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Cobham (Plough Corner) Conservation Area

Cobham (Plough Corner) Conservation Area (Designated by Elmbridge Borough Council - 28 November 1990)

Statement of Designation

The area is based upon a small group of buildings around the junction of Downside Road with Plough Lane, together with a substantial portion of Cobham Park, including the House and its Lodge. Plough Corner is an attractive area with a strong identifiable character and reasonably well defined boundaries. The buildings have an attractive rural setting with the landscaped grounds of Cobham Park providing additional quality, albeit that they are not readily visible from the public highway.

The area comprises a cohesive group of buildings of which a high proportion are of architectural and historic interest. The group of buildings around Plough Corner has strong historical connections with the house at Cobham Park. The present house was built in 1870, replacing a number of earlier buildings and is a Grade II listed building. The Brewhouse and woodyard within the grounds were built in 1848 and are separately listed as Grade II. The Plough public house, an 18th Century timber-framed building, and Plough Corner Cottage, a 17th Century timber-framed building, are also included on the statutory list. Nos. 1-3 Plough Cottages, dating from the mid 18th Century, and the unaltered Nursery Garden Cottage (c.1770) within the walled gardens are both included on the local list. Bridge Cottages and Spring Cottage, in Downside Road, although unlisted, are attractive cottages with largely unaltered front elevations. The remaining buildings all appear to have been associated with Cobham Park and consist of the Nursery Gardens, gardeners cottages, estate cottages and laundry building. The attractive old walled gardens are a good example of a large pre-Victorian kitchen garden which is still used as a plant nursery.

The area has changed little over time and has remained unspoilt by modern development or by unsympathetic alterations to the existing houses. The Plough public house, Plough Corner Cottage and Cobham Park enjoy statutory protection and the local list buildings are subject to Local Plan policies. The whole area is situated within the Green Belt, which

should protect the area and its setting from inappropriate development. The area has changed little over time and has remained unspoilt by new development or by alterations or extensions to existing buildings. It is important that this situation should continue by applying to the area the stricter planning controls relating to a Conservation Area. These will bring control over the demolition of the unlisted cottages and walls and should help to achieve a higher standard of design for alterations and extensions to the existing buildings.

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