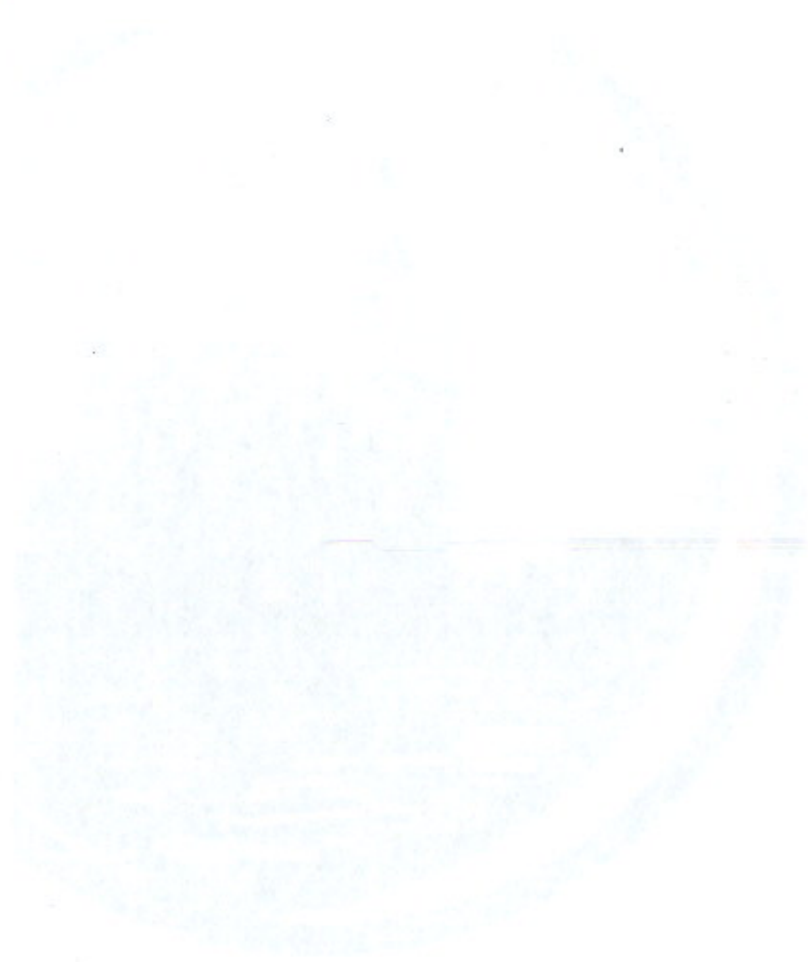


Shaws Corner Conservation Area Appraisal

Draft December 2013



Shows Corner
University of
Alaska

Alaska
University of
Alaska

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Shaws Corner Conservation Area Character Appraisal & Management Proposals

December 2013

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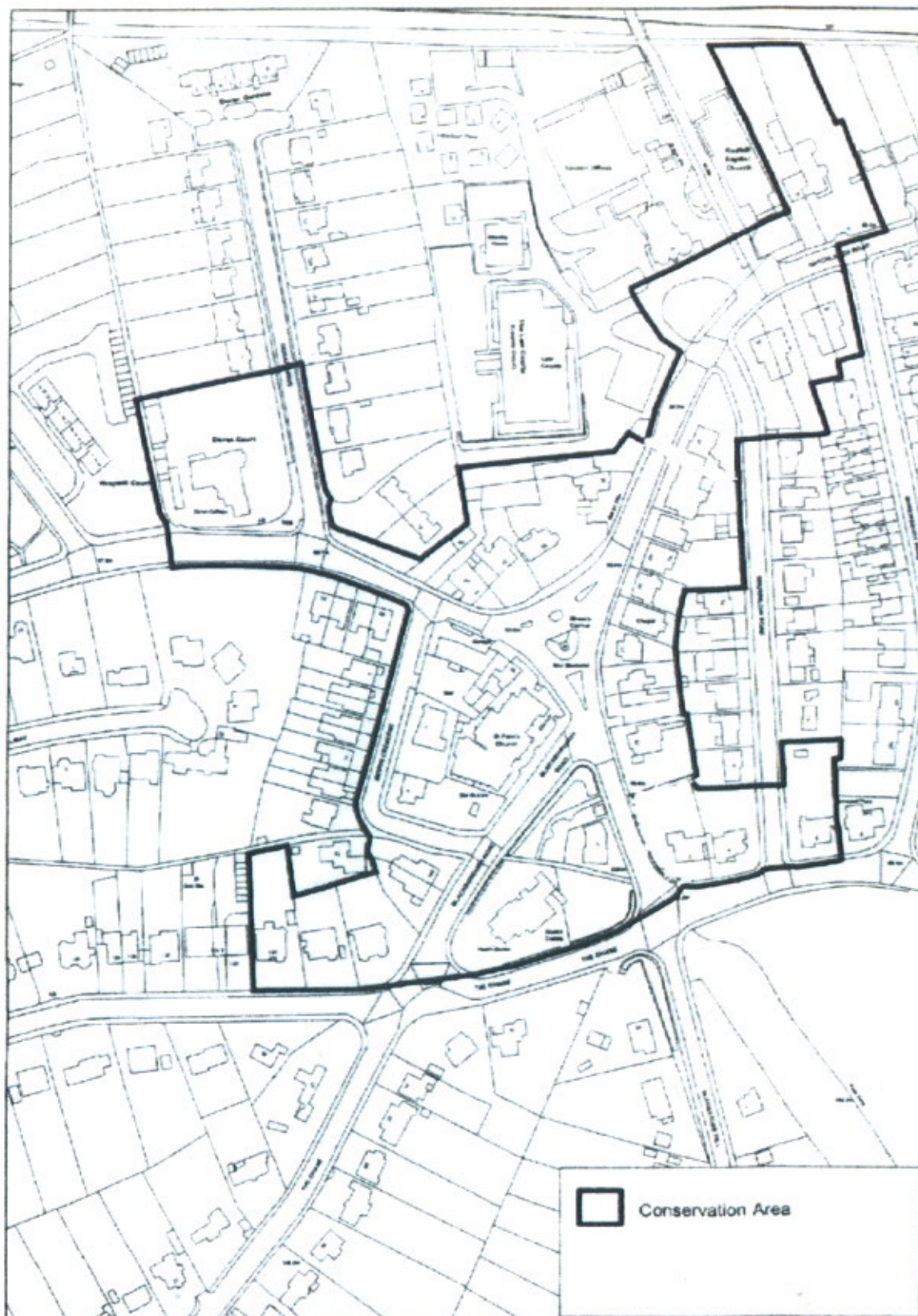
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Shaws Corner Conservation Area



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Scale 1:2,000

Summary

Shaws Corner Conservation Area Draft Appraisal & Management Plan Proposals December 2013

Main Character & Basic structure : The special interest of Shaws Corner Conservation Area is derive from the enclosure of buildings round the former village green, now the war memorial with, complemented by the approaches to this space. The prominent character of the buildings is Victorian.

The Topography gently rises to the south, with mostly sandy Folkestone Beds Geology evident in the sandstone buildings, with the Gault Clay to the north contributing the yellow Gault brick buildings.

History Key Dates and evolution

Windmill 1700's

Workhouse 1730's

Wheelwright Simeon Shaw 1820's

Redhill United Reformed Church 1902

War Memorial 1923

Spatial Structure & Pattern:

The principal identity area is the enclosure round the war memorial being the former village green. The approaches to this are also important to the character of the area.

Identity Areas, Views in & Out,

Rhythm: plot size, unit size

Prominent buildings, key focal points, landmarks

Views: The key view is the War Memorial and Church

Rhythm : plot size, unit size : The area has a tighter character round the War Memorial, though is characterised predominantly by detached or semi detached footprints.

Townscape Analysis : Scale, height, rhythm, form, layout & materials summary :

The scale is mostly two storey, with detached units, and spacing between buildings, tighter in the centre, with the use of sandstone, yellow gault clay, stucco and red brick.

Materials, Architectural Conventions & detail

Architectural Conventions : the area is typified by Victorian villas, mostly slate, stucco, brick or sandstone, with low pitched short span roofs. Sash windows. Windows vertical emphasis, high floor ceiling heights.

Fenestration : painted timber, predominantly sash.

Materials & details : Typical material include sandstone, yellow gault brick, red brick and stucco. White painted joinery is typical of area.

Highway issues

Shaws Corner is a major traffic through route.

Greenery : trees , shrubs : native trees : Oak, Yew, Holly, Scots Pine

Imports: Monkey Puzzle, Horse Chestnut

Boundary Treatment/ Enclosure: Walls & Hedges ; Holly Laurel. Formal Yews. Hedges of Privet, Holly or Laurel. Fencing close boarded. Brick and Flint walls.

Enhancement & Improvements

Reinstatement of traditional detail and materials encouraged including windows. Potential to improve shopping forecourts. Car Showroom building lacks character in its presentation. Central green round War Memorial would benefit from consolidation.

Activity & Land Use

Majority of area residential. In the centre there is a mix of uses.

Introduction

Conservation Areas are designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1967. They are defined in the Act as areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Planning Listed Building and Conservation Areas Act 1967, Section 1(1).

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Purpose of Appraisal

Local authorities are advised by English Heritage to carry out appraisals to identify the key features of the area and how they contribute to give a particular character. By establishing what makes a place special and helps 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 the development or redevelopment of more small scale improvements to the existing the appearance of street furniture or signage. The results of appraisals can also be used to help provide evidence for environmental enhancement. The appraisal also sets out the Enhancement Scheme for the area which would enhance the area for environmental as well as providing guidance for the development control process.

The Planning (Listed Buildings and Conservation Areas) Act 1967 sets out a duty to formulate policies for preservation and enhancement. The 2007 Planning Local Plan Policy P1, in reviewing the historic English Heritage Conservation Areas, that policies are needed that clearly identify what it is about the character of an area that is desirable to preserve or enhance and the need for a clear assessment and definition of an area's special interest. The 1967 Act gives local authorities the development management needed to Conservation Areas.

The objective of the Conservation Area appraisal is based on the English Heritage document 'Conservation Area Planning and Enhancement: A Guide for Local Authorities' and the 1967 Act. The Conservation Area appraisal will help to identify the key features of the area and how they contribute to give a particular character.

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.

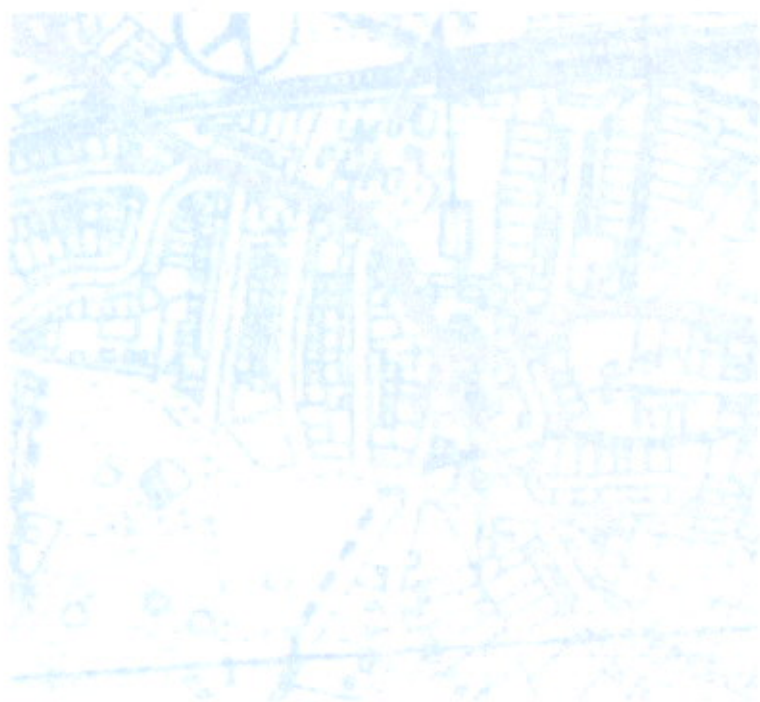
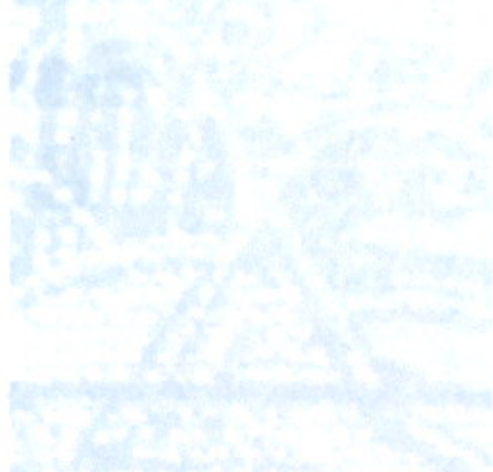
The Planning (Listed Buildings And Conservation Areas) Act 1990 sets in sections 71 a duty to formulate policies for preservation and enhancement. The 2005 Borough Local Plan Policy Pc 14 reinforces this objective. English Heritage guidance states that policies are needed that clearly identify what it 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 NPPF also gives policy guidance on Development Management in Conservation Areas.

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, Basic Structure & Topography

Topography & Geology

Geological Map
of the
Washington State
Department of
Ecology



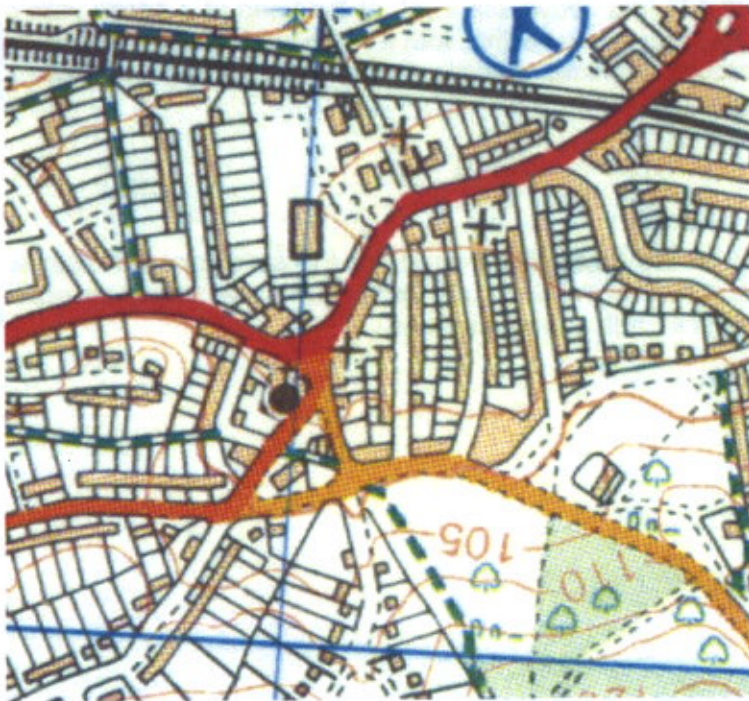
Geological Map
of the
Washington State
Department of
Ecology



Geological Map

Folkestone Beds in green

Sandgate Beds hatched



Contour Map of the Area

In Feet above sea level

Main Character and Basic structure

Topography and Geology

Main Character & Basic structure

Shaws Corner is located on the north slopes of the greensand ridge, to the south of the North Downs, straddling the A25. The special interest of the 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 powers. In the case of Shaw's Corner, the central character is the classic enclosure of buildings round the triangular village green. The predominant character of the buildings is Victorian and there is a need to reinforce the rural character of the green, which has been eroded by urbanization over the years. The main road is also a dominant feature with its high levels of traffic. The negative effects of this in terms of general amenity and safety are obvious.

Topography

The area is situated about 100 feet above sea level, at the head of a gentle valley between the greensand hills leading into Redhill, with a steep prominence to the west on which stood Blackborough Windmill. Shaw's Corner forms a high mid point between Redhill and Reigate.

Geology

Shaws Corner is situated on the Lower Greensand, on the sandstone Folkestone Beds with the south western half on the Sandgate Beds which have clayey top soils on sandstone, traces of Fuller's Earth and clay springs.



Land Use & Activity

The majority of the Conservation Area is residential, but the core includes some commercial use and the church, chapel and health centre.



History & Evolution

2) History and evolution

The maps are useful in tracing the evolution of this settlement. The name originates from Simeon Shaw, who formed a public house and smithy by extending the former workhouse in the 19th century.

Senex's map of 1729 is the earliest county map to buildings in any detail and it is clear that a group of buildings round the green were established by this date. On the north side is the building which became the Workhouse, with Blackborough Windmill to the west.

The Workhouse

The workhouse, which now forms the rear part of the public house and the veterinary surgeon's, was established about 1730 for the Foreign of Reigate (the rural part of the former Borough) after an Act of 1723 had sanctioned the building of workhouses, the responsibility of the parish. Another workhouse was opened in 1730 in Reigate Borough in Park Lane. Such workhouses provided shelter for the aged, the homeless and the infirm, and employment, where possible, for wages, although inmates were often sub-contracted to others for the purpose of labouring for keep. In 1782 Gilbert's Act was passed, allowing parishes to form together to build workhouses. Reigate Old Borough and Foreign, Horley, Nutfield and Headley formed the Reigate 'Union'. The purpose of the Act was to prevent able bodied persons entering the workhouses to earn better wages than they could outside, and in 1793 Lord Somers granted 10 acres of an area called The Broad Plain near Little London (now St John's) for a new workhouse, and a 'large, fair building' was erected in 1794. Blackborough Windmill first appears on Aubrey's map of 1700 and survived until its demolition in 1914. Rocque's map of circa 1762 appear to show Old Linkfield and 36 Hatchland's Road, which still survives today.

Shaw's Corner

Shaw's Corner was named after **Simeon Shaw, born in 1800, who** started and built up a flourishing business in the 1820s as a wheelwright in the area then known as Ganders Hatch. Carts and wheels would be displayed around the island in the centre of the road junction that once was home to a chestnut tree with a seat around it and now houses the war memorial. His wife Anne and Simeon's son, William, carried on the business, running it in conjunction with a secondary business, as he built and also ran a public house called the Forester's Arms, now the Hatch. In 1878 William sold the public house to a brewery and the wheelwright's to a Mr Palmer.

Caberfeigh first appears on the 1843 tithe map. By 1860 Doran Court appears as the Hatch, though the white painted brick cottages in the grounds are probably Regency in date. In 1864, the road was widened from **Shaws Corner to Reffells Bridge** from 16 to 30 feet, marking the first of many highway intrusions into the village green. By 1895 most of the Victorian villas had been built within the area.

The Municipal Buildings

By February 1896 suitable land had been sought for the Municipal Buildings resulting in two main offers. The first was at **Shaws Corner**, the ideal central position, but its owner, Mr R.S.Nicol, wanted £1,965 for it. The other was land at Castle Field, offered by Lady Somerset at £300, which was accepted and is still the council offices today. The **Shaw's Corner** land was an expensive option, as a number of councillors were not slow to point out, but the east ward (Redhill) councillors still held out for that central site. However its position between Redhill and Reigate, later resulted in the war memorial and health centre.

United Reformed Church

Redhill Presbyterian Church of St Paul's, now Redhill United Reformed Church is a key landmark building in the area. Presbyterian worship at Shaw's Corner began in 1900 in a temporary building. The site had been bought from Mr R.S.Nicol, who accepted the same price as had been asked of Reigate Corporation when they were looking for a site for the Municipal Buildings. The permanent church was built at a cost of £7,500 and opened on the 28th May 1902. This was at a time when dissension brought to it many of the worshippers

from the Congregational Church in Chapel Road. In 1972 the Congregational and Presbyterian Churches became united and reformed and St Paul's became Redhill United Reformed Church.

The Horsetrough

In 1901 the horse trough was moved from the centre of Redhill to the island at **Shaws Corner**. The move was supposed to be for the benefit of thirsty horses, which makes sense for on journeys between the towns they would presumably be thirstier halfway than at the outset of their journeys. It was moved again in the 1920s when the war memorial was placed on the island and remains nearby to this day.

The Fountain

The death occurred in Switzerland, in August 1897, of Mr E.F.Gedge, one-time councillor of the Borough. A granite water fountain was placed at **Shaws Corner** by the congregation of St Matthew's Church in memory of his many years as a churchwarden. It was later moved to the common at Whitepost Hill when the war memorial was built.

War Memorial

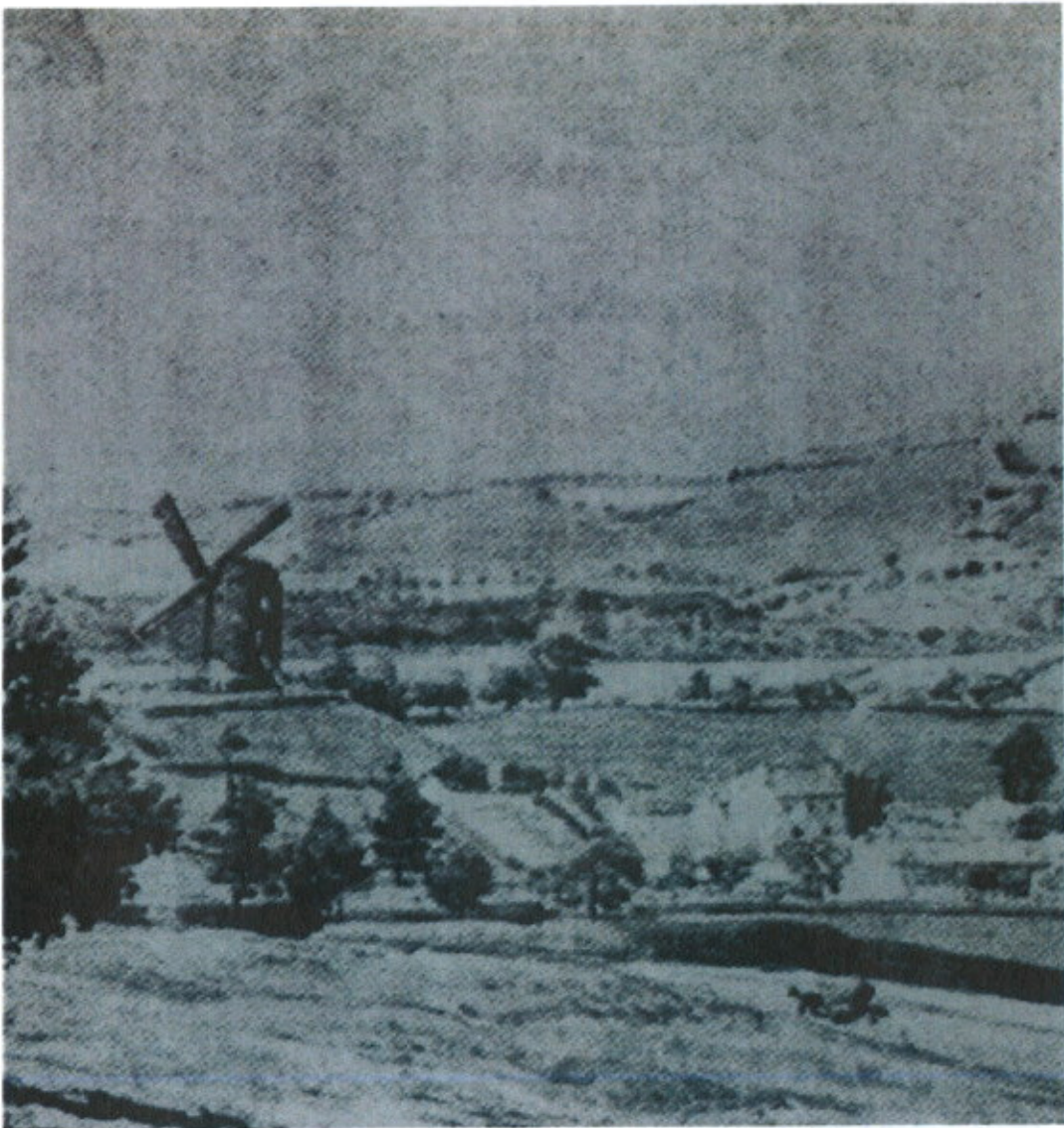
The memorial sculptor was Richard R. Goulden and his subject of a man and child was intended to represent the triumphant struggle of mankind against the difficulties that beset the path of life. Shielding and bearing onward the child, the figure holds aloft the torch of self-sacrifice to light the way. The torch itself, used as a symbol, is a cross enveloped in flames, which though able to consume the body, cannot harm the spirit. The Reigate Borough's War Memorial was unveiled by Earl Beatty on 5th August 1923. After a look at the war memorial at **Shaws Corner** it might surprise some to see that the date of the war is recorded there as 1914 - 1919. 11th November 1918 was the occasion of a signing of an armistice, a temporary pause in hostilities to allow negotiations to be opened. Technically Britain remained at war with Germany until the Peace Treaty of Versailles was signed in the summer of 1919. Some memorials, however, do show 1918 as the end of the war. It is now a grade II Listed Building.

KEY DATES

1730 Workhouse
1820's Simeon Shaw Wheelwright
1838 Arrival of Railway and housing
1902 Church built
1923 War Memorial

History Illustrations

2) History and evolution



Shaws Corner in 1845

To the left is Blackborough Windmill, which was demolished in 1845

The house to the right is probably 38 Hatchlands Road



Shaws Corner in the 1900's from the south



Shaws Corner in the 1900's

The horse trough (now moved south) and the water fountain (moved to the common) and the chestnut can be seen. Whilst the rural charm is desirable, the Victorian clutter is not a loss. Whilst some see this as what Shaw's Corner looked like, the earlier large village green without clutter that must have existed is forgotten.





Aerial photograph of Shaw's Corner before the War memorial was erected.



Shaw's Corner in the 1930's showing the uncluttered green with war memorial



History Maps

History in Maps



Senex 1729
The first detailed
county map



Rocque's Map
Circa 1762



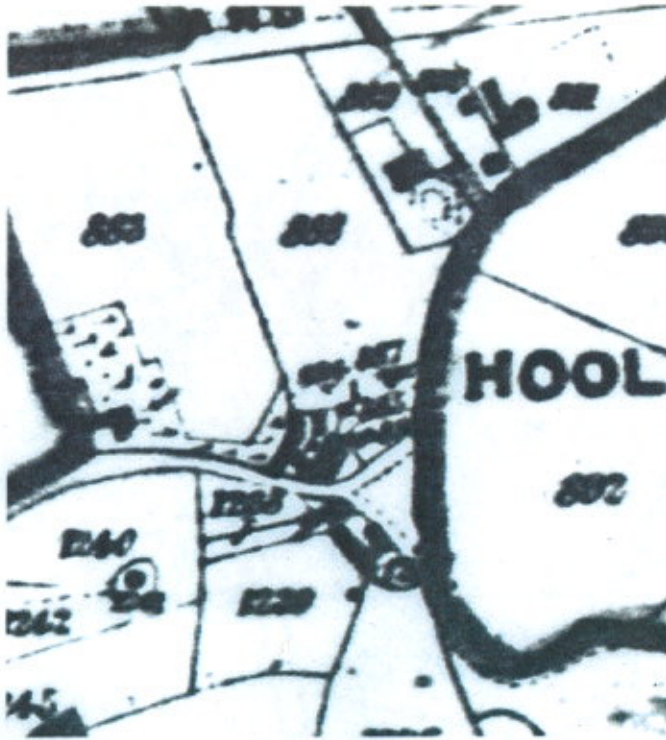
Lindley & Crosley Map
1793



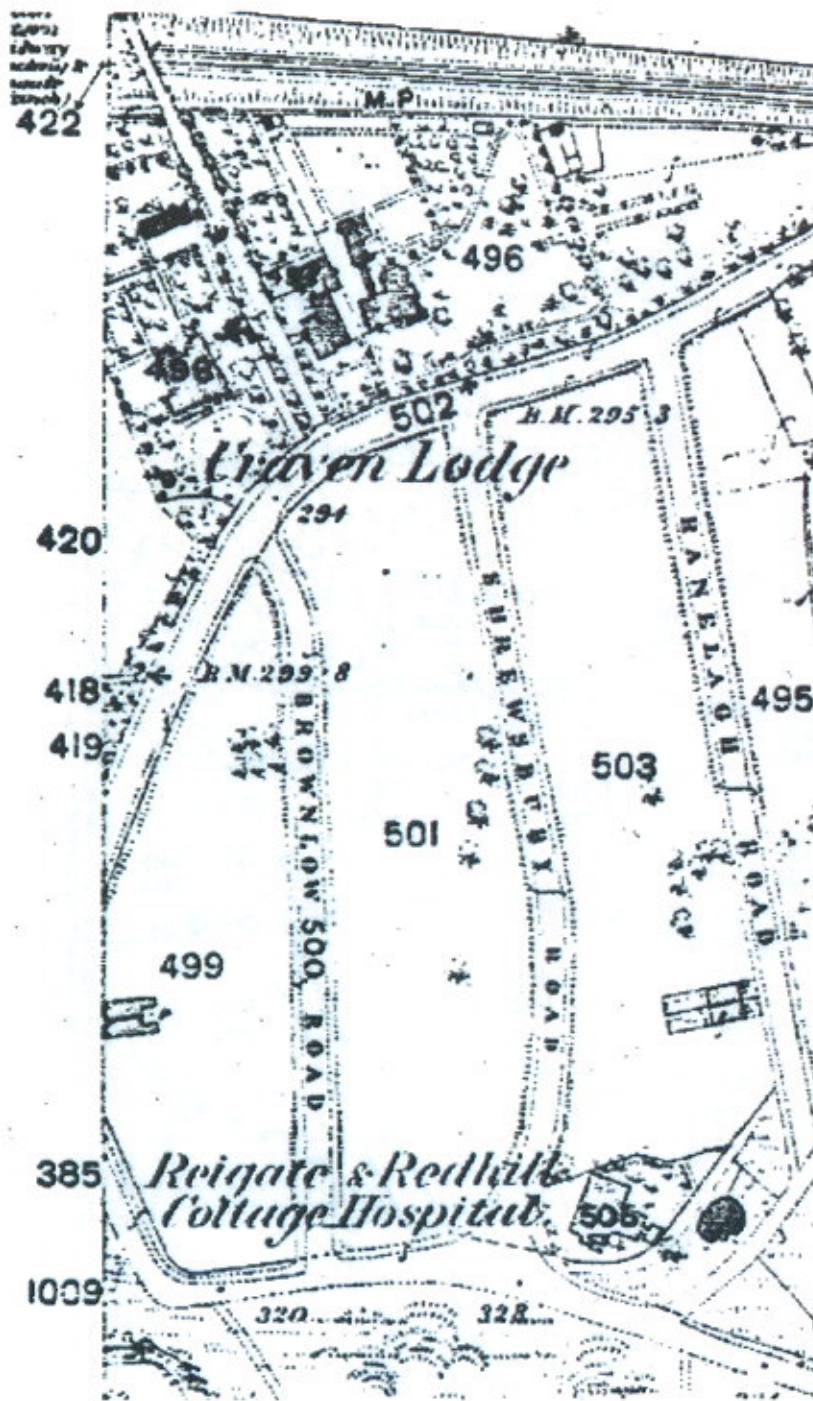
Initial Sketch for
Ordnance Survey 1808



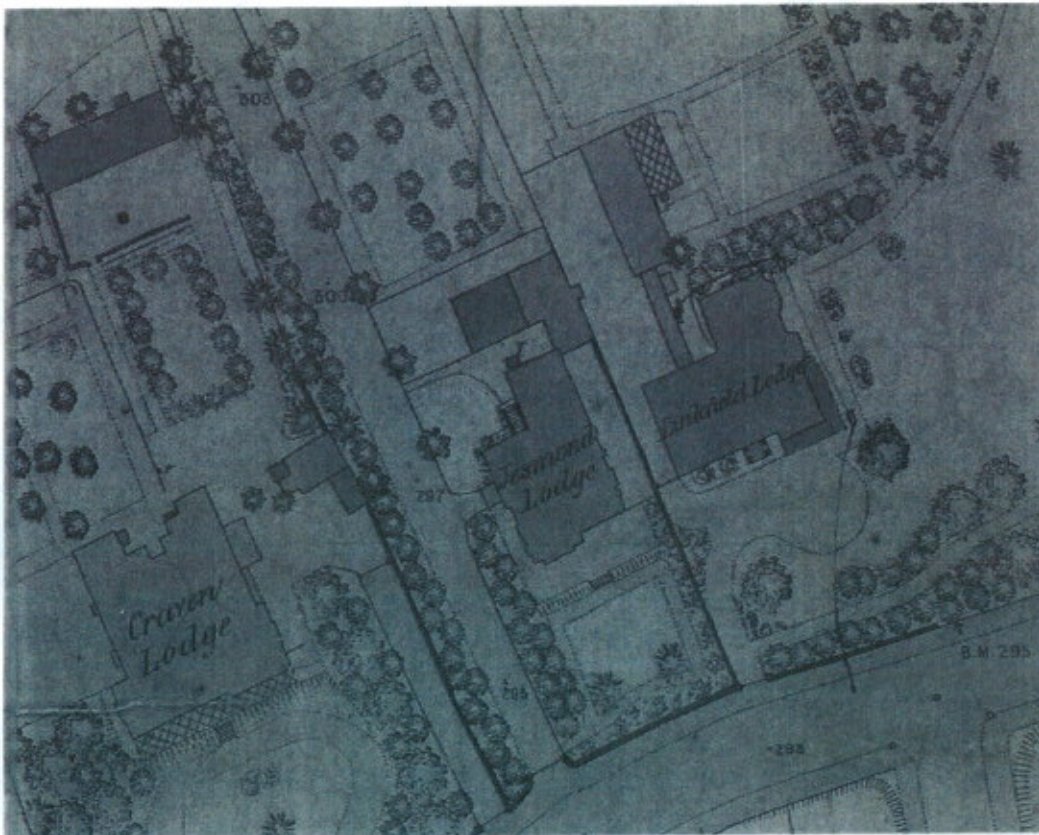
1845 Tithe Map



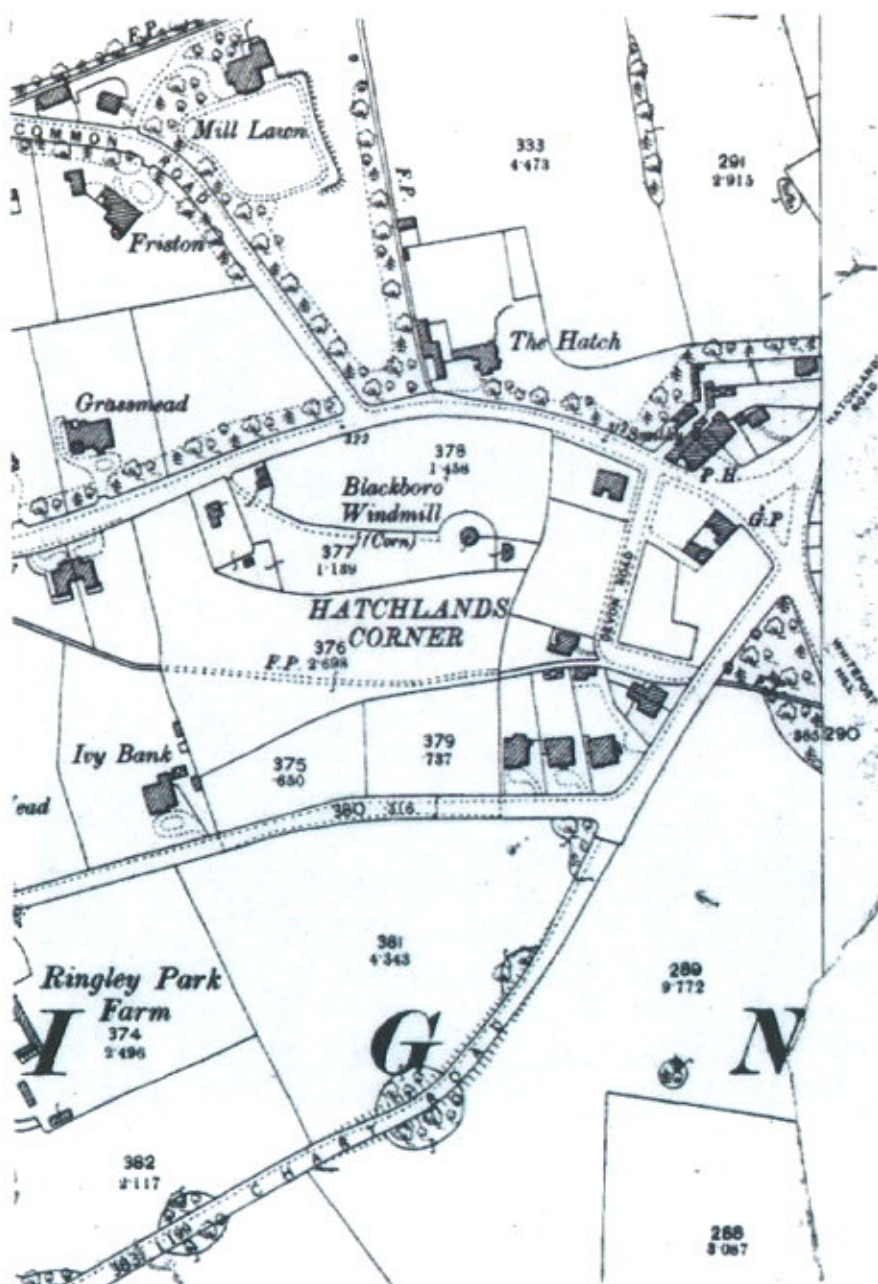
1860
Tithe Assessment
Map



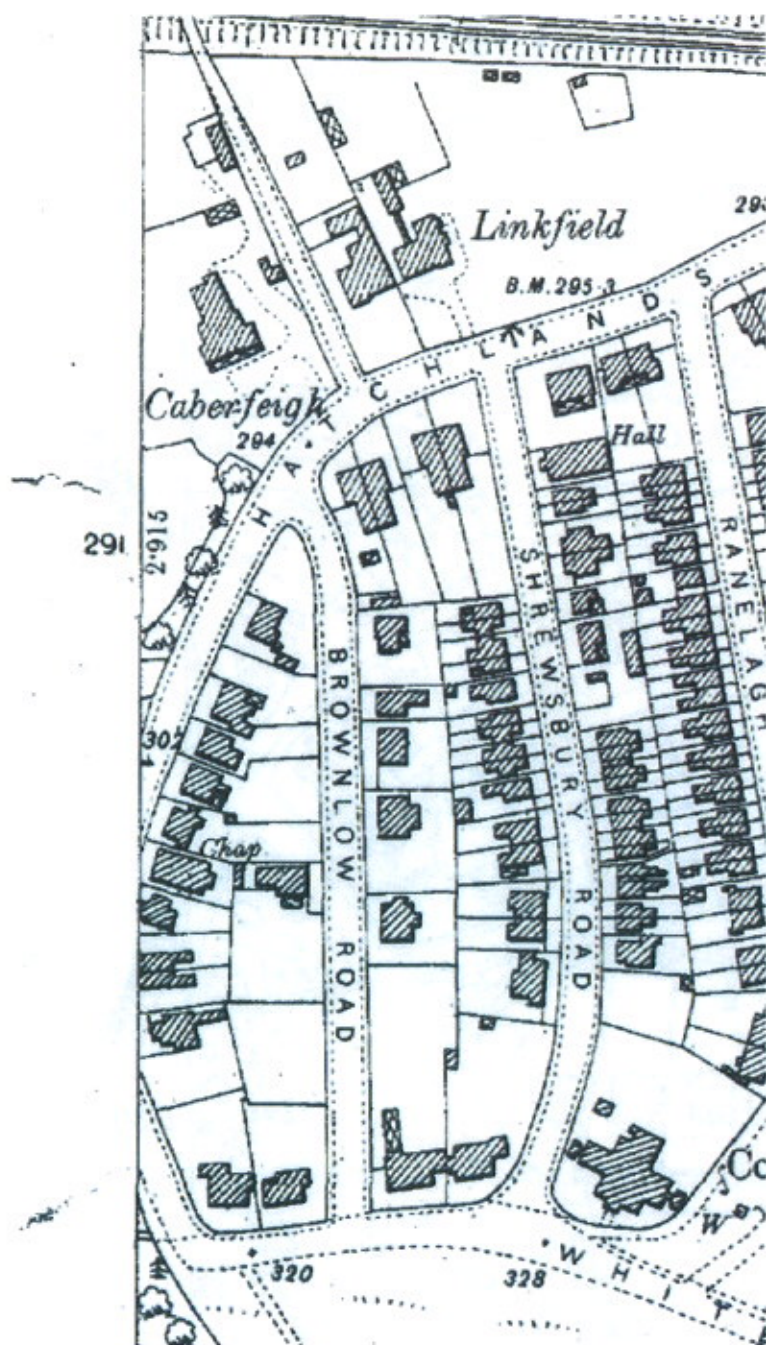
OS 1871 Survey



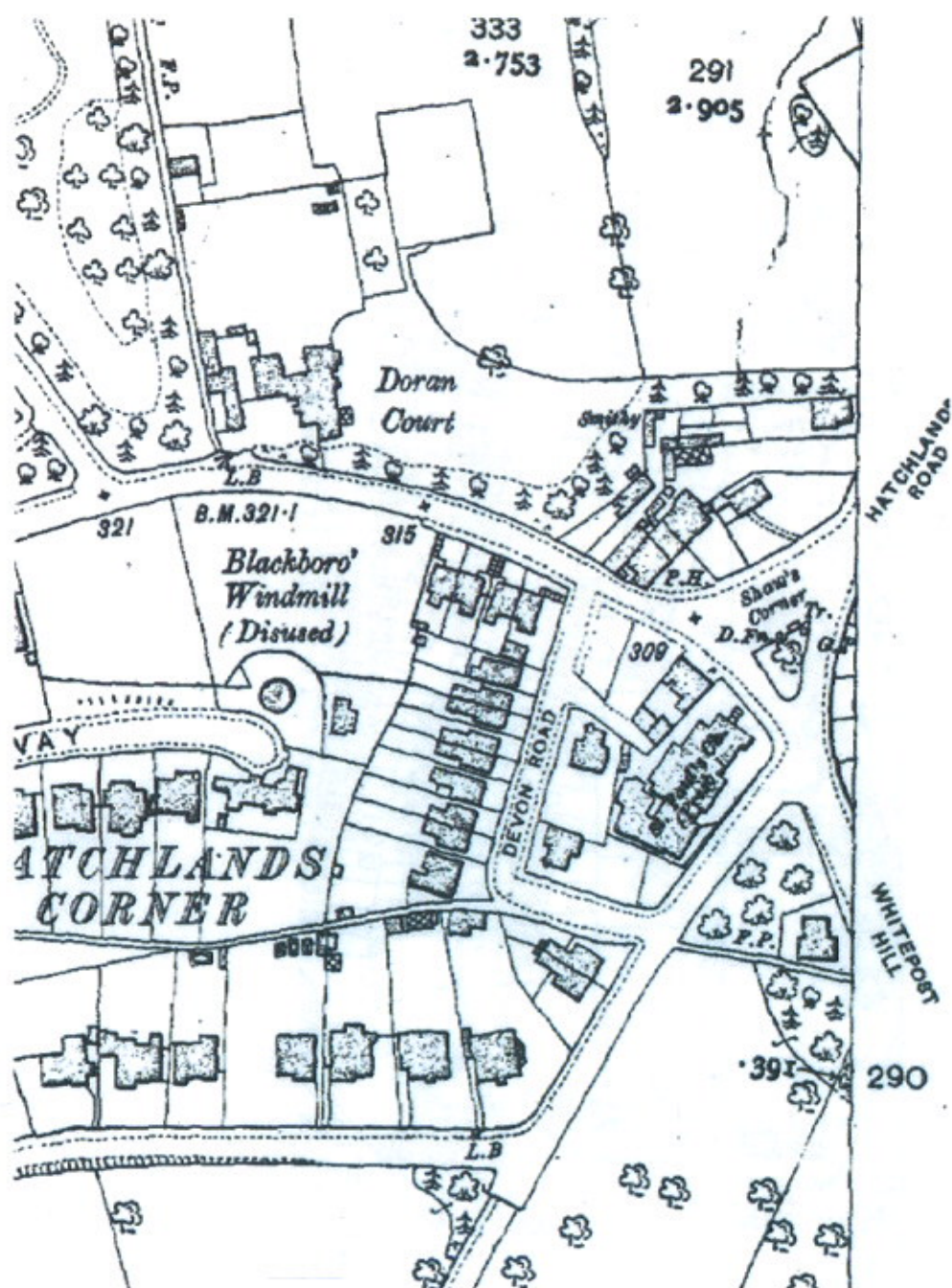
1870 Detail from 1 to 500 I



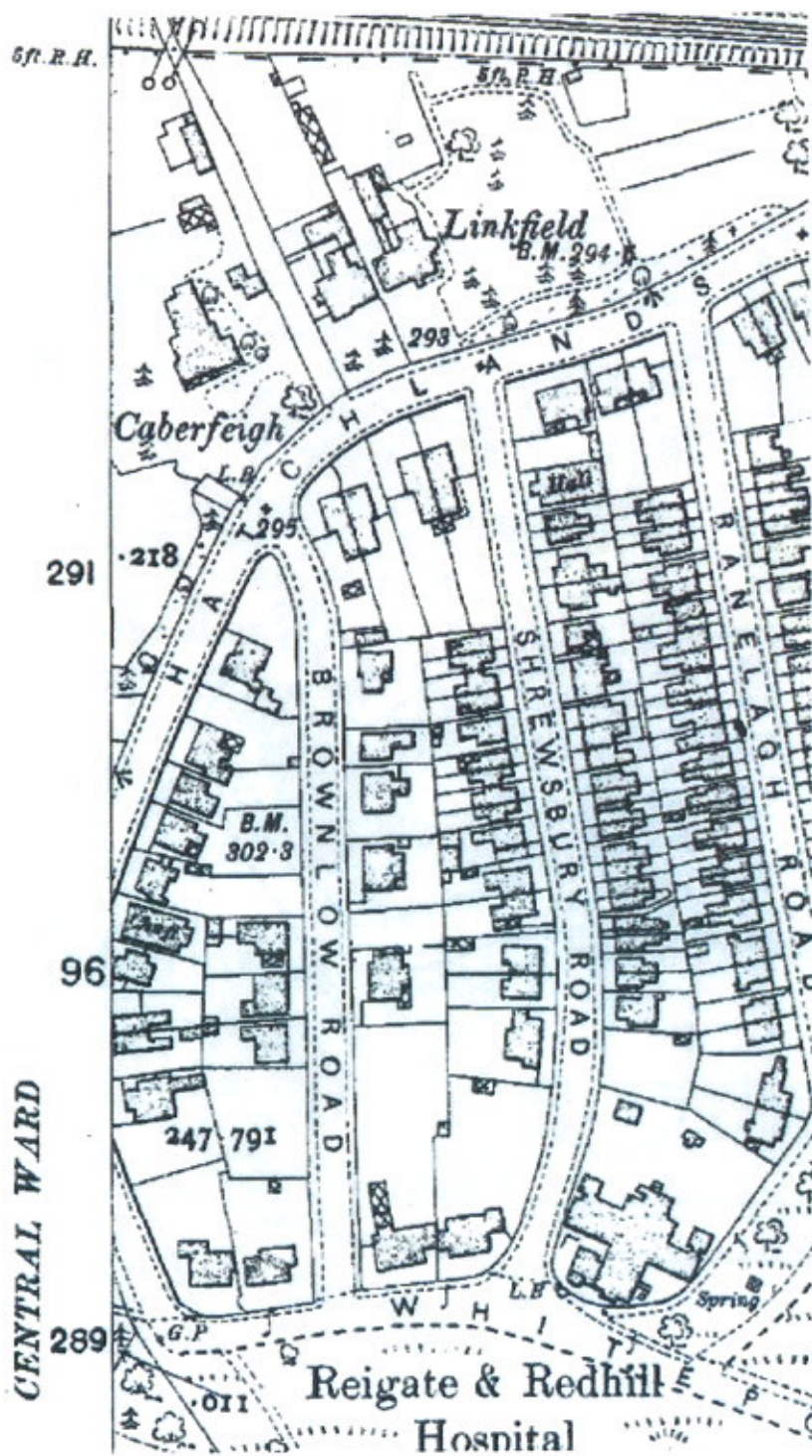
OS 1895 Survey 1896 Edition



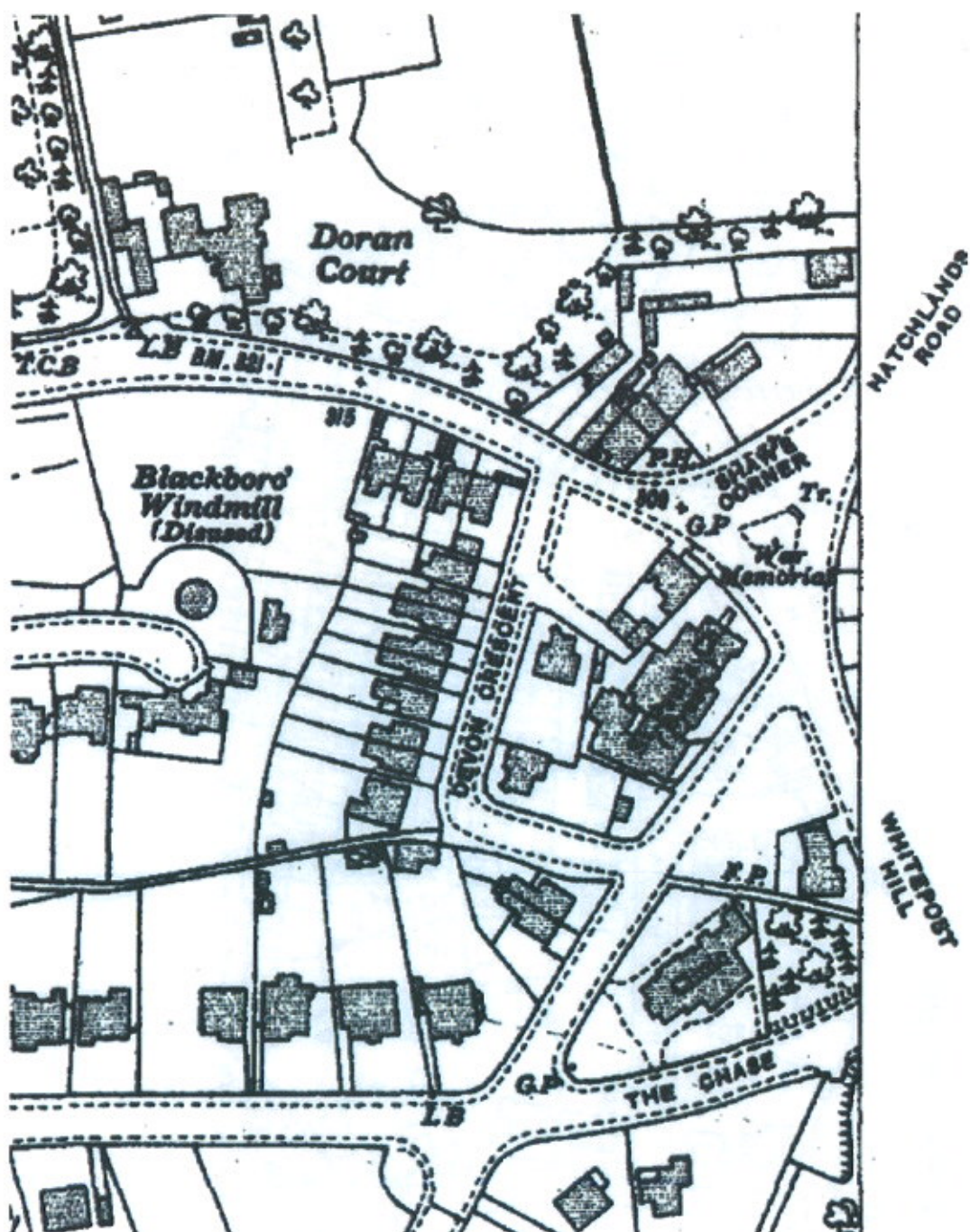
OS 1895 Survey 1896 Edition



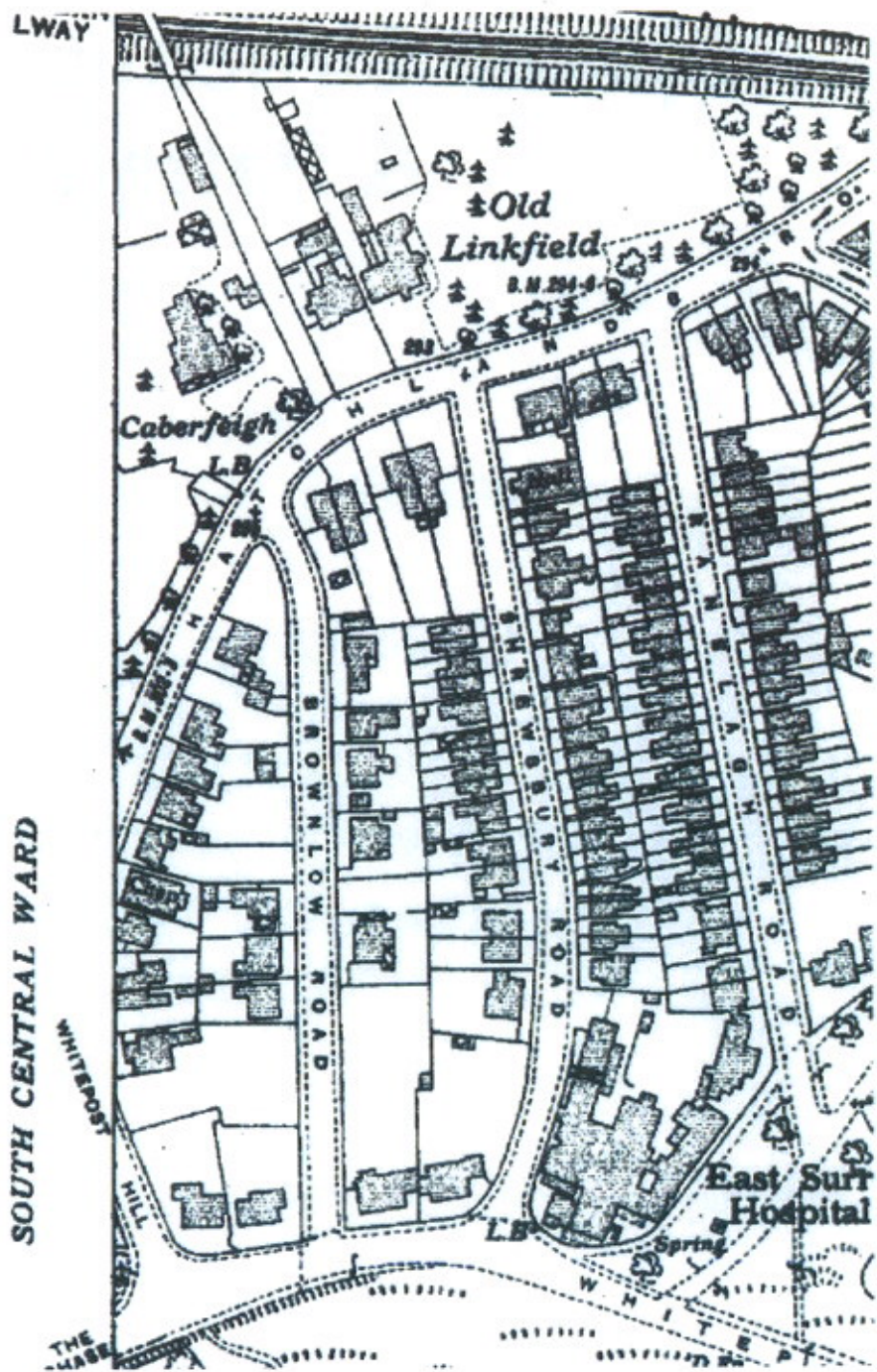
OS 1912 Survey 1914 Edition



OS 1911 Survey 1913 Edition



OS 1933 Survey 1935 Edition



OS 1933 Survey & Edition

Spatial Structure & Pattern

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. A number of sub identity areas can be identified in the case of Shaw's corner.

The principal identity area is the village green/war memorial which forms a focal point with a well defined spatial structure and enclosure of this space by a consistent townscape round the green. To the south the area round the Health Centre has a more sylvan character, closely akin to the adjacent Redhill Common. 3 Approach areas can be identified in Blackborough Road, of gault clay villas, and two in Hatchlands Road.

Prominent buildings

A number of key focal points and landmarks can be identified. The principal landmarks are the War Memorial and United Reformed Church. Other landmarks include the Hatch, the Health Centre and a number of Trees such as the Monkey Puzzle in Blackborough Road. The Cedar in the forecourt of the Baptist Church was a landmark but was felled a year ago.

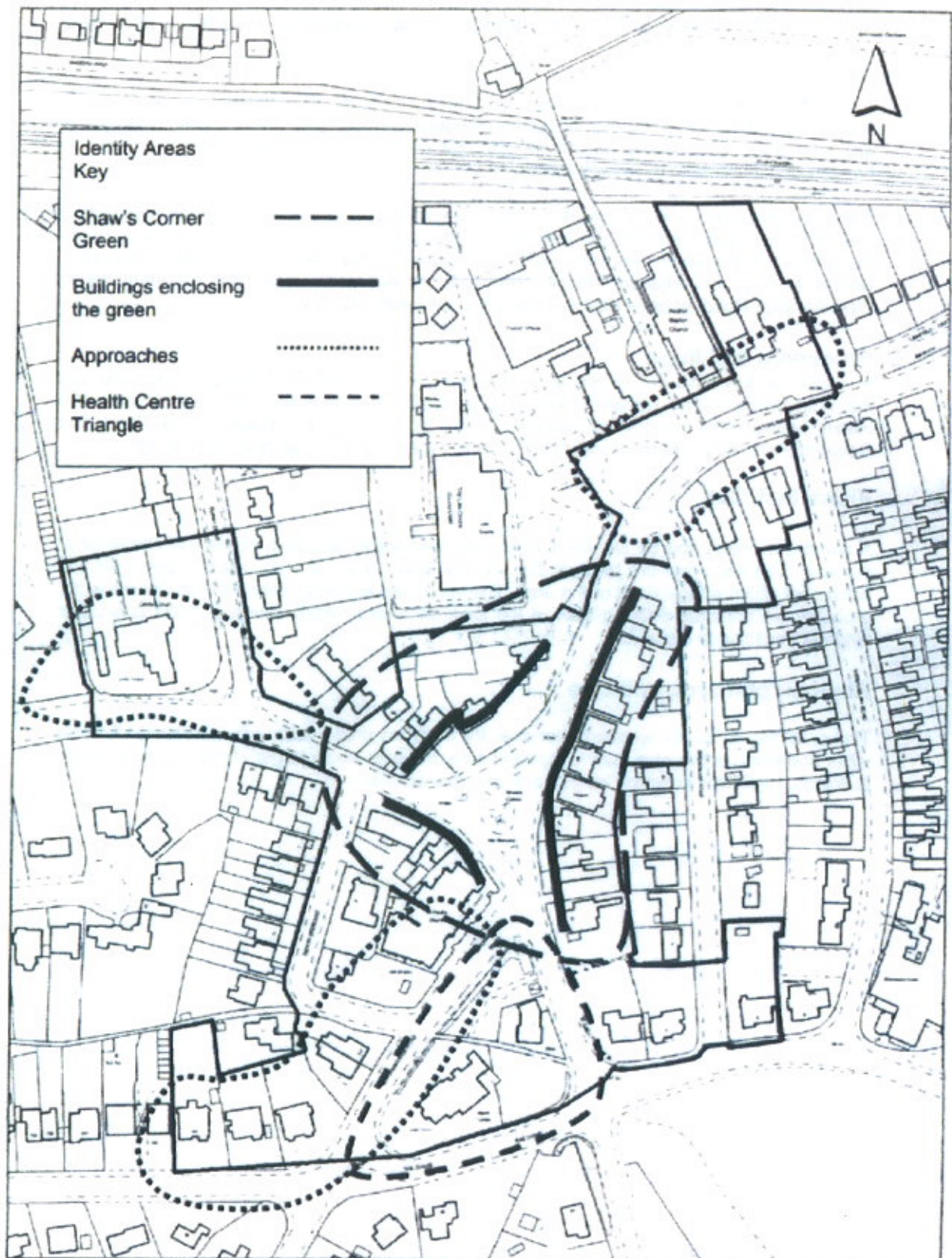
Views in & Out

A number of views can be identified which are memorable and help define the character of the area. The key views are towards the war memorial, from the north, south, north west and north east which a focal point of the area. The view from the north east with the Church is the probably the principal defining view of the area. Hooper's health centre of 1931 is another landmark building in the area.

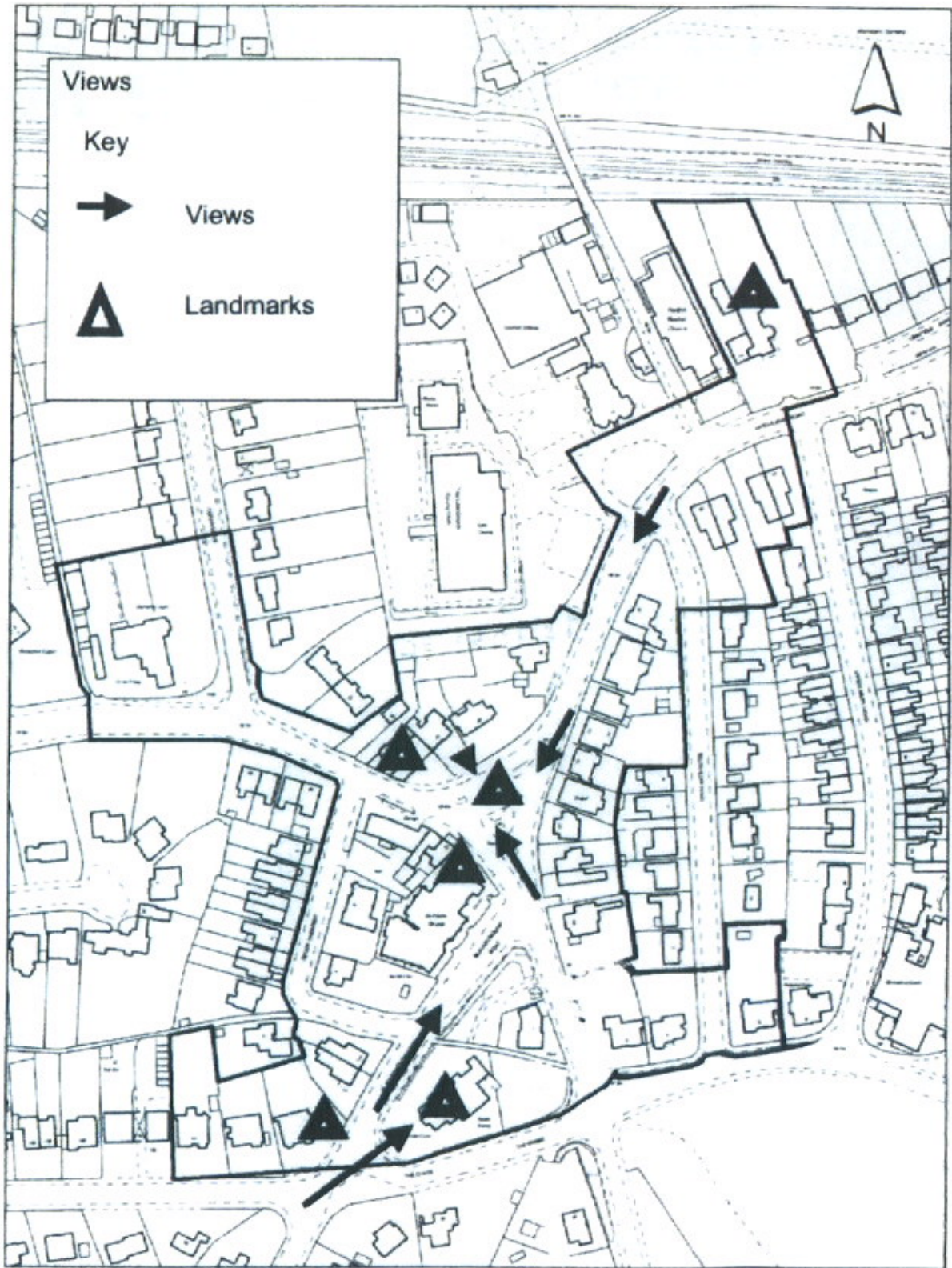
Rhythm: plot size, unit size

The area has a largely wooded character for such an urban area with individual Victorian villas dominant, some of a fairly consistent size, but with some larger character houses and buildings. High floor to ceiling heights are also characteristic.

Shaws Corner



Shaws Corner



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Scale 1:2000



health centre shaws corner



shaws corner view from 38
hatchlands rd



shaws corner view from 53
blackborough rd



Shaws corner view from
blackborough rd



shaws corner view from
hatchlands rd



Shaws corner view from law
courts

Townscape Analysis

Townscape analysis

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



In the centre of the area is the War Memorial of 1923 and the remains of the village green. To the north is 40 to 44 (Even) Hatchlands Road, a group of mid 19th century greensand stone buildings, with handmade clay tile roofs, sash and casement windows incorporating an earlier building behind, the former Workhouse. To the east is 38 Hatchlands Road, an 18th century house, with sashes and stucco, and probably originally a clay tile roof. Next to this is 36 Hatchlands, a Victorian villa with clay tile gabled roof and mullion and transom windows. Further along is Old Linkfield a Georgian stucco villa with gothick windows and hipped slate roof, set within a good variety of traditional trees. The area is dominated visually by the specimen plane tree in the grounds of the former caberfeigh.



On the south west side of Hatchlands Road are a number of Victorian villas of fairly consistent character, all with sash windows. 29 to 37 (odd) are gault clay villas with gabled slate roofs, followed by 39 with greensand stone and hipped slate (in part), 41 and 43 stucco and gabled slate (originally), 45 stucco and hipped slate, followed by the gabled stucco Hope Chapel, 47 gabled slate and gault, 49 and 51 gabled slate and stucco and finally 53 gabled multistock and tile. 4 Devon Crescent opposite is gabled tile and red brick.



To the West is Hooper's health centre of 1931, a brick and tile building with sandstone borough arms, a good example of his sensitive approach to design. At the rear is woodland, which fits well with the adjoining character of Redhill Common and to the north a well kept open space, which once had a more wooded character.



Across the road are the impressive gault brick slate roof sash windowed Victorian villas of Blackborough Road, from 141 to 149 (odd) between a specimen beech and substantial Monkey Puzzle tree, which lead down to the United Reformed Church of 1902, a key landmark building of the area, of handmade clay tile and Kentish ragstone. Its parish church look gives a village feel to the area. The 3 storey Victorian building at 55, with gabled slate, sash windows and gault brick, is somewhat out of scale with the rest of the area due to its high eaves line. The adjacent 1930's garage building is in a crucial townscape position but lacking in architectural character. Round the back in Devon Crescent are two more Victorian villas, of red brick, sash windows and gabled slate roofs.



To the west is Doran Court set in spacious grounds consisting of a green sandstone and gault gabled slate roof large Victorian villa with notable decorative cast iron windows. In the grounds is a painted brick building of Regency date, formerly two cottages, with the original casements on the west.





blackborough rd 142



blackborough rd 143



blackborough rd 145



blackborough rd 147&149



blackborough rd health
centre no3



devon crescent hall



hatchlands 41



hatchlands rd 18



hatchlands rd 29



hatchlands rd 29&31



hatchlands rd 33&35



hatchlands rd 35



hatchlands rd 37



hatchlands rd 38



hatchlands rd 39 no1



hatchlands rd 39 no2



hatchlands rd 40 vets



hatchlands rd 43



hatchlands rd 44 the hatch



hatchlands rd 47



hatchlands rd 49



hatchlands rd 51



hatchlands rd 53



hatchlands rd 55



hatchlands rd chapel



Picture 031



Picture 044



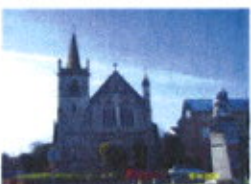
shaws corner citroen garage



shaws corner st pauls no1



shaws corner st pauls no2



shaws corner st pauls no3



whitepost hill 2 no2



whitepost hill 2 no1

Materials, Architectural Conventions & Detail

4) Materials, Architectural Conventions & detail

Architectural Conventions

The buildings in the area often have shared architectural forms, features and detailing. The built form is characterised by mostly sash windows, following the golden rule proportions. Windows generally have a vertical emphasis, in their division. High floor to ceiling heights are a characteristic of the area, as well as individual villa s in their own grounds. Roof pitches tend to 50 degree, particularly for clay tile, and 40 degree for slate. Gabled roofs are most characteristic of the area, some with their ridge at right angles to the road. Hipped roofs are less frequently used and are less prominent, often used on the more classical buildings. Elevations are mostly asymmetrical composition but with some classically symmetrical villas and often some central emphasis within an elevation or bay.

Fenestration

The predominant character of the area's fenestration is white painted vertically sliding sashes, set back at one brick depth behind the reveal, and with glazing bars of traditional lambs tongue profile. Less typical but occasionally found are painted timber mullion and transom windows or casements and some very individual designs such as the cast iron on Doran Court, Lead Lights tracery for the church and neo-Georgian steel windows for the health centre, all traditional and providing a degree of legibility for these individual buildings i.e. the church looks like a church.

Materials

The area is characterised as much by the non-local use of materials, such as welsh slate, as the use of local materials, such as gault clay. The predominant elevational material is painted stucco, but also the yellow gault brick is also widely used and the greensand stone is distinctive where used. The three together provide a townscape fairly light in its appearance. Red brick makes an occasional appearance. Natural slate is the predominant roofing material, but handmade clay tiles appear on the more prominent buildings.

Detail

White painted joinery, particularly Sash windows are typical of the area. Bargeboards are often with mouldings or decorative. Stucco decoration is fairly restrained and classical in appearance. Gauged brick areas on are found on brick elevations. Ridges and hips are often of Staffordshire blue clay but also red clay and rolled lead.

Shaws Corner



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Scale 1:2000

Shaws Corner



Shaws Corner



Typical Materials



Greensand



Tile Hanging



Multistock Brick



Stucco



Clay Plain & Peg Tiles

Boundary Treatment/ Enclosure: Walls & Hedges

Boundary treatment in the area is characterised by low brick walls, except for Blackborough Road where more green open boundaries are found. In Hatchlands Road, boundary walls have suffered considerably but original detailing tends to be Flemish bond brickwork, with saddleback brick coping, and brick coping to piers and the occasional buttress topped with a batter brick. Devon Crescent has unusual flint walls, a Victorian Reigate oddity, as never used on buildings, due to better and more abundant alternatives such as sandstone, but often used on boundaries, possibly a by product of the chalk industry on Reigate Hill. Fencing is vertically close boarding and hedges tend to be privet, holly or laurel, often behind the dwarf boundary walls.



Wall at No 4 Devon Crescent



No 4 Devon Crescent, Wall Corner



Wall at 33 & 35 Hatchlands Road



Wall at 38 Hatchlands Road



**Wall Detail at Devon Crescent
and Hatchlands Road**

Highway issues, Street furniture & Footscape

5) Highway issues, Street furniture and Footscape

5) Highway issues, Street furniture and Footscape

The main road is a dominant feature with its high levels of traffic. The negative effects of this in terms of general amenity and safety are obvious. Where opportunities for enhancement are identified through townscape analysis these should be targeted for action. Luckily the area is relatively free of intrusive traffic signs.

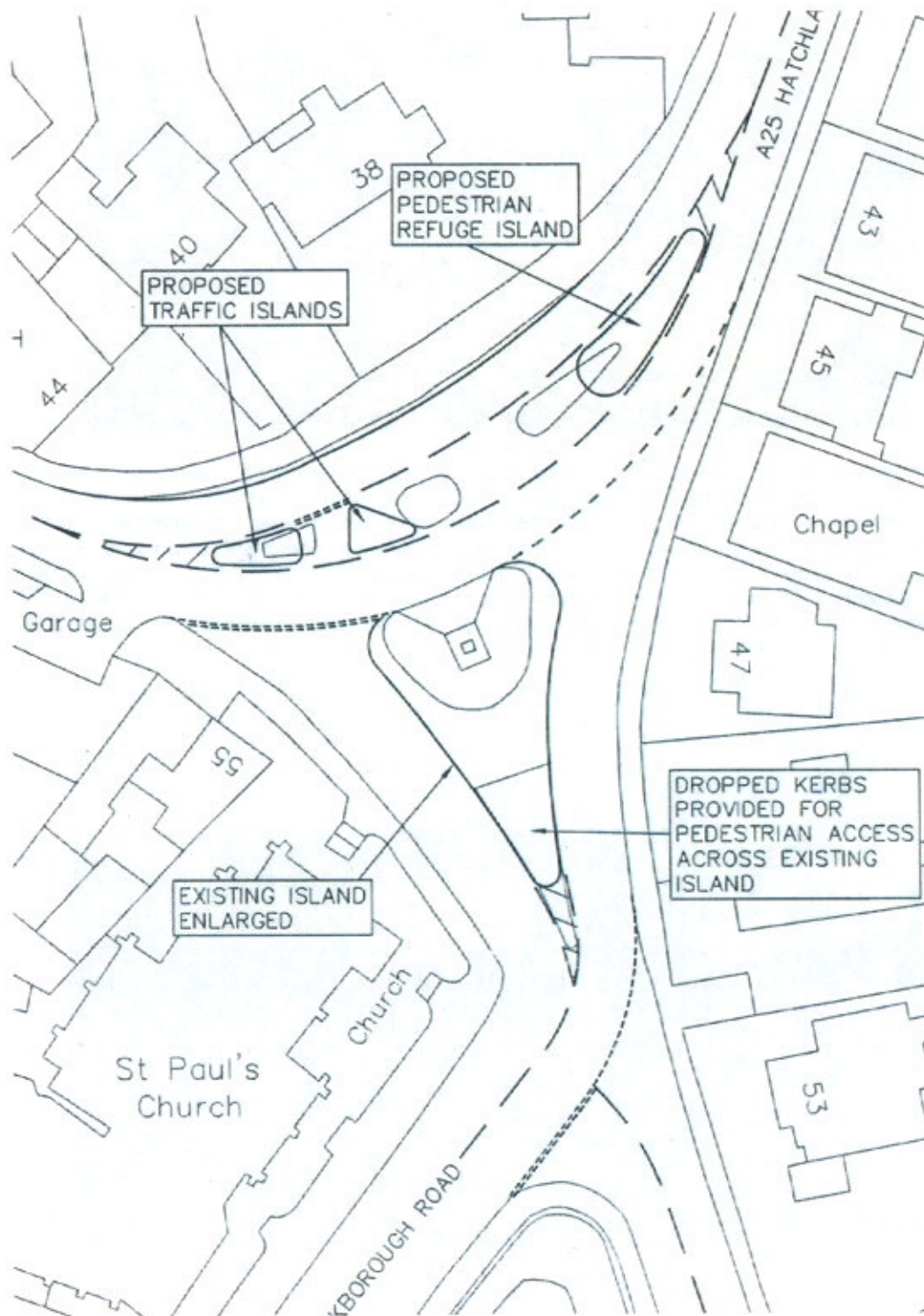
Surrey County Council has an ongoing programme of highway and other associated improvements along the A25 corridor. Through the A25 Route Management Study a number of projects have been identified for implementation through a phased programme of work. These include highway safety schemes such as the introduction of traffic management schemes and environmental enhancements, various improvements for pedestrians and cyclists, and improvements to enhance use of public transport. Public consultation on these proposals was conducted in 2000.

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.

The key conservation objective, on highway land, is the reinstatement and enlargement of the triangular village green on which the war memorial stands, the focal point for the area. It is clear that a number of simple measures to increase the grassed area could be taken. Care will also be taken to encourage grassing of adjacent areas (see sketch) to reinforce this village green character. Obviously pedestrian refuges, desire lines and disabled access would be an integral part of such improvements. Care should be taken to minimise the degree of line marking and street furniture clutter to the minimum possible, such using alternative methods to hatched lines, as granite setts in such areas.

The quality of the street furniture in the conservation area is reasonable and generally well maintained, with fairly self effacing modern lamp posts painted in the Royal Fine Art Commission (now CABI) recommended olive green and therefore neutral in appearance. Footscape is mostly black top tarmac, but with some granite kerbs and granite setts at cross overs. There are very few overhead telephone lines evident in the area,

Proposed Improvements From The A25 Route Study - Surrey County Council





Shaws Corner Conservation Area at Redhill is a classic example of a Conservation Area with historic buildings enclosing a village green with a war memorial as the focal point of the Conservation Area. Traffic has eroded the village green over the years together even to the point of proposals to remove the memorial and replace the green with a roundabout. The Reigate Society has expressed concern about the increase in street clutter such as trip rails and planters. There is now discussion of enlarging the green and closing off the unnecessary u-turn. This shows the potential for reclaiming from the road important public space that reinforces the character of the Conservation Area.



The above photomontages shows the potential for reinstatement of the village green. Based on the S.CC A25 Route Study. (Source Reigate and Banstead - Enforcement, Trees and Heritage)

Greenery: Trees, Shrubs, Hedges & Boundary Treatment

6) Greenery: Trees, Shrubs

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The area is characterised by a number of native and exotic traditional tree species, unfortunately undermined by the indiscriminate planting of quick growing cypress with little regard to impact on the character of the area. The native trees are Oak, Beech, Holly, Yew, Scots Pine and Lime. Scots Pine, whilst native, does not appear to have been local to Surrey but has flourished since its introduction in the 17th century. Horse Chestnut is a long established import. A number of attractive exotics such as Monkey Puzzle, Plane and Cedar are typical of the Victorian garden planting. Portuguese laurel, holly and Common Laurel are typical of the shrubbery planting as well as holly and privet for hedging species.

Care must be taken to carefully consider any future tree planting in terms of both character and vistas.

Shaws Corner



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Scale 1:2000

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Development Management & Statutory Designations

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 Reigate & Banstead Borough Council in 1990 and was extended in 2003. No amendments to the boundaries of the Conservation Area are proposed, having appraised the boundaries in 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

The War Memorial is a statutory Grade II Listed Building and there are a number of 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

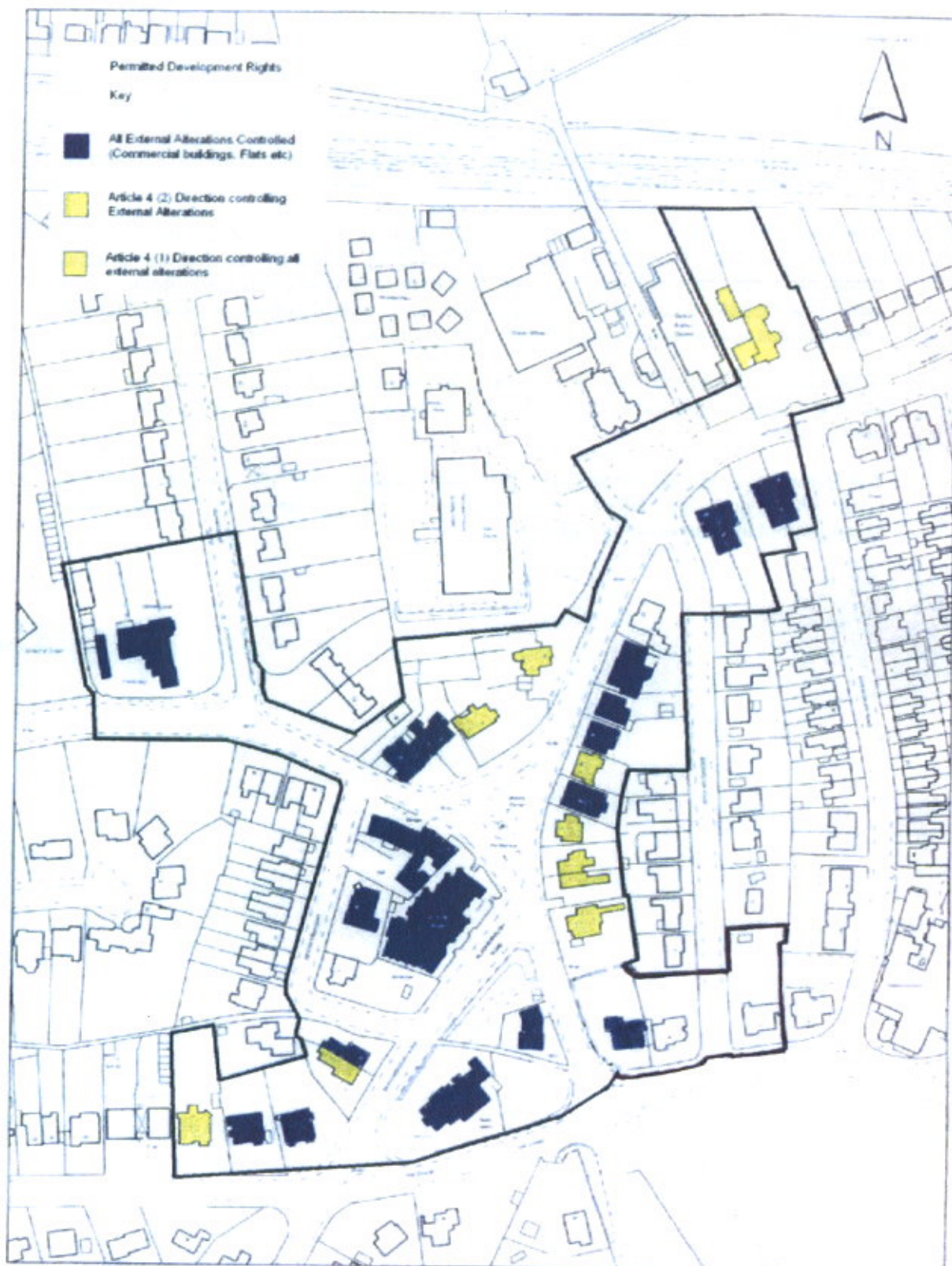
The area is largely one where the individual buildings all contribute to the character of the area and are desirable to retain. The general presumption therefore is in favour of retention, the only exception being the Citroen Garage, though even this structure, whilst lacking special architectural interest, is of a sympathetic scale and therefore there is limited potential for 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 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.

The Planning (Listed Buildings And Conservation Areas) Act 1990, the 2005 Borough Local Plan and the NPPF give general policy guidance on Development Management in Conservation Areas.

Shaws Corner



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Scale 1:2000

Development Management & Statutory Designations

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End Notes

Review of boundaries

The boundary of the area was subject of review at the time of production of the appraisal and no changes 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.

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, 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.

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

