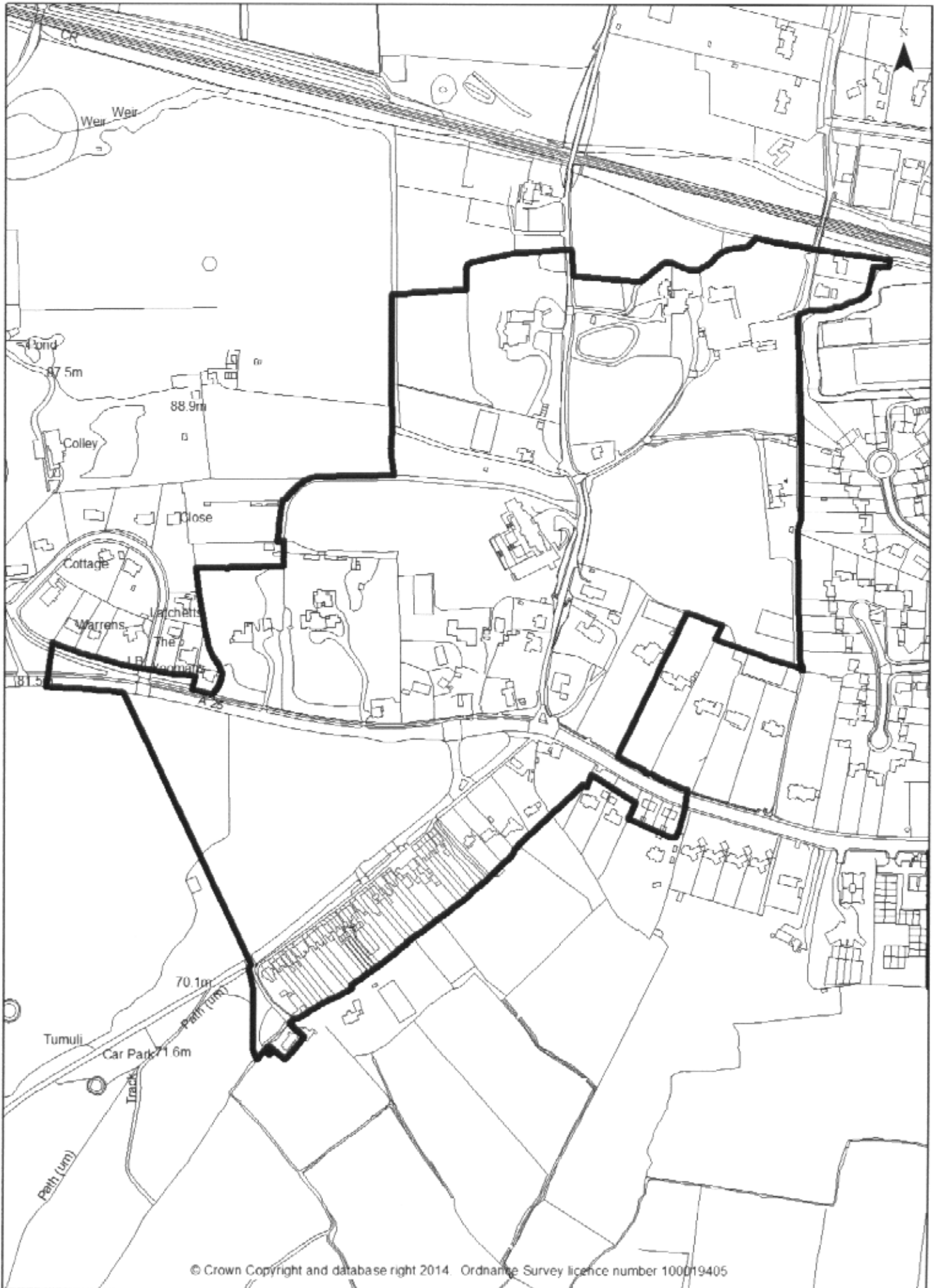




**Flanchford Road / Colley
Lane
Conservation Area
Appraisal**

Draft October 2014

Flanchford Road and Colley Lane, Reigate Conservation Area



Flanchford Road / Colley Lane Character Appraisal & Management Proposals

Draft October 2014

Introduction:

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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 and 2014 Core Strategy reinforce 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

The Flanchford Road / Colley Lane Conservation Area is located on the lower greensand Folkestone Beds which are sandy soils. The land rises to the North Downs ridge. 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 Flanchford Road / Colley Lane Conservation Area is derived from the cluster of historic buildings around the heath and with the village green character formed by the enclosure of the terraces on the edge of the heath and boundaries of the country houses to the north.

The predominant character of the buildings is a mix of vernacular and classical, much of a 19th century date, and there is a need to ensure the cohesiveness of the buildings is not eroded by insensitive development.

Topography

The area is situated about 70 to 80 metres above sea level, Flanchford Road itself on flat ground with greensand hills behind, and the land to the north gently rising to wards the north downs ridge .

Geology

The area is located on the lower greensand Folkestone Beds which are sandy soils. Local materials are from nearby, but not within the area, including bricks from alluvial clay and stone from the Reigate Stone mines at the base of the North Downs ridge.



Geological Map

The heath is on the lower greensand Folkestone Beds which are sandy soils.



Contours

The heath is set on a ridge ground between two valleys to the east and west, with rising ground to the north towards Reigate Hill.

Land Use & Activity

The majority of the Conservation Area is residential and, in the words of one inspector, of a rural character. Other uses include a public house, church and nursing homes.

2) History and evolution

The heath itself is of natural and archaeological interest. It is a Site of Special Scientific Interest. There are a number of Bronze Age burial mounds on the heath which are scheduled as Ancient Monuments. The heath was also on the draft list of Areas of Historic Landscape Value under the Surrey Structure Plan 1994. The nature conservation interests are addressed in the Reigate Heath Management Plan amongst other issues, and the historic landscape was considered in detail in the Reigate Heath Historic Landscape Survey.

The heath was first inhabited in the prehistoric period, with Mesolithic sites exploiting the hunting areas of the marshy grounds. During the Neolithic period the woodland on the sand soils would have been cleared for agricultural, but the soil became exhausted and was abandoned. By the Bronze Age the heath would have been probably used for grazing. Such land became increasingly important as the more fertile land was enclosed in the medieval period.

The earliest building in the area is reputed to be Colley Farm (now known as Colley Manor) where the walls of a Roman villa were found incorporated in the foundations of the farmhouse in 1875. Colley was also a sub manor of Reigate by 1347. The name means charcoal clearing.

The main part of Colley Manor (Colley Farm), Reigate Heath Cottage and the Black Horse date from the early 17th century, the last two being timber framed. Other contemporary cottages were gradually rebuilt with large mansions from the early 19th century, the most substantial being Colley Manor, now demolished. Colley House is a significant example of this period.

The end triangle of the heath has been kept clear by activity, including the inner ring of Lord Somer's short lived race course used between 1834 and 1839 and 1863 and 1864. This corner was also used for the annual Cattle Fair of the 9th December which peaked in the 1890's. The cricket ground has maintained this clear grassland area, which contributes to the village green appearance in this corner of the heath.

In the 1860's the land along Flanchford Road was developed for artisan cottages. The stone masons yard was started in 1866 by Mr Francis.. Colley Farm was converted to a country house in 1886. The corrugated iron Reigate Heath Church was built in 1907 at the end of the artisan cottages. In the 1920's Pine End was built to designs by Blunden Shadbolt, unusually for him in plain brick but in the 1930's this was totally remodelled and extend in a mock tudor style by Robert Lutyens, who also designed a a shingle cricket pavilion for Pine End in collaboration with his father Sir Edwin Lutyens.

KEY DATES

FORMATION OF HEATH IN NEOLITHIC PERIOD

1834 RACE COURSE LAID OUT

1842 COLLEY MANOR BUILT

1866 Stone Mason's Yard

1860's BUILDING OF ARTISAN COTTAGES

1886 COLLEY FARM CONVERTED TO COUNTRY HOUSE

1937 LUTYENS CRICKET PAVILION COLLEY LANE

2) History and evolution illustrations



Reigate Heath in 1837 looking north east showing the treeless "village green" well established. Note the cattle grazing which maintained the open character of the area. The white posts of the race course are to be noted. In the middle distance is the Black Horse and Heath Cottage. The cottages on the left side have all disappeared though some of the stone walls to the north of the Buckland Road appear to date back to this period.



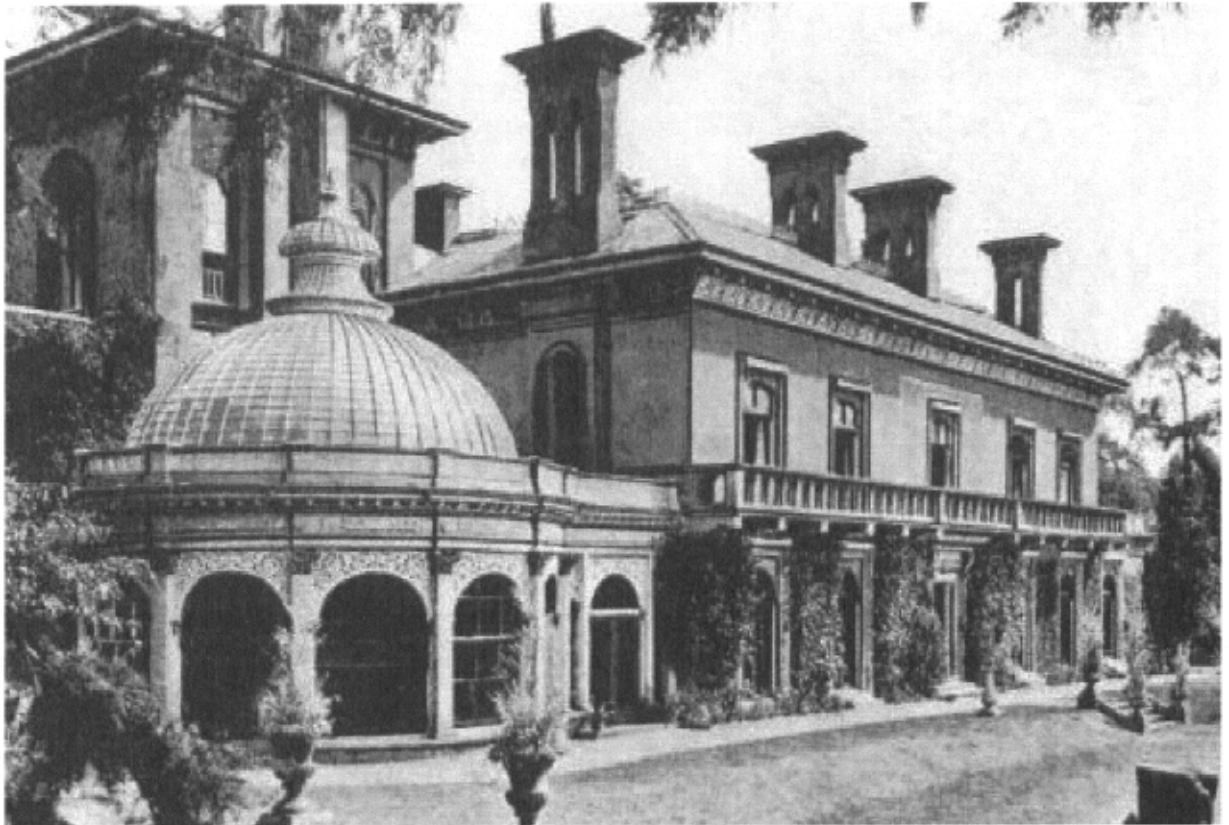
A late 19th century watercolour of the Cattle Fair held annually on December 9th.



Colley Farm (now Colley Manor House) in 1886 after restoration as a country residence. This is a substantial 16th century Reigate Stone house, and appears to have been the original manor house of Colley, as the most significant early house in the area. The remains of a reputed roman villa were found in its foundations in the late 10th century.



The Black Horse Public House, a 16th century timber framed cottage. The remodelling of the dormers in the Edwardian period disguise its ancient origins.



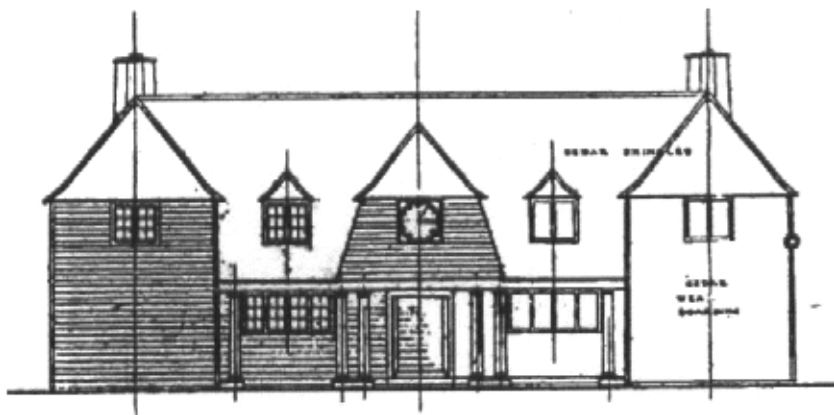
The magnificent but now demolished Colley Manor built in 1842 by the architect J.T.Knowles Senior for Henry Lainson. Knowles also built Wallfield and probably Colley House next door. Its front piers survive along the road frontage.



A 1900's view of the artisan cottages along Flanchford Road built from the 1860's onwards



Pine End much extended and remodelled by Robert Lutyens in the 1930's

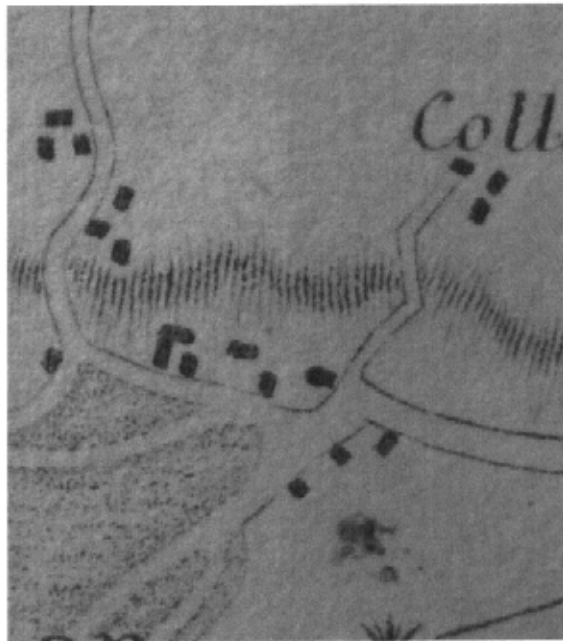


The Pine End Cricket Pavilion designed in 1937 by Sir Edwin and Robert Lutyens

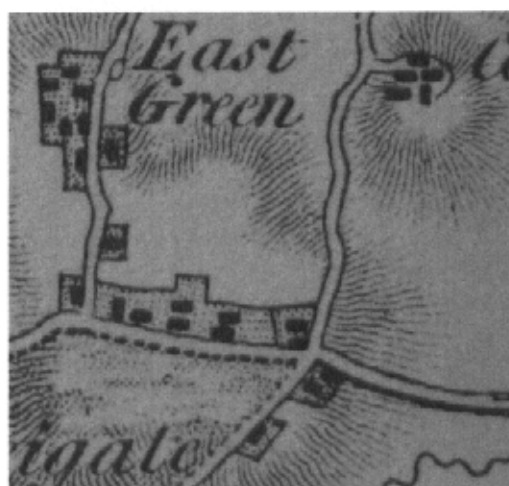
Colley Lane History in Maps



Rocque 1768



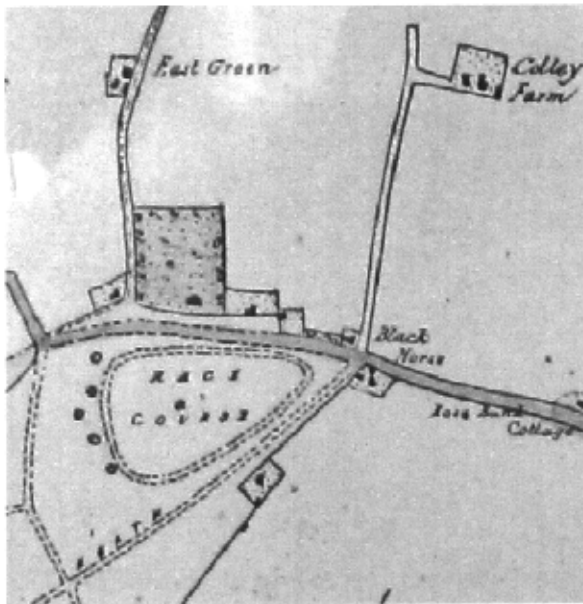
Lindley & Crosley 1793



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



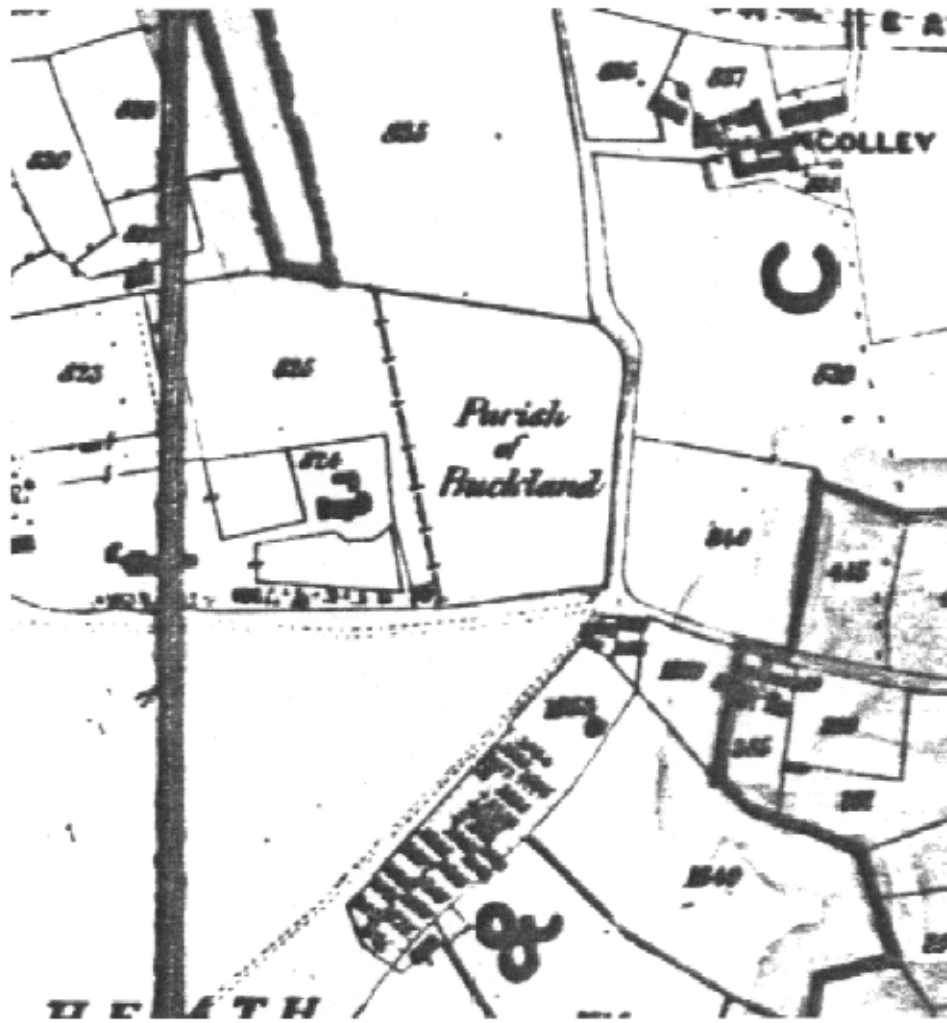
Greenwood 1823



1835 Parliamentary Map showing racecourse on heath



Tithe Map 1845

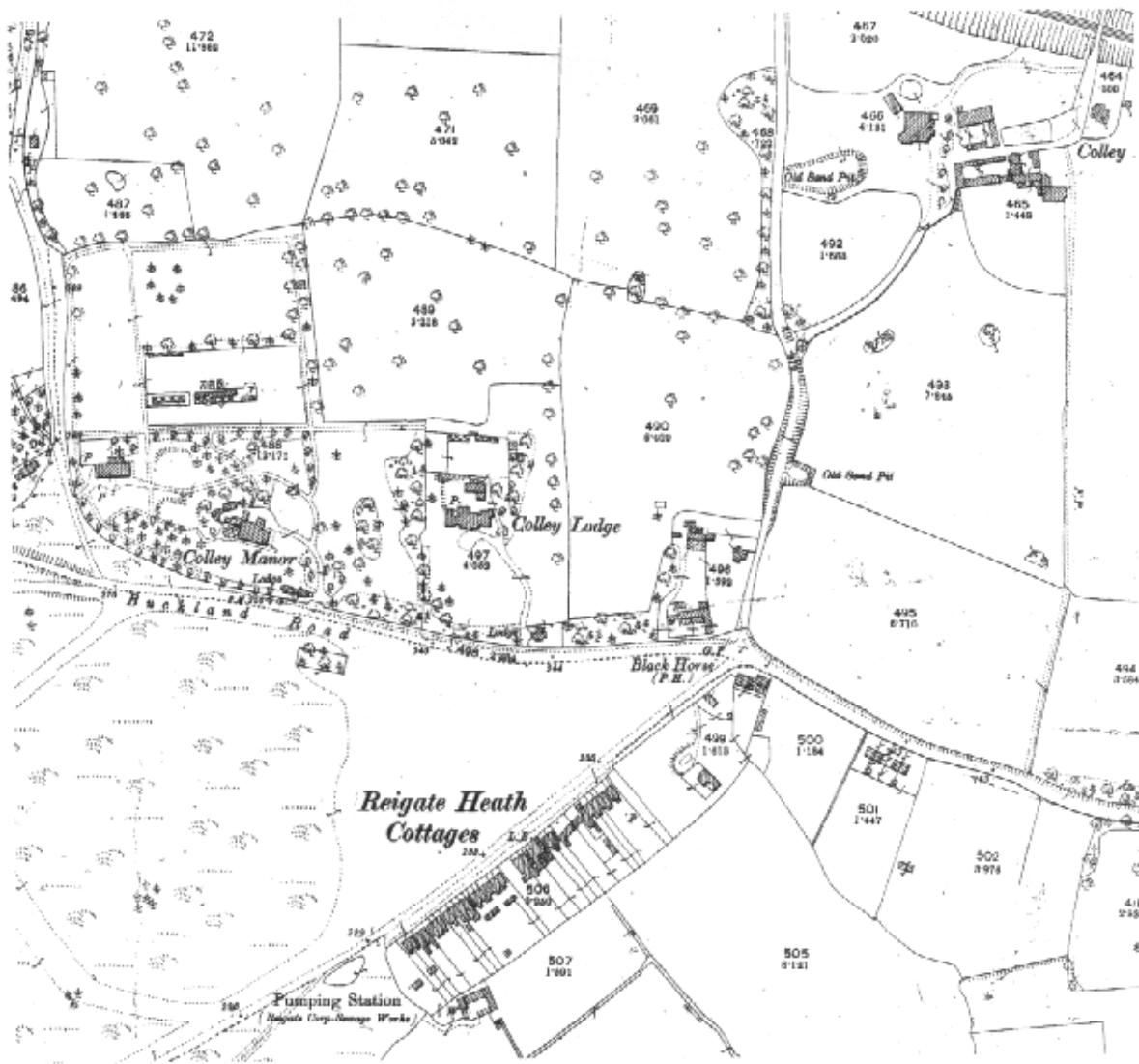


1860 Tithe

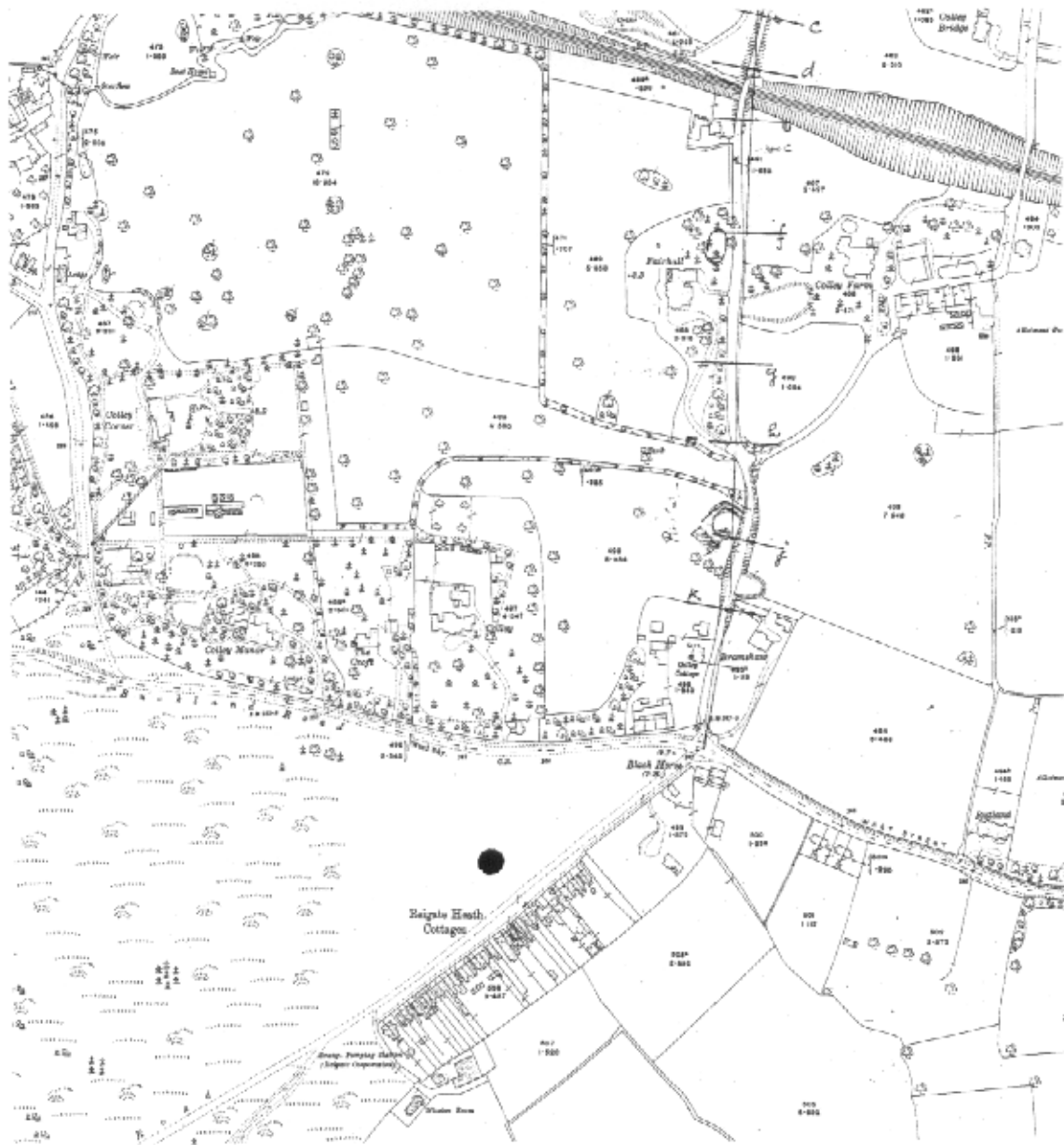
COLLEY LANE



Surveyed 1870



revised 1895



Revised 1934

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. Whilst a number of sub identity areas can be identified in the case of Flanchford Road / Colley Lane Conservation Area, it does have a relatively cohesive character of enclosure around a village green type space.

The sub identity areas would be Flanchford Road in terms of the artisan cottages and the area to the north of the A25 in terms of the large mansions set in spacious grounds.

Prominent buildings

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

The Black Horse PH : A 17th century timber framed cottage on a prominent corner

Reigate Heath Cottage : This timber framed building is a focal point of the cottages along Flanchford Road

Colley House: A substantial Victorian mansion on the north side of Buckland Road

Colley Manor House : A 16th century stone house, probably the original manor house for Colley.

Views in & Out

Views which are memorable help define the character of the area. The key view is across the heath from Buckland Road towards the cottages along Flanchford Road.

Rhythm: plot size, unit size

The area is divided between the tight enclosure of the artisan cottages with their small unit width and small front gardens and the spacious houses with spacious gardens to the north of Buckland Road.

Townscape analysis

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



Starting in West Street, Christian Mead Cottages are a group of 1850's cottages , with rare cast iron windows. On the other side of the road is the neo Georgian Harlyn House of 1914 and its arts and crafts neighbour Bramshaw.



Harlyn House 56 West St



Bramshaw

The Black Horse public house is a 16th century timber framed cottage but its Edwardian remodelled dormers disguise this age. It is an example of local tile hanging.



Further down Flanchford Road is No 2 Heath Cottage, of 18th century date, of local Reigate Stone. The Reigate Stone gable was added in the 19th century.



Beyond this is a large Victorian house, with later infill either side, following the vernacular tradition including tile hanging.



There then follows a large stretch of artisans cottages of the 1860's, mostly of stucco, but also multistock brick, with slate roofs, sometimes handmade clay plain tile, predominately sash windows and two storeys, with small front gardens. These form a tight enclosure to Reigate Heath, fronting the impressive open space, now the cricket ground, but historically the race course.



The most historic building in the row is No 11 Reigate Heath Cottage, a 16th century timber frame building, with a Victorian barn, now garage , at one end. No 10 next door is the 1866 Stone Mason's Cottage, with a number of decorative bath stone features on a Reigate Stone elevation. There was a Stone Mason's Yard here in the 19th century.



At the end of the row of cottages is Reigate Heath Church of 1907, a corrugated iron tin tabernacle type of building. If its original features were reinstated, it would be much enhanced. It has lost over the years its bell cote, gables in the roof, corrugate iron roof and timber finials. The gothic windows are hidden by the dark paint scheme. The most discordant element but unfortunately the most prominent is the porch which has lost its axial symmetry , tie beam and final when it was extended to the north at a different pitch, giving a lopsided appearance. To the north is a small Victorian Pumping Station.



Crossing the Heath to Buckland Road, the first feature found are the the piers and boundary walls of the now demolished Colley Manor, a substantial house built in 1842 by the architect T.R.Knowles.



Further along the large Edwardian house, The Croft, stands in the former landscaped grounds of Colley Manor.



Colley House, of the 1840's, appears to have started off as the Dower House to Colley Manor, It is of Reigate Stone with an unusual patent slate roof, and an Edwardian extension to the east is by Joseph Compton Hall, a local architect.



The Victorian Reigate Stone wall to Buckland Road is a distinct and prominent feature.



At the corner of Colley lane is Colley Cottage, a Victorian Reigate Stone cottage.



Further up the land is the substantial house, now nursing home, Pine Ends. It was originally built of brick in the 1920's to the design of Blunden Shadbolt, but was extended in the 1930's by Robert Lutyens in the mock tudor style for Sir William Mallinson.

Robert and Edwin Lutyens, his famous father designed the cedar Cricket Pavilion, opposite for Sir William Mallinson in 1937. Mallinson was a timber merchant and Canadian cedar shingles were being promoted at the time.



At the top of the Lane is Fairhall of 1905 by the local architect Charles Edgar Salmon in his eccentric arts and crafts style.



To the east is Colley Manor, converted from a farmhouse to a country house in 1886, but originally a substantial 16th century Reigate Stone house and probably the original manor house. The walls apparently contain the remains of a Roman villa.



Colley Farm was originally the barn to the Colley Manor , now residential. The kitchen garden walls of Colley Manor are also found in the vicinity.



In Coppice Lane is the Victorian Warden Cottage in white weatherboard, a vernacular materials but rare in Reigate.

Materials, Architectural Conventions & detail

Architectural Conventions

The area is a mix of vernacular, large mansions in the classical, Old English and Arts and Crafts styles and Victorian artisan cottages. The roofs are generally of handmade plain clay tiles for the vernacular cottages and the mansions with a steep pitch, though some use slate with a low pitch and Colley House has a rare patent slate roof (plus a later arts and crafts slate roof extension by Joseph Compton Hall). The artisan's cottages tend to have low pitch slate roofs. The Pine End cricket pavilion has Canadian shingles.

Short roof span and depth are a feature. The composition is often asymmetrical of an additive form, with some classical symmetry. Axial symmetry is found with in elements. The fenestration is characterised by sash windows except for the vernacular buildings and arts and crafts where casements are found. Ceiling heights vary according to the status of the building. Chimneys are an important part of the overall composition.

Fenestration

White painted sash windows predominate, with a proportion of casement windows in the vernacular and arts and crafts houses.

Materials & Detail

Tile hanging is a feature of the earlier vernacular buildings. Reigate Stone is found on a number of the buildings whilst the artisan cottages have brick, painted brick and stucco.

Illustrations of Materials, Architectural Conventions & detail by period



Vernacular: Reigate Heath Cottage is an example of the early cottages



Early Victorian: Colley House is an example of the early 19th century style, and of local Reigate Stone



Arts and Crafts: Country houses in the vernacular revival style. This example is Fairhall by Reigate Architect Edgar Salmon in his eccentric style.

5) Highway issues, Street furniture and Footscape

As a rural area, streetscape issues are relatively positive, the historic "village green" and grass verges surviving and the street clutter being less than in an urban area. Certain highway issues such as traffic levels, parking and provision of safe crossing points for horses, are more general health management issues. The mix of street lamps are being replaced, and the use of olive green paint ensures these have a neutral impact on the countryside. The area is relatively free of intrusive traffic signs.

The Borough Council will seek to influence the design of schemes affecting the conservation area. It will also seek to encourage the implementation of other improvements identified in this appraisal.

Gravel on tar spray is a traditional finish used for some road in the area, and reflects the character use of gravel drive in the area. Another character feature is the absence of kerbs which give a rural appearance.



Ensuring that the roadside verge is eroded as little as possible on Flanchford Road. It is hoped the opportunity will be taken to reduce the level of tarmac on the former garage site.



Grassing cutting regimes impact on the character of the area and it is important that the open character of Flanchford Road is maintained.

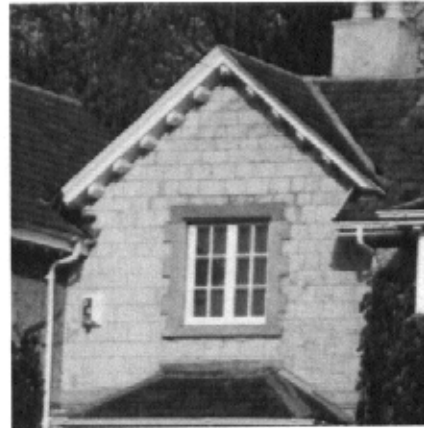


Kerbless grass verges are a characteristic of the area

Typical Materials



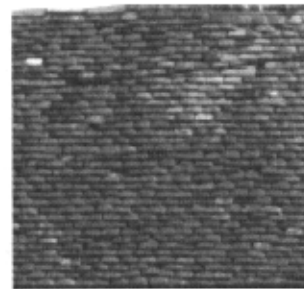
Tile Hanging



Reigate Stone



Multistock & Red Stock Brick



Handmade Plain Clay Tiles



Slate Roof



Painted Stucco

6) Greenery: Trees, Shrubs

The area is characterised by a mix of ornamental and of native tree species of the lower greensand. The native trees are Yew, Holly, Oak and Scots Pine., which whilst native is an 18th century introduction to the area. Scots Pine is the mostly visually dominant of the local trees, particularly on the north side of Buckland Road, though Yew is also notable. Ornamental trees include other pine species and Wellingtonia.

Boundary Treatment/ Enclosure: Walls & Hedges

In terms of boundary treatment these tend to vary according to property and Holly is particularly apparent. Yew and Box are also noticeable. Laurel is also found. Reigate Stone walls are characteristic of the area. Self seeded sycamore have a negative impact in some locations.



The north side of the Buckland Road A25 is characterised by Victorian ornamentals including Wellingtonia.



Scots Pine are a characteristic of the area, and Reigate Stone boundary walls.

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 13th December 1990, with a minor adjustment to the boundary in 1996.

No amendments to the Conservation Area boundaries are proposed as part of the current process.

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, 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.

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 Management process.

The conversion of Reigate Heath Garage means certain improvements can be achieved by the development management process including removal of adverts and the reinstatement of the lower stone elevation to the Stone Mason's Cottage.

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

Townscape elevational treatment

The need to encourage reinstatement of traditional detailing is important. The loss of traditional painted timber windows and joinery in some prominent locations is regrettable. There is no retrospective control so any improvements must be by persuasion or negotiation.

General issues in the area including parking, speeding, horse riding and street furniture on the heath are more appropriately addressed as countryside issues in the Reigate Heath Management Plan.

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 revision to boundary is 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.

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