Historic Parks and Gardens Supplementary Planning Document

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Draft for Consultation

November 2019

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

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1. Introduction

1.1. There is an increasing interest in the nation's historic parks and gardens and a growing recognition of the need for their identification and effective management if they are not to be lost forever.

1.2. Historic parks and gardens are important heritage assets that add substantial value to both the landscape and environmental quality within the borough. It is therefore important that such heritage assets are protected and that they are treated in accordance with the character and significance of their grading. Once identified the following are to be encouraged:

- Their history researched and effective management plans produced
- Recording of surviving plants, trees and shrubbery carried out
- Historic garden layout conserved, including hard landscape features such as walls, steps, pools and buildings
- Programming for replanting of ageing or lost trees, as well as the maintenance of original plants and shrub species

1.3. Within the borough there are two parks and gardens of national interest. These are Reigate Priory and Gatton Park, which are included on the Historic England Register of Parks and Gardens of Special Historic Interest. There are also 36 historic parks and gardens of special borough interest.

1.4. This supplementary planning document (SPD) will replace the 2001 'The List of Historic Parks and Gardens' supplementary planning guidance (SPG) which will be revoked on adoption of the updated SPD in 2020. The 2001 SPG was the first list of historic parks and gardens of borough special interest prepared in the whole of Surrey. It was prepared by the borough's Conservation Officer in conjunction with the County's Historic Gardens Adviser and the Surrey Gardens Trust. It identified 35 historic parks and gardens of special borough interest.

1.5. The Council is able to designate new local "non-statutory" heritage assets at any time (i.e. outside of the local plan process). Since the publication of the 2001 SPG three amendments have been made to the original list of Historic Parks and

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Gardens. These include changes to the boundaries of Walton Manor in 2005 and Reigate Priory in 2003 as well as the designation of Park Down (Walwood House) in 2012.

1.6. The 2001 SPG is being updated to reflect the changing policy position in the borough, namely the adoption of (and subsequent review of) the Core Strategy in 2014 and 2019 and the adoption of the DMP in 2019. These are consistent with the national policy on conserving and enhancing the historic environment.[1]

1.7. The SPD provides a list of identified historic parks and gardens within the borough, identifies characteristics for the selection of historic parks and gardens of special borough interest and provides additional guidance for landowners in order to effectively manage historic parks and gardens in the borough so that they can be preserved for the future generations.

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[1] NPPF paragraph 184-202

2. Policy Context

National Planning Policy Context

2.1. Planning Practice Guidance (PPG)[2] advises that SPDs should build upon and provide more detailed advice or guidance on policies in an adopted Local Plan. They do not form part of the development plan and therefore cannot introduce new planning policies. They are however a material consideration in decision-making.

2.2. National policy governing the conservation and enhancement of historic assets is set out in the National Planning Policy Framework[3]. Further guidance is given in the Planning Practice Guidance[4] on Historic Environment, relating to both designated and non-designated heritage assets.

Local Planning Policy Context

2.3. The Council's Local Plan is comprised of the Core Strategy adopted 3 July 2014 and reviewed 2 July 2019 and the Development Management Plan (DMP) adopted 26 September 2019.

2.4. The Core Strategy provides the strategic framework for the borough over the plan period (2012-2027). It sets out a strategic vision for the borough and provides policies to guide the type, level and location of future development over the 15 year plan period. Core Strategy Policy CS4 'Valued townscapes and the historic environment' sets out policy on development within the historic environment and valued townscapes in the borough. Full policy details can be found in Appendix 5.

2.5. The DMP provides detailed policies and site allocations to deliver the Core Strategy requirements. DMP Policy NHE9 'Heritage assets' sets out policy concerning the borough's designated and non-designated heritage assets and historic environment. The policy is provided in full in Appendix 5 of this SPD.

[2] PPG Paragraph 008 Reference ID: 61-008-20190315
[3] NPPF Paragraph 184 - 202
[4] PPG Paragraph 001 - 071

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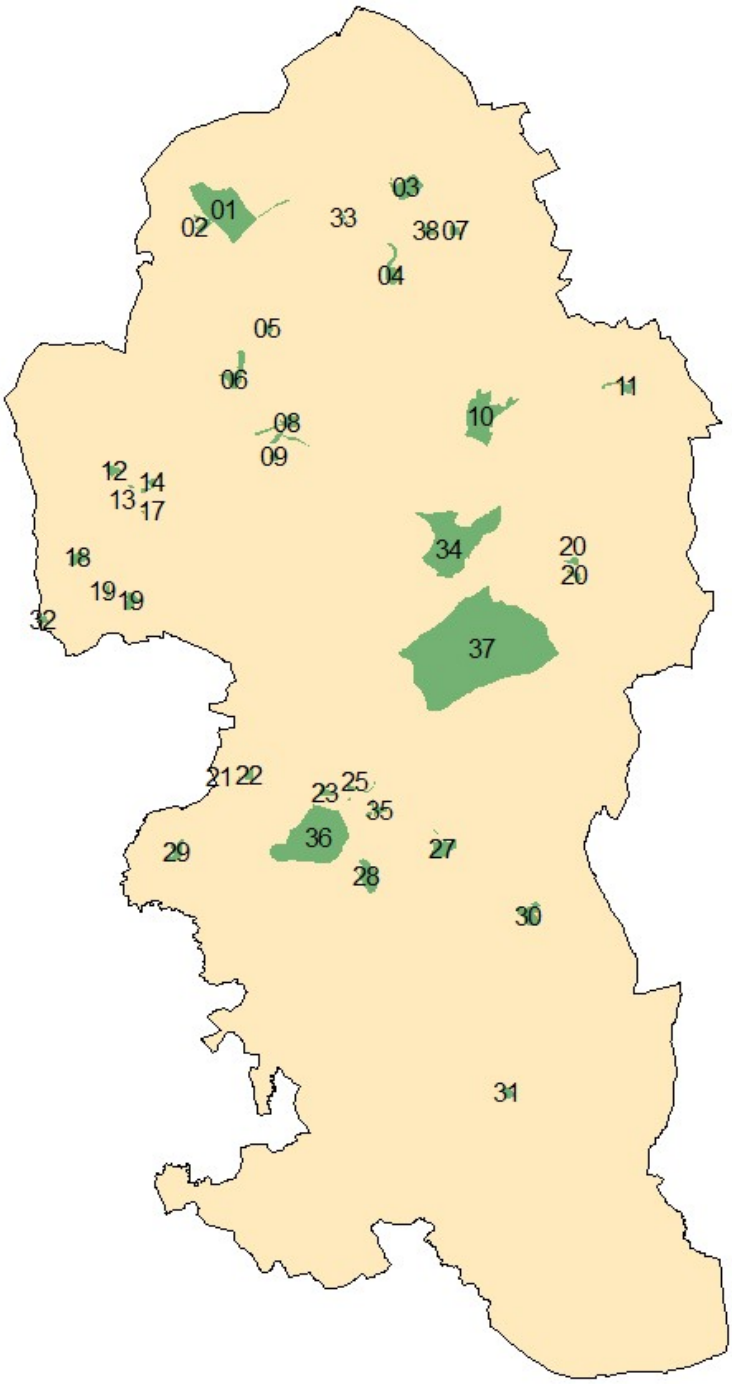
3. List of Historic Parks and Gardens in Reigate and Banstead

3.1. The map below details the list of historic parks and gardens in the borough.



01	Nork Park, Burgh Heath
02	Great Burgh, Burgh Heath
03	Banstead Place, Banstead
04	Banstead Wood, Banstead
05	Copt Hill, Kingswood
06	Tadworth Court, Tadworth
07	Soloms Court, Banstead
08	Kingswood Warren, Kingswood
09	Kingswood Court, Kingswood
10	Shabden Park, Chipstead
11	Netherne Hospital, Netherne
12	Walton Manor, Walton on the Hill
13	Little Chesters, Walton on the Hill
14	Redholm, Walton on the Hill
15	Frogs Island, Walton on the Hill
16	Chussex, Walton on the Hill
17	Dormy House, Walton on the Hill
18	Frith Park, Walton on the Hill
19	Walton Oaks & Hermitage (part 1 & 2)
20	Merstham House, Merstham (part 1 & 2)
21	Colley Manor, Reigate
22	Colley House, Reigate
23	Reigate Castle, Reigate
24	The Barons, Reigate
25	Reigate Lodge, Reigate
26	Cherchefelle, Chart Lane, Reigate
27	Dunottar, Reigate
28	Woodhatch, Reigate
29	Trumpets Hill, Reigate
30	Royal Earlswood, Redhill
31	Horley Lodge, Salfords
32	Pebblecombe, Pebble Close, Walton on the Hill
33	Holly Hill House, Holly Hill Drive, Banstead
34	Upper Gatton
35	Dissenters Cemetery (Reigate Churchyard)
36	Reigate Priory
37	Gatton Park
38	Park Down (Walwood House)

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3.2. All of the gardens on this list (apart from Gatton Park and Reigate Priory Park) are locally designated as historic parks and gardens of special borough interest. Gatton Park and Reigate Priory Park are on the Historic England "Register of Parks and Gardens of Special Historic Interest in England", a register focussing on "designated" landscapes, and are listed as Grade II.

3.3. Maps showing the boundaries of the individual registered parks and gardens and characteristics of the parks and gardens are provided in Appendix 1.

3.4. Designation of parks and gardens does not imply that they are accessible to the public, as most are in private ownership, unless specifically stated.

Selection Process

3.5. There are no detailed criteria set out nationally for assessing historic parks and gardens for designation. In surveying gardens for inclusion, the Council considers the following aspects to be relevant:

- The quality, historic importance, composition and layout of the park or garden
- The variety of interesting or exotic species
- Presence of mature specimen trees
- The survival of garden archaeology
- Whether the park or garden contributes to the setting of a historic building

Sites Identified

3.6. For the sites identified in the 2001 SPG list, a variety of sources have been used including tithe maps, estate maps, county maps, the old series ordnance survey maps, the national council for the conservation of plants and gardens surveys of noteworthy gardens using the Horticultural Yearbooks for 1906 and 1924 and the county historic parks and gardens adviser's collection of papers relating to the borough. The Council then undertook a formal consultation with the County Council, local and national societies and owners.

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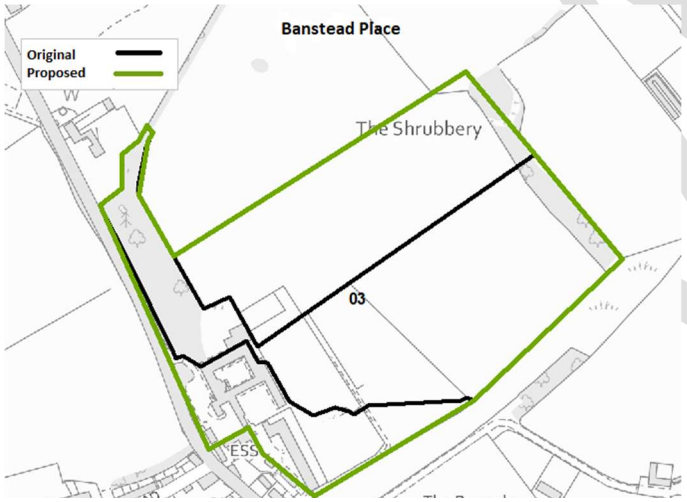
3.7. Since the publication of the 2001 SPG list, three amendments have been made to the list:

- The boundaries of Reigate Priory (statutory listed) have been amended by Historic England in 2003.
- The boundaries of Walton Manor (locally designated) have been revised and approved by the Executive Committee in 2005.
- Park Down (Walwood House) has been added to the local list as a new park and garden of special borough interest, under the procedure set out in the Council's Constitution[5] and approved by the Planning Committee in 2012.

3.8. Through this SPD, the Council is proposing two additional changes to the boundaries of existing parks and gardens of special borough interest, namely increasing the designated area of Banstead Place and reducing the area of Kingswood Warren. See the below maps for details.



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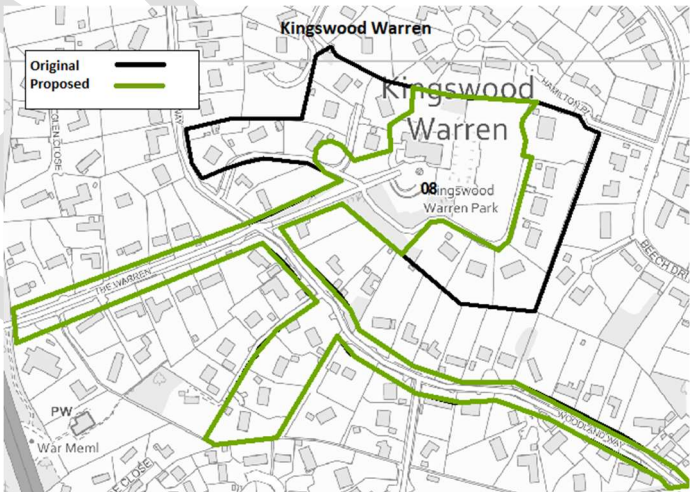

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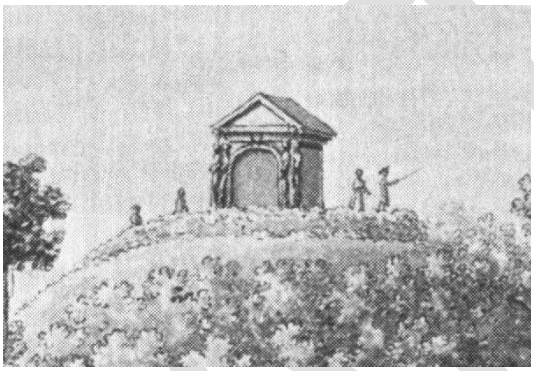
[5] Available to view at https://reigate-banstead.moderngov.co.uk/documents/s4728/Constitution.pdf

Key Features of Historic Parks and Gardens in the Borough

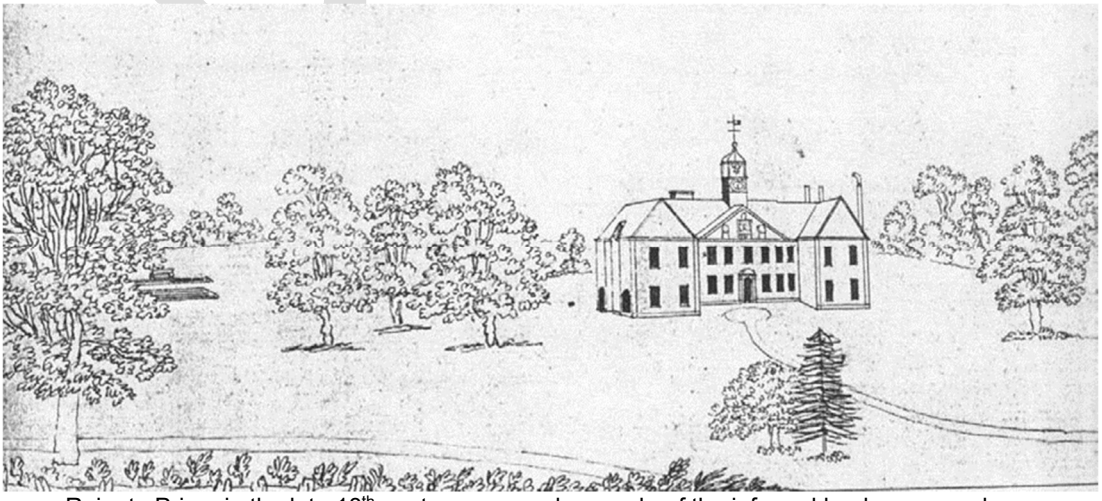
3.9. Few gardens survive from early times. One of the oldest garden features in the borough is the Mount at Walton Manor. It is believed to have formed part of a layout of a Tudor garden for the stewards of Nonsuch Palace. The Mount, which is believed to have been formed from an earlier castle motte, together with its moat, would have been designed to provide an impressive approach to the house. It would have acted as a viewing platform to the countryside beyond and is a rare survival.



18th century engraving of a mount in a London park

The mount a Walton Manor may have looked similar to this London example in its heyday.

3.10. More gardens have survived from the 17th century. Some largely deer parks, such as the Priory, other more formal, examples of which are the triangular avenues of Nork Park, Gazebos at the rear of Reigate High Street and the Canal at the Frenches. Some contain parterres and wildernesses such as Tadworth Court.



Reigate Priory in the late 18th century – a good example of the informal landscape garden

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3.11. A wilderness was '*compos'd of flowering shrubs and ever-greens and both fruit and forest trees, by a mixture of which there is a perpetual verdure kept up all year round.'* ('Description of Mount Diston, Epsom' Anon 1726). In the 17th century the Parson of Banstead's garden, laid out in 1660, was famous for its curious hedges and stones (The whereabouts of this garden has not yet been verified).

3.12. The gardens of Antony Ashley, 3rd Earl of Shaftesbury (1671-1713), philosopher and author of 'The Characteristiks' (1713) were at Reigate, which were said to contain all the world in one acre, with a mount, river, parterre, wilderness and deer. One element, the mount in the form of a terrace and grotto survive in Monk's Walk. Shaftesbury was one of the key writers who preferred nature to the formal garden. By the 1730s this has resulted in the informal landscape garden, designed to look like a natural landscape, which is one of the key contributions of this country to garden design.

3.13. The informal landscape garden is evident in some of the large parks created at this time, particularly Gatton Park and Upper Gatton Park created by Capability Brown. The artificial lake at Gatton is an impressive feat of engineering. Other good examples of this style include Woodhatch (now Canons) and Reigate Priory. Walled kitchen gardens became an established feature at this time.

3.14. The Victorian gardens are more interesting for the exotic species that were introduced from all over the world. The Wellingtonia avenue at Royal Earlswood is perhaps the best in the country. Dunottar contains an impressive collection of trees. Fine arboretums and pinetums, particularly in the Reigate area, are notable at this period.

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The avenue of Wellingtonia, one of the oldest and most impressive in the country, at Royal Earlswood, Redhill

Rose gardens were also popular at the turn of the century. This example at Little Chesters has since disappeared but the listed gazebo and garden wall remain

3.15. William Wilson Saunders (1809 – 1879) had a great interest in exotic plants. He laid out the Castle Grounds in 1873, was an eminent member of the Entomological (for the study of insects), Linnean (for the classification of plants and animals) and Zoological societies as well being the Vice President of the Royal Horticultural Society. He lived in Reigate between 1857 and 1874. His house Hillfields was in Raglan Road but has since been demolished. He founded the Holmesdale Natural History Club, one of the oldest in the country.

3.16. The Arts and Crafts period saw a return to smaller scale formal garden style of the 17th century as well as the English country cottage style, evident in the use of herbaceous borders, hedges and topiary. The influence and work of

Gertrude Jekyll is particularly evident at Walton on the Hill. Eleanour Sinclair Rohde, a prolific garden writer, lived in Reigate and had a particular interest in herb gardens.

3.17. The late 20th century is represented by the symmetrical but informal planting scheme of Sir Frederick Gibberd laid out in 1976 at the Barons, Reigate.

The Folly in the grounds of the Church Hall, Chart Lane, Reigate
Formerly part of Cherchefelle, it was a tunnel entrance linking the grounds of the house via the icehouse to the shrubbery and kitchen gardens to the south
Circa 1800.

Trees and Shrubbery

3.18. Many of our parks and gardens contain a mix both of native as well as traditional exotic trees and shrubs. The use of native trees and plants is to be encouraged and their habitats protected and managed. There is a need to be wary of any generalisations in this matter and to survey the particular area as distribution can be extremely localised. For instance, Yew which is abundant in Reigate was not mentioned in a Locally Native Species List for the Holmesdale area.

Native Trees in the Borough

3.19. Oak is abundant everywhere. It is dominant tree species in the south, along with other moisture loving and river bank trees.

3.20. In the north of the borough, Beech and Hornbeam are found particularly on the thin chalky soils, but not traditionally as hedging where they have an alien appearance. Beech and Hornbeam disappear at the Wealden Clay. Yew and

Holly are abundant in the North and are dominant species in the Holmesdale area (hence the name) and the scarp slope of the Downs. Elm was once an important species in the north of the borough but has been decimated by disease. Box is found in the North Downs area. Scots Pine, the only native pine, is common but is thought to have been introduced from the north of England in the 17th century.

Native Garden Species

3.21. A number of the local native species such as Yew, Holly and Box are key elements of the traditional Surrey garden. Their use needs to be encouraged.

Traditional Exotic Trees & Shrubs

3.22. Surrey is well known for its historic parks and gardens which consist of both native and imported trees. Trees and plants have been introduced since at least the Roman period and reached a peak with the Georgian and Victorian plant hunters. Kew and Wisley are defining examples of this but many of our smaller parks and gardens are characterised by an interesting mix of species from all over the world.

3.23. A number of traditional trees and shrubs, such as Yew, Box and Holly help define the character of our parks and gardens. Sweet Chestnut survives from the Roman period in the north of the borough and Walnut is an increasingly rate but formally abundant tree in the Banstead area. There is a need for a programme of replanting, as we are increasingly losing some of our more interesting trees species as they age and die.

3.24. There is also a need to control the spread of the non-native self-seeded Sycamore, as well as the native Ash and Elder, within gardens as it is becoming the dominant species in many areas. The quick growing Cypress trees, Thuja or Flowering Cherry, whilst not invasive, are nonetheless 20th century introductions which are overused and look out of place in a historic garden.

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Pinetums

3.25. Collections of pines are common in the Reigate area. The native Scots Pines introduced from the north in the 18th century are now abundant. They are best sparsely planted producing a more sculptural growth.

3.26. Conifers such as the Giant Fir, Wellingtonia and the Lebanon, Atlas and Deodar Cedars as well as many other interesting trees give the area its varied silhouette. Cypresses and Thujas should generally be avoided in traditional gardens as they were rarely used before the mid 20th century.

Holm Oak

3.27. This evergreen oak is characteristic of Reigate growing well on the sand. Its popularity with the Victorians may have been encouraged by the name Holmesdale (in fact meaning Holly Valley).

Avenues

3.28. Column trunked trees such as Limes, Poplars and Planes are found in avenues in the borough.

Rhododendron and Other Shrubberies

3.29. Our parks and gardens are characterised often by the evergreen shrubberies planted by the Victorians. A good example of this is Kingswood whose character is defined by the Edwardian roads formed round rhododendrons planted in 1835.

3.30. It is wrongly assumed that all rhododendrons are invasive. This has resulted in the loss of many interesting or rare rhododendron species collected in the 19th century and brought back to England. It should be noted that almost all rhododendron species are non-invasive.

3.31. Unfortunately, the only species that is extremely invasive is the most common, Rhododendron Ponticum. Ponticum's vigorous growth meant it was widely planted. A good example is at Banstead Woods where Ponticum has been planted as a back drop to the rarer Rhododendrons and has invaded large

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areas of native woodland. Whilst the Ponticum should quite rightly be eradicated, the rarer rhododendrons are important to the character of the Victorian garden and should be preserved.

3.32. However, in historic gardens it is sometime important to retain mature Ponticum which should be preserved, but carefully controlled and contained. The Warren at Kingswood contains Ponticum over 160 years old, which given its ground conditions is not a threat to native woodlands but does require careful management. Only original planting should be retained, not self-seeded species.

3.33. Cherry Laurel, Prunus Laurocerasus, is an important element in the historic garden, but should never be planted in or near native woodlands as left unattended, it will become invasive and very difficult to eradicate. Whilst original planting should be retained in historic parks and gardens it does often require, and will survive, vigorous cutting back. Self-seeded laurel and rhododendron or their suckers, should always be removed as they are bad both for the native habitats and the layout of historic gardens.

A large but non-invasive rhododendron, at the entrance avenue to Banstead Wood House. The very invasive Ponticum is being removed from the surrounding woods but it is hoped that other rhododendron species will be surveyed and identified for protection within the drive to, and the Victorian gardens surrounding the house.

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Edwardian roads in Kingswood planted with rhododendrons

One of an avenue of espalier apple trees at the kitchen garden of Holly Hill lost in redevelopment. Fruit trees are a vulnerable part of our garden heritage

The Town Hall Gatton, an 18th century garden temple where a handful of voters returned two MPs to Parliament as a “Rotten Borough”

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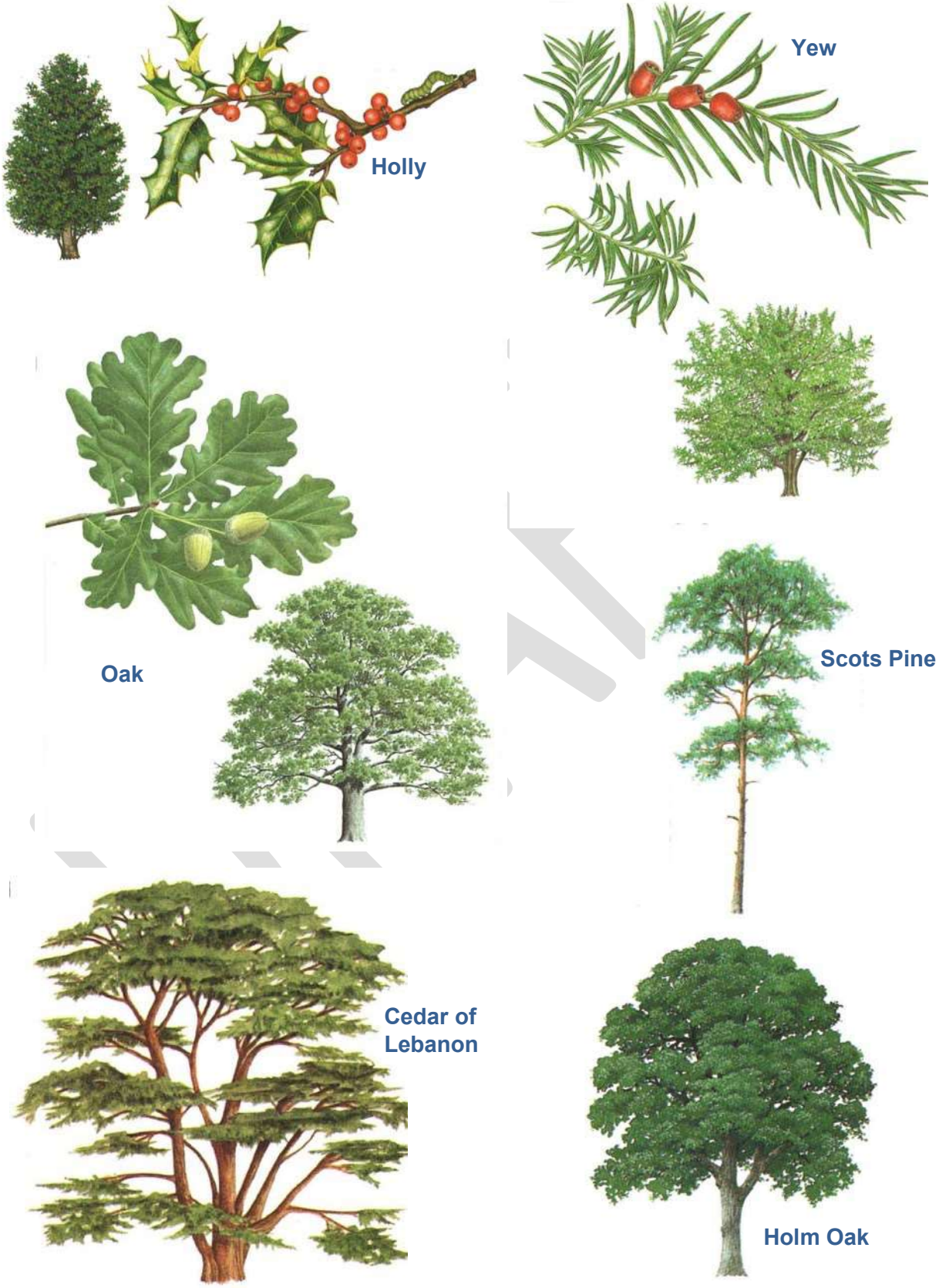
Native and Traditional Exotic Garden Tree Species



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4. Legal and Planning Guidance for Landowners

4.1. After a formal adoption, the revised Historic Parks & Gardens SPD is capable of being a material consideration in determining planning, listed building or conservation area consent applications and applications for tree works. All applications will be assessed in terms of the potential impact they would have on the specific historic features of the relevant garden. Any landscaping scheme required by a planning permission condition should take into account the historic garden aspects.

4.2. It is important to note, that the designation does not add any extra statutory controls on trees, shrubs, plants or garden layouts and therefore many alterations can be made to these historic gardens without any need for approval from the Council. It will however help to promote the better understanding of historic gardens and parks, encouraging research and management so that informed decisions may be made. A good example of this are the management plans for Priory Park and Gatton Park which contain archive research, identification of typical plants, shrubs and trees and a programme for replanting, grounds maintenance etc. Much is dependent on owners' enthusiasm and pride in their historic gardens. Indeed in many cases designation will be a formal recognition of the care taken by owners of their historic garden.

4.3. It is important to note that there may be existing Statutory Controls that affect gardens on the list.

Listed Building Consent for Statutory Listed Buildings and Curtilage Structures

4.4. More than half of the historic gardens are within the grounds of statutory listed buildings. This protection covers not only the structure mentioned in the list description but also any other structure within the curtilage built before 1948 or any structure attached to such a structure. This would mean in the case of

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a listed house that the pergolas, terraces, garden walls as well as yorkstone paths or cobbled yards would all require listed building consent to be altered, extended, moved or demolished. Sometimes such items are listed in their own right.

Planning Permission

4.5. Planning permission may be required for works in the grounds. There are few permitted development rights for non-dwellinghouse uses such as commercial buildings and flats, so hardstandings and sheds will require permission. It should be noted that whilst there are some permitted development rights for dwellinghouses, these are restricted in the case of listed buildings and conservation areas. Any wall, gate or fence will require permission in the grounds of a listed building.

Tree Works in Conservation Areas & Tree Preservation Orders

4.6. More than half of the gardens are within conservation areas. Six weeks notice in writing is required for the cutting down, topping, lopping, pruning and uprooting of trees in conservation areas. The borough can agree to the works, advise on alternatives or make a tree preservation order. These provisions do not apply to trees under 75mm in diameter measured 1.5 metres above ground. Tree preservation order trees, including those in conservation areas, require a formal application for works, except in certain specific cases. A list of tree surgeons is available from the tree officers.

Tree Management

4.7. Aboricultural consultants can give professional advice with schedules and specification for maintenance work, as they have proven experience in the assessment and management of trees. A directory of registered consultants is available from the Aboricultural Association www.trees.org.uk directory of registered consultants.

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Scheduled Monuments

4.8. A handful of sites are designated as scheduled monuments, where any works including uprooting or planting of trees or shrubs will require scheduled monument consent.

Green Infrastructure and Biodiversity Enhancement

4.9. Historic parks and gardens form an important part of the borough's green infrastructure by contributing to the character of our towns and villages and providing a habitat for important species. Several parks and gardens on this list are open to the public (for details, please see Appendix 4), these have the potential to provide benefits to the local community by providing opportunities for outdoor recreation.

4.10. There may be opportunities to enhance the biodiversity of these areas through the addition of appropriate planting and habitats such as bird and bat boxes. For more guidance please refer to the Council's 'Green Infrastructure Strategy and Action Plan August 2017'[6].

The gardens at Walton Oaks
Whilst the Mewes & Davis house have been demolished as part of the Pfizer headquarters development, the formal gardens and the fine silhouette of trees still survive.

[6] Available http://www.reigate-banstead.gov.uk/downloads/file/3600/green_infrastructure_strategy_and_action_plan

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One of the last Edwardian herbaceous borders which has been lost to redevelopment at Holly Hill House.

Lord Shaftesbury

Lord Shaftesbury's Grotto, Monk's Walk, Reigate

Shaftesbury was one of the first proponents of the landscape garden. The portrait is from his book 'The Characterisks' written at Reigate in 1713. The garden in the background may be a loose interpretation of his Reigate garden

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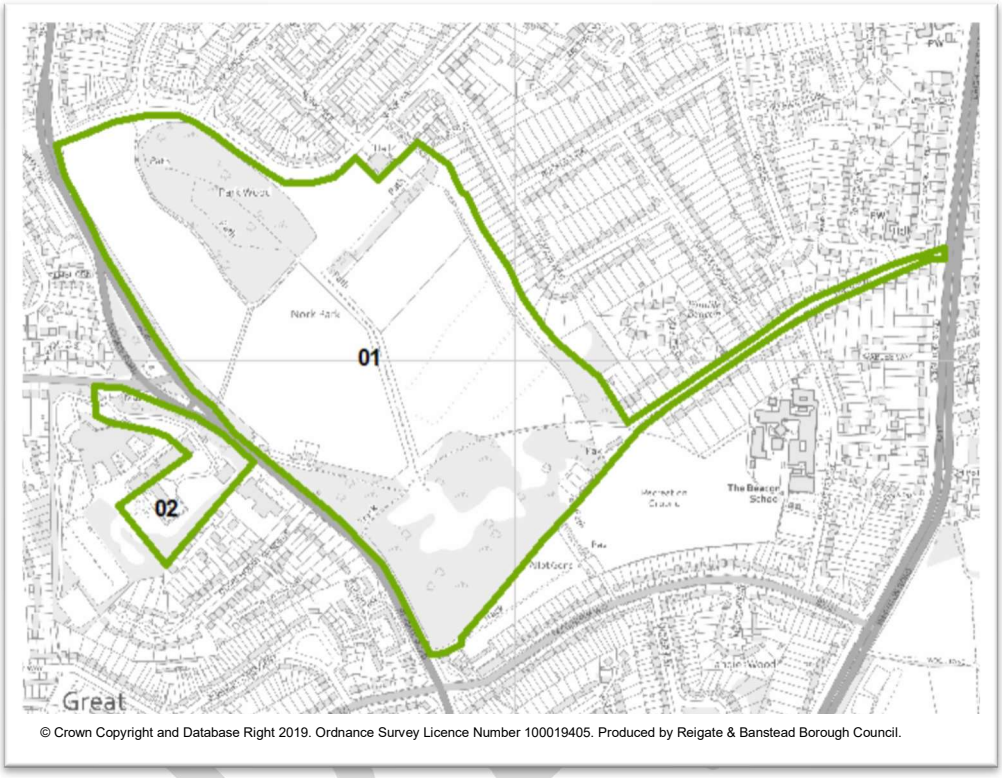
Appendix 1: Boundary Maps of Historic Parks and Gardens



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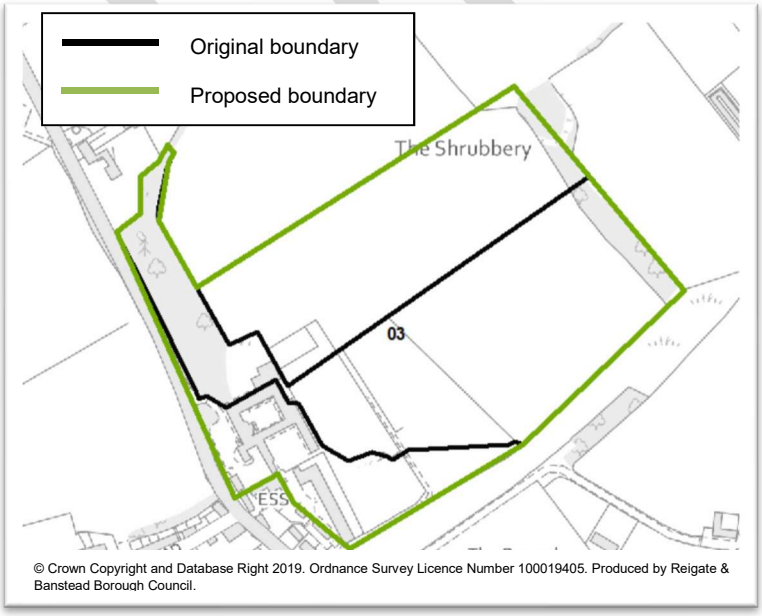
1 Nork Park, Burgh Heath

18th century park with formal beech avenues. Good but declining collection of trees include avenue of limes on approach drive to park.

2 Great Burgh, Burgh Heath

1912 formal gardens and parterres with informal drive, all designed by the architect Ernest Newton for the Coleman family.



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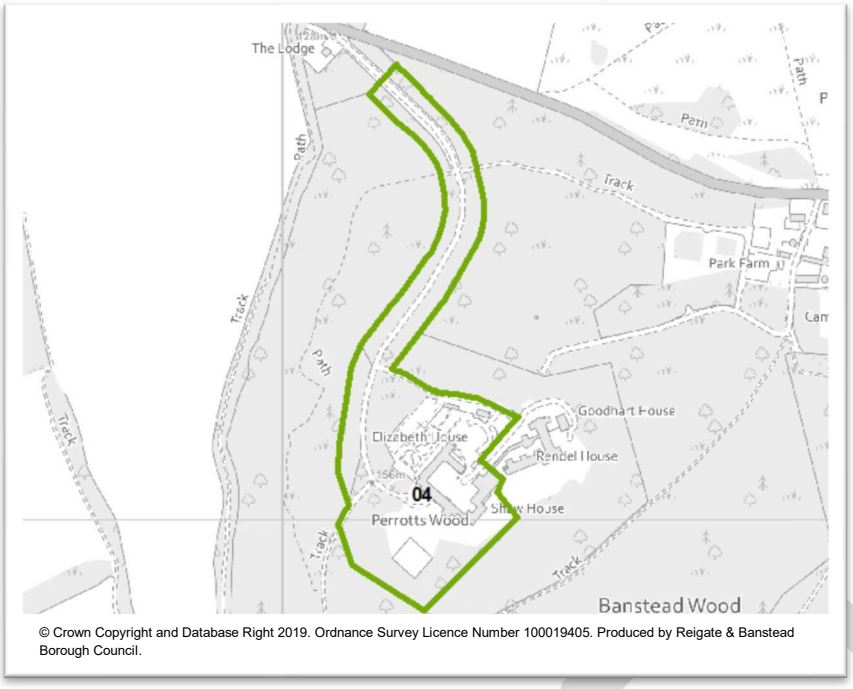
3 Banstead Place, Banstead

18th century wilderness on north side of the house and ha-ha, parkland and shrubbery to the west of the house.

The designated area of Banstead Place is proposed to be enlarged via this SPD. The black boundary denotes the current designation whilst the green boundary represents the proposed area.



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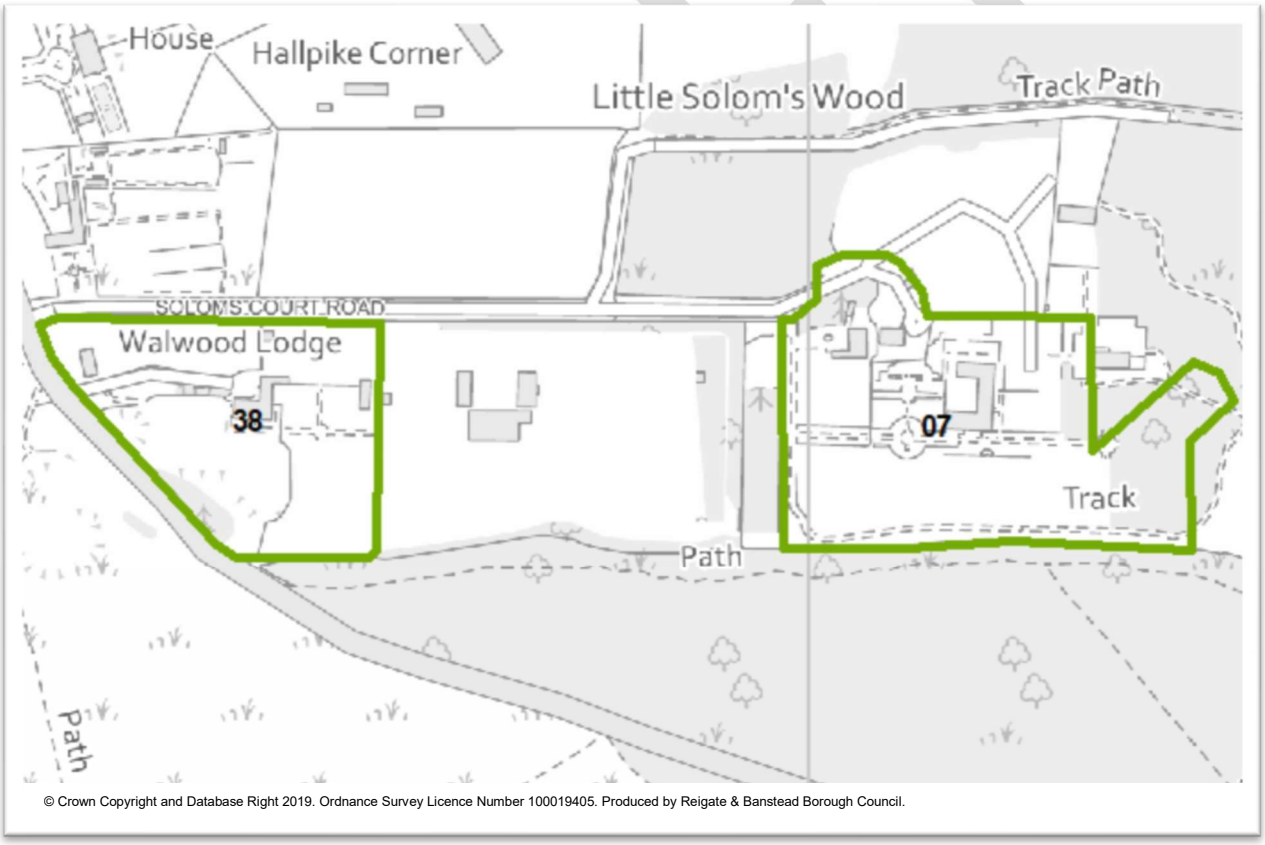
4 Banstead Wood, Banstead

Victorian rhododendron garden and drive. The gardens round the Victorian house were developed by the Garton family, from species collected on their expeditions to Asia and the Far East.

The rhododendrons on the drive and in the hospital grounds are non-invasive, rare rhododendrons. These should not be confused with the highly invasive rhododendron ponticum which is being cleared from the surrounding wood.



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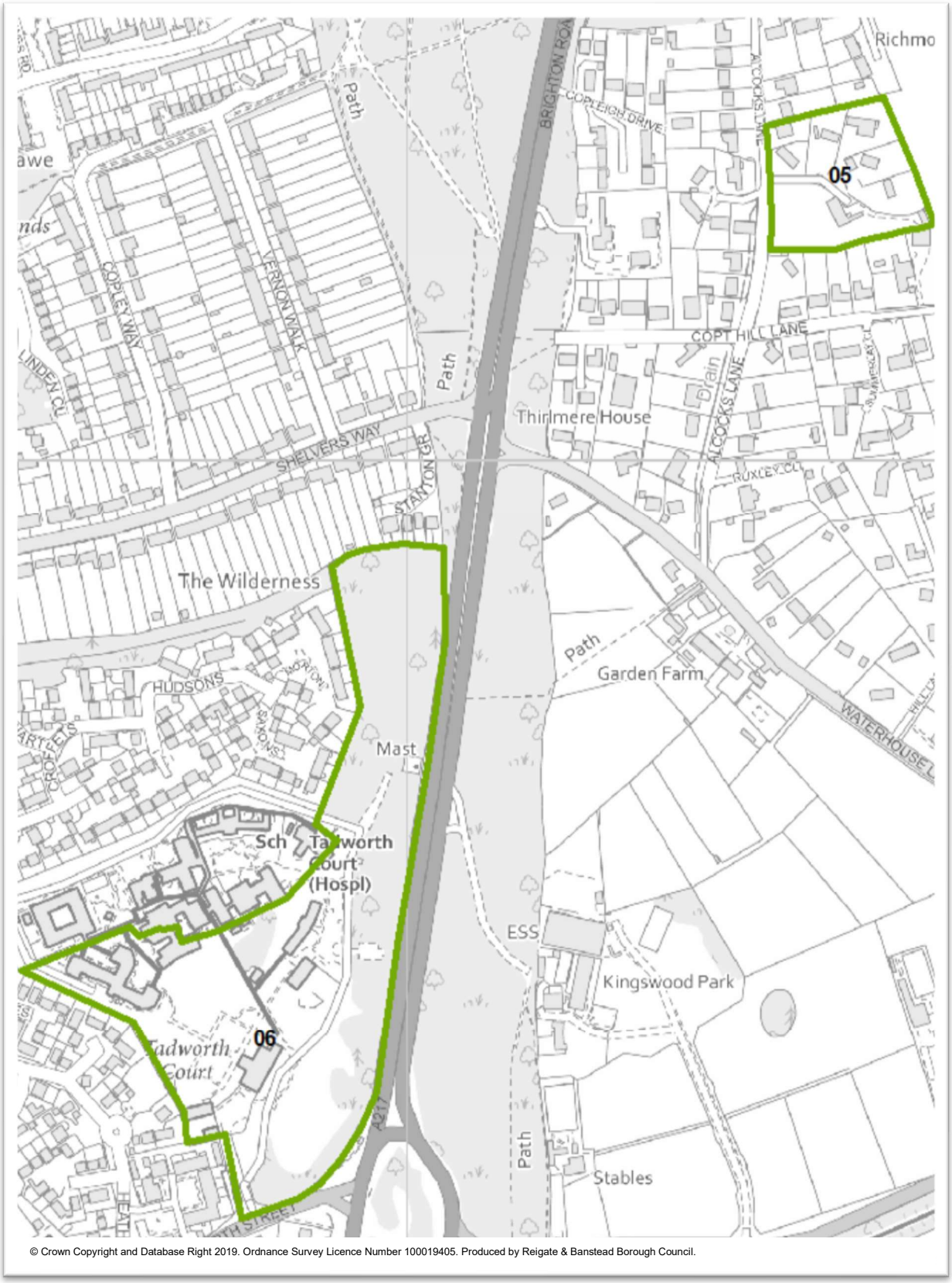
38 Park Down (Walwood House)

Gardens designed by the architect Guy Dawber in 1904.

7 Soloms Court, Banstead

Gardens designed by the architect Guy Dawber in 1906.



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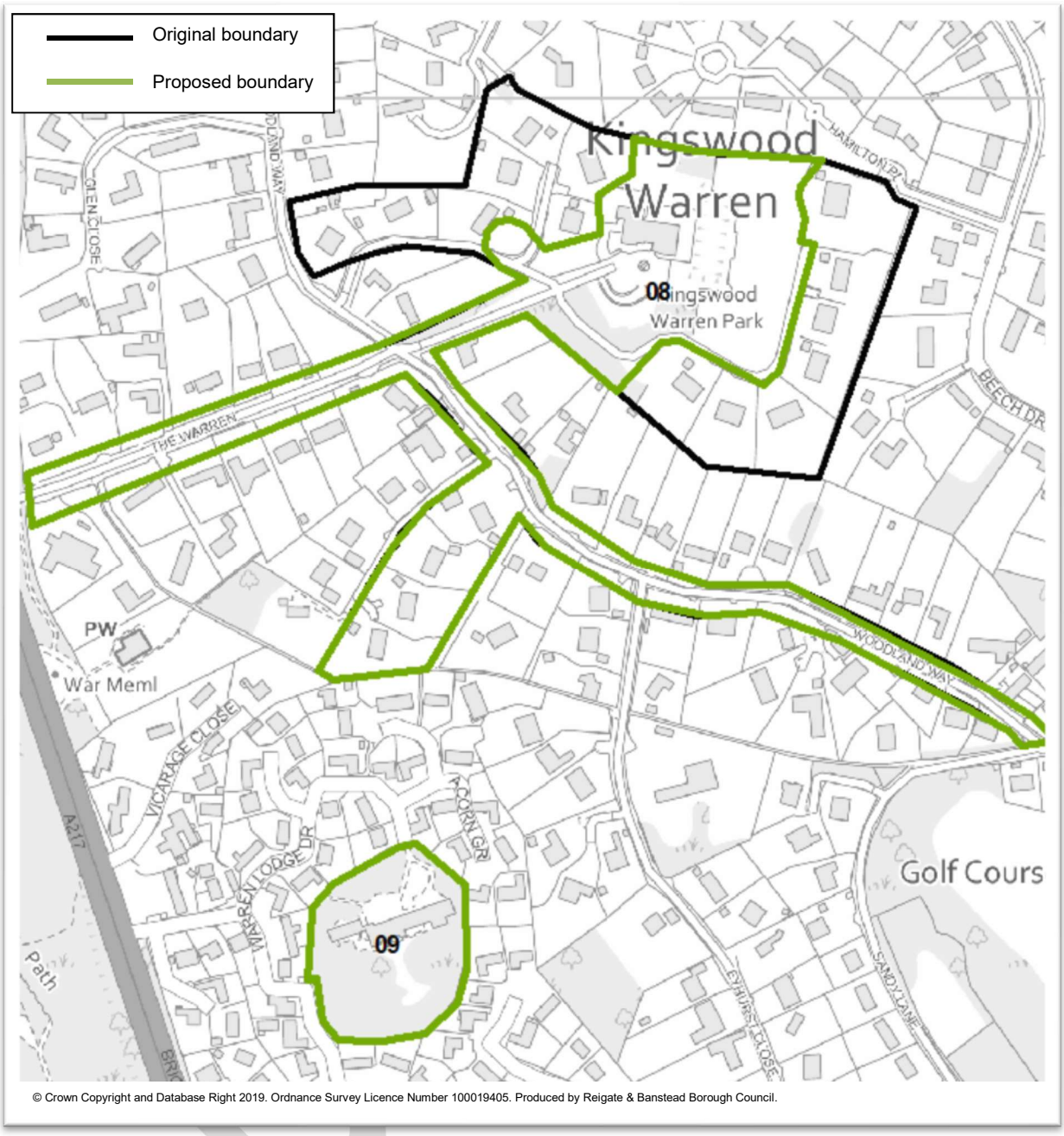
5 Copt Hill, Kingswood

An interesting 1906 garden now in several ownerships.

6 Tadworth Court, Tadworth

17th century gardens, parterres and wilderness.



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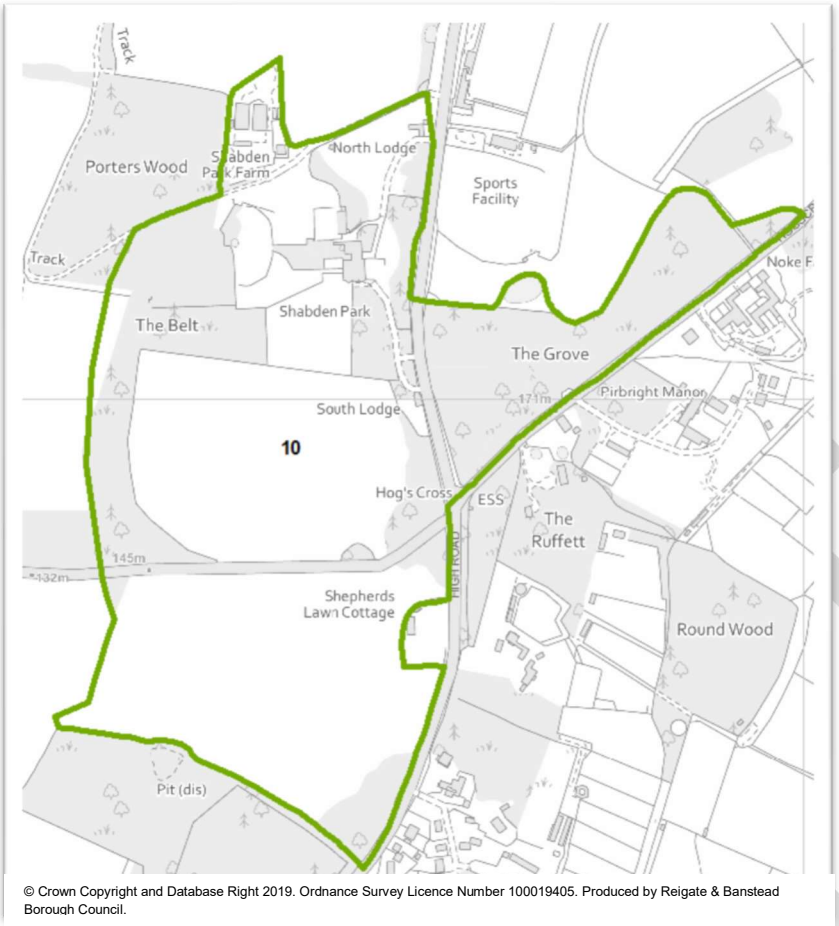
8 Kingswood Warren, Kingswood

Victorian gardens including croquet lawn and American garden, with surrounding rhododendron drives.

The designated area of Kingswood Warren is proposed to be decreased via this SPD. The black boundary shows the current extent of the designation, whilst the green boundary represents the proposed, smaller area.

9 Kingswood Court, Kingswood

1912 rhododendron gardens designed by the architect Ernest Newton.



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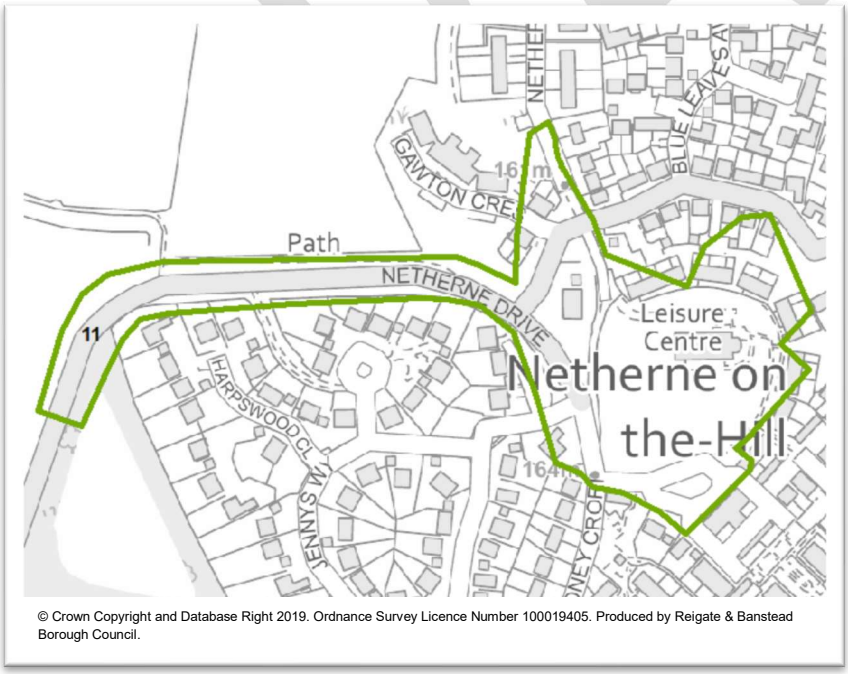
10 Shabden Park, Chipstead

18th century park and Victorian gardens.



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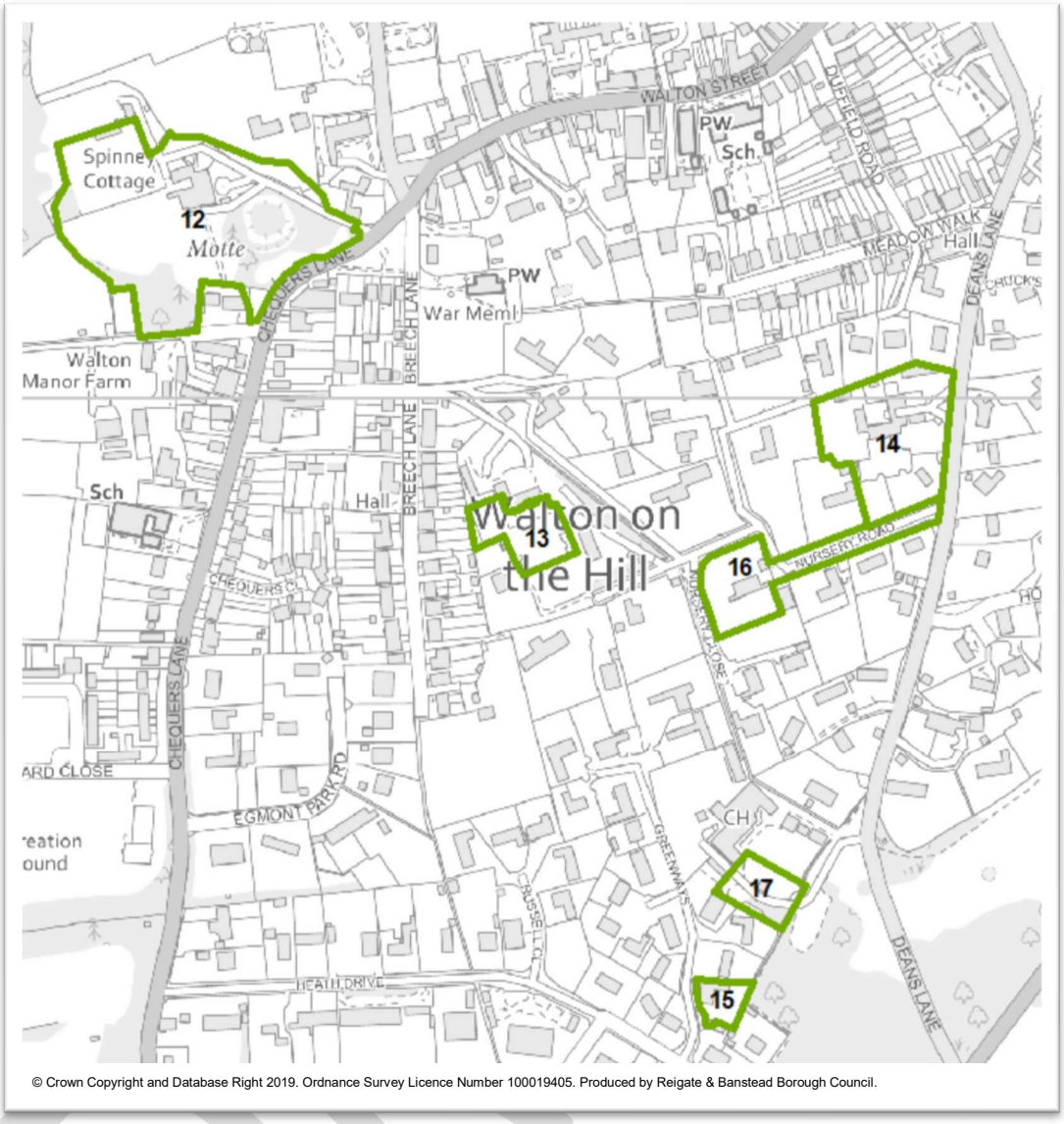
11 Netherne Hospital, Netherne

Distinctiveness planting including laurel avenues and privet hedging help give this 1907 hospital a distinctive character.



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12 Walton Manor, Walton on the Hill
Victorian garden including yew and rhododendron, with earlier features including a mount.

13 Little Chesters, Walton on the Hill
Very good formal rose gardens and pergolas laid out in 1927 by the architects Nicholls & Hughes

14 Redholm, Walton on the Hill
1912 formal gardens laid out by the architect Morley Horder. Fragmented by split ownership.

15 Frogs Island, Walton on the Hill
A 1913 rose garden laid out by the architect Lutyens.

16 Chussex, Walton on the Hill
A 1908 Lutyens House with garden said to be by Gertrude Jekyll with fine avenue of plane trees in Nursery Road which frame the house.

17 Dormy House, Walton Golf Club, Walton on the Hill
This famous garden was laid out by the notable gardener Gertrude Jekyll in 1906 but only the Shrubbery at the entrance to the golf club survives, but includes variegated hollies and yew hedge favoured by Jekyll. The main garden to Dormy House and adjoining walks have been lost and built over.

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18 Frith Park, Walton on the Hill

A good Victorian parkland with fine specimen trees.

19 Walton Oaks and the Hermitage, Walton on the Hill

At Walton Oaks the 1920 formal gardens, pond and temple by the architect Morley Horder and the adjoining rhododendron walks are of interest. The Victorian sunken garden and Georgian parkland trees of the Hermitage within the Walton Oaks site are also of interest. The wider Georgian parkland of the Hermitage is excluded as this has been recently covered by landfill from the adjoining development.

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20 Merstham House

This is the 18th century garden of Lord Joliffe, bisected by the M25. It contains a good collection of specimen trees.

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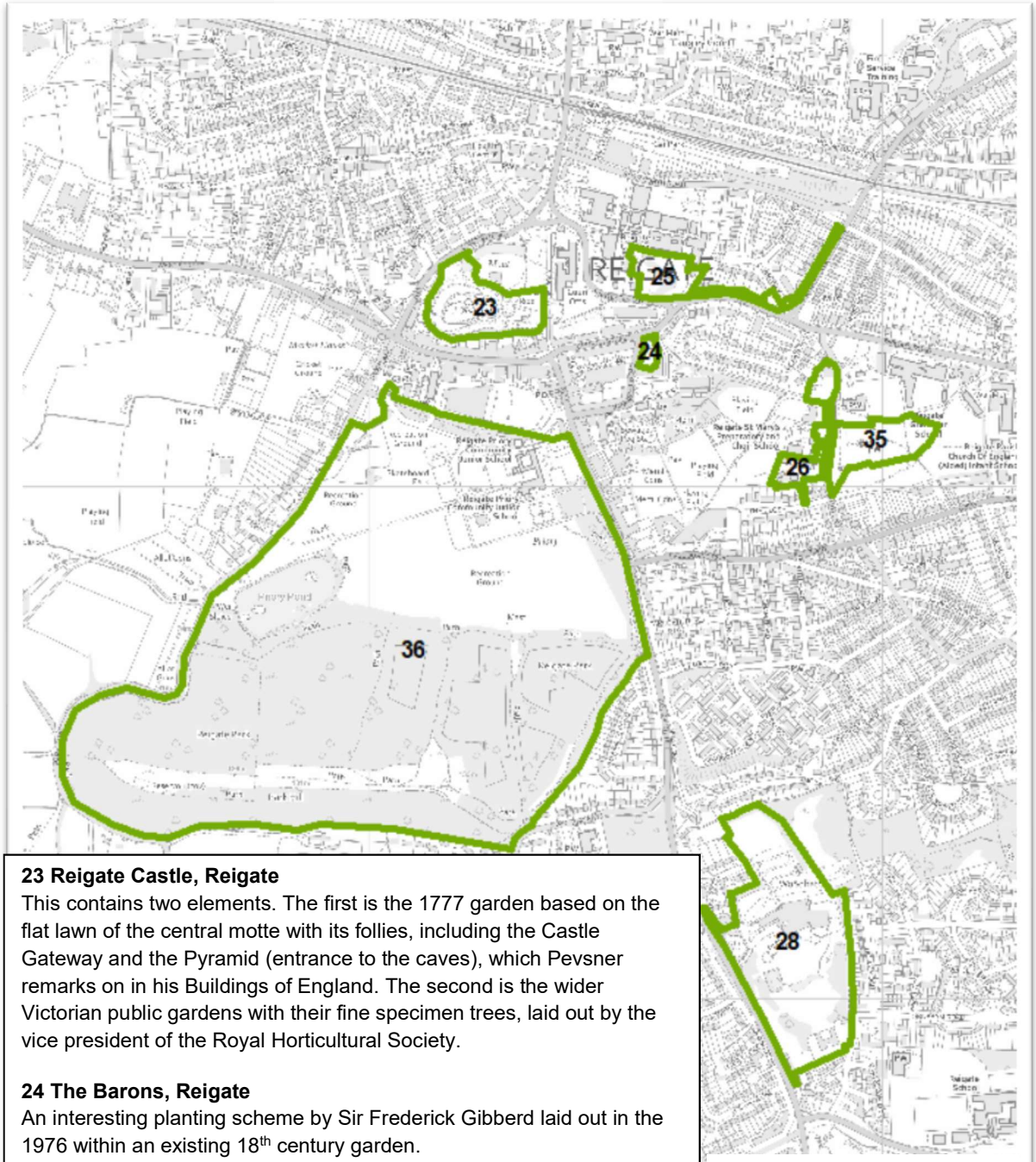
21 Colley Manor, Reigate

Only the Victorian shrubbery survives from the garden of a demolished mansion.

22 Colley House, Reigate

This Victorian garden contains a good collection of various pines.



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23 Reigate Castle, Reigate
This contains two elements. The first is the 1777 garden based on the flat lawn of the central motte with its follies, including the Castle Gateway and the Pyramid (entrance to the caves), which Pevsner remarks on in his Buildings of England. The second is the wider Victorian public gardens with their fine specimen trees, laid out by the vice president of the Royal Horticultural Society.

24 The Barons, Reigate
An interesting planting scheme by Sir Frederick Gibberd laid out in the 1976 within an existing 18th century garden.

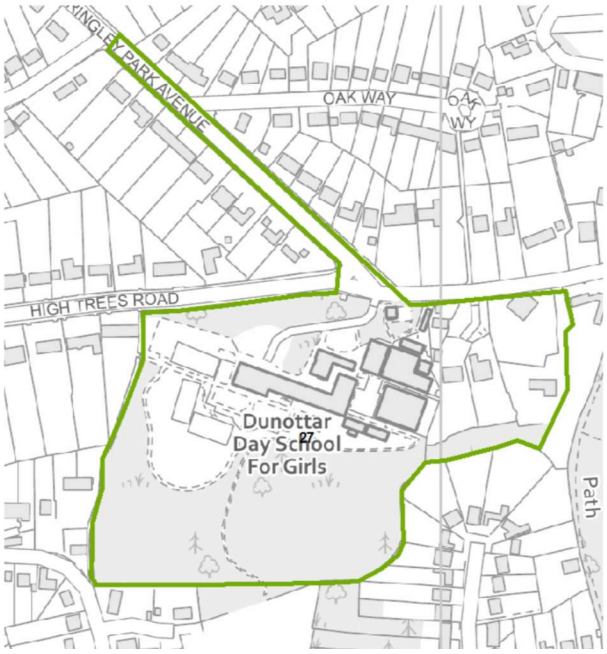
25 Reigate Lodge, Reigate
This consists of two parts. The original 18th century parkland survives within the grounds of Reigate College and the Shrubbery, now known as South Walk and East Walk in Croydon Road, restored with very good planting by Vincent Hooper ARIBA in 1913 whose objective was that every possible tree should be preserved.

26 Cherchefelle (including Choir School), Chart Lane, Reigate
A late 18th century garden with shrubbery and open landscape linked by a tunnel.

28 Woodhatch, Reigate
An 18th century park with good Victorian Shrubbery along Cockshot Hill, now part of the Canon site.

35 Dissenter's Cemetery (Reigate Churchyard)
This mid-Victorian cemetery has a fine pinetum.

36 Reigate Priory
18th century landscape garden, with deer park origins and Victorian formal gardens. Grade II listed Registered garden.



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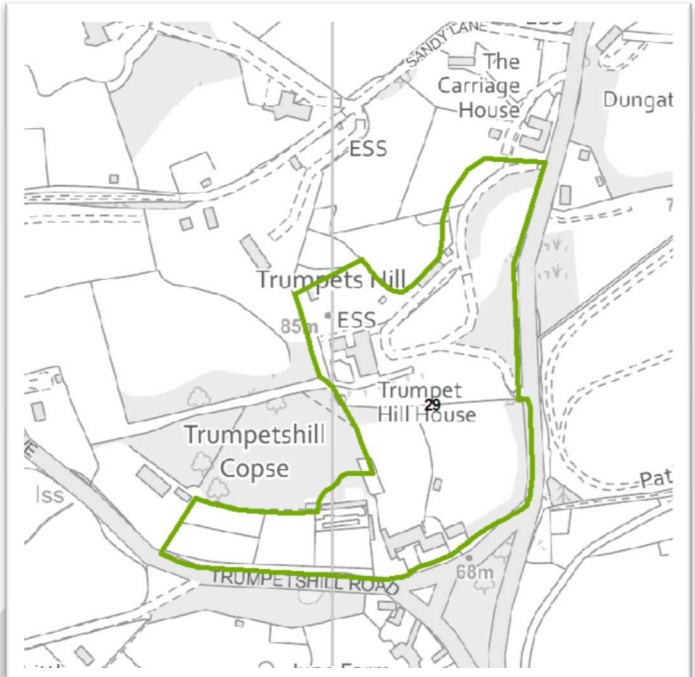
27 Dunottar, Reigate

An important and large Victorian garden with formal and woodland gardens. A very good collection of specimen trees survives. Approach avenue of specimen trees.



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29 Trumpet's Hill, Reigate

A garden laid out in 1901 by the architect D Barry.

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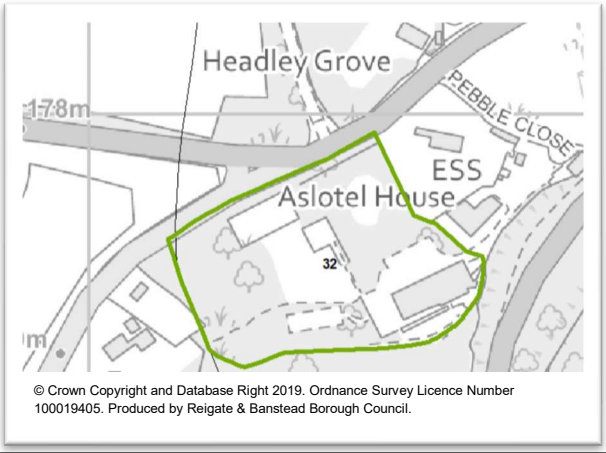
30 Royal Earlswood, Redhill

A hospital planting scheme laid out in 1852 by the architect Moffatt including a magnificent Wellingtonia avenue and rhododendron shrubbery.



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32 Pebblecombe, Pebble Close, Walton on the Hill

Setting of a locally listed house of circa 1830 with a fine collection of parkland trees including wellingtonia.

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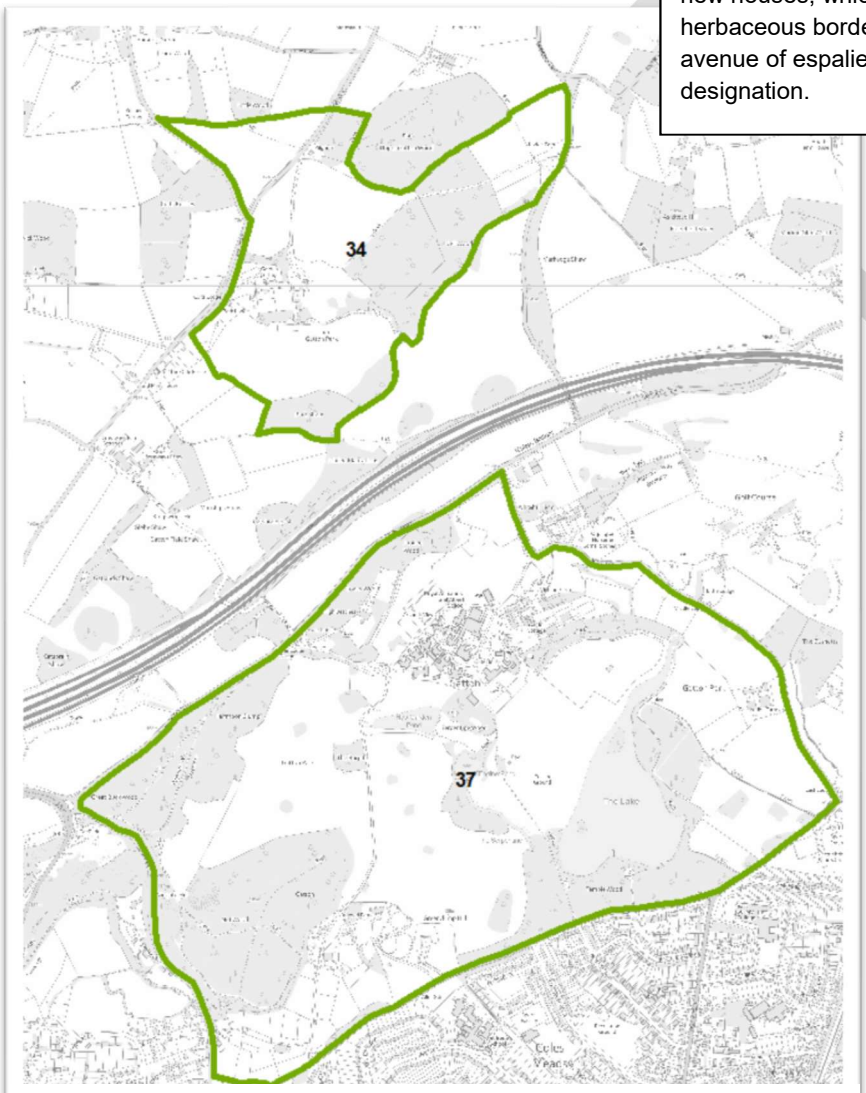
33 Holly Hill House, Holly Hill Drive, Banstead

Setting of a locally listed house of 1913 with fine formal garden with lily pond. The cul de sac of 5 new houses, which removed the important herbaceous border and kitchen garden with its avenue of espalier apple tree is excluded from the designation.



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34 Upper Gatton Park

An 18th century Capability Brown park with original cedar tree plant, grotto and a substantial kitchen garden wall.

37 Gatton Park

Capability Brown park & lake, with Victorian additions by the Coleman family (Grade II listed).

Appendix 2: Historic England Register of Parks and Gardens of Special Historic Interest

Lower Gatton Park

Overview

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1001409

Date first listed: 07-Dec-1998

Location

The building or site itself may lie within the boundary of more than one authority.

County: Surrey

District: Reigate and Banstead (District Authority)

Parish: Non Civil Parish

National Grid Reference: TQ2720352669

Details

Park and pleasure grounds forming the setting for a country house, with improvements to the existing park in the 1760s and 70s by Lancelot Brown; mid C19 remodelling around the house. Gardens remodelled in the late C19 by H E Milner, and further elaborated during early C20.

HISTORIC DEVELOPMENT

Gatton Park, with its surrounding pleasure grounds, kitchen garden, and orchard was purchased in 1751 by Sir James Colebrooke from William Newland. Sir George Colebrooke, banker and later chairman of the East India Company, inherited Gatton Park from his brother in 1761, owning the estate until 1774. He called in Lancelot Brown (1716?83) to advise on the grounds; Brown's involvement with the estate extended primarily from 1762 to 1768, but also included later visits. Brown's account

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book records payments totalling £3055 excluding later journeys, a sum representing a substantial amount of work.

The 1786 Christie's sale catalogue for the Gatton Estate, which included Upper Gatton to the north as well as Lower Gatton, published on the death of Lord Newhaven who owned the estate from 1774, cites the improvements to the house, pleasure grounds, park, lakes, and kitchen gardens at Lower Gatton Park as having cost 'upwards of £30,000'. The estate was purchased by a Mr Petrie who, in 1798, sold it on to Sir Mark Wood (VCH 1911). During his thirty-two years of ownership Sir Mark was responsible for much rebuilding and the estate was enlarged.

In 1830 the trustees of the fifth Lord Monson bought the estate, the property remaining in this family until 1888. Following the death of the seventh Lord Monson, the estate was purchased by Sir Jeremiah Colman, of the Colman's mustard firm. In 1893 Colman, a keen orchid grower, employed H E Milner, one of the sixty original recipients of the RHS Victoria Medal of Honour, to remodel the gardens and improve the parkland (Gardeners' Chronicle 1897).

In 1948 a major part of the site was bought by the Foundation of the Royal Alexandra and Albert School and it continues (1998) to be used as a boarding and day school. In 1952 the Colman family gave 40.5ha of parkland to the west of the site to the National Trust.

SITE DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Lower Gatton Park lies 3km to the north of Reigate, on the lower slopes of the North Downs. The 234ha site is bordered by Gatton Bottom road to the north-west and Wray Lane to the west. Gatton Park Road (A23) forms the boundary to the south, the earlier southern edge of the park having been straightened with the building of the public road in the mid C18. Rocky Lane, a former drive, provides the boundary to the north-east. The c 11ha lake lies towards the east corner of the site with rising land to the north and west.

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ENTRANCES AND APPROACHES

The main gate into the park is at North Lodge (listed grade II). The Lodge, a thatched cottage orne, stands c 400m to the north of the house by the hamlet of Gatton and probably dates from the ownership of Sir Mark Wood. From the main gate a drive leads south-west and after c 300m passes, to the north-west, the late C18 Gatton Town Hall (listed grade II), a small, square, open-sided building in Neoclassical style with eight Doric columns, triglyph frieze and pediment. This was where, until the parliamentary reforms of 1832, two candidates were returned to parliament. To the south-east of the track, c 50m north of the mansion, is St Andrew's church (listed grade B). The C13 church was restored and gothicised by the fifth Baron Monson in 1834.

The North Lodge is approached from Rocky Lane to the south-east. Rocky Lane originated as an entrance drive in the mid C19 and leads north-west from East Lodge on London Road via, after 700m, Middle Lodge, where the ground rises and continues another 600m to the main gate at North Lodge.

In the past access was gained by a number of additional approaches. An early C19 drive (now, 1998, a public bridleway) from West Lodge (listed grade II) at the south-west end of Gatton Park Road, ran north across the west side of the park to the mansion. The northern end of this drive was altered at the beginning of C20 to cross over an arch at the west end of Hop Garden Pond. From the north-west side of the site the Upper Drive (now, 1998, part of the North Downs Way) entered at a point formerly marked by a pair of lodges, and snaked across the north side of the park. The Upper Drive linked with the drive from West Lodge before branching (at the site of the former stables) to provide an approach to the north front of the house. In the late C18, the Upper Drive branched to the west of the mansion, crossing the park to continue south of The Lake to make a circuit.

PRINCIPAL BUILDING

The mansion house at Gatton Park (listed grade II) stands on the crest of the hill, north-east of centre of the park. The main front enjoys panoramic views out over parkland which falls from the south garden terrace to the shore of The Lake. The

mansion has been rebuilt many times during the history of the site. The house was substantially reconstructed if not quite rebuilt on a grander scale by the sixth Lord Monson making it 'a very fine example of the Italian style of house' (VCH 1911). The house was rebuilt by Sir Jeremiah Colman in neo-Georgian style after a fire in 1934, the prostyle hexastyle Corinthian portico (the reason for the building being listed), which Jeremiah Colman had added to the north side in 1891, being retained in the new design.

GARDENS AND PLEASURE GROUNDS

Below the main, south front of the mansion lies a broad, gently sloping grass terrace. As laid out and described by Keane (1849), the terrace was divided into four quarters by broad gravel walks which radiated out from a fountain vase in the centre. The southern edge of the terrace was marked by a line of urns. Much of the terrace was levelled in the mid C20 and is taken up by asphalt tennis courts, which impinge on the view across The Lake although a number of the urns survive.

From the north-east end of the terrace, a path leads east over a 'dry arch' (listed grade II and existing by 1838). The arch, built mainly of Gatton stone, passes over a service drive which leads to the kitchen garden. From the top of the arch the path leads to the Edwardian rockery (listed grade II). The steeply falling ground to the east of the house, beyond the terrace, was excavated by Colman in 1912 using unemployed labour. J Pulham and Son constructed the rockery, pools, and cascades using Kentish Ragstone and their own artificial Pulhamite stone and as a result of this project, there was 'a complete transformation of a shrubbery to a rockery and cascade adapted for heaths, alpines, and bog plants and aquatics' (J Horticulture and Home Farmer 1913). In 1998 the area was undergoing repair and restoration.

Beyond the rockery, to the east, is the late C18 Cedar Walk, a strip of wooded ground running down for c 400m between parkland to the northern end of The Lake. The Walk was first recorded on a survey of 1790 when it was probably planted with mixed evergreen and broadleaved trees with the area behind the path thickened with a shrubbery. Some of the present (1998) trees are thought to date from the original planting (Couch 1998). This path was also known c 1832 as Lady Cowper's Walk and at that time continued south-east to link up, via a bridge or ford over the north

end of The Lake, with London Road. The small overgrown pond half way down the Walk on the west side was first recorded in 1869 (OS).

The area to the west of the grassed terrace was substantially developed by Colman and E H Milner and features, now gone, included a classical Rose Temple, flower beds, urns, and a sundial. Paths descend to the west past the C20 building which houses the swimming pool to what was described in the sale catalogue of 1888 as a 'lovely Dell'. This is now (1998) neglected and overgrown but the winding pebble paths survive in places and plans are in hand to reinstate them. The area has been variously recorded as the Hop Garden (C18) and a formal garden (Rocque, 1768). The formal garden was removed as part of Sir George Colebrooke's landscape improvements and was redesigned in the late C19 by Colman and Milner with serpentine paths through undulating lawns, and island beds with shrubs and evergreens. The area also contained an Old World Garden, first mentioned in 1896 (Gardeners' Chronicle) as a rose garden planted within neatly clipped yew hedges (now out grown). A rectangular stone-edged pool which formed part of the design still (1998) holds water. By 1913 the roses were being replaced by herbs. To the south-west of the Old World Garden is the Hop Garden Pond (c 1ha), altered to its present wedge shape around the time of Brown's involvement at Gatton. Some 150m to the south-east of the Hop Garden Pond is Engine Pond (c 0.4ha), also altered in the 1760s. The water from the Engine Pond, which eventually leads into The Serpentine, a narrow piece of water which winds for c 300m south-east towards The Lake, first passes through the Japanese Garden. Made 1911?12, the Japanese Garden (now, 1998, overgrown) was described in 1913 as having among other attractions a rustic bridge, wooden Japanese lanterns, bog plants and bamboo, and a summerhouse.

PARK

The path from Cedar Walk to the east of the site continues south following the route of the C18 perimeter path around The Lake. The c 11ha lake with two islands was developed from an existing crescent of water (Rocque, 1768) by Lancelot Brown as part of the improvements to Lower Gatton Park for Sir George Colebrooke in the 1760s. After c 250m the lakeside path passes to the north-west the site of a bridge

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or ford which led north to Lady Cowper's Walk. To the south-east of the path is a belt of trees bounded by a curved avenue of horse chestnuts (planted late C19). Within the belt is the hydraulic ram installed by Sir Jeremiah Colman as a replacement for mid C19 rams. To the south of the site of the bridge The Lake widens and the path continues around the shore with views to the west and north-west.

At the southern end of the water is the site of the C18 Temple, remembered by the present building, Temple Lodge. The Temple was backed by a piece of woodland which occupies the area between the southern end of The Lake and Gatton Park Road. This was known variously as the Pheasantry (Estate survey, 1790), Bragg's Wood Pheasantry (Tithe map, 1838), and by its current name, Temple Wood (OS 1869). From Temple Wood the perimeter path proceeds to the south-west end of The Lake where it continues north towards The Serpentine. The Serpentine, now (1998) silted up and obscured by scrub, was altered by Lancelot Brown from a canal-like pond to its present form. To the north-west of The Lake, c 20ha of open parkland slopes down from the terraces in front of the mansion. Level areas are used by the school for sports but views back to the mansion and across the water survive. To the west and north the pleasure grounds are enclosed within parkland backed by woodland, much of which was recorded in the late C18 (Estate survey, 1790). A portion of parkland to the north-west and north of the mansion has been lost due to a complex of school buildings but remains bounded by the C18 carriage drive. To the east of the mansion and pleasure grounds the parkland is subdivided into paddocks and arable fields.

KITCHEN GARDEN

The extensive walled kitchen garden complex lies to the north-east of the mansion, to the east of the service track which runs under the dry arch. The largest garden, enclosed by walls made from Gatton stone (listed grade II), in various states of repair, lies immediately north-east of the service track. This is probably the oldest and is shown on the 1790 survey and may possibly have been earlier (Rocque, 1768). It is now divided for various activities but was shown in 1838 as a kitchen garden with hothouses. In Colman's time the area was an ornamental kitchen garden with a series of hothouses where Colman grew his famous collection of orchids; by

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1913 (OS) it was a rose garden. To the east of this enclosure are four other areas within brick and stone walls. The area to the east has been a kitchen garden since at least 1825; the Gardener's Cottage also dates from this time. The garden still contains a pool but the hothouses no longer survive. On a wall adjoining the cottage is an area of tufa accompanied by a small ornamental pool, the remains of a glasshouse. The three remaining areas to the east were probably used for fruit and one is currently (1998) gardened by the pupils from the school. The other two, walled only to the north, are denuded of their fruit trees and used as paddocks

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Maps John Rocque, Map of Surrey, surveyed c 1762, published 1768 Map of Lord Hylton's estate, 1768 [in Couch 1998] Survey of Lower Gatton, c 1790 [in Couch 1998] C & J Greenwood, Map of Surrey, 1823 Tithe map for Reigate parish, 1838 [in Couch 1998]

OS 25" to 1 mile: 1st edition published 1869. 3rd edition published 1913 1933 edition

Archival items Sale catalogue, 1888 (634), (Surrey History Centre)

Description written: October 1998 Amended: March 1999 Register Inspector: LCH Edited: April 2003

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Reigate Priory

Overview

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1001175

Date first listed: 01-Jun-1984

Location

The building or site itself may lie within the boundary of more than one authority.

County: Surrey

District: Reigate and Banstead (District Authority)

National Grid Reference: TQ 24969 49732

Details

Remains of formal gardens and pleasure grounds, c.9ha; park, 20ha, probably C16 or earlier.

SUMMARY DESCRIPTION

Priory founded 1235, converted to house 1541, mostly rebuilt 1776-79, again in 1802, and added to 1835, 1895 by J H Pollen who joined stables of c.1670 to house.

Formal gardens set in grounds contained by retaining wall overlooking park to south and west. On south axis is a hedged enclosure, with central path, cross path, central pool. Axis terminates with steps to raised walk. Large enclosure to west bounded by paths is now tennis courts; path which formerly crossed it still extends beyond grounds to avenue in park. Wooded pleasure grounds against north and east boundaries. Monks' Walk between borders. Notable cedars, shrubberies.

Garden wall, probably C18; boundary wall on Bell Street is rebuilt. Park has avenue c.225m long through open park to west. Avenue leads to Priory Pond, formerly a fishpond. Part of park backed by woodland of c.24ha. Open park to south of house.

Survey, 1622 of Reigate Manor describes old park, of 201 acres (c.81ha) with fine timber and fish pond. Grounds are now school and playing fields.

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Country Life, 6 Apr 1918, 340; 13 Apr 1918, 362; 20 Aug 1932, 224. Pevsner N, Nairn I, Cherry B, Surrey, 1971. VCH, Surrey, III, 1911, 231.

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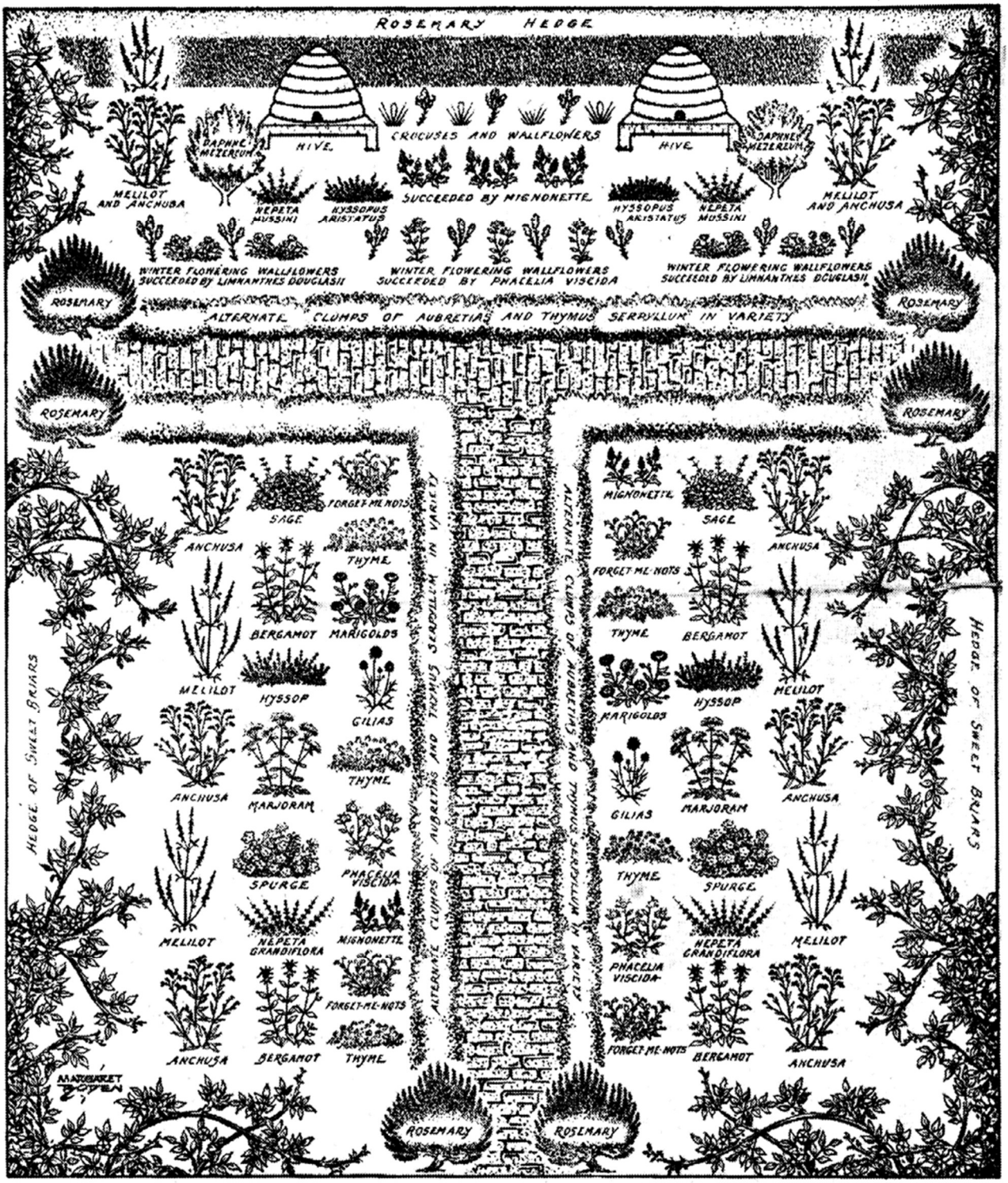

Eleanour Sinclair Rohde was an important garden writer who lived at Cranham Lodge, Croydon Road, Reigate. She wrote many books on herbs, vegetables and gardening including ‘Gardens of Delight’, ‘The Story of the Garden’ and ‘Herbs and Herb Gardening’. Above is her design for a Bee Garden.

Appendix 3: Useful Contacts and Reference Material

DEVELOPMENT IN THE GROUNDS OF A HISTORIC GARDEN

The initial point of contact will be the borough's Conservation Officer or a planning officer in the Development Management department. In the case of tree works the Tree officers in the department should be contacted. The switchboard number is 01737 276000.

RESEARCHING YOUR HISTORIC GARDEN - GETTING AN EXPERT

Finding an appropriate expert consultant can be difficult. Generally, such consultants should have a Conservation Diploma in Historic Gardens, from York, the Architectural Association or similar course bodies. The RIBA, IHBC and other institutes may have members with such qualifications but there is no specific institute for historic garden consultants at present. Why employ such a consultant? The best will have excellent research skills and will produce a Historic Landscape Survey & Management Plan for your park or garden which will consist of the following; geology and topography, history and chronology through extensive archive research, biodiversity, surveys of existing features, archaeology including the SMR, accurate Tree Surveys, assessment of viewpoints with a conclusion in terms of proposals and priorities and management objectives. Such research takes time and knowledge.

SURREY GARDENS TRUST

Launched in 1991. Talks, garden visits, conservation, restoration and recording of gardens.

Website http://www.surreygardenstrust.org.uk/

THE GARDENS TRUST

The Gardens Trust formed in 2015, following the merger of the Garden History Society and The Association of Garden Trusts. This national organisation represents and supports the growing number of county gardens trusts. Publications, training, visits and meetings are organised. They also help to advise on the setting up of local trusts. They are statutory consultee on planning applications affecting any site on the national register of Parks and Gardens of Special Historic Interest.

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They currently delegate to the Surrey Gardens Trust on advice for applications. In the case of the Reigate & Banstead Borough Council these include Gatton Park and Reigate Priory (both Grade II). (Historic England are only a statutory consultee on applications affecting Grade I or II*) sites.
They are based at 70 Cowcross Street, London EC1M 6EJ.
Website www.gardenstrusts.org.uk

ROYAL HORTICULTURAL SOCIETY

The society has an advisory service for members, a monthly magazine, library etc.
80 Vincent Square London SW1P 2PE.
The RHS garden at Wisley have a good stock of gardening reference books for sale.
Website https://www.rhs.org.uk/

GATTON PARK

The Gatton Trust, the Gatton Park Education Trust, and the Gatton Park Volunteers, have an active role in the promoting the park as a heritage asset. The main part of Gatton Park is owned by the Royal Alexandra and Albert School.
Website www.gattonpark.com

THE NATIONAL COUNCIL FOR THE CONSERVATION OF PLANTS AND GARDENS (SURREY GROUP)

Website www.nccpg.com

SURREY HISTORY CENTRE

130 Goldsworth Road, Woking, Surrey GU21 6ND
The main county archive for local records.
Website https://www.surreycc.gov.uk/culture-and-leisure/history-centre

HORLEY LOCAL HISTORY CENTRE

Horley Library, 55-57 Russell Square, Victoria Road, Horley
For local collections relating to Horley.
Website https://www.surreycc.gov.uk/culture-and-leisure/local-history-centres/horley

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REDHILL CENTRE FOR LOCAL & FAMILY HISTORY

Redhill Library, Warwick Quadrant, Redhill

For local collections relating to Redhill and Reigate.

Website https://www.surreycc.gov.uk/culture-and-leisure/local-history-centres/redhill

HOLMESDALE NATURAL HISTORY CLUB

Their extensive collection includes local history collections and a herbarium of British flowering plants some dating back to the 18th century (The Club was founded in 1857).

Website http://www.hnhc.co.uk/

HISTORIC ENGAND ARCHIVE (FORMER NATIONAL MONUMENT RECORD)

National collection of photographs relating to the historic environment including aerial photographs.

Website https://historicengland.org.uk/images-books/archive

REFERENCE BOOKS

'**Rejuvenating a Garden**' by Stephen Anderton (1998 Kyle Cathie Limited ISBN 1 85626 276 6)

Most gardens need rejuvenation and careful cutting back at some point and this book is a useful reference

Historic England have some guidance mostly in relation to registered parks and gardens.

https://historicengland.org.uk/

'**Discovering Period Gardens**' by John Anthony Shire Publications (ISBN 0-7478-0340-4)

'**A Glossary of Garden History**' by Michael Symes Shire Publications ISBN 0-7478-0223-8 is a useful explanation of the terms used for garden features

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The 1920 Garden Temple at Walton Oaks by Morley Horder

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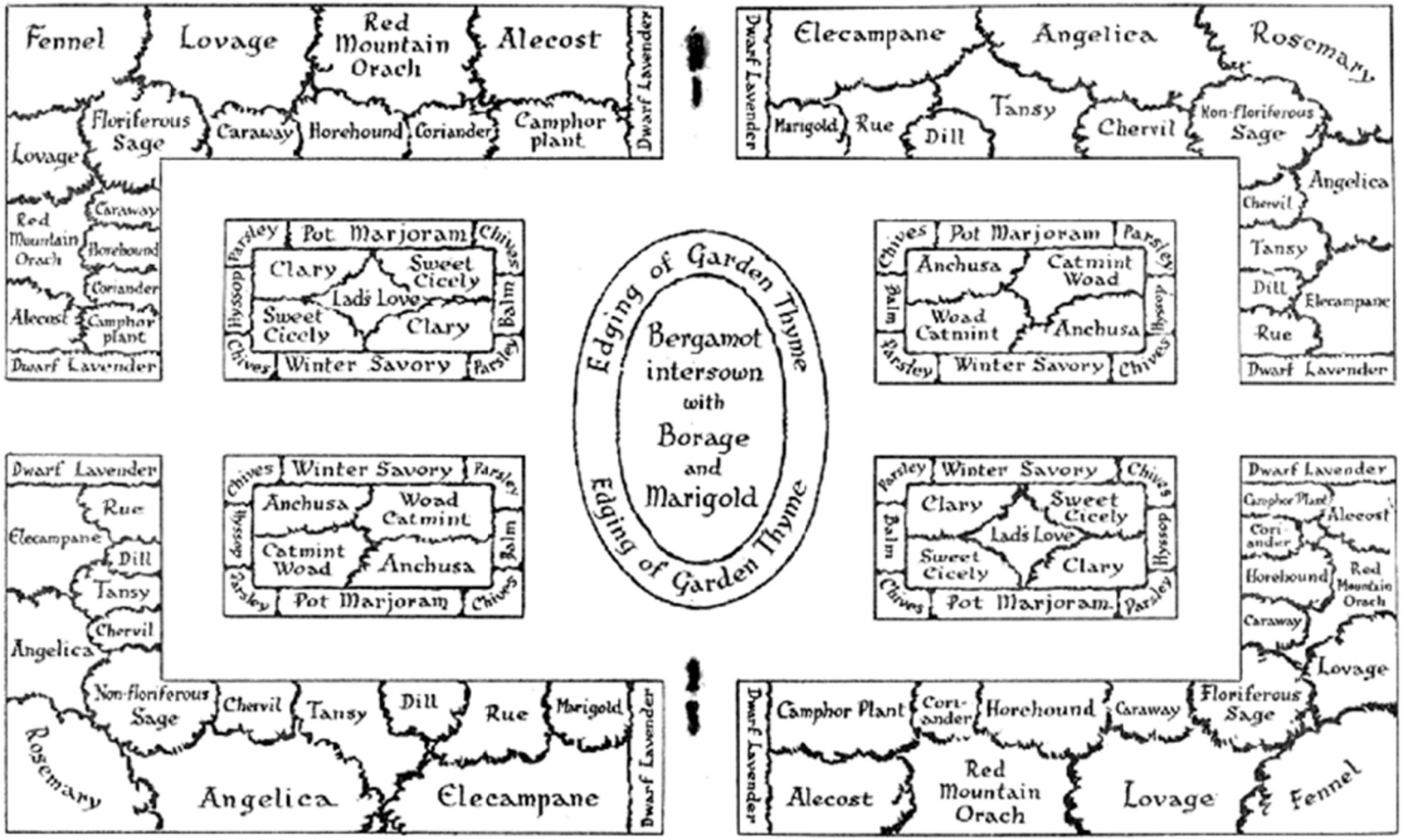
Fennel
Lovage
Red Mountain Orach
Alecost
Floriferous Sage
Caraway
Horehound
Coriander
Camphor plant
Dwarf Lavender
Pot Marjoram
Parsley
Chives
Clary
Sweet Cicely
Lad's Love
Winter Savory
Hyssop
Balm
Edging of Garden Thyme
Bergamot intersown with Borage and Marigold
Elecampane
Angelica
Rosemary
Tansy
Dill
Rue
Chervil
Non-floriferous Sage
Marigold
Anchusa
Catmint
Woad
Camphor Plant
Coriander
Horehound
Red Mountain Orach
Lovage
Fennel

Appendix 4: Gardens Open to the Public

PLEASE NOTE THAT THE PARKS AND GARDENS IN THIS DOCUMENT ARE NOT OPEN TO THE PUBLIC UNLESS SPECIFICALLY STATED. IT IS IMPORTANT THAT THE PRIVACY OF OWNERS IS RESPECTED

PUBLIC PARKS

Reigate Castle, Priory Park and Nork Park are public parks owned by the Council.

GATTON PARK

The Gatton Trust, the Gatton Park Education Trust, and the Gatton Park Volunteers, have an active role in the promoting the park as a heritage asset. The main part of Gatton Park is owned by the Royal Alexandra and Albert School. The park is occasionally open to public. Please check website for details.
Website www.gattonpark.com

NATIONAL GARDENS SCHEME

The National Gardens Scheme, Surrey branch, publish a yearly booklet 'The Gardens of Surrey' (a national book is available as well from most bookshops) with gardens open for charity. These include private gardens which would not otherwise be open to the public, including some in this borough.
Website https://ngs.org.uk/

Fine Edwardian topiary at a house in Kingswood

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Appendix 5: Local Plan Policies

Core Strategy

Policy CS4 : Valued townscapes and the historic environment

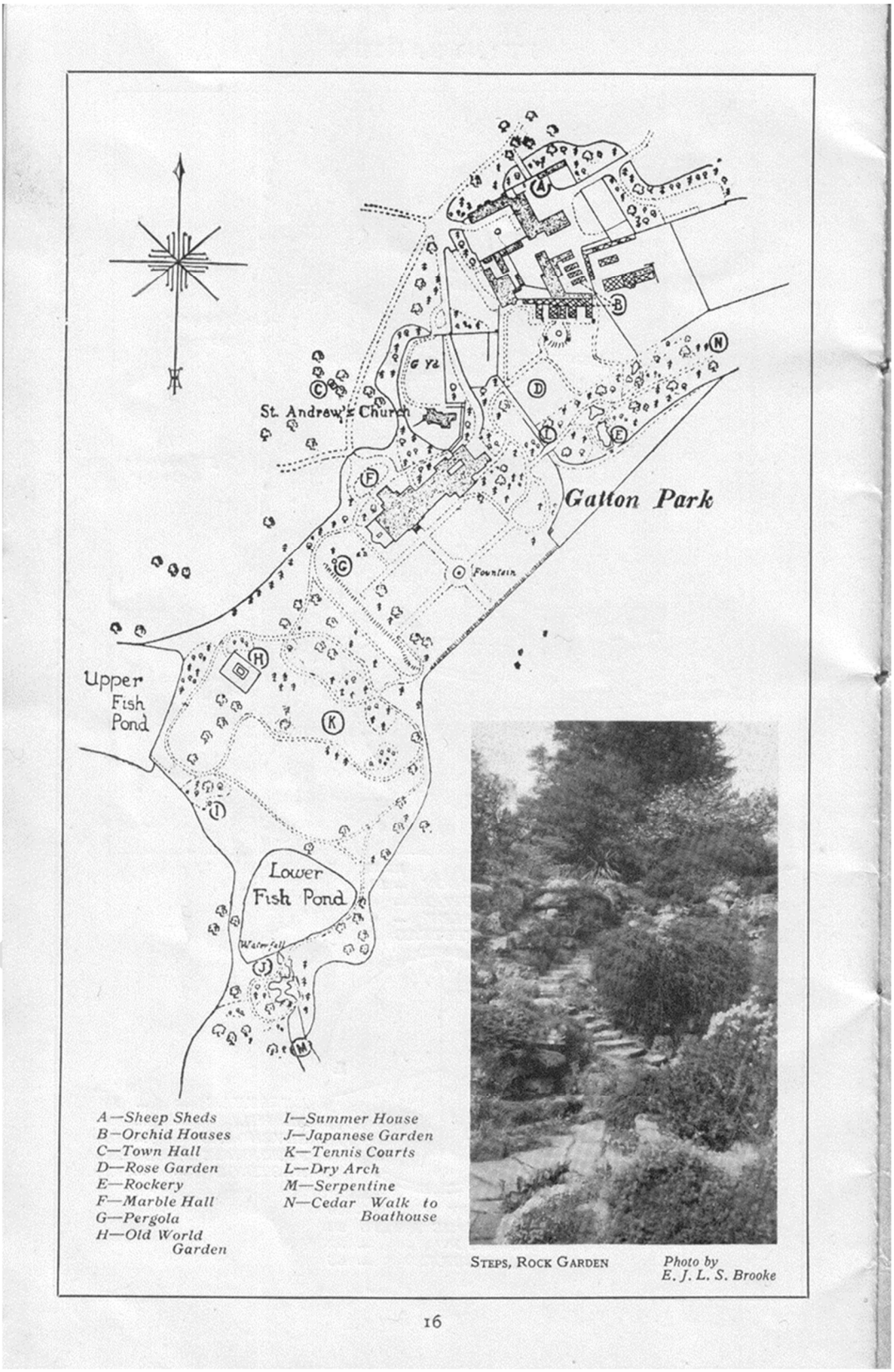
1. Development will be designed sensitively to respect, conserve, and enhance the historic environment, including heritage assets and their settings. Development proposals that would provide sensitive restoration and re-use for heritage assets at risk will be particularly encouraged.
2. Development will respect, maintain and protect the character of the valued townscapes in the borough, showing consideration for any detailed design guidance that has been produced by the Council for specific built-up areas of the borough. Proposals will:
   a. Reflect high standards of sustainable construction in line with policy CS11
   b. Be of a high quality design which takes direction from the existing character of the area and reflects local distinctiveness
   c. Be laid out and designed to make the best use of the site and its physical characteristics, whilst minimising the impact on surrounding properties and the environment
   d. Protect and where appropriate enhance existing areas of biodiversity value and the links between them.

Development Management Plan (DMP)

Policy NHE9: Heritage assets

1. Development will be required to protect, preserve, and wherever possible enhance, the Borough's designated and non-designated heritage assets and historic environment including special features, area character or settings of statutory and locally listed buildings.
2. All planning applications that directly or indirectly affect designated or non-designated heritage assets must be supported by a clear understanding of the significance, character and setting of the heritage asset, and demonstrate:
   a. how this understanding has informed the proposed development
   b. how the proposal would affect the asset's significance; and
   c. any necessary justification proportionate to the importance of the heritage asset and the potential effect of the proposal.
3. In considering planning applications that directly or indirectly affect designated heritage assets, the Council will give great weight to the conservation of the asset, irrespective of the level of harm. Any proposal which would result in harm to or total loss of a designated heritage asset or its setting will not be supported unless a clear and convincing justification is provided. In this regard:
   a. Substantial harm to, or loss of, Grade II assets will be treated as exceptional and substantial harm to, or loss of, Grade I and II* assets and scheduled monuments will be treated as wholly exceptional.
   b. Where substantial harm to, or loss of designated heritage assets would occur as a result of a development proposal, planning permission will be refused unless there are substantial public benefits which would outweigh the harm or loss; or
      i. it can be robustly proven that there are no other reasonable and viable uses for the asset in the short or medium term nor any other realistic prospect of conservation; and
      ii. the harm or loss would be outweighed by the benefits of redevelopment.
   c. Where less than substantial harm to a designated heritage asset would occur as a result of a development proposed, the harm will be weighed against the public benefits of the proposal.
4. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be subjected to the tests in (3) above.

5. In considering proposals that directly or indirectly affect other non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.
6. All development proposals must be sympathetic to a heritage asset and/or its setting by ensuring the use of appropriate high quality materials, design and detailing (form, scale, layout and massing).
7. Development that would help secure the long term viable use and sustainable future for heritage assets, especially those identified as being at risk of loss and decay, in a manner consistent with its conservation will be supported. Any associated or enabling development should have an acceptable relationship to the heritage asset, and character of the surrounding area.
8. Proposals which retain, or if possible, enhance the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features in a manner consistent with its conservation, will be supported.
9. Proposals affecting a Conservation Area must preserve, and where possible, enhance the Conservation Area, paying particular regard to those elements that make a positive contribution to the character of the Conservation Area and its setting, and the special architectural or historic interest of the area.
10. Demolition (full or partial) of a building or removal of trees, structures or other landscape features in a Conservation Area will be permitted only where:
    a. a replacement development has been approved; and
    b. the loss of the existing building, structure, tree or landscape feature will not detract, or where appropriate enhances, the character or appearance of the Conservation Area. Assessment of the contribution of an existing building must have regard to its character, design and construction, but not its condition.
11. Development within or affecting the setting of a historic park or garden will be required to:
    a. Avoid subdivision.
    b. Retain or restore features of historic or architectural interest, including trees, other distinctive planting and hard landscaping, and garden features.
    c. Where relevant, be accompanied by an appropriate management plan.
12. An archaeological assessment including where appropriate a field evaluation, will be required to inform the determination of planning applications for:
    a. Sites which affect, or have the potential to affect, Scheduled Monuments.
    b. Sites which affect, or have the potential to affect, areas of Archaeological Importance or High Archaeological Potential.
    c. All other development sites exceeding 0.4ha.
13. Where the policies map, or other research, indicates that remains of archaeological significance are likely to be encountered on a site, the Council will require schemes for the proper investigation of the site to be submitted and agreed. These must incorporate the recording of any evidence, archiving of recovered material and publication of the results of the archaeological work as appropriate, in line with accepted national professional standards.



A turn of the century guide to the extensive gardens of Gatton Park.
Source: Holmesdale Natural History Society