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Claygate Village Conservation Area

Claygate Village Conservation Area (Designated by Elmbridge Borough Council - 28 November 1990)

Statement of Designation

The Conservation Area consists of two separate groups of buildings. The first area is based upon the original village centre around The Green, including parts of Elm Road and the High Street, together with the cottages at the rear of Elm Road.

This area has retained a distinctive character, in marked contrast with the later development surrounding it. The Old Village is over 1,000 years old and is mentioned in the Domesday Book. The focal point of the village is The Green, with its horse trough (1911) and Fountain (1893). The Bakery predates 1867, when it was the Post Office. Foley Cottages form an unspoilt picturesque group. The Hare and Hounds public house is a prominent building dating back to the early 19th Century but it has been extensively altered since that time. Several of the shops facing The Green have retained attractive Victorian shopfronts. Sims and Sydney Cottages and Sydney Terrace date back to c1880. The original school building in Elm Road and the Cottages date back to 1885.

The mature trees and landscaping add to the attractiveness of The Green and give it a strong sense of identity. The Green acts as a focal point for the buildings which surround it. An improvement scheme was carried out to The Green in 1985, by the Claygate Village Residents Association (CVRA). This scheme included the construction of a raised brick kerb, restoration of the drinking fountain and horse trough, additional seating and planting shrubs and flowers. The CVRA was awarded a prize by the Civic Trust and a grant from the Council.

The second area is based upon an attractive group of buildings in Church Road, bordered by the Recreation Ground. Holy Trinity Church (1840) in Norman Revival Style, is a statutory listed building. The Vicarage and Church Villas date back to 1840 and are included on the Local List.

The listed buildings enjoy statutory protection and the local list buildings are subject to Local Plan policies. The area has remained largely unaffected by modern development, although unfortunately some of the groups of cottages behind the High Street have lost their original character through unsympathetic alterations, including new windows, doors, roofs, and painting or rendering the external walls.

The designation of these two areas in Claygate Village as a Conservation Area will enable the Council to exercise greater control over the demolition of the unlisted buildings and should ensure that new development and alterations or extensions to existing houses do not detract from the character or appearance of the area.

For more information, please email us at **tplan@elmbridge.gov.uk**