elevated position offering open views. 2-3 storeys in height. - Sensitivity to change: High

9) Utilitarian area - rail

A linear area running parallel to the rail line, with development associated to railways/industry/storage. Buildings and spaces are typically utilitarian in character and in med-poor condition. - Sensitivity to change: Low

10) Utilitarian area - open character

A linear area encompassing car parks, road corridors, leftover greenspace and junctions and surplus space from neighbouring developments. Utilitarian in character, with traffic given priority over pedestrian movement, effectively creating a barrier between the station and the town centre and allowing space leakage and a lack of legibility to the streets and spaces. - Sensitivity to change: Low

Examples of Type 1 development within Redhill:

A mixture of built styles and massing with red-brick the predominant material.

Examples of Type 2 development within Redhill:

This constitutes a business/commercial area which rings the central town centre. Buildings are generally of a large massing with frequent, uniform fenestration. Areas of development tend to cover 1960's onwards, with a large proportion being recent development.
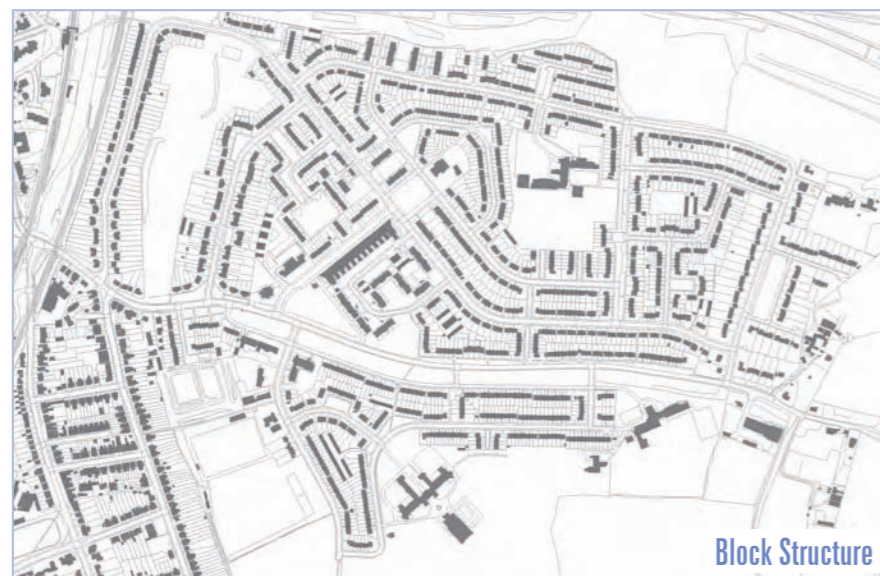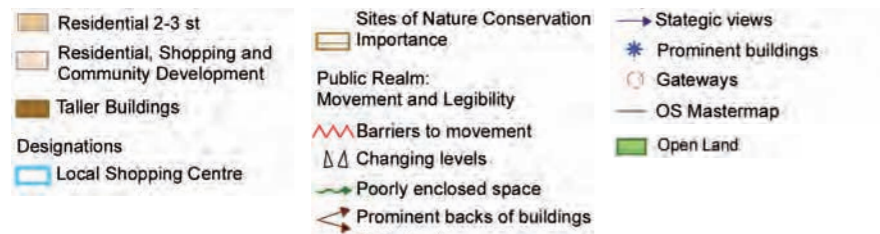

Examples of Type 10 development within Redhill:

This is formed of a linear strip of open character areas: car parks and the road corridor predominantly. It includes detracting townscape features such as a lack of enclosure and definition, and views of the rear of adjoining buildings.

INSET BT2.2: MERSTHAM: TOWNSCAPE CHARACTER APPRAISAL

Residential 2-3 st
Residential, Shopping and Community Development
Taller Buildings
Designations
Local Shopping Centre

Sites of Nature Conservation Importance
Public Realm: Movement and Legibility
Barriers to movement
Changing levels
Poorly enclosed space
Prominent backs of buildings

Stategic views
Prominent buildings
Gateways
OS Mastermap
Open Land

Block Structure

A) Uniform post-war red brick estate, semi detached medium plot sizes

Building heights: 2 - Sensitivity to change: Low

B) Uniform post-war red brick estate, semi detached small plot sizes

Building heights: 2 - Sensitivity to change: Low

C) Uniform post-war red brick estate, terraced blocks, small plot sizes

Building heights: 2-3 - Sensitivity to change: Low

D) Uniform pre-war red brick and wood panel estate, semi detached, small plot sizes

Building heights: 2-3 - Sensitivity to change: Low

E) Uniform post-war estate with distinctive large pitched roofs, semi detached, small plot sizes

Building heights: 2-3 - Sensitivity to change: Low

F) Community facilities cluster:

Cluster of mainly institutional buildings around Weldon Way, spaced at a lower density than many surrounging streets. Their scale and material finish generally blends with surrounding area. Their associated playing fields provide transition at the urban/rural boundary.

Sensitivity to change: Medium - Low

G) Taller Residential and Local Shops:

A localised area at the centre of Merstham marked by taller block buildings of a variety of styles and finishes. Set within open, amenity grassland or carparks.

Sensitivity to change: Low

The local shopping centre in Merstham

1960's and 1970's semi detached dwellings, within area D

3.6 TOWNSCAPE AREA CT1: WHITEBUSHES AND SALFORDS

Townscape character types within the area

- 1930's-1950's suburbia predominantly, with a linear zone of commercial/industrial development.

Much smaller areas of:

- 1960's-1970's modern estates .
- 1980's-1990's estates.

Area description

- Linear, relatively limited land coverage development along the A23 road and rail corridors.
- Formed primarily of the detached and semi-detached rows of 1930's-1950's suburban residences.
- Expansively surrounded to the east and west by rural areas.
- The commercial/industrial strip stretching south towards Horley has characteristics of linear sprawl.

Townscape designations

- Few, excepting a linear area designated for industrial and employment activities.
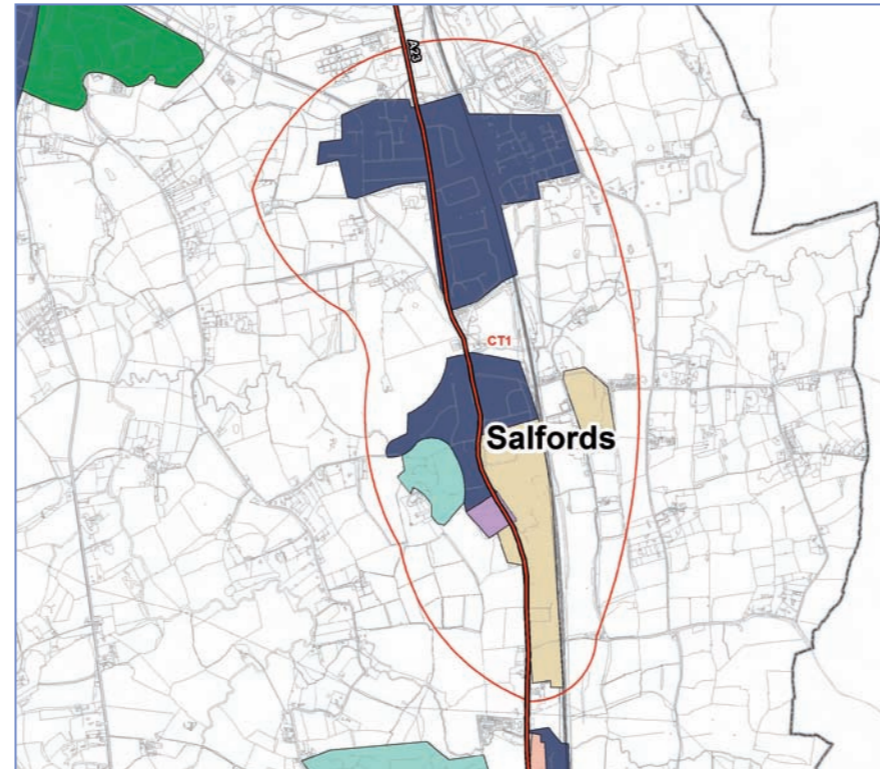
Salfords

Lodge Lane's 1930's - 1950's semi's are typical of the development within both Salfords and Whitebushes

Business and industrial areas are also a feature along the A23 corridor at Salfords, with characteristics of urban sprawl which stretches into north Horley

Legend

- —— OS Master Map
- ▭ Borough Boundary
- ▭ Neighbourhood Edges
- ★ Community Focal Point
- ● Key Gateway
- ✛ Key Movement Node
- ○ Key Transport Hub
- ∿∿∿ Movement Barrier

CT1

Salfords
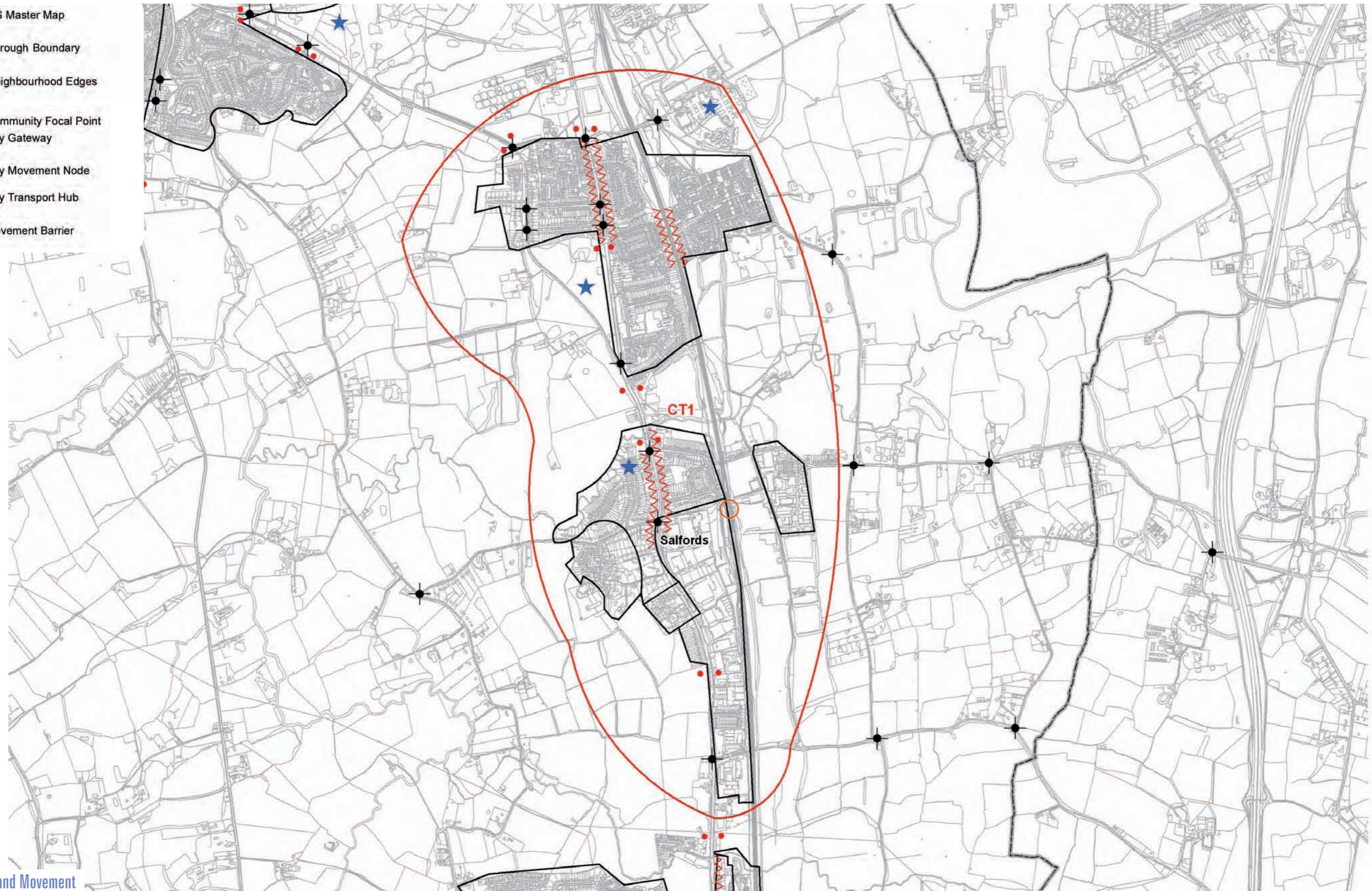
3.7 TOWNSCAPE AREA CT2: HORLEY

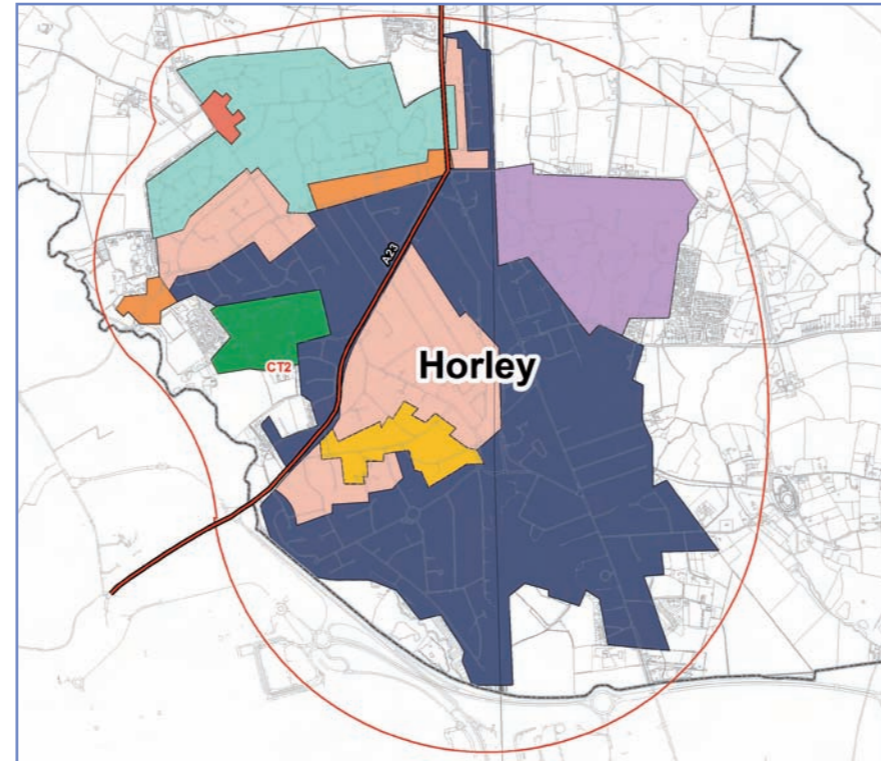### Townscape character types within the area

- Mostly 1930's-1950's suburbia, arranged on straight, uniform road layout in contrast to the larger areas of this character type within the Banstead area.
- A Victorian-Edwardian core to the town centre, including a conservation area, and localised surviving pre-Victorian development.
- More recent suburban development around the edge of town, ranging from 1960's to recent development.

Area description

- Nucleated townscape development, with more recent eras of development towards the north of the town.
- Good levels of accessibility north and south, however the A23/rail corridor limits movement to residential areas to the east, and within the town centre itself.
- A patchwork of isolated urban green spaces, predominantly in the northern half of the town.

Townscape designations

- Horley has a high degree of land use designations, including areas for: housing, open space, shopping, business, public transport and road improvements, education and environmental.

Heritage Lawn, part of the large cul-de-sac development which characterises Horley's north eastern corner
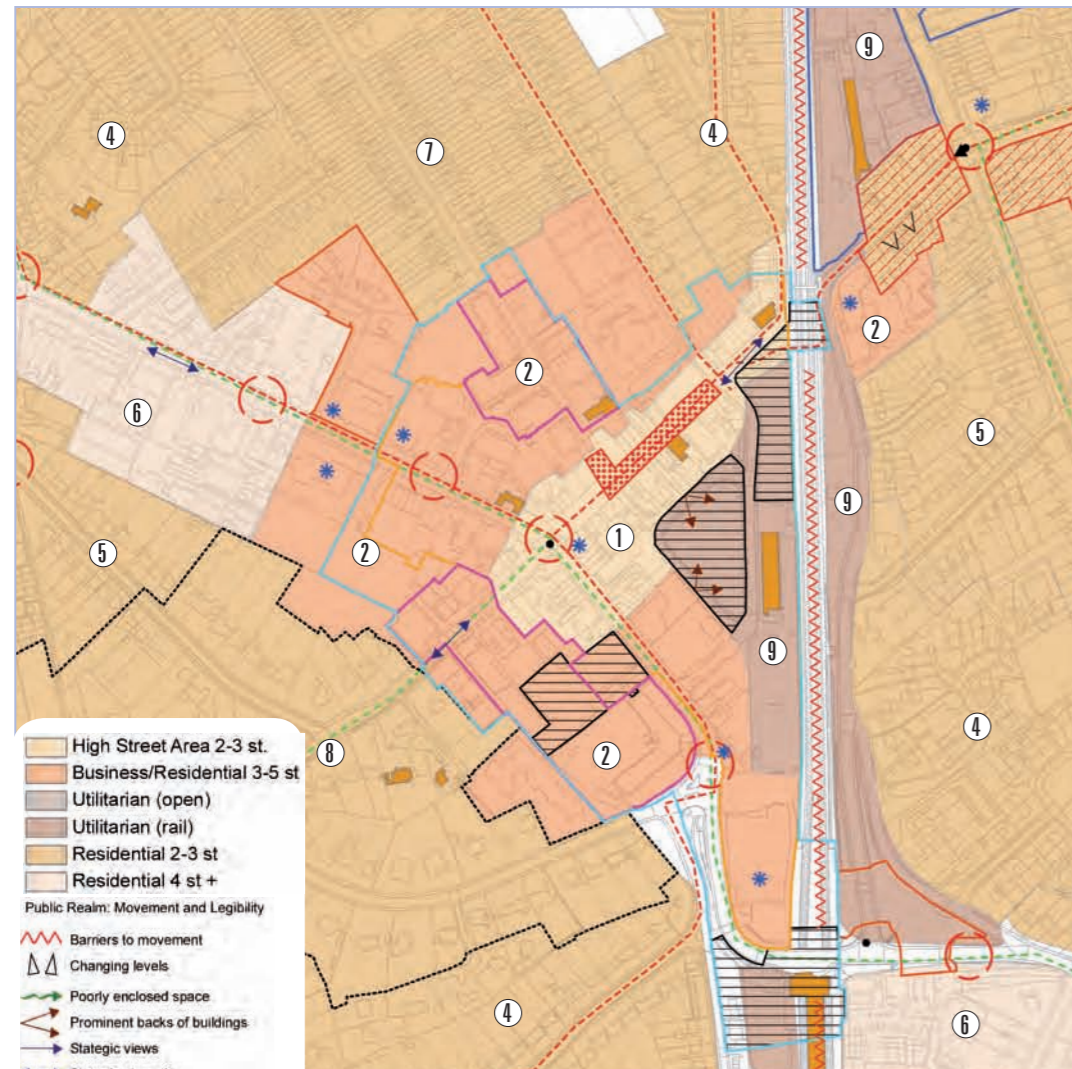

(This image, and above image) 1930's - 1950's development which makes up the majority of Horley's residential areas, with uniform road layouts and a strong adherence to the building lines being characteristic

Legibility and Movement

INSET CT2.1: HORLEY: TOWNSCAPE CHARACTER APPRAISAL AND RECOMMENDATIONS

1) High Street area, encompassing primary and secondary shopping areas

Mixed area of building styles and massing, with heights generally between 2-3 storeys. Busy town centre environment, tailing off towards north-eastern corner. Eras of development and style are varied: from Victorian terraces to more recent structures resulting in a busy visual characteristic and occasionally an uncomplimentary architectural mix. Some vacant properties present. Public realm treatment is dated and of poor condition, including areas of clutter. The railway line at the north eastern end of the high street is a significant movement barrier. Massing and proximity of the neighbouring business area is putting pressure on the high street, as seen in occasional higher built height development towards its north-east edge. - <u>Sensitivity to change: Medium - low</u>

2) Business/commercial area

Area of larger scale massing, encompassing the town's business, office space and some commercial and residential uses. 3-4 storeys in height, predominantly of recent development with a bulkier massing than the high street area. Frequent fenestration, brick built and typically styled with geometric facade detailing. Visually, this area adds height and mass to the town centre on streets which have a strong sense of enclosure - helping to define movement corridors although occasionally having a detrimental impact on the public realm microclimate. Mostly off street parking. - <u>Sensitivity to change: low</u>

4) Residential - 1960's and 1970's estates

Area of detached, semi-detached and terraced residential development of patchwork estates from 1960's and 1970's, offering variation in styles/materials between estates but with some overall uniformity in character. 2-3 storeys in height, occasional areas of bungalows. Occasional newer development as infill.   - <u>Sensitivity to change: Medium - low</u>

5) Residential - 1930's- 1950's

Predominantly detached, with some semi detached properties of a general good condition. Tree lined avenues. Sensitivity to change: Medium

6) Residential - 1980's estates to Recent

Area of flatted development, range of heights and a range of eras from 1980's to recent. More recent development includes off street parking and some examples of building massing/heights used to create gateways and legibility. - <u>Sensitivity to change: Medium - low</u>

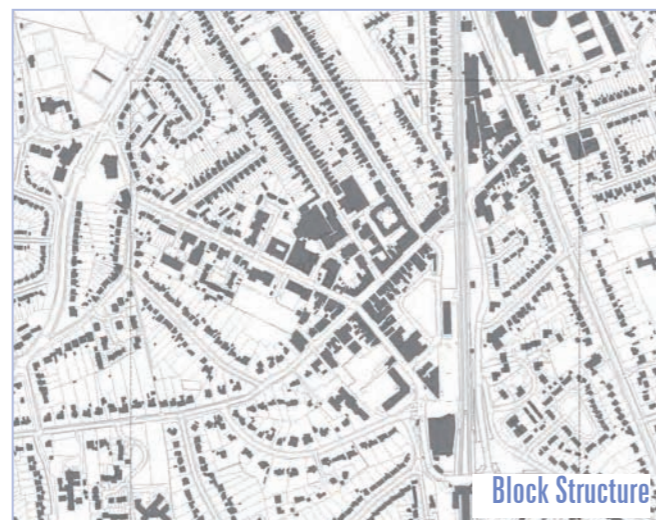**7) Residential - Victorian-Edwardian**

Visually unified area of terrace and semi-detached housing of average condition. Long straight road layout. 2- 3 storey in height. - <u>Sensitivity to change: High</u>

8) Residential - Conservation area

Visually unified 1930's detached, semi detached properties of 2-3 storeys in height. Leafy, quiet, street characteristics and large plot sizes. - <u>Sensitivity to change: High</u>

9) Utilitarian area - rail

A linear area running parallel to the rail line including development associated with railways and storage. Buildings and spaces are typically utilitarian in character and in med-poor condition. Despite the area's general condition and quality, it also includes some recent infill residential development, mature tree planting and a listed building, all of which are of a much higher sensitivity. - <u>Sensitivity to change: low</u>

Legend:
- High Street Area 2-3 st.
- Business/Residential 3-5 st
- Utilitarian (open)
- Utilitarian (rail)
- Residential 2-3 st
- Residential 4 st +

Public Realm: Movement and Legibility
- Barriers to movement
- Changing levels
- Poorly enclosed space
- Prominent backs of buildings
- Stategic views
- Stategic views 2
- Prominent buildings
- Gateways

Designations
- Junction Improvements
- Traffic Management Measures
- Pedestrian Priority Area
- Area for Small Businesses
- Horley Town Centre
- Town Centre Business Area
- Primary Shopping Area
- Integrated Mixed Use Scheme
- Conservation Areas
- High Quality Bus Route in Horley
- Spine Cycle Route in Horley
- Allocated Housing Site
- Land Reserved for Industrial Storage and Distribution Uses
- Employment Areas
- Local Shopping Centres
- Listed Building
- OS MasterMap

Block Structure

Examples of Type 1 development within Horley:

The historic core of Horley on Massetts Road

The varied style and massing of the High Street, together with a visually cluttered facade at street level leads to an uncomplimentary mix.

Vacant shops and an architectural style which is too reminiscent of domestic residences are detracting features in Horley's townscape

Examples of Type 2 development within Horley:

An area of larger, predominantly brick buildings which adds massing to the western side of Horley town centre.

Examples of Type 6 development within Horley:

These flats on Regents Mews are typical of the recent development to the west of Horley, providing a visual transition to the larger massed commercial buildings in the adjoining area. They can add to legibility, such as here forming a gateway from the main road to the residential area.

Examples of Type 9 development within Horley:

The area adjacent to the railway includes areas for storage and car parks. The area sits between the town centre and nearby residential areas, is utilitarian in character and includes structures and spaces in poor condition.

ENDNOTES

- Unlocking the Potential of the Urban Rural Fringe (CA, Groundwork 2004).
- Reigate and Banstead Local Plan (2005).
- Redhill Town Centre Strategy (Jan 2006), Draft Preston Regeneration SPD (May 2006), Horley Town Centre Regeneration SPD (Nov 2006), and Draft
- Mersham Regeneration SPD (Aug 2006).

APPENDIX

APPENDIX A

Methodology to assess landscape and townscape character, quality, value and sensitivity to change

Throughout the desktop and site survey phases of the study, our approach was based on guidance produced by the Countryside Agency (Landscape Character Assessment: Guidance for England and Scotland, 2002), and with relevant recommendations from the Landscape Institute (Guidelines for Landscape and Visual Impact Assessment, 2002) where there was an overlap with impact assessment work.

No recognised industry guidance exists for townscape assessment. This element of work combined a very similar methodology as for the landscape character assessment, taking on additional guidance for urban areas from Table 2.2 (Character Appraisal Inventory), The Urban Design Compendium and Section 3, Urban Design and the Planning Toolkit.

Summarised below are the stages and methodologies used to complete the assessment phase.

EVIDENCE GATHERING AND REVIEW

This task involved collecting and reviewing policy documents, strategies and monitoring information from a number of sources including those outlined in Appendix 2 of the project brief. The review helped to establish the broad context for the landscape and townscape character assessments and included:

- Adopted Surrey Structure Plan;
- Adopted Reigate and Banstead Local Plan to identify landscape recognised areas;
- Local Distinctiveness Design Guide, 2004
- Emerging Core Strategy and other relevant DPDs
- The Countryside Agency, Countryside Character Initiative;
- Conservation Area Assessments;
- Relevant OS maps and other historical maps;
- Aerial photographs;
- Other ecological, historical and cultural data and reports. The use of MAGIC (www.magic.gov.uk) will be a valuable overall source of data collection.

DESK-TOP LANDSCAPE CHARACTERISATION

Through a review of the above the landscape specialists gained a preliminary insight into the features contributing to the varied character of the landscape of the borough. This information was used as the basis for the landscape character site survey work and was presented graphically as a Preliminary Landscape Character Map, which included the following information:

- Relevant landscape designations;
- Landscape elements;
- Ecological and heritage features;
- Landform;
- Hydrology;
- Geology and soils;
- Broad land-use typologies;
- Settlement patterns.

DESK-TOP TOWNSCAPE CHARACTERISATION

Similarly, the townscape characterisation involved a desk-top appraisal of a range of planning information sources to inform our understanding of the existing urban fabric. In essence, this took forward previous analysis from the Borough's Local Distinctiveness Guide and subsequent determination of areas of development constraint, rationalisation, change of use or development potential. The desk-top appraisal presented a preliminary understanding of the following aspects:

- The general density, massing and layout of areas within the borough's settlements. This exercise also provided a good appreciation of other material considerations when identifying suitable areas for residential development such as landmark buildings, permeability, barriers, neighbourhood edges and key gateways or nodes.
- The principal land uses, local services, open spaces and public transport corridors and hubs within the study area.
- The presence of key townscape, heritage and ecological designations using OS plans, aerial photos, the MAGIC website and historic maps.
- Areas currently designated for other land-uses such as retail, education, employment and open space.

The results of the desk-top townscape appraisal were presented graphically as a Preliminary Townscape Character Map which provided an early indication of broad locations for housing growth in the emerging Core Strategy and provided the starting point for future housing potential studies.

LANDSCAPE SITE SURVEY

Atkins undertook a site survey of the rural areas in the borough to inform and enforce the conclusions of the desk-top study work using the approach endorsed by the Countryside Agency. The site survey identified the aesthetic and perceptual characteristics, including the quality and sensitivity to change of the landscape character areas and the sub areas (see below for further explanation of how these judgements are formed). The site surveys were extensively recorded using photographs and site survey record sheets.

The information gained from the study provided a detailed knowledge of the key characteristics of the local landscape. It contributed to the definition of landscape character areas and their 'sub areas' and the forces of change affecting them. In particular, the mapped data was be used to identify areas of common character.

Simultaneously, Atkins undertook an targeted assessment of the urban/rural fringe which produced a map illustrating the sensitivity to change (in the same way sensitivity to change was identified for both the landscape and townscape character areas) for this important area of the Borough, covering the whole of the settlement edge.

The site surveys were spread over the late winter/early spring in order to appreciate some of the changes to the seasons and the effect this has on landscape character.

TOWNSCAPE SITE SURVEY

The purpose of the townscape survey was to ratify the detailed desktop work. In particular, information will be gathered on layout and form of development (including building types, form, heights, massing and setting).

The survey work was undertaken using a proforma for recording information that is consistent with 'Table 2.2 (Character Appraisal Inventory), The Urban Design Compendium' and 'Section 3 (Urban Design and the Planning Toolkit), By Design'. This approach will allow information to be collected in a consistent manner and that can be plotted using GIS software. The findings of the assessment were analysed and used to corroborate and verify information gathered from the desk-top work to identify variations in the characteristics of different urban areas.

CHARACTERISATION AND MAPPING

The information collected during the desk-top study and the site survey work defined the boundaries of the landscape and townscape character areas and sub areas. These areas were plotted using GIS software and issued to the Council as a series of Borough Characterisation Maps that represented the culmination of Phase 1 work. The Characterisation Maps form a suite of stand alone plans that will be available to development control officers and which formed an integral component of the Phase 2 work.

This stage evaluated the sensitivity towards change for each of these landscape and townscape areas based on character, condition, context and value.

IDENTIFYING LANDSCAPE/TOWNSCAPE CHARACTER

Our assessment of the character of the Borough's rural and urban areas follows current best practice (Landscape Character Assessment Guidance for England and Scotland, Countryside Agency 2002). This guidance, the principles of which form the basis for all character assessment (whether landscape or townscape) includes the following definition of character, and a concise summary of what the study aimed to identify:

Character:

"A distinct, recognisable and consistent pattern of elements in the landscape [or townscape] that makes one landscape [or townscape] different from another, rather than better or worse

As such, the character of an area is identified and communicated in a descriptive way, commenting on the pattern of features which help to make the area unique. This is carried out in as relatively value-free way as possible. The analysis of the character, where judgements are drawn, formed a second phase in the process, described below.

JUDGEMENTS OF QUALITY, VALUE AND SENSITIVITY

Assessing Landscape/Townscape Quality

Initially at desktop stage, but more extensively through site based evaluation, the landscape/townscape quality of each area was assessed primarily in terms of:

- The condition of landscape and neighbouring townscape features such as woodland, watercourses, field cover, built form etc.
- The intactness of the landscape/townscape from a visual and functional perspective.

The information recorded at this stage was summarised and given a rating within a ranging from low to high. In terms of the urban/rural fringe, a key component in its quality judgement concerned how integrated the urban/rural elements were.

ASSESSING LANDSCAPE/TOWNSCAPE VALUE

The study areas were assessed for their value in landscape/townscape terms; a process which attributes a relative significance to an area based on its recognised value. For this, we drew upon a range of sources at the desktop stage, including:

- Landscape/townscape designations
- Recreation and public access from OS mapping
- Tranquillity
- Historical associations through Scheduled Ancient Monument, historic parks and Gardens mapping
- Locally valued landscape or areas as identified by the client

This information is then complemented by a site based evaluation of the scenic qualities of the landscape/townscape, together with an assessment of how representative its character is within its wider setting, to give an overall judgement on the relative value of the area. Again, the information recorded at this stage was summarised and given a rating within a ranging from low to high.

ASSESSING LANDSCAPE/TOWNSCAPE SENSITIVITY

This formed a key element of the assessment. It took into account the full range of issues of landscape/townscape quality and value to form a baseline against which sensitivity is judged. The approach directed its analysis to sensitivity to change, with an emphasis on that change being additional residential development (to feed into Phase 2's assessments). Again, the information recorded at this stage was summarised and given a sensitivity rating within a ranging from low to high.