

Elmore Road Chipstead Conservation Area Character Appraisal & Management Proposals

March 2014

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What is a Conservation Area?

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- 2) History and evolution
- 3) Spatial Structure & Pattern: Identity Areas, Views in & Out,
Rhythm: plot size, unit size
- 4) Materials, Architectural Conventions & detail
Boundary Treatment/ Enclosure: Walls & Hedges
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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 20 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

Chipstead is located on the Reading Bed Clay of the North Downs chalk plain, to the north of the M25. 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 Elmore Road Chipstead Conservation Area is centre around the group of model estate cottage to Shabden Park, the Village green with Church and Manor House, as well as Elmore Pond and Vincents Green. It is a composite area with the character of a non-nucleated settlement, but with a cohesive character that is recognizable as typical of Chipstead.

Topography

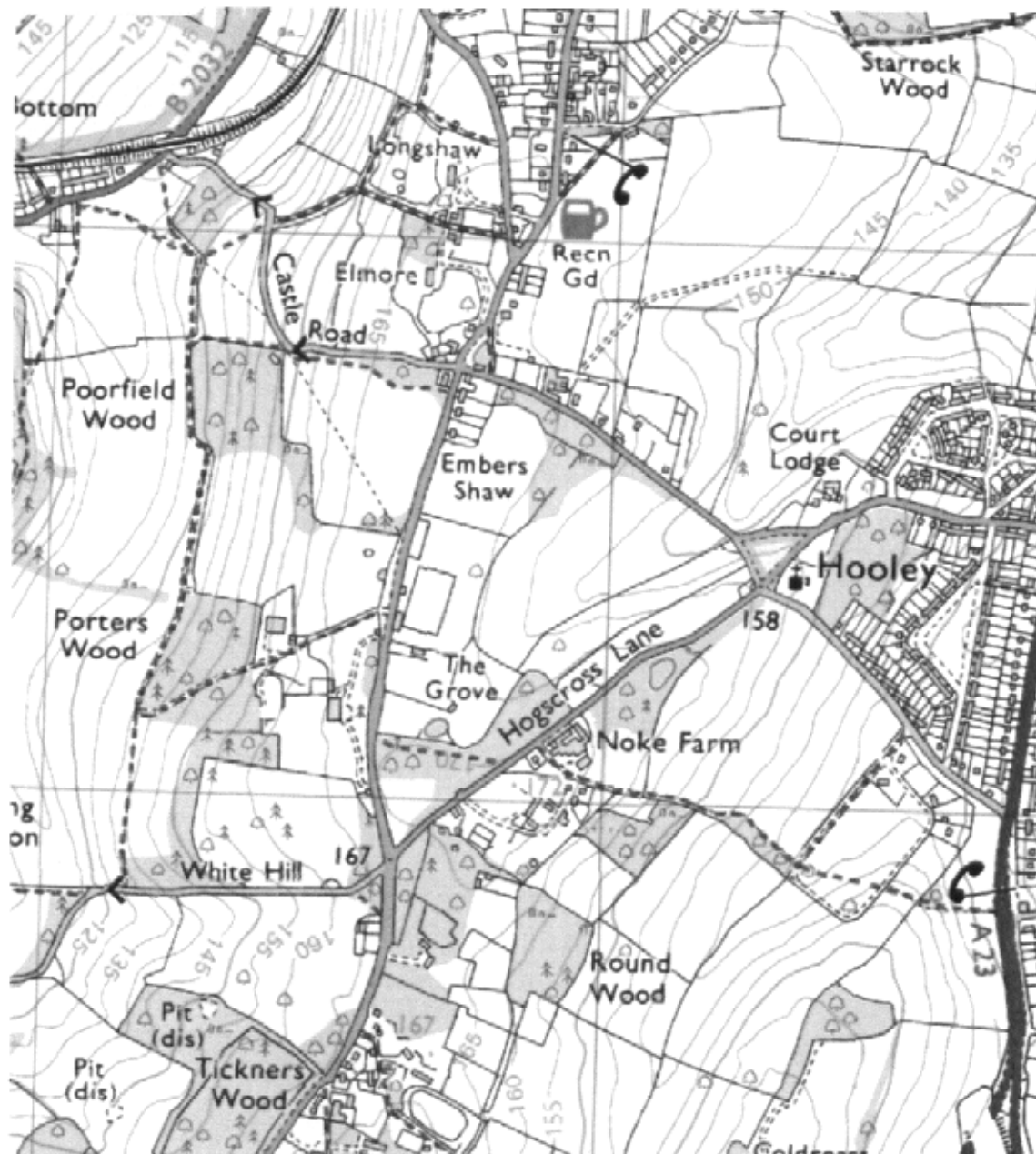
Chipstea is situated about 170 metres above sea level, on the North Down plain.

Geology

Chipstead is located on Reading Bed Clay over the Cretaceous Upper Chalk, whose ponds allow for settlement on the fairly dry Downs. Flints was used for construction of older properties, as well as the local clay for bricks and tiles.



The clay Reading Beds provide opportunity for ponds for water supply in comparison with the surrounding chalk.



Contours

The settlement is based on high ground where Reading Beds clay deposits allow the opportunity for ponds which provide a water source on the chalk downs.

Land Use & Activity

The majority of the Conservation Area is residential and, in the words of one inspector, of a tranquil nature. Other uses include the Church, Village Hall and Public House.

2) History and evolution

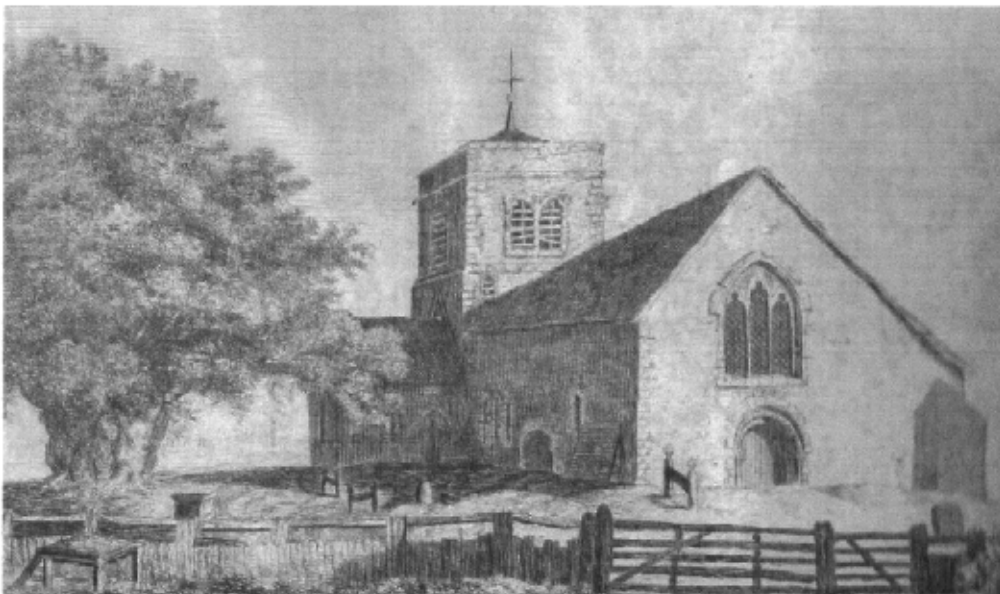
Chipstead village has the pattern of a non-nucleated settlement, where houses are scattered over a wide area. In this case this is due to the presence of ponds on a band of clay surrounded by the dry chalk downs. The name indicates that a market was held here from early date. The Church is on a prominent site, with the Manor House to the north. The Church Green was the original site of the cattle fair, so with manor house and church formed the ancient heart of the village, despite the lack of other houses. However by the 19th century the element most resembling a village was round Elmore Pond, with School, Post Office, Village Well and Model Estate Cottages, completed with Paxton Watson's Village Hall in 1906 and by the end of the period this area became know as the village.

KEY DATES

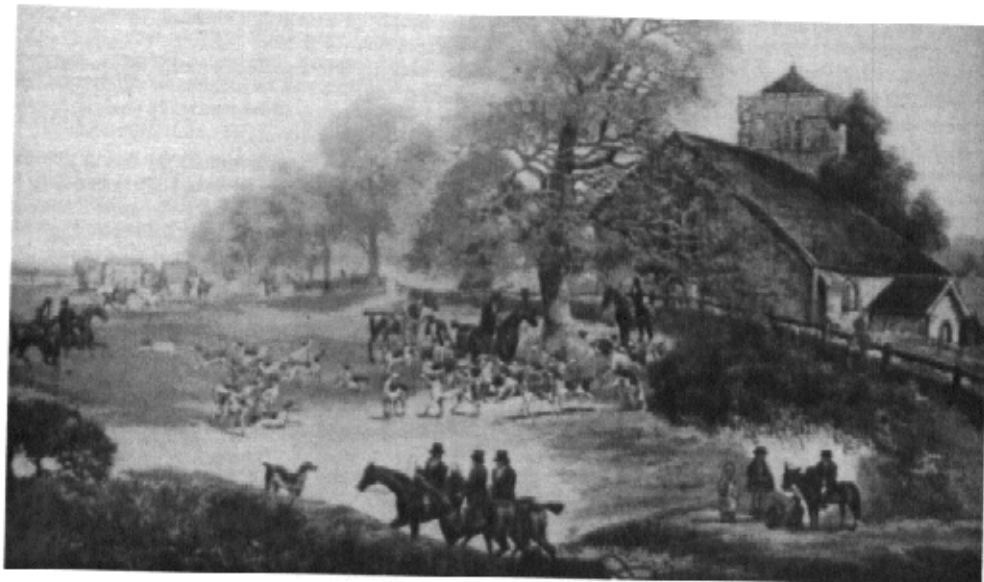
Chipstead Church principally of 13th century character but with earlier elements.

E.M.Barry's remodelling of Model Cottages circa 1870

THE CHURCH & CHURCH GREEN



The Church 1794 showing the ancient Yew Tree and the graveboards, the last of which for the Garle Family disappeared in the 1990's. Chest tombs are also visible. The Norman west door which indicates the early origins of the boady of the church is visible.



Early 19th century of Church Green, Chipstead



Cracklow 1823 This shows the Early English Lancet windows, tower and lost transept (subsequently rebuilt) which are notable for their design concept.



The Church in the 1900's surrounded by Elm trees



The Church before the 1987 storm before the 1300 year old yew tree was lost and with the Elm trees gone.



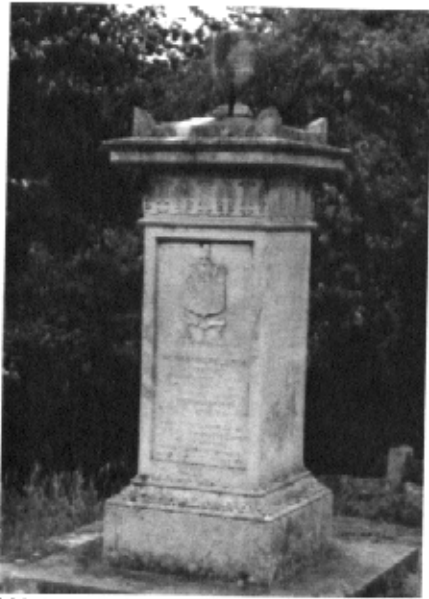
The Banks Chest Tomb



The Little Family Chest Tomb



Another listed chest tomb



Walpole Family Tomb



Court Lodge, the manor house 16th century at back with late 17th century remodelled front



Aerial view of Church Green showing the Church with native Yew and later ornamental planting whilst most of the area round the green being of native tree species.



Court Lodge Cottage 18th century flint cottage with Victorian additions in the 1980's. The inappropriate aluminium windows have been subsequently replaced.

OTHER EARLY PRE VICTORIAN BUILDINGS



Leyfields, formerly Leyfield Farmhouse, of 17th century date



Leyfield Farm, before conversion to residential. Note the granary to the left and the flint farm buildings.



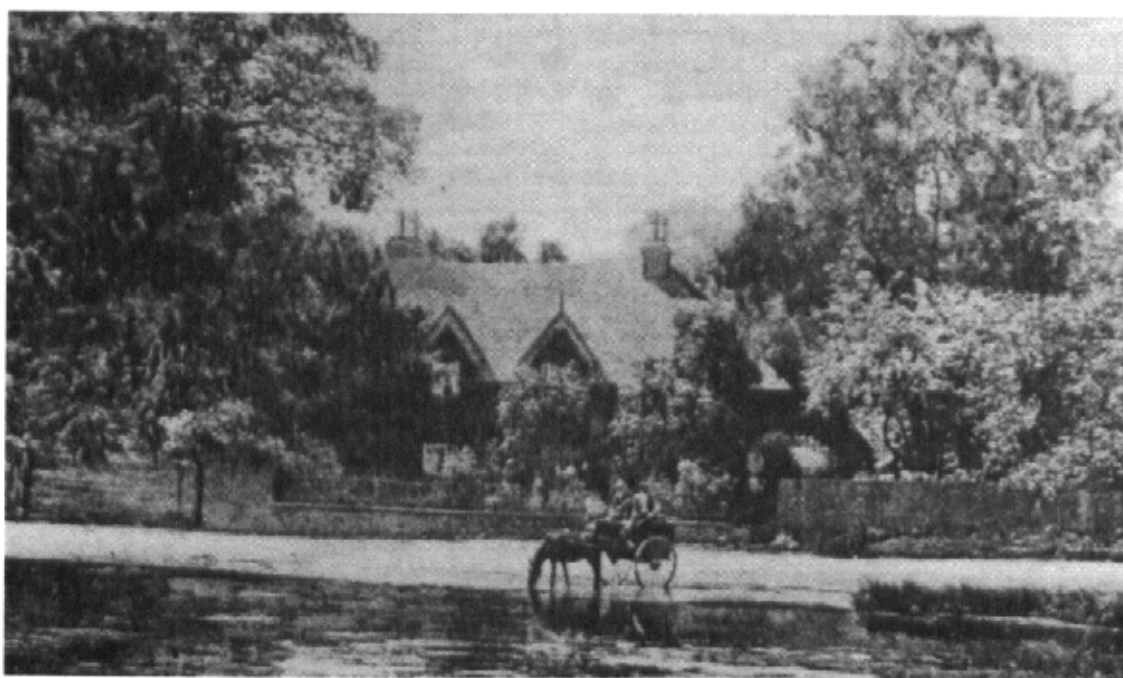
Vincent Green Cottage, a 16th century cottage with extensions



The White Hart, Chipstead,, a Georgian building with extensive later Edwardian external alterations.



Elmore Pond Cottage with 1680 datestone but extensive Victorian remodelling



Elmore Pond circa 1910



Chipstead Lodge, a Regency Flint Building, with later extensions

THE MODEL ESTATE COTTAGES



The Model Estate Cottages in the early 20th century known as the Village. The old school, which became the post office, is still standing in the distance.



1 & 2 Shabden Cottages a mid 19th century flint building which appears to be the parochial school on the 1869 OS Map.



5 to 8 Shabden Cottages E.M. Barry's 1871 remodelling of the Georgian cottages.,



9 & 10 Model Cottages of the 1870's by E.M. Barry



11 & 12 Model Cottages of the 1870's by E.M. Barry



Wellhouse, High Road of the 1870's by E.M. Barry

OTHER VICTORIAN BUILDINGS



Elmore Lodge, a mid 19th century flint building, the main house behind rebuilt in the 1930's.



Longshaw, High Road, Chipstead, a house of the 1880's.



Gatefield Cottages late 19th century, as they appeared in the 1980's



Vincent Green Cottages in the 1930's



Flint Cottage 1885, extended by Oswald Milne



Stables Cottage



Kitchen Garden Cottage

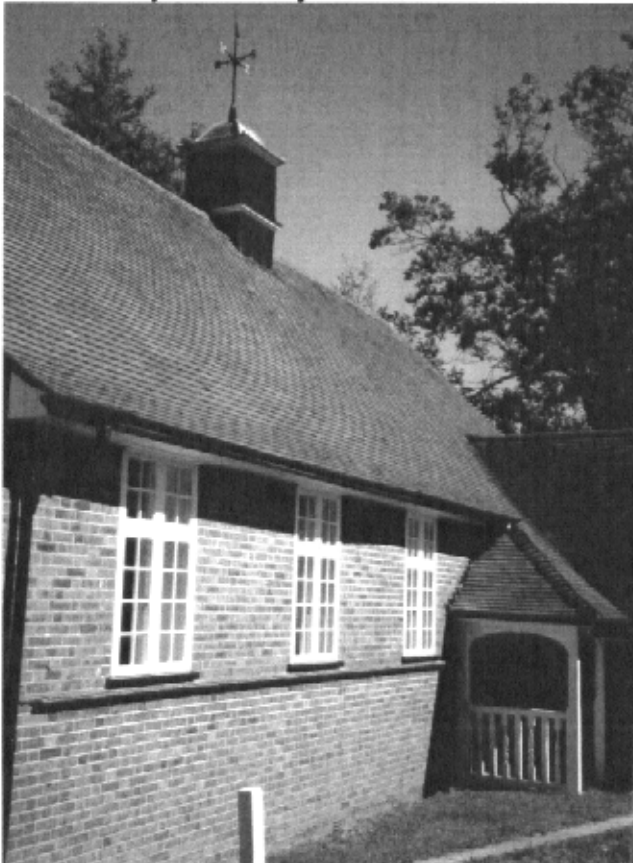


Kitchen garden wall

LATER BUILDINGS



The Rectory of 1902 by the arts and crafts architect Paxton Watson



The Village Hall of 1906 also by the architect Paxton Watson



The War Memorial by the local architect Scott Willey before recent cleaning



The 1930's K6 Telephone Box on Vincent's Green, one of only 3 traditional telephone boxes preserved in the Borough.