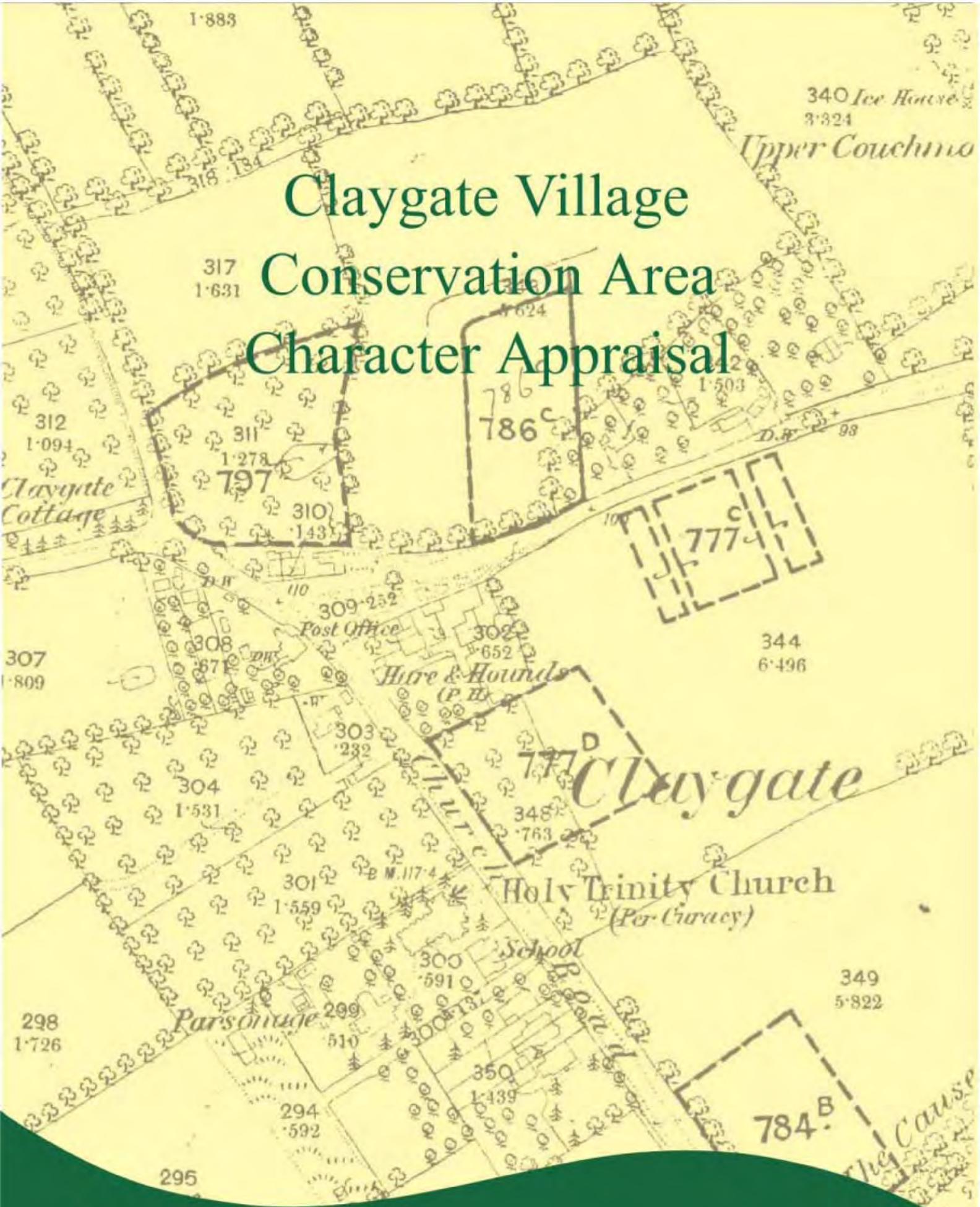


Claygate Village Conservation Area Character Appraisal



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CLAYGATE VILLAGE CHARACTER APPRAISAL

The designation, review, protection and management of conservation areas are part of the statutory duties of Elmbridge Borough Council as the local planning authority. However, community involvement is essential in understanding the special nature and different issues for each individual conservation area.

This document was created through collaborative working between Elmbridge Borough Council conservation staff and local volunteers in Claygate. Following public consultation it was adopted as Supplementary Planning Guidance (SPG) by Town Planning Committee on 12 December 2000. However, due to changes in the planning system, conservation appraisals can no longer be recognized as SPG. The document will be used to refer to, and in the interpretation of existing policies in, the Replacement Elmbridge Borough Council Local Plan 2000 (REBLP 2000); in the preparation of the Local Development Framework (LDF); as a basis for understanding the area, and as a tool to inform decision making and monitoring.

The document is available in PDF format on the Council's website www.elmbridge.gov.uk

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CLAYGATE VILLAGE - CHARACTER APPRAISAL

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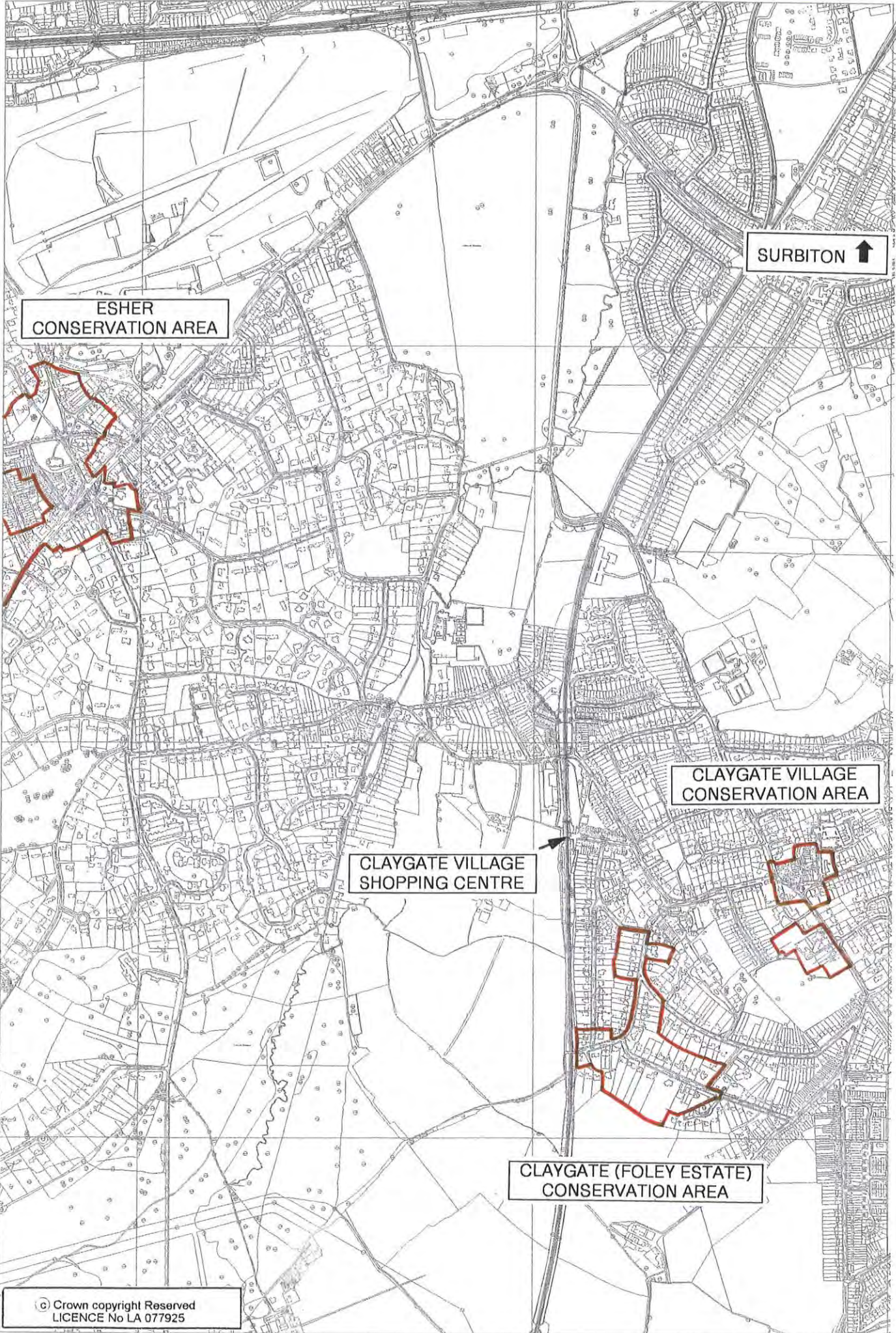
CLAYGATE VILLAGE - CHARACTER APPRAISAL

1.0 INTRODUCTION

- 1.1 Conservation Areas are defined as "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" (Section 69(1)(a) of the Listed Buildings and Conservation Areas Act 1990). The character of conservation areas can vary considerably, but a number of factors are considered to be important and will need to be present to justify their designation. In particular, the quality of individual and groups of buildings an historic street pattern and layout, the mix of uses, characteristic materials, an appropriate scaling and detailing of contemporary buildings, the quality of the spaces between buildings and of the trees in the area. The designation of a conservation area means that the planning authority can exercise stronger control over the form and design of the development in order to protect and enhance its special character. Designation also introduces a general control over the demolition of unlisted buildings and the lopping or felling of trees above a certain size.
- 1.2 The above Act provides the legislative base for all conservation related matters. Planning Policy Guidance Note 15: Planning and the Historic Environment (1994) provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. The Replacement Elmbridge Borough Local Plan sets out local planning policies for the designation, protection and enhancement of conservation areas (HEN9-15), and these are listed in Appendix 1, together with other relevant sources of information.
- 1.3 The following character appraisal identifies what is of special architectural or historic interest about the Claygate Village Conservation Area. It provides a basis for specific problems to be identified, proposals to be made and for general guidelines and useful advice to be given. The study has been guided by advice prepared by English Heritage (*Conservation Area Appraisals, English Heritage – March 1997). The location of the Claygate Village Conservation Area is shown on Map 1.
(*NB English Heritage guidance was updated by a new document in 2006).

2.0 CLAYGATE VILLAGE

- 2.1 Claygate Village is the surviving part of the original village centre which is over 1,000 years old and is mentioned in the Domesday Book. St. Leonard's Road and Hare Lane run east-west through the original Village. Today Claygate has a population of around 6,500. The main shopping centre now lies about one-third mile to the west, close to Claygate station, leaving the old village primarily in residential use. Esher Town Centre lies 2 miles to the north-west and Surbiton lies 4 miles to the north-east.
- 2.2 The focal point of Claygate Village is The Green, which is surrounded by attractive groups of old buildings. These include a mix of small shops, modest cottages and houses, a restaurant and a public house. The form of The Green is important historically and contains the Fountain (1893) and horse trough (1911). Together with the mature trees and landscaping, these add to the attractive nature of the area and give it a strong sense of identity.
- 2.3 The old village also extends down Church Road to include buildings on the south-west side. Of particular interest is the listed Holy Trinity Church, and several locally listed buildings, including the old vicarage and a number of attractive villas.



ESHER
CONSERVATION AREA

SURBITON ↑

CLAYGATE VILLAGE
CONSERVATION AREA

CLAYGATE VILLAGE
SHOPPING CENTRE

CLAYGATE (FOLEY ESTATE)
CONSERVATION AREA

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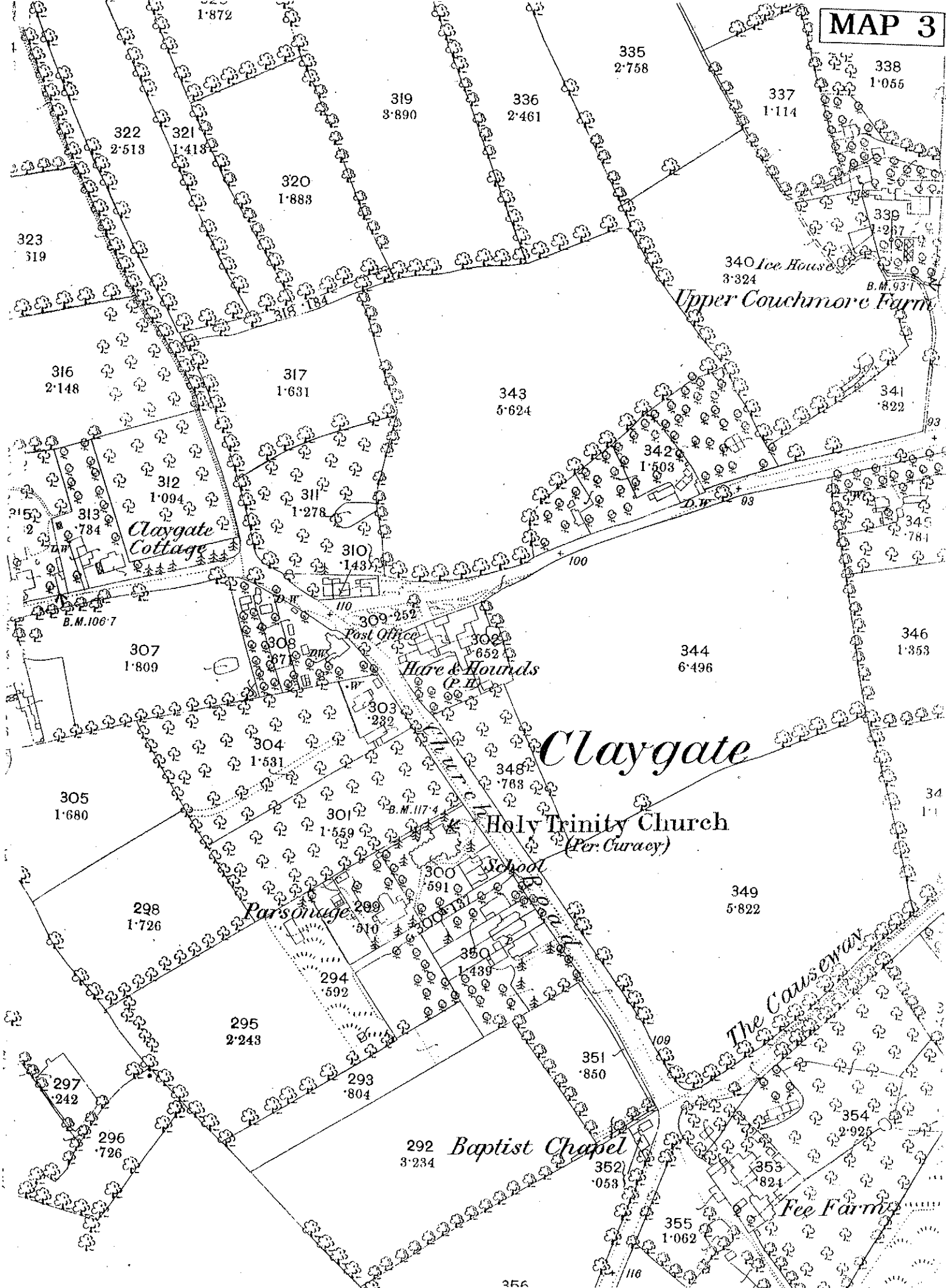
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3.0 HISTORICAL DEVELOPMENT

- 3.1 The enclosure of part of Claygate Common in 1838 provided the first impetus for change (Map 2). In particular, the availability of land led to the construction of the Holy Trinity Church in 1840 to serve the Claygate area. This was built next to a track named Church Road and shortly afterwards a parsonage, school and several substantial houses were built close by. Also rebuilt about this time was a country house in extensive grounds of 150 acres on the eastern margins of the village, called Ruxley Lodge. From modest beginnings in the 18th Century, it was extended and altered several times by Lord Foley in the 1870's to become an impressive residence.
- 3.2 The Ordnance Survey Map of 1867 shows many of these buildings, together with the old Village Green formed by the junction of Hare Lane, Church Road and St. Leonards Road (Map 3). Around the Green are some of the earliest recorded buildings, including the Bakery which pre-dates 1867, when it was the Post Office and the Hare and Hounds Public House, built in the early 19th Century but extensively altered in 1931 in line with its present exterior appearance (Photographs 1 and 2). For many years, the post office was owned and run by Edward Napper, who in 1874 was described as a postmaster, grocer, cheesemonger and baker.
- 3.3 The Ordnance Survey Map of 1896 clearly shows that the building of the railway and Claygate Station, in 1885, provided the catalyst for further development in and around the Claygate area (Map 4). In particular, The Green had become the heart of the expanding Village with a new primary school and several small cottages being built behind the old Bakery, on the west side of Elm Road and to the north of The Green.
- 3.4 Also, during this period, many new roads were laid out in close proximity to the railway station on land owned by the Hon. Fitzalan Foley. These included Foley Road, Beaconsfield Road, Gordon Road, Claremont Road and Albany Crescent. All these form part of the Foley Estate. By 1913, the Ordnance Survey Map indicates that the western part of the village, including large parts of the Foley Estate and shopping area around The Parade had largely been developed (Map 5).
- 3.5 Even today the historic street pattern and the original burgage plots within Claygate Village are clearly discernible, and have influenced the location and scale of buildings, particularly around The Green (Map 6). Although the village has lost many of its community services and shops, The Green retains a most attractive lively atmosphere, enhanced by the interesting range of buildings which surround it.

4.0 CONSERVATION AREA BOUNDARY

- 4.1 The Claygate Village Conservation Area was designated by Elmbridge Borough Council on 28 November 1990. This followed extensive public consultation with owners and occupiers living in the area. (Appendices 2 and 3). The Conservation Area was designated in order to protect and enhance its character for the benefit of residents and for the enjoyment of future generations. A copy of the designation statement and Committee reports are attached in Appendices 4 and 5.



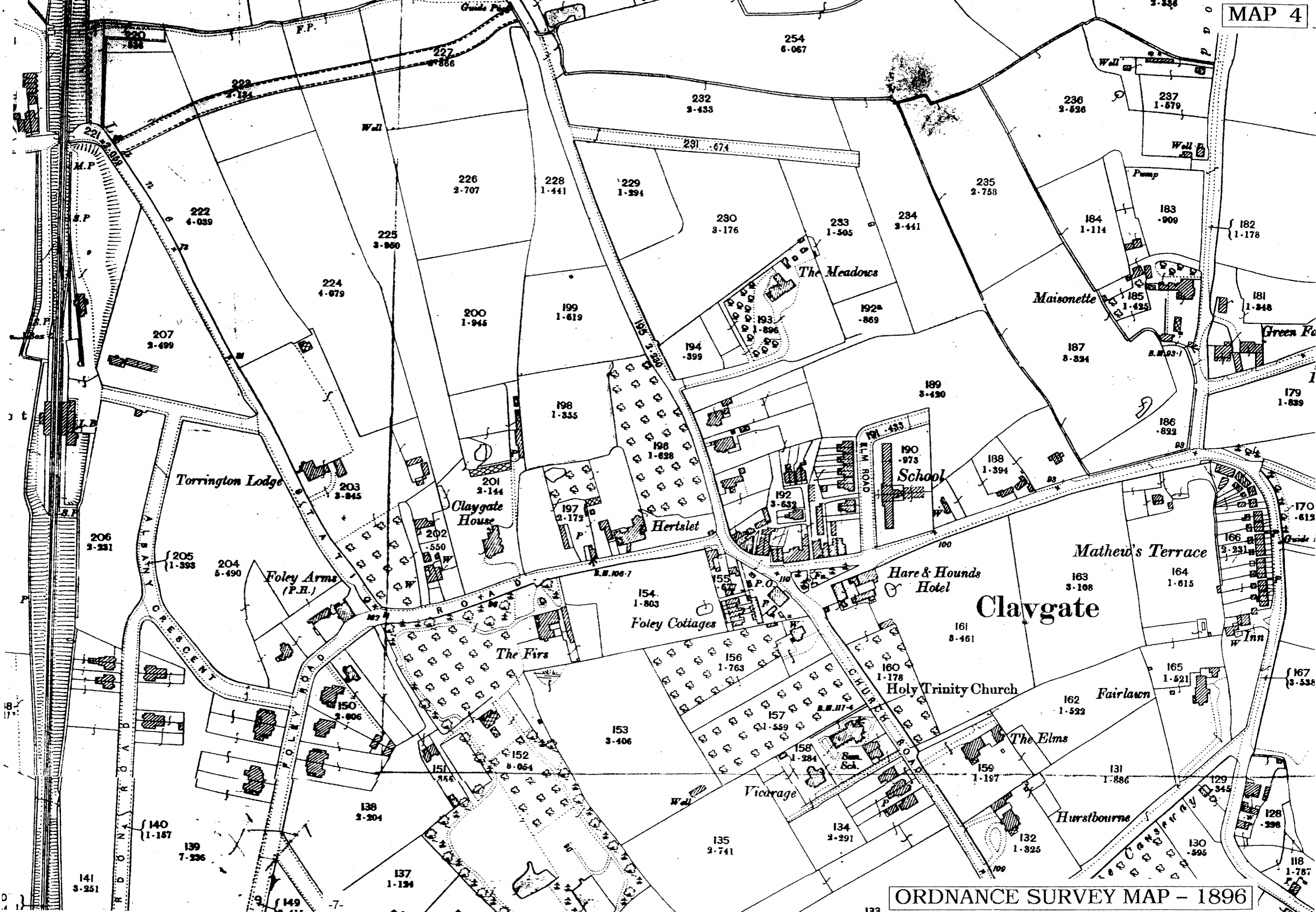
VIEWS OF THE GREEN
- CLAYGATE VILLAGE



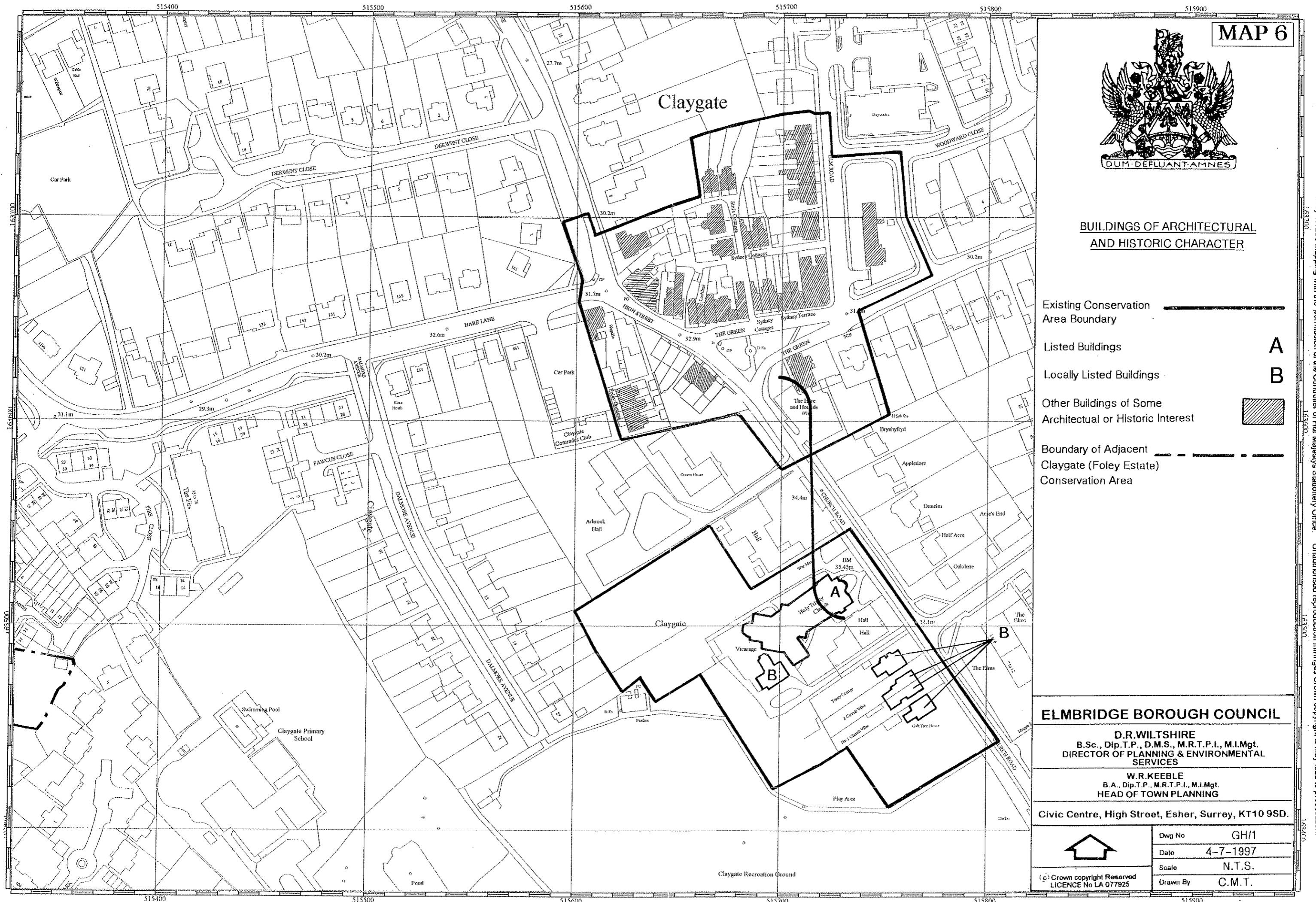
1. THE OLD BAKERY BUILDING



2. THE HARE AND HOUNDS PUBLIC HOUSE







MAP 6



BUILDINGS OF ARCHITECTURAL AND HISTORIC CHARACTER

- Existing Conservation Area Boundary
- Listed Buildings **A**
- Locally Listed Buildings **B**
- Other Buildings of Some Architectural or Historic Interest
- Boundary of Adjacent Claygate (Foley Estate) Conservation Area

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	Date	4-7-1997
	Scale	N.T.S.
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- 4.2 The Conservation Area consists of two separate areas. The boundary of the first area has been closely drawn to include the original heart of the settlement around The Green, together with the most attractive groups of old cottages, Victorian dwellings and small shops. It excludes the larger scale modern office building to the south. Its character is essentially still that of a small village centre (Map 6). The second area immediately to the south is based upon an attractive group of statutory and locally listed buildings in Church Road, bordered by the Recreation Ground (Map 6).
- 4.3 The Claygate (Foley Estate) Conservation Area lies to the south west (Map 1).

5.0 PREVAILING USES

- 5.1 The form and layout of the Conservation Area is very much influenced by the prevailing or former uses within the area. Fundamental to the area's character is both its domestic nature and its small scale shops. Around the Green several of the shops, including the well known Bakery and cake shop, have closed and converted to residential use. Others have reopened and include such uses as restaurants and a beauty salon.
- 5.2 To the north and west, small terraced cottages are still evident, with the old school building still standing in Elm Road. South of the Green, The Hare and Hounds Public House remains a prominent landmark building. The Village Green forms an attractive open space in its own right, used mainly for passive activities such as sitting. Together all the buildings and spaces around the Green give this part of the conservation area a strong cohesive identity and character.
- 5.3 South-east of the Green, along Church Road, the Holy Trinity Church and the adjacent vicarage form some of the oldest buildings in the village. Also built around this time close by, were several grander villa style houses with larger gardens.
- 5.4 Between these two areas on the south-west side of Church Road, two buildings, the village hall built in the 50's and Crown House, a mid 1980's office building, were both omitted from the conservation area due to their contrasting character. However, both these buildings bring further life to the Conservation Area as a whole.

6.0 CHARACTER OF THE BUILDINGS/TOWNSCAPE QUALITY

6.1 The Village Green and buildings to the north

This area has retained a distinctive character, in marked contrast with much of the later development surrounding it. The buildings and rear alleyways form tightly knit groups of domestic scaled (two-storey) late Victorian terraces and semi-detached cottages. These are invariably located on narrow plots some 4-5 metres wide, which has allowed higher densities (Map 6).

- 6.2 Buildings in this part of the Conservation Area have either been constructed with hipped roofs or present strong gable features to the street. Nearly all the buildings have chimney stacks and pots. Many of those fronting onto The Green and the High Street have retained their attractively proportioned Victorian shopfronts and surrounds (Photographs 3 and 4). All these features add to the character of the area and help to reflect the narrow width of buildings and emphasise their strong vertical and horizontal rhythms.

NORTH SIDE OF THE GREEN



3. STRONG GABLE FEATURES TO THE STREET



4. RETENTION OF VICTORIAN
SHOPFRONTS AND SURROUNDS

- 6.3 At a more detailed level, nearly all the buildings have simple facades with vertical timber framed sliding sash windows (Photograph 5). Several properties incorporate ground floor bay windows and contrasting wall surfaces which help to articulate the buildings. (Photograph 5). Original doors are invariably timber panelled, some with glazing at the top. Decorative brick detailing is evident around windows and doors adding to the visual richness of the buildings (Photograph 6).
- 6.4 Many of the houses to the west and north of The Green, including Foley Cottages, Sims and Sydney Cottages and Sydney Terrace all date back to c.1880 and form a harmonious group with a distinctive character (Map 6). The original school building in Elm Road and the cottages opposite date back to 1885 and have retained many of their original features (Photograph 7). However, amongst the oldest and most attractive buildings within the Conservation Area, are the old Bakery and its attached small scale cottages.
- 6.5 These buildings have recently been renovated and converted into dwellings as part of a larger redevelopment scheme involving new two storey dwellings either side of the old Bakery and cottages. This development has considerably improved the appearance and enclosure around this part of The Green by omitting the large open area of tarmac to the north-west of the Bakery building. The new buildings themselves have picked up the fine grain of the area, respected the historic building line and incorporated the traditional pattern of frontages, to help integrate the development into the street scene (Photograph 8). Elsewhere, most of the buildings remain largely unaltered, with the exception of the Hare and Hounds public house and small scale extensions and changes in some of the shop fronts.
- 6.6 The Holy Trinity Church and surrounding buildings
- The second area is based upon an attractive group of buildings in the southern part of Church Road, bordered by the Recreation Ground (Map 6). Of particular interest is the Holy Trinity Church, a Grade II listed building, built by Henry Kendal (Photograph 9). The church dates back to 1840, but was considerably enlarged in 1866 when a second tower was added. It was built to serve the newly-formed parish of Claygate, making it probably the oldest building in the Conservation Area. The church was built in the Norman Revival style and constructed of grey brick with stone dressings under a slate roof. It was originally based on a cruciform plan and contains twin towers to the east end, which although set back, provide a landmark feature on Church Road (Map 7). More recently, following an appeal in 1997, the church nave was significantly enlarged and a single storey extension added at the rear. However, the church continues to be surrounded by an attractively laid out graveyard, mature trees and old brick walls.
- 6.7 Other buildings which add to the character of this part of the Conservation Area include the Vicarage, a mid 19th Century building situated behind the Church. This is an attractive two-storey dwelling with white rendered elevations and a slate roof (Photograph 10). Also of note are Oak Tree House, 1-2 Church Villas and Trinity Cottage fronting Church Road, which date back to the early 1840's. They form a group of buildings with distinctive gables, together with white painted rendered elevations and slate roofs (Photograph 11). All these buildings have retained many of their original features, and are included in the Council's local list of buildings of architectural or historic interest.

HIGH STREET (NORTH)



5. VERTICALLY PROPORTIONED WINDOWS
AND CONTRASTING WALL SURFACES



6. DECORATIVE BRICKWORK DETAILING
AROUND SLIDING SASH WINDOWS



7. THE OLD SCHOOL BUILDING – ELM ROAD



8. NEW DEVELOPMENT AROUND THE GREEN

LISTED BUILDING IN THE
CONSERVATION AREA












9. HOLY TRINITY CHURCH, CHURCH ROAD – (GRADE II)



MAP 7



LEGIBILITY ANALYSIS


- Existing Conservation Area Boundary 
- Important Buildings which close the View 
- Major Route 
- Key Junction/Focal Point 
- Landmark Building 
- Existing Front Gardens 
- Existing Front Entrances 
- Poorly Defined Frontage 
- Important Trees/Tree Group 

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OTHER BUILDINGS OF ARCHITECTURAL
OR HISTORIC INTEREST



10. THE VICARAGE, CHURCH ROAD



11. OAK TREE HOUSE, CHURCH VILLAS
AND TRINITY COTTAGE, CHURCH ROAD

7.0 BUILDING MATERIALS

7.1 The majority of buildings within the Conservation Area have pitched slate or clay tile roofs, with attractive brick chimney stacks and detailing. Walls are constructed of red or yellow stock bricks, some of which have been rendered and/or painted. Many are decorated with a feature brick around both windows and doors, together with string courses, whilst others have decorative bargeboards and dentil courses at eaves level. Front boundaries consist of brick walls and/or painted metal railings with supporting pillars, white painted picket fences or close boarded timber fences.

8.0 THE RELATIONSHIP OF BUILDINGS TO THE VILLAGE GREEN

8.1 The Green remains the main focus of the Conservation Area. It makes a valuable visual contribution and provides an important setting for the buildings located around its edge. The historic form of the Village Green is well defined by the High Street, Church Road and The Green. All the buildings front onto the adjacent roads in the traditional manner and provide an attractive appearance to the centre of the village. Both the surrounding buildings and mature trees help to enclose the adjoining roads and the Green, to create a 'sense of place' and identity, and to reinforce the area's special character (Photographs 12 and 13).

8.2 The historic buildings on the north side of the Green are similar to each other in their massing and plan form as indicated in Diagram 1. They are predominantly two-storey and provide a unified and harmonious group, which is framed and softened by mature trees. In all cases the scale of the buildings relates well to the street width.

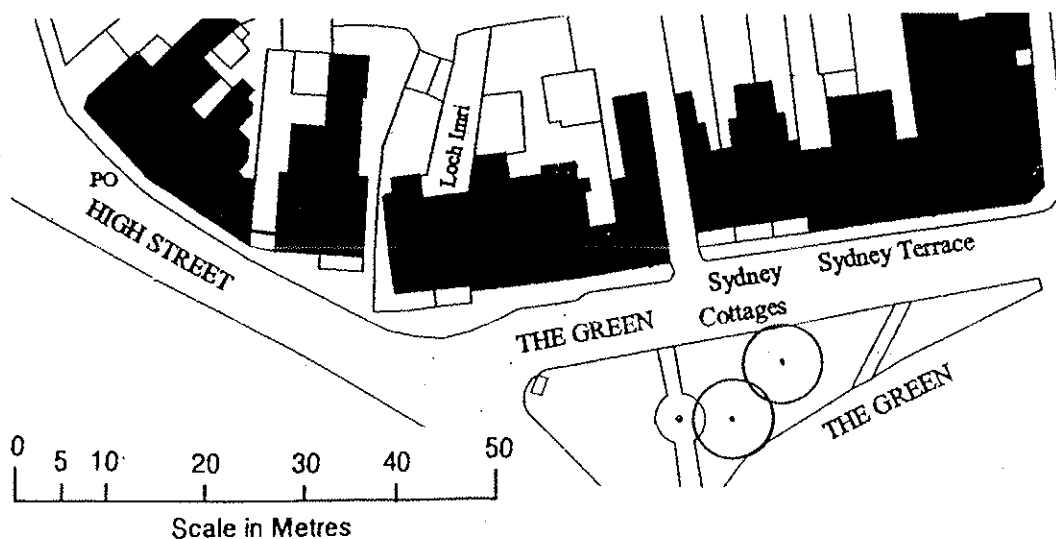


Diagram 1 - Street Plan Form, The Green (north)

**BUILDINGS AND TREES
ENCLOSING THE GREEN**



**12. ATTRACTIVE BUILDINGS AND MATURE TREES
ON THE SOUTH-WEST SIDE**



13. BUILDINGS AND MATURE TREES ON THE NORTH SIDE

- 8.3 On the south-east and south-west sides of the Green, the buildings are similar in plan form and continue the domestic scale found on the north side. Trees and shrubs along both these frontages, together with the recent introduction of four new narrow house types on the Bakery site, considerably improve enclosure of this part of the Green. Furthermore, these buildings have respected the established building line, which reinforces and defines this important public place (Diagram 2). However, the former Bakery and the Hare and Hounds Public House continue to stand out visually from their surroundings and can be seen from a distance (Map 7). They not only help to close the view when approaching The Green, but also have value as points of reference.

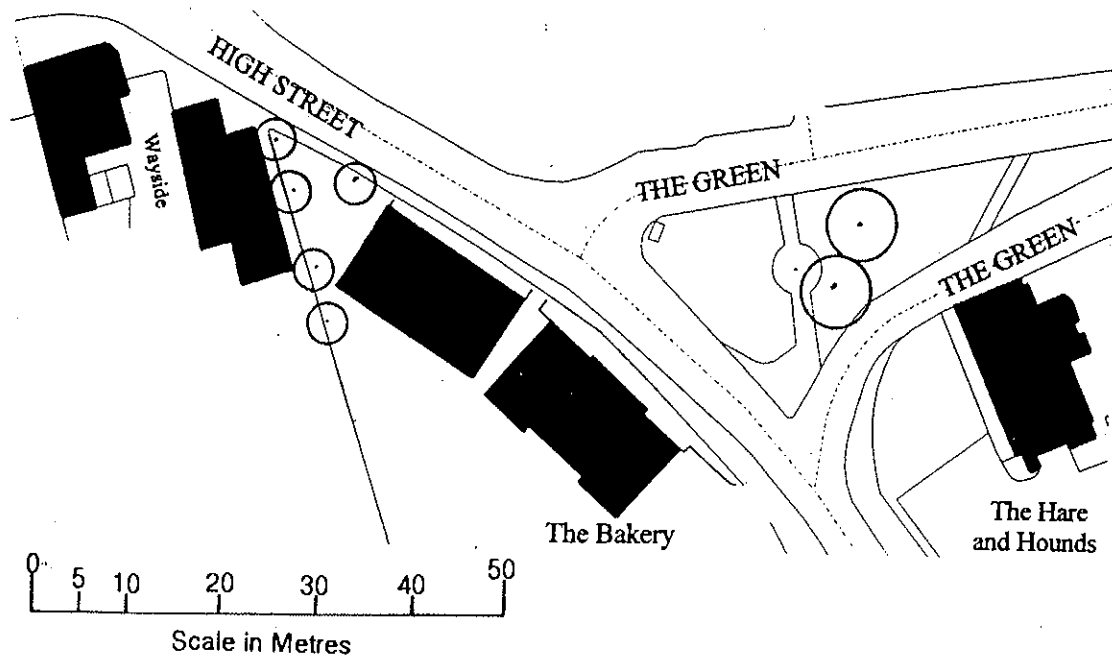


Diagram 2 - Street Plan Form, The Green (south-east and south-west)

9.0 CONTRIBUTION MADE BY GREEN SPACES, TREES AND THE EDGES

- 9.1 The Green forms a small but attractive green open space. It has a distinctive triangular shape, which is surrounded by roads and buildings. A landscape scheme initiated by the Claygate Village Residents Association in the mid 1980's, added new street furniture and generously planted gardens. This considerably enhanced The Green and improved the setting for the historic fountain and horse trough. Fine mature trees planted both on and around the edge of the Green, add to this strong cohesive identity and character. In addition Church Road is also enhanced by mature trees, which help to enclose it and add to the attractiveness of the approach to The Green (Photograph 14).

THE APPROACH TO THE VILLAGE GREEN



14. MATURE TREES ALONG CHURCH ROAD

- 9.2 As previously indicated, all the buildings around The Green front onto the adjacent roads in the traditional manner, achieving a clear distinction between public and private space (Map 7). This not only provides an attractive appearance, but also helps to concentrate people and activity at the front of dwellings, shops and other commercial buildings in the area.
- 9.3 In particular, this layout has allowed dwellings to have their own separate front door accessed directly off the street. This allows both comings and goings to be directly visible from The Green and to contribute to the life and appearance of the Conservation Area as a whole. Also, it has encouraged attractive front gardens of between 1.5 and 5 metres deep around The Green (Map 7). The exceptions are the front gardens along Church Road, which are much larger with a depth of about 10 metres, but in some cases obscured by high fencing.
- 9.4 In general gardens are well planted with trees, flowers and shrubs, and are enclosed with low brick walls, timber or picket fences, railings and hedges. These provide visual continuity and a firm edge to the Green and surrounding roads, contributing greatly to the character and charm of this area.

10.0 FACTORS WHICH DETRACT FROM THE AREA'S SPECIAL CHARACTER

- 10.1 There are not many factors which detract from the Conservation Area. However, the open tarmac area to the front and side of the Hare and Hounds Public House is dominated by a poorly laid out and prominent car park. There is clearly an opportunity here to improve the appearance of the car park and the enclosure of The Green, with landscaping and additional tree planting.
- 10.2 Outside the Conservation Area, the village hall, located on Church Road adjacent to the Holy Trinity Church, is a large unattractive 1950's building. It is dominated at the front by a large area of open tarmac used for car parking, although this is partially hidden by several ornamental trees along the front boundary. The prominence of this hard surface is emphasised by a lack of tree planting. Consequently, it has a negative impact on the setting of the adjacent listed church and the Conservation Area as a whole. If the opportunity arises to redevelop this site, street enclosure could be improved with a sensitively design building located nearer to Church Road.
- 10.3 Similarly, Crown House built in the mid-1980s, is contrary to the traditional character and form of buildings within the Conservation Area. However, the impact of the large car parking area in front of the building, is somewhat reduced by the mature trees along the front boundary. Planning permission has been granted for an extension at the front of this building. If implemented this will allow improvements to its design and appearance and ensure that the building is more sensitive to the character and appearance of the Conservation Area.

CONSERVATION POLICIES AND SOURCES OF INFORMATION

Planning Policy Guidance Note 15: Planning and the Historic environment (1994) provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas and other elements of the historic environment. The main Local Plan policies relevant to this study are listed below. The Local Plan is available for viewing at the Civic Centre in Esher and at local libraries throughout the Borough.

THE ENVIRONMENT

ENV1*	Development and the Environment
ENV2	Standard of Design
ENV3*	Safe and Secure Environment
ENV10	Environmental Improvement Schemes

THE HISTORIC ENVIRONMENT

HEN1*	Total or Partial Demolition of a Listed Building
HEN2*	Extensions and Alterations to a Listed Building
HEN3*	Shopfronts within Listed Buildings
HEN4*	Blinds and Canopies on a Listed Building
HEN5	Advertisements on a Listed Building
HEN6*	Change of use of a Listed Building
HEN7*	The Setting of a Listed Building
HEN8	Locally Listed Buildings and Features
HEN9	Designation and Review of Conservation Areas
HEN10*	Demolition in a Conservation Area
HEN11	Development Within a Conservation Area
HEN12*	Alterations and Extensions Within a Conservation Area
HEN13	Shopfronts Within a Conservation Area
HEN14	Blinds or Canopies in a Conservation Area
HEN15*	Advertisements in a Conservation Area

*Under the Planning and Compulsory Purchase Act 2004 these policies expired on 27/9/2007.

OTHER PUBLICATIONS

Other relevant publications available from the Town Planning reception are listed below:

BUILDING CONSERVATION IN SURREY ADVISORY LEAFLETS

Historic Buildings – An Owner's Guide
 Preservation & Repair of Timber-framed Buildings
 Repointing in Brick and Stone
 Windows in Historic Buildings
 Roof Repairs to Historic Buildings
 Doors and Porches on Historic Buildings
 Mortars, Plasters and Renders
 Cleaning of Historic Buildings
 Repair and Maintenance of Stone Buildings

ENVIRONMENT

Preservation of Trees

Protected Trees – A Guide to Tree Protection Procedures (DETR)

CONSERVATION/LISTED BUILDINGS

Redevelopment and New Buildings in Conservation Areas

Alterations and Extensions in Conservation Areas

Advertisements in Conservation Areas

Shopfronts in Conservation Areas

Conservation Areas – A Guide

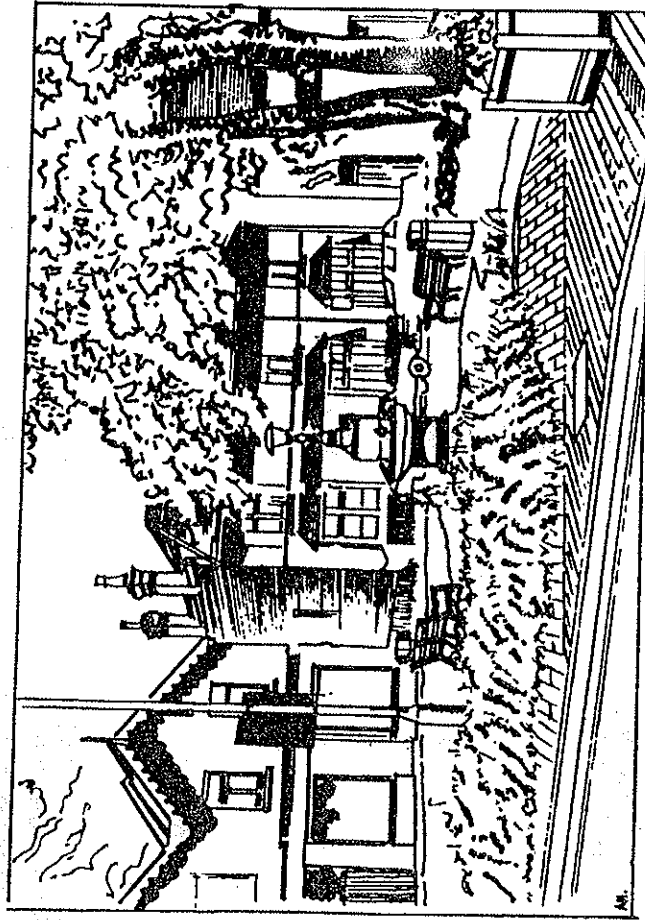
Index to Statutory List of Buildings of Special Architectural or Historic Interest (English Heritage)

Index to Local Buildings of Special Architectural or Historic Interest

ELMBRIDGE BOROUGH COUNCIL

PROPOSED CONSERVATION AREA CLAYGATE VILLAGE

AUGUST 1990

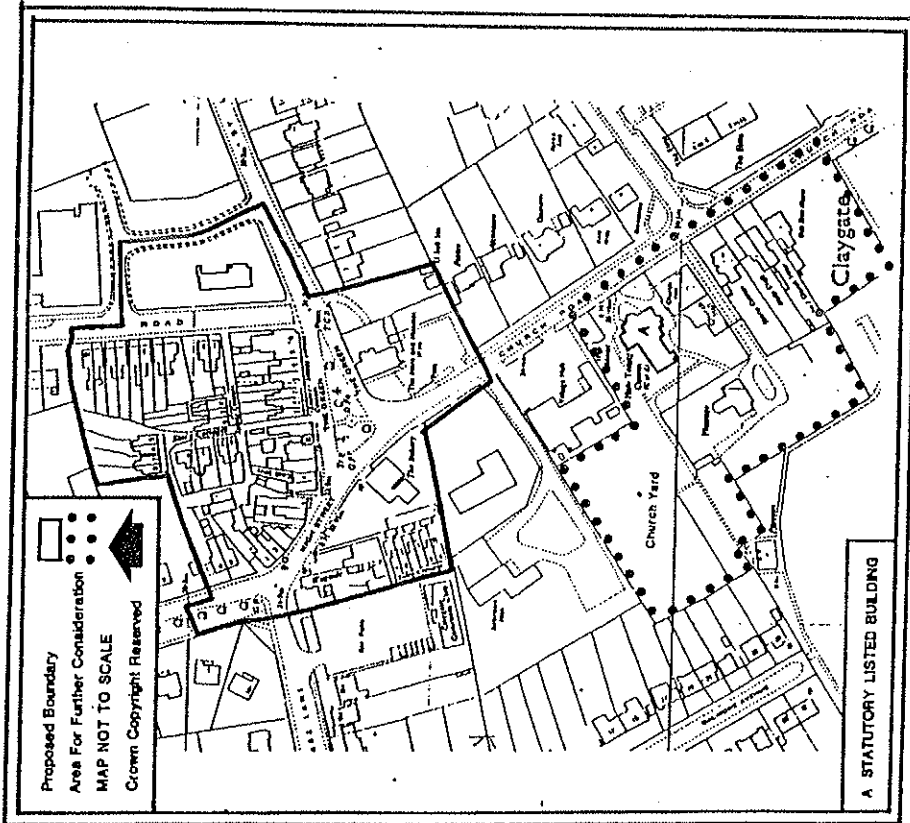


APPENDIX 2

Introduction

The Planning Committee recently considered a proposal to designate parts of Claygate Village as a Conservation Area. Two areas have been put forward for your comment, the boundaries of which include your property and are shown on a map on the back page of this leaflet. These include:

- (i) an area centred on the green and
 - (ii) an extended area to the south of the village hall surrounding the church.
- Set out overleaf for your guidance is a brief outline of the reasons and consequences of the Conservation Area designation.



YOUR VIEWS

The proposal has the Council's general support, but before formally designating either of these two areas as a Conservation Area we would like to know your views. Please send your comments, either in favour or against, to the Borough Planning Officer, Council Offices, High Street, Esher, Surrey, KT10 9RR by the end of September 1990. If you wish to discuss the matter further before replying, contact either Janet Baxter or Anthony Hall on Esher (0372) 62111 (Extns 4154 and 4158).

Thank you for your co-operation.

Borough Planning Officer.

What is a Conservation Area ?

A Conservation Area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The designation of a Conservation Area places a duty upon the Council to pay special attention to its character and appearance and to preserve and enhance it.

Why Claygate Village?

This area has retained a distinctive character, in marked contrast with the later development which surrounds it. The Old Village is over 1000 years old and is mentioned in the Domesday Book. The focal point of the village is The Green and it is the grouping of the buildings fronting The Green, with its Fountain (1893) and horse trough (1911), mature trees and landscape which add to the attractive nature of the area and give it a strong sense of identity.

The Bakery predates 1867, when it was the Post Office. Foley Cottages form an unspoilt picturesque group. The Hare and Hounds P. H. 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 shop fronts. 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.

In 1985 an improvement scheme was carried out to The Green, 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.

In addition to development around the Green, the Council has also been asked to consider extending the boundaries of the proposed Conservation Area to include an attractive group of buildings in the southern part of Church Road bordered by the Recreation Ground. This group consists of the listed Holy Trinity Church (1840) in Norman Revival style, The Vicarage (mid 18th Century), and Church Villas (early 1840's). Unfortunately this group of buildings is visually and physically isolated from the remainder of the old village by modern development which includes the The Village Hall (1959), the Church Hall (1964), and Arbrook Hall (1965).

The designation of parts of Claygate Village as a Conservation Area would enable the Council to exercise greater control over the demolition of unlisted buildings and should ensure that new development and alterations or

extensions to existing houses does not detract from the character or appearance of the area.

How would you be affected?

In three main ways:-

(1) **Design Control** In Conservation Areas, stricter control is exercised over design and the choice of materials. Applications for new buildings or alterations to existing buildings are carefully considered to ensure that they harmonise with the architectural and historic character of the area.

(2) **Demolition** Usually, the demolition, including the partial demolition, of a building in a Conservation Area requires the prior consent of the Council. Wherever possible, buildings which make an important contribution to the character of the area should be retained.

(3) **Trees** Before any work is carried out to trees in a Conservation Area, six weeks written notice must normally be given to the Council. This is to give the Council sufficient time to determine whether or not a Tree Preservation Order should be placed on the trees.

The Council's Role

When designating Conservation Areas, the Council not only commits itself to imposing stricter controls, but also to taking positive action to improve and enhance the appearance of them. Small discretionary grants are also occasionally provided by the Council for the repair and maintenance of historic buildings within Conservation Areas.

Advisory Committees

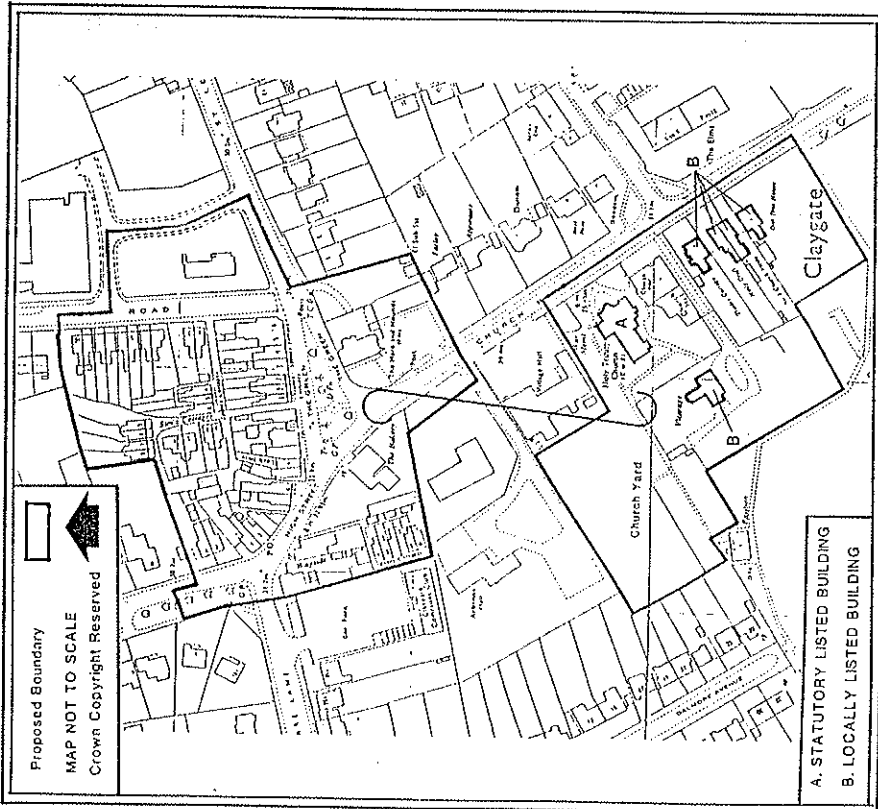
Following the designation of a Conservation Area, the Council will set up a Conservation Area Advisory Committee comprising a cross-section of local people, to advise it on proposals likely to affect the character of the Conservation area. Such a Committee could also play a very important role in the general care and maintenance of the Conservation Area and could make positive proposals for its enhancement.

If Claygate is designated as a Conservation Area, planning proposals affecting the area would be referred to this Committee for comment, before they are considered by the Planning Committee.

CLAYGATE VILLAGE CONSERVATION AREA

ELMBRIDGE BOROUGH COUNCIL

DECEMBER 1990



FURTHER INFORMATION

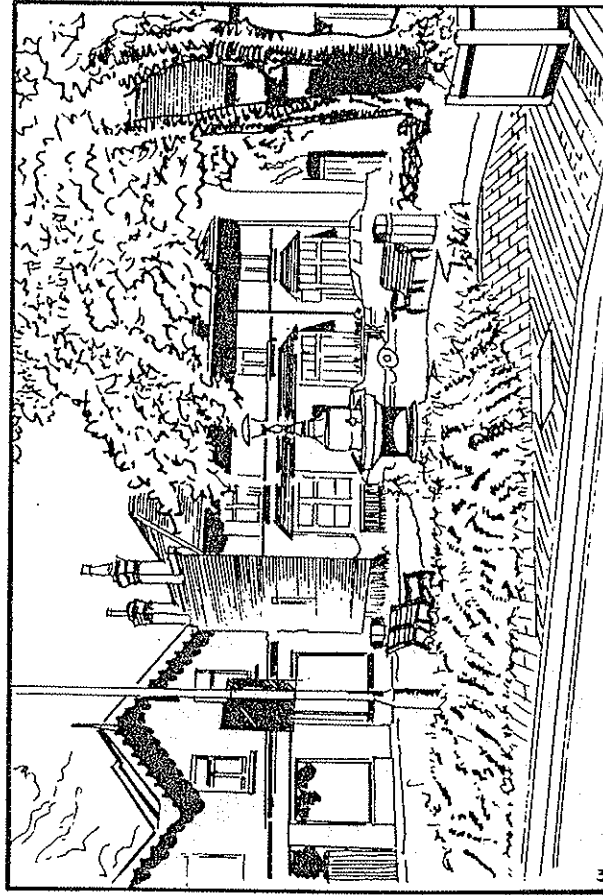
The Elmbridge Borough Local Plan deals with Conservation Areas and contains relevant information and policies. The following detailed design guidelines relating to Conservation Areas are also available from the Planning Department on request:-

- No. 2 - Redevelopment and New Buildings in Conservation Areas.
- No. 3 - Alterations and Extensions in Conservation Areas.
- No. 4 - Shopfronts in Conservation Areas.
- No. 7 - Advertisements in Conservation Areas.
- No.20 - Conservation Areas.

The Council will be pleased to provide assistance or advice relating to design matters in the Conservation Area. Enquiries can be made at the Planning Department, Council Offices, High Street, Esher or by telephoning 0372 62111, Extn 4154 or 4158 and asking for Janet Baxter or Anthony Hall.

Thank you for taking the trouble to read this letter. Please keep it safe as you may wish to refer to it at a later date.

Borough Planning Officer



The Green - Claygate

INTRODUCTION

Following a favourable response to public consultation, the Council, at their meeting on 28 November 1990, formally designated parts of Claygate Village, a Conservation Area. The boundaries of the two Areas are shown on the map on the back page.

This leaflet provides a brief guide to the ways in which Conservation Area designation affects people who live and/or own property in the area.

WHAT IS A CONSERVATION AREA?

A Conservation Area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The designation of a Conservation Area places a duty upon the Council to ensure that its character and appearance are protected and that new development makes a positive contribution to the area. However, successful conservation depends on a partnership between residents and the Council. Although the Council has special statutory powers in Conservation Areas, it is equally important that individual occupiers and owners contribute by maintaining their properties in good condition, preserving and restoring any original features where possible.

WHY CLAYGATE VILLAGE?

This area has retained a distinctive character, in marked contrast with the later development which surrounds it. The Old Village is over 1000 years old and is mentioned in the Domesday Book. The focal point of the village is The Green and it is the grouping of the buildings fronting The Green, with its Fountain (1893) and horse trough (1911), mature trees and landscape which add to the attractive nature of the area and give it a strong sense of identity.

The Bakery predates 1867, when it was the Post Office. Foley Cottages form an unspoilt picturesque group. The Hare and Hounds P.H. 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.

In 1985 an improvement scheme was carried out to The Green, 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.

In addition to development around the Green, the Council has also included an attractive group of buildings in the southern part of Church Road, bordered by the Recreation Ground. This group consists of the Statutory Listed Holy Trinity Church (1840) in Norman Revival style and the Locally Listed Vicarage (mid 19th century), and Church Villas (early 1840s).

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

HOW WOULD YOU BE AFFECTED?

- (1) **Design Control** Any application for new buildings, extensions or alterations to existing buildings will be carefully considered to ensure that they harmonise and reinforce the architectural and historic character of the area. Control will be exercised over scale, massing and detailed design of development, including the choice of materials. As a general rule only a fully detailed planning application will be considered.
- (2) **Control of Demolition** Usually, the demolition, including the partial demolition, of a building in a Conservation Area requires the prior consent of the Council. Wherever possible, buildings which make an important contribution to the character of the area should be retained.
- (3) **Protection of Trees** Before any work is carried out to trees in a Conservation Area, six weeks' written notice must normally be given to the Council. This provides the Council with sufficient time to determine whether or not a Tree Preservation Order should be placed on the trees.

CONSERVATION AREAS AND THE PUBLIC

Publicity

Applications for development which affect the character of the Conservation Area will be advertised in the local newspaper and in notices displayed on the site. This will provide maximum opportunity for public comment before a decision is made.

Advisory Committees

The Council will set up a Conservation Area Advisory Committee for Claygate Village, comprising a cross-section of local people to advise it on planning applications affecting the character of the Conservation Area. Such a committee is likely to play a very important role in the general care and maintenance of the Conservation Area and make positive proposals for its improvement.

Enhancement Schemes

Designation of Conservation Areas provides the Council with an opportunity to take positive action to preserve and enhance the appearance of them. Several schemes have been carried out already, in conjunction with local groups and residents, including re-surfacing, tree planting and landscaping. Members of the public and amenity societies are invited to suggest further enhancement schemes for consideration by the Council.

CLAYGATE VILLAGE CONSERVATION AREA

(Designated by Elmbridge Borough Council 28th 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.

The 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 shop fronts. 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.

EXTRACT FROM REPORT TO TOWN PLANNING COMMITTEE 8 NOVEMBER 1990

14. PROPOSED CONSERVATION AREAS (Borough Planning Officer)1. Introduction

At the Town Planning Committee on 5th July, 1990, Members agreed in principle to the designation of Plough Corner in Cobham, Claygate Village and Monument Green in Weybridge as Conservation Areas, subject to public consultation. This report sets out the findings of the public consultation exercise recently carried out. Plans of the areas are set out at Enclosures 'U', 'V' and 'W'.

2. Details of Public Consultation

Publicity leaflets, an example of which is attached as Enclosure 'X', were distributed to approximately 120 properties affected by the three proposed Conservation Areas on 29 August, 1990, with a request for comments to be submitted by 30 September, 1990. Existing C.A.A.Cs, Local Councillors, Local Residents' Associations and Amenity Groups were also notified. In addition, a press release was issued which resulted in two articles being printed in local newspapers.

3. Results of Consultation

A total of twenty-nine written representations have been received. Twenty-six of these were broadly in favour of the proposals, two were against the designation of Monument Green and one was against the area around the Holy Trinity Church in Claygate.

4. Claygate Village (Two Areas)

Ten letters were received, including responses from the Claygate Village Residents' Association and one letter representing Nos. 1 - 6 Foley Cottages. Nine of these replies strongly supported the designation of both areas as a Conservation Area. Members will recall that at the suggestion of a Ward Member the area around Holy Trinity Church was added to my original proposal which was restricted to the area centred on The Green. One resident expressed concern that Conservation Area designation would lead to excessive control over trees and the design of new development. However, the designation of a Conservation Area does not prevent change from taking place, but attempts to ensure that the design of any alterations to buildings or new development preserves the character of such areas and that surgery work to trees is carried out in a sensitive manner. In practice, therefore, there should not be a problem.

The Vicar at Holy Trinity Church also supported the idea of a Conservation Area centred on 'The Green', but objected to the inclusion of the area around the Church. He argued that this area was not contiguous with the Village Green, particularly as new development of no architectural merit had taken place between the two areas. To some extent I agree with this view - the Church has statutory protection and the development that has taken place along Church Road between the Village Green and the Church is not in itself worthy of inclusion within a Conservation Area. However, I consider that the attractive group of buildings around the Church, including the Vicarage and Church Villas, deserves additional protection and I therefore recommend that this group of buildings is included within the proposed Conservation Area.

Whilst a case could be made for a combined Conservation Area incorporating the intervening buildings, these are totally unrelated to the special character of the areas around The Green and the Church and their inclusion would tend to devalue the quality of the whole area. I therefore recommend that the designated area in this instance should consist of the two separate groups of buildings.

A further letter received from the Claygate Village Residents' Association suggested the inclusion of Nos. 8 to 14 Oaken Lane. However, I would not recommend the inclusion of these substantial Victorian houses as they are in marked contrast with the character of the remainder of the Village and I am anxious to keep the boundary as tightly knit as possible.

7. Conclusion

In view of the general support received through the public consultation exercise, I recommend that the area at Plough Corner, Cobham shown on Drawing No. PCA/5A, and the area at Monument Green, Weybridge, shown on Drawing No. PCA/17 are designated as Conservation Areas. I also recommend that Claygate Village is designated as a Conservation Area in accordance with the amended boundary shown on Plan No. PCA/4B.

RECOMMENDATION: THAT

(A) THE AREAS SHOWN ON DRAWING NOS. PCA/5A, PCA/17 AND PCA/4B ARE DESIGNATED AS CONSERVATION AREAS: AND

(B) THE RELEVANT STATUTORY PROCEDURES ARE FOLLOWED.

EXTRACT FROM RECOMMENDATIONS TO COUNCIL MEETING 28 NOVEMBER 1990

15. PROPOSED CONSERVATION AREAS

(Pages 130/9, 1987/88; 41,42 and 257, 1989/90; and 48/9 current)

The Committee were reminded that at their meeting on 5th July 1990 it had been agreed in principle to designate Plough Corner, Cobham, Claygate Village and Monument Green, Weybridge as Conservation Areas, subject to public consultation being undertaken.

Accordingly, publicity leaflets were distributed to approximately 120 properties affected by the three proposed Conservation Areas with a request for comments to be submitted by 30th September 1990. Existing Conservation Area Advisory Committees, local Councillors, Resident Associations and Amenity Groups were also notified. In addition a Press Release was issued which resulted in two articles being printed in local newspapers.

A total of 29 written representations had been received of which 26 were broadly in favour of the proposals, 2 were against the designation of Monument Green, and one against the area round the Holy Trinity Church in Claygate.

In view of the general support received through the public consultation exercise it was proposed that Plough Corner, Cobham as shown on plan number PCA/5A, the 2 areas in Claygate shown on plan number PCA/4B and the area at Monument Green, Weybridge shown on plan number PCA/17 be designated as Conservation Areas. With regard to the Claygate Village, it was noted that once the 2 areas had been formerly designated as Conservation Areas, the Claygate Village policy document would be withdrawn, and policy EN27 of the Local Plan deleted accordingly.

RECOMMENDED: THAT

(A) THE AREAS SHOWN ON PLAN NOS. PCA/5A, PCA/17 AND PCA/4B BE DESIGNATED AS CONSERVATION AREAS;

(B) THE CLAYGATE VILLAGE POLICY DOCUMENT BE WITHDRAWN AND POLICY EN27 OF THE DRAFT LOCAL PLAN BE DELETED; AND

(C) THE RELEVANT STATUTORY PROCEDURES BE FOLLOWED.

SUMMARY OF CONSULTATION RESPONSES

APPENDIX 6

SECTION	CORRESPONDENT	SUMMARY OF REPRESENTATIONS	ACTION
All document	Principal Conservation Officer Surrey County Council	<p>Welcomed the document</p> <p>Sequence of maps particularly useful in tracing growth of the village</p> <p>Photograph used on consultation document of poor quality and could be more dramatic</p>	Cover photograph was replaced
All document	Acting Chairman/Secretary Claygate Conservation Area Advisory Committee	<p>Welcomed the document particularly as a useful data source and historical reference</p>	
Section 10	Acting Chairman/Secretary Claygate Conservation Area Advisory Committee	<p>With regards to factors which detracted from the area's character they agreed that the appearance of the Village Hall was unattractive but wished to emphasize that mature trees had now been planted by Elmbridge BC, on behalf of the Claygate Village Residents Association.</p>	?Leaflet/noticeboard?
		<p>Considered it would be useful to remind residents within the Conservation Area of their duty to achieve high standards of design, to maintain their properties in good condition and to preserve and restore any original features wherever possible.</p>	