

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	29 September 2021
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	8	WARD: Lower Kingswood, Tadworth and Walton Sidlow

SUBJECT:	To report the results of the public consultation on Walton the Hill Conservation Area boundary changes and consider the designation of the proposed changes to Walton on the Hill Conservation Area boundary.
PURPOSE OF THE REPORT:	This report recommends the designation of the changes to the Walton on the Hill Conservation Area.
RECOMMENDATION:	
<p>1. It is recommended that the boundary changes to Walton on the Hill Conservation Area are designated, as delineated on the attached plans in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory procedures be undertaken.</p>	
Planning Committee has authority to determine the recommendations.	

1.0 BACKGROUND

1.1 The Borough currently has 23 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 draft conservation area appraisals have recently been undertaken. Walton on the Hill Conservation Area was designated in 1973 and extended in 1990. The draft Walton on the Hill Conservation Area Appraisal suggested a number of boundary changes and these were subject to consultation with the residents of these areas and amenity societies by letter in March 2020 and by virtual meeting in 2021. Designation gives 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.

3.0 **CONSULTATION RESULTS AND CHARACTER ASSESSMENT OF THE PROPOSED BOUNDARY CHANGES**

3.1 Comments were received from 6 households in relation to the boundary changes. Two requesting deletions, one supporting a deletion and three objecting to inclusion in the Conservation Area. Comments were also received from the Tadworth and Walton Residents Association.

3.2 Egmont Park Road Recommendation : Retain in the Conservation Area

One household requested removal of Egmont Park Road from the Conservation Area as they considered that it consisted of mostly new houses. Officers consider that Egmont Park Road should remain part of the Conservation Area for the following reason. The Holly hedge lined estate road of 1908 has a particularly distinctive character. There are three significant houses of substantial size within the road by notable arts and crafts architects include Guy Dawber, Stanley Crosbie and Arthur Geen. Whilst there has been infill, this has generally been respectful of the existing character, the road is still of considerable character and should be retained within the Conservation Area.

3.3 2 Greenways Recommendation : Retain in the Conservation Area

One household requested the removal of 2 Greenways from the Conservation Area as it is a modern house. Officers consider the property should be retained in the Conservation Area as it is within the setting of adjacent period properties, Heath Cottage and Pintmere, and contains trees and hedges that contribute to the Conservation Area, and is embedded in a sensitive location fronting the heath.

3.3 Proposed removal of 15 to 57 (odd) Sandlands Road and 27 to 31 (odd) and 26 to 40 (even) Meade Court

Recommendation: Removal of properties from the Conservation Area designation

This is a proposal by officers. In regard to the west side of Sandlands Road, the officer proposal is to amend the boundary in this area by removal of certain houses, as the houses on the contribution to the Conservation Area is mainly as a distant views from Walton Street and general planning controls seem sufficient to ensure that that setting is maintained. One household supported the removal of the west part of Sandlands Road from the Conservation Area. Whilst parts of the east side of Sandlands Road lack architectural interest, the east side need to be retained as they form a prominent backdrop and silhouette to Walton Pond and uncontrolled roof alterations and extensions would impact on the setting of the village pond. The properties at the back of Mead Court are proposed for removal from the Conservation Area as this a modern development hidden from the Conservation Area and a third of the Court already lies outside the Conservation Area. It is proposed to retain Pond Farm Close in the Conservation Area as is within the setting and grounds of Ebenezer Cottage, a grade II listed building and its barn. It is therefore considered that 15 to 57 (odd) Sandlands Road and 27 to 31 (odd) and 26 to 40 (even) Meade Court should be excluded from the Conservation Area.

- 3.4 Proposed addition of Chequers Corner, Chequers Corner Cottage, Tudor Cottage, the White Cottage and Tressady Cottage, Heath Drive and part of the land south of the Grange, Hurst Drive off Chequers Lane
Recommendation : Inclusion of the properties and land in the Conservation Area.
Chequers Corner is a substantial arts and crafts building of 1914 by the architects Trehearne & Norman with a Lodge of 1924 by the architect Stanley Crosbie. Adjacent is the timber framed Tudor Cottage of 1926 by the architect B De C Jackson of George Crawley & Partners and opposite is Tressady and the White Cottage in an arts and crafts style with pantile roof by the architect George Crawley, of 1920. The land in Chequers Lane is the remains of the garden of the Grange, was laid in 1921 by the landscape gardener Alfred Luff, and still includes original rhododendrons, azaleas, Japanese maples and other shrubs as well as specimen trees. The owners of Tressady and the White Cottage object to the inclusion of their properties. They consider the properties are too altered to include. The Tadworth & Walton Resident's Association have said that consideration should be given to exclude those properties given the objections, but support the inclusion of the other properties. The officers have considered these objections but are of the view that the properties are of some character and have retained their original appearance from Heath Drive and should be included. It is therefore considered that the above properties contribute to the arts and crafts character of this part of Walton and should be included in the Conservation Area.
- 3.5 Proposed addition of 3 and 5 Breech Lane
Recommendation : inclusion in the Conservation Area
This is an officer proposal. These are arts and crafts style lodges to Little Chesters, a grade II listed building and by the same architects, Nicholls & Hughes of 1927. They are included for group value with the main house and their contribution to the arts and crafts character of the Conservation Area. The Tadworth & Walton Resident's Association support the inclusion of these properties.
- 3.6 Proposed addition of 35 and 35a Walton Street, Petersmead, Monellan, Bracknell 39, 37 and 35 Meadow Walk
Recommendation : inclusion in the Conservation Area
This is an officer proposal. Petersmead is an arts and crafts house of 1913 by the local arts and crafts architect L Stanley Crosbie for his residence and 35 & 35a Walton Street and Bracknell, both of 1909 are also by him. 35 & 37 of 1911 by the architect Morley Horder, known for designing Lloyd George's house and the cottages are illustrated in Sir Lawrence Weaver's "Cottages ; Their planning, design and materials" (1926). An objection was received by the owner of 37 Meadow Walk to the inclusion of 37 & 39 stating it was heavily modified and they wished to extend the house. The officer's view is that the original form of the house is recognisable from the front and contributes to the group of arts and crafts houses, and its inclusion would not preclude rear extensions if they meet the general planning design criteria. It is therefore considered that the above properties should be included in the Conservation Area as they contribute to the arts and crafts character of the area. The Tadworth & Walton Resident's Association support the inclusion of these properties.
- 3.7 Duffield Road and 8 to 18 and 38 to 52 (even) Meadow Walk
Recommendation : Not to include in Conservation Area at this stage
The Tadworth & Walton Resident's Association have suggested the inclusion of these properties. Officers have considered the properties but having regard to the architecture of the dwellings, consider that current controls are sufficient and therefore not recommending inclusion at this stage.

3.8 Emerald Place, Deans Lane, Walton

Recommendation : include in Conservation Area

This is an arts and crafts house of 1931 by Seely & Paget, best known for their work at Eltham Palace and contributes to the group of arts and crafts houses in the area. Officers recommend its inclusion in the Conservation Area.

3.9 Lane End, Chucks Lane, Walton

Recommendation : include in Conservation Area

This is a house originally by the arts and crafts architect Percy Morley Horder of 1907 which was remodelled with tile hanging by the notable architect Sir Mervyn McCartney in 1924 for Baron Russell of Killowen family once they had left Tadworth Court. Officers recommend its inclusion in the Conservation Area as an arts and craft house by important architects.

3.10 Howard Close

Recommendation : Not to include at this stage

Tadworth and Walton Residents Association suggested inclusion of this area as they considered it has architectural cohesion and charm. Officers have researched the estate and their view is as follows. It was designed by the architect Arthur Kenyon, in 1937 and the houses match some of those he designed at Welwyn Garden City, which are included in the Conservation Area for the garden city. Unfortunately at Walton only 1 of the 58 houses has its original windows and there is no realistic possibility of reinstating the original configuration. The ornate dormer cornices have also been removed in the majority of cases. However the Flemish bond brickwork and proportions survive and the roofscape survives at the present with some degree of unity. There is a danger that further changes particularly to the roofscape without a more ordered approach could result in a considerable deterioration in the appearance of the estate. It is therefore considered that the merits of an Article 4 Direction or Conservation Area designation need to be further explored.

4.0 RESOURCE IMPLICATIONS

- 4.1 Whilst heritage resources are limited, the greater certainty in the development management process will considerably reduce time spent on negotiation and discussion of proposals.

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 considered that the revised boundary to include additional buildings is worthy of designation as a Conservation Area, as the additional buildings contribute significantly to the identity and character of the area. It is also considered that the areas to be removed from the Conservation Area are sufficiently controlled at this present time not to affect the Conservation Area or its setting. It is recommended that the Committee approve designation of the revised boundary of the Conservation Area.

6.2

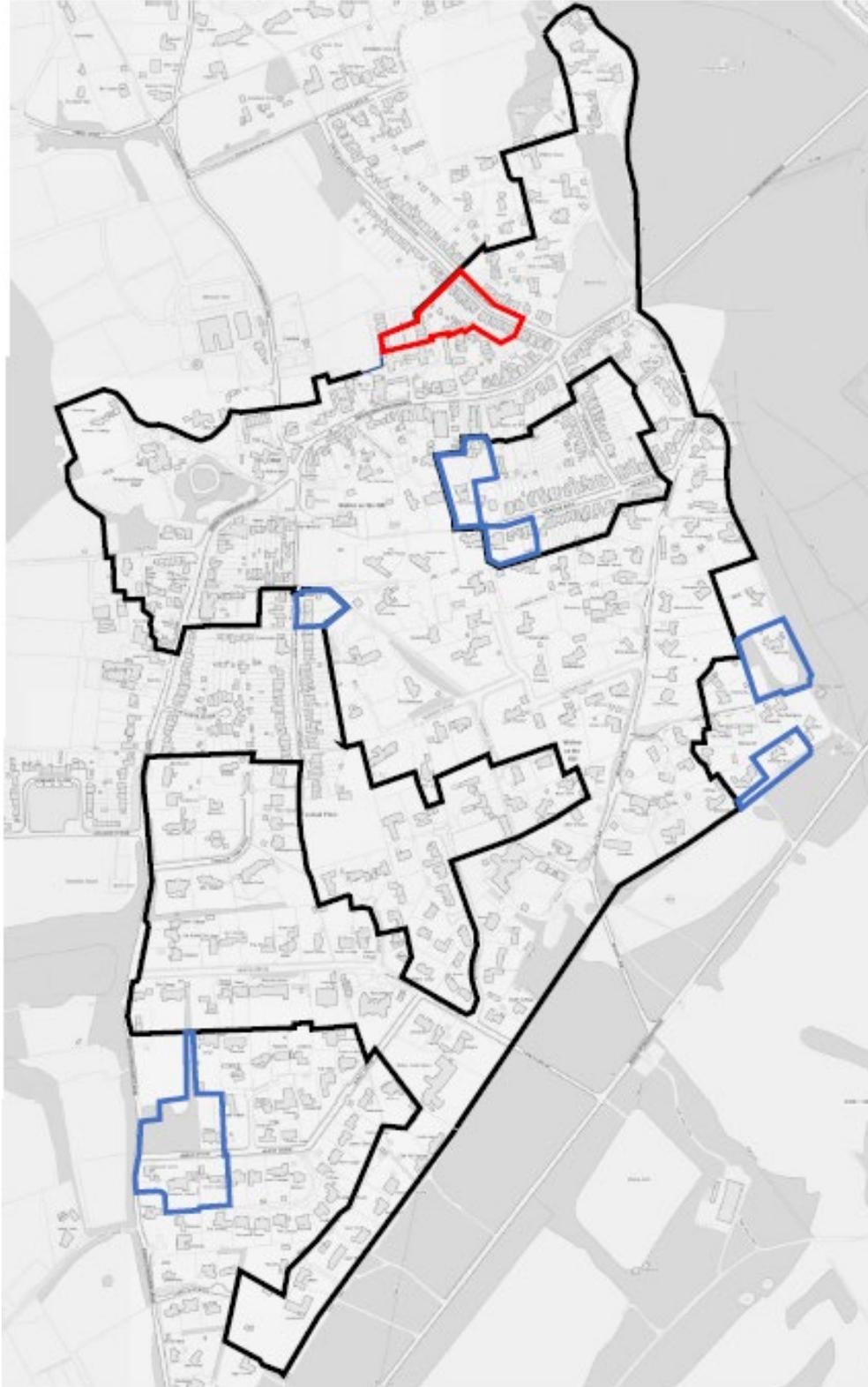
It is recommended that the revised boundaries of Walton on the Hill Conservation Area as delineated on the plans in Appendix 1 be designated as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory notifications be undertaken.

Background Papers: None

Appendix 1.

Walton on the Hill Conservation Area as existing

Walton on the Hill Conservation Area proposed boundary changes



Key : Additions Blue Deletions Red

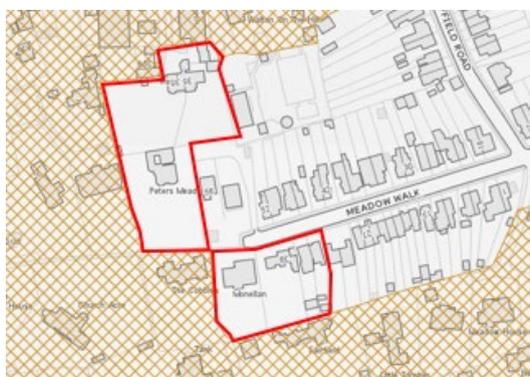
Proposed Additions to Walton on the Hill Conservation Area (outlined in red, existing Conservation hatched)



Proposed addition of Chequers Corner, Chequers Corner Cottage, Tudor Cottage, the White Cottage and Tressady Cottage, Heath Drive and part of the land south of the Grange, Hurst Drive off Chequers Lane (outlined in red, existing Conservation hatched)



Emerald Place, Deans Lane, Walton and Lane End, Chucks Lane, Walton (outlined in red, existing Conservation hatched)



Proposed addition of 35 and 35a Walton Street, Petersmead, Monellan, Bracknell 39, 37 and 35 Meadow Walk (outlined in red, existing Conservation hatched)



Proposed Addition of 3 and 5 Breech Lane (outlined in red, existing Conservation hatched)

Proposed deletion from the Conservation Area



Proposed deletions from Walton on the Hill Conservation Area
15-57 (odd) Sandlands Road Walton on the Hill
27-31 (odd) and 28-40(even) Meade Court Walton on the Hill
(outlined in red, existing Conservation hatched)

Appendix 2 Illustrations for proposed additions and deletions from Walton on the Hill Conservation Area boundary

Proposed Additions to Walton on the Hill Conservation Area (outlined in red, existing Conservation hatched)

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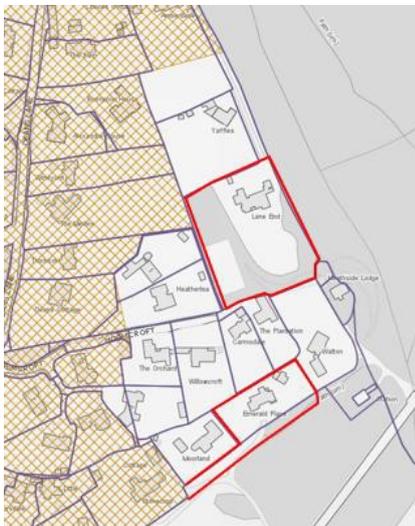
Proposed addition of Chequers Corner, Chequers Corner Cottage, Tudor Cottage, the White Cottage and Tressady Cottage, Heath Drive and part of the land south of the Grange, Hurst Drive off Chequers Lane (outlined in red, existing Conservation hatched)



Chequers Corner, substantial arts and crafts building of 1914 by the architects Trehearne & Norman



Tressady and the White Cottage in an arts and crafts style with pantile roof by the architect George Crawley, of 1920



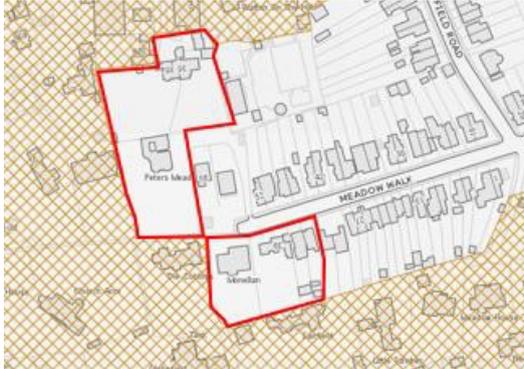
Emerald Place, Deans Lane, Walton and Lane End, Chucks Lane, Walton (outlined in red, existing Conservation hatched)



House of 1907 by arts and crafts architect Percy Morley Horder which was remodelled with tile hanging by the notable architect Sir Mervyn McCartney in 1924 for Baron Russell of Killowen family



Arts and crafts house of 1931 by Seely & Paget



Proposed addition of 35 and 35a Walton Street, Petersmead, Monellan, Bracknell 39, 37 and 35 Meadow Walk (outlined in red, existing Conservation hatched)



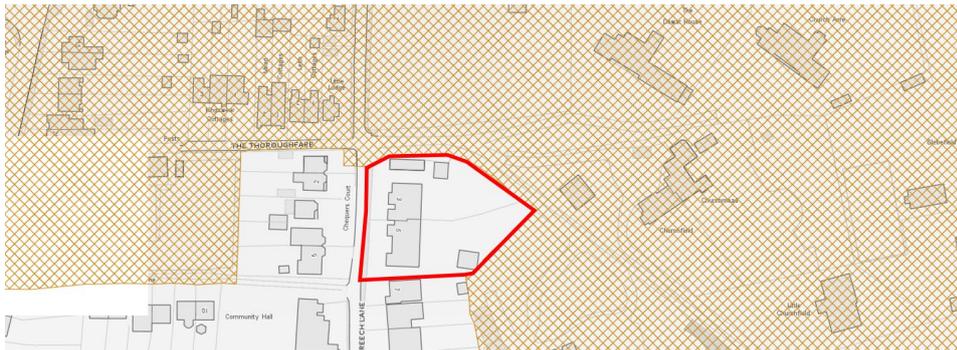
Petersmead 1913 by the local arts and crafts architect L Stanley Crosbie for his residence



35 and 35a Walton Street 1909 by L Stanley Crosbie



37 and 35 (pair of cottages on left) on by the architect Morley Horder and Bracknell 39 (on the right) by the architect L Stanley Crosbie, Meadow Walk



Proposed Addition of 3 and 5 Breech Lane to Walton on the Hill Conservation Area



3 & 5 Breech Lane are Arts and crafts style lodges to Little Chesters, a grade II listed building and by the same architects, Nicholls & Hughes of 1927

Proposed deletion from the Conservation Area



Proposed deletions from Walton on the Hill
Conservation Area 15-57 (odd) Sandlands Road
Walton on the Hill
27-31 (odd) and 28-40 (even) Meade Court Walton
on the Hill (outlined in red, existing Conservation
hatched)



The houses in Sandlands Road to be deleted from the Conservation Area

View of Sandlands Road from Walton Street showing the houses to be deleted in the distance.

