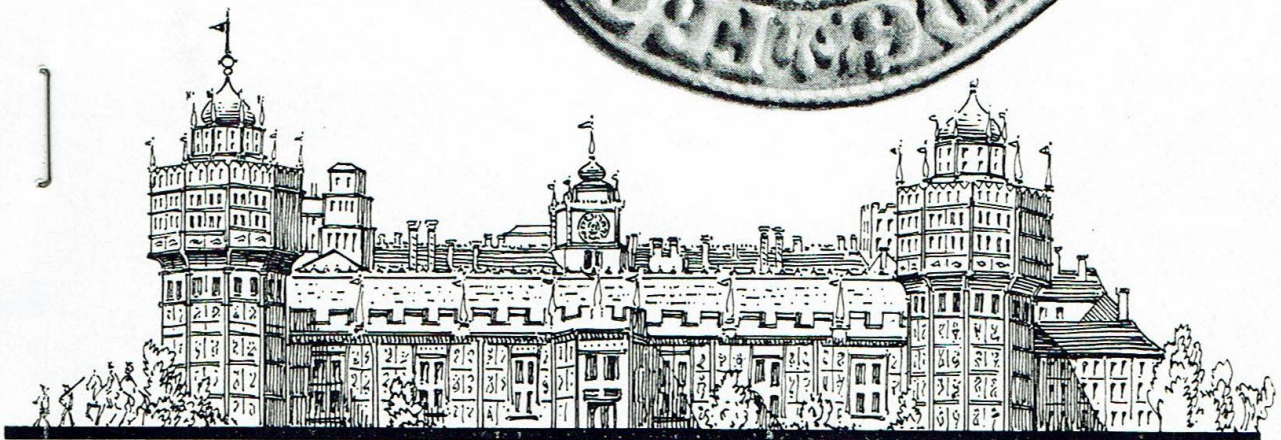

NONSUCH ANTIQUARIAN SOCIETY



OCCASIONAL PAPER

4. EPSOM'S EAST END

NONSUCH ANTIQUARIAN SOCIETY
for Epsom, Ewell, Cheam and Banstead

No.4.

Occasional Paper

March, 1973

Epsom's East End

Most of the following is extracted from the Chairman's letter to the Town Clerk (25th August, 1972) showing the need for a considered conservation and development policy for East Street and Upper High Street. Some of the buildings listed below have, alas, already disappeared.

In considering the re-development of Epsom's shopping centre there is a tendency to ignore its essentially linear nature. It really stretches from the edge of Rosebery Park in South Street, along the High Street to Norringtons in Upper High Street, with small spurs from it in West Street as far as the Railway, in Ashley Road as far as the Methodist Church, in Waterloo Road, as far as Waterloo Parade, in Church Street to the Baptist Church, and in East Street to some indeterminate point beyond the Baths Hall.

Attention has hitherto been focussed on the re-development of the High Street, but, now that the Railway Hotel has been demolished, the potentialities for development in Upper High Street cannot be ignored, and a fresh look at the existing buildings may show which are worth preserving.

Upper High Street in its present form and the buildings along it are the creation of Victorian and Edwardian times and originally, of course, were, related to the Old Epsom Station, built in 1847 when the West Croydon/Sutton/Epsom line, the first railway to Epsom, was built. The main buildings of the Old Station still survive at the rear of lock-up shops as far as the down-side is

concerned, and, as part of Longhurst's Timber Workshop, as far as the up-side is concerned. Most of the ancillary buildings in the Old Sidings have now been dismantled - the Edwardian Signal Box only a few months ago. The Old Station buildings are in a poor state, but there is no doubt that some of the Victorian and Edwardian buildings in Upper High Street should be conserved.

The Railway Hotel stood approximately opposite the forecourt of the Old Station where the growlers (horse drawn taxi-cabs) stood awaiting hire. It was a nice early Victorian rectangular building with stuccoed surrounds to its windows and doors and a stuccoed cornice. The same style is continued in the adjacent terrace of high Victorian houses, Nos. 40 - 44 Upper High Street - originally called "Railway Terrace". Then a series of paired Victorian dwelling houses of contemporary age, Nos. 20 - 38 continue the line. These are, of course, woefully disfigured at present by the ugly fore-buildings thrown out over some of their front gardens, but while the main buildings stand intact, rehabilitation to dwellings or more sensitive conversion to shops is possible.

The same late-Regency-inspired Victorian style is to be seen in the shop block, with waggon entrance to a rear unloading yard, now Nos. 1 - 5 opp. The Quadrant. This really good building is at present marred by a very ham-handed repair to two-thirds of its cornice, but a more sensitive restoration could and should be made.

The Congregational Hall is a rather heavy late-Gothic revival building, formerly a chapel, but with so much destruction of the architecture of the Victorian era going on, it is good to learn that its use as a church hall is to continue.

The other interesting Upper High Street building is the Parade of Shops Nos. 11 - 33. This is a nice Edwardian group of shops with dwellings over, carried out in red brick and decorated terra cotta work. It matches in with, and continues the line of, Coppens' Shop building (formerly Ormonde House) and Nos. 4 - 8 High Street round the

corner which are charming red brick Edwardian buildings. Nos. 4 - 6, now the offices of the Halifax Building Society, have been sensitively restored and cleaned recently - an act for which Epsom owes a debt of gratitude to that Society.

Nos. 7/9 Upper High Street and the Shop Terrace Nos. 4 - 14 are also quite pleasant Edwardian buildings (7/9 has an 1898 plaque on it, but stylistically the period 1890 - 1920 is one and maybe thought of as Edwardian).

In East Street there has been much destruction of worthwhile historic buildings, mainly 19th century boarded cottages. The few buildings in this area earlier than 1850 might well be preserved and rehabilitated as dwellings.

The long parallel strips on which the houses are built in Prospect Place, Linton's Lane and Middle Lane preserve the lines of the selions of the northern of Epsom's two common fields. The listing of these pre-1850 buildings for preservation would be a very useful measure, and Epsom should consider how it can use its rehabilitation powers to turn them into dwellings of reasonable standard. The same considerations, however, apply to the 19th century housing developments lying to the north and south of East Street:-

Garden Cottages, Linton's Lane, Leith Road, Victoria Place, Middle Lane, Fairview Road on the north and Clayton Road, Prospect Place, Church Road (to the rail bridge), Providence Place, Beaconsfield Place on the south. Some of the buildings involved in these early 19th century developments are in flint with red brick bands - a local NE Surrey Style, some are boarded, others typical high Victorian small house building in brick, often in pairs. Some are in poor condition (e.g. in Prospect Place and Garden Cottages particularly), but all are capable of repair and conversion.

The public health department are at present engaged in putting closure orders on 33/37 East Street and Garden

Cottages. These orders could spell the death of all these properties, but they are among the most interesting of those involved. 33/37 is a good example of late Stuart Building with close resemblances to Cromwell Lodge (Church Street), and 28/30 Waterloo Road in some of its details. It is framed in the rear and has a front of red brickwork rubbed and with narrow mortar seams in flemish bond. It has all the characteristics of a spa period building. It is now in need of repair, but is not unrepairable in my view. It carried until recently, at No. 33, a fine Victorian trade sign - a lamp with a flue brush on top - and Tester and Tuck's chimney sweeping business was conducted from here from the 1880's until very recent years. The sign has been removed but efforts are being made, I understand, by Mr. Hunter the museum curator to trace it. The Corporation should regard its acquisition either to remount on the building, or for exhibition in the museum, as of first priority. It is an item that a major folk museum such as York would be very proud to possess.

Garden Cottages, which lie behind 33/37 on the same large plot, and in the same ownership, are a terrace of 20 small houses carried out in flint work with red brick bands and quoins. Built in 1867 as artisans' cottages, they are an interesting example of such a group, akin to those put up near the enterprises employing them by many early factory masters, and I wonder if the original purpose in this case was for workers in the waterworks? They are in bad repair in places now, and, of course, very small, but have both front and rear approach and could be rehabilitated as old peoples' cottages or turned into say 8 to 10 larger dwellings. I think some decisive action is needed on 33/37 and Garden Cottages now, firstly to get 33/37 listed, and secondly to rehabilitate both 33/37 and Garden Cottages as dwellings.

List of Buildings erected before 1920 and still
standing in August, 1972.

Note: Buildings earlier than 1850 are
underlined.

Upper High Street (from Church Road) (South Side)

- 102 Armidale - Edwardian House.
96/98)
92/94) Victorian pairs of houses
88/90)
84/86 Woodnymph Cottages, plaque 1884.
80/82 Woodbine Cottages, plaque 1883
70/78 Terrace of Victorian houses.
60/68 Terrace of late Victorian houses
50/52 Early Victorian pair
40/44 Terrace of high Victorian houses, ori-
 ginally called "Railway Terrace".
36/38)
32/34)
28/30) Pairs of Victorian houses of the 1860s
24/26) now mostly converted to shops.
20/22)
16/18 Front of shops, and at rear Congre-
 gational Church Hall - Late
 Victorian Gothic
12/14 Late Victorian shop terrace
4/10 Edwardian shop terrace.

Upper High Street (North side)

- 7/9 Double Fronted Plaque 1898 (Formerly
 the Conservative Club)
11/33 Edwardian shop terrace "Sainsbury's
 Terrace".

High Street (between Upper High St. and East St.)

- 2 Edwardian (Ormonde House)
4/8 Edwardian Shop Terrace

East Street - South Side

- 2/4/8 Victorian block double gable ends, 1890s
10/12 Victorian block central waggon entrance,
1880s
14/16 No. 16 now stuccoed, 1870s
Flint Cottage. Low hipped slate roof flint with
brick bands, 1843
Bankside Victorian, 1850s
40/42/44 Georgian cottages in stucco on lath. Old
shop window at No.40
46/48 Victorian pair with Victorian shop window
1860s
Red Lion. Public house now closed and ready for demo-
lition, Victorian building
92/94/96 Georgian terrace now with Victorian shops
on front of plots
102/104 Victorian cottage pair
108 Victorian house of 1850s rather distinctive
and pleasant
110/112 Brick built Victorian pair, well set back
114/116 Victorian pair with early Royal Firemark.
116 has early/shop window
132/134 Victorian brick pair
136/138 Edith Cottages, plaque 1880, Victorian brick
pair
140/142 Early Cottages, plaque 1881, Victorian brick
pair
Kings Arms Early Victorian with low hipped roof, nice
decoration round door
158/160 Last pair in this part of road of boarded and
framed early 19th century cottages
Gresham Cottage. Mid Victorian double fronted house
Elvaston. Late Victorian, and another small house pair
Lynton House. Good Victorian house with stables - now
a school

East Street - North Side

- 1/3 Victorian of 1860s, now Icelandic Fish Shop
5 The Rifleman, Victorian of 1860. Surrey
Volunteer Rifle Regiment is here celebrated
Epsom C. of E. School. An 1840 Building in front, with
Edwardian additions to rear, and now used as
a youth club.
- 19/21) Pairs of boarded cottages with central stacks
) and porches. Early 19th century
23/25)
- Plough & Harrow Public House. Victorian front on 18th
century framed and boarded building
- 33/37 Double depth brick built with side stacks and
framing on sides and rear. Late 17th
century, quite a good building
- Garden Cottages. Off East Street, flint built with red
brick bands and quoins. Terrace of twenty
cottages built in 1867 with front and back
approach paths
- 53/55) Victorian small house pairs about 1870.
57/59) All except No. 61 now shops
61/63)
69/71)
73/75)
77)
- The Locomotive. Public House, mid Victorian
- 97/99 Large Victorian House, gable ended sections
at both sides
- 115/117) Edwardian pairs
133/135)
137/139 Late Victorian pair
- Layshaw House. Edwardian house
- St. Margarets & Patio Cottage. Large Edwardian house,
now divided
- Cleredown & Beaumont. Late Victorian house now divided.
- Namels. Late Victorian house
- Invermene House. Large mid-Victorian house
- Mulberry Cottage. Early 18th century lath and stucco on
softwood frame. Low hipped slate roof
- Hollycroft. Brick with tile roof, storey bands and
parapet, 1750 or earlier.
- The Elders Large Victorian house. Fine Tuscan porch

Adelphi Road

- Nos. 1/3 East Street (now Icelandic Fish Shop) and stable at rear, and No. 5 East Street (now Rifleman public house on opposite side, stuccoed mid 1860s) make a nice entrance pair to the road.
- 2 Victorian double fronted 1870s.
- 4/6 Victorian stuccoed pair 1870s.
- 8/10/12/14 Red brick Victorian terrace, mid 1860s.
- 16/18 Red brick pair, mid 1860s.
- 20/22)
- 24/26) Red brick terrace, mid 1860s
- 28 Double fronted version of 20/26
- 30/34 Red brick pair like 16/18
- 36/38 Queen's Cottages, similar to 30/34 and with plaque of 1871
- 40/42/44 Red brick group of three
- 46/48 Chestnut Cottages, with plaque of 1870. Group at west end of road
- 50/43 46/48 and 41/39, two storeys on either side of
- 41/49 50/43 in centre with three storeys
- 35/37)
- 31/33)
- 27/29) Pairs of the 1870s
- 23/25)
- 19/21)
- 15/17) Stuccoed group different style from 25/35, and possibly earlier
- 11/13 Boarded and framed pair, central stack, early Victorian
- 7/9 Alpha cottages, Victorian pair in white brick 1861
- 3/5 Boarded and framed pair, like 11/13 on different building line from Alpha Cottages

Hook Road (from Railway Bridge to East Street)

- 1/3)
- 5/7)
- 9/11)
- 13/15) Victorian identical pairs
- 17/19)
- 21/23)
- 25/27)

Hook Road (Cont.)

14/16 Beatrice Cottages 1899
10/12 Boarded and framed cottage pair with red brick central stack. Double depth, 18th century, and very good building of its type

Leith Road

2 Victorian pair, enlarged and now one house
6/8/10/12/
14/16/18/20 Victorian Terraces (opposite school)

Victoria Place

Pairs of Victorian houses similar to East Street end of Hook Road.

Lintons Lane

1/3 Early Victorian pair
5 Victorian pair, now one.
7 Victorian pair, now one
11 18th century house, now much reconstructed
15/17 Red brick and flint Victorian pair
10/12 Boarded and framed pair. Early 19th Cent.
18/20/22 Late Victorian group

Middle Lane - North Side

3/5 Georgian pair, double depth
11/13)
15/17) Victorian pairs with central stacks
23/25 Early Victorian, low hipped roofs

Middle Lane - South Side

Five late Victorian terraces of six Cottages each

Fair View Road

1,2,3,4. Nonsuch Cottages, early Victorian Terrace

Clayton Road

- Remains of Timber barn on brick pedestal wall
6/8 Brick and flint Victorian pair
10/12 Alma Cottages, stuccoed Victorian pair
7 Victorian detached house

Prospect Place - North Side Lane

- 1 Red brick and flint double fronted Victorian cottage
3/5 Low two storied cottage pair. Segmental arches on windows. 17th century red brick below, boarded above. Victorian addition on north end
7/9 Red brick double fronted pair, Victorian
11/13 Flint and brick pair. 13 has wall shored. Victorian
15/17 Red brick pair similar to 7/9

Prospect Place - South Side Lane

- Rose Cottage. Red brick ornate windows and door, elaborate Barge boards. 1873 plaque.
Bugby Chapel. Roof of red tiles, wall now stuccoed. Small graveyard with stones. Formerly a non-conformist chapel, 18th century, restored in Victorian times, now a synagogue.

Church Road (to Railway Bridge)

- St. John's Church. Chapel of ease built in 1884, no
1/3 Paradise Cottages. Mid Victorian pair
2/12 Terrace of five, mid Victorian date.
14/16/18. Victorian. 14 now shop and 16 originally a corner shop now empty.

Providence Place

- 1/15 & 2/16 Stuccoed mid Victorian cottage pairs.
17/33 & 18/24 Terraces of 4 similar cottages.

Beaconsfield Place

- 20 Double fronted house, side on to road.
 Plaque 1884
- 17/19)
21/22) Victorian pairs
- 9/16)
1/8) Terraces with gardens backing on each
 other, late Victorian.

Chuters Grove

- 4/6 Victorian bungalow
- 10/12 Edwardian pair
- 13 Edwardian house
- 15 Edwardian house.

Windmill Lane

- 3 Edwardian bungalow
- 5 Victorian house
- Bush Lodge Large Victorian house and stables.

Park Hill Road

- 1/2)
5/7) Victorian pairs of 1870s
- 19 The Orchard, large Victorian double-
 fronted house.
