



Priors Field 1911



Thatched Cottage a 16th century cottage. It is unclear how much original fabric survived an early 1980's rebuilding.



Sopers Cottage, a 16th century cottage with additions by the notable arts and crafts architect Paxton Watson.

Chipstead History in Maps



Rocque 1768



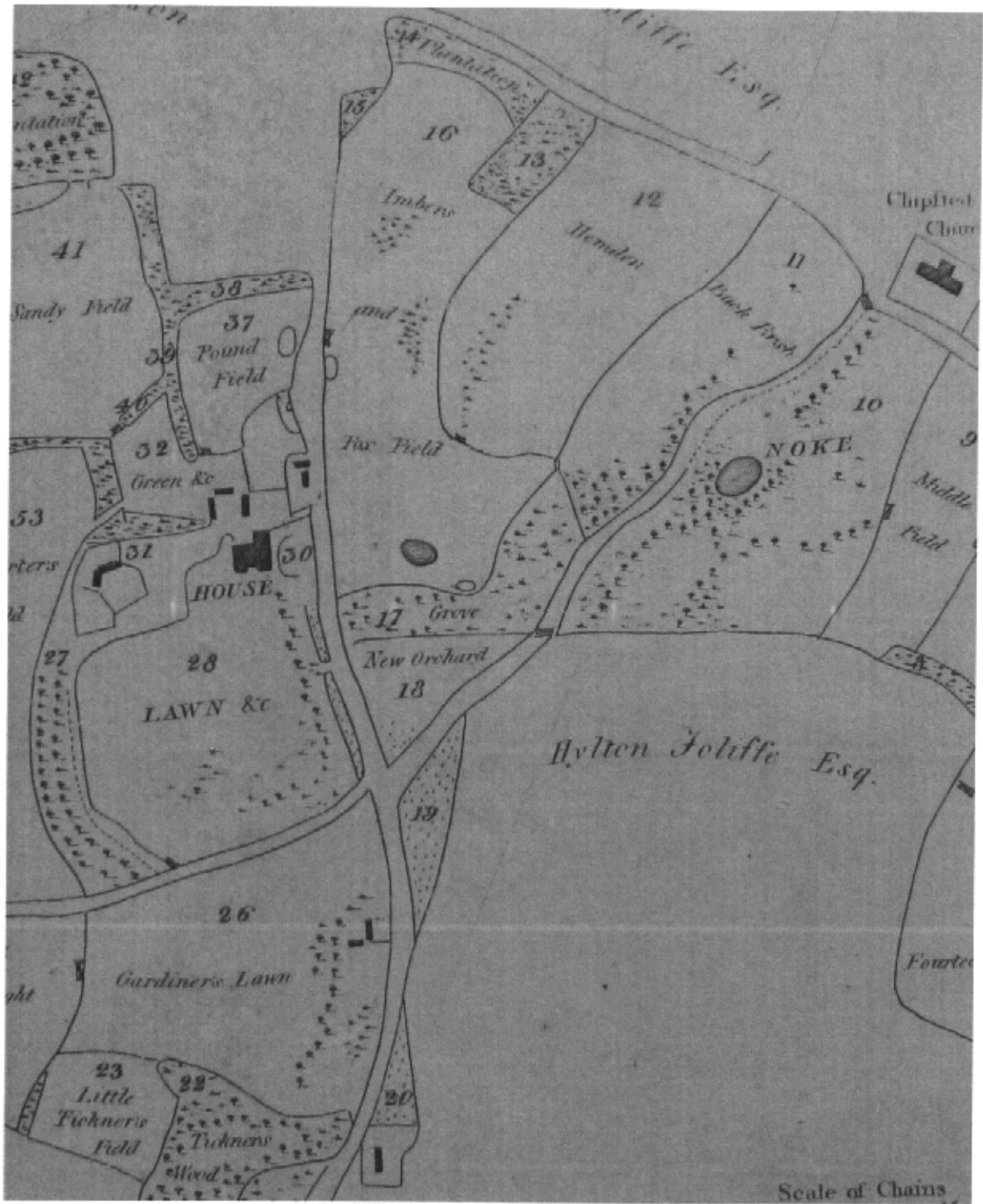
Lindley & Crosley 1793



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



Greenwood 1823



Part of early 19th century map of Shabden estate.

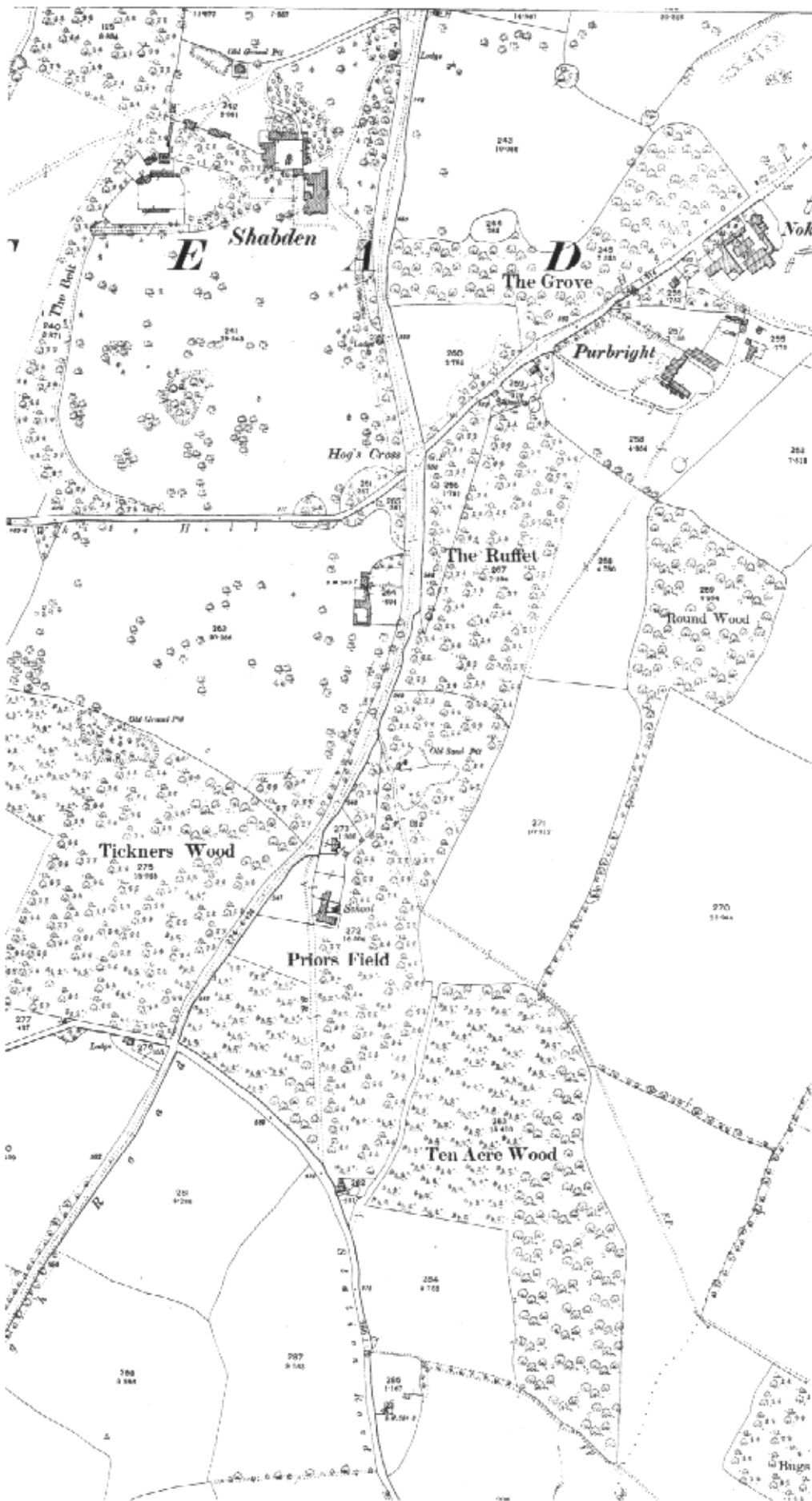


Tithe Map 1893

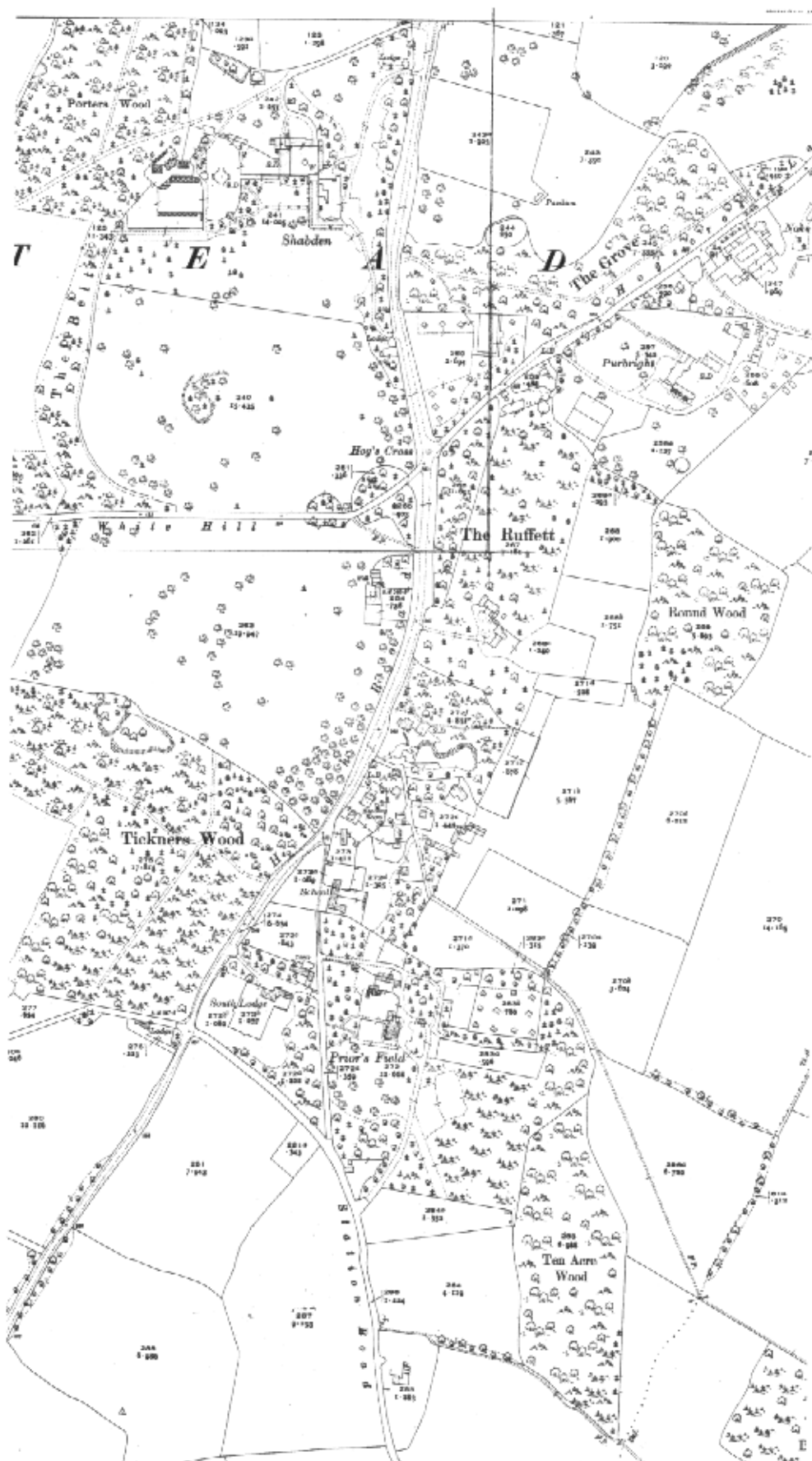
CHIPSTEAD HIGH RD



Surveyed 1869



Revised 1895



Revised 1932

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. A number of sub identity areas can be identified in the case of Chipstead High Road.

The two principal identity areas in Chipstead High Road are the historic parkland estate of Shabden on the west side, and the Ruffetts End/Pirbright /Noke collection of houses on the east side.

The Ruffetts End/Pirbright /Noke can be split into several smaller identity areas ..

Ruffetts End The collection of remarkable arts and crafts cottages by the Garle family of the 1900's, with some earlier cottages and other Edwardian houses.

Pirbright A manor house and its associated buildings and parkland

Noke A farm, on the site of a former manor house

On the Shabden side the area splits into the following

The Country House The house and associated buildings and immediate parkland and semi formal gardens

The Parkland The wider parkland landscape

Prominent buildings

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

Shabden : The French renaissance style remodelling of the manor house of 1873 by the famous architect E.M.Barry

The Cottage: The most prominent Garle building

The School: A pleasant flint building of some size visible from the High Road

Noke Farm : A prominent set of buildings on Hogscross Lane

Pirbright Manor : The 17th century manor house

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 across the parkland of Shabden and the views up and down the High Road and Hogscross Lane.

Rhythm: plot size, unit size

The area has a rural character dotted with the historic and arts and crafts buildings. The manor houses and larger houses have substantial well wooded landscaped

grounds and parkland. The Garle buildings have a random siting. There is a lack of regularity but the grounds are generally landscape dominated, all well wooded and there is usually a generous set back from the road and an informal building line, in terms of a generally set back within groups of buildings.



The well wooded landscape of Chipstead High Road with the rolling open landscape of Shabden Park

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.

Noke

Scale, height, rhythm, form, layout & materials summary ;
Farmhouse; two storey flint and slate, with various scales of farm buildings.

The parkland setting of this former manor house site, demolished in the 1820's, still retains the character of the later 19th century farm

Pirbright

Scale, height, rhythm, form, layout & materials summary ;
Manorial site with parkland setting, two storey, clay tile, tile hanging, flint and brick.

Pirbright Manor is of 16th century date, with stucco, flint and tile hanging. There is also a weatherboarded barn, and some estate cottages and outbuildings, all in a parkland setting.

Ruffetts End

Scale, height, rhythm, form, layout & materials summary ;
This has a village feel in the centre, with outlying buildings in a woodland setting. There is a mix of buildings, with smaller cottages concentrated in the centre. Prevailing scale is two storeys, second hand brick, timber and peg tiles for the Garle buildings with handmade clay, tile hanging, brick, and flint for the others.

The buildings made by the Garle Family in the 1900's are the prevalent style of building, (The Keep, Farm Cottage, Brandywine and Ruffetts Wood (Cheval Court)), with the earlier 1870's Russian Cottage erected by the Cattleys of Shabden Park adding to the eccentric mix. Older buildings dotted around including Forge Cottage, Sandpit Cottage, and Ruffetts Cottage, a fine example of a 17th century central chimney house. Other buildings of later date include the Reading Room, the nurse's cottage of 1922 by Scott Willey, (now Nightingale Cottage), South Lodge (now South Manor), a large 1920 house by the notable architect Guy Dawber, with gardener's cottage (now Long Meadow). Adjacent is Prior's Field of 1911, a large red brick Edwardian house in the Queen Anne Style. Further south is the rebuilt Thatche Cottage, originally of 16th century date, and of flint and further south the tile hung 16th century Sopers Cottage with extensions by the arts and crafts architect Paxton Watson.

Shabden Park

Scale, height, rhythm, form, layout & materials summary ;
Large country house of Bargate Stone with small estate buildings of one and two storey with handmade clay plain tiles, Estate buildings have some flint and stucco. All in a Parkland setting.

Returning up the road, on the left hand side is the parkland of Shabden Park, with the tile hung Reeve's Lodge to the south and the flint Shepherd's Lawn, of 18th century or earlier, within the rolling parkland. Further to the north, the immediate surrounds of Shabden are well wooded, with a number of estate buildings. The main house was remodelled in 1870 by the famous architect E.M. Barry but with an 18th century core, and the Lodges and Estate Buildings were remodelled at this time.

Materials, Architectural Conventions & detail

Architectural Conventions

The area is typified by three types of building;

1).The Vernacular

The historic buildings in the area dating from before the Victorian period. These are typified by peg tile roofs, 50 degree roof pitches, short roof spans, flint, brick, timber framing ,painted render and tile hanging.

2) Garle Buildings Picturesque Arts and Crafts. Built of second hand materials in a rambling picturesque style.

3) Shabden

Bargate Stone for main house, with painted stucco estate cottages. Sashes windows predominant and peg tiles.

Fenestration

Fenestration is mixed but of painted timber sash, painted timber casement or wrought iron casements. Shabden Park is characterised by sashes windows age.

Materials & Detail

The Garle Buildings in the area are typified by second brick, timber, windows and peg tiles to give a picturesque appearance. Other buildings are of flint, tile hanging, brick or painted stucco . Shabden Park house itself is of Bargate Stone which is not local to the area but is a Surrey material.

Illustrations of Materials, Architectural Conventions & detail by period



Materials in the Conservation Area, Bargate Stone at Shabden Park, Second hand materials and peg tiles for the Garle buildings, tile hanging, painted render, handmade clay tiles, brick and flint for vernacular and Victorian buildings.

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.

6) Greenery: Trees, Shrubs

The area is characterised by a number of ornamental as well as native tree species of the Chalk downs. The native trees are Yew, Holly, Beech, Hornbeam, Oak and Scots Pine. Ornamental trees are found within Gatton Park and Pirbright Manor.

Boundary Treatment/ Enclosure: Walls & Hedges

In terms of boundary treatment evergreen shrubbery and privet hedges predominate. Some close boarded fencing and palisade is also found. Laurel is a common shrubbery species, originating from the 18th and 19th century pheasant grounds, though it is now being cut back in native woodlands.

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 1990.

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 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 rejecting 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 are 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) Townscape elevational treatment

The need to encourage reinstatement of traditional detailing is important. There is no retrospective control so any improvements must be by persuasion or negotiation.

2) Shabden Park

Consideration of the replanting of ornamental trees as significant trees are lost through storm damage or old age, in the historic parkland of Shabden Park

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 no revisions are proposed.

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