 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	11th January 2023
	REPORT OF:	HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	5	WARD: various

SUBJECT:	Conservation Areas Review
PURPOSE OF THE REPORT:	For the Planning Committee to consider the Conservation Areas review and consider consultation on the areas identified
RECOMMENDATION:	
<p>1. Authorise officers to formally consult on the areas identified in the Conservation Areas review and report these views back to the Planning Committee for further consideration.</p>	
Planning Committee has authority to determine the recommendation.	

1.0 BACKGROUND

- 1.1 The Borough currently has 24 Conservation Areas. They are defined by the legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest, with subsequent designations.
- 1.2 In recent years a further review has been undertaken to assess the boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process. Five areas, Meath Green, Reigate Hill and extensions to Tadworth, Walton and Wray Common were identified in the review and brought forward before the completion of the review as they were considered worthy of designation as Conservation Areas and were a priority for consideration as pressures for development in the area had the potential to prejudice the special character of these areas. The areas identified in this report are expected to be the last set in this current review process.
- 1.3 One of the advantages of Conservation Area status is that it allows the Local Authority greater powers to facilitate appropriate development and consider the existing buildings in the context of the character of the area.

2.0 STATUTORY PROVISION

- 2.1 Public attitudes in favour of the retention and enhancement of local character and distinctiveness within the built environment are reflected in statutory legislation and guidance. Historic buildings and conservation areas are, therefore, vitally important to the environmental quality of life in this country. Consequently, local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, to determine and review which parts of their area are of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and to designate such areas as conservation areas.

3.0 METHODOLOGY

- 3.1 As noted above, Conservation Areas are “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest. Following “Conservation Areas @ 50”, the Historic England study of Conservation Areas in 2017 which considered the practice of designations nationally, and “Conservation Area Appraisal, Designation and Management” Historic England Advice Note 1 (Second Edition) 2019, a review is currently taking place within the Borough in regard to boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process.

3.2 Identifying Potential Conservation Areas

Historic England’s “Conservation Area @ 50” (2017) study used the “New Inventory of Conservation Areas” (2017) to define areas that met the criteria for being a Conservation Area. This noted that areas could be quite small or quite large (The largest Conservation Area nationally is Swaledale coverings 71 square kilometres and the smallest Conservation Area is Heath Passage in the London Borough of Barnet. It is just over 1000 sqm and includes just two buildings.) Most areas cover an area consisting of a historic settlement or an estate of buildings or houses, but there are many other types of conservation areas. These include canals, railway lines, airfields, hospitals, river valleys, parks and country house estates. Conservation Areas do not have to including statutory listed buildings, the “New Inventory of Conservation Areas” noted that there were hundreds of Conservation Areas with no statutory listed buildings, particularly in suburban areas (there are about 10,000 Conservation Areas). The “Conservation Bulletin Issue 62 Autumn 2009” (English Heritage, now Historic England) provides some information on these varied areas. Conservation Areas can include open land as well as buildings. It was also noted in the 2017 study that some areas have outlier areas or in several parts. An example of this is Old Malden in the Borough of Kingston upon Thames where the Conservation Area is in two parts some distance from each other. The areas can be defined by a character or identity area which often include sub areas. An area can have a single character but are often composed of composite character which form a

cohesive whole, such as Reigate with its town, park and castle grounds and development of several phases but with a unifying sense of place or identity. Whilst many areas are nucleated settlements, gathered round a central area, many are non nucleated settlements with a dispersed but cohesive identity.

3.3 The Review

The review looked at potential new conservation areas, extensions to existing area and the character of existing areas. The feedback from the ongoing Conservation Area Appraisal process was also fed into the review. In terms of existing areas, adjustment of the Walton on the Hill, Tadworth and Wray Common boundaries has already taken place, whilst two new areas were designated at Meath Green and Reigate Hill. It should also be noted that whilst the appraisal process was comprehensive, it was not an exhaustive review of boundaries as the emphasis was on existing character assessment rather than boundary review, so there is potential for future amendments and boundary changes dependent on further investigation, perhaps to be the focus of a future review.

3.4 The Methodology looked at the character or identity areas in terms of estates, settlements or parkland. One of the processes has been to identify historic areas by age of construction or landscaping and then the architectural or landscaping quality of such areas. Post war estate construction in the Borough was largely determined to lack the special architectural or historic interest needed, having regard to the Buildings of England research and the Twentieth Century Society Potential Conservation Areas Scoping Report. In some cases, some post war areas potentially of interest had been altered beyond redemption. The next stage was looking at the architectural quality and survival in pre 1939 areas.

3.5 Areas were looked at to establish if they had less than special architectural quality, which included large areas of plain suburban housing and Victorian artisan dwellings. The oldest historic area with buildings from the medieval period up to the Georgian period identified was Horley Row, Banstead and Gatton also had medieval elements. Many of the areas identified had Victorian character areas or elements, included Warwick Road and the Wray Park estate. The Borough has a rich heritage of arts and crafts, including proposed parts of Chipstead and St Johns. Within the urban area, the proposed areas are not exhaustive in extent but have been selected as a priority in terms of their interest. Any review has a degree of selection and other areas may be desirable to preserve or enhance, but their historic or architectural interest at present appears to be adequately protected by existing development management, but would be kept under review and brought forward if necessary in future. There are also smaller hamlets such as Mugswell, Sidlow and Dovers Green and other areas in the green belt that appear adequately protected by Green Belt status at present.

3.6 Areas identified

Proposed New Conservation Areas

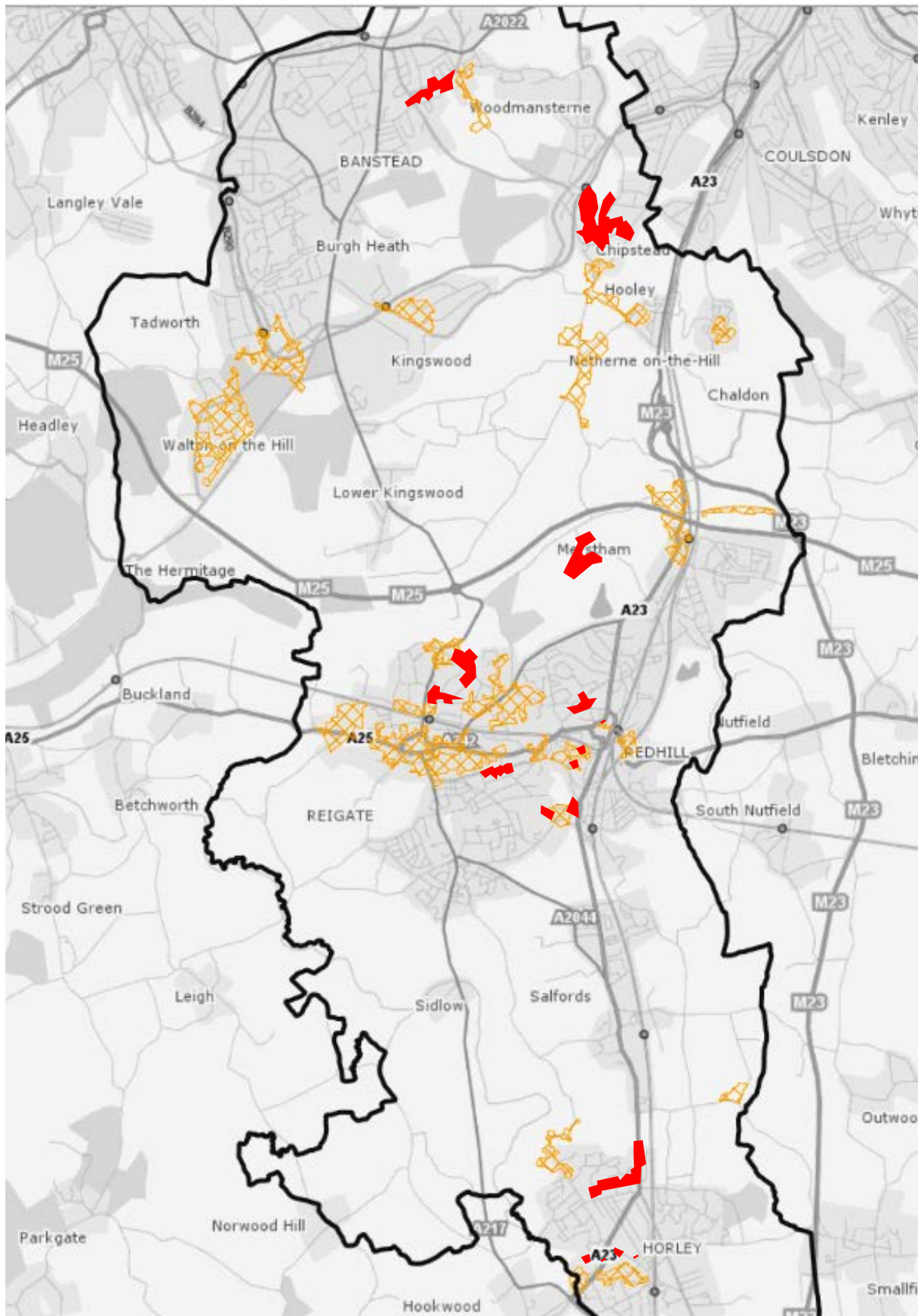
- Gatton (Country house, church & Estate village)
- Blanford Rd (Old English style housing circa 1900)
- Warwick Rd (Victorian housing)
- Horley Row (medieval settlement, with later Georgian and Victorian elements)

Proposed Conservation Area extensions

- Banstead (Medieval church, Lambert estate inc 18th century court house & lodges etc)
- Chipstead (large arts & crafts estate)
- Reigate Hill (Victorian mansions)
- Wray Common (Victorian mansions)
- Redhill (High Street)
- Linkfield Street (Victorian houses)
- St Johns (extension east & west inc arts & crafts houses)
- Church Rd Horley (cemetery plus exclusion of modern housing)
- Massetts Rd (Edwardian villas and Police Station)

3.6 Conservation Area Character Studies

An inspector has already noted in relation to another Conservation Area recently designated in the Borough, “the Planning Practice Guidance only guides that an appraisal may help a local planning authority decide whether to designate an area as a conservation area. There is no requirement to carry one out. In my judgement, for the purposes of designating the Conservation Area and consultation, the character assessment that was used (in the Committee Report) was adequate.” In “Conservation Area Appraisal, Designation and Management” Historic England Advice Note 1 (Second Edition) 2019 notes in paragraph 16: “it is good practice to prepare a designation assessment to formally assess the special historic or architectural interest it may have and whether it is desirable to preserve or enhance its character or appearance. ... This often follows a similar format to a conservation area appraisal and, indeed where this leads to designation it will inform future decision-making. Nevertheless, where a rapid designation is necessary to prevent harm and where proportionate consideration is given in decision-making, the special interest is relatively clear or the area has an easily defined boundary, it may be expedient to prepare a shorter report setting out how the area meets the statutory definition and how the appropriate boundary has been determined, thus ensuring the area’s designation is robust.” Short Designation Assessment statements on the character of each area are included in the Appendix. There is a short character study for each area, including character assessment, features, historic assets and map base to define the areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. These are a summary as the actual evidence base used was much more extensive including mapping and documentary evidence.



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Summary Map of Conservation Area review

Existing Conservation Areas in orange, proposed new areas & extensions in red

3.7 Proper Purposes

The NPPF cautions local planning authorities to ensure that an area justifies designation as a conservation area because of its special architectural or historic interest, so that the concept of conservation is not devalued through the designation of areas that lack special interest. The Local Planning Authority must genuinely think that a Conservation Area meets the statutory criteria. The Historic England document “Guidance on the Management of Conservation Areas” notes “Whilst designation can be a legitimate response to an actual or perceived threat to the character of an area, the first consideration should always be whether the area is of sufficient special interest to warrant designation, rather than whether designation would provide an additional control. Designation should never be undertaken solely in response to local pressure, or to bring the future of particular unlisted buildings under control.” The review has been careful to ensure that the purpose of designation is that it is genuinely considered that an area meets the criteria in terms of the conservation of the of the character of an area with a special character worth preserving and enhancing. Buildings and land may make a material contribution to an area worthy of designation.

4.0 RESOURCE IMPLICATIONS

4.1 Additional Conservation Areas have some resource and financial implications in terms of additional (without cost) tree applications and increased publicity requirements for applications. There is also additional internal consultation required for planning applications within such areas to ensure their conservation. However, balanced against this is the fact that designation provides greater certainty in the development management process which can considerably reduce time spent on negotiation and discussion of proposals. The areas are generally already identified as being heritage assets in some form which can often result in lengthy processes such as appeals or hearings as they have a lesser protection.

5.0 LEGAL IMPLICATIONS

5.1 The local planning authority has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review the exercise of their functions in respect of the designation of conservation areas, and to consider the designation of further parts of their area as conservation areas. The legal status of Conservation Areas is not expected to change in the near future.

6.0 CONCLUSIONS

6.1 It is considered that the areas identified are worthy of designation as a Conservation Areas or extensions to existing Conservation Areas. Whilst there is no requirement to consult before designation, it is recommended that the Committee approve consult on the designation, to establish the views of properties in the areas and any local bodies, with report back to Planning Committee on the results of the consultation.

It is recommended that public consultation with properties and local bodies in the areas delineated in the plans in Appendix 1 is carried in regard to their designation as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1 Conservation Area review summary

1) Proposed New Conservation Areas

- a) Gatton (Country house, church & Estate village)
- b) Blanford Rd (Old English style circa 1900)
- c) Warwick Rd (Victorian housing)
- d) Horley Row (medieval settlement)

2) Proposed Conservation Area extensions

- a) Banstead (Medieval church, Lambert estate inc 18th century court house & lodges etc)
- b) Chipstead (large arts & crafts estate)
- c) Reigate Hill (Victorian mansions)
- d) Wray Common (Victorian mansions)
- e) Linkfield St (Hospital, Upper Bridge Rd, Devey buildings)
- f) Redhill (High Street)
- g) St Johns (extension east & west inc arts & crafts houses)
- h) Church Rd Horley (cemetery plus exclusion of modern housing estate)
- i) Massetts Rd (Edwardian villas and police station)

1) NEW CONSERVATION AREAS

1a) New Conservation : Gatton

(Country house, church & Estate village)

The proposed Conservation Area covers the village of Gatton including Gatton Hall, the parish church, the war memorial lych gate, the Old Town Hall, the estate yard and Gatton Lodge, the kitchen garden, the viaduct, rockery, temple ruins, cedar walk, entrance lodge, whitehall farm, the parish school, estate cottages and dower house.

Gatton was created a borough in 1449, returning 2 members to Parliament from the votes of 23 houses until 1832 when it was abolished as a rotten borough. The Town Hall, an 18th century garden temple, was used for voting.

The park which was enclosed in the medieval period, was landscaped in the 1760s by Capability Brown with a large lake forming the setting for Gatton Hall. The gardens close to the house were developed by Jeremiah Coleman with the help of landscape architect H.E. Milner and has a large Pulham rockery of 1910.

Gatton Hall was built in the early 18th century and remodelled several times, the last being in 1936 after the fire in 1934, to the designs of the architect Sir Edwin Cooper. The country house takes advantage of the views from the ridge of the views to the lake and the countryside to the south. The impressive columned portico on the north side is of 1891 by the architect Sextus Dyball.

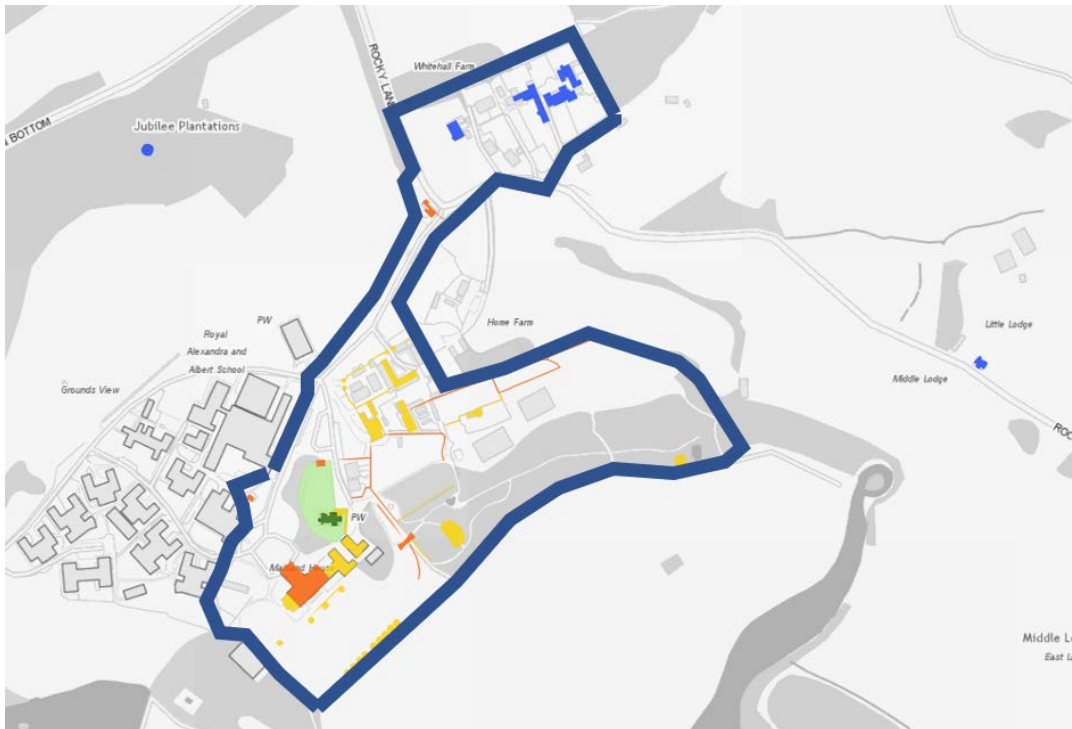
The gatton stone medieval church of St Andrew was remodelled internally by Lord Monson in the early 1830s and a tower added in the Victorian period.

The Church is listed Grade I, the Town Hall II*and Gatton Hall, Lych Gate, Viaduct, North Lodge and Kitchen Garden and Estate Yard Walls down to Cedar Walk are grade II, with other structures in the park being listed curtilage structures. Gatton Park is a grade II registered park and garden. On the other side of Rocky Lane are the locally listed 17th century Dower House, Stonecot, Whitehall Farm, Whitehall House, Whitehall Cottages including the former School, rookery cottage, the Cottage and Coach House, forming an estate village.

In terms of the structure of the proposed Conservation Area it is considered that these form a substantial group of buildings, walls and garden features with a shared character and history that form a character area. The designation of the Conservation Area would recognise the need to preserve and enhance the character of these buildings and walls to maintain the character of the area. The boundary is drawn around those areas that form the centre of Gatton being Gatton Hall and its gardens, the parish Church, the estate yard, the kitchen gardens and the estate village. This would give greater focus on the management of this important core area. Gatton Stone is the most noticeable predominant building material and it is the hardest form of Reigate Stone, give a distinctive character to the area.

The Park beyond is managed by the existing Historic Garden Management plan and the work of the school and volunteers and the functional school buildings of the late

20th century on the north side of the site are also excluded from the proposed Conservation Area.



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1b) New Conservation : Blanford Road

(Old English style circa 1900)

Blanford Road was developed in the late 1890's and 1900's. The area is defined by its architectural and historic character, the buildings have a character of being in the Old English style popularised by Richard Norman Shaw but with arts and crafts elements as well as other buildings of a Victorian character. There are a number of locally listed buildings including numbers 1 and 3 (S Grant 1901), 5 (H East 1899), 7 (c1900), 9 (W Bagaley 1905), 27 and 29 (Baker & Penfold 1899), 41 (G Morrison 1896), 43 (c1900), 14 (A Venner 1903), 24 (c1900) and 30 (G Morrison 1897). These all form a cohesive group and area. Materials include tile hanging , handmade clay plain tiles, handmade red stock brick and timber frame, with some stonework including local wealden sandstone. Other features include painted joinery such as modillion eaves cornices, bargeboards and substantial chimneystacks. Hedges and ornamental specimen trees contribute to the character.



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1c) New Conservation Area: Warwick Road, Redhill

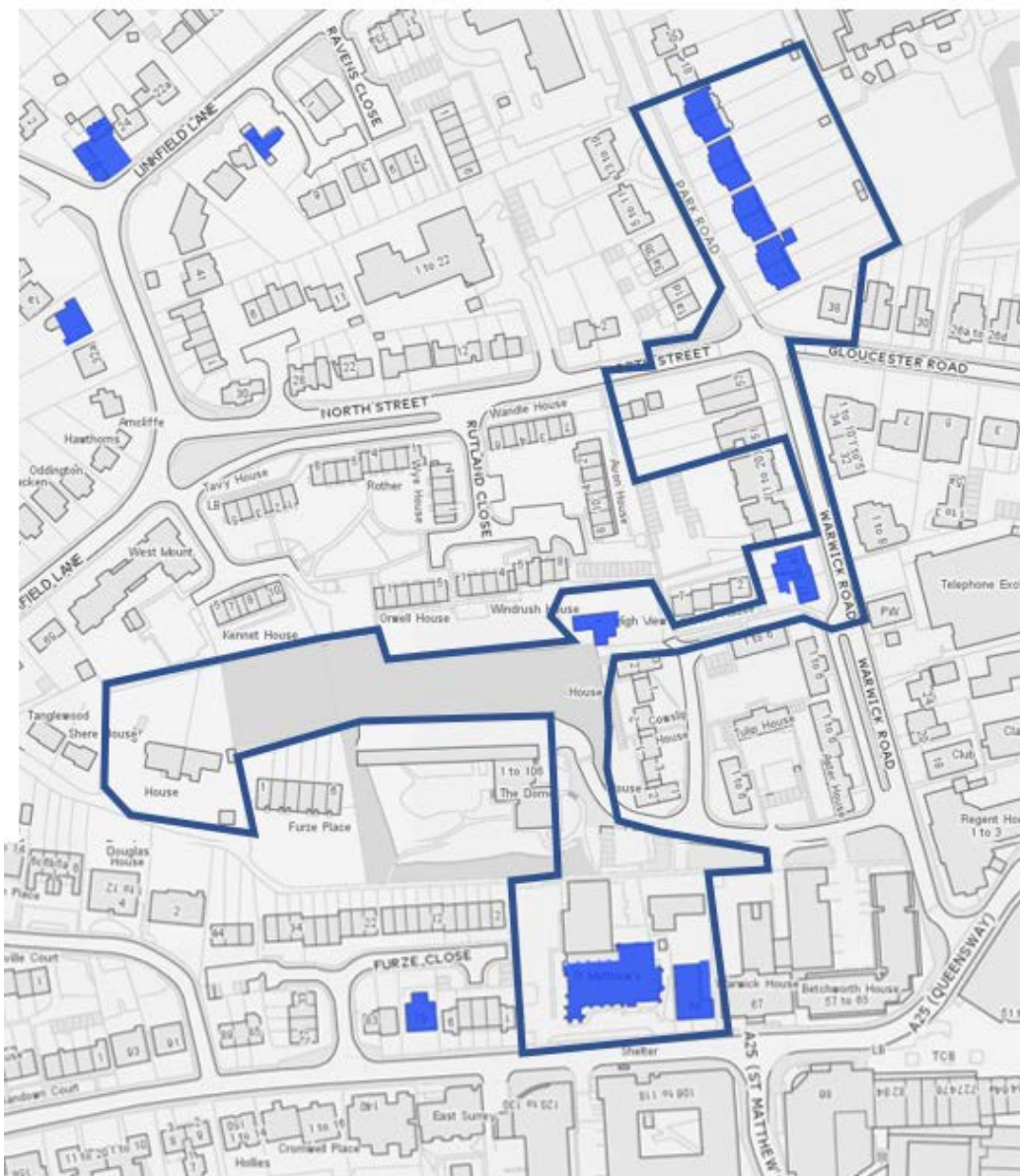
(Victorian housing, parish church and former school)

This proposed Conservation Area encompasses the former district of Warwick Town, historically an area of prosperous villas, which followed from the grant of building leases by the Lord Monson of Gatton Park family from 1846. The name originates from the Countess of Warwick, a widow of a former Lord Monson who lived at Gatton Park till her death in 1851 and who was well known and respected in the neighbourhood. Growth was encouraged by Redhill station opening in its present position from 1844, superseding earlier stations to the south dating from 1841 and 1842.

The district of Warwick Town was built on the drier and higher greensand to the west of the centre of Redhill, around the ridge known as Furze Hill where the Observatory was built (now demolished), which was healthier than the marsh land near the station, and attracted the building of villas for the middle classes. St Matthew was built in 1865 to the designs of the architect John M K Hahn with a prominent broached spire and the Parish School was built in 1870, designed by the architect R. Hesketh.

The proposed Conservation Area consists of a number of locally listed buildings including the church, school, a fine group of brick houses in Park Road, the waterworks offices in Warwick Road and Highview and a villa in Carrington Close. Furze Hill House and Tree Tops consist of a substantial Victorian house of some quality at the west end of the area, with the parkland and woodland of the former Victorian house, the Dome on the ridge, historically know for its observatory. The materials found in the area include Reigate stone, gault brick, painted stucco, red stocks and natural slate, with sash windows. It is considered that this forms an interesting and identifiable character area representing the former district of Warwick Town.



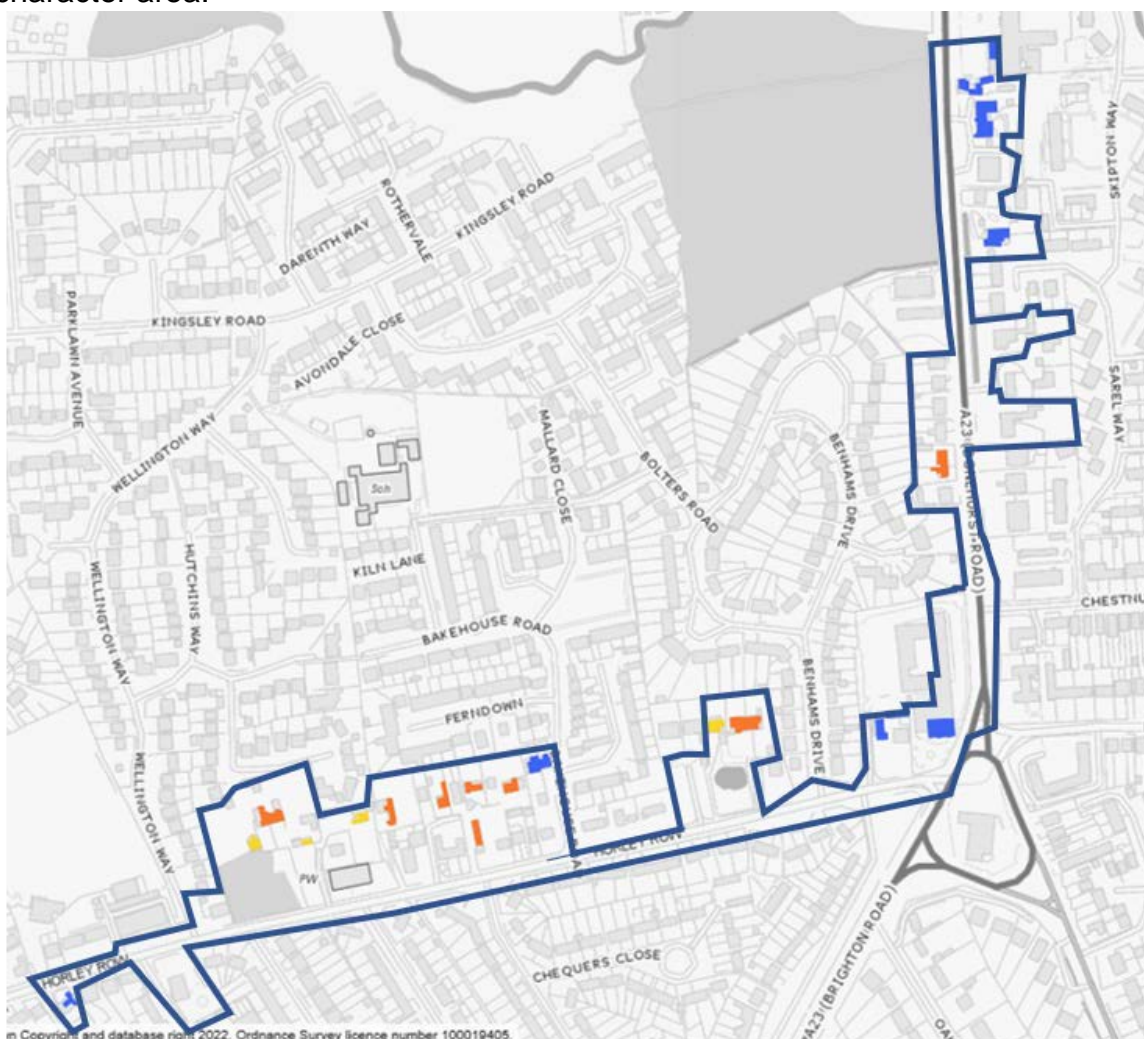


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1c) New Conservation Area: Horley Row, Horley

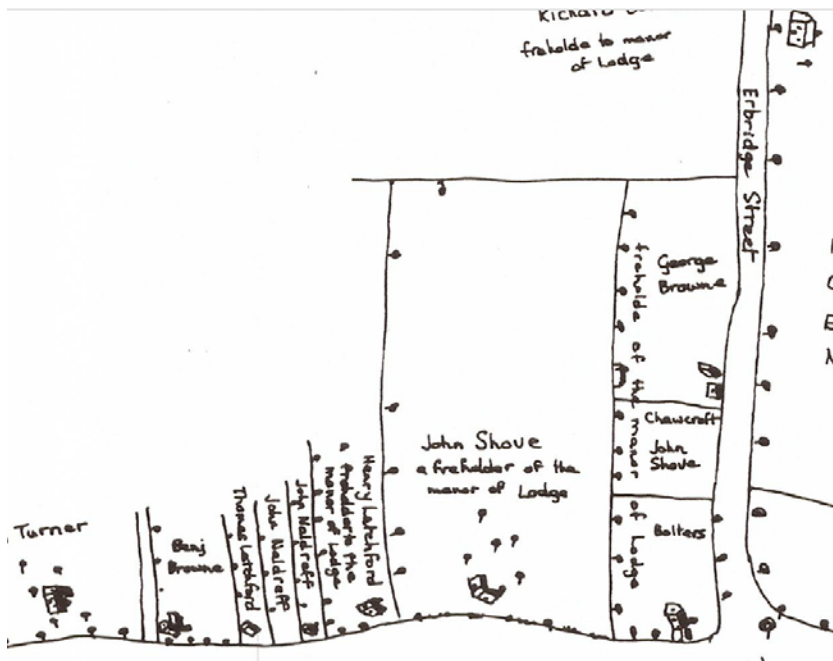
Horley Row (medieval settlement)

The proposed Conservation Area consists of the historic settlement of Horley Row. In Horley Row this includes the following grade II listed buildings, the 16th century Hutchins and Hutchins Farm, the 17th century Lydford, the 18th century Wheelwright's Barn, the 16th century Benham Farmhouse, Benhams House, Benham Farm Annex and Barn Cottage, the 15th century Yew Trees, 17th century Monks Cottage and Honeysuckle Cottages as the locally listed 16th century Chequers Hotel and adjacent buildings, and the early 19th century Old Cottage. In Bonehurst Road there is the 17th century grade II Wailly and Forge Cottage, the Forge and on the east side the 16th century property known as The Grange, the 18th century cartshed at the Skylane as well as Victorian mansions including no. 46 which is locally listed. The buildings represent the historic settlement of Horley Row and associated cottages in Bonehurst Road as well as the increase status of Bonehurst Road in the 19th century. Hedges and native and ornamental specimen trees contribute to the character of the area. Materials include handmade clay tiles for roofing and tile hanging, handmade brick and timber framing. The combination of history, settlement pattern, buildings, materials and landscaping form an identifiable character area.









Horley Row 1602

2) CONSERVATION AREA EXTENSIONS

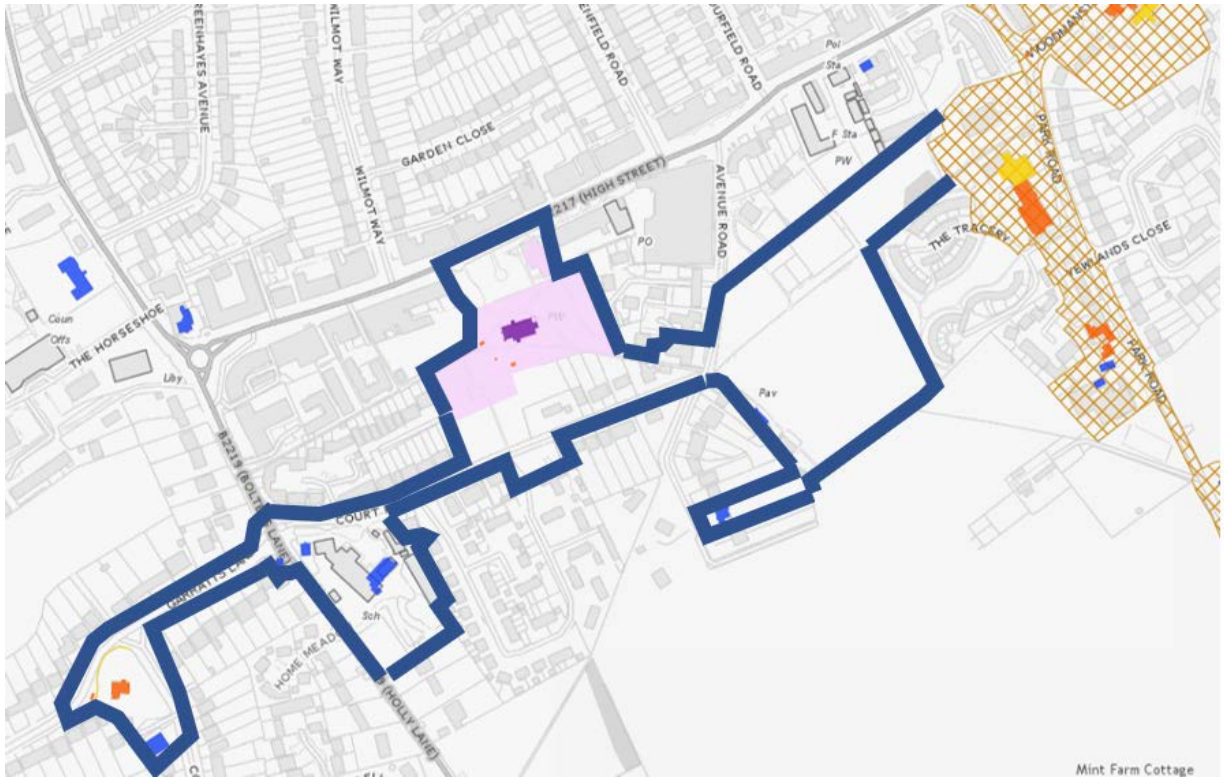
2a) Banstead Extension

Banstead (Medieval church, Lambert estate inc 18th century court house & lodges etc)

The proposed extension to the existing Conservation Area in Banstead is to include the Lady Neville pavilion and associated land, purchased in 1895 to save it from development, the Parish Church and churchyard as well as the Court House (now St Anne's school) and the buildings of Garratts Hall and Lambert crested buildings. The Lamberts were not Lords of the Manor (except for the sub manor of Perrots) but were the major landowners and an important in Banstead by the late 19th century. The Court House is a gentrified form of Court Farm, where manorial courts, as there was not a manor house in Banstead in recent centuries. There had been a royal manor house in the vicinity of the church in the medieval period.

The proposed area includes a number of listed buildings including the grade II* medieval Church of All Saints, with several listed tombs and war memorial, the Church Institute of 1905 by the architect Searles Wood. In Court Road is the locally listed St Anne's' School, formerly know as Court House and circa 1700 in date and the Lodge to St Anne's School with a Lambert Crest. In Garratts Lane is the locally listed lodge, no 1, formerly to the demolished Garratts Hall, again with Lambert Crest, the grade II listed cottage ornee, Little Garratts, with prominent flint wall and Horse trough with pump on the green and with Riding School to the rear in Colcokes Road. Near the recreation ground are a number of Victorian mansions and an arts and crafts house, Merlands in De Burgh Park.

It is considered that the buildings and landscape contribute to the character of the Conservation Area both architectural and in term of local and social history with the Parish Church being the centre of village life through the centuries. The traditional joinery, handmade red stocks, handmade clay plain tiles and flint contribute to local distinctiveness and the various detailing such as cast iron windows and Lambert crests contribute to the interest of the area as well.



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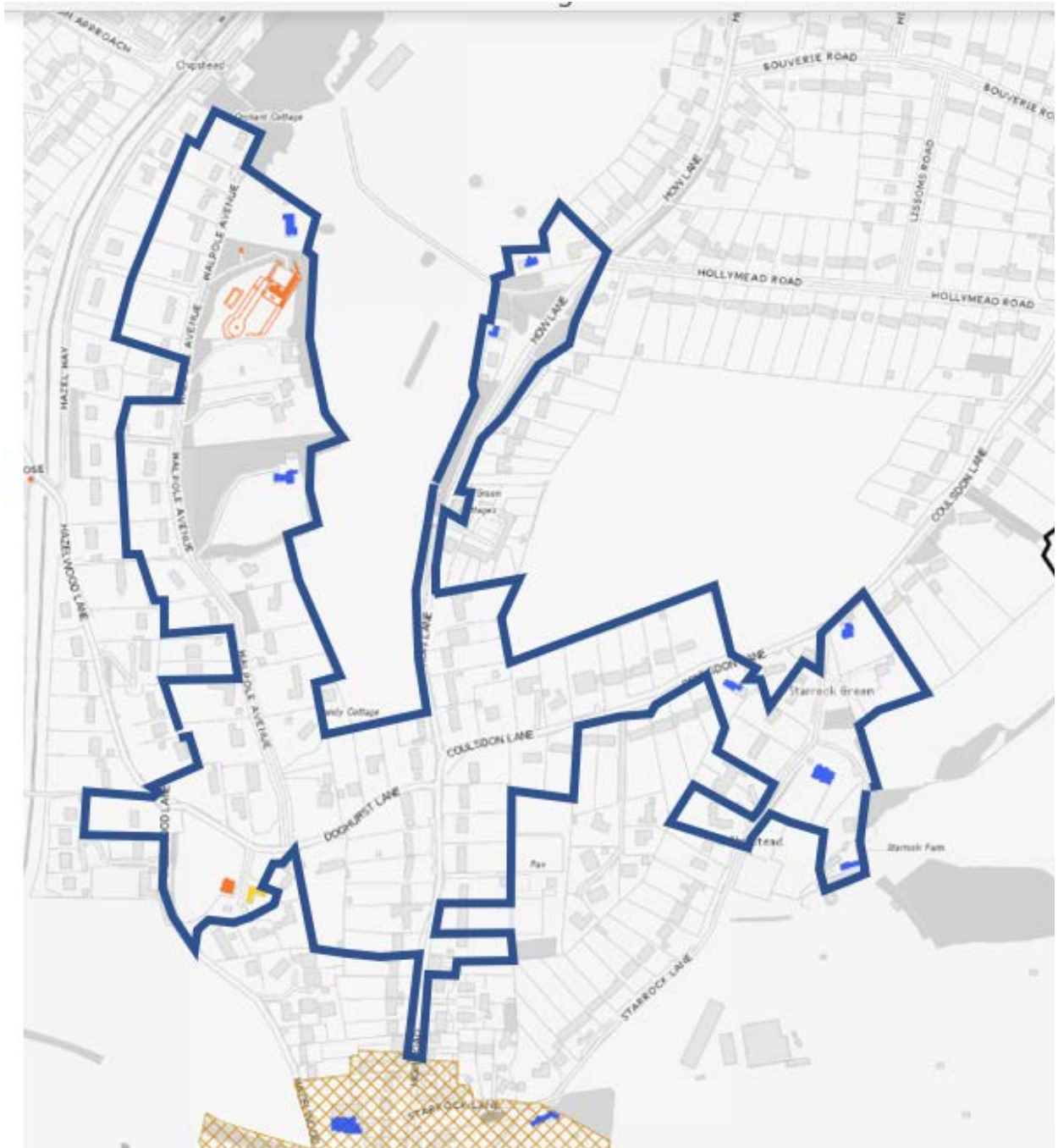


2b) Chipstead Extension

Chipstead (large arts & crafts estate)

This proposed conservation area at the north end of the village of Chipstead is an area of housing that represents the arts and crafts settlement that developed in the early 20th century as well as earlier farmhouses and Victorian villas. Whilst the station was opened in 1897 it was not until 1905 that estate development began in this area. Predominantly the houses are designed by the architect Blair Imrie, in a Surrey style as a follower of Lutyens. The company he worked for started as Stodart & Co and with various names including Stodart, Pine-Coffin & Imrie by 1910 and Pine-Coffin, Imrie & Angell by 1914 and finally Imrie & Angell. Pine-Coffin and Stodart were surveyors and relied on Blair Imrie for the design work. West Ridge designed by Imrie & Angell in 1923 is grade II listed. Other architects include the Milne family who lived at Dial House, a house of 1907. Oswald Milne was an assistant to Lutyens and designed various work in the vicinity including extensions to Hazelwood Farm and Flint Cottage. Another notable architect was W. Curtis Green who designed Middleshaw of 1906.

The proposed Conservation Area extensions includes the houses in Walpole Avenue by Blair Imrie and other arts and crafts architects, a similar group in Doghurst Lane, Coulsdon Lane and Starrock Lane as well as earlier houses at Hazelwood Farm, grade II listed, and How Green as well as the Victorian Starrock Court with the remains of a 16th century barn at Starrock Farm. The hedge lines lanes and road as well as specimen trees and spacious plots contribute to the character of the area. The proposed extension contributes to the existing Conservation Area and Chipstead's traditional Surrey vernacular character.



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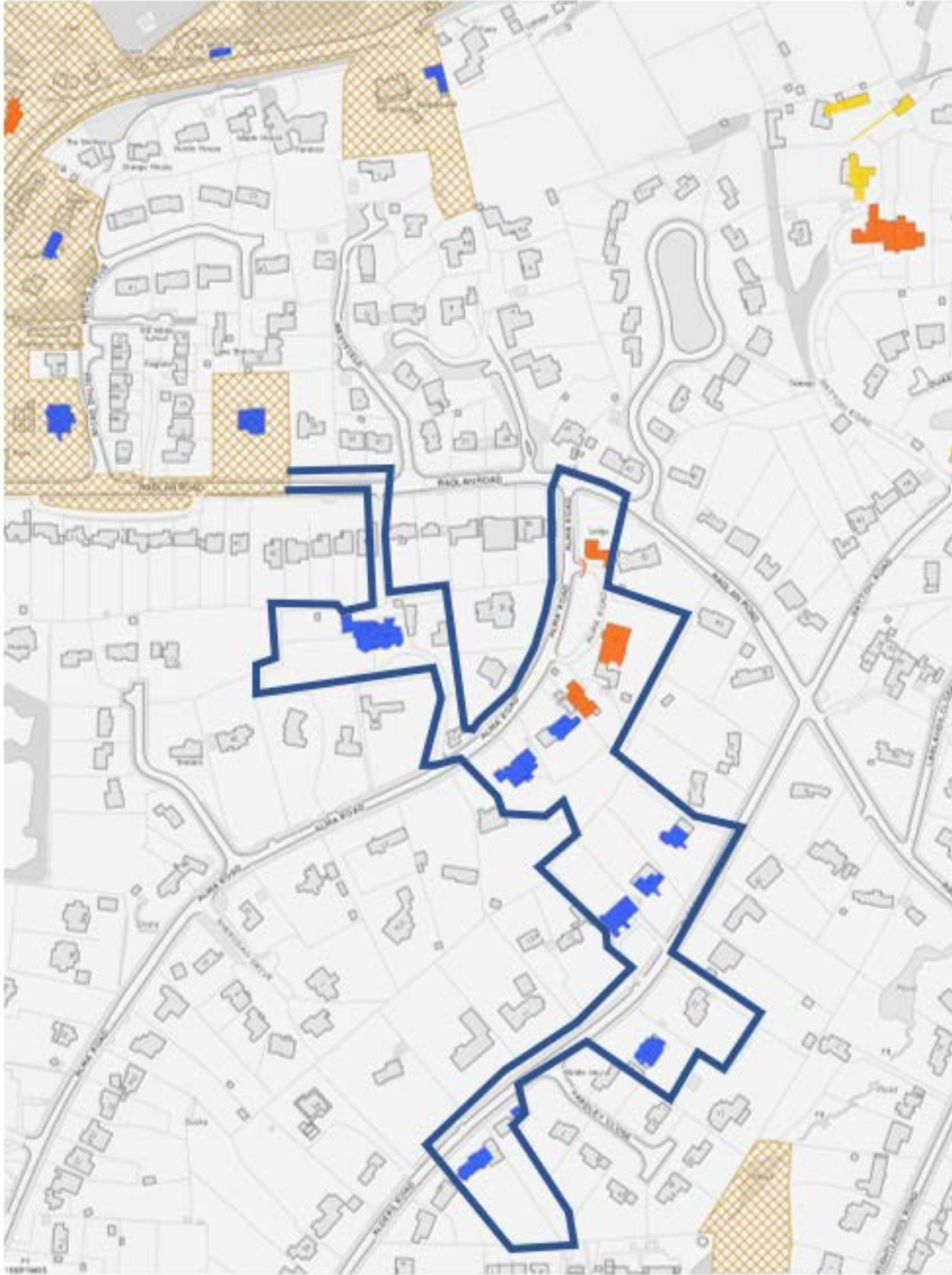


2c) Reigate Hill Extension

Reigate Hill (Victorian mansions)

This Conservation Area extension is proposed as it contributes to the area of Victorian mansions on the east side of the Reigate Hill Conservation Area and forms part of the Victorian Wray Park estate. It was not included in the initial Conservation Area designation as further study was needed in regard to the surviving areas of the 19th century Wray Park estate.

In Alma Road there are a number of statutory and locally listed buildings, all dating from the mid to late 19th century. The mid 19th century greensand stone Wray Park Hall, its lodge, gate piers and coach house are listed. II No. 51 (The Coach House) & No. 53 (Little Ben) (m.19c.) There are also a number of locally listed Victorian mansions including nos. 43 and 45 of Reigate Stone, The Copse, and the Briars in Bargate Stone, also connected to raglan road as nos 36 & 38. In Alders Road there are a number of locally listed mid 19th century mansions including nos. 15 and 17 , no. 19 (Wainstalls) and no. 21 (Firthdene) as well as nos. 18 and 20, Alders House of greensand stone,as well as no. 12, a Lodge by the architects Read & MacDonald of 1892 and No.10 built circa 1894, both in the arts and crafts style. The group of late and mid 19th century Victorian mansions contribute to the character of this part of Reigate Hill and have a character which contributes to the Conservation Area as a whole. The use of local materials such as Reigate Stone, Greensand Stone, handmade brick and handmade clay plain tiles contribute to the local distinctiveness of the area and the local use of painted stucco, natural slate and decorative joinery and traditional fenestration adds to the character. The presence of hedges and specimen trees, both native and ornamental, and spacious plots, add to the leafy character of the area.



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2d) Wray Common Extension

Wray Common (Victorian mansions)

This was one of the earliest parts of the Wray Park estate in the mid 19th century and consists of Victorian mansions, mostly in a painted stucco, with a classical element. Despite fragmentation from infill the Victorian mansions form a cohesive character from their scale and presence in the street. All the buildings are locally listed and include nos. 3 & 5 (St Ann's & Whiteways), nos. 5a and 5b, nos. 7 & 9, Nos. 2, 4 & 6 (and 13 in Alma Road), no. 16, Kilmarnock and no. 34 in Wray Park Road. This area contributes to the Victorian character of Wray Common Conservation Area. Specimen trees and hedge lined frontages contribute to the character of the area.

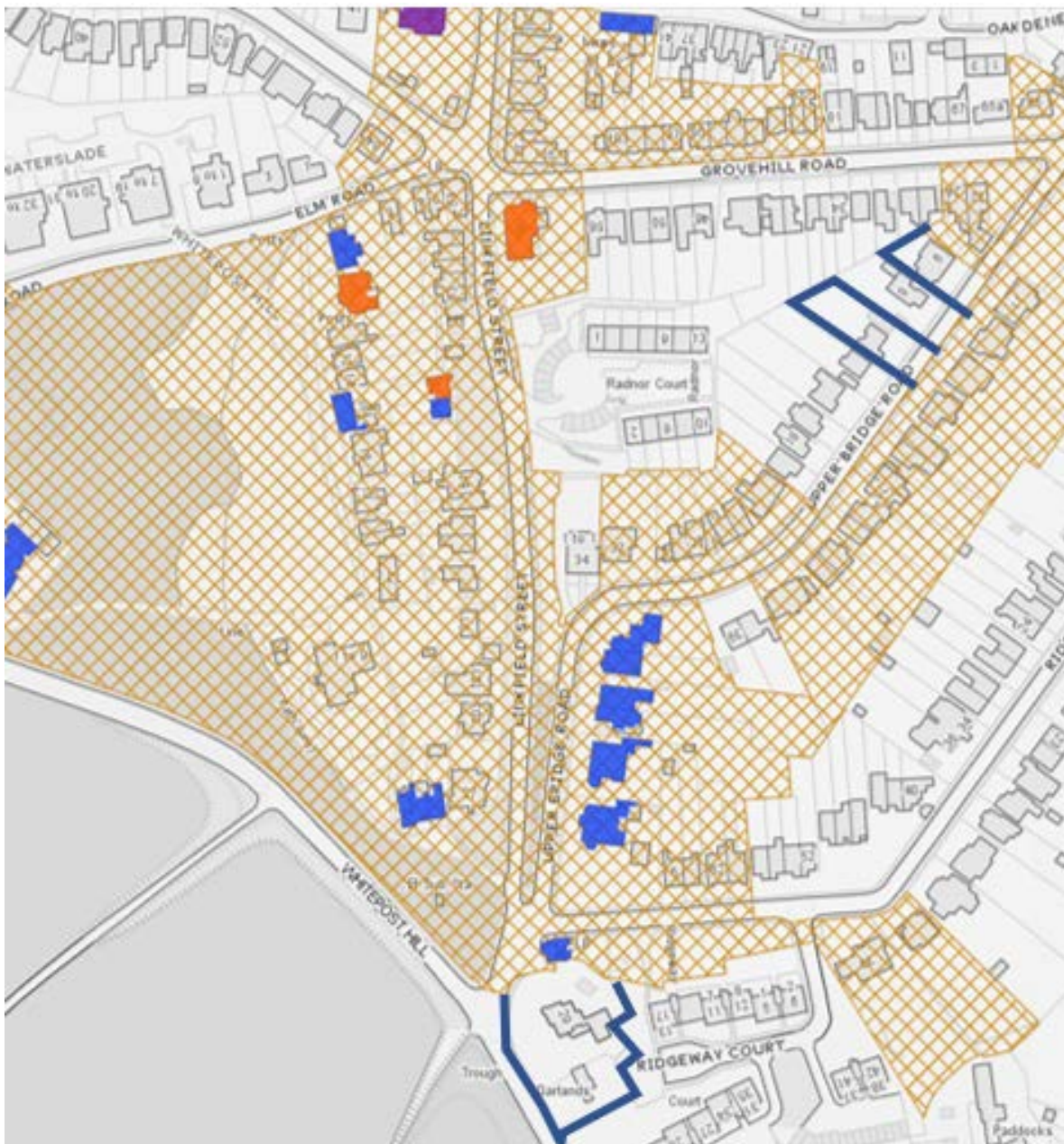




2e) Linkfield Street Extension

Linkfield St (upper bridge, and Devey)

These are some small extensions to the existing area including 6 Upper Bridge Road which has been restored since designation of the Conservation Area and the prominent Victorian mansion, now flats at 10 Upper Bridge Road. It is also proposed to add Garlands Cottage, a coach house (believed to be by the notable Victorian architect George Devey, and 29 Whitepost Hill, both in the former but well wooded grounds of the now demolished Garlands, and form a group with the Lodge of 1871 in the existing area. These all contribute to the character of the existing Conservation Area.





2f) Redhill Extension

Redhill ext Redhill (High Street, Station Rd)

This is an extension to the Redhill Conservation Area to include the local listed Victorian shopping parade at 2 to 12 High Street Redhill which contributes to the existing group of Victorian shopping parade buildings in Station Road in the free renaissance style, which form the character of the area.



2g) St Johns Extension

St Johns (extension east & west inc arts & crafts houses)

This is a proposed extension to St Johns Conservation to include areas of traditional buildings that frame and enclose the common and contribute to the common land enclosure character of St Johns. On the west side it is proposed to include Fairlawn, a mid 19th century stucco villa but with fragments potentially of 18th century date. On the east side, as well as a number of other houses, it is proposed to include the arts and crafts housing including the Vicarage of 1925 by the notable Redhill architect Vincent Hooper, with local ironstone front wall, the house Ridgecrest by the architect Herbert Freyberg designed for occupation as his own house of 1920, and Holmbury on the south end, a house by local architect Albert Venner, best know for his Redstone Hill estate. The proposal now excludes the proposed new house at Lakers but would retain the front garden in the proposal to maintain the hedge line which is part of the character of the group. It is consider that these buildings form a character areas contribute to Conservation Area and the setting of the grade II* church by Pearson and the inclusion of the common land between will ensure that consideration is given to the character of the common and the management of established views of the church, as well as the Conservation Area as a whole.

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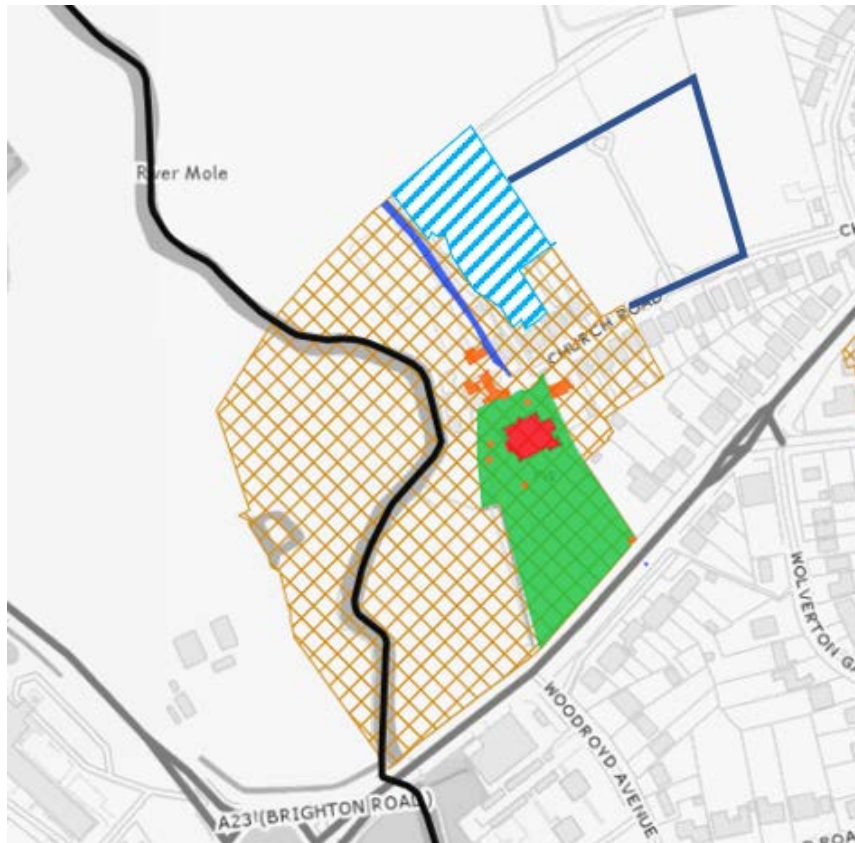
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2h) Church Road Horley Extension

Church Rd Horley (cemetery plus exclusion of modern housing)

The 1913 churchyard extension is proposed to be included in the Church Road Conservation Area including the church yard wall and specimen trees include the Cedar. It is proposed to delete the modern cul de sac, being 2 to 9 Churchview Close. It is considered the churchyard contributes to the character with its historic and leafy character.



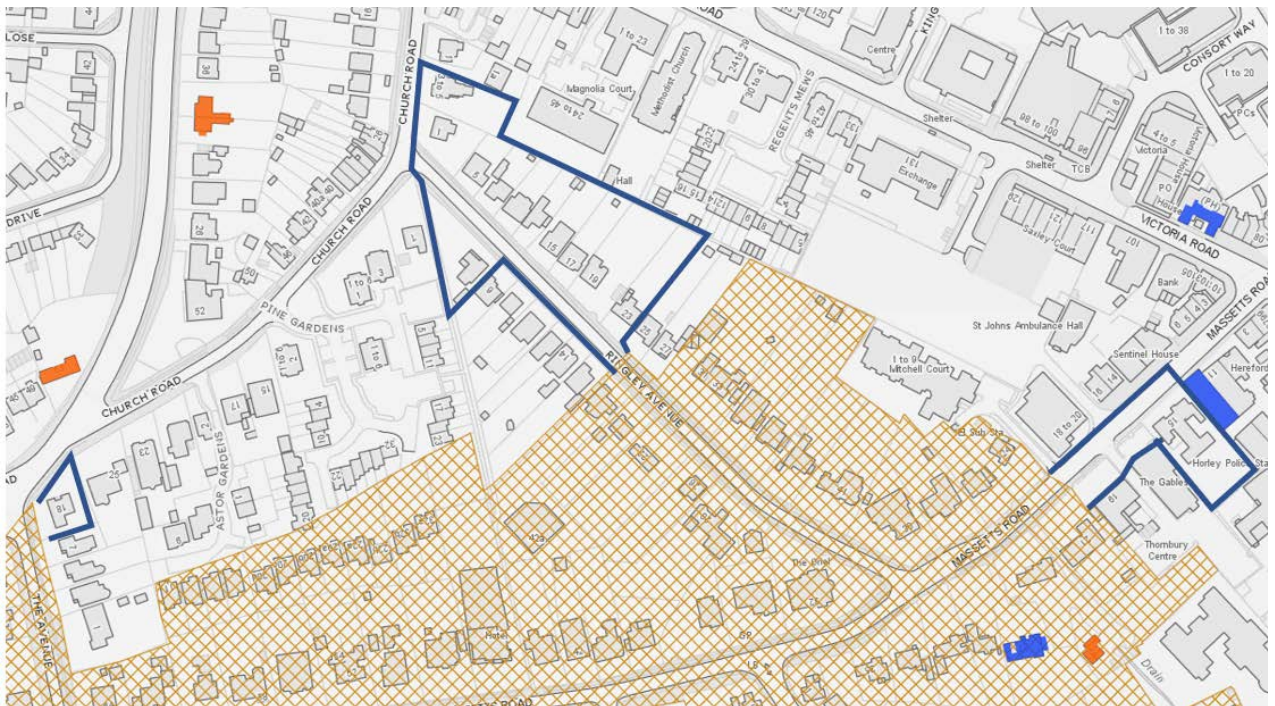
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2i) Massetts Road Horley Extension

Massetts Rd (Edwardian villas)

This is a proposal to include 3 & 5 Church Road, 1 to 23 (odd) and 4 Ringley Avenue and 18 Brighton Road. These are Edwardian villas with handmade clay plain tile roofs and tile hanging, handmade red stock and multistock bricks and sash window and some casements, and considered to contribute to the character of the existing Conservation Area. It is also proposed to extend Massetts Road to include the Horley Police Station of 1900 designed by the County Surveyor, the architect Frank G Howell in a tile hung arts and crafts style, which contributes to the character of the Conservation Area and forms an entrance building to the Massetts Road part of the Conservation Area.



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