 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	16 December 2020
	REPORT OF:	HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	7	WARD: Reigate

SUBJECT:	To designate the proposed extension to Wray Common Conservation Area followed by consultation on the designation
PURPOSE OF THE REPORT:	For the Planning Committee to designate the proposed extension to Wray Common Conservation Area Conservation Area followed by consultation on the designation.
RECOMMENDATION:	
<ol style="list-style-type: none"> 1. It is recommended that Alvington House and Alvington Cottage at 59 and 61 and the Reigate Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road, Reigate are included in the Wray Common Conservation Area as delineated on the plan in Appendix 1 and designated as a extension to the Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 2. Authorise officers to formally consult on the extension Wray Common Conservation Area following designation and report these views back to the Planning Committee for further consideration. 	
Planning Committee has authority to determine the recommendations.	

1.0 BACKGROUND

- 1.1 The Borough currently has 22 Conservation Areas. They are defined by the legislation as areas of special architectural or historic interest, which are desirable to preserve or enhance. The Council has a statutory duty to regularly review designations and boundaries, and a review of all boundaries took place in 2007, looking at identity areas and cohesive character groups as well as the age of buildings and their architectural interest. That programme of designations and extensions was completed in 2013. A review is currently taking place in regard to boundaries of existing Conservation Areas and potential new designations for other areas as part of the regular review process. The potential for the inclusion of Alvington House and Alvington Cottage and the Reigate

Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road in the Wray Common Conservation Area has recently come to the attention of officers during a planning application process. One of the advantages of Conservation Area status is that it allows the Local Authority greater powers to facilitate appropriate development and consider the existing buildings in the context of the character of the area.

2.0 STATUTORY PROVISION

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

3.0 CHARACTER ASSESSMENT OF PROPOSED EXTENSION TO WRAY COMMON CONSERVATION AREA

3.1 The Wray Common Conservation Area consists principally of large Victorian houses in spacious in the vicinity of Wray Common. A number of earlier buildings such as Wray Farmhouse and the Windmill are found on the borders of the common. Pevsner describes it as “a lush and effective open space surrounded by big houses in gardens, and a model of good open suburban landscape”.

3.2 The Conservation Area was designated in 1988 and extended in 2006. The draft Conservation Area Appraisal of 2014 did not suggest any extensions but following a comprehensive Historic England national study of Conservation Areas in 2017 it is evident that a review of Conservation Area boundaries and designation is needed to include areas which would now meet accepted standards of designation elsewhere.

3.3 In the case of Wray Common, it is evident that a wider area should be considered for inclusion, Whilst this requires further study to define such boundaries, Alvington House and Alvington Cottage have been brought forward due to the current application for demolition of Alvington House. Alvington House is a red brick Victorian mansion and Alvington Cottage, the former gardeners cottage with coach house to front and complement the existing character of Victorian mansions in spacious grounds it is considered these should be included within the boundary of the area, as they contribute to the architectural interest character of the area. Alvington House and the coach house to Alvington Cottage date from the 1850's, the earliest phase of building on the estate, with late 19th century gardener's cottage behind when the Wray Park Estate was developed after the arrival of the railway in Reigate in 1847. The extension would also include the Reigate Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road. This is the 19th century Reigate

Stone boundary wall to Birdhurst, a Victorian Mansion now demolished but whose coach house is already in the Conservation Area at 77 Wray Park Road. These buildings and wall would contribute to the group of Victorian houses in this part of the Wray Common Conservation Area and link both to Wray Common as well as being in proximity to St Davids and Brockmere to the west.

4.0 RESOURCE IMPLICATIONS

- 4.1 The greater certainty in the development management process will considerably reduce time spent on negotiation and discussion of proposals and give clarity for future applications and appeals.

5.0 LEGAL IMPLICATIONS

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

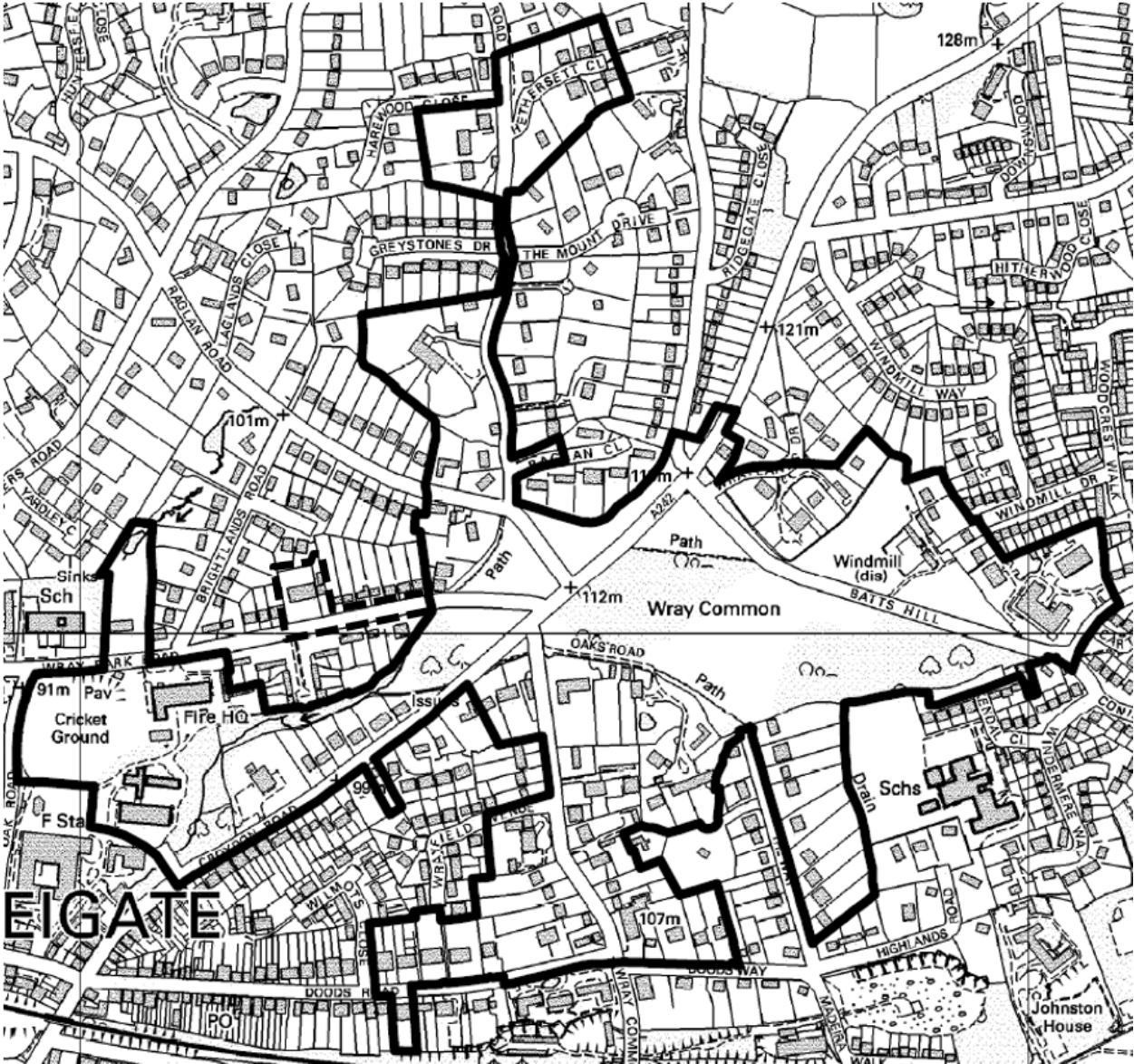
6.0 CONCLUSIONS

- 6.1 It is considered that Alvington House and Alvington Cottage and the Reigate Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road are worthy of inclusion in the Wray Common Conservation Area, as they contribute significantly to the identity and character of Wray Common Conservation Area. Without protection, there is a danger that Alvington House may be demolished which will have a negative effect on the character of Wray Common Conservation Area. It is recommended that the Committee approve designation of the Conservation Area and consult on the designation, with report back to Planning Committee on the results of the consultation. There is no requirement to consult before designation and designation would provide interim protection whilst the consultation process takes place.
- 6.2 It is recommended that Alvington House and Alvington Cottage at 59 and 61 Wray Park Road, Reigate and the Reigate Stone boundary wall and stone and brick pier to 63 to 75 (odd) Wray Park Road are included in the Wray Common Conservation Area as delineated on the plan in Appendix 1 and designated as an extension to the Conservation Area, under sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that public consultation be undertaken. .

Background Papers: None

Appendix 1

PROPOSED WRAY COMMON CONSERVATION AREA EXTENSION



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Conservation Area - Wray Common, Reigate Proposed Extension dotted line



Detail of proposed boundary extension (dotted). Extension Conservation Area hatched. Alvington House, Alvington Cottage and coach house and Reigate Stone boundary wall and brick pier to 63 to 75 (odd) Wray Park Road shaded black.