

Nominations for Local Listing in the Borough of Epsom & Ewell from Epsom Civic Society

1. Clayhill Green Boundary Wall, Epsom

Location: KT19 8JP; Grid Ref: TQ 2013 6091; Stamford Ward **Selection criteria C, D and F.**

Local significance: architectural or artistic value; archaeological value; landmark status.



Epsom Town Centre

2. Numbers 11 – 33 (odd) Upper High Street, Epsom

Location: KT 17 4QY **Selection criteria B and C.**

Local significance: group value; architectural or artistic value; complementary to 2-14 Upper High Street (see **3** below). A harmonious vista of gabled facades forming a cohesive group dating to c1900 with terracotta details to the first floor. The half-timbered gables add interest at second floor level. Formerly the fashionable shopping centre of Epsom, assuming the prestigious title of the Grand Parade.



Upper High Street N side looking East



Upper High Street N side looking West

3. Numbers 2 – 14 (even) Upper High Street, Epsom

Location: KT17 4QJ **Selection criteria B and C.**

Local significance: group value; architectural or artistic value; 'ghost sign' at No 12; complementary to 11-33 Upper High Street (see **2** above). This group is three storeys high, each two-window wide bay being defined by a gable. Polychromatic brick details to the

window heads to Nos. 10 to 14 add interest. No. 12 retains attractive sign writing to the first floor. Nos. 2 to 8 are slightly different, with string courses and ball finials which mark the party walls.



Upper High Street South side looking West



'Ghost sign' at no.12



'Ghost sign' close-up

4. Numbers 1 – 9 (odd) Waterloo Road, Epsom

Location: KT19 8AY **Selection criteria B and C.**

Local significance: group value; architectural or artistic value; a shop terrace of 1896 to 1901 with terracotta roundels and friezes, central oriel window and distinctively glazed round-headed sash windows. Identified as **positive buildings** in the Town Centre conservation area appraisal: "an unusual and distinctive building which deserves adding to the Borough Council's Local List of architecturally and historically important buildings." (2009, pp15, 17).



5. 24-28 West Street, Epsom

Location: KT18 7RJ **Selection criteria:** A, C, E and F.

Local significance: rarity; architectural or artistic value; historic association; landmark status.

24 West Street - this former public house, with its Dutch gable, roundels and nailhead decoration, was **recommended for inclusion** in an extension to the West Street boundary in the Town Centre conservation area appraisal (2009, p29). This locally historic and unique block (numbers 24-28) was erected in the 1880s by William Thomas Furniss (a local builder, corn, and coal merchant). The Dutch-style building was inspired by Furniss's previous emigration to Yonkers, New York. When he returned from America in 1870, he brought with him the technique to design and construct in the New York Dutch Style a completely concrete building. He also built two houses in Temple Road, Epsom in the same Dutch style. Built as a combined dwelling, works and shop, it was the first reinforced concrete building in Epsom. It is possibly one of only two surviving examples in England. The façade onto Station Approach is a very significant feature of Epsom and as such should be retained and protected. It is a much-loved building that is part of Epsom's heritage, a gateway building at the entrance to an historic market town.



Detailing at No24



24-28 West Street



Furniss family archive, Bourne Hall Museum. R-hand photo: New Year 1899

6. 1 Church Street, Epsom

Location: KT17 4PF **Selection criteria:** C, F and G.

Local significance: architectural or artistic value, landmark status, social and cultural value; the former Adult Education Centre of 1895 is one of several distinctive buildings that would be included within the boundary of the extended conservation area. The conservation area appraisal (p29) **highlights the merits** of 1 Church St (incorrectly numbered 18) within the extended CA.



1 Church Street, Epsom

7. 12-64 High St, Epsom

Location: KT19 8AH **Selection criteria** B, C and F.

Local significance: group value; architectural or artistic value; landmark status. The parade of shops which lies along the north side of the High Street from the Waterloo Road / Ashley Avenue junction eastwards (Nos. 12 to 64). These are three storeys high and built in a robust 1930s neo-Georgian style with sash windows, pediments, steeply pitched clay tiled roofs and substantial brick stacks. Ground floor shopfronts are modern but all sit below a rendered cornice which contains the various shopfront designs. The parade was clearly conceived as one planned development but may have been built incrementally as there are some variations in detail. The use of decorative urns, contrasting red and brown brick, tripartite sash windows, pilasters and gauged brick arches, all refer to the classical 18th century tradition, although the development is on a commercial not a domestic scale. The survival of the original copper numbers for each building is notable. Overall, the buildings remain relatively unaltered and local listing might be considered appropriate. The conservation area appraisal highlights the merits of 12-42 High St within the extended CA.



12-64 High Street, Epsom

8. 96-98 High Street, Epsom

Location: KT19 8BJ **Selection criteria C, F and G.**

Local significance: architectural or artistic value; landmark status; social and cultural value; (formerly occupied by Café Rouge).



Image from whatpub.com

9. Town Hall and Town Hall Extension, Epsom

Location: KT18 5BY **Selection criteria B, C and F.**

Local significance: group value; architectural or artistic value, landmark status.



Epsom Civic Society supports the following nominations (numbers 10 - 19 below) for local listing from Wendy Leveridge, Chair of Cuddington Residents' Association.

10. Lob's Cottage, Cromwell Road

Location: KT4 7JR Selection criteria A, C and F.

Local significance: rarity, architectural and artistic value, landmark status. The only thatched house in Cuddington Ward. An attractive house on a prominent site; understood to have been designed in c1932 by the architect Arthur Robert Welby.



11. Shadbolt Park and Shadbolt Park House

Location: KT4 7BX Selection criteria A, B, C, E, F and G.

Local significance: rarity, group value, architectural or artistic value, historic association, landmark status, social & cultural value.

Rarity: collection of rare trees and shrubs. *Group value:* relationship of Shadbolt House to Shadbolt Park. *Architectural or artistic value:* landscape and layout. *Historic association:* the park was originally a private garden laid out by Ernest Ifill Shadbolt in the 1920s-30s to house his collection of rare trees and shrubs; a catalogue compiled after his death in 1936 lists 329 species from six continents, many of which are still to be found in the gardens; the house was built in c1920 by Ernest Ifill Shadbolt, a retired Director of Railway Engineering in India and Vice-Chairman of the Metropolitan Public Gardens Association, as his own home (known in his lifetime as Darkfield) and as the setting for his collection of rare trees and shrubs. *Landmark status:* highly valued by and significant to the local community, in the public realm; the house is the focus of a park which has been much loved for over 80 years; the building has also been well known to generations of local residents, first as a branch library and now as a GP surgery. *Social & cultural value:* a much-valued local park which has Queen Elizabeth Field status.



Shadbolt Park

12. Hillcrest, Royal Ave

Location: KT4 7JU **Selection criteria C, E and F.**

Local significance: architectural & artistic value, historic association, landmark status.

Architectural & artistic value: designed by John Giles, an architect of national reputation (who for a time lived in The Avenue) and built by c1890; includes attractive detailing including (probably original) stained glass and terracotta dragon on front gable ridge.

Landmark status: one of the most prominent, as well as one of the most attractive, Victorian houses in the area of The Avenue, positioned near the corner of Royal Avenue and The Avenue.

Historic association: home from 1897 of C A (later Sir Alexander) Harris, later (1917-22) Governor of Newfoundland, and his family; his sons included Stanley Shute Harris, England football captain on four occasions between 1904 and 1906.



Hillcrest

13. 34 and 36 The Avenue

Location: KT4 7EY **Selection criteria B, C, E.**

Local significance: architectural & artistic value, group value, historic association.

Architectural & artistic value: nos. 34 and 36 were both built in c1910; very little other development took place in the ward at this time and they therefore represent an addition to the stylistic and chronological progression of the Avenue.

Group value: 34 and 36 forms a group.

Historic association: No.34 was home in c1910s-30s of George Douglas Murray, a nationally known breeder of border carnations, some of whose selections have remained in cultivation into the present century. No.36 home in the 1920s of the operatic tenor singer, photographer and painter Ifor Owain Thomas.



34 The Avenue



36 The Avenue

14. The Old Vicarage, St. Mary's Road

Location: KT4 7JL **Selection criteria B, C and F.**

Local significance: architectural and artistic value, group value, landmark status.

Architectural & artistic value: an attractive vernacular house designed by John Alick Thomas (of Whitfield and Thomas) and built in c1895-7. *Landmark status:* although located in St Mary's Road, the rear façade is prominent in the streetscape of The Avenue, viewed across the St Mary's Church car park; during its time as a vicarage the house and garden were used for many church groups, fetes etc and so became familiar to generations of local people.

Group value: designed by the same architect as the adjacent and near-contemporary St Mary's Church, opened in 1895 (which is Listed), for which this house was the Vicarage until 1985; both the Church and The Old Vicarage can be clearly seen from the church car park, forming a harmonious group. Mr Thomas was a local man (see 50 The Avenue) and a long-serving churchwarden.



The Old Vicarage

15. 50 The Avenue (The Croft) with 50A The Avenue and 15 Shadbolt Close (originally all one property)

Location: KT4 7EY (15 Shadbolt Close: KT4 7BT) **Selection criteria B and C.**

Local significance: architectural and artistic value, group value.

Architectural & artistic value: an attractive vernacular house designed by John Alick Thomas (of Whitfield and Thomas), as his own residence, and built in c1900. *Group value:* St Mary's Church and The Old Vicarage (St Mary's Road), and perhaps Harby Browe (Grafton Close) and 68 The Avenue (Copse Mead), were designed by J A Thomas.



16. Harby Browe, 19 Grafton Rd

Location: KT4 7JY **Selection criteria B and C, possibly E.**

Local significance: architectural and artistic value, group value.

Architectural & artistic value: an attractive vernacular house, perhaps designed by John Alick Thomas of Whitfield and Thomas in c1885 (an advertisement in *The Times* on 12 May 1885 for Dancerwood, which formerly adjoined it, stated that particulars could be obtained from Whitfield and Thomas, so it is possible that Whitfield and Thomas designed both houses around the same time). *Group value:* assuming that the attribution to J A Thomas is correct, there is a value to the admittedly dispersed group which also includes St Mary's Church, The Old Vicarage, 50 The Avenue and 68 The Avenue. *Historic association:* home in the 1890s-1920s of Sir Nathaniel Highmore, solicitor to HM Customs and Excise; his wife Annie Louisa was active in the Red Cross during the First World War.



Harby Browe

17. The Red Cottage, 15 Cleveland Road

Location: KT4 7JQ **Selection criteria B and C, possibly E.**

Local significance: architectural & artistic value, group value.

Architectural & artistic value: an attractive cottage, formerly the gardener's cottage for Malvern Lodge, subsequently The Grange. The main house (demolished) was apparently built between 1865 and 1871; it may have been designed by John Giles who appears to have had an important leading role in the development of Cleveland Road, and it is possible that he also designed this cottage, although that is speculation. *Group value:* located nearly opposite Cleveland Cottage: these two examples in close proximity of staff cottages for Victorian mansions that have disappeared provide a visual reminder of Cleveland Road as a development of large Victorian houses with staff cottages. *Historic association:* Another example of a staff cottage which provides a visual reminder of the large house with which it was associated – in this case, The Grange was notable as being the home from the 1920s of E Russell Polden of the specialist military publishers Gale and Polden of Aldershot; Mrs Polden was living in The Red Cottage in the 1950s.



The Red Cottage

18. Barrow Hill Cottage, Barrow Hill

Location: KT4 7PU **Selection criteria B and C.**

Local significance: architectural & artistic value and group value.

Architectural & artistic value: an attractive house in the vernacular tradition, probably c1880s. Could it perhaps be by John Giles, in view of the similarity to Hillcrest?

Group value: This house forms a group with Hillcote (see No 19 below), and in addition these two houses flank the entrance drive to Wighill, Mayfield etc, which are not located in this ward but are of a similar date. Until 1899 Barrow Hill Cottage and Hillcote, together with much of the land adjoining the Wighill drive, was in the same ownership as a house (no longer extant) on the corner of Royal Avenue and Barrow Hill which in the 1870s-90s was the home of John Hunter, a churchwarden for many years who took a leading role in the building of St Mary's Church; it is quite likely that Hunter was responsible for the building of these houses.



Barrow Hill Cottage

19. Hillcote, Old Malden Lane

Location: KT4 7PU **Selection criteria B and C.**

Local significance: architectural & artistic value, group value.

Architectural & artistic value: an attractive house in the vernacular tradition, probably c1880s. Could it perhaps be by John Giles, in view of the similarity to Hillcrest (see No.12)?

Group value: This house forms a group with Barrow Hill Cottage (see No 18 above), and in addition these two houses flank the entrance drive to Wighill, Mayfield etc, which are not located in this ward but are of a similar date. (See under Barrow Hill Cottage for the possible link with John Hunter.)



Hillcote

Proposed Locally Listed buildings or 'Positive Buildings' from Conservation Area Appraisals

20. Nos. 43, 45, and 51 Burgh Heath Road, Epsom

Location: KT17 4LY **Selection criteria B and C.**

Local significance: architectural or artistic value, group value. 43, 45, and 51 Burgh Heath Road provide interesting examples of the Surrey Vernacular style, with complex, steeply pitched tiled roofs, various gables and large brick chimneys, walls either tile hung or decorated with timber motifs or half-timbered, and heavy joinery details following the Edwardian tradition. No. 51 (Redcote House) has a particularly notable porch with an ogee copper roof over a stone cornice supported on stone Ionic columns. (Burgh Heath Road Conservation Area Appraisal (2010)). (See also No22 below, p14.)



43 Burgh Heath Road



45 Burgh Heath Road



51 Burgh Heath Road (Redcote House)

21. The Haining, 11a Downs Avenue, Epsom

Location: KT18 5HQ Selection criteria A and C.

Local significance: rarity and architectural or artistic value. This is one of only five houses shown on Downs Avenue on the 1913 map, the road having been laid out since 1895. It is a substantial red brick house with an imposing, if informal frontage, notable for its two storey bay windows, tile hanging, huge (but surprisingly plain) brick chimney stacks, and leaded light windows. An oversize clay tile hung roof dormer is probably original, but has been refaced recently, previous descriptions noting the use of timber shingles.



The Haining

22. 1-7 Lynwood Avenue, Epsom

Location: KT17 4LQ **Selection criteria A, B and C.**

Local significance: rarity, group value and architectural or artistic value. These houses were built between 1896 and 1903 and were designed by J R Harding as a single development in a lively version of the Surrey Vernacular, with a riot of projecting bays, tile hanging and large brick chimneys. Of note is the use of square interlocking clay pantiles which apparently came from Belgium and can be seen on a few other houses in the conservation area including No. 51 Burgh Heath Road (see No 20 above, p13).



23. 12 Burgh Heath Road, Epsom

Location: KT17 4LJ **Selection criteria C and F.**

Local significance: architectural or artistic value, landmark status.

This is a red brick house with restrained neo-Georgian details including a pair of original dormer windows, between which is a panel of pargetting and the date of the house – 1896. Sash windows with heavy glazing bars, and a plain front entrance marked by a pretty neo-Georgian fanlight, are also of note. Descending from the Downs to Epsom town, No 12 occupies a prominent location on the left-hand side of the road. Photos on the next page.



No 12 Burgh Heath Road



Front entrance with fanlight



No 12: Pargetting with date of house



No 12 Burgh Heath Road: streetview

24. Nos.1, 7a and b, 9 and 14 Lynwood Road, Epsom

Location: KT18 5JF **Selection criteria B and C**

Local significance: architectural and artistic value, group value. All are identified as positive buildings in the Burgh Heath Road Conservation Area Appraisal (2010). These houses date to the early 20th century and are the only buildings in this road which are shown on the 1913 map. They are examples of the later, more restrained Arts and Crafts style of architects such as Charles Voysey. Two views of 1 Lynwood Road below. Photos of 7 a & b, 9 and 14 follow.





7a and 7b Lynwood Road



9 Lynwood Road



14 Lynwood Road

25. Ewell Village: 1930s blocks of shops and flats at the junction of High Street with Epsom Road

Location: as above. **Selection criteria B, F and G.**

Local significance: group value, landmark status, social and cultural value. Well-detailed inter-war development (Ewell Village Conservation Area Appraisal (2009)).



26. Nos. 1/3 & 5/7 Park Hill Rd, Epsom

Location: KT17 1LQ **Selection criteria B and C.**

Local significance: architectural and artistic value, group value. 1/3 and 5/7 – two pairs of mid-19th century villas with high quality details. The buildings are faced in stucco, with symmetrically arranged elevations, mostly original. Of note are the paired entrance lobbies, with arched heads, reflected in the arched head over the ‘blind’ window above. (Ewell Village Conservation Area Appraisal (2009)).



1/3 and 5/7 Park Hill Road.

27. Balfour House, Cavendish Walk, Epsom

Location: KT19 8BP **Selection criteria B, C and E.**

Local significance: group value, architectural or artistic value, historic association. Balfour House, a well detailed building which once formed the centrepiece of the hospital; located opposite the listed Horton Chapel, is a symmetrical block with a central entrance bay. The building is two storeys high and built from yellow brick with red brick string courses and modillion eaves cornice. Red brick pilasters divide each window bay to either side of the central bay, which is defined by an ogee pediment over a recessed porch. At either end, there are two storey canted bays. Timber sash windows, nine panes over one, are sensitive replacements of what previously existed. The roofs are gently pitched and covered in slate. This building was almost free standing as originally built, so the side and rear elevations are almost as original. (Horton Conservation Area Appraisal (2009 – part of the ‘Hospitals Cluster Appraisal; recommended for local listing at p38)). Photo on the next page.



Balfour House

28. Old Moat Walled Garden, Horton Lane, Epsom

Location: KT19 8PQ **Selection criteria B, E, F and G.**

Local significance: group value, historic association and social and cultural value. The brick wall which surrounds the former kitchen garden to Horton Manor, dates to the 19th century or even earlier. The walled garden is a **rare** survival of one of the key assets to the original Manor House and has **Group Value/Historic Association/Social and Cultural Value** in its significant role in the Manor Hospital history with it providing food and work opportunities for patients during much of the 20th Century. More recently since Richmond Fellowship, a mental health charity, took over the running of the service from Surrey and Borders Partnership NHS Trust in 2008, it has achieved **Landmark Status**, in providing an important communal and leisure asset, much valued by local residents and visitors to the Old Moat. The garden is in the process of being restored. It is mentioned in the Hospital Cluster Conservation Area Character Appraisal and Management Proposals document: 'Local Listing could include some of the surviving hospital buildings: Manor House, Winchester House, The Lodge, and the brick wall around the former walled garden, now part of the Old Moat Garden Centre'. Photo on the next page.



Old Moat Walled Garden.

29. 39 Ashley Road / No. 58 Worple Road, Epsom

Location: KT18 5BD / KT18 5EL **Selection criteria C and F.**

Local significance: architectural or artistic value, landmark status. This three-storey building appears to have been built as two and is a key building in the Worple Road conservation area. It dates to around 1850 and is faced in high quality knapped flint with shallow hipped roof. Inappropriate alterations include the insertion of uPVC windows and a large dormer. Recommended in the Worple Road Conservation Area Appraisal (2010) for local listing (p21).



30. 19 (formerly 3) Ladbroke Road, Epsom

Location: KT18 5BG **Selection criteria B and C.**

Local significance: architectural or artistic value, group value with numbers 17, 15-13 and 11-9 Ladbroke Road. All are identified as positive buildings in the Worple Road Conservation Area Appraisal (2010). The appraisal refers to the building as no.3 (Turret Villa) (p14). It is

currently (2021) numbered 19. The property is dated 1879 and is interesting for its three-storey tower which provides some definition to the western end of the road.



Turret Villa (2010)



Turret Villa (2021)



Turret Villa with No 17 Ladbroke Road



Turret Villa with nos. 9-11, 13-15, and 17

31. 4 to 12 (even) St Martin's Avenue, Epsom

Location: KT18 5HS **Selection criteria B and C.**

Local significance: architectural and artistic value, group value. These five detached houses date to the late 19th century (No. 8 is dated 1893) and are built from red brick sometimes faced with handmade clay tiles to match. They are varied in their form, sometimes with a second attic floor. Most of them appear to retain their original joinery including sash windows and porches. Some of them are roofed using the same imported interlocking clay tiles which can be seen elsewhere in Epsom, most notably in Lynwood Road and Lynwood Avenue (see Nos 22 and 24 above). (Worple Road Conservation Area Appraisal (2010)). Photos are on the next page.



Two views of 4 St Martin's Avenue



6 St Martin's Avenue

8 St Martin's Avenue



10 St Martin's Avenue

12 St Martin's Avenue

32. 37-55 (odd) Church Road, Epsom

Location: KT17 4DN **Selection criteria:** B and C.

Local significance: architectural and artistic value, group value. An attractive terrace of Edwardian houses which have retained their original features and make an important contribution as a group to the Pikes Hill Conservation Area.



37 Church Road on the near left



55 Church Road on the far right



Mid-terrace, Church Road



Front detailing, Church Rd

33. Briscoe and Blackburn Cottages 66-69 Bracken Path, Epsom

Location: KT18 7SZ **Selection criteria** B and C

Local significance: group value, architectural or artistic value. These two pairs of cottages date to 1877 and are identified on the Stamford Green Conservation Area Appraisal map (2007) as positive buildings. Two views of the cottages below.



34. The Epsom Common Club (formerly The Epsom Common Working Men's Institute) **Church Side, Stamford Green**

Location KT18 7SX **Selection criteria** C, F and G.

Local significance: architectural or artistic value, landmark status, and social and cultural value. Described as 'particularly important' and as a 'principal focal building' in the Stamford Green Conservation Area Appraisal (2007) (pp13,16) and a component of the important view across Stamford Green, confirmed as a positive building in the appraisal map.

"...the early 20th century Epsom Common Working Men's Club, in Church Side, is in an Edwardian classical style, with a central gable rising high above a mullioned and transomed first floor window, which lies above a large timber bay window on the ground floor containing etched glass." (ibid p24).



Image from [whatpub.com](https://www.whatpub.com)

About Epsom Civic Society

Epsom Civic Society was founded in 1959 as Epsom Protection Society, at a time when many historic and architecturally valuable buildings and houses in Epsom and Ewell were being threatened by developers. Then, our primary role was to halt the destruction of Epsom's heritage and to ensure that new development was compatible with the traditional character of the town. In 2011, our name was changed to Epsom Civic Society. Our purpose continues to be to protect the heritage of Epsom and to encourage high standards of new planning and building; but the change of name reflects the wider concerns of the Society to promote civic pride and to inspire progressive improvement in the quality of local life for everyone. The Society is an **unincorporated association** with an executive committee and a constitution that requires us to prepare accounts and hold an annual general meeting. We have almost 1800 members. The Society is a founder member of Civic Voice, the national charity for the civic movement in England, and shares common aims with other civic societies.

Margaret Hollins

Chair of the Committee

16 November 2021

Epsom Civic Society

07779201025

email: chair@epsomcivicsociety.org.uk

web: www.epsomcivicsociety.org.uk

Twitter: @EpsomCivicSoc

