 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	6 March 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	8	<b>WARD:</b> Chipstead, Kingswood and Woodmansterne

<b>SUBJECT:</b>	To report the results of the public consultation on the proposed Conservation Area designation to the north of the present Elmore Road Conservation Area and consider the designation of this as the Chipstead Walpole Avenue & Starrock Green Conservation Area.
<b>PURPOSE OF THE REPORT:</b>	This report recommends the designation of the Chipstead Walpole Avenue & Starrock Green Conservation Area.
<b>RECOMMENDATION:</b>	<p>1. It is recommended that the proposed Chipstead Walpole Avenue &amp; Starrock Green Conservation Area is designated, as delineated on the attached plans in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory procedures be undertaken.</p>
<p><b>Planning Committee has authority to determine the recommendations.</b></p>	

## 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. Elmore Road Chipstead was designated a Conservation Area in 1980 and extended in 1989. The Borough wide Conservation Area Review identified potential boundary changes including extensions and new conservation areas. In the case of the character area identified to the north of Elmore Road abutting the existing Conservation Area, consideration was given as to whether it was a new Conservation Area or an extension to the existing area to the south, either being valid. It was decided to proceed on the basis of an extension to the existing Conservation Area as it shared certain characteristics with the existing area, though further consideration of the area would be given with the detailed designation assessment following consultation, which is included in this report. Consultation took place with the residents and amenity societies by letter in July 2023 and a public meeting took place in October to explain the effect of

the proposed designation. Having regard to the consultation results and designation assessment, officers are recommending a reduced area to be designated a Conservation Area.

- 1.2 Designation is to give statutory protection to areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance. It also gives greater powers to facilitate appropriate development and consider the existing buildings in the context of the character of the area. The control over demolition is an important difference compared to areas outside of Conservation Areas and helps avoid speculative demolition. The tree control also helps avoid the problem of pre-emptive felling that has been an issue in the past in Chipstead. It does not prevent house renovation or energy efficiency measures as has been claimed, as items such as double glazing, solar panels or reroofing generally do not require planning permission.
- 1.3 The Conservation Area is centred on the character area of early 20<sup>th</sup> century houses including houses and their setting by George Blair Imrie and other arts and crafts architects as well as other houses of this period, and is considered to be an area of special architectural and historic interest. It is not only the houses that contribute to the character but their associated gardens with their trees, shrubs and hedges set within the local topography. The interest lies not only in the arts and crafts houses which form a cohesive group but other styles of this period including styles such as the Old English, as well as earlier properties in the vernacular and Victorian styles typical of the composite nature of Conservation Areas.
- 1.4 This proposed Conservation Area at the north end of the village of Chipstead is an area of housing that represents the settlement that developed in the early 20<sup>th</sup> century with houses in the arts and crafts and other styles, 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, Pine-Coffin, Imrie & Angell by 1914, and finally Imrie & Angell and occasionally Imrie, Angell & Scott-Willey. Pine-Coffin and Stodart were surveyors and relied on Blair Imrie for the architectural 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 in 1906.
- 1.5 The revised proposed is to have a reduced Conservation Area, consisting of two parts. (This does occur elsewhere in Surrey, such as Claygate Village Conservation Area in Elmbridge and Old Malden Conservation Area in Kingston upon Thames). The proposed Conservation Area includes an area referred to as Walpole Avenue for convenience but comprising the Doghurst Estate and its surrounds, being the houses in Doghurst Lane and its environs

including parts of Hazelwood Lane, High Road, Coulsdon Lane and Walpole Avenue by Blair Imrie and other arts and crafts architects with two statutory listed buildings at Hazelwood Farm and West Ridge and a number of locally listed buildings, and a similar group of houses in the vicinity of Starrock Green, in Coulsdon Lane and Starrock Lane. This includes a number of locally listed buildings such as the Victorian Starrock Court with the remains of a 16th century barn at Starrock Farm. The hedge lined lanes as well as grass verges and specimen trees and spacious plots contribute to the character of the area. The proposed extension contributes to Chipstead's traditional Surrey vernacular character. Howe Green and part of the Golf Course, parts of High Road and Coulsdon Lane which were proposed to be included in the area have been excluded as the County has reservations about the inclusion of these Howe Green and parts of High Road and Coulsdon Lane.

## **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 CONSULTATION RESULTS**

3.1 Consultation letters were sent to 83 households within the proposed extension. 13 households supported the extension, 9 household objected to the extension and 9 asked to be excluded (some of whom expressed support for the wider Conservation Area but are not included in the above 13 households supporting designation.). Whilst comments were not sought from the wider area 3 additional letters were received supporting the proposal.

3.2 Two local societies were consulted. The Chipstead Residents Association (CRA) objected as it felt that more detailed justification was needed. (The current report provides more detailed justification). The Chipstead Village Preservation Society (CVPS) supported designation. The comments, issues and concerns raised in the consultation comments received are considered in more detail section 4. A petition against the Conservation Area was also submitted by a household. It considered that extension of the existing Conservation Area would dilute the special character and result in a two tier system as well as concerns about energy efficiency. Whilst there were 88 signatures including many from out of the Borough, it appears that there were around 18 households within the proposed Conservation Area who signed the petition. This is similar to the number who objected or asked to be excluded and therefore is not considered to be significantly different to the consultation

process results. It is also considered that reasoning within the petition statement may have led signatories into being concerned about issues which in fact do not require planning permission. For instance, designation of the Conservation Area would not prevent house renovation or energy efficiency as has been misleadingly claimed, as items such as double glazing, solar panels or reroofing do not require planning permission.

- 3.3 Subsequently the Borough Council also consulted the County Conservation Officer and Historic England who visited the proposed area to provide an independent assessment of the proposed Conservation Area. Historic England have stated that they consider that it “strongly warrants being designated as a Conservation Area. The cohesion and group value of Arts and Crafts houses and their setting by George Blair Imrie and others is of special architectural interest.” The County Conservation Officer also supports designation as the area is of “high quality” and has “strong architectural interest”. He has suggested a couple of boundary changes and these areas have been excluded from the proposed Conservation Area.

#### **4.0 Issues raised in Consultation.**

- 4.1 A number of issues were raised by consultees, either for, against or as a request for clarification. These are set out below, noting who raised the issue and with an officer response to the issue raised.

#### **4.2 Is the Area Justified?**

The Chipstead Residents Association (CRA) considered the area had no overall character, lacked cohesion and questioned whether it was an area or individual buildings. In response, the Designation Assessment sets out the character of the area and Historic England has stated that it “strongly warrants being designated as a Conservation Area. The cohesion and group value of Arts and Crafts houses and their setting by George Blair Imrie and others is of special architectural interest.”

#### **4.3 Controls**

The CRA and the Chipstead Village Preservation Society (CVPS) raised issues about the controls that would apply as did a number of consultees. In response the Officers set out the controls that would apply and communicated this to the CRA. The main controls are demolition and where something does need planning permission, (such as extensions) the impact on the area would be considered. There still is permitted development rights, but further controls would be placed as a result of designation. Solar panels on roofs may not require planning permission (and as is the case anywhere are required to minimise impact). Alterations such as windows and changing roof materials would not be further controlled and may not require planning permission.

#### 4.4 Article 4 Directions

The CRA asked for clarification regarding Article 4 Directions (whereby certain permitted development rights are removed). In response the officers noted that there are no intentions or plans to put in place an Article 4 Directions in place for the new Conservation Area if designated. Out of 24 existing Conservation Areas, only 11 have Conservation Area Article 4 Directions and no Conservation Area Article 4 area directions have been served since 1997. The only Article 4 Directions in a Conservation Area that have been served since 1997 on 1 or 2 individual properties for very harmful changes on an emergency basis as would be the case anywhere outside of Conservation Areas in the Borough, where a particularly harmful change is proposed. Officers are content that residents would agree that is a sensible caveat, to avoid cases of serious harm. There is no intention to serve an Article 4 Direction on the proposed Conservation Area. All Article 4 Directions are subject to a public consultation process.

#### 4.5 Why now ?

One consultee asked why the Conservation Area was being proposed now and not before. The last review of Conservation Areas in the Borough was in the early 2000's so almost 20 years ago and the Council has a statutory duty to review. With the passage of time there is a greater appreciation of early 20th century architecture and through internet resources we have more knowledge of architectural history and the local environment.

#### 4.6 Why are some new buildings or buildings of less significance included?

One consultee asked why are some new buildings or buildings of less significance included? In response officers would note that most Conservation Areas include new buildings and buildings of less or no significance embedded within the area. The proposed area has a very low percentage of new buildings or buildings of lower significance compared to most Conservation Areas.

#### 4.7 Consistent Approach

The CRA raised the issue of a consistent approach to planning applications. The Officer's response was that no planning decision is signed by an individual case officer, all decisions are signed off by a Senior Officer or determined by the Planning Committee.

#### 4.8 Residential Areas of Special Character (RASC)

Four consultees felt RASCS were sufficient. In response Officers would note that RASC status does not protect nor is intended to protect heritage assets and does not provide demolition control. The NPPF requires great weight to be given to the conservation of designated heritage assets such as statutory listed buildings and conservation areas. Most appeals on applications involving designated heritage assets are dismissed whilst about half of RASC appeals are allowed. RASC also do not take account of heritage assets, they are primarily a control based on spaciousness and landscape dominated plots. They do not achieve the same as a Conservation Area and are less effective. In regard to the relative protection provided by being in a RASC and in a Conservation area, as an example the two narrow plot sites with crown roofs in Walpole Avenue have set a pattern that could probably be repeated elsewhere in Walpole Avenue if there were a RASC appeal. Conservation Area status would give a higher level of respect of character, (particularly with the crown roof properties excluded). As an example, the Tadworth RASC has been gradually eroded at appeal due to gradual intensification. Conservation Area appeals have a much high rate of being dismissed than RASC appeals.

#### 4.9 Locally Listed Buildings

The CRA and one consultee suggested that local listing was more appropriate. In response local listing is not the same as Conservation Areas as Conservation Areas are a character area designation. Historic England has stated that the area “strongly warrants being designated as a Conservation Area. The cohesion and group value of Arts and Crafts houses and their setting by George Blair Imrie and others is of special architectural interest.” Local Listing is much less effective due to no demolition control and much less weight given to their conservation by the NPPF compared with designated heritage assets. Compared with the certainty of Conservation Area, local listing is much more open to challenge at appeal due to the lower status of local listing resulting in a greater use of resources. The Council has been particularly careful to ensure that this is a character area.

#### 4.10 Hedges & Front Gardens in Chipstead

The CRA and a resident outside of the proposed area asked if hedges and front gardens could be protected in the whole of Chipstead. This is a matter beyond the present discussion and the Residents Association would need to raise this with the Policy Team.

#### 4.11 Impact of Previous Alterations & Extensions

Four consultees raised this issue. In response the Officers note that most Conservation Areas contained altered buildings, including a percentage of inappropriate alterations and most buildings in Conservation Areas have been extended. All the buildings in the area have been carefully considered and the degree of alteration and extension is no more than existing Conservation Area and generally much less altered than many Conservation Areas. This is therefore not a reason for an area not being a Conservation Area. The special architectural and historic interest is set out in the Designation Assessment. The area retains much character and interest that both the Borough Officers, the County Conservation Officer and Historic England consider it is worthy of designation as a Conservation Area.

#### 4.12 Home Repairs

Two consultees asked about home repairs. Most home repairs such as roof or window replacements are not controlled and do not require planning permission. The ultimate success of Conservation Areas will depend upon the care which individual owners take with the maintenance and repair of their properties and in any alterations or extensions they make.

#### 4.13 Tree Controls

There was a request for clarification of tree controls by the CVPS and four other consultees, some expressing concern about the controls. On average looking at examples of other Conservation Areas in the Borough, average households makes an application for tree works about every 10 years. It is only for significant works of the type that normally require a tree surgeon, not general gardening.

Aside from the control on felling (for trees over 75mm diameter or 100mm for thinning to allow the growth of other trees), the other legal controls are topping and lopping which are surgical works that are quite different from light pruning of summer growth or other exempt de minimis activities, and the legal control relates to much heavier work, so general gardening type of work do not need consent at all. Trees maintained as hedgerows or routine clipping of tree and works to large shrubs or hedges that are not tree species are exempt. As with most planning matters, a pragmatic approach would be applied given that any enforcement action must be expedient in the public interest.

One consultee was seeking a standing notice by email instead but a Conservation Area Notification form is required, which is a simple process which tree surgeons are familiar with. As the period for carrying out the work can last several years it is possible to apply for a number of works on one application and then carry them out gradually at a later date. It does not seem too onerous to anticipate what one might wish to carry out (and there is no obligation to carry out) and there are provision for emergency works such as dead, dying or dangerous trees (though replacement may be required if

appropriate) and dead branches are also exempt. The respondent has indicated however that they would consider their legal position if a standing consent by email for trees under a certain size were not possible.

#### 4.14 Resources

Four consultees asked a question in regarding to resources. In response the Officers would note that designation would save resources by providing the certainty of controls that RASCS do not have, thus avoid pre-emptive felling, demolition of buildings, and result in less appeals. As there is more respect for Conservation Areas there tends to be less breaches of controls. The additional number of Conservation Area Notifications relating to tree works would have minimal resource impact given the light-touch approach to consideration of these (which are either approved or result in serving of a Tree Preservation Order TPO).

#### 4.15 Climate Change & Energy Efficiency

Two consultees asked for clarification on thermal efficiency measures, one objected and the issue was raised by the petitioner. Conservation Area designation does add additional not control changes such as window replacement or solar panels as planning permission is generally not required. It is therefore considered that the Conservation Area status will not affect the ability of residents to ensure that their houses are thermally efficient. Detailed information on permitted development on climate change measures in Conservation Areas was provided with the consultation letter.

#### 4.16 Impartiality

The designation of the Conservation Area is not the decision of the Conservation Officer, the proposals have been considered by the Head of Planning and the Development Manager who are familiar with the area and the decision is ultimately for the Planning Committee. Historic England and the County Conservation Officer support the designation of this area.

#### 4.17 Proposed Exclusions of Harmful Development

This was raised by two consultees including the petitioner as it would create a two tier area. The 6 excluded properties are with their crown roof and tight widths and in one case, hardstanding dominated frontages were allowed at appeal and have the potential to set a precedent and be repeated through the RASC, gradually densifying the RASC. It is important that such harmful development is not included within the Conservation Area as a clear signal is needed that this would be out of character with the Conservation Area. In regard to these properties being outside but adjoining Conservation Areas,



when planning permission is required, regard would be had to the setting of the Conservation Area.

#### 4.18 Dilution

The CRA and the petition considered that the proposed extension diluted the existing Conservation Area. The boundary is considered in the designation assessment. A reduced area is proposed and the Golf Course excluded in part due to these dilution concerns.

#### 4.19 Proposals for Preservation & Enhancement

The CRA and two consultees raised the issue of measures for the management, preservation and enhancement of the Conservation Area if designated. The policies in the Council's Development Management Plan and Local Distinctiveness SPD provide an adopted and consulted framework for conservation to address the issue of preservation and the Designation Assessment of the proposed Conservation Area in this report provide a definition of character that would inform that development management process. As a residential area, unlike a village or town centre, there are limited opportunities, if any, for enhancement beyond the existing adopted and Borough wide Development Management Policies for Conservation Areas. Such proposals are only required to be published from time to time and it would not be intended to publish such proposals in the near future due to the nature of the area, the designation assessment of the area that has been produced as part of the designation process and the extended debate that has already taken place. It is important that other areas where there are more opportunities for enhancement such as town and village centres are prioritised for consideration of enhancement schemes. Residential Conservation Areas are generally tranquil areas which would not require active management aside from what would occur generally in residential areas. It is important that a disproportionate amount of time is not spent on such areas such as the proposed area. For instance the existing Chipstead Conservation Areas which have had a much more diverse range of uses and activities than the proposed Conservation Area nonetheless require much less input than areas such as Reigate Town Centre Conservation Area.

#### 4.20 Arts & Crafts & other Styles

The CRA and one consultee raised an issue questioning whether the area had a cohesive character. In response Officers would note that it is considered that the proposed area has a strong cohesive character centred around the arts and crafts style and early 20<sup>th</sup> century architecture. It does also have a composite element. Many areas have composite characters, so Walton on the Hill has an old village core and an arts and crafts area, as does Merstham. These areas can then be subdivided into identity areas when assessing or

may have a combined character. Esher Conservation Area has the village core and Clive Road, an arts and crafts estate by Blair Imrie, all in one Conservation Area, so these elements can be from different times. Most Conservation Areas contain works by different architects and therefore different designs. This does not mean an area has a special character as a whole, as the above examples show. There is also the option of dividing off the character areas into different Conservation Areas, so Chart Lane in Reigate adjoins Reigate Conservation Area but is separate to it. In the present there are a considerable number of buildings of arts and crafts character, but also other early 20<sup>th</sup> century or earlier buildings, including the Old English style, Victorian classical and early vernacular and this composite character and variety is quite typical of many Conservation Area. The existing Elmore Road Conservation Area consists of such a composite mix and has less of a cohesive character than the proposed area.

Some owners seemed unclear about what arts and crafts was/is and this is defined in the assessment.

#### 4.21 Golf Course

This is considered in more detail in the designation assessment. One consultee asked for just the Golf Course (32 hectares/79 acres) to be a Conservation Area and three consultees asked for the Golf Course to be included in the Conservation Area, but this would not meet the criteria for a Conservation Area designation as an area of Special Architectural or Historic Interest, as well as the issues of dilution raised by the petition from designating such a large area (as the proposed Conservation Area is 20 Hectares/49 Acres and adding the whole Golf Course would add an additional 32 Hectares/79 Acres which is clearly disproportionate and a dilution of the Conservation Area). The CVPS asked for the golf course between Walpole Avenue and Howe Lane to be included (7 hectares/17 acres) and the Conservation Officer, Historic England and the County Conservation Officer considered this reasonable as a link between two parts of the proposed Conservation Area, but as the County have reservations about Howe Lane being designated and therefore given the petition about dilution it is considered that to ensure there is no dispute about a cohesive area the golf course should not be included. It would in any case have required a separate consultation process with the golf club. The golf course is green belt and therefore has a separate protective measures. Historic England Advice Note 1 Conservation Area Appraisal, Designation & Management Paragraph 73 notes that "Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area) but it can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates.

#### 4.22 Requested Exclusions

Four modern houses requested exclusion from the proposed Conservation Area. It is considered two contribute to the area by their hedge line and two by their sympathetic architectural character and hedge line. One consultee requested exclusion due to the short garden and the original architect being unknown architect, but much of the gardens in the area have been shortened and the original architect was Blair Imrie. In another case the house is of the same date and materials as the Blair Imrie houses adjacent so contributes to the area. In the cross road area, the owner states the house is not arts and crafts but the entrance wing is by the arts and crafts architect Oswald Milne and the house is in a crucial corner plot where the hedges and trees contribute to the Conservation Area. In another case of a 1930's house in Starrock Green, the architectural value of the house is neutral, but the tree cover is important to the area and exclusion would fragment the cohesion of group. Another consultee made a general comment suggesting exclusion of modern houses but often these are embedded in the area and their trees and hedges contribute to the area. In conclusion officers felt that exclusion of the properties would harm the cohesion of the Conservation Area, though if Committee felt a particular property should be excluded the Conservation Area should still proceed.

#### 4.23 Inclusion of other areas

Four suggested inclusion of other areas. Officers have considered these areas. In the case of Coulsdon Lane these have been included in part and consultation has taken place. In the case of Hazelwood Lane, Historic England did not feel that these merited inclusion.

#### 4.24 Concern at Demolitions & Offers for Development

Three respondents, one outside the Conservation Area, were concerned at the current pressure for redevelopment and offers to purchase properties for redevelopment by developers, and these consultees supported the Conservation Area as they felt, in the words of one owner, that they were custodians of this heritage and would not want to see the character of the area harmed.

#### 4.25 History Evidence

Three respondents asked what evidence there was for the significance and architectural history of the area. A considerable amount of information is now online in regard to the architectural history of the area and previous owners, and the Surrey History Centre holds the building plan registers and some plans of development in the area as well as copies of the Kelly's Postal Directories which together identify the age and architects of houses in the

area. This information was used to identify the architects and ages of buildings and is set out in the Designation Assessment. Owners can visit the Surrey History Centre if they wish to look at the Kelly Postal Directories, the building registers and plans, to research the history of their house. (This information is not generally held in the Historic Environment Record).

#### 4.26 Open Space

Two respondents raised issues about including open space (fields or former fields) to the south west but this would not be appropriate as the purpose of the Conservation Areas is as Areas of Special Architectural or Historic Interest. Historic England Advice Note 1 Conservation Area Appraisal, Designation & Management Paragraph 73 notes that “Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area) but it can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates.

#### 4.27 Freedom to Develop

Five respondents said that they wanted the freedom to develop. However, this would not be appropriate in some cases even with the existing character designations. The national policy of Conservation Area designation would take precedence but does not mean that there would not be development opportunities where appropriate to the character and conservation of the proposed Conservation Area.

#### 4.28 Visibility

One respondent raised the issue about limited visibility. The majority of houses in the area are clearly or reasonably visible, others have visibility from paths or across the golf course from Howe Lane, and even where only glimpses are evident in some cases these still contribute to public views. In any case public visibility is not a requirement of Conservation Areas. For instance, examples in Surrey include Peper Harrow where the country house is on private land or Munstead Wood where there is limited visibility, as well as quite a number of the Edwardian Conservation Areas set in spacious grounds in Surrey having limited or no public visibility in parts. The National Planning Practice Guidance for the historic Environment notes that “buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each”.

## 5.0 DESIGNATION ASSESSMENT OF THE PROPOSED CONSERVATION AREA

5.1 In the appendix, a detailed designation assessment of the consultation area and its boundaries is provided to define its character and history. ( As this is now proposed to be separate from the Elmore Road Conservation Area the request by Chipstead Village Preservation Society for the inclusion of Elmore in Elmore Road Conservation Area will be considered in a separate report at a later date).

5.2 As previously noted, in the case of the character area identified to the north of Elmore Road abutting the existing Conservation Area, consideration was given as to whether it should be a new Conservation Area or an extension to the existing area to the south, either being valid. It was decided to proceed on the basis of an extension to the existing Conservation Area as it shared certain characteristics with the existing area, though further detailed consideration of the area would be given in the detailed designation assessment following consultation. Following the consultation process results and the designation assessment, officers are recommending a reduced area to be designated a Conservation Area called Chipstead Walpole Avenue & Starrock Green, being the Blair Imrie and other early 20<sup>th</sup> century houses on the Doghurst Estate and environs including Doghurst Lane and Walpole Avenue and around Starrock Green, which form a character area.

5.3 The January 2023 Committee Report set out the Methodology for identifying the proposed Conservation Areas and extensions in the Borough.

### 5.4 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. In this case it is considered that the proposed area is a cohesive character area of special architectural and historic interest that clear meet the Conservation Area

criteria and deserves wider recognition and appreciation, particularly in regard to the work of the arts and crafts architect George Blair Imrie and his creation of this area by the careful use of local materials and forms as well as regard to the existing topography and shaws.

## **6.0 RESOURCE IMPLICATIONS**

- 6.1 Whilst heritage resources are limited, the greater certainty in the development management process will reduce time spent on negotiation and discussion of proposals. The additional resource impacts associated with tree work applications for the extended area will be minimal given the light touch nature of such assessments/reports.

## **7.0 LEGAL IMPLICATIONS**

- 7.1 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.

## **8.0 CONCLUSIONS**

- 8.1 It is considered that the proposed Chipstead Walpole Avenue & Starrock Green Conservation Area is worthy of designation as a Conservation Area, as the character area is an Area of Special Architect or Historic Interest the character or which it is desirable to preserve or enhance. It is recommended that the Committee approve designation of the Conservation Area.
- 8.2 It is recommended that the proposed Walpole Avenue & Starrock Green Conservation Area as delineated on the plan in Appendix 1 be designated as a Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory notifications be undertaken.

### Appendices

Appendix 1 Designation Plan

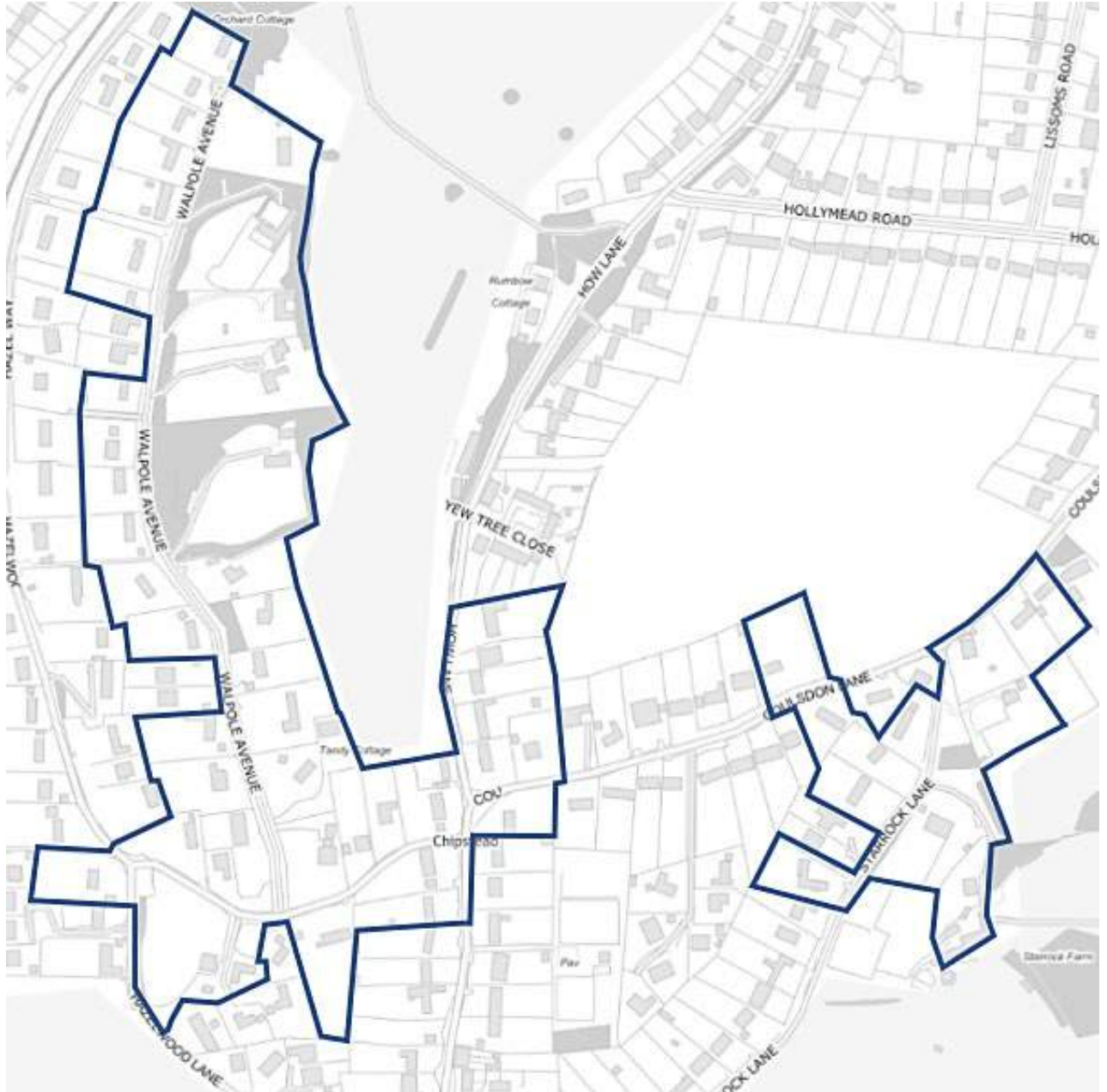
Appendix 2 Consultation Plans

Appendix Designation Assessment

Background Papers: None

## APPENDIX 1

# PROPOSED CHIPSTEAD WALPOLE AVENUE & STARROCK GREEN CONSERVATION AREA

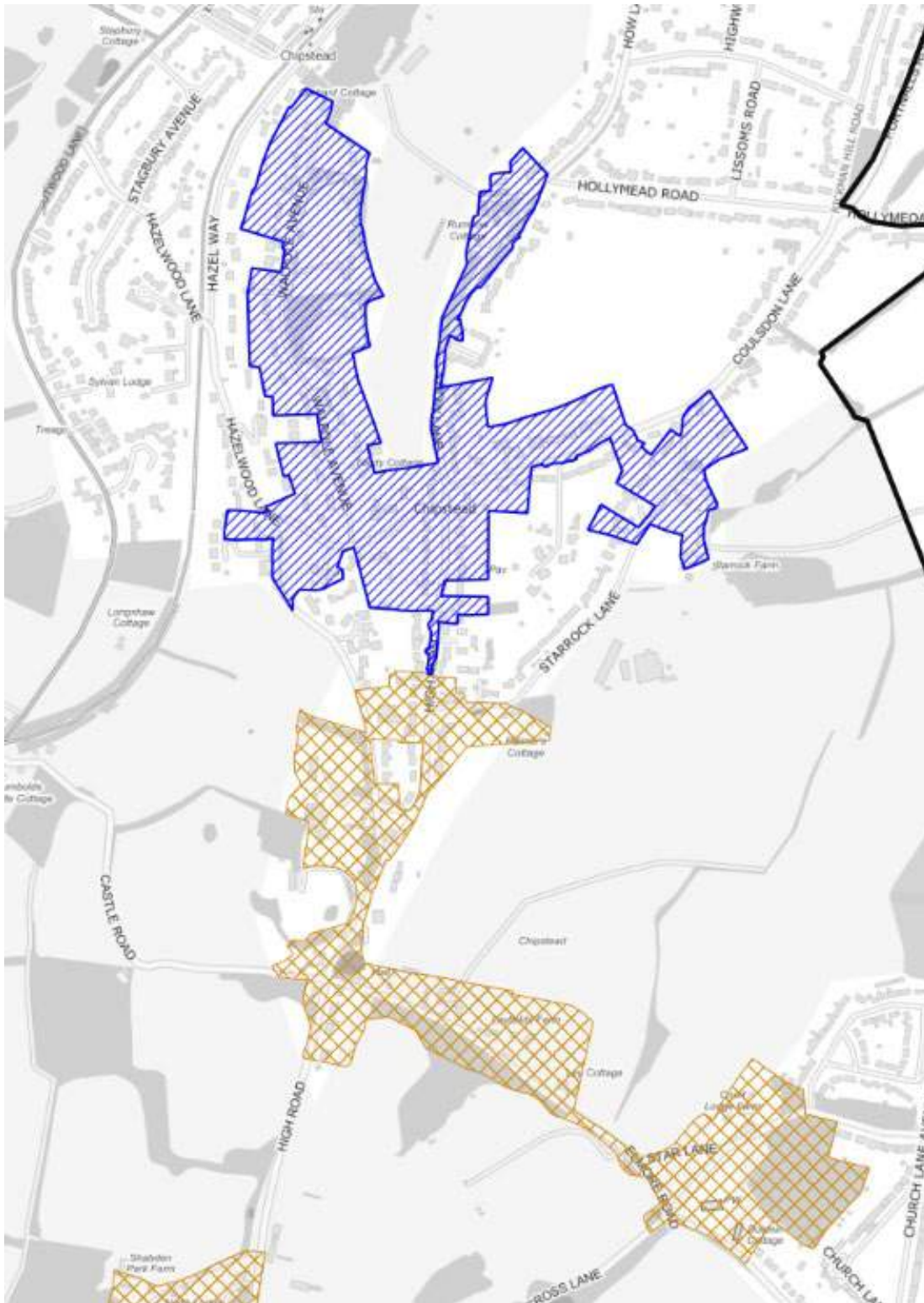


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**PROPOSED CONSERVATION AREA IN TWO PARTS OUTLINED IN BLUE**

## APPENDIX 2 CONSULTATION MAPS

### Map 1 Area Initially Proposed In January 2023 In Context With Existing Elmore Road Conservation Area

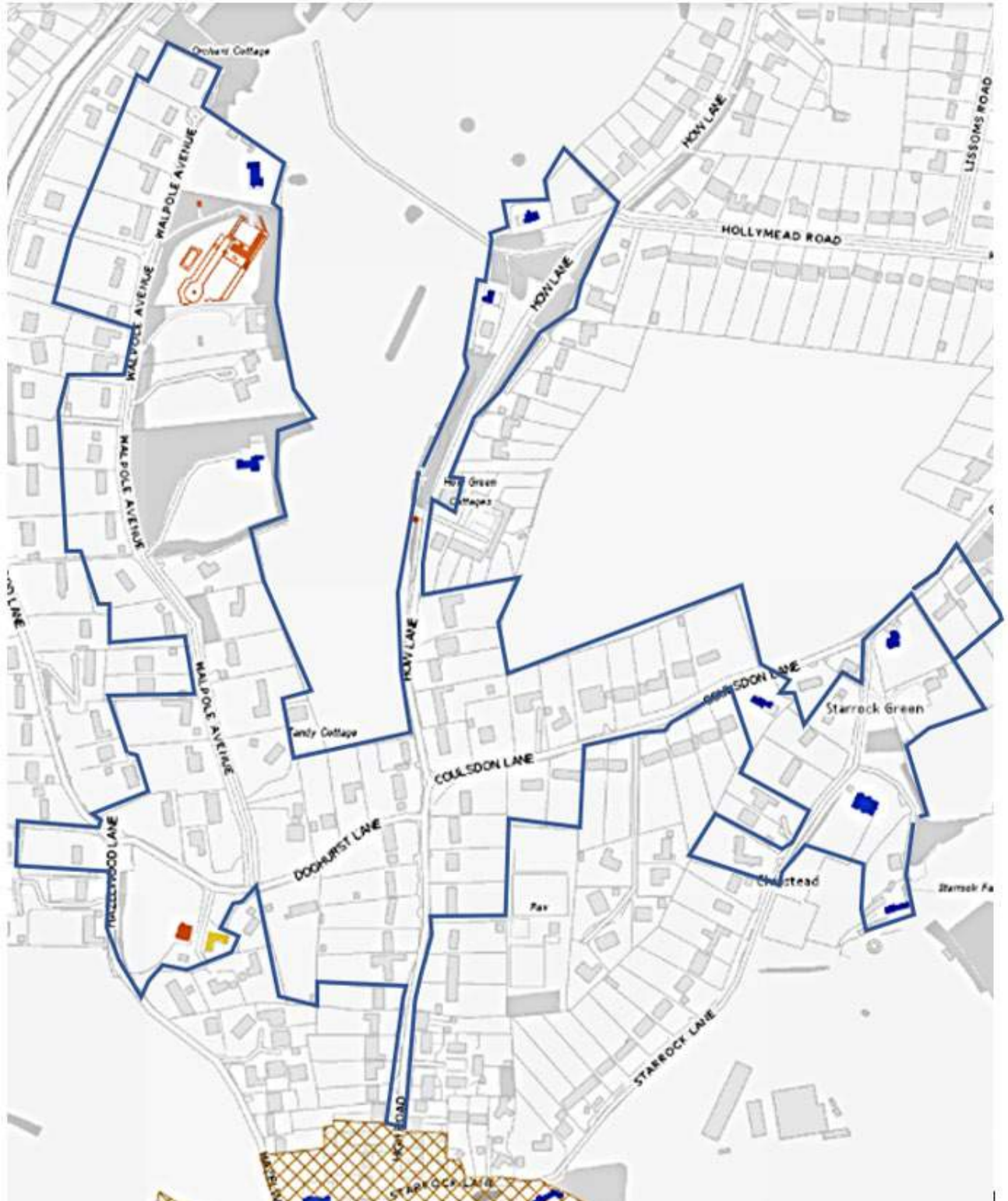




PROPOSED EXTENSION IN BLUE, EXISTING ELMORE ROAD CONSERVATION AREA HATCHED BROWN

## Map 2 Area Consulted North Of Elmore Road In July 2023

This is the consultation area with residents and local groups (including an additional area in Coulsdon Lane ).



### Map 3



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This is the area discussed with Historic England and the County Conservation Officer, including the addition of 17 acres of the Golf Course. The designation of the whole area proposed would have a holistic characteristic with parts interconnected and the approaches and links had value to the whole. However, the County Conservation Officer had some reservations about How Green and parts of High Road and Coulsdon Lane. Whilst the County did not rule out inclusion of How Green, suggesting it may be linked by part of the golf course, given it is important that any proposed boundaries have their full unequivocal support and also bearing in mind the petition against diluting boundaries, these areas have been excluded including the 17 acres of golf course which was included as a link between Walpole Avenue and How Green. The final reduced boundary proposed for designation is in Appendix 1.

## **Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 1**

### **Introduction**

1.0 Conservation Areas are defined by the Planning (listed Buildings and Conservation Areas) Act 1990 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. Historic England's "Conservation Area Appraisal, Designation and Management" Advice Note 1 2019 provides some additional guidance on Conservation Areas.

1.1 The Conservation Area is centred on the character area of early 20th century houses including houses and their setting by George Blair Imrie and other arts and crafts architects as well as other houses of this period, which is considered to be an area of special architectural and historic interest. It is not only the houses that contribute to the character but their associated gardens with their trees, shrubs and hedges within the local topography. The interest lies not only in the arts and crafts houses which form a cohesive group but other styles of this period including styles such as the Old English, as well as earlier properties in the vernacular and Victorian styles typical of the composite nature of Conservation Areas.

1.2 This proposed conservation area at the north end of the village of Chipstead is an area of housing that represents the early 20th century settlement that developed in the early 20th century with houses in the arts and crafts and other styles, 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, Pine-Coffin, Imrie & Angell by 1914, and finally Imrie & Angell and occasionally Imrie, Angell & Scott-Willey. Pine-Coffin and Stodart were surveyors and relied on Blair Imrie for the architectural 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 arts and crafts architect art works guild member W. Curtis Green who designed Middleshaw of 1906. Curtis Green was the illustrator of "Old Cottages and Farmhouses in Surrey" and the stairway turret of Middleshaw shows Curtis Green's knowledge of vernacular forms. ( the garage of which is by Cooke & Harrison. Gillian Cooke, was the first female Fellow of the RIBA, for the academic Caroline Rhys Davids.) Scott Willey was another architect who lived in the area t Homewood (now Hylton Baron) and was an assistant to Dawber, know as the Lutyens of the West. Scott Willey joined in partnership with Imrie & Angell and produced works in Imrie's house style.

1.3 The revised proposal is to have a reduced Conservation Area, consisting of two parts. (This does occur elsewhere in Surrey, such as Claygate Village Conservation Area in Elmbridge and Old Malden Conservation Area in Kingsotn upon Thames). The proposed Conservation Area includes area referred to as Walpole Avenue for convenience but comprising the Doghurst Estate and its surrounds, being the houses in Doghurst Lane and its environs including parts of Hazelwood Lane, High Road, Coulsdon Lane and Walpole Avenue by Blair Imrie and other arts and crafts architects with two statutory listed buildings at Hazellwod Farm and West Ridge and a number of locally listed buildings and a similar group in the vicinity of Starrock Green including houses in Coulsdon Lane and Starrock Lane. It includes a number of locally listed buildings such as the Victorian Starrock Court

and 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 Chipstead's traditional Surrey vernacular character. How Green and part of the Golf Course, parts of High Road and Coulsdon Lane which were proposed to be included in the area have been excluded as the County has reservations about the inclusion of How Green and parts of High Road and Coulsdon Lane.

### **George Blair Imrie**

George Blair Imrie (1885-1952) was an arts and crafts architect. He was a follower of Lutyens. In an interview with one of Blair Imrie's partners it was noted that "Imrie was influenced by Lutyens adaptation of the traditional Surrey style." He took part in the 1905 Cottages Exhibition at Letchworth which would have been an opportunity to experience the work of architects such as Baillie Scott. He emerges as a practising architect around 1905 in Chipstead for the E H Stodart's firm of surveyors. Chipstead represents his earliest work. His key contribution to Surrey is his use of the Surrey vernacular style using local materials and forms.

Munstead Wood by Lutyens



Blair Imrie was a follower of Lutyens's arts and crafts vernacular style source wikimedia



Blair Imrie's RHS Wisley of 1913, described by Nairn as a version of Lutyens

Source geography.org.uk



Influence of Lutyens Milmead published in 1907 and Blair Imrie's Woodend of 1910

Source: millmead wikimedia



Examples of Buildings in the proposed Area. Blair Imrie houses except for the 15<sup>th</sup> century Hazelwood Farm in the bottom left.



OS Map showing the settlement largely complete by 1933. Most of Blair Imrie's houses were constructed by 1923

district, the neighbourhood is being developed in such a manner as to maintain the great natural advantages of the place. Two things may be noted in connection with Chipstead — the first is that residents there are almost invariably owners of their houses rather than renters, the other is that some of the houses recently built are fine examples of the modern expression of the best architectural ideas. They conform to the best Surrey traditions, and one may travel far before finding more entirely delightful houses than some of those already built to the designs of Mr. G. Blair Imrie.

Quote of 1912 noting the character of the estate and the designs by Blair Imrie



Stodart & Co design of 1907

An article of 1907 describes the “beautiful Doghurst” estate erected by Stodart & Co, “varying from 400ft to over 500ft above sea level, and the .....terrace like formation of the hillside ... the houses on the upper portions of the estate do not have their views obstructed by those lower down. The narrow belts of trees and underwood or shaws...form a distinctive feature of these properties, rendering the neighbourhood far more attractive than the barren looking treeless slopes near Caterham and Croydon.... Every endeavour is being made to preserve the natural beauties of the estate and the sites and houses are being arranged with that view”.



Woodbury by Blair Imrie 1911

source Surrey History Centre







Playden by Blair Imrie 1909 source Surrey History Centre



The Thatched Cottage 1920 by Blair Imrie

## Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 2

### COMPARATIVE EXAMPLES OF EARLY 20<sup>TH</sup> CENTURY SETTLEMENTS IN SURREY BEING CONSERVATION AREAS

Comparison of the Proposed Conservation Area with early 20<sup>th</sup> century Conservation Areas elsewhere in Surrey

Example of Blair Imrie Conservation Area at West Byfleet



Source The Heritage of Woking

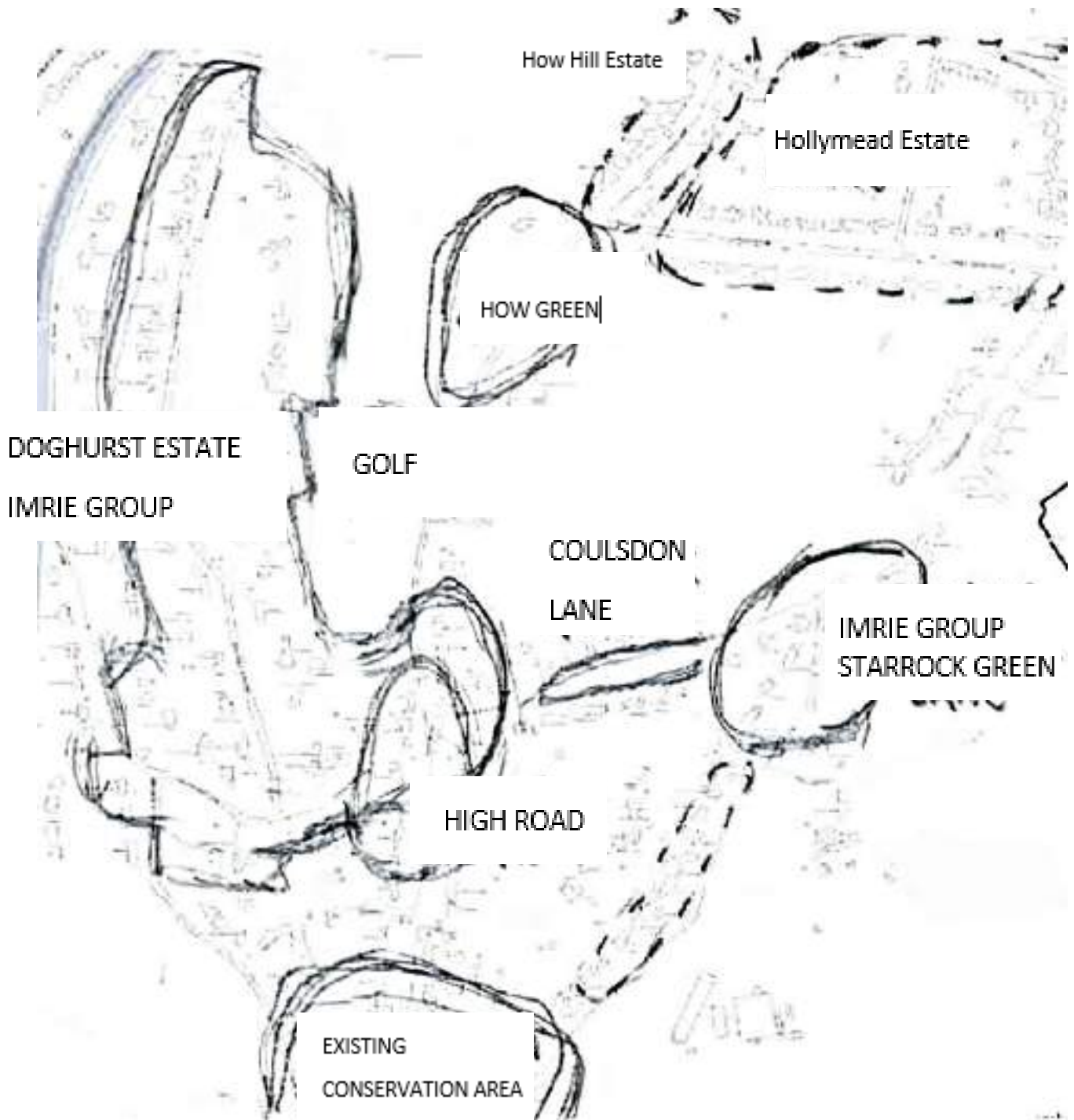
Old Avenue Conservation Area in West Byfleet was designated 1992 is based around a group of Blair Imrie houses built from 1911 onwards. It has similar characteristics to Chipstead including spacious wooded plots. There are 16 Blair Imrie Buildings, and the area comprises 40 buildings, over 20 being modern post war. This compares with Chipstead with 30 Blair Imrie plus 5 other buildings of particular interest out of proposed area containing 59 buildings, with only 5 post war modern houses.

There are quite a number of early 20<sup>th</sup> century Conservation Areas in Surrey. Aside from West Byfleet which shares the same architect and spaciousness, other early 20<sup>th</sup> century Conservation Areas in Surrey with spacious plots include Fishers Hill, Hook Heath, the Webb Estate, Woodcote Great Austins, Farnham and the Hockering, Woking. The Borough of Reigate & Banstead also has arts and crafts areas designated as Conservation Area at Kingswood, Rockshaw Road and a large and important part of Walton on the Hill which have a similar character of spacious wooded plots.



Blair Imrie houses Old Avenue Conservation Area West Byfleet built 1911 to 1913

### CHARACTER ZONES AND IDENTITY AREAS IN THE PROPOSED CONSERVATION AREA AT CHIPSTEAD



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Character Zones Identity Areas in the proposed area of Chipstead

The character zones or Identity Areas within the Proposed Conservation Area include ;

1) Doghurst Estate

This the land owned by the Walpole Family developed from 1905 onwards with houses most by the arts and crafts architect Blair Imrie but also by arts and crafts architects Curtis Green and Oswald Milne who were members of the Art Workers Guild. It includes Doghurst Lane and Walpole Avenue. Earlier elements are Hazelwood Farm and elements of Doghurst Farm reused in the Dial House.

2) High Road

The element with the Conservation Area is the important crossroad. It has a mix of houses designed by Blair Imrie and others.

3) Starrock Green

Starrock Green is a group of houses by Blair Imrie and his circle. Hylton Baron is the former home of the architect Scott Willey. Earlier elements are the Victorian Starrock Court and the 16th century barn remains at the former Starrock Farm. The houses are centred round Starrock Green.

Areas Initially Proposed to include in the Conservation Area but now proposed to be excluded from the Conservation Area

1) How Green

How Green is an area of early 20<sup>th</sup> century housing, a Victorian weatherboarded cottage and a 17th century flint cottage around an attractive green. The County Conservation Officer had reservations and having regard to the petition raising concern about dilution of the area it is not proposed to include it in the proposed Conservation Area.

2) Golf Course

The Golf Course was laid out in 1906 as part of the How Hill Estate. Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management states in para 73 that "Conservation area designation is not generally an appropriate means of protecting the wider landscape but it can protect open areas particularly where the character and appearance concerns historic fabric, to which the principal protection offered by conservation area designation relates." Suggestions to therefore just designate the Golf Course or include the whole in the Conservation Area would not meet designation criteria and would result in dilution which the petition was against ( The Golf Course is 32 hectares/79 acre, the proposed Conservation Area is 20 Hectares/49 Acres). It was felt by the Historic England, the Borough Conservation Officer and the County Conservation Officer that the land between Walpole Avenue and Howe Lane (7 hectares/17 acres) could be included as linking two parts of the initial proposed Conservation Area but given the County Conservation officer's reservations and the concerns of the petition against dilution it was decided not to proceed. It would in any case have required a separate consultation process with the golf course.

3) High Road

This is an area of 1920's and later houses that was initially proposed to be included in the Conservation Area. The Borough Conservation Officer felt it should be included in the area and provide part of the hedge lined character of the area, but as the County Conservation Officer had reservations and having regard to the petition regarding dilution it was decided not to proceed. Deville by the architect Compton Hall of 1924 is particularly elegant. It is an area vulnerable to change.

4) Coulsdon Lane

This area forms a link between the two parts of the proposed Conservation Area and consists of mostly 1920's houses. Its particular value to the area is its trees, hedge lined road and wide grass verge. The Borough Conservation Officer felt it should be included in the area as a link and due to its verdant and sylvan character, but as the County Conservation Officer had reservations and having regard to the petition regarding dilution it was decided not to proceed. Court Mead of 1927 with its turret is the most striking building, though much extended. It is an area vulnerable to change.

5) Coulsdon Lane to north of proposed Conservation Area

This is a more fragmentary area due to redevelopment, with the west side having suffered considerably from redevelopment and starting to suffer from the use of the fad for anthracite grey houses. Fairways is a beautiful house on the corner by the arts and crafts architect F Jennings of 1927 but isolated from the character area. Rowans Hill of 1912 (now the Serenity School) should be included in the Conservation Area but was not included in the original consultation.

**Other Areas not proposed to include in the Conservation Area**

6) Starrock Lane

The middle part of Starrock Lane is an area of housing developed in the 1930s so beyond the period of the proposed Conservation Area.

7) How Hill Estate

This is a small area of Edwardian housing, with a mix of houses including some by Blair Imrie but with significant infill and extensions that have diminished the group value. The houses are generally not as accomplished as the proposed Conservation Area.

8) Hollymead Estate

This is an area I have described as the Hollymead estate, though it probably is an extension of the How Hill estate. It is a very attractive estate characterised by Edwardian holly hedges which was developed in the 1920's. The plots are tighter

than the proposed Conservation Area and the houses, whilst attractive have less of an arts and crafts feel than the proposed Conservation Area but with the occasional house by the Imrie, Angell & Scott Willey partnership.

### PLOT SIZES

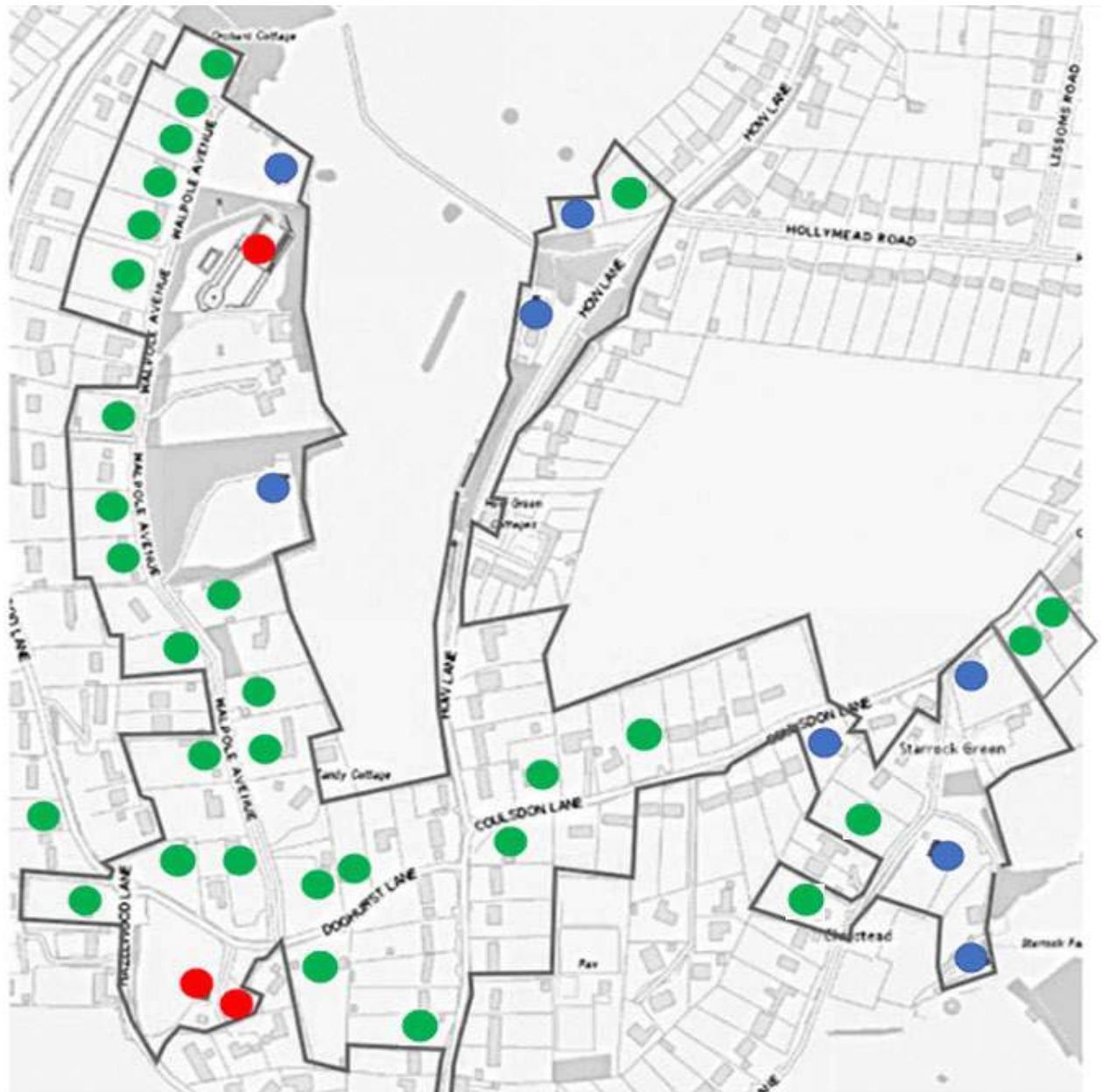
The spacious and wide plots with significant hedging, trees and shrubbery in the proposed Conservation Area are quite different to plot sizes in the surrounding area.



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Plan showing plot size within area

## HERITAGE ASSETS



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The above plan shows Heritage Assets

RED Statutory Listed Building

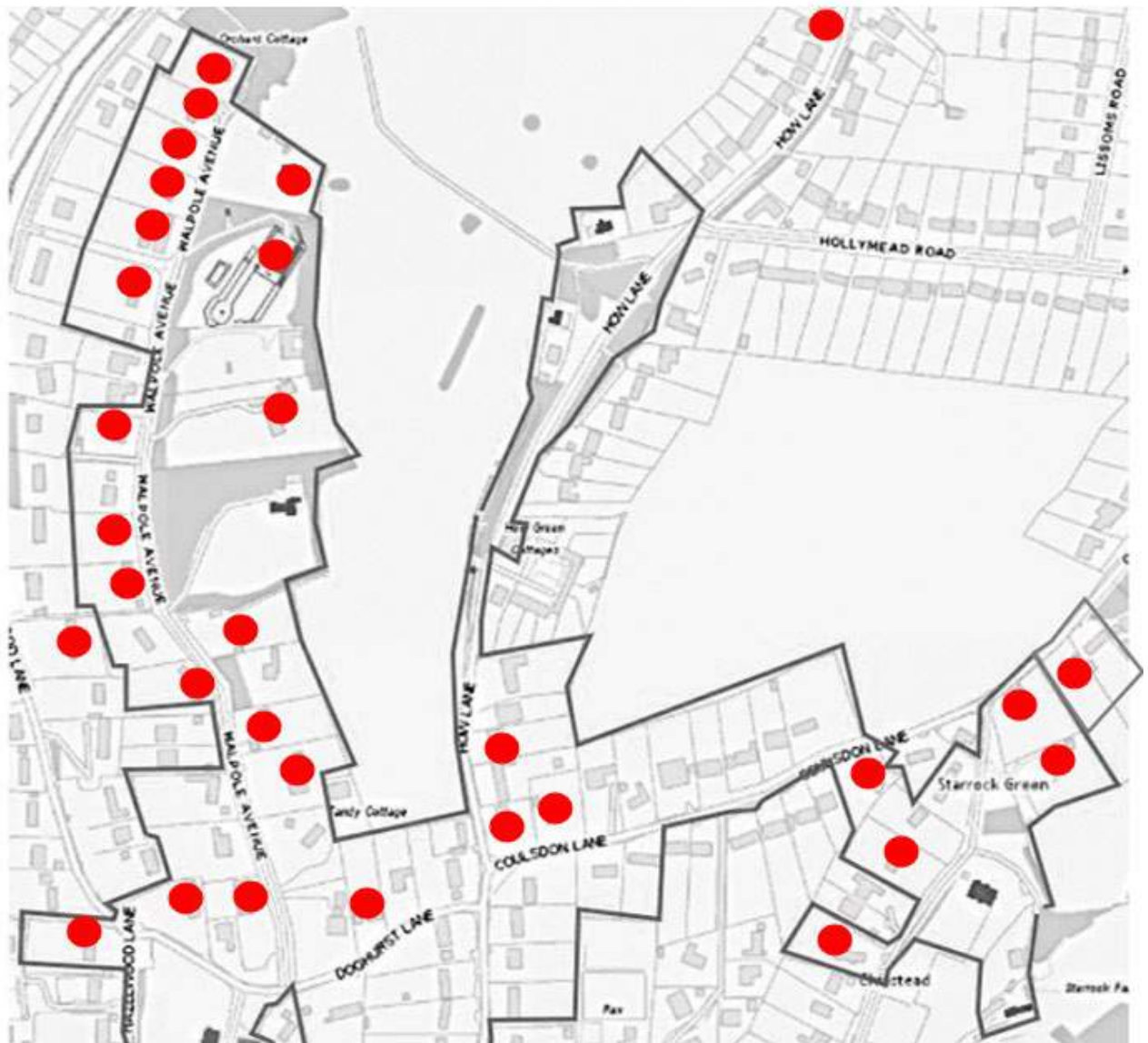
BLUE Locally Listed Buildings

GREEN other buildings that particularly contribute to the character of the area



### BUILDINGS BY BLAIR IMRIE AND HIS COMPANIES

The houses designed by Blair Imrie make up a consider part of the proposed Conservation Area, particularly on the west side of Walpole Avenue. These were identified by plans and buildings registers which are in the Surrey History Centre,



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### Buildings by Imrie and his companies

The above plan shows buildings designed by Blair Imrie. There 31 buildings (4 of which are attributed on style and detailing).

## Definition of Arts & Crafts

The arts and crafts houses are of the vernacular revival style, sometimes now referred to in the case of Surrey as the Surrey Style. Characteristics include ;

- 1) Avoiding ornament. Use of simple forms.
- 2) Vernacular local materials, based on the local geology.
- 3) Steep roof pitches and strong compositions using substantial chimneys as vertical balance to horizontal in compositions.
- 4) Handmade materials and textures.



## Common Characteristics of the Proposed Conservation Area

Steep Roof Pitches 49 to 54 degrees.

Handmade Clay Plain Tiles, Handmade Bricks, Flint, Tile Hanging (avoiding slate).

Large solid to void ratios with cottage style window openings.

Asymmetrical Balanced Composition with tall chimney stacks key part of composition balancing the horizontal.

Vertical emphasis of casements.

Chimneystacks decreasing in alternating stages.

Traditional Roof Forms including catslides and gables.

Axial symmetry within bays or sections.

Hedgerows and specimen trees and native shaws.

Landscape gardens with ponds, rockeries, walks, rose gardens, dry stone walls.

Simple vernacular forms with lack of ornament.

Short spans and depths.

Spacious landscape dominated plots.

Houses sunk into the landscape orientated towards distance views.

Genuine Pegged Timber Frame, avoidance of mock timber.

Tawny brown colours of the local tiles and bricks.

## STEEP ROOF PITCHES



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Steep Roof Pitches are typical of the arts and crafts period. Blair Imrie houses generally conform to the ideal pitch of 54 degrees and certainly no less than 49 degrees. 45 degrees was always avoided, described by Lutyens as the ugly angle. (see "Building Craftsmanship in Brick and Tile" by Nathaniel Lloyd 1929 )

## AGE OF BUILDINGS



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### Age of Buildings.

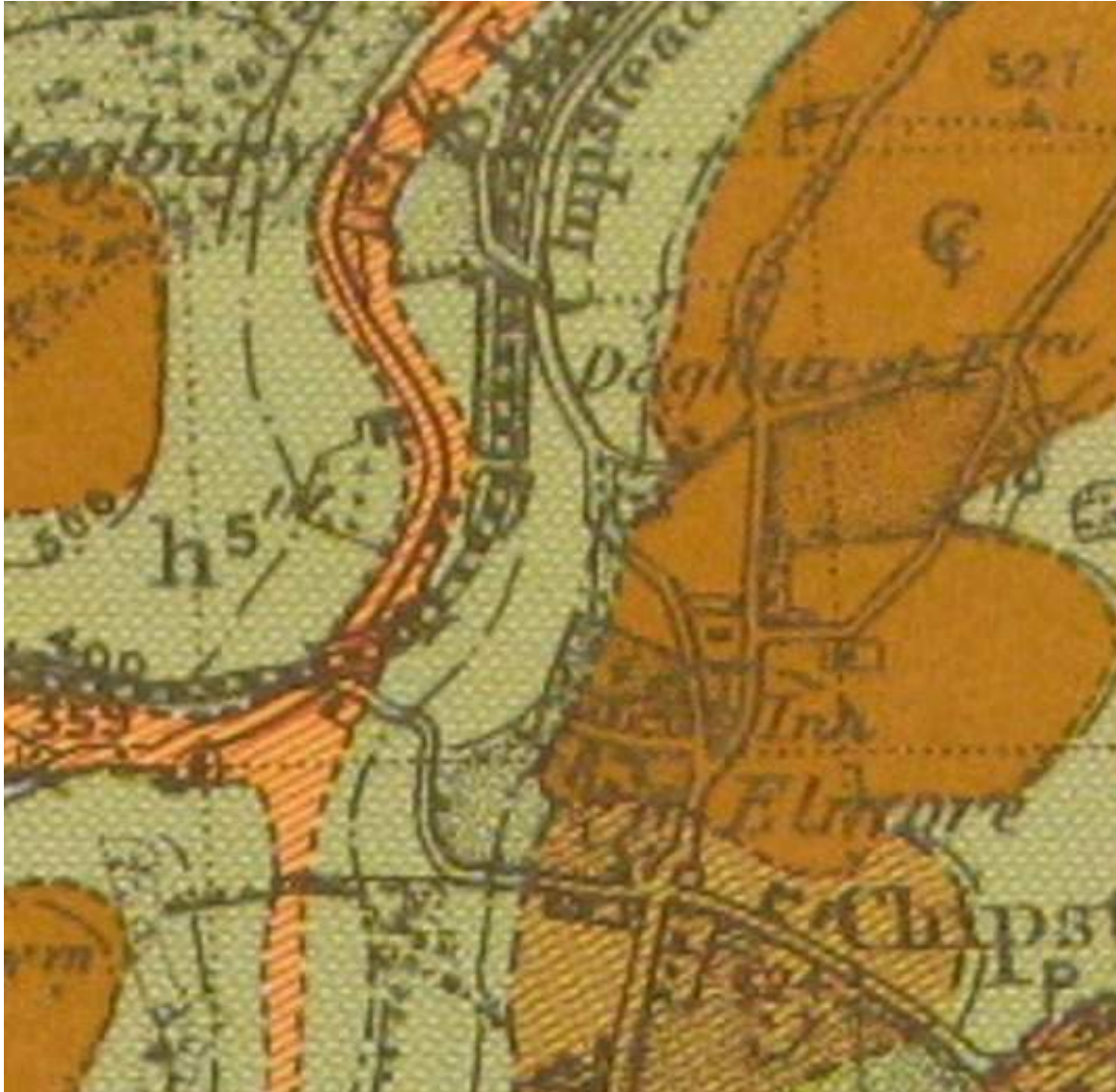
Blue is before 1895

Green is before 1914

Purple is before 1930

Most of Imrie's houses are before 1923. Larger houses in the area start are rarer after the General Strike of 1926 and generally cease in the Great Depression from 1930. Smaller houses often lacking the quality of the Imrie houses are built in the surrounding areas from 1926 and increase with the electrification of the railway in 1928.

## CONTOURS & GEOLOGY, VISTAS & VIEWPOINTS



### CONTOURS & GEOLOGY

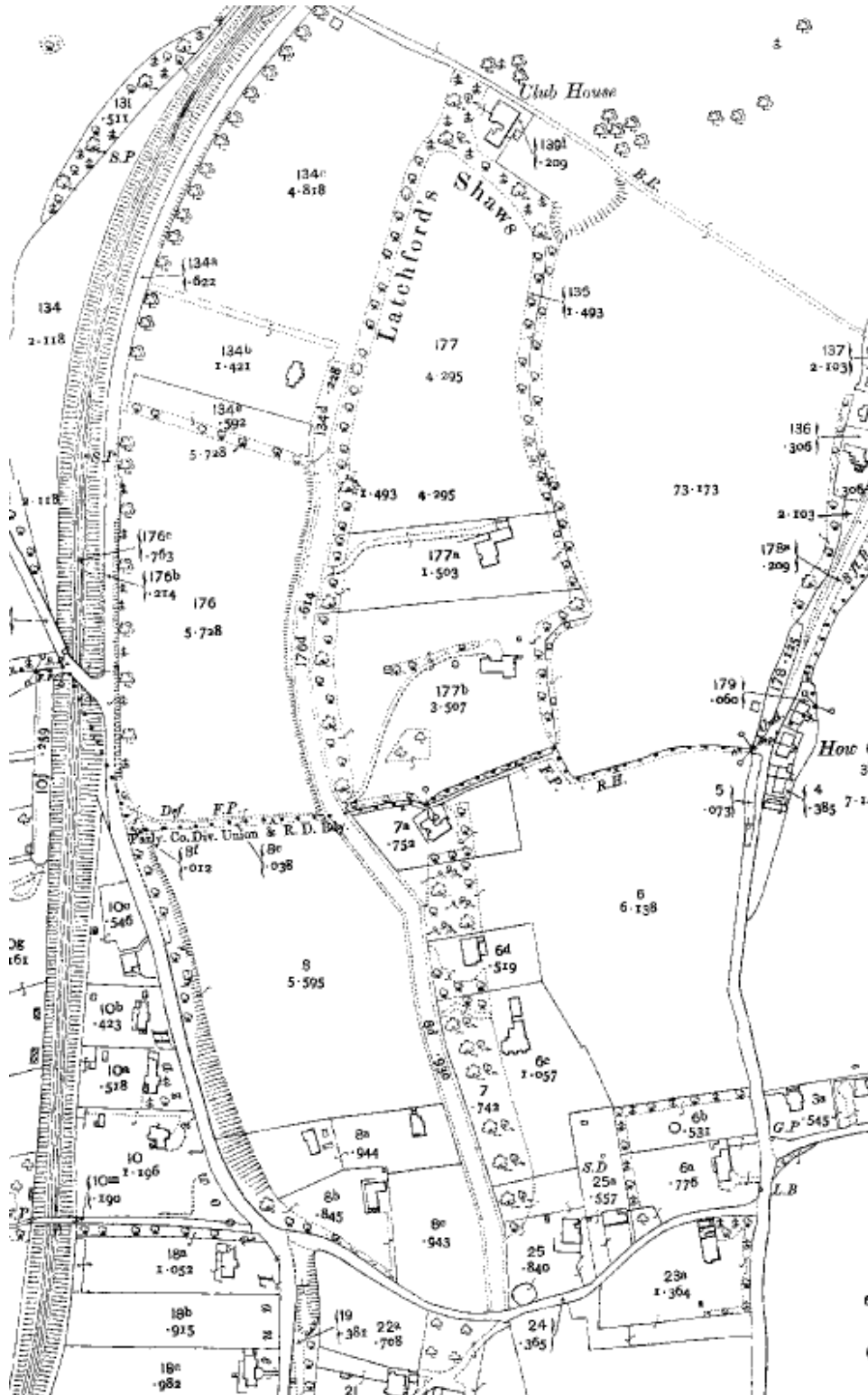
The contours of the area can be roughly appreciated from this geological map.

The dry valley can be seen in the river gravel in Orange ( a former glacial stream ) . The sides are chalk (Green) and the tops of the hills are Clay with Flint glacial deposits. The estate was designed to take advantage of the hilltop views Of the Chipstead valley hills.

### VISTAS & VIEWPOINTS

The main views are from within the hill and slope within the area towards the valley to the west. There are also views back from the other side of the valley but quite distant. Views within the area include from Doghurst Lane to Walpole Avenue and How Lane looking towards Walpole Avenue.

**WOODLAND & SHAW**



Shaws woodland boundaries

The 1911 map shows how the Doghurst Estate was laid out to retained the wooded Shaws field boundaries.

# Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 3

## Walpole Avenue EAST SIDE



The Thatched Cottage Blair Imrie 1920 Locally Listed Building



Source Google Earth



West Ridge Blair Imrie 1923 Grade II statutory Listed Building



West Ridge Blair Imrie 1923





Innisfree 1923



Tepestede Blair Imrie 1910

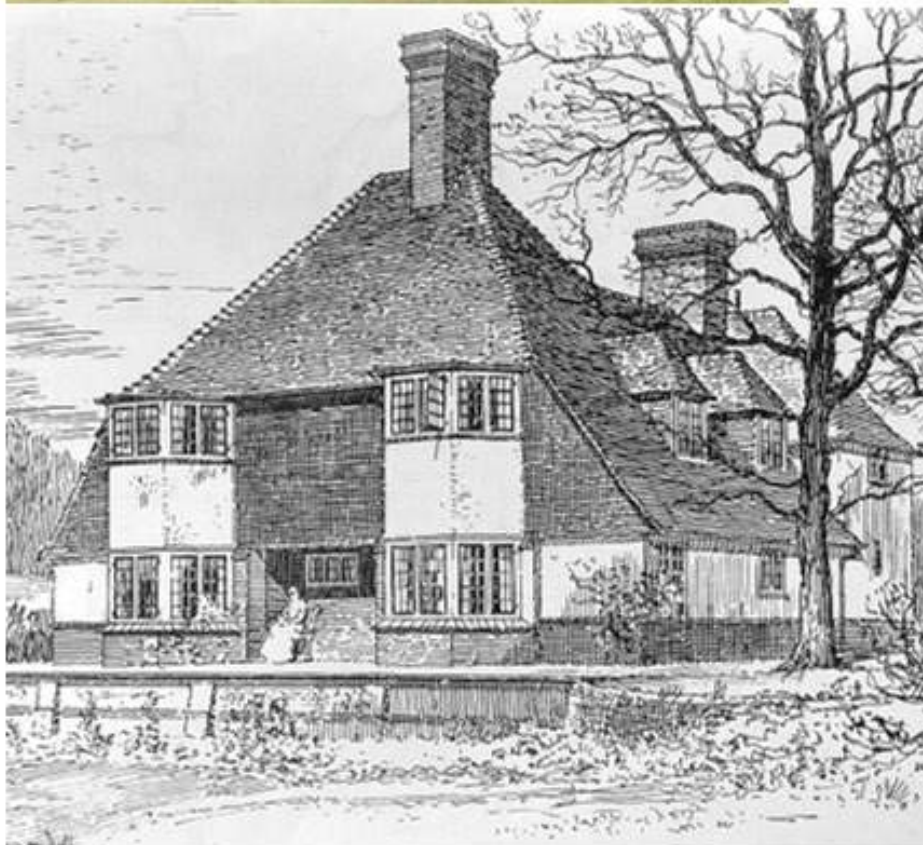
Source Google Earth



Middleshaws 1905 by the arts and crafts architect Curtis Green Locally Listed Building



Middleshaw garage 1937 Cooke & Harrison. Gillian Cooke was the first woman FRIBA. The client was the academic Caroline Rhys Davids



Latchfords Blair Imrie 1909

Source Rightmove Source Surrey History Centre



Latchfords Blair Imrie 1909



Playden Blair Imrie 1910

Source Google Streetview



Woodbury 1911 Blair Imrie

Source Rightmove

Source Surrey History Centre

## Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 3

### Walpole Avenue west side



Source Google Earth



Garth Steading 1912 Blair Imrie

Source Google Streetview



Sunset House 1906

Source Google Earth



Walpole Cottage Blair Imrie 1920

Source Google Earth



Homefield Blair Imrie 1920

Source Rightmove





The Grey House 1922 Blair Imrie





Source Google Earth Terraces at The Grey House



Copperfield 1928 Blair Imrie

Source Google Streetview



Athall Cottage 1923 Blair Imrie ?

Source Google Steetview



Hedgeside & Mirador proposed to exclude as harmful to character of area

source Google Earth



Briar Bank 1922

Source Google Streetview



Half Acre 1911 Blair Imrie ?

Source Google Earth



Source Rightmove



Pinehanger 1924 Blair Imrie

Source Google Earth



Uplands 1923 Blair Imrie

Source Google Earth



Foley Edge 1924 Blair Imrie



Spinneys 1936 Blair Imrie

Source Google Streetview



Surrey Cottage Blair Imrie 1923

Source Google Earth



Source Google Streetview





## Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 5

### Hazelwood Lane, Doghurst Lane & High Road

#### 1) Elements of Hazelwood Lane outside area.



School 1911 Blair Imrie (outside proposed area)



#### 2)

Byways 1901 by Irish architect William A Scott (outside proposed area)  
Source Rightmove Source Google Streetview Source Archiseek

#### 3) Hazelwood Lane within area



Ashcroft Cottage 1908 Blair Imrie (within proposed area ) Source Rightmove



Hazelwood Farm 15<sup>th</sup> century grade II listed Building Source Google Streetview



Source Google Streetview

- 2) Doghurst Lane within area
- 3)



Doghurst Cottage 1906 Blair Imrie



Sunny Acres 1920

Source Google Streetview



The Dial House 1906 by arts and crafts architect Oswald Milne

Source Google Streetview



The Well House 1906 Blair Imrie

Source Google Streetview

4) How Lane within area



Airburth 1906 (unfortunate Box Dormer but left entrance wing Oswald Milne 1910)

Tandy Cottage 1914

source Google Streetview



Crossways 1909 Blair Imrie



Gate House 1908 Blair Imrie

Source Google Streetview



Uphill by Alder & Turill 1922

Source Google Earth

5) How Lane outside proposed area



Rumbow Cottage 1908



The Bungalow Locally Listed Building late 19<sup>th</sup> century cottage constructed from railway shed



Holly Cottage 17<sup>th</sup> century Locally Listed Building



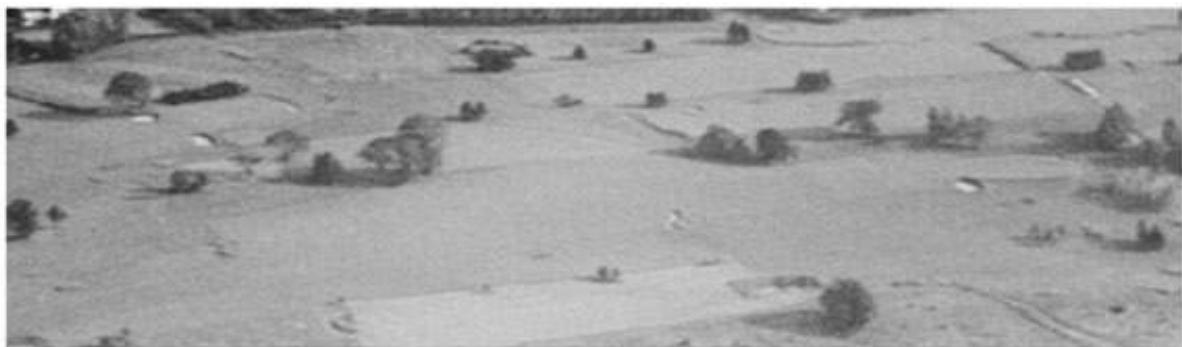
Holly Lodge 1913

Source Google Streetview

6) Golf Course



Golf Course 1947 & today



Golf Course 1931 & Today

Source Google Earth & Historic England

The landscaping planting of the golf course is mostly modern but with some remnants of native shaw planting and Edwardian Scots Pines.

7) High Road within Proposed Area



Cladgh 1928 by Clifford A Aish (windows have been changed) Source Google Streetview



Redgate 1906 by Scott Willey

Source Google Streetview





1956 by Hubbard Ford

source Google Streetview

8) High Road not included in proposed area



West side

Source Google Earth

## High Road (not included in proposed area)

### East Side



Source Google Earth



1925 Firs Hill



1925 Wintringham

Source Google Streetview



Doggetts modern



Deville by Young & Mackintosh & Compton Hall 1924

### West Side

## Chipstead Walpole Avenue & Starrock Green Proposed Conservation Area Designation Assessment Part 6

### 1) West end of Coulsdon Lane included in Conservation Area



Green Hedges 1909 Blair Imrie Source Google Earth

### 2) Coulsdon Lane excluded form Conservation Area



Moorfield 1925 Elms & Jupp extended

Source Google Streetview

(Coulston Lane excluded from Conservation Area continued)



Court Mead 1927 Turret house but much enlarged

Source Google Streetview



Harlans & Spinners 1930 Source Google Streetview



Wide grass verges & hedges characteristic of this part of Coulston Lane

Source Google Streetview

3) East end of Coulsdon lane included in Conservation Area



Turvey 1924 Blair Imrie Locally Listed Building Source Google Streetview



Long Cottage by Blair Imrie 1910

Source Google Streetview



Scott Willey's house Hylton Baron 1912

4) North end of Coulsdon lane outside proposed Conservation Area



Rowans Hill 1911 (outside area) source Google Streetview



Fairways 1927 F Jennings (some distance outside area but noting as good composition)

Source Google Streetview

## 5) Starrock Lane within Proposed Conservation Area



The Gables 1910 Blair Imrie Locally Listed Building



Newlands 1912 Blair Imrie source Google Streetview



View of Lane Source Google Earth



Old Orchard 1930 (possibly Blair Imrie or one of his partners Scott Willey for H B Bond and extended) Source Google Streetview



Starrock Court 1868 Locally Listed Building source Google Streetview





Starrock Farm 16<sup>th</sup> Century Barn Locally Listed Starrock Court Cottage 1905



The Grove 1936



Fairlawn House 1929 Scott Willey

Sources Google Earth, Google Streetview & Rightmove