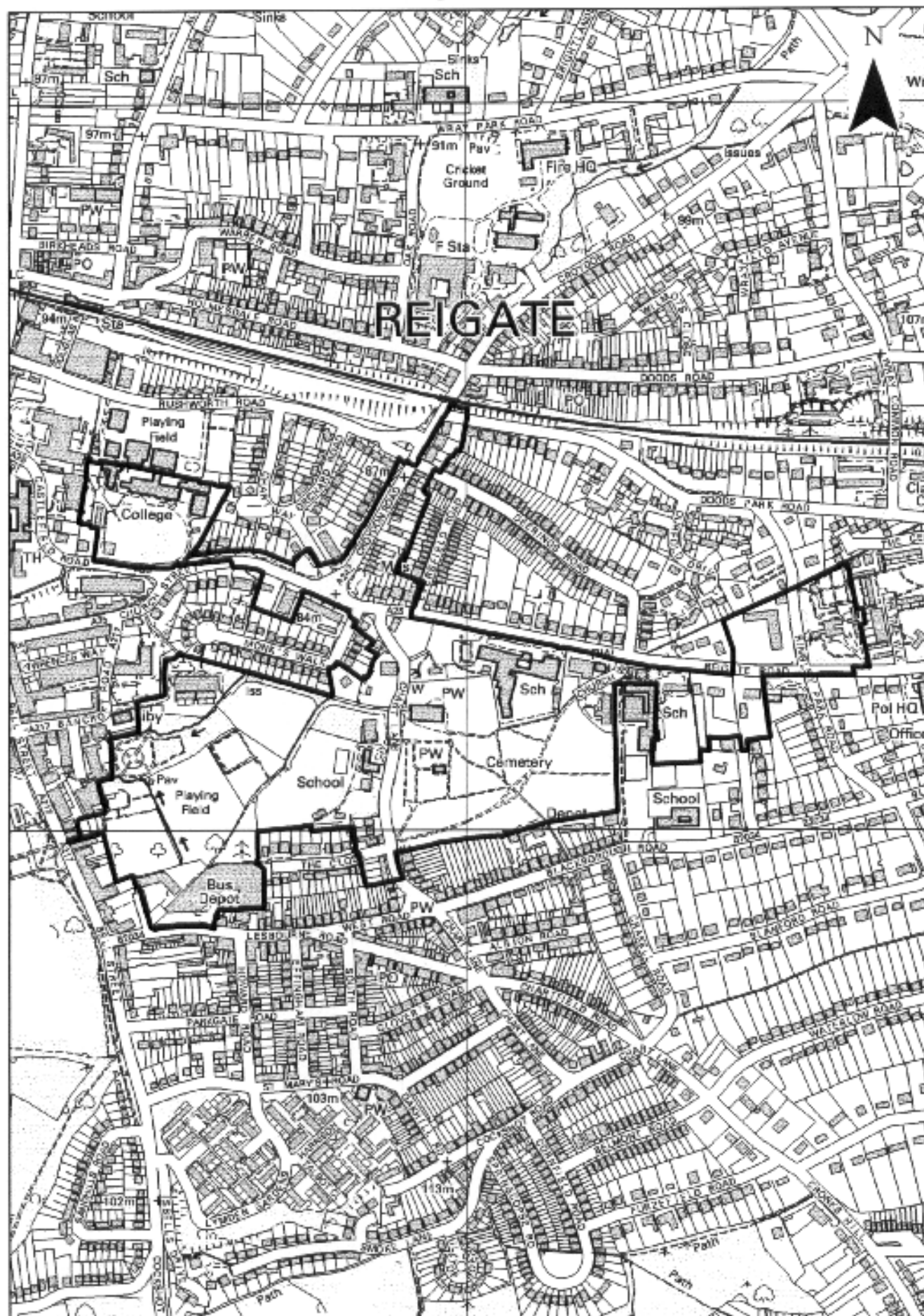




# **Chart Lane Conservation Area Appraisal**

**Draft November 2014**

# Conservation Area - Chart Lane, Reigate



# **Chart Lane Conservation Area Character Appraisal & Management Proposals**

November 2014

Introduction:

What is a Conservation Area?

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## **Introduction**

### **What is a Conservation Area?**

Conservation areas were first designated as a result of the Civic Amenities Act 1967. They are defined in the legislation as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act 1990: Section 69(1)(a)). The Borough contains some 21 Conservation Areas at present.

Designation gives the local planning authority greater control over extensions and demolition, the display of advertisements and works to trees. Special consideration has to be given to proposals for development or redevelopment within them, to ensure that the character or appearance of the conservation area is preserved or enhanced. In most cases, however, conservation areas are living and working communities with both residential and commercial uses. The purpose of designation is not to stifle or prevent change and evolution, but to control it in such a way as to maintain and enhance character and local distinctiveness.

### **Purpose of Appraisal**

Local authorities are advised by English Heritage to carry out appraisals that should identify the key features of the area and how they combine to give a place its particular character. By establishing what makes a place special and distinct, the local planning authority can more effectively ensure that change through development, or through other changes resulting from its own actions or those of other statutory authorities, do not undermine this character and can in fact enhance it.

As well as identifying the positive features of a place, an appraisal can also highlight areas where there is scope for improvement. This could be in terms of new development or redevelopment, or more small-scale improvements to, for example, the appearance of street furniture or signage. The results of appraisals can also be used to help prioritise available resources for environmental enhancement. This appraisal also sets out the Enhancement Scheme for the area, which makes reference to potential areas for enhancement, as well as providing guidance for use in the development control process.

The Planning (Listed Buildings And Conservation Areas) Act 1990 sets in sections 71 a duty to formulate policies for preservation and enhancement. The 2005 Borough Local Plan Policy Pc 14 reinforces this objective. English Heritage guidance states that policies are needed that clearly identify what it is about the character or appearance of an area it is desirable to preserve or enhance, and the means to achieve this. A clear assessment and definition of an area's special interest is needed.

The structure of this Conservation Area Appraisal is based on the English Heritage documents "Conservation Area Practice" and "Conservation Area Character Appraisals" and the RTPI's 'The Character of Conservation Areas' document. It follows the urban morphology approach of cascade from large to small elements.



## **Main Character and Basic structure Topography and Geology**

### **Main Character & Basic structure**

Chart Lane is located on the lower greensand Folkestone beds centres round a valley for the Wallace Brook at 80 metres above sea level draining off from Wray Common, with the Parish Church on a prominence at 95 metres and the highest point of 105 metres at its west end.

The special interest of a conservation area is derived from the interrelationship between the particular townscape and landscape features and it is this character, which the local planning authority will seek to preserve or enhance through statutory and discretionary controls.

The special interest of the Chart Lane conservation area is unusually derived from its large open space, as a historic landscape, historically known as the Church Fields, round the Parish Church, which are appreciated through a network of paths linking the church with the town, as well as a sequence of views with the fields, with the wooded greensand ridge to the south being important to these southern views. The church and open space attracted a cluster of related uses such as the Grammar School and Cemetery as well as the remains of high status estates and mansions. It is centred on Chart Lane which retains its semi rural and historic character. In the 1930's residents fought hard to preserve the open space of the Church Fields which they described as " a unique feature of our dear old town", including petitions, letters to the times and securing the community ownership of the fields with the Council and Diocese. One of the founding objectives of The Godfrey Searle Choir Trust was to ensure the preservation of the Church Fields within its ownership.

### **Topography**

The church at the centre of the Conservation Area is situated on a ridge about 95 metres above sea level, on the lower greensand beds. The views towards the greensand ridge to the south across the church meadows historically attracted high status houses to the area and it is important that these ridges are preserved as backdrops to the Conservation Area.

### **Geology**

The geology is lower greensand Folkestone beds.



## Geological Map

The settlement is on the lower greensand  
Folkestone Beds (green)



### Contours

The church is on a prominence above the Wallace Brook stream and valley to the west.

## **Land Use & Activity**

The Conservation Area is a mix of uses including the parish church, a quaker meeting house, residential properties, two schools and a college, nursing homes, offices, surgeries, telephone exchange and a cemetery. The cemetery and playing fields are key features of the open landscape, whilst a large part of the area has a residential character.

## 2) History and evolution

Reigate was originally centred on the area around the church, and known as Cherchefelle, before the settlement was relocated half a kilometre to the west to its present location around the High Street as a planned town in the late 12<sup>th</sup> century. The earliest evidence of activity around the church is from the 7<sup>th</sup> century. For the church itself, the earliest evidence is a fragment of saxon stone carving. The name Reigate first appears in 1170 at the time of the planned town. Before this the name of the settlement was Cherchefelle, first mentioned in 1086, in the Domesday Survey. Whilst the church is not mentioned in the Survey, the place name means "open space by the church". The first written mention of the church is in 1106. The establishment of the Vicarage as a hall house in the 13<sup>th</sup> century is an indication of the higher status buildings that grew up around the church.

### The Church

The church of St. Mary Magdalen, is one of the five largest medieval churches in Surrey. It is built of Reigate Stone with extensive modern refacing, the Bath Stone Victorian refacing of the Tower being particularly at odds with the original Reigate Stone. The roof is covered with Horsham stone. The original church was enlarged by the De Warrennes around 1180 with north and south aisles. Between 1380 and 1480 the Earls of Arundel and Dukes of Norfolk transformed the church by extending the aisles east, adding the north and south chapel, rebuilding the chancel so the whole read as a unified whole, with a triple rood screen across, unique in south east England. The tower was added at the same time. A vestry was added in 1513 which was extend in 1701 to become the Cranston Library, the first public lending library in England. The church was refurbished in 1845 by Henry Woodyer, and between 1874-77 by George Gilbert Scott Jr. There are a significant number of monuments in the church and chest tombs in the church yard. Graveboards, the bed board type grave marks once a feature of the churchyard have disappeared through the passage of time.

### Chart Lane

Chart Lane forms the spine of the area, with significant Reigate Stone walls, the Church and turret. Sunnyside of 1854 is a significant Victorian mansions and beyond are a number of smaller historic buildings including 1 to 4 The Close by Vincent Hooper of 1927, Sunnyside Cottage and 27 The Close in Reigate Stone and the former sunnyside nursery buildings.

### Church Fields

The Conservation Area is centred round the area historically known as the Church Fields. The Church Fields were granted by the De Warrenes to the church in the 11<sup>th</sup> century and are found around the church on the east side. These were later owned by the Vicar, and became the cemetery. The rest were the meadows by the Wallace brook stream. This area formed an important character of the town and was greatly appreciated of its views across and its footpath links to the town.

Lord Shaftesbury, lived at Little Doods between 1709 and 1711, which had a mount at the end of the garden, which still exists today, for views across the Church Fields, to the greensand ridge of hills to the south (this ridge was purchased for preservation in the early 20<sup>th</sup> century) he was one of the first proponents of the "borrowed



landscape" where the natural landscape can be appreciated beyond the formal gardens of a house.

He noted his dislike for formal gardens in his philosophical dialogue *The Moralists* (1709) when he states:

"I shall no longer resist the passion growing in me for things of a natural kind; where neither art nor the conceit or caprice of man has spoil'd their genuine order, by breaking in upon that primitive state. Even the rude rocks, the mossy caverns, the irregular unwrought grottos and broken falls of waters, with all the horrid graces of the wilderness itself, as representing nature more, will be the more engaging, and appear with a magnificence far beyond the formal mockery of princely gardens."

Cherchefelle also has a garden mount for views across the landscape, though in both cases, later tree growth has obscured distant views.

The Cemetery was opened in 1856 with consecrated and unconsecrated sections. It was extended to the east around 1870 and the last element taken in 1930 along Chart Lane. The Chapel and landscape planting were carried out by John Lees, architect, of Page & Lees of Dorking and Reigate. The most notable feature of Lee's landscaping is the fine group of Cedars of Lebanon and other complementary evergreen trees. This now designated a historic garden. The later cemetery extension has less substantial planting, the most notable feature being the avenue of limes. There is a Commonwealth War Graves Commission Cross of Sacrifice at the east end as the cemetery contains over 40 war graves.

From 1893, Godfrey Searle was associated with the Choir who also used and later acquired the Church Fields playing fields belonging to Sunnyside. In 1922 a sports pavilion was built on Church Fields and in 1923 the Memorial Garden was opened. In 1927 Godfrey Searle bought Sunnyside, which became the headquarters of the Choir and after his death in 1958 Reigate St Marys Choir School, when the Godfrey Searle Trust was formed to ensure the future of the Choir and the preservation of the Church Fields. This Trust was absorbed into the Grammar School in 2011.

During the 1930's there was great concern about the preservation of the Church Fields from relief roads and speculative development, with various campaigns to save the Church Fields including letters to the Times and local petitions. The land was zoned as open space and the land vested in various public bodies to ensure its preservation. Wallis Gilbert & Partners designed the London Country Bus Garage at Lesbourne Road of 1931, to be in keeping with the open space, with a barn like roof, after public pressure resulted in the original flat roof art deco designs being dropped.

#### Church Walk

Church Walk is a significant footpath from the town to the church and ironstone gulleys are a notable feature of the footpath.

#### Reigate Grammar School

The school was founded as a free school for poor boys in 1675 by Alderman Henry Smith with the vicar of Reigate, as school master. It remained in the hands of the church until 1862 when a board of governors was appointed. The school house of 1675 was demolished and the school enlarged in 1870, by the architect John Lees of

Reigate, some parts of which are still standing including a School Masters House of Reigate stone and fragments of other buildings in a gothic style. In 1906 the school was largely rebuilt, including the addition of the large front building in gault brick to the designs of Edward Penfold. There are a number of modern buildings in the grounds and the school site has expanded to incorporate neighbouring sites. At the west end, fronting Chart Lane is the Grammar School War Memorial gardens where the inglenook and well of a former 17<sup>th</sup> century cottage have been retained.

#### Quaker Meeting House

George Fox, the principal founder of the Religious Society of Friends, commonly known as the Quakers or Friends founded in 1647, came to Reigate in 1655, where there was already a following. Thomas Moore, a justice of the peace, let some land at a nominal rent for a meeting house after the Toleration Act of 1689 made it lawful, with burial-ground attached to it and appears to have been in use by 1690, one of the earliest meeting houses in Surrey. The meeting house was rebuilt in 1709, in 1798 and 1856. Unfortunately this pleasant Victorian building was demolished in the early 1980's and replaced with the current structure, but the historic burial ground still survives. The Quaker influence is also seen in the houses owned by Quaker merchants in the locality.

#### Residential development to the North

The land to the north has its origins as rectory land owned by the Elyott Family which by the 17<sup>th</sup> and 18<sup>th</sup> centuries was dividing into three estates, known as the Rectory, Great Doods and Little Doods, notable for their parkland, elements of which were preserved by local pressure when the estates were broken up and built on in the early 20<sup>th</sup> century, which has helped retain some of the parkland character on their boundaries.

#### Great Doods

This property has references back to the early 17<sup>th</sup> century and its ownership by Sir Edward Thurland, but by its demolition in around 1906 had a Georgian appearance. The Billiard Room and servant's cottages survive as the Holmesdale Natural History Club and the boundary wall survives on Croydon Road. Its late 19<sup>th</sup> century lodge, later known as Cranham Lodge, survives by the railway line and the home of the gardener and author Eleanor Sinclair Rohde between 1906 and 1950. The corner plot between Croydon Road and Reigate Road was purchased by the Reigate and Redhill Open Spaces and Footpaths Preservation Society in 1907 as their first purchase, as a means of maintaining some of the sylvan quality of the former estate by this crossroad.

#### Reigate Lodge

Reigate Lodge was known as the Rectory in the 18<sup>th</sup> century, the property of Robert Scawen. By the late 19<sup>th</sup> century it was known as Reigate Lodge, (from the name Castle Lodge, and then The Lodge). It had the largest parkland on this side of Reigate.

Vincent Hooper ARIBA designed a scheme in 1913 for the Borough Council, who were concerned at the potential loss of character with the development of the estate. Hopper's scheme was described at the time as retaining the trees and the "fine shrubberies" as well as allowing the "retention of the picturesque old wall, thus

preserving a beauty spot to the Borough." It was designed on the parkway principal where the residential properties were screened from the main roads by the wall, shrubbery and trees and these gave the illusion of driving through parkland. The shared footpath and roads of the South Walk and East Walk with their historic shrubbery and trees are a pioneering example of what is now known as a home zone where pedestrians take precedent. Materials on the estates were required to respect local character, such as the use of clay tiles. The founding principles of the estate, of local materials, protecting historic structures, trees and existing landscaping are important planning principles and it is important that this innovative scheme is respected and retained. Hooper's scheme retained the historic Reigate Lodge with a 40 foot wide view opened up along Chart Way with formal piers. Unfortunately Reigate Lodge was demolished in the 1920's, and the piers framing the drive have suffered from alteration.

In 1927 the Reigate County School for Girls ( now Reigate College ) was opened. It is a significant building designed by the architects Jarvis and Richards. They were the principal architects for educational and other buildings in the county of Surrey from the 1900's to the second world war and their work is found across county including the former boundaries and is recognisable by the attention to both brick and window detail and the use of the round arch motif and symmetry on a grand scale. Their original arts and crafts style later developed into neo-georgian. In comparison with the other examples found across the county this is felt to be one of their best works and compliments the surviving historic parkland setting of the former georgian mansion house, Reigate Lodge. This parkland is now on the Council's List of Historic Parks and Gardens and the College locally listed. The grounds also contain the former icehouse to Reigate Lodge and extensive caves.

#### Little Doods

Little Doods is notable for being the home of the author, the Earl of Shaftesbury between 1709 and 1711 and also the site of the famous World in One Acre garden. Unfortunately the house was demolished in the 1960's and little remains of the garden which was mostly built over in the 1930's. The most notable surviving features are the statutory listed 18<sup>th</sup> century Grotto and Mount with views over the Church Fields, and the boundary walls including the largely Victorian walls along Church Walk, apart from the Georgian mount walls, and the Georgian walls to the boundary with Cherchefelle as well as the Georgian Kitchen Garden Wall to the front of the Telephone Exchange of 1938.

Little Doods is first mentioned in the late 17<sup>th</sup> century when it was the property of the Thurlands, who lived at Great Doods. The house was sold to a Quaker, Nathaniel Owen in 1698, who rented it to Earl of Shaftesbury (1671-1713) from 1709 until 1711. It is likely that the substructure of the grotto, as well as the mount, date from this period. In 1725 the house was bought by Richard Raper, a London apothecary.

From 1731 to 1758 Little Doods was owned by Thomas Bliss, a London merchant, who created the famous garden, the World in One Acre. The gardens included canals, fountains, the grotto, a mount, river, parterre, wilderness, small wood and lawn with four or five deer. Later owners included Richard Barnes, who also leased Reigate Castle. By 1823, Little Doods is referred to as The Wilderness.

## Cherchefelle

Robert Scawen built Cherchefelle in 1775 having demolished the 5 Bells public house where the parish vestry had met. The house was originally called The Retreat but was renamed Cherchefelle by 1895, when an extra floor was added by the architect John Farrer. The grounds are notable for the Coade Stone urns, the folly, the grotto (of which only fragments remain follow damage in 1974), the mount, as well as the tunnel and icehouse with turrets at both ends. The southern turret is visible on Chart Lane, opposite the church and acted as the entrance to tunnel providing access to the parklands of Church Fields. This southern portion was sold off and the gothic mansion, now school, Sunnyside was built there in 1854.

## Reigate Road

There are a significant group of residential properties of architectural character along Reigate Road. Delville is a significant landmark building in a prominent location and of early 19<sup>th</sup> century date. Opposite are some quirky Edwardian villas with gothic arches and eclectic detailing. Beyond this is the Grammar School and Meeting House, the history of which have already been discussed and there is a group of substantial Victorian mansions including Leckhamstead, Ringley Park House, Eversfield and Fonthill.

## KEY DATES

The Church first mentioned 1106, significantly enlarged in the 15<sup>th</sup> century

Meeting House established by 1690

Lord Shaftesbury at Little Doods 1709-1711

Church Fields first mentioned in 1170

Cemetery founded 1856 and enlarged 1870

Reigate Lodge estate masterplan 1913

Reigate College built 1927

Bus Garage buildings by Wallis Gilbert & Partners 1931

## 2) History and evolution

### CHURCH FIELDS



An 18<sup>th</sup> century view of the Church Fields with Great Doods to the left of the church and Little Doods to the far left.

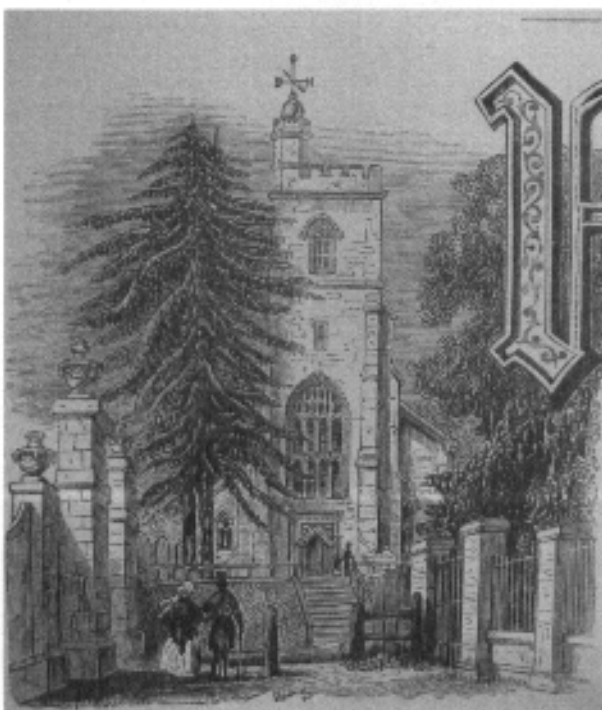


Church Fields in the early 19<sup>th</sup> century with church and obelisk in the background





The Earl of Shaftesbury in the frontispiece to *The Charactericks* 1714, with a view of a formal garden with borrowed landscape behind, similar to the layout of Little Doods. Shaftesbury lived at Little Doods from 1709 to 1711 and the grotto, mount and garden walls of this period still survive. He was one of the first proponents of the informal and borrowed landscape, which became the predominant style later in the century.



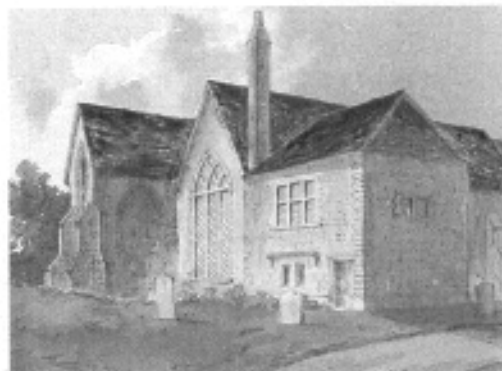
The Church from Church Walk in the mid 19<sup>th</sup> century

## THE CHURCH

Plan of the church. The church is predominantly a 15<sup>th</sup> century town church, one of the five largest in Surrey with the only surviving triple rood screen in the south east. The columns in the aisles date from the 1180's.



The Church in the 18<sup>th</sup> century



The Cranston Library by Hassell 1820's.(SHC). It was the first public lending library in England of 1701.



he church interior in the early 19<sup>th</sup> century showing the numerous monuments, some of which have suffered in the Victorian reordering and still required restoration. The magnificent Ladbroke monument can be seen in the background.



The church in the 19<sup>th</sup> century with Woodyer's choirstalls which survived till the 1980's.



Baron Masere's Obelisk of 1824 in the 19<sup>th</sup> century

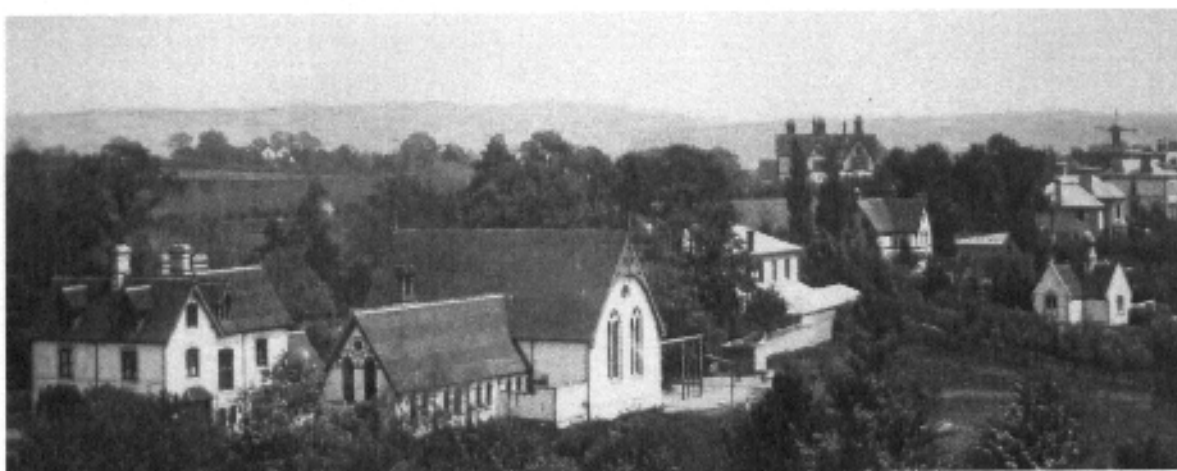


The Waterlow Tomb in 1874

## THE GRAMMAR SCHOOL



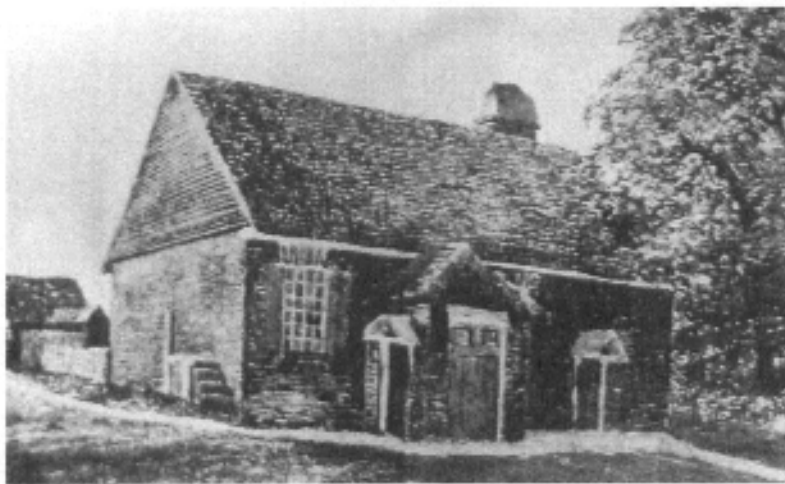
The original 1675 Grammar School in 1862 with the Victorian Quaker Meeting House in the background to the left.



The Victorian Grammar School with the cemetery lodge to the right and the villas along Reigate Road with Fonthill in the background.

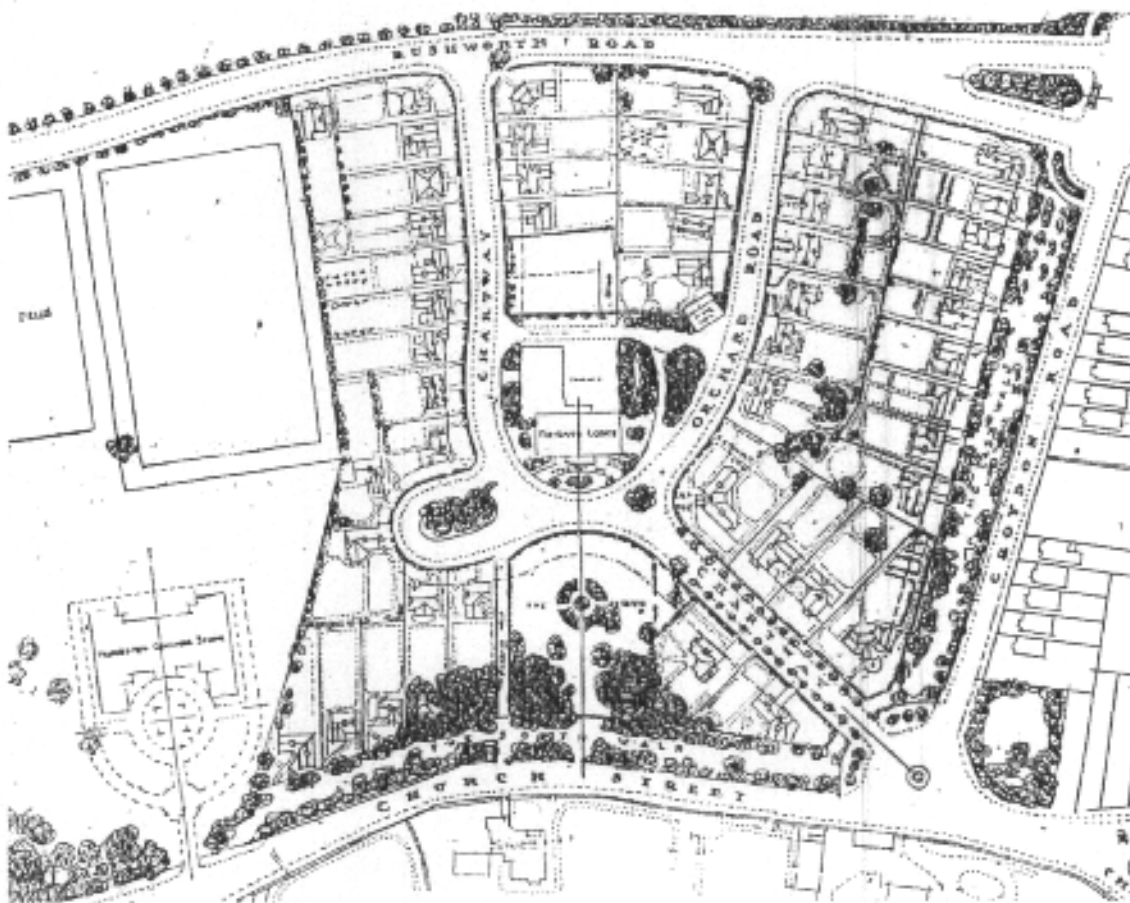


## QUAKER MEETING HOUSE



The meeting house in the 18<sup>th</sup> century

## REIGATE LODGE



Vincent Hooper's masterplan of 1913 preserving Reigate Lodge, its trees , shrubbery and garden walls, with provision of houses and school.



The vista of Reigate Lodge created along Chartway as part of Hooper's scheme. Unfortunately the Lodge was demolished in the 1920's.



Reigate Lodge in the 1820's when it was known as The Rectory, just before it was remodelled in the Regency Neo Grec style. (SHC)

#### GREAT DOODS

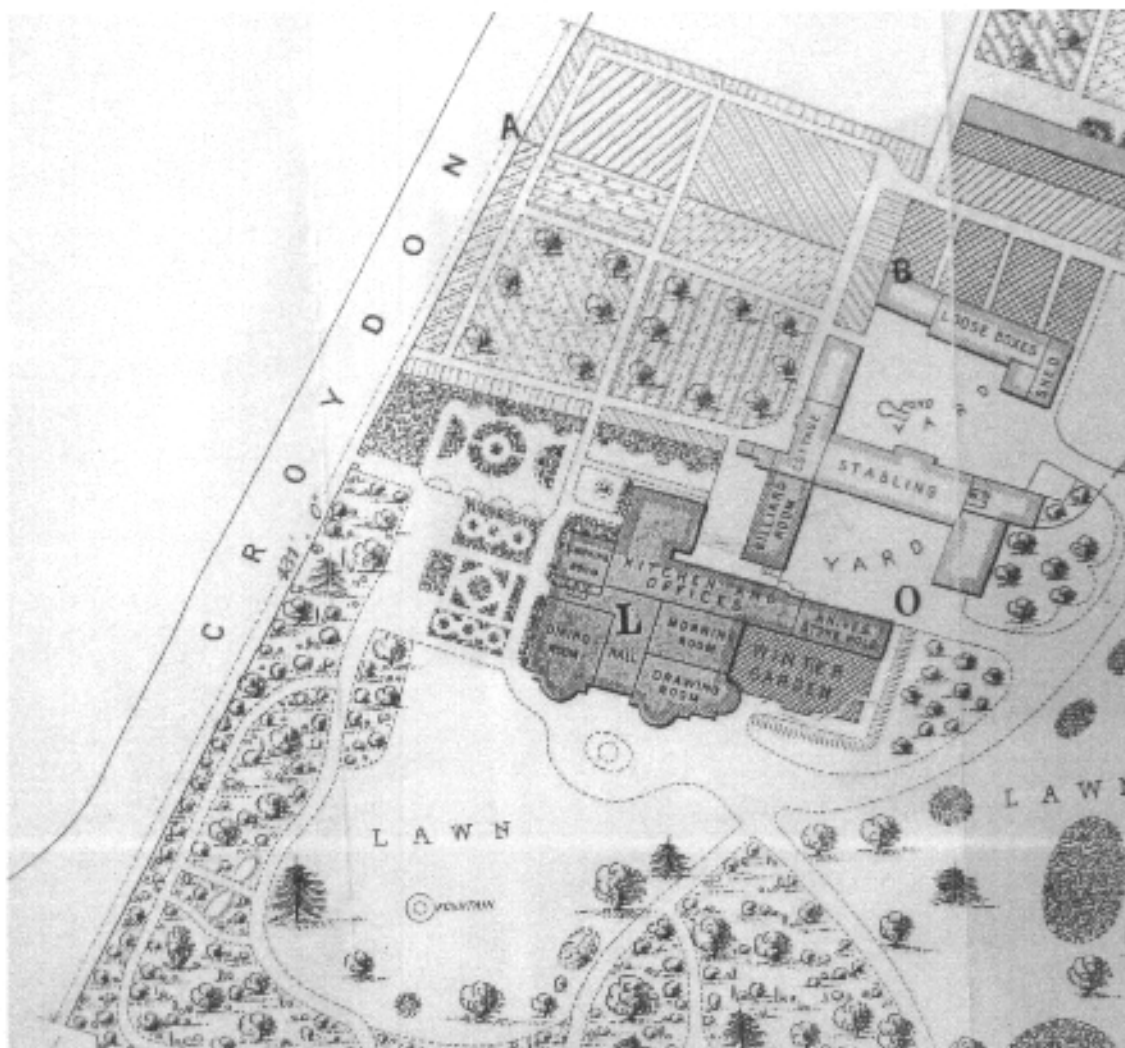


Great Doods in the 1820's (SHC) and in the 1900's



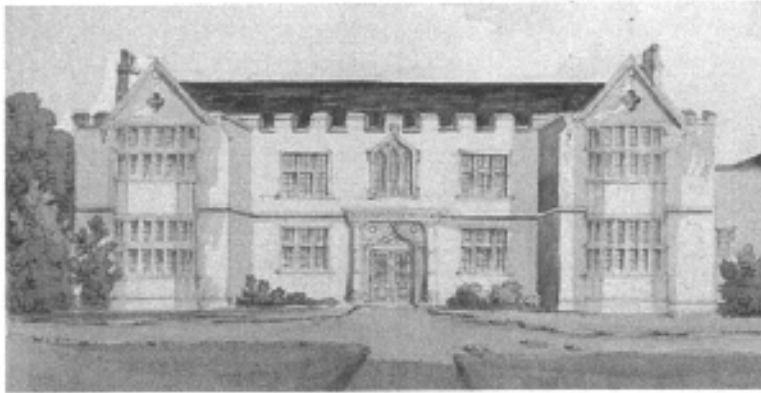


The Stable Yard of Great Doods in the 1920's.



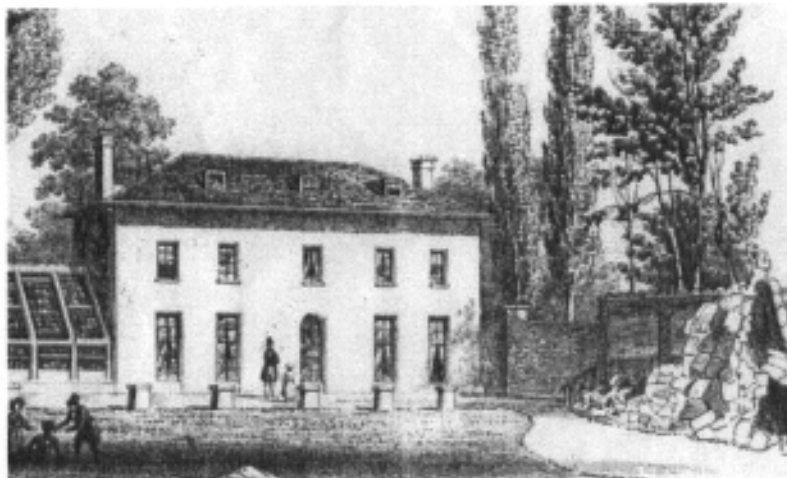
Great Doods in 1906

## LITTLE DOODS



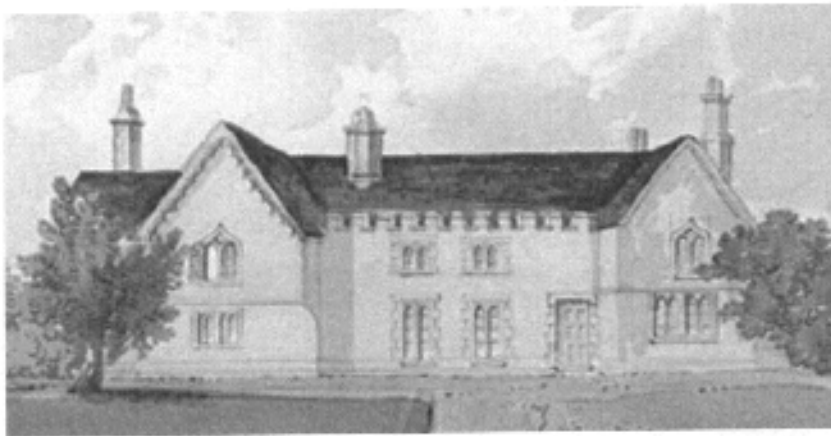
The Earl of Shaftesbury's residence, Little Doods, also known as the Wilderness in the 1820's (SHC). The 17<sup>th</sup> century house was probably remodelled in the gothic style by Richard Barnes who also built the folly Gateway at Reigate Castle.

## CHERCHEFELLE



A mid 19<sup>th</sup> century view of Cherchefelle. The house of 1775 before the addition of the extra storey in 1895. It also had a grotto to the right, of which only fragments remain.

## THE VICARAGE



The Vicarage was an important medieval structure demolished and rebuilt in the 19<sup>th</sup> century, which in turn was also demolished. The new vicarage is in a house of 1938 by the architect Guy Church. The view above is of the Vicarage in the 1820's (both SHC). The walls survive along Church Street.



Bancroft Court is a 1968 scheme by PRP Architects, an example of high density low level housing, the most famous example of which is the Brunswick Centre.



## Chart Lane History in Maps



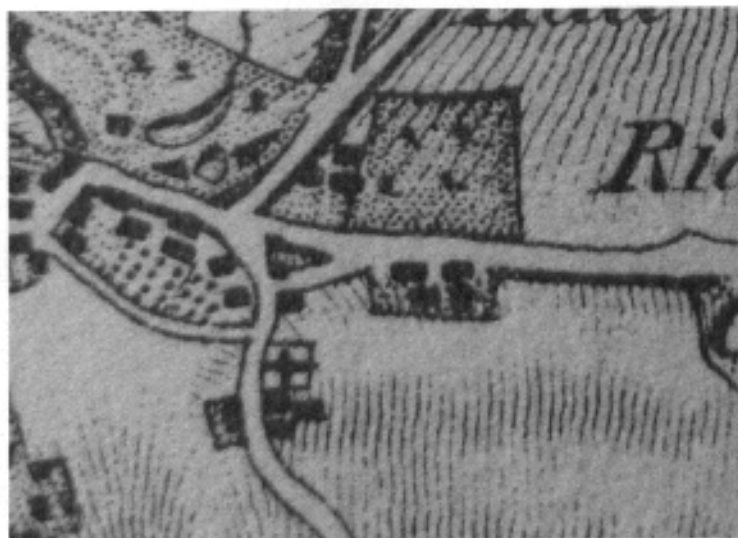
Rocque 1768



1773 Map of Reigate (SHC) (Note : this does not show all land or buildings, only certain ownerships)



Lindley & Crosley 1793



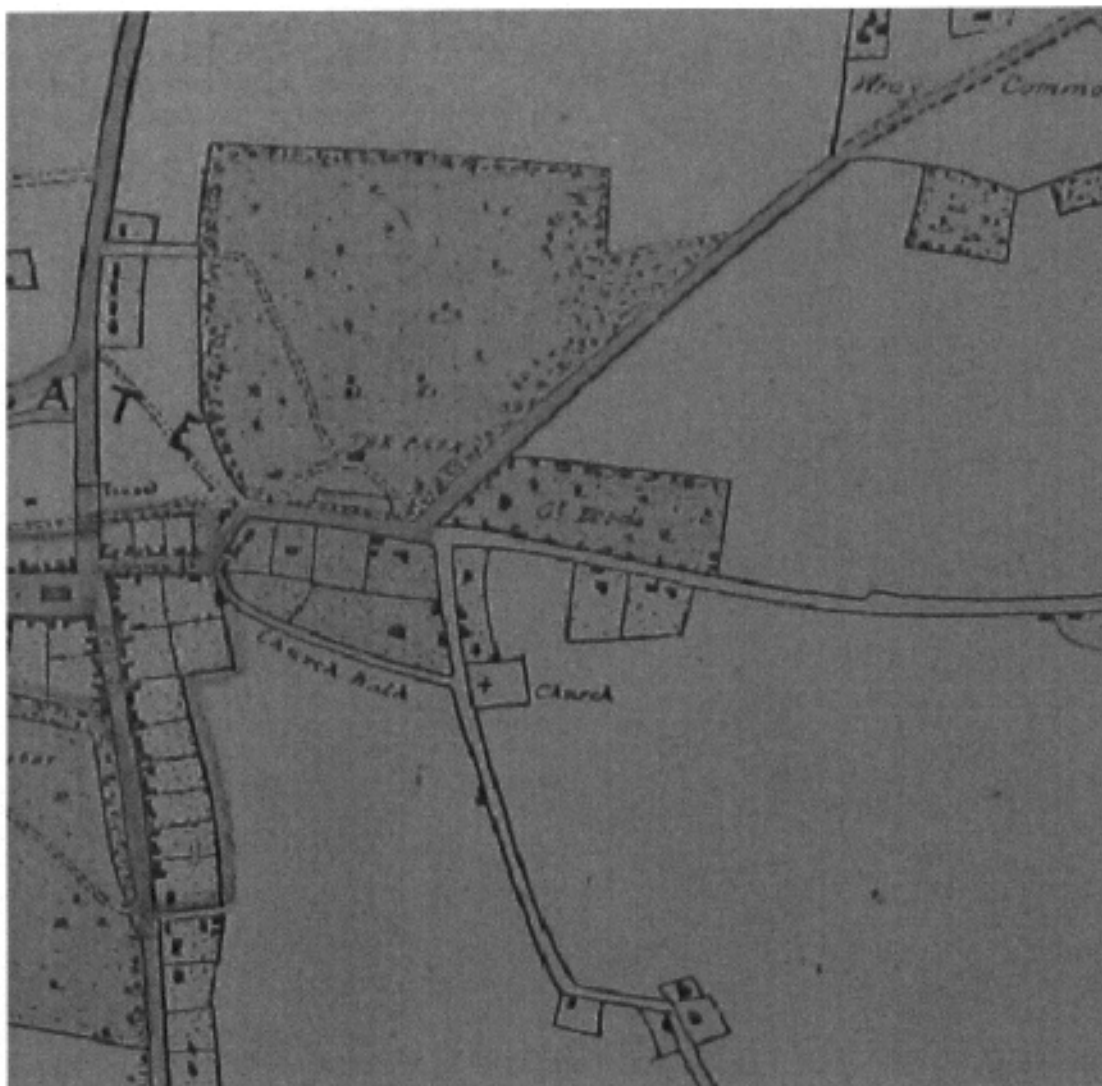
Ordnance Survey Manuscript 1808- 1810 and First edition 1816 prepared from this survey



Greenwood 1823

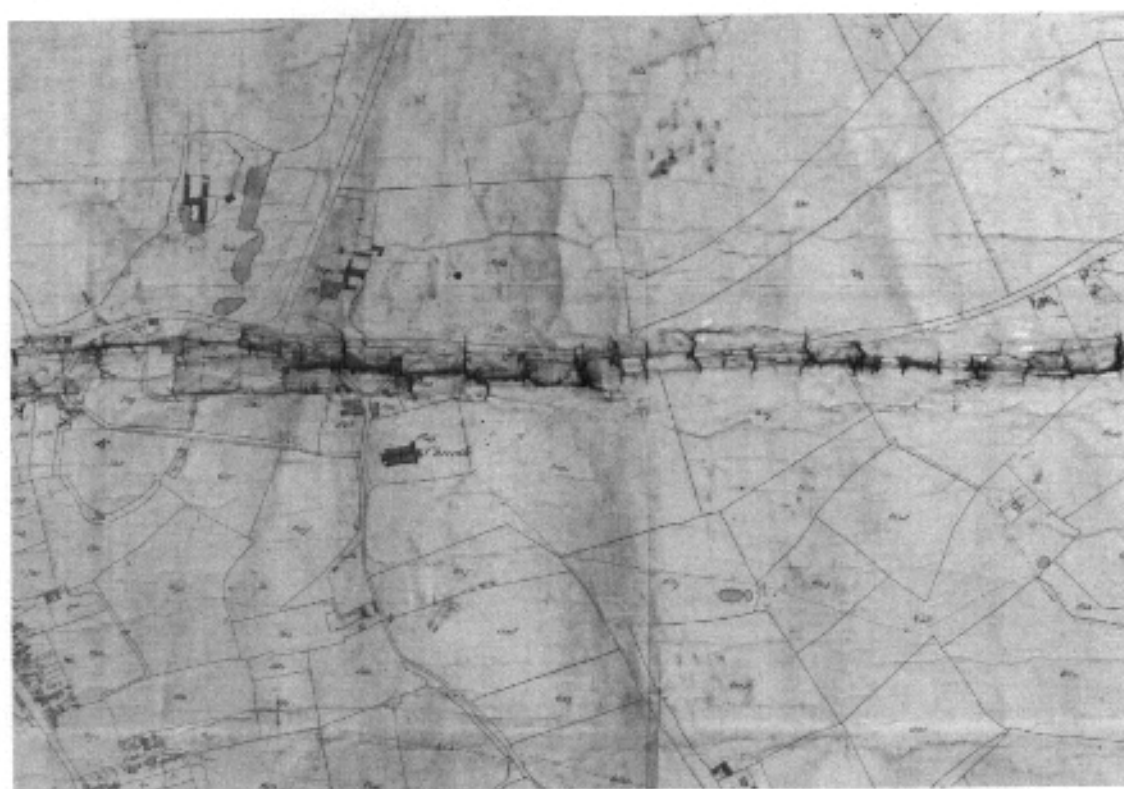


1831 Parliamentary Map

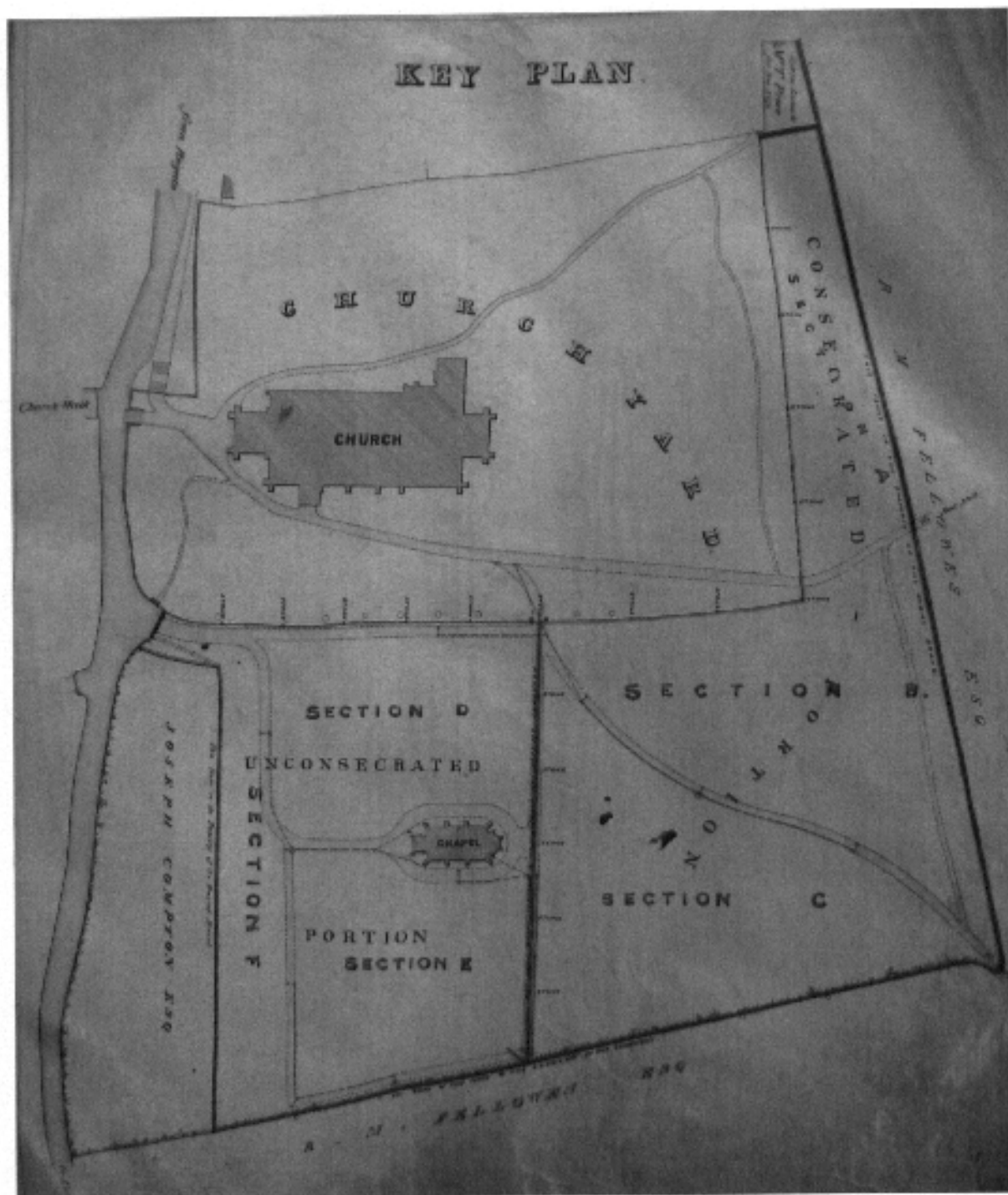


Reigate Parliamentary Map 1835





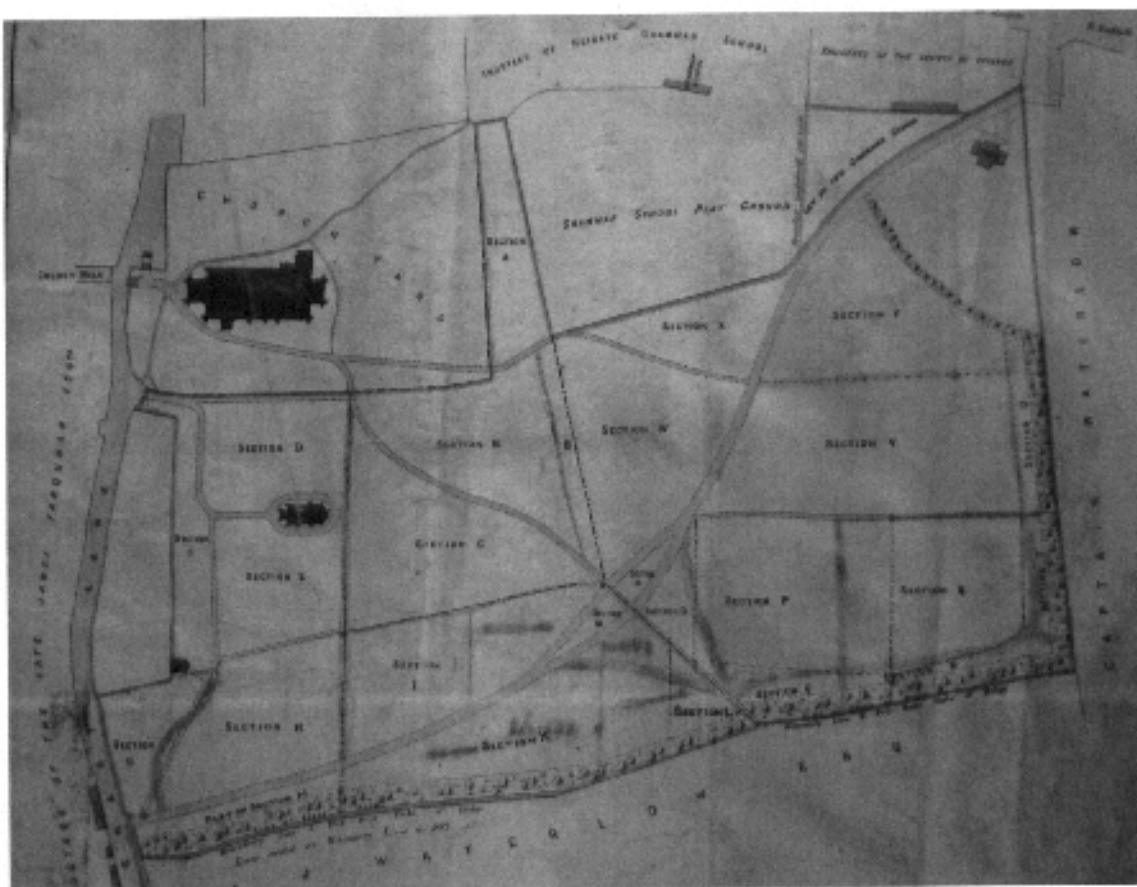
1845 Tithe Map



Churchyard and Cemetery 1856



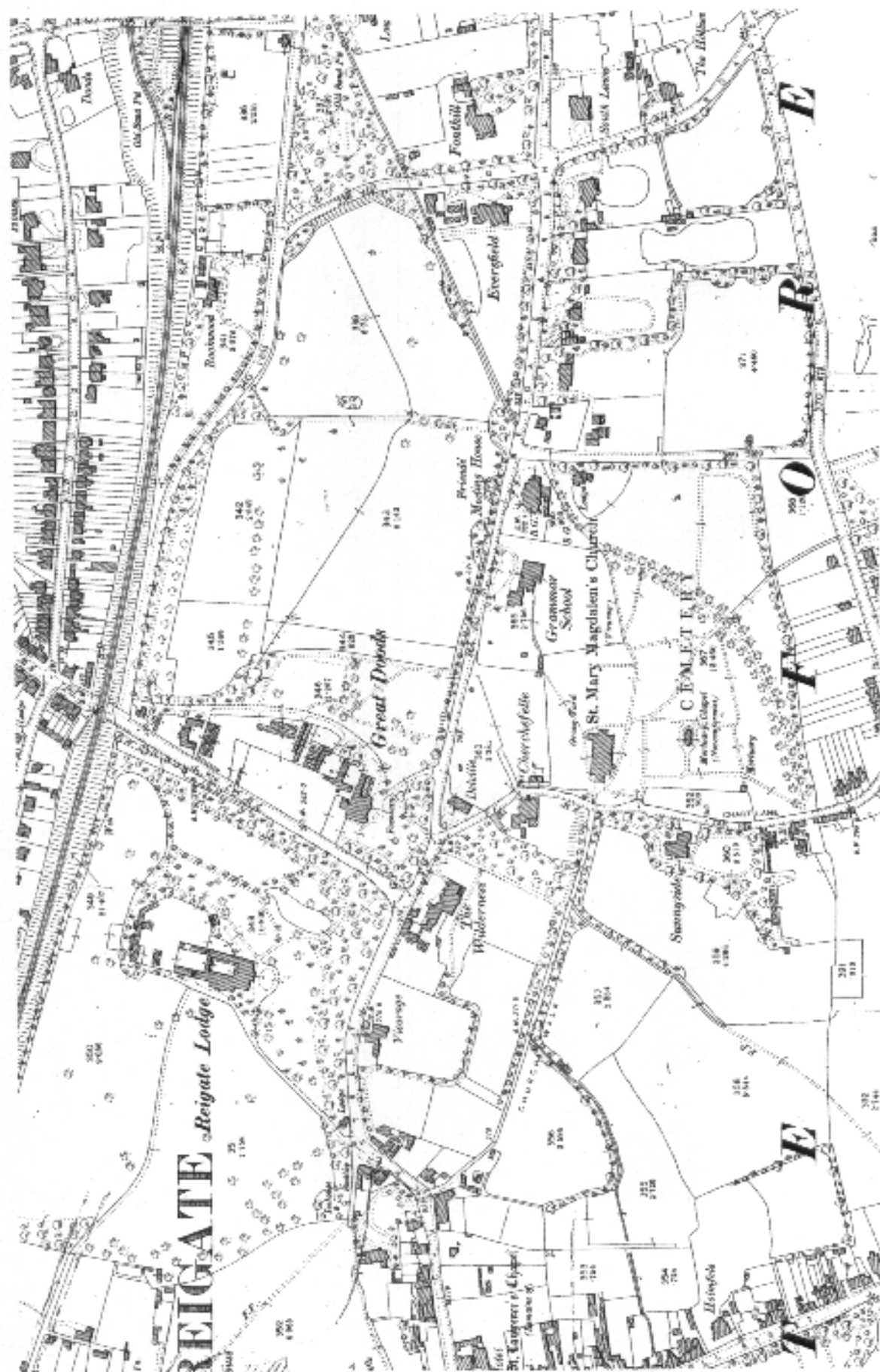
1860 Tithe Map



Churchyard and cemetery with extension circa 1870







Revised 1895







### **3) Spatial Structure & Pattern: Identity Areas, Rhythm: plot size, unit size**

An identity area is an area which has an identifiable character. Conservation Areas can have composite characters as well as cohesive character. In both cases it is usually possible to split such areas into smaller identity or character areas. A number of sub identity areas can be identified in the case of Chart Lane.

The identity areas include;

Chart Lane : The historic core and spine of the area with the church at its centre.

Church Fields : The historically valued open landscape around the church which links it with the town through a series of footpaths, with playing fields on the west side and churchyard and cemetery on the east.

Reigate Lodge : The area in the vicinity of Church Street, Castelfield Road and Croydon Road with the Georgian brick walls with landscape behind, being the most prominent aspect of the character.

Reigate Road : This area is characterised by substantial Victorian houses around meeting house and grammar school.

Bus Garage : Significant 1930's buildings by the architects Wallis Gilbert & Partners forming a backdrop to the Church Fields.

#### **Prominent buildings**

A number of key focal points and landmarks can be identified. The principal landmarks are :

The Parish Church, churchyard and cemetery

The walls along Chart Lane

The walls along Church Street and Croydon Road

Reigate College

The Bus Garage and Bus Offices by Wallis Gilbert & Partners

Cherchefelle

Various large Victorian houses including Sunnyside, Eversfield and Fonthill

#### **Views in & Out**

A number of views can be identified which are memorable and help define the character of the area. The key views are towards the church in various directions, and views across the Church Fields with the backdrop of the greensand hills to the south and the north downs to the north. A sequence of views is found along Church Street, Croydon Road, Reigate Road and Chart Lane.

**Rhythm: plot size, unit size**

The central element of the area, the Church Fields, is open space in use as a churchyard and cemetery and play fields. Subdivision follows historic field sizes.

The walls along Church Street and Croydon Road have been historically retained to diminish the visual impact of plot subdivision. The Great Doods estate has the smallest plots and a regular subdivision and unit size, varying according to historic status. Other parts of the area tend to be more substantial plots, being the surviving garden plots of substantial Victorian and earlier properties. Two storeys is typical of the area.

## Townscape analysis

The following is a perambulation around the Conservation Area giving a brief description of the buildings and layout, by identity area.

Scale, height, rhythm, form, layout & materials summary ;



Starting at the west end of the Conservation Area is Reigate College in Castlefield Road. It is set with the historic gardens of the former Reigate Lodge and is a locally listed building. It was designed in 1925 by the architects Jarvis & Richards and opened as Reigate School for Girls in 1927. The preservation of the grounds follows a master plan by Vincent Hooper of 1913. There is a statutory listed Ice House as well as sand mines in the grounds.



To the east is the Reigate Lodge estate laid out to the plans of Vincent Hooper of 1913 with the south and north walks preserving the historic shrubbery, trees and Georgian walls.





On the opposite side of the road is the boundary wall of the old Vicarage, though the ancient vicarage and its Victorian replacement no longer exist.



Further along is the Vicarage, a characterful house of 1938 by the Sussex architect Guy Church.



The Telephone Exchange by HM Office of Works of 1936 with Edward VIII initials. The walls are part of the Georgian kitchen garden of The Wilderness with remodelling with clairvoyee and gate piers of 1936



At the corner of Croydon Road and Reigate Road part of the garden of Great Doods is preserved. Both the Reigate Lodge scheme and this small but effective corner are a good example of the parkway principle, where a rural appear is achieved by avoid perimeter development to estates on main roads. The Yews and other trees give a Victorian parkland character. The land was purchased for preservation by The Reigate and Redhill Open Spaces and Footpaths Preservation Society in 1907, when they were founded. ( The Society acted as a local branch of the Open Spaces Society).



On the other side of the corner of Croydon Road are the shrubbery and boundary walls of Reigate Lodge preserved in Vincent Hooper's scheme of 1913. The piers originally framed the vista along Chartway of the Georgian mansion, Reigate Lodge, but this was demolished in the 1930's.

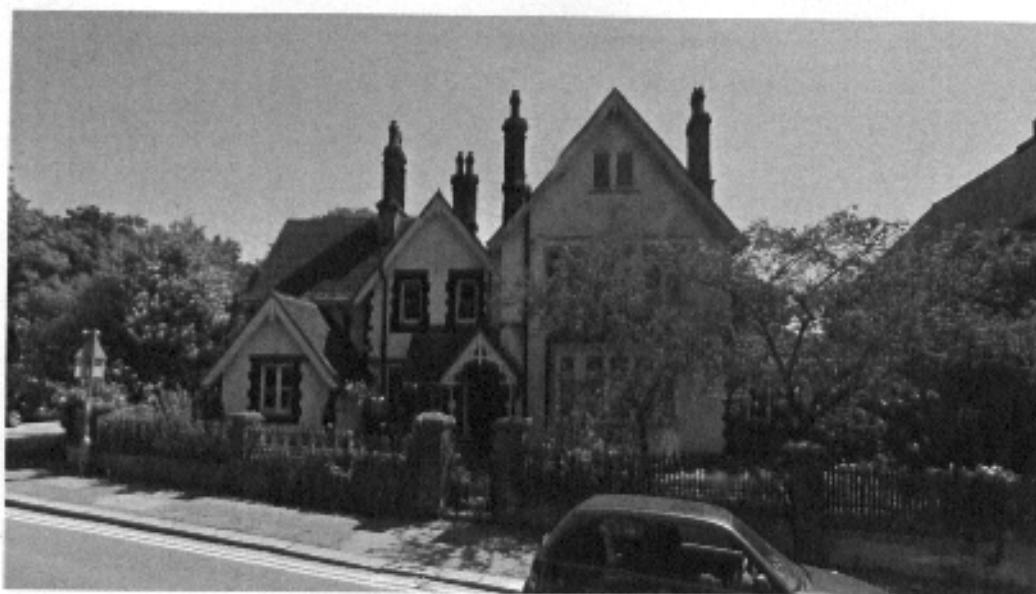


Croydon Road is framed by the shrubbery and walls of the former Reigate Lodge on the west side and fragments of the walls of Great Doods on the other, with detached Edwardian villas behind.



A large section of Georgian wall is preserved at the Holmesdale Natural History Club. The club itself is housed in the surviving stableyard buildings to Great Doods.





Cranham Lodge, 44 Croydon Road, at the edge of the Conservation Area is the lodge to Great Doods, which was the home of the notable gardener and writer Eleanour Sinclair Rohde (1881–1950), between 1906 and 1950.



Returning to Reigate Road, on the north side is a group of eclectic Edwardian villas, including one with gothic windows.





On the other side of the road is Delville, 1 Chart Lane, an early 19<sup>th</sup> century villa.



On the other side of Chart Lane is the former boundary wall of Little Doods, also known as The Wilderness, a Georgian house now demolished, where Lord Shaftesbury lived in the 18th century and was the site of the famous World in One Acre garden. The grotto survives in Monk's Walk.

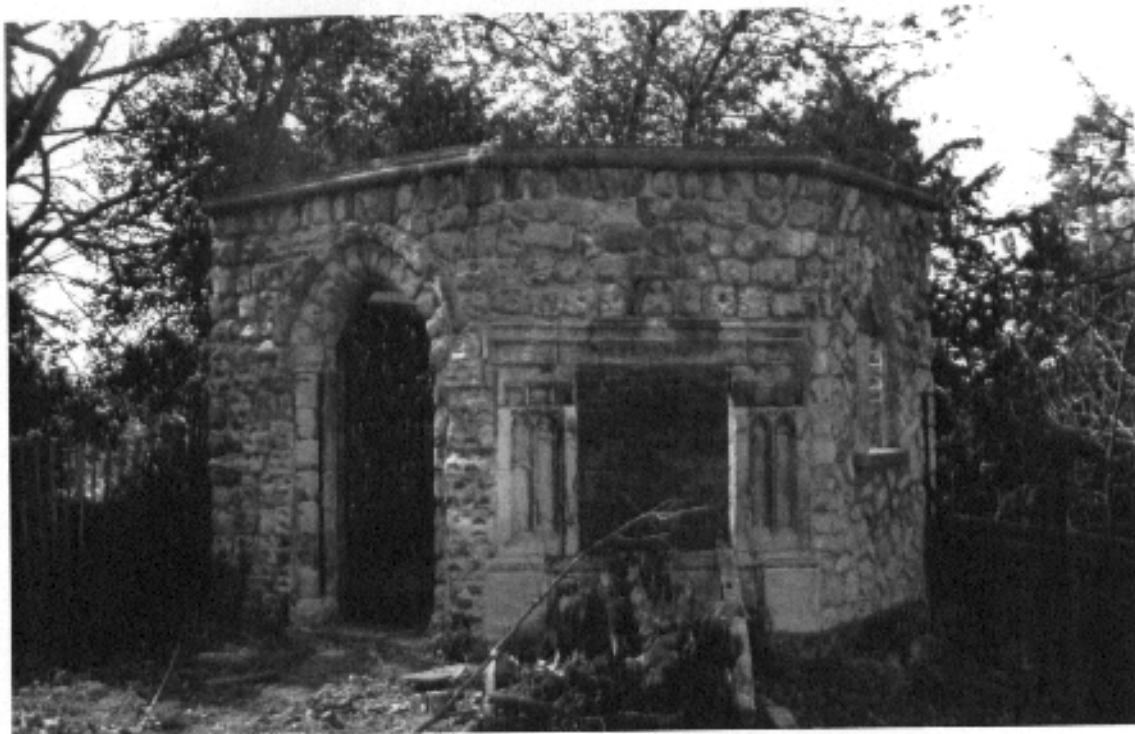




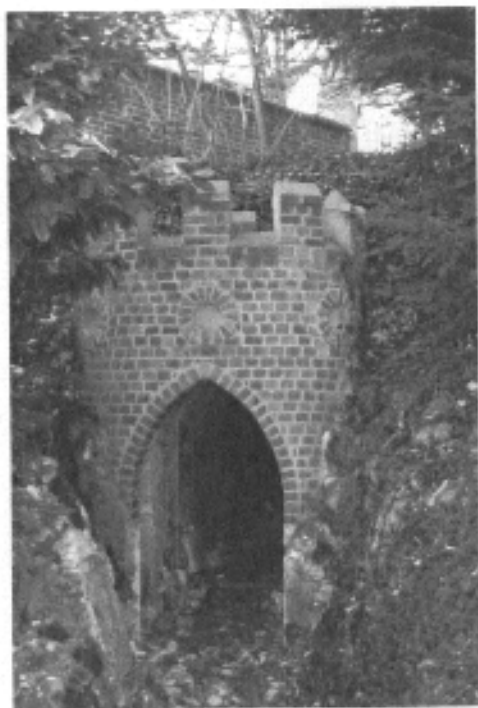
Further along is Cherchefelle, built in 1775, and its Georgian coach house. The north elevation of the main house has suffered from alteration in the 20<sup>th</sup> century.



The south side is the principal elevation and much more well ordered. An additional storey was added in 1895, which adds to the presence of the building. The garden is of historic interest with the remains of a gothic summer house, icehouse, tunnel, coade stone urns, mount and the fragments of a grotto. Unfortunately road widening in 1974 resulted in the collapse of the grotto and other features when the boundary walls were demolished and rebuilt in harsh machine made brick.



The Gothic Summerhouse



The entrance to the tunnel and icehouse



Entrance to Church Walk, with Coade Stone Urns and a fragment of the original Georgian boundary wall. Church Walk links the town with the church.



Adjacent to Cherchefelle, along Church Walk can be found the Georgian mount wall of Little Doods or The Wilderness. Cherchefelle also has one of these walls, designed originally to provide elevated views of the Church Fields, though the area is now well wooded.



Behind the mount wall of Little Doods is the Georgian Grotto set into the mount bank and located in the former wilderness garden of Little Doods, built over in the 20<sup>th</sup> century.



The wall of Little Doods continues towards the town. The ironstone gulleys along the footpath are a feature.



Returning to Chart Lane, is the Grammar School Memorial Garden created after World War II. The garden is the site of a 17<sup>th</sup> century cottage, of which the inglenook and well survive. The inglenook is in need of repair so the original beam is protected and does not collapse. The cottage was demolished around the first world war and incorporated into the grounds of Cherchefelle.





Further along Chart Lane is the turret, the former entrance to the early 19<sup>th</sup> century tunnel that linked Cherchefelle with its gardens to the south of the Church Walk footpath. The stone walls of Reigate Stone are a feature of the central element of Chart lane.



On the other side of the lane is the Parish Church. The Wellingtonia is a notable feature, though thinning. The church tower is imposing but the choice of Bath stone by Scott in the 19<sup>th</sup> century refacing looks geologically odd. The church was built on the high prominence and the suggestion that this rise in land is due to a plague pit is incorrect.





South view of the church with Victorian Churchyard Lantern Cross in foreground, a memorial to the Freshfield family. The Reigate Stone church has suffered from inappropriate refacing in machine cut bath and Portland stone which damage the rural and local character of the church. Aside from this, Reigate is one of the five largest medieval churches in Surrey and is an imposing structure. It is the most substantial surviving medieval building in the Borough and one of the Borough's most important historic buildings.



On the north side is the Cranston Library. Chest Tombs are distributed around the church yard.



In the neighbouring cemetery are is the family plot of the artist Linnell.



The largest tomb is the Waterlow family tomb, who owned Dunnotar. It was built in 1869 and is the work of Samuel Ruddock of Pimlico.



The 1824 obelisk of Baron Maseres who lived at the Barons. It is the finest work by the notable James Colecom of Merstham, but is sadly overgrown, as are a number of chest tombs in the vicinity.



At the west of the cemetery is the Commonwealth War Graves Commission Cross of Sacrifice, designed by Sir Reginald Blomfield. These are provided where a cemetery has more than 40 military graves.



The Dissenter's Chapel in Reigate Cemetery by the architect John Lees of 1856. The Cedar of Lebanon is part of his landscaping of the same date. The polycarbonate covering to the windows detracts from the Chapel.



An aerial view of the east side of Church Fields, with Parish Church, Churchyard and Cemetery and Grammar School and Quaker Meeting House to the north.



The west side of the Church Fields, where the landscape has more of the character of meadows.





The barn like Bus Garage and Offices of 1932 by the famous architects Wallis Gilbert & Partners was designed to respect the rural setting of the Church Fields.



The Memorial Gardens adjacent to Bell Street were set up in 1923 as a memorial to members of the choir killed in the first world war. To the north of this is the Garden of Remembrance of 1951 which were originally laid out by Northovers of the Barons.





The view from the Memorial Gardens are aligned towards the Choir School as well as there being a visual link between the Church Tower and the Gardens.



Sunnyside is a gothic mansion of 1953, now the Choir School. The building could be enhanced by gentle cleaning of the brickwork and a less truncated chimney.



Further south along Chart Lane are the buildings of Sunnyside nursery. The Cedar has been lost since this photo was taken, and a reminder that we need to keep replanting if we are to keep the character of our Victorian park lands.



The Reigate Stone cottages in the Close are Victorian in date, with later extensions.



1 to 4 The Close of 1927, a set of model cottages by the architect Vincent Hooper, including arts and crafts walls and fences, in Chart Lane .



Retunbring to Reigate Road, the Grammar School is found on the south side. Founded in 1675, the earliest surviving building is the school masters house of 1870 by the architect John Lees in Reigate Stone. In 1906 the school was largely rebuilt, including the addition of the large front building in gault brick to the designs of Edward Penfold.



Whilst the Quaker's Meeting House is modern the site has been used by the Quakers since 1690 and the headstones of the burial ground survive.



Along the road are a number of Victorian mansions. To the right of this picture, a plaque marks the site of a cottage that was the home of Bob Doe, a Battle of Britain flying ace.



Along the southside of Reigate Road are a number of Victorian mansions set in spacious grounds, including Leckhamstead and Ringley Park House.







On the south side are a some larger Victorian mansions including Fonthill in Reigate Stone and Eversfield, off Ringley Park Road, in Bargate Stone.

## **Materials, Architectural Conventions & detail**

### **Architectural Conventions**

The area is typified by three types of building;

1) The Vernacular. Little survives from the pre Victorian era. The medieval church is of Reigate Stone (with an unfortunate Bath Stone refacing of the tower and unfortunate Portland Stone refacing elsewhere), with Horsham Slab roof. The coach house at Great Doods has some early brick. Cherchefelle is of stucco.

2) Mid Victorian. These are mix of brick, Reigate stone and painted stucco houses, the brick and stone having clay tile roofs, the stucco having slate. Windows have a vertical emphasis, in their division. High floor ceiling heights are a characteristic. Early brick and Reigate stone walls survive.

3) Builders Edwardian. These are properties erected by local builders in the prevailing style of time, influenced by the arts and crafts movement but fairly conservative in style. These buildings have shared architectural forms, features and detailing. utilising brick with painted roughcast, 50 degree roof pitches, clay tiles and limited use of painted timber framing. These are found in the Croydon Raod area. Relatively high floor ceiling heights are a characteristic. Gabled roofs are characteristic. Mullion and transom windows also occur.

3) Arts and Crafts. Whilst latter evolutions of the arts and crafts, the cottages by Hooper and the Bus Garage have typical arts and crafts features with multistock brick and handmade clay tile. The Vicarage also has arts and crafts steep roof pitches ut with typical 1930's framing and the telephone exchange and college illustrates the other branch of the evolutionary process, the new Georgian.

### **Fenestration**

Fenestration is determined by age. The predominant character of the area are sash windows, and mullions and transoms , with casements for more humble dwellings.

### **Materials & Detail**

The properties in the area are typified by Reigate Stone, painted stucco, varied red brick and multistock brick.

The gravestones in the churchyard are typically sandstone and some mellowed Portland stone.

## Illustrations of Materials, Architectural Conventions & detail by period



Vernacular : The church



Victorian : This is typified by the use of slate roofs and sash windows set back behind the reveal.



Edwardian : typified by the use of clay plain tiles, brick,, roughcast and timber frame.



Arts & Crafts ; revival of vernacular forms with clay tiles and brick

## Typical Materials



Brick



Painted Stucco and Slate



Reigate Stone

## **6) Greenery: Trees, Shrubs**

The area is characterised by a number of native and ornamental tree species. Yew and holly are prominent as native species used for decorative purposes. There are several character zones. The College contains large species ornamental parkland trees, including tulip tree and Indian bean tree. The south and east walks contain ornamental evergreen shrubbery from the Victorian and Edwardian periods including Portuguese laurel, aucuba, viburnum, laurel, yew and holly, as well as large yew trees and beech trees. The surviving corner of the Great Doods estate is predominantly yew, holly and laurel, and there is a fine Holm Oak at Cranbrook Lodge. The evergreen mix of yew, holly and exotic evergreens continues up the Reigate Road. The cemetery is a designed landscape of 1856 by the architect John Lees with a large collection of Cedar of Lebanon, Wellingtonias and Yews, also reflected in the churchyard. The cemetery extension of 1870 is dominated by an avenue of limes. The land to the west of Chart Lane is dominated by greensand native trees including Yew, Holly, Beech, Hornbeam, and Oak, with wetland alder and poplar around Wallace Brook. 1

## **Boundary Treatment/ Enclosure: Walls & Hedges**

In terms of boundary treatment these tend to vary according to property. There are an abundant amount of Georgian brick boundary walls which add character to the area and more prominently the Reigate Stone walls are a feature of Chart Lane. Further to the east a number of the Victorian houses have flint walls, an import from the north downs.





Evergreen shrubbery and trees are a feature of the area.



A number of brick Georgian boundary walls survive in the area



Reigate Stone is a feature of Chart Lane



The churchyard and cemetery have a good collection of Cedar of Lebanon, Wellingtonia and Yew trees.

## **7) Development Management & Statutory designations: Listed Buildings & Article 4 Directions**

### **Controls operating in the Conservation Area**

#### **Designation of the Conservation Area**

The original Conservation Area was designated by The Borough Council in 1983 and extended in 2005.

#### **What is the Effect of Designation?**

The principal differences from the normal form of planning control include:

- a) Control over demolition. Conservation Area Consent is required for demolition
- b) Greater control over works which would require planning permission. As many properties in the Area are not dwellinghouses and therefore do not have permitted development rights, external alterations such as changing windows or roofing materials would be controlled. 'Permitted development' rights for dwellinghouses are also more controlled.
- c) Wider protection of trees. Six weeks notification to the Council will be necessary before the intended lopping, uprooting or felling of trees. (Trees less than 7.5 centimetres in diameter, at a height of 1.5 metres above the ground are exempt). (Works to trees the subject of a Tree Preservation Order will continue to need formal consent.)

When considering proposals requiring Planning Permission or Conservation Area Consent regard will be had to whether they 'preserve' or 'enhance' the special character of the area. It should be remembered, though, that designation is not intended to stop change but to better manage new development so that it does not harm the area and even brings improvements.

#### **Article 4 (2) Directions**

Article 4(2) Directions control the following changes to dwellinghouses in the Conservation Area (It would be intended to serve an article 4(2) Direction on the area). All alterations or extensions facing an open space or highway will require planning permission, unless they are like for like repairs. Changes requiring planning permission would include, for instance, changing from timber to uPVC or Aluminium windows/doors or changing the style or design of window/door, changing from natural slate or handmade tiles to machine made, concrete or synthetic slates or tiles, or the insertion of rooflights or solar panels.

All Commercial Buildings and Flats that are in Conservation Areas or Locally Listed, already require planning permission for these material changes, as they do not have permitted development rights.

## **Listing**

There are a number of statutory and locally listed buildings in the area, which will be set out in the appendices. Where planning permission is required for a locally listed building Policy Pc10 of the Local Plan and the NPPF would be a material consideration. There are also some local listed historic garden designations.

## **Development Management & Principles of Control**

The area is largely one where the individual buildings mostly contribute to the character of the area and are desirable to retain. The general presumption therefore is in favour of retention, the only exception being some of the post war redevelopment.

The overall objective in terms of elevational treatment will be the encouragement of the reinstatement of original materials and detailing. This includes original window detail, materials and well detailed boundary treatments and avoiding their replacement with inappropriate details such as aluminium and upvc windows of various forms, concrete tiles and alien boundary materials such as larchlap fencing.

Schedules and maps of the listed buildings, the Article 4 Direction and the local Historic Garden designations the control of permitted development will be set out in the appendices.

## 8) Enhancement & Improvements

*No extra funding is proposed for the enhancement of the Conservation Area but a number of the objectives can be achieved in part by the Development Control process.*

The potential for enhancement appears to consist of the following key elements;

### 1) Chest Tombs

The Chest Tombs in the churchyard would benefit from management of the vegetation and trees.

### 2) Junction of Croydon Road and Reigate Road

The junction has suffered in the late 20<sup>th</sup> century from traffic related measures resulting in loss of vegetation, an abundance of street furniture and tarmac. There is a need to return to the objectives of Hoper's scheme of 1913 where traffic management was balanced with landscaping, and the parkway principle of maintaining a visual prominent belt of trees and shrubbery.

### 3) The repair of The Turret, Chart Lane

The repair of the turret in Chart Lane is due to be carried out by the County in the summer of 2015.

### 4) Polycarbonate Covers to the Cemetery Chapel windows

These have discoloured and if replaced more sympathetic but still vandal proof coverings should be sought.



Ivy and tree growth around the 1824 obelisk of Baron Maseres.



The junction of Croydon Rd and Reigate Rd could benefit from review of the visual impact of traffic management.

## **Review of boundaries**

The boundary of the area was subject of review at the time of production of the appraisal and no revisions to the boundary has been designated subject to confirmation after public consultation.

## **Other Statutory Authorities**

Statutory authorities are not generally subject to control by the local planning authority, although the provision and maintenance of their services can have an impact on the conservation area. A copy of this Appraisal will be forwarded to the relevant service providers to highlight the need for sensitive treatment within the conservation area.

## **Responsibilities of Owners and Occupiers**

This Appraisal has identified the buildings, open spaces and individual features that define the character of the conservation area. The siting and design of new development should be such that the appearance and character of the conservation area is preserved or enhanced, and this Appraisal will be used to assess whether development proposals achieve this aim.

It is hoped that residents and other occupiers will, through this Appraisal, be made aware of the contribution that they can make to the preservation and enhancement of the conservation area. This can be achieved through the retention of features such as chimneys and chimney pots, boundary walls and traditional windows, the use of appropriate materials in new build and repairs, and the general maintenance of properties and land. Alien materials such upvc windows and concrete tiles should not be used.

## **Statement of Consultation**

The draft version of this Appraisal will be issued for public consultation. Letters will be sent to all residential and business premises in the conservation area. These will outline the purpose of conservation area designation and invite comments on the draft appraisal.

Copies of the Appraisal will be sent to English Heritage, Surrey County Council and Local Societies. Their comments are invited. A press release will be issued.

A public meeting will be held to consider the study. The responses made to the draft Appraisal will be considered and reported to the Council's Planning Committee