

 <p>Reigate &amp; Banstead BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	24 January 2018
	<b>REPORT OF:</b>	HEAD OF PLACES AND PLANNING
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<b>AGENDA ITEM:</b>	12	<b>WARD:</b> Tadworth and Walton
<b>SUBJECT:</b>	<b>TADWORTH CONSERVATION AREA</b>	
<b>PURPOSE OF THE REPORT:</b>	To agree the proposed Tadworth Conservation Area and to authorise consultation on its designation.	
<b>RECOMMENDATIONS:</b>		
<ol style="list-style-type: none"> <li>1. Designate the area around Tadworth station, as delineated on the plan in Appendix 1, as a new Conservation Area under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</li> <li>2. Authorise officers to formally consult on the designation of the proposed Tadworth Conservation Area and to report back to the Planning Committee on the outcome of the consultation.</li> </ol>		
Planning Committee has authority to determine the recommendations.		

## 1.0 BACKGROUND

- 1.1 The Borough currently has 21 Conservation Areas. They are defined by the legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest. This programme of designations and extensions was completed in 2013. A new review is taking place, with regard to boundaries of existing Conservation Areas, as part of the Conservation Area Appraisals for existing areas. A review of designations for other areas will also take place as part of the regular review process. The potential for the area around Tadworth Station to be designated as a Conservation Area has recently come to the attention of officers. The recent restoration of Tadworth Station and its canopy as well as research into the architectural history of the area has raised awareness of the special architectural and historic interest of the area. One of the advantages of Conservation Area status is that it allows the Local Authority greater powers to facilitate appropriate development and consider the existing buildings in the context of the character of the area.

## **2.0 STATUTORY PROVISION**

- 2.1 Public attitudes in favour of the retention and enhancement of local character and distinctiveness within the built environment are reflected in statutory legislation and guidance. Historic buildings and conservation areas are, therefore, vitally important to the environmental quality of life in this country. Consequently, local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to determine and review which parts of their area are of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.
- 2.2 Apart from this fairly broad advice, no specific formula for conservation area selection is set out within planning legislation or accompanying Government advice. This stems from the diversity of urban form within the country and the varying possibilities for conservation area designation, which make it impractical to lay down national standards. Within the Borough context however, certain criteria can be established to determine the suitability of areas for designation. For example, areas might exhibit some of the following factors:
- A relatively unspoilt, period character associated with the area;
  - Buildings of architectural merit, forming significant building groups or townscape;
  - A historic street pattern complemented by historic landscape;
  - A high level of visual amenity that creates an area worthy of conservation.
- The areas should be cohesive in character but can include composite elements.

## **3.0 CHARACTER ASSESSMENT OF PROPOSED TADWORTH CONSERVATION AREA**

- 3.1 The suggested area consists of the Victorian and Edwardian heart of Tadworth. The roads in the proposed area include part of Station Approach, Cross Road and The Avenue. In terms of history and topography, the area was developed after the arrival of the railway in 1900. Before this period the area was farm land. There is only one locally listed building in the area, the Church of the Good Shepherd but the majority of buildings have architectural merit. They consist of a core of Victorian and Edwardian buildings, complimented by later buildings in the arts and crafts tradition.
- 3.2 The proposed area would consist of the Bridge Grill, and Eastons, Station Buildings, Tadworth Railway Station and 14-28 (even) Cross Road, 2-10 (even), 24-30 (even), 1-9 (odd) and Church of the God Shepherd and Church Hall, Station Approach, and St John's Catholic Church and Royal Mail Delivery Officer 88 The Avenue.
- 3.3 The railway station building is the oldest building in the area opened in 1900, as part of the Chipstead Valley Railway built by Cosmo Bonsor. The station building was designed by Arthur John Barry, of the notable Barry family of architects and engineers. The land around was sold off for development as

part of the Tattenham Park estate. 6 and 8 Station Approach were built first, as agents' offices, their well detailed tiled joinery including Venetian windows, followed by the Easton Offices in 1906 which has a fine entrance canopy, all in the Old English style. The Lloyds Bank was constructed from 1906 onwards, first as a house, which was then converted to a bank in 1927 by the architect J.P.Briggs. A parade of shops in Cross Road followed in 1908 designed by the architects and surveyors Cope & Furneaux in a simple arts and craft style. The Church of the Good Shepherd was completed in 1912 to the designs of the architect Charles Barry, another member of the famous Barry family. In 1929 Barclays Bank was built in a well proportioned early Georgian style by the architects Nicholas & Dixon-Spain and the Willow Tea Rooms ( 28 Station Approach) was opened in a building designed by the arts and crafts architect L.Stanley Crosbie, with substantial oak joinery to the shopfront and oriel windows above. The Post Royal Mail Delivery Office is in a farmhouse style and built in 1934 by HM Office of Works who were known for their well detailed buildings in the vernacular style. The last building is St John's Catholic Church of 1964 by Abraham Broadbent, an assistant of the 1930's architect Goodhart Rendel, known for his traditional brick buildings. Overall the buildings represent a good collection of buildings that illustrate the vernacular style of the early 20<sup>th</sup> century, from Norman Shaw's Old English , to Arts and Crafts and thirties neo Georgian and farmhouse styles. They form a cohesive group around the station and its vicinity.

#### **4.0 RESOURCE IMPLICATIONS**

- 4.1 Whilst heritage resources are finite, the greater certainty in the development control process will considerably reduce time spent on negotiation and discussion of proposals. A Conservation Area Appraisal would need to be programmed in for the future. There would not be an increase in tree notifications as the trees within the area are covered by existing tree preservation orders or on network rail land.

#### **5.0 LEGAL IMPLICATIONS**

- 5.1 The local planning authority has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review the exercise of their functions in respect of the designation of conservation areas, and to consider the designation of further parts of their area as conservation areas. The legal status of Conservation Areas is not expected to change in the near future.

#### **6.0 CONCLUSIONS**

- 6.1 It is recommended that the Victorian and Edwardian core of Tadworth and associated buildings is worthy of designation as a Conservation Area, as it contributes significantly to the identity and character of Tadworth. Without protection, the gradual deterioration of these buildings and their shopfronts will have a negative effect on the character of Tadworth. It is recommended that the Committee approve designation of the Conservation Area and consult on the designation, with report back to Planning Committee on the results of the

consultation. There is no requirement to consult before designation and designation would provide interim protection whilst the consultation process takes place.

- 6.2 It is recommended that the Victorian and Edwardian core of Tadworth and associated buildings is designated as a Conservation Area, as delineated on the attached plan in Appendix 1, in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that public consultation be undertaken.

Background Papers: None

Appendix 1

**PROPOSED TADWORTH CONSERVATION AREA**



