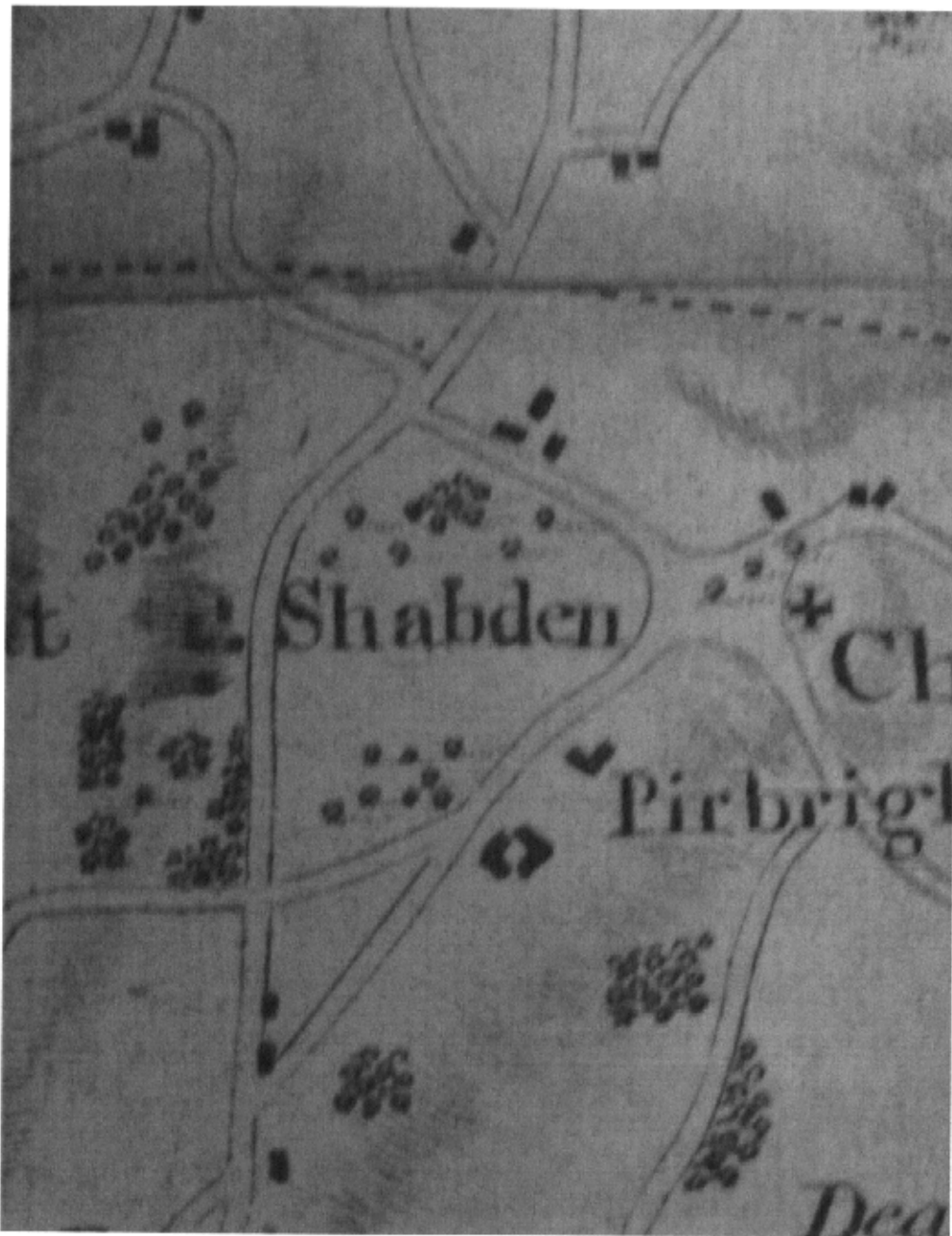


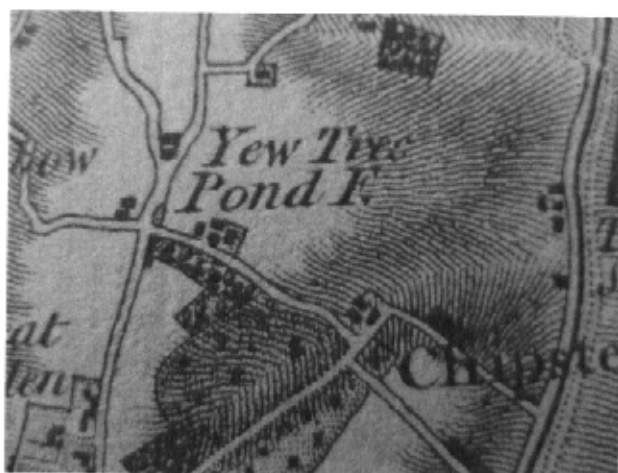
Chipstead Elmore History in Maps



Rocque 1768



Lindley & Crosley 1793



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



Greenwood 1823

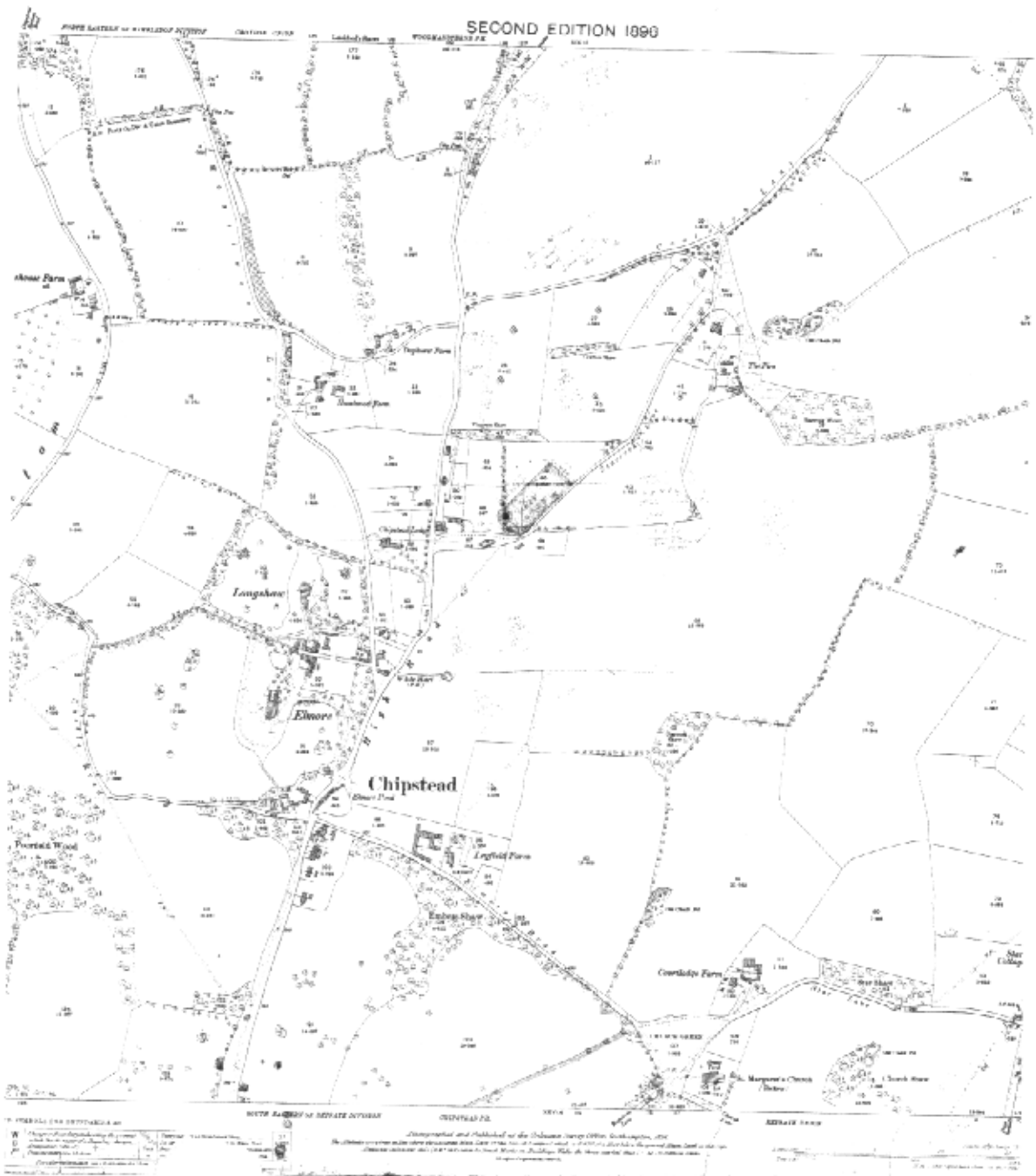


Chipstead Tithe 1839

# CHIPSTEAD ELMORE



c.1869

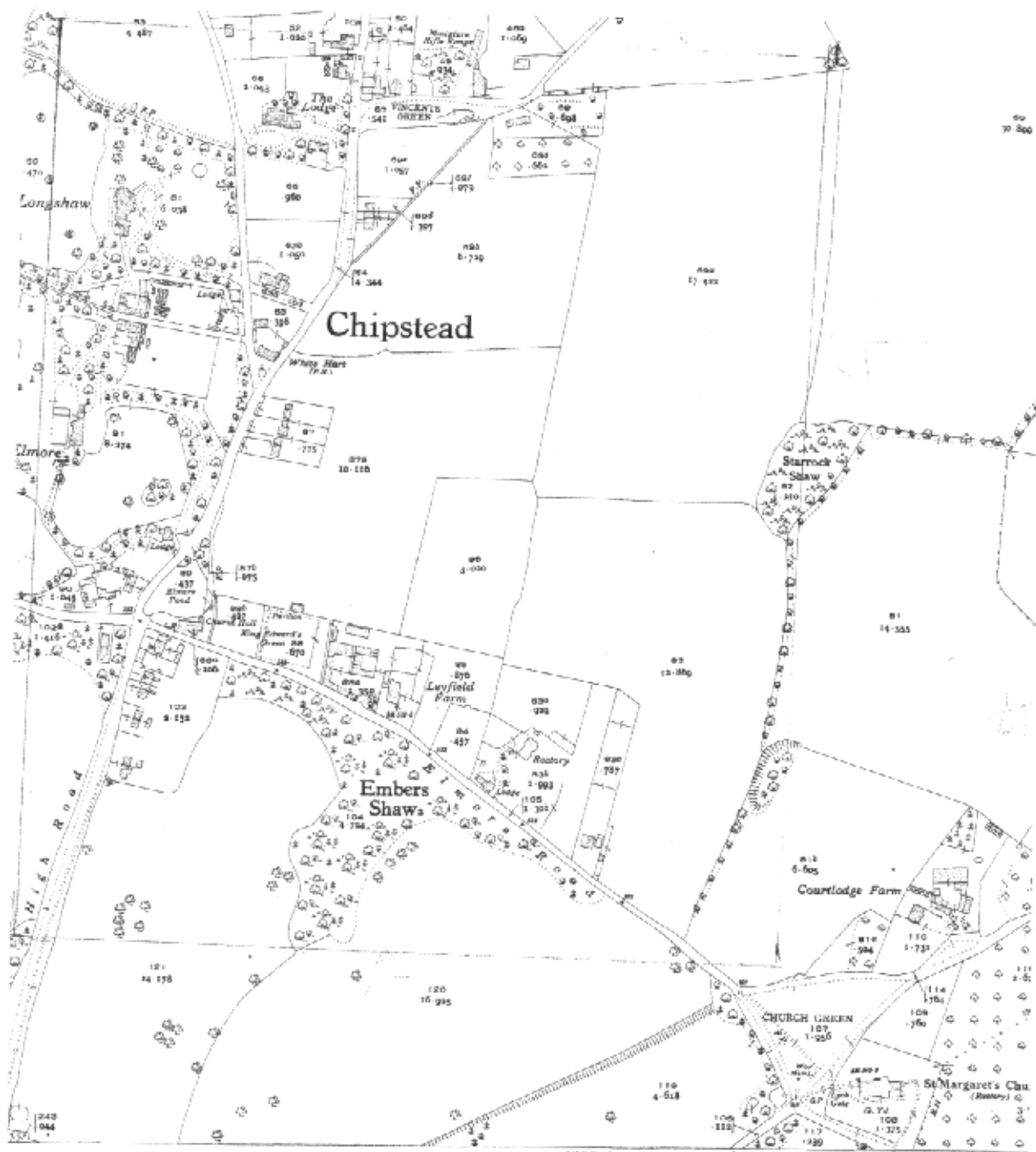


Revised 1894









Revised 1933

### **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 split such areas in to smaller identity or character areas. Elmore Road Chipstead has a scattering of historic buildings across this non-nucleated settlement which with supporting landscaping give a sense of character, identity and history. Within this a number of sub identity areas with a sense of enclosure round a public space or a visual focal point can be identified.

The sub areas include Church Green, the Model Cottages, Elmore Pond, the White Hart and Vincents Green.

Church Green an impressive village green with church and manor house but no village on a prominent ridge, with enclosure of space with trees

Model Cottages E.M.Barry's 1870's Model cottages and Wellhouse, have cohesive as an architectural group

Elmore Pond A prominent and picturesque architectural feature of the village, a space enclosed by Elmore Pond Cottage, Peter Aubertin Village Hall and native trees.

The White Hart A well sited Village Public House on a junction between two tow roads in the village

Vincents Green A village green enclosed by Victorian cottages on the north side and trees to the south.

#### **Prominent buildings**

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

The Church : A flint medieval church with extensive Victorian remodelling

The Model Cottages : E.M.Barry's Cottages have a variety of materials including flint but the heavy form and use of large Oak framing gives a distinctive quality.

Elmore Pond Cottage : An old Flint cottage ( datestone 1680 ) but remodelled in the Victorian period with picturesque Cast iron windows.

The White Hart a prominent village public house, a Georgian building much remodelled in the Edwardian period.

#### **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 the church from Church Green and Elmore Pond.

**Rhythm: plot size, unit size**

The area has a well wooded rural character dotted with the historic buildings. Most buildings are low scale within spacious grounds, with occasional exception of groups of cottages, such as Vincent's Green.



Aerial View 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. It is a composite area with small cottages and large mansions.

### **Church Green**

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

Green with church and manor house, two storey, clay tile, tile hanging and flint.

The church, which is 12<sup>th</sup> century or earlier, has notable early English features. A number of chest tombs by the Colecoms of Merstham are listed. The Lych gate is a prominent feature. On the north side of the green is the former manor house, Court Lodge of 17<sup>th</sup> century date with adjacent Cottage of flint. The War memorial by Scott Willey is on the Church Green.

Proceeding up Elmore Road, notable buildings include the former Rectory and outbuildings of 1902 by Paxton Watson, the flint Leyfields Farm with its 17<sup>th</sup> century brick farmhouse.



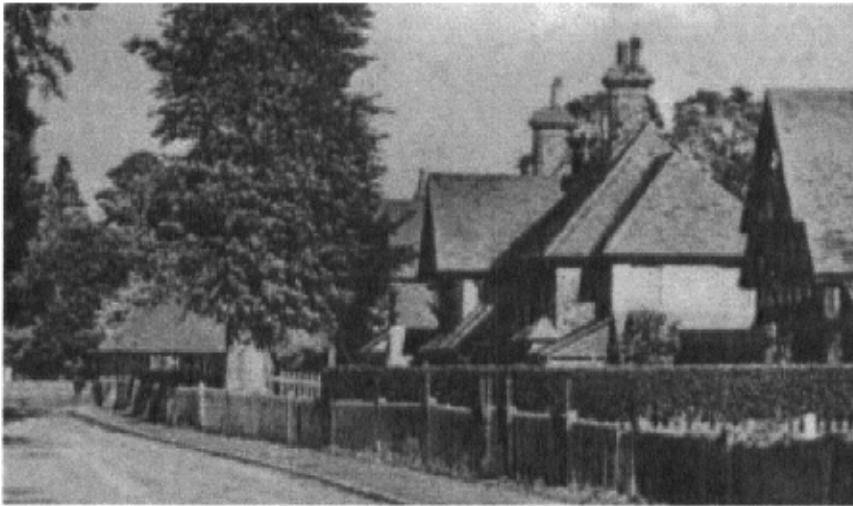
Church Green

### **Shabden Cottages**

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

Two storey, space between groups of cottages, steep pitches, with gable features, casement windows, heavy timber framing, brick, flint and plain clay tiles. Dark stained picket fence and evergreen hedges.

The famous architect E.M. Barry remodelled earlier estate cottages at 1 to 8 and built 9 to 12 in 1871. He also built the Village Wellhouse opposite.



The Estate Cottages in the early 20<sup>th</sup> century.

### **Elmore Pond**

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

Two storey, spacious setting, cast iron casements, steep pitch, flint and plain clay tiles.

Elmore Pond is an attractive feature of the village. Elmore Pond Cottage has a datestone of 1680 but with Victorian remodelled facades and cast iron windows. Further up is Elmore Lodge also Victorian and flint.



Elmore Pond, a key feature of the village

## **The White Hart**

Scale, height, rhythm, form, layout & materials summary ;  
Area of two storey buildings, mostly steep pitches, sash windows, flint , brick and plain clay tiles, occasional low pitched slate roof. Short spans.

The Georgian White Hart was extensively remodelled in the Edwardian period and is a prominent building in the street. To the left, up Hazelwood Lane, are the flint kitchen garden buildings of the former Elmore, some of which were transferred to Longshaw when it was built. Longshaw itself is in the Old English style. Behind the White Hart is Flint Cottage of 1885, extended by Oswald Milne. Further north is the Regnec flint Chipstead Lodge. On the right hand side, are the tile hung Gatefield Cottages.

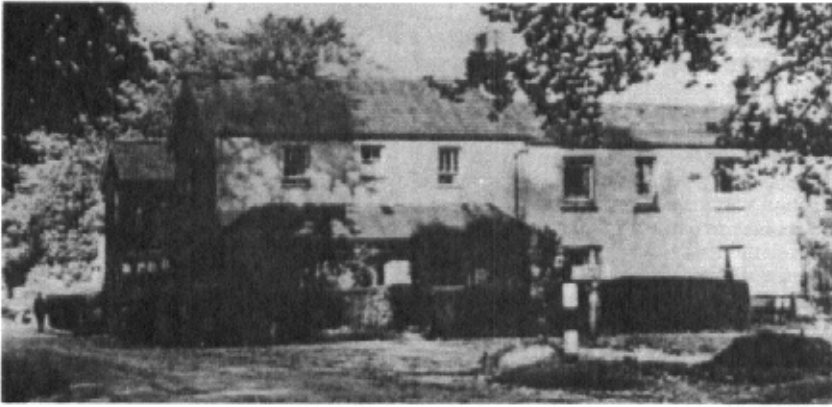


The White Hart

## **Vincents Green**

Scale, height, rhythm, form, layout & materials summary ;  
Immediate area of green two storey buildings, low pitch short span slate, sash windows, painted stucco.

Immediate to the north of Vincents Green are a group of Victorian Cottages in painted stucco, with a scattering of Victorian buildings to the west and north. At the east end of the green is the 16<sup>th</sup> century Vincent's Green Cottage and at the west end of the green the 1930's K6 Telephone Kiosk.



Vincent Green Cottages in the 1930's ( before subsequent fenestration changes)



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

### **Architectural Conventions**

The area is typified by three types of building;

#### 1).The Vernacular & Victorian

The vernacular buildings in the area are typified by peg tile roofs, 50 degree roof pitches, short roof spans, unknapped flint, red brick, and tile hanging. The Victorian buildings may occasionally use knapped flint, slate on low pitches and London Stock Bricks.

#### 2) Shabden Cottages

The same materials as above but with heavy framing.

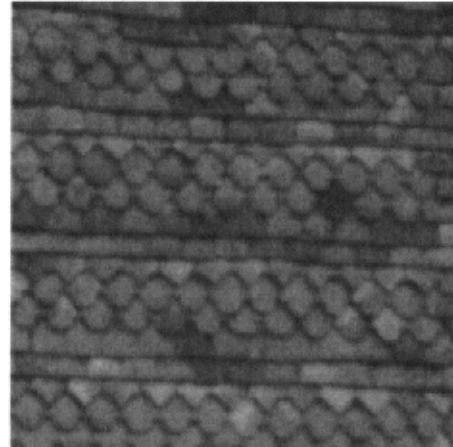
### **Fenestration**

Fenestration is mixed but of painted timber sash, painted timber casement or cast iron or wrought iron casements.

### **Materials & Detail**

The vernacular buildings in the area are typified by unknapped flint, Flemish bond handmade red brick, and clay peg tile and plain tile roofs. Victorian buildings carry this on but with occasional knapping of flints, London stock bricks and slate on low roof pitches with painted stucco also appearing. The Shabden Cottages use these materials but also heavy framing.

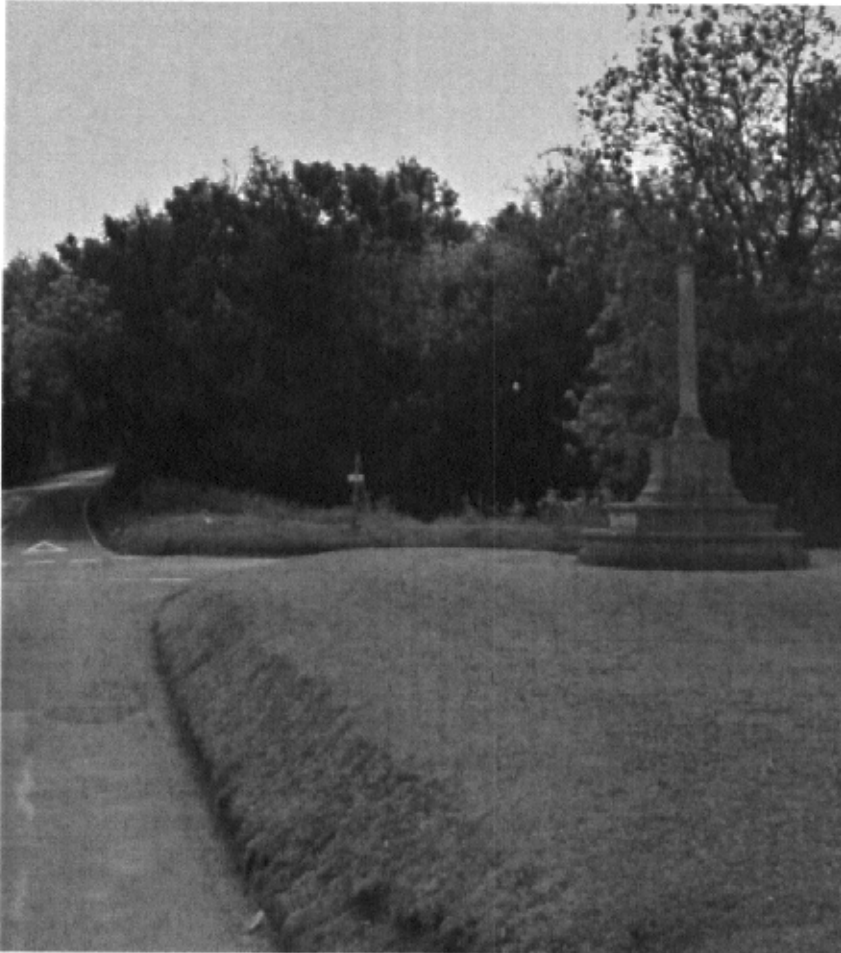
**Illustrations of Materials, Architectural Conventions & detail by period**



Materials in the Conservation Area, Flint, Tile Hanging, Brick, Handmade Peg Tiles and Plain Tiles for vernacular buildings and heavy timber frame for the Victorian Shabden Cottages by E.M. Barry

## 5) Highway issues, Street furniture and Footscape

The area has a rural character with kerbless verges and gravel drives. The finger posts are the most characteristic feature of the public street furniture and would benefit from a return to a more traditional detailing evident in early views of the area.



Kerbless roads are a feature of the Conservation area and contribute to its rural character.

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

The area is characterised by a native tree, hedge and shrub species of the Chalk downs. The native trees are Yew, Holly, Beech, Hornbeam, Oak and Scots Pine. Hedges tend to be of hawthorn. Beech hedging should be avoided as not characteristic of the area as they often are hybrids with densely marcescent leaves which look obtrusive in the landscape in winter. There is some Victorian ornamental tree and shrub planting to the larger Victorian properties.

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

In terms of boundary treatment hawthorn hedge is predominant with occasional dark stained palisade fence and sometimes the use of flint walling.

## **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 Surrey County Council on the 12 June 1973.

#### **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 certain dwellinghouses in the Conservation 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 are set out in the appendices. Where planning permission is required for a locally listed building Policy Pc10 of the Local Plan and PPS5 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 overall objective in terms of elevational treatment will be the encouragement of the reinstatement of original materials and detailing. This includes original window detail, plain clay tiles and well detailed boundary treatments and discouraging their replacement with inappropriate details such as aluminium and upvc windows of various forms, concrete tiles and alien boundary materials such as larchlap fencing.

## **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) Townscape elevational treatment

The need to encourage reinstatement of traditional detailing is important.

### 2) Repair of Chest Tombs in Chuchyard

The provision of the new church hall was subject to a condition that the chest tombs at risk should be repaired. This repair work is still to be commenced.

### Resource Implications

Enhancement of the Conservation Area can be achieved in part by the Development Control process and encouragement to have respect for traditional forms, materials and detailing.



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### Resource Implications

Enhancement of the Conservation Area can be achieved in part by the Development Control process and encouragement to have respect for traditional forms, materials and detailing.

## **Review of boundaries**

The boundary of the area was subject of review at the time of production of the appraisal and a revised 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 and the Appraisal was publicised in the local press. 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