

# **Chipstead High Road Conservation Area Character Appraisal & Management Proposals**

February 2014

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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 Chipstead High Road conservation area is centre around the group of Garle buildings forming a village with former school, reading room and nurse's cottage, with adjacent manor houses. The predominant character of the buildings is a mix of arts and crafts and vernacular, and there is a need to ensure the cohesiveness of the buildings is not eroded by insensitive development.

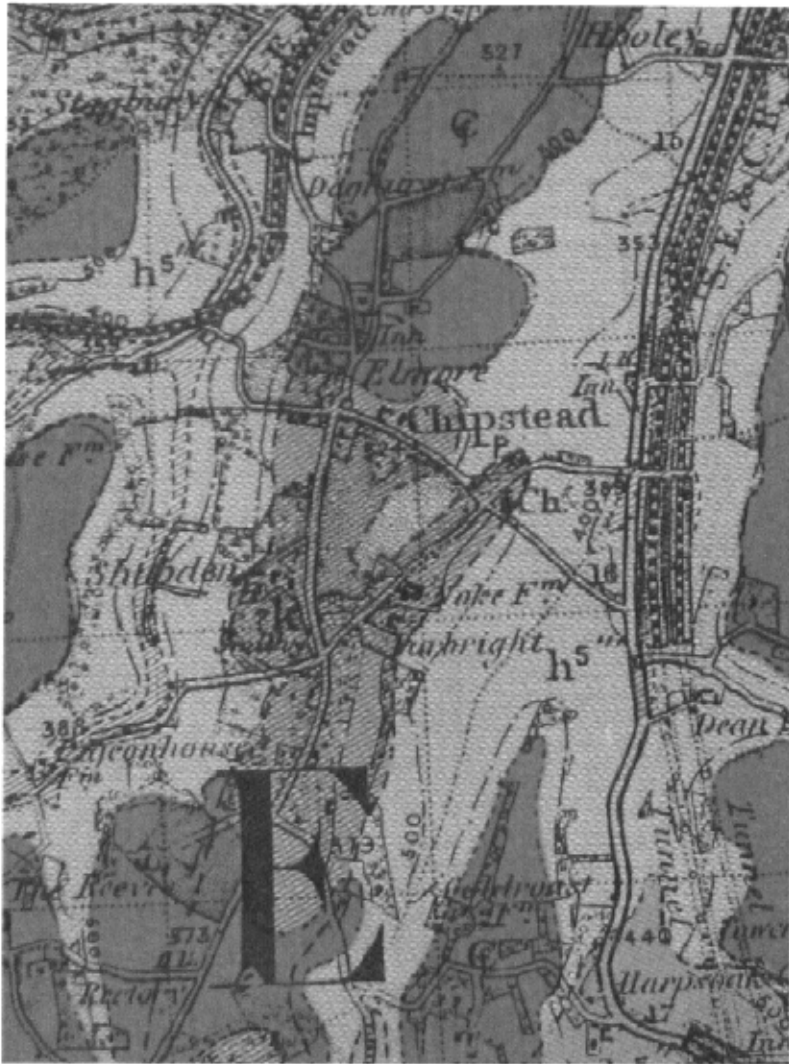
The "village" is a product of the late late 19<sup>th</sup> century and early 20<sup>th</sup> century but with earlier buildings remaining and all set within Georgian parkland and shrubbery.

### **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 Reading Bed clay allows the opportunity for ponds for water supply on the chalk north downs.



**Contours**

The Conservation Area is situated on the highest points which have Reading Beds clay deposits for the creation of ponds for water supply.

## **Land Use & Activity**

The majority of the Conservation Area is residential with some farming and equestrian use.

## 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 High Road consists of three manor house sites, Shabden, Pirbright and Noke. Noke disappears by the 1820's and its parkland was incorporated in the extensive parkland of Shabden Park, which sets the prevailing parkland character of this part of Chipstead. The revival of Pirbright as a substantial manor house in the late 19<sup>th</sup> century also contributes to this.

### Shabden

In the 18<sup>th</sup> and 19<sup>th</sup> centuries, Shabden Park was the principal mansion within the parish, with extensive parkland. It was bought by the Cattleys in 1844. John Cattley commissioned the architect E.M. Barry to transform the existing Georgian house at Shabden House into the French Renaissance style in 1870. The Russian Cottage is a genuine imported Russia log house of the 1870's, imported by the Cattleys, who were Russian merchants in St Petersburg.

### The Garle Family, Ruffetts End & Pirbright

Pirbright Manor is a substantial house of 17<sup>th</sup> century date but with earlier origins. By 1895 John Acton Garle (1854-1925) had inherited Pirbright Manor, but lost all his money in the 1900 Stock Market collapse caused by the fraudster Whitaker Wright. John Acton Garle had to vacate Pirbright Manor and started building a settlement in the woodland at Ruffetts End, using second hand materials including doors and windows from the Georgian Newgate Prison demolished in 1902. The Cottage, was his first project and he lived there till 1908, and it is the largest of the properties with covered way and thatched lych gate. Between 1908 and 1912 he built and lived at Farm Cottage, which was also an artist studio for one of his sons, Bernard Garle (1883-1956). In 1912 John built and lived at Ruffetts Wood. A number of smaller cottages are dotted around including The Keep of 1905, and Ruffetts with racket court of 1910. In 1938 Bernard Garle built Brandywine. The buildings are remarkable examples of the picturesque style and may have influenced Blunden Shadbolt's houses in the same style.

Ruffetts End also has a former Reading Room, a Nurse's Cottage (1922 by Scott-Willey) and a Primary School (1872). It also attracted two substantial houses, South Manor of 1920 by Dawber and Priorsfield of 1911, as well as two older cottages, Ruffetts Cottage, a flint 17<sup>th</sup> century cottage and Sandpit Cottage.

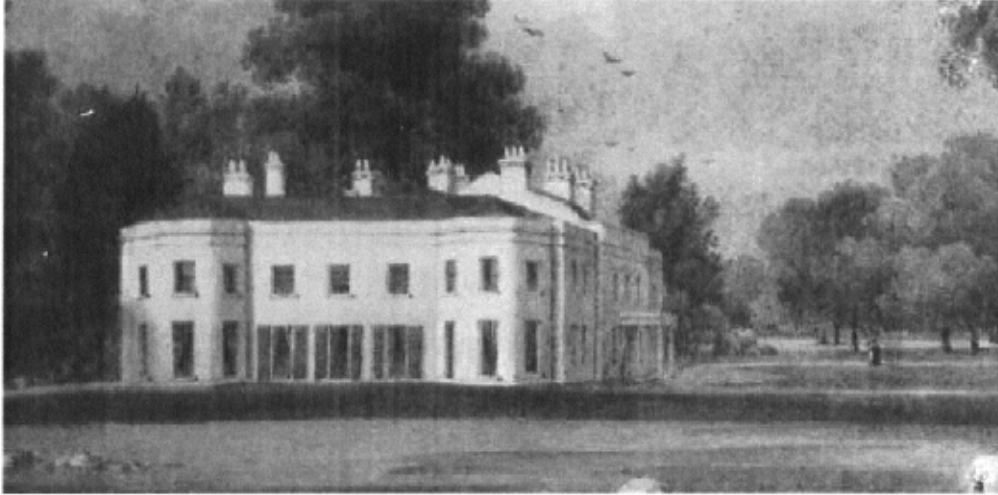
### KEY DATES

18<sup>th</sup> and 19<sup>th</sup> century parkland and architecture of the Manorial Estates of Shabden, Pirbright and Noke.

Late 19<sup>th</sup> century import of the Russian Cottage by the Cattleys, Russian merchants of St Petersburg

1901 Start of the Garle Village following bankruptcy

## SHABDEN



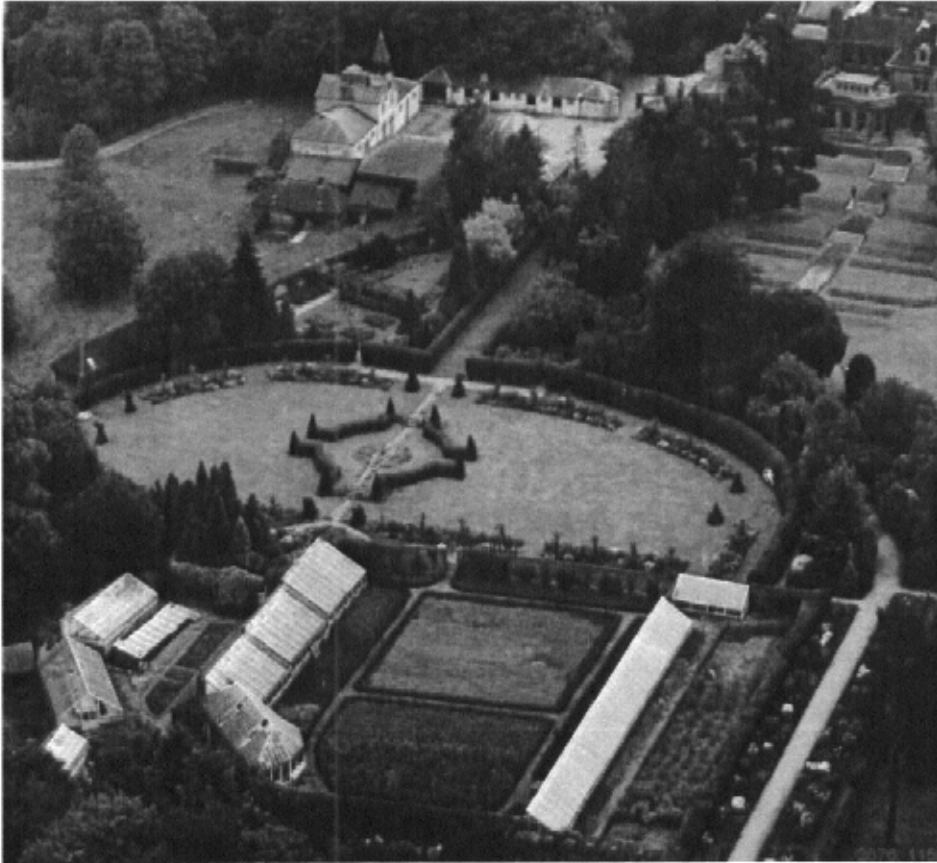
Shabden Park 1828 engraving by G.F. Prosser. Elements of the Georgian house are still visible in the former servant's wing.



Shabden 1938 showing the ornamental parkland in its prime. This area is designated as a historic park and garden. The impressive coach house was demolished in the 1970's and the well house, to the 480ft deep well, was relocated to



a National Trust property elsewhere. The subdivision of the immediate grounds of the house in the 1980's is something that would be avoided in a country house conversion today as it has disrupted the open parkland setting and vistas of the house. [www.britainfromabove.org.uk/image/epw058955](http://www.britainfromabove.org.uk/image/epw058955)



Formal gardens at Shabden in 1938, which are now less ornate. The Kitchen Garden is now woodland. [www.britainfromabove.org.uk/image/epw058956](http://www.britainfromabove.org.uk/image/epw058956)



Shabden Park as remodelled by the famous architect E.M. Barry 1873



The garden front at Shabden before conversion 1974



The garden front at Shabden after conversion, marred by subdivision of garden with quick growing cypress 1989. Shabden is of Bargate Stone, local to Surrey but imported to this part of Surrey in the Victorian period and not a typical local material.



#### Russian Cottage

A real Russian cottage imported by the Cattley family in the 1870's. It is thought to be the only Russian cottage in Britain, that at Chatsworth now thought to be a replica.



Shepherd's Lawn, a flint 18<sup>th</sup> century cottage on the Shabden Estate

# PIRBRIGHT



Pirbright Manor, in 1931 with parkland setting, which survives today.  
[www.britainfromabove.org.uk/image/epw036957](http://www.britainfromabove.org.uk/image/epw036957)



The 17<sup>th</sup> century Pirbright Manor & Barn in 1989



Forge Cottage



Noke Farmhouse



Noke Farm

# RUFFETTS END

Examples of the Garle family's architecture of the 1900's



John Acton Garle and his wife at Ruffetts Wood in the 1920's.



The Cottage, a good example of Garle picturesque architecture





The Keep with bad later infill at ground floor



Outbuilding at Russian Cottage before conversion to a house



Example of a Garle chimney, at an outbuilding at Russian Cottage.



Farm Cottage, a good example of the Garle irregular use of materials and bonding



Ruffetts with Racket Court behind



Ruffetts Wood in 1989 with outbuilding below, a good example of Garle use of irregular timber frame and pine pole timbers for supports.

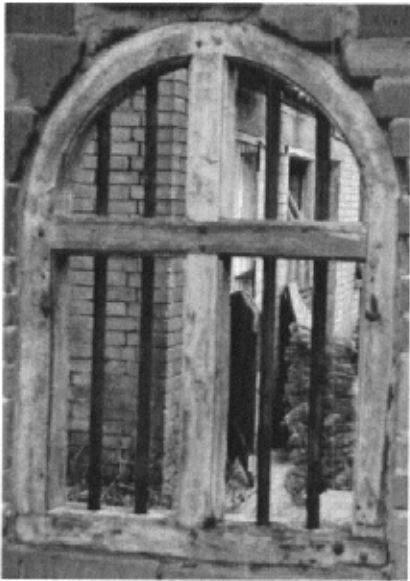




Brandywine, a good example of random placement of windows in the Garle style



Garage at brandywine before partial rebuilding, showing the chalk blocks, which lost some of their character in rebuilding.



Examples of Newgate Prison Windows & Doors, which appear in various of the Garle buildings, following its demolition in 1902.



RUFFETTS WOOD EARLIER HISTORIC BUILDINGS & NON GARLE BUILDINGS



Ruffetts Cottage, a 17th century flint cottage of early central chimney form



Sandpit Cottage, a Victorian tile hung cottage



The flint School of 1872



The flint Nightingale Cottage (Nurse's Cottage) in 1989 with Reading Room behind





South Lodge and Gardeners Cottage by the famous architect Guy Dawber 1920

