

# East Clandon Conservation Area Study and Character Appraisal

CONSULTATION DRAFT



**GUILDFORD BOROUGH COUNCIL**

Adopted: Date

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## **Acknowledgements**

This document has been produced with the support and co-operation of the following:

East Clandon Parish Council

The Surrey History Centre

The Guildford Museum

Guildford Group of the Surrey Archaeological Society

# 1 INTRODUCTION

## Conservation Areas

Conservation Areas are defined as *'areas of special architectural or historic interest the character of which it is desirable to preserve or enhance'*. Designation *'provides the basis for policies designed to preserve or enhance all the aspects of character and appearance that define an areas special interest'*.

The Civic Amenities Act of 1967 introduced Conservation Areas in the UK. This concept has been developed and is now enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a duty on Local Planning Authorities to determine areas suitable for designation and to keep the matter under review. Once designated the Local Authority has a requirement to protect the area from development that would adversely affect its character or appearance

## Purpose and Objectives of a Conservation Area Character Appraisal

The purpose of a Conservation Area Character Appraisal is to *'clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued'*, and it is hoped that *'clear assessment and definition of an areas special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves'*. (PPG15:4.9)

The aim of this conservation area character appraisal is to:

- Improve the understanding of the history and the historical context of East Clandon
- Generate awareness of exactly what it is about the conservation area that makes it 'of special interest'
- Provide residents with a clear idea of what it is about the conservation area that should be cared for and preserved
- Provide residents with a clear idea of what enhancements could be made to the conservation area
- Provide Guildford Borough Council with a valuable tool with which to inform its planning practice and policies for the area.

*This Conservation Area Study and Character Appraisal was adopted as a Supplementary Planning Document by the council on the xxxxxxxxx.*

## East Clandon Conservation Area

East Clandon lies north of the A246 between Guildford and West Horsley; and east of its neighbouring village West Clandon. The Conservation Area encompasses most of the village and extends to include houses on the main routes through and around it and including Ripley Road, Back Lane, The Street, School Lane and New Road. The historic core of the village; predominantly of medieval origin, centres on the 12<sup>th</sup> century church of St. Thomas of Canterbury with its 13<sup>th</sup> century nave and chancel. The church lies at the junction of The Street with Ripley Road. Its random flint rubble walls with stone and brick dressings are typical building materials for the area and

are notable within the village. Many of the older houses are timber framed with brick and flint infill panels.

The Architectural Review of August 1923 reported "East Clandon is a typical English Village. It has a public house, a club, a church, and a number of cottages inhabited by farm labourers of the best Surrey stock. It is almost hidden by large trees and high hedges, and is connected with the outer world only by obscure white roads (chalk dust), which wind mysteriously. It nestles under the wing of a great house, Hatchlands, upon the borders of whose park it lies..."

Whilst the cottages are in the main no longer inhabited by farm labourers, and the lanes now tarmaced, essentially this village character remains.

The existing East Clandon Conservation Area was designated by the Borough Council on the 31<sup>st</sup> February 1973. The boundaries are illustrated on the map attached as Appendix 6 and are currently defined by:

To the north: field boundary taking in the village green south of Home Farm and joining Ripley Road

To the east: field boundary west of Ripley Lane and Sawpit Lane running south following a track to The Street where it turns west and continues south alongside the west side of New Road

To the south: the A246 Guildford to Effingham road.

As part of this appraisal, consideration is given to the alteration of the Conservation Area boundary in order to:

- Realign the western boundary so that it reads more logically. Part of the current boundary cuts through a group of buildings within Clandon Manor Farm
- Extend the boundary to include Snelgate Cottages on Epsom Road and High Clandon to the south of the A246
- Extend the Conservation Area boundary to include Blakes Lane

The village lies within the Green Belt. It is also within the Ockham and Clandon Landscape Character Area defined by a gently undulating, moderately open, small-scale agricultural landscape interwoven with woodland. The key characteristics of the wider landscape in which the village of East Clandon is set as referred to in 'The Future of Surrey's Landscape and Woodlands' published by Surrey County Council in 1997, are:

- Small to medium size, irregularly shaped fields enclosed by hedges and shaws
- Narrow hedgerow lined roads, sometimes slightly sunken; give few views and a strong sense of enclosure
- Historic parks with exotic, mature field trees and remnant parkland features such as avenues, roundels and boundary walls occur throughout this area
- Churches provide focal points in the landscape

These features together with those identified in this document contribute to the characteristics and appearance of the Conservation Area and it's wider setting.

## **Listed Buildings**

Currently there are twenty-two listed buildings within the conservation area. This includes two grade I listed buildings; The Church of St. Thomas of Canterbury, and Hatchlands; an 18<sup>th</sup> century Country house with interiors by Robert Adam and examples of his earliest dated work.

There is a rich legacy of medieval buildings in the remaining grade II listed structures. A large number of these are pre 1700, with some dating back to the 16<sup>th</sup> Century. A number have been researched by the Domestic Buildings Research Group some of which are recorded in the local book 'The Clandons, A look into the Past' published by the Clandon Society and the Parish Councils of East and West Clandon. Frogmore Cottage, originally an timber framed open hall house, is thought to be the oldest surviving building within the village dating back to 1500.

Dendrochronological dating has also been carried on some of the East Clandons' listed buildings: Lamp Cottage, Boscawen Cottage and Tunmore Cottage, which has confirmed pre 1600 dating for structural timbers in these houses. These have been assessed as part of the ongoing Dendrochronological Project, a joint venture between Surrey Archaeological Society and the Domestic Buildings Research Group (DBRG), which is a programme of continuing research on a cluster of early buildings in East Guildford.

## **Locally Listed Buildings**

Many buildings within the Borough do not meet the statutory listing criteria but do have an important local significance and are worthy of protection. The Borough Council has commenced a Borough-wide survey in order to compile a list of buildings of local interest. The local list for East Clandon was last updated in February 2001. This will be reviewed as part of the Conservation Area Appraisal, and any other buildings, which may be considered suitable for inclusion, will be reported.

There are currently fourteen entries in the Local List for East Clandon. This includes a number of buildings by architect Captain H.S. Goodhart-Rendal and owner of Hatchlands, who had such a lasting influence on the village. The St. Thomas Housing Estate is an example of a group of locally listed buildings by him. The local list also includes the village school now converted to a residential dwelling, and the village War Memorial.

Brief details of all currently listed and locally listed buildings are provided in Appendix 3.

## **Local Residents Associations**

There is active Parish Council.

## **Sustainability Appraisal**

A 'Sustainability Appraisal' (SA) has been undertaken whereby the content and recommendations in this draft Conservation Area Character Appraisal have been

compared against sustainability criteria. The SA is available as a separate document.

As part of the SA process, an Annual Sustainability Monitoring Report (ASMR) will be produced to record data for all indicators set for the Local Development Framework Sustainability Appraisal. The first ASMR is likely to be required in 2008. The ASMR will include a commentary on how the key indicators relevant to this appraisal have performed, such that action can be considered to address any issues arising.

## **2 HISTORICAL DEVELOPMENT**

### **Early Development.**

The name Clandon derives from the word *clenedune* or 'Clean Down' meaning open downland free from scrub. Early documents refer to *Clenedune*, but by the thirteenth century references are found to East Clandon or *Clandon Abbotis*. The village is found 'on the chalk' in the Surrey Hills and much use is made of local flint as well as brick and timber in the construction of its houses.

Early records link East Clandon to the Friary at Chertsey Abbey. Though the Abbots of Chertsey had been patrons of 'Clenedune' prior to the Norman Conquest of 1066, they supported William the Conqueror and as a consequence were rewarded with great power and property in the area; including the feudal estate, now known as 'Hatchlands', which encompasses the village of East Clandon.

The village is close to the route known as the Pilgrims' Way that ran between Hampshire and Kent, over the North Downs, between Winchester and Canterbury Cathedrals. Paths pass locally from Albury to Dorking via Shere. The dedication of the Church and the wealth of the Benedictine monks may have meant that it was an ecclesiastical centre, which attracted visitors from the surrounding area, and perhaps those to the major centres further away.

The Benedictine Monks led a devout religious life, placing great importance to the working of the land for the benefit of its own and the wider secular community. They were responsible for initiating systematic farming around the village at an early date, which perhaps accounts for the presence and proximity to the Church of one of Surrey's largest Tithe Barns, now converted.

In 1500 the village was characteristically a feudal agricultural community with buildings clustered round the Church. It had a population of about 90 -100 people, all connected to the manor. The villagers were dependant on the lord of the manor for protection and security of tenure on the use of his land, and in turn the lord of the manor was dependant on his serfs and semi-free tenants for their services and dues. The original Manor House existed where the present Hatchlands house now stands.

### **Later Development**

The Hatchlands Estate:

The fact that the Hatchlands estate, which encompassed the village, was granted by the Crown before the Norman Conquest and survived in its entirety well into the

twentieth Century has had a definitive impact on the development of the village. It has given the village a strong character of its own in isolation to surrounding villages, and it has also as a result remained relatively free from modern changes and expansion.

East Clandon Manor and the Hatchlands Park Estate:

East Clandon Manor was built in 1307 for the Abbott of Chertsey, on the site of the present Hatchland House. The house was built with a moat, which was indicative of the prosperity of the monks at this time and their perceived need to defend their property. The name of the estate; 'Hatchlands' derives from the two chalk or marl pits in the grounds that were known as '*Hachersham*'.

At the dissolution of the monasteries in 1539, the whole of the Hatchlands estate was given to Sir Anthony Browne, though soon after the manor was sold and passed through a number of families until about 1717, at which time it ceased to be a 'manor house' as, although it was the centre of a large estate, courts were no longer held there and manorial fines ceased to be levied to it.

The old Manor was demolished in 1756 by Admiral Edward Boscawen to make way for a new family house designed by the architect, Stiff Leadbetter. The family took up residence in the new house in 1759, but sadly the Admiral died 14 months later.

Hatchlands was sold in 1768 to William B Sumner, a lawyer, and was kept in his family until 1886, when it was sold to Lord Rendel, a civil engineer and barrister (1834-1913). Lord and Lady Rendel had four daughters, the eldest, Rose Ellen, married Henry Chester Goodhart in 1886, Professor of Humanities at Edinburgh University. They had one child, Harry Stuart Goodhart born in 1887, who inherited the estate 'in trust', and whom with no offspring, became the last squire of East Clandon.

The Grade 1 listed Hatchlands is now in the ownership of the National Trust. It is particularly well known for the outstanding early interiors and plasterwork by the young architect Robert Adam, the parkland landscaping by Humphrey Repton (c.1800), and more recently as the home of the Architect and one time president of the RIBA, Captain H.S. Goodhart-Rendel, CBE. (1887-1959)

On the death of the Captain, the estate passed on to two of his relatives, at which point much of the village belonging to the estate was sold off in individual lots.

### **3 CHARACTER APPRAISAL**

In terms of character, Pevsner states that",,,, the effect is almost entirely due to the little things which keep continuity between one house and the next – hedges, walls, footpaths. Modern suburbanisation could easily be fitted in on these terms – as has a simple Council Estate by H.S. Goodhart – Rendel, 1949, with its informal grouping and gravel road."

Today, there is little scope for further modern development, as the village is within the Green Belt where there is a strong presumption against further development unless it can meet certain defined criteria set out in the Guildford Local Plan. However, the simplicity of the small estate does offer good design ideas of how



modern infilling in such an historic environment has, and can sensitively be accommodated.

Originally, village life was based on agriculture within its rural location. Today this has changed significantly and East Clandon is now a quiet residential village and a stopping off point for tourists connected with visits to Hatchlands, now owned by the National Trust. East Clandon is a cluster of buildings around a small historic core, which has strong individual identity largely due to the ownership and stewardship by the generations who owned Hatchlands, which lasted up until 1959 when the estate was broken up.

It is predominantly, a wealthy and quiet residential village, but has unfortunately become car dependent due to lack of local community facilities.

The character of the Conservation Area is the product of a combination of the following:

**i. Topography, Views and Vistas**

The village nestles on the gentle slopes of the Chalk Downs and is relatively flat. There are panoramic views into the village from the adjacent higher ground, within the AONB and AGLV, on the road, running south to Shere. The arrangement of houses is around the main roads and lanes from Ripley, and those to Shere. The Church is a focal point in the village. There are also Drovers routes running in an east to west direction, which lead to Guildford via Merrow, and its 12<sup>th</sup> century church of St. John the Baptist, also a possible stopping point on the Pilgrims Way; and the 17th century Coaching Inn The Horse and Groom.

There are a number of important views and vistas shown on the Conservation Map (*Large Map to be displayed at the Exhibition*) from within the village and looking beyond. Significantly, there are only a few glimpses of Hatchlands from the village to which it was so closely tied and equally few of the village from the estate and its surrounding country park. Whilst intrinsically linked it was not intended to be seen, or viewed.

Spacious gaps between houses allow views into the wider landscape. Low boundary walls and sometimes hedges enclosing private spaces, also allow a high degree of visibility between and to properties from within the village giving a high degree of permeability. This is also increased by the winding nature of Back Lane, The Street and the stepping and set backs of individual properties on street frontages.

There are a number of mature trees, which frame and soften the built form. For example; lofty *Poplar* tree group alongside the paddock at Old Manor Farm fronting The Street, and stately Atlantic Cedar specimen tree at entrance to New Manor Farm, also a mature Yew Tree in the front garden of its namesake Yew Tree Cottage on The Street. Important treescape and individual trees are shown on the accompanying maps.

**Summary Box:  
Topography, Views and Vistas**

- Village is visually prominent within the surrounding landscape from higher ground on Shere Road
- Gaps between buildings allow views and vistas through village and wider landscape
- Low boundary walls and hedges are a constant feature within built form; providing enclosure between private and public space but allow a high degree of permeability, and opportunity for views and vistas
- Trees in groups and individual specimens soften and frame views of the built form

These are important characteristics that should be respected.

**ii. Use and Activity**

East Clandon is a small residential village fostering a strong sense of community responsibility and ownership with an active Parish Council. There is a village pub and hall but vitality within the village is limited, as there are no village store, Post Office or School. If there was commitment from within the village, there may be scope, subject to any consents required for positive changes to be made to allow some facilities to be provided. For example; a farm shop and or, other community services. The village hall might be utilised in this regard.

Buildings are domestic in scale and originally all used for the estate and its workers, now most are owned by commuters, and retired people. There is little employment within the village.

Whilst the village does attract a number of visitors, there is little need for car parking as properties usually have sufficient to serve individual needs. There is scope for some on street parking for visitors, and a large car park at the pub. The village is served by a local bus stopping on the A246 and by the railway station at West Clandon approximately 2 miles to the west.

The Green Belt and Conservation Area status, together with a tight Settlement Boundary, and the large number of statutory and locally Listed Buildings means that a high level of protection is afforded to the retention of the existing character of the village. Alterations and new developments will be judged against strict criteria and would have to be carefully handled to respect the character being identified.

**Summary Box:  
Use and Activity**

- Essentially a residential commuter village
- Few community services except for Church, village hall and pub
- Buildings due to origins as an 'estate village' are predominantly small, and domestic in scale
- Scope to increase vibrancy and sustainability by provision of some services within village hall; subject to community support, agreement, scale and consents.

### iii. Streets and Buildings

There is a strong sense of place within the village with the Pub acting as a focal point on approach from the A246 and as views open up, the Church of St. Thomas of Canterbury at the junction of The Street with Ripley Road at the centre of the village. There is little visual connection with Hatchlands, except on distant views, despite its controlling position and influence up until 1959. This is more acute now that public access to the National Trust property is directly from the A246 rather than through the village. Whilst access through the village is still maintained it is now limited to users of the estate lodge, farm buildings and the converted stables to the main house.

Buildings are a domestic scale and generally 1 1/2 to 2 storeys in height and mostly have flat elevations punctuated by appropriately scaled timber casement fenestration. Gaps between buildings with varying set backs provide rhythm and articulation within the street scene. Chimneys are a common feature to roofscapes. There are examples of end and ridge stacks as well as large, strong and well-articulated external stacks to some of the older buildings. The palette of materials used in the variety of buildings includes timber framing, brick infilling, good brickwork with interesting bonding and patterns, particularly to buildings by Goodhart Rendal. There is limited use of tile hanging and render. There are a number of early timber framed houses detailed including former hall houses. The Domestic Buildings Research information from 'The Clandons – A Look into the Past', and the Dendro dated houses for the East Clandon Cluster give examples. Building lines step forwards and back, but low walls and boundary treatments provide a continuous sense of enclosure to the street scene yet maintain views into frontages and gardens, and allowing for occasional vistas between gaps in the built form.

Predominantly buildings within the village have common footprints, scales, and roof pitches and plan depths providing a harmonious and consistent pattern of development. Roof profiles are sometimes articulated over stepping and carefully articulated, plan forms to keep heights low. See HSG-R houses on Old Epsom Road.

#### Enclosure

In East Clandon, the attractive flint and old brick walls form an important part of the character of the village. Historically, there are many different patterns of flint walling. Most of the flint walls in East Clandon comprise of random field flint with brick infilling, set in gritty lime rich white, greyish mortar and date from the 18<sup>th</sup> century. Historically, children could earn money before going to school by collecting stones from the surrounding fields for road repairs; a large wooden box being available to put them in and payment being made when full.

There is also use of painted picket fencing and rustic post and rail fencing within the village often combined with hedge and shrub planting. Building walls right up to the road edge also provide tight sense of enclosure for example entrance to Back Lane from The Street where redundant farm buildings and out buildings to the Pub are right up to the road edge. Alongside the pond at Back Lane the boundary of the Conservation Area is characterised by traditionally laid hedging. Trees and shrub planting also soften and screen edges of roads, lanes and properties.

**Summary Box:****Streets and Buildings, and Enclosure**

- Strong sense of place with Church at historic core of village and focal point on views from Ripley Road, Back Lane and The Street. Village Pub also a focal building on approach from A426
- Domestic scale of buildings 1 ½ to 2 storeys; small and consistent footprints, plain elevations, gaps between buildings to allow views, buildings step in and out to provide rhythm and articulation
- Low garden walls in flint and brick, painted picket fences, and low hedges and planting provide strong sense of enclosure but allow high degree of permeability through and over
- Palette of building materials includes timber framing with exposed brick infilling, brick and flint walls
- Steep roofs often punctuated by dormers to keep buildings low with wide use of clay tiles. Examples of decorative pattern work by use of different colour tiles in roofscape. Chimney stacks a common feature to ends and ridges; also examples of heavy external stacks to older houses
- Fenestration predominantly painted timber casements, with variety of dormer windows with pitched and flat roofs
- Interesting details to embellish buildings for example use of decorative, pattern bonding to brickwork, tiles on edge to roofs and stacks, rustic posts to porches, stack punctuated by entrance door

These are features and characteristics that should be protected

**v. Architecture and Materials – Overview of Streets****i) The Street**

Narrow and winding approach from the A246 with The Old Forge and Ryde Cottage either side. The Queens Head Pub and its open forecourt and white painted picket fence is a focal point on approach to the village. As the road turns the flint rubble walls and bell tower of the Church of St. Thomas of Canterbury comes into view and forms a prominent central location within the village. Also highly visible is Bay Tree Cottage, which terminates the view along The Street on the junction with Ripley Road. This is a 17<sup>th</sup> century timber framed building, with an 18<sup>th</sup> century frontage and has a dated brick inscribed 'IH 1778' facing The Street. The Street continues alongside this house and extends into the track leading to the Hatchlands estate and includes a number of estate cottages. Dolphin Cottage has distinctive chequer tiled roof. The Old Parsonage before the cattle grid track, and at the end of the Conservation Area is one of the larger houses in the village set in a spacious landscaped plot is a 17<sup>th</sup> century building, which has undergone 18<sup>th</sup> century remodelling with its distinctive whitewashed rendered elevations and large 12 pane sash windows.

**ii) Back Lane**

A winding rural lane, approached from The Street through a tight entrance with brick and flint walls of farm and outbuildings hard up against the road edge on either side.

It opens up to allow views across the rural countryside beyond and forms the western boundary to the Conservation Area. Some of the earliest timber framed buildings are on this lane. Daphne Cottage; named after one of Lord Rendel's daughters is a timber framed building of 16<sup>th</sup> century origin with an end smoke bay. Holmshurst Cottage; also timber framed is late a 16<sup>th</sup> century building with a large multiple feature ridge stack and leaded casement windows. Orchard and Cherry Cottages are modern houses but on the site of an earlier building in this location.

A small pond with duck boards and small village Green is situated where the lane divides; and allows advantageous views across the adjoining fields over traditionally laid hedges to the west. Eastwards across the open fields and paddocks surrounding Old Manor Farm there is an important view of the medieval Church and adjoining tithe barn.

### **iii) Ripley Road**

At the junction with The Street, the War Memorial and large TPO tree are important features at the entrance to Ripley Road. The tithe barn now converted to residential accommodation, and The Old Post Office on the opposite side of the street, form the end of the tighter grain pattern of development in the historic core of the village, beyond which buildings are more spread out and in larger, more spacious plots. There are views eastwards across the open space bequeathed by Lady Goodhart, into the countryside. Frogmore Cottage; a timber framed building of 16<sup>th</sup> century origin is an example of a former hall house. It has characteristic flint and brick stone boundary walls on the street frontage.

On approach to the village entering along Ripley Road south, there is an important view of the church tower appearing isolated within its landscape, with mature trees and hedge boundaries on road side edges, until the road approaches more closely and other buildings come into view.

### **iv) New Road**

This is a long straight avenue forming the present eastern boundary and edge of the village with a rural aspect across Hatchlands estate. It is first shown on the OS Sheet for 1912-1913. There is a limited view of Hatchlands farm buildings, lodge and walled garden. It is lined with flowering cherry trees on a wide grass verge to the eastern side. Semi detached pairs of houses on the western side have rear gardens facing New Road with front entrances on School Lane. Hedge and gate boundaries provide a sense of enclosure and privacy that masks the rears of properties here from the street. Properties are set in spacious plots, and are two storeys. These are by HS Goodhart-Rendel. Prospect Cottage fronts the A426 with a corner garden.

### **v) School Lane**

This Lane formed the original edge of the village as shown on the O.S. Sheet for 1881. It remains semi rural in aspect with mature hedge boundaries, low boundary walls and picket fences. Warren Cottage is very prominent on the corner plot. The original house was a timber framed building now Hollowhocks facing side on to The Street which underwent alteration to provide an almost identical and symmetrical addition in the 19th century facing the approach to Hatchlands with attractive gable treatment in roof. Both houses, now divided have rustic timber post open porches.

Warren Cottage, with its roof gable treatment is a focal point on view and approach from the old Hatchlands estate track into the village.

An extract from the Architectural Review dated August 1923 states: '3 and 4 School Lane were some of the first cottages to be erected by Mr Goodhart – Rendel in 1910. They consist of a pair of cottages originally of five rooms built of purple Guildford brick facing stocks and hand made roofing tiles which have a singularly attractive treatment of openings. The planning is economical and ingenious, particular attention being given to the rear elevation facing the park....' Although these have undergone some alterations these remain very attractive buildings within School Lane.

The road also includes the original village school. A Holme Sumner donated the plot of land in 1862 and the school opened in 1863. Now converted to residential use but still retaining its character, particularly through retention of large schoolroom windows. It is predominantly in flint with red and buff brick dressings. There are various decorative details including dentil and stringcourses that embellish the building.

Prospect Cottages, which straddle between School Lane and New Road and also by Goodhart – Rendel, have a strong outline facing the A246 and large windows in relation to relatively small buildings in order to maximise the amount of light into them.

#### **vi) St Thomas Drive**

This is a small cul-de-sac of cottages built in 1947 and designed by captain HS Goodhart – Rendel and included on the Local list. The layout is very well planned around a small green, with buildings carefully orientated to provide attractive vistas on approach. The original design to the development has been diminished somewhat by unsympathetic alterations such as hard surfacing, parking and poor maintenance as well as changes to original windows. This is an area where there is scope for enhancement as well as further control in order to preserve and enhance features, which could otherwise be lost.

#### **vii) Blakes Lanes**

This is an area, which has been considered for inclusion in the Conservation Area. It includes Greenlees built in 1931 for Goodhart- Rendel's secretary at Hatchlands and is copied from a similar chalet at Valescure, his holiday retreat. It has been much altered. Breckley Cottage is an attractive building still retaining much of its original charm. At the end of the lane lies the very imposing High Clandon House, which it is considered worthy of additional protection. Blake Lane and the houses within it however, are isolated from the village and do not have a cohesion or connection with it that warrant the Conservation Area being extended to include this area. However individual buildings in this Lane will be considered for further protection to safeguard their particular quality.

#### **viii) Essential Characteristics**

There is a consistent theme in the scale and heights of buildings particularly in the historic core. Mostly these are one and a half storey and two storeys in height.

Predominant building materials include timber frame with exposed brick infilling, solid brick, and brick and flint elevations. Tunmore and Frogmore Cottages on Ripley Road are characteristic of the early timber framed buildings within the village. Flint is used widely as a building material with brick detailing to corners of buildings and around windows. Fine examples of this work can be seen in Yew Tree and Wildrose Cottages on The Street.

There is limited use of tile hanging and render. Patterns in brick bonding and roofing provide interest and this is a particular feature of buildings by HS Goodhart- Rendel. A Good example of fine diaper pattern brickwork can be seen on Paragon Cottages; a building by him and locally listed.

Roofs are mostly steep with gabled ends, often facing the street, with widespread use of clay-tiled roofs. An example of diaper pattern work in roof tiling can be seen at Rendal Cottage on The Street.

Elevations are in the main flat with gabled ends, although some buildings step in and out providing articulation and rhythm. The group of buildings on Epsom Road known as Snelgate Cottages indicates this type of detail. This group of buildings is also an example of carefully designed urban form. There is variety within in house style and plan forms but the whole has been laid out in a carefully balanced hierarchy that provides a harmoniously executed row of cottage buildings. These buildings by HS Goodhart - Rendal have been locally listed; and whilst most retain their original features, number 11 has been unsympathetically altered.

Much of the original fenestration details on buildings within the village are intact. Mostly windows are well proportioned and symmetrically placed within facades. In some cases like for like replacements have been made replicating original styles in keeping with original character. The predominant style of window is single glazed, painted timber casements. Dormers with both with flat and pitched roofs often punctuate roofs at eaves level where building heights are generally low being 1 ½ to 2 storeys high. These are used in the traditional manner to allow light into the building rather than a means to extend the roof, which is inappropriate.

There are some unusual door entrances such as that on Ryde Cottage where the main entrance punches through the chimney stack, and the rustic tree branch posts forming the open porches on Warren and Hollyhocks Cottages on The Street.

**Summary Box:**

**Architecture and Materials**

**House Design:**

- Timber framed buildings some of early origin, including hall houses
- Domestic scale buildings, predominantly small footprints 1 1/2 to 2 storey in height, steep pitched roofs, traditional plan forms with some articulated to keep roofs low
- Good examples of domestic buildings by H.S Goodhart-Rendel

**Materials for Walls:**

- Timber framing
- Exposed brick infilling
- Brick and flint walls
- Decorative diaper patterns in bonding and roof tiling

- Widespread use of lime mortar, and finely laid brickwork
- Limited use of tile hanging and render
- Featheredged dark stained weatherboarding to barns and outbuildings

**Windows and Doorways:**

- Consistent use of painted timber fenestration, usually small casements in proportion to house scale and character, sometimes with traditional leaded lights, also examples of timber sash windows
- Widespread use of heavy traditional timber doors, painted and stained
- Occasional use of open porches; for example flat hoods, rustic post supports.

It is these features which are considered important to the character of the Conservation Area and which the appraisal seeks to preserve

**vi. Open Space and Footpaths**

Formal open space is a little disjointed from the centre of the village. The village Green is now at the northern end of the village off Back Lane adjoining an open rural aspect and surrounding fields. This is not formally used in any way. The main recreational space within the village is in School Lane opposite the Grave Yard. The Recreation Ground provides children’s play equipment although not enclosed separately, Tennis Court and grass football pitch.

There is an area of land between Ripley Road and Sawpit Lane known historically as the village field. This was presented to the village in 1948 by the late Mr H S Goodhart of Hatchlands for the benefit of all the inhabitants, who have access for recreation at all times, as detailed on the commemorative signpost. There is a small corner of one of the fields left open for informal use; although its size would limit the community use that it could usefully be put to; and most of the fields are fenced off and used as paddock and horse exercise area. This has a negative aspect on the centre of the village, which has lost its green within the heart of the village. Needs looking at in terms of future use/enhancement.

There are a number of public footpaths in and around the village shown on the maps. There is a strong sense of being linked with the surrounding rural character through these paths.

Also shown are a number of important tree groups and specimen trees although only one tree in the village benefits from having a Tree Preservation Order. These are also shown on the maps.

The A426 has a negative effect due to resultant noise and potential for accidents; however the recent bund at the entrance to the village has reduced some of these negative aspects.

**Summary Box:  
Open Spaces and Footpaths**

- Village Green as bequeathed to the villagers no longer open as it was originally intended, now enclosed and used as paddock having a negative effect on the village. Has lost its sense of place as focal, central village green



and area of open space.

- Children' s recreational space, Grave Yard and recreation green provide formal open space to edges of village. Includes small pond and public green on Back Lane and formal Recreational open space to north of village at end of Back Lane and Ripley Road.
- Pedestrian Footpaths around village, with informal footpaths and historic drovers routes link village with surrounding open rural character
- Number of mature feature specimen trees and groups
- Good views through village and from surrounding landscape
- Predominantly a quiet village with low car movement in and around village contributes to sense of openness and rural character

These are important features that should be recognised and respected

#### **4 PRESSURES, ISSUES AND THREATS**

Pressures, Issues and Threats considered:

- Future of the village - lack of services and facilities together with car dependency, mitigate against vitality and sustainability of the village
- Maintaining the current level of repairs and appropriate care of houses. There is currently a high level of original architectural detail intact within the Conservation Area. Inappropriate alterations such as installation of uPVC windows and doors, and loss of boundary treatments would have a very negative impact on the Conservation Area. Currently many of these alterations can be undertaken without consent. If such details are to be protected and preserved for the future then consideration must be given to the use of Article 4 (2) withdrawing certain permitted development rights in order to retain existing character, and that future alterations are considered sensitively and appropriately.
- Maintaining the existing small-scale character of housing within the village. There is often a perception by owners, and pressure that historic houses in relatively large grounds can take a level of increase to floor space. Many of these have already been extended and are reaching their full development potential. Modest scale and character of buildings can be damaged by inappropriate developments and if the existing character of the village is to be preserved, then future developments will need to be judged very carefully.
- Dangerous corner entrance to the village between The Forge and Ryde Cottage and lack of pedestrian footpath

#### **5 OPPORTUNITIES, ENHANCEMENTS AND IMPROVEMENTS**

Opportunities:

There are a number of areas that could be viewed for consideration as opportunities, enhancements and improvements for the future within the Conservation Area:

- Extension of the Conservation Area boundary to include the HS Goodhart - Rendel houses on Old Epsom Road and the adjoining field. This will give added protection to these buildings, which are an example of good urban design.
- Extension of the Conservation Area boundary to include Blakes Lane
- Realignment of the western boundary of the Conservation Area to follow the ditch boundary behind Clandon Manor Farm rather than running illogically through the farm building as existing.
- Reconsider use and enclosure of the land bequeathed by HS Goodhart-Rendel and how focus of the Green within the centre of the village might be improved
- Consider entrance to village from A426 – explore the opportunity for an appropriate village entrance to slow traffic on the dangerous blind bend, and the possibility of a narrow footpath on grassed verge to improve pedestrian access whilst protecting biodiversity and enhancing habitats where possible.
- Consideration for inclusion of further buildings within the statutory and local list, which have been identified as part of this appraisal

### **Recommendations for Enhancement and Improvement:**

#### Recent Development

The preparation of this Conservation Area Appraisal will put in place a policy document that will enable stronger control against inappropriate development within the Conservation Area to be implemented. This document is also intended to help any future development to be appropriately designed for its context.

#### Repairs and Alterations to Buildings:

The Council seeks to protect and enhance the historic value of the Borough's Conservation Areas and consider the following should be considered for East Clandon Conservation Area if its character which has been identified, is to be protected and preserved as well as enhanced:

##### *(i) Article 4(2) directions:*

The purpose of an Article 4 direction is to protect original features that contribute to the character of a Conservation Area. Such directions could include the removal of permitted development rights on the following elements:-

- Original windows and doors
- Front gardens and boundary walls
- Chimneys and porches

The imposition of Article 4 directions would enable the identified special characteristics of the Conservation Area to be protected, and ensure that any changes that are undertaken are sensitive and sympathetic to that character.

*(ii) Design Guidance and Advisory leaflets:*

These will provide advice for owners and residents on how the Conservation Area designation affects them. They will:-

- Include a map showing the conservation area and the important features within it
- Provide advice on measures such as Article 4(2) directions that are in place to protect original architectural features
- Advise on appropriate maintenance, repairs and alterations to buildings to ensure the continued preservation and enhancement of the appearance and character of the conservation area

*(iii) Guildford Borough Council Historic Building Grants:*

Guildford Borough Council can offer historic building grants for the repair and restoration of buildings within Conservation Areas. Owners applying to reinstate windows, doors, roofing materials, garden walls etc to match appropriate original examples may be eligible for these grants. Grants are offered at 20% of the cost, up to a maximum value of £500. This initiative is designed to encourage reinstatement of the many lost original architectural features within Conservation Areas.

*(iv) Traffic and Footpaths:*

The overbearing effect of traffic and reliance of car use is harmful to the character and vitality of the Conservation Area. The following recommendations are made with the long-term limitation of car use:

- Improvement of public transport to and from the area to the town centre, facilities and services
- Encourage consideration of some local services being provided in the village to aid future vitality and sustainability

*(v) The Street Scene:*

The Streetscape of the Conservation Area would benefit from future enhancements such as the provision of appropriate street furniture, signage, lighting and landscaping.

Recommendations to initiate the enhancement process include:-

- An audit of the public realm covering street furniture and finishes with a view to future well considered positioning and choice of highway signage, small waste collection facilities and public utilities boxes etc.
- A lighting appraisal to encourage appropriate solutions for the style and level of illumination of the streets and footpaths utilising renewable energy sources where possible.

### Sustainable Development and Construction

Wherever possible, the measures outlined in the Council's Sustainable Development and Construction Supplementary Planning Document (SPD) should be adopted, whilst taking into account the need to maintain the distinct character and appearance of the area.

**Bibliography and References:**

The Clandon Society and the Parish Councils of East and West Clandon with Moore P. (1991)

*The Clandons: A look into the past*, Gaffyne and Brown Ltd

Adair J. (1978) *The Pilgrim's Way*, Thames and Hudson

**Historical Maps:**

1870: Ordnance Survey

1896: Ordnance Survey

1914: Ordnance Survey

1960 –1977: Ordnance Survey

## APPENDIX 2

### Sources of Further Information:

The Guildford Borough Council *Local Plan* contains relevant information and policies on development in the Borough.

For further advice please contact:-

The Projects and Conservation Team  
Environmental Policy and Design Services  
Guildford Borough Council  
Millmead House  
Millmead  
Guildford. Surrey  
GU1 4BB  
Telephone 01483 444676

### Other useful contacts:

The Victorian Society,  
1 Priory Gardens,  
Bedford Park  
London W4 1TT  
Telephone 020 8994 1019  
Website [www.victorian-society.org.uk](http://www.victorian-society.org.uk)

The Society for the Protection of Ancient Buildings  
37 Spital Square  
London E1 6DY  
Telephone 020 7377 1644  
Website [www.spab.org.uk](http://www.spab.org.uk)

English		Heritage
Customer	Services	Department
PO	Box	569
Swindon SN2 2YP		
Telephone 0870 333 1181		
Website <a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a>		

Royal Institute of British Architects  
Telephone 0207 580 5533  
Website [www.riba.org.uk](http://www.riba.org.uk)  
[www.architecture.co.uk](http://www.architecture.co.uk)

The Building Conservation Directory  
Telephone 01747 871717  
Website [www.buildingconservation.co.uk](http://www.buildingconservation.co.uk)

## APPENDIX 3

### LISTED BUILDINGS, EAST CLANDON PARISH – GRADE II unless otherwise stated:

- **Lavender Cottage and Briar Cottage, Back Lane**  
House now divided. C17 Timber framed, whitewashed brick infilling
- **Daphne Cottage, Back Lane**  
Cottage. Early C17 altered in C19. Timber framed with exposed brick infilling
- **Holmhurst Cottage, Back Lane**  
House. Late C16 early C17, extended in C20. Timber framed
- **Boscawen Cottage, 15 Back Lane**  
Cottage. Early c17. Timber framed under built in whitewashed brick
- **No 11 and Old Harry's Cottage**  
House. Extended to ends and now divided. C17 with C20 extensions. Timber framed.
- **Pond Cottage, Ripley Lane**  
Cottage. Dated 1863 and built by Lovelace Estate. Flint rubble and brick
- **Home Farm House, Ripley Lane**  
House. Late C17 early C18. Brown brick with hipped tiled roof.
- **Barn, 5 yards south of Home Farm House**  
Barn. C17. Timber framed on brick plinth with weatherboard cladding.
- **Tunmore Cottage, No 8 Ripley Road**  
Cottage. Late C16 early C17. Square panel timber frame with red brick infill
- **Tunmore Farm House, Ripley Road**  
House. Late C17 early C18. Red brick with hipped plain tiled roof.
- **Frogmore Cottage, Ripley**  
Possible Hall house. Early C16. Timber framed with red brick
- **Bay Tree Cottage, Ripley Road**  
House. C17, refronted in late C18, with C20 extensions to front and left
- **Church of St. Thomas of Canterbury, The Street. Grade I.**  
Church. C12 nave, C13 chancel with north aisle and bell tower added in 1900 by Sir T.G.Jackson. Random flint rubble walls with stone and brick dressings. Wood shingle tower under pyramidal roof
- **Old Manor Farm House, The Street.**  
House. C16. Timber framed with red and blue brick and plain tiled roof
- **Queens Head Public House, The Street.**  
House; now public house. C17 extended to rear right in C18,C19 and C20.
- **No. 1 Yew Tree Cottage and No. 2 Sawpit Cottage**  
Cottage pair. Mid C18. Random flint rubble and brick dressings
- **The Old Parsonage, The Street.**  
House. C17 origins remodelled and extended in late C18 and early C19.
- **Hatchlands, The Street. Grade I**  
Country House. 1756-7 for Admiral Edward Boscawen, interiors by Robert Adam (earliest dated work) in 1759
- **Stable block to Hatchlands, The Street.**  
Stable block and service court to Hatchlands. 1889 by Halsey Ricardo.
- **Temple 100 yds south of Hatchlands, The Street**  
Garden Temple. C18 moved to Hatchlands in 1953. Stone with copper dome.
- **Ice House 200 yds south east of Hatchlands, The Street**  
Icehouse. Early C20. Red brick with rendered cement dome.

- **Warren Cottage and No. 10 (Hollyhocks), The Street**  
Cottages. C17 with C18 cladding and extensions, restored in C20. Timber framed.
- **Lamp Cottage, The Street**  
Cottage. Late C16. Timber framed with colourwashed brick infilling
- **Church Cottage, The Street.**  
Cottage. Late C17, extended to left in late C18. Timber framed.
- **Old Forge, The Street.**  
House. C16 with C17 main range to rear. Timber framed old range.

## **LOCALLY LISTED BUILDINGS, EAST CLANDON.**

- **Paragon Cottages, Back Lane**  
Row of four cottages, 1947 by Captain H S Goodhart- Rendel
- **2 Prospect Cottages (No.1 on School Lane)**  
Pair of semi- detached cottages. 1914 by Captain H S Goodhart- Rendel
- **New Manor Farm, Old Epsom Road (A246)**  
Large House. Mid C19 faced in flint and red brick
- **The Old House, Ripley Road**  
House. Early C16 with additions in 1716. Timber framed with brick infilling
- **Stuart Cottage, Ripley Road**  
House. Early C16 with later extensions. Timber framed with brick and flint
- **War Memorial, Ripley Road**  
War Memorial. 1921/2. Designed by H S Goodhart- Rendel for East Clandon Parish Council.
- **Antlers Corner and Appletree Cottages, 7 & 6 School Lane**  
Pair of semi detached houses. 1910 by H S Goodhart- Rendel
- **Meadow Cottage and No 4, School Lane**  
Pair of semi detached houses. 1910 by H S Goodhart-Rendel in purple Guildford Park facing stocks and hand made clay tile
- **The Old School House, School Lane**  
School now House. 1863 closed as school in 1969 with later additions
- **Barn to rear of Rendel Cottage, The Street**  
Barn now garage/ store. Possibly C17 and formed part of Hatchlands estate
- **Dolphin Cottages and Rendel Cottages, The Street**  
Pair of six roomed semi detached houses. 1947 b Captain H S Goodhart- Rendel. Red brick chevron bond with plain and fish tile roof.
- **Meadow Cottage, The Street**  
House. C19 or earlier date, much extended.
- **St.Thomas Housing Estate, St. Thomas Drive**  
Cul-de-sac of cottages. 1947 designed by Captain H S Goodhart- Rendel
- **The Close, The Street**  
Gardener's Cottage as was originally named. Built mid 1950's by H S Goodhart-Rendel for his gardener. Built on grounds to Hatchlands Estate.

### CRITERIA FOR LOCAL LISTING

It is the policy of the Council to identify and protect those buildings that are important to the local character of an area but which may not be suitable for statutory listing, (Policy HE6 of the Guildford Borough Local Plan 2003). The Local List is a schedule of those buildings and structures that the Council considers to be of such local interest.

The Council has started to compile a local list with the aim of establishing a comprehensive list for the whole Borough.

#### How are Buildings Chosen?

The selection criteria is based on that used by English Heritage for the Statutory List, but the significance of a building's architectural quality or historic associations is assessed with regard to the character and development of the local area. The work of local architects, local historic associations, local building traditions and building materials will be relevant considerations.

The Local List would usually include:

- i) Buildings or structures which date from before 1840 and survive in anything like their original condition;
- ii) buildings or structures which date from before 1840 and 1914 which are of definite quality and character. Within this category careful selection will be necessary to ensure that poor examples are not included. The use of local styles will be particularly relevant when determining the value of such a building;
- iii) buildings which date from between 1914 and 1939 only if they have particular quality and character, Buildings from this period should only be included if they are fine examples of a contemporary architectural style, or the work of any notable local architects;
- iv) after 1939, only outstanding buildings that represent a particular architectural style.

#### Implications for Residents

The Local List does not introduce any new statutory controls relating to these buildings. However, most buildings now require an application to be made for demolition.

The Council will, as far as possible, encourage the same principles of conservation and good design as applied to Statutory Listed Buildings. Therefore, alterations or extensions to Locally Listed Buildings should respect and enhance the character of the original building. Particular attention will be paid to the scale, materials, and design of any extensions or alterations. The effect of any proposal on the setting of a Locally Listed Building will be considered.

#### Grants

Grants for Locally Listed Buildings may be available from the Borough Council. Eligible work will include the repair, reinstatement or replacement of prominent



external features on Locally Listed Buildings. The amount of grant that may be available is currently (August 2005) 20% of the cost of eligible work, including VAT, up to a maximum of £500. If the building is listed then the eligible grant is 25% of the cost of work up to a maximum of £1000.

Grants are not normally available for commercial properties, some rented properties, churches and religious buildings, and buildings where work has started before an inspection has taken place, or where the work has been completed.

Only one application for grant aid can be considered for a property per year.

### **ARTICLE 4(2) DIRECTIONS**

Planning controls in conservation areas are established nationally. Whereas they control larger scale development, some more minor works are exempt. In an area such as St Catherine's where features such as chimneys, boundary walls and windows are a critical part of the areas character, the absence of control over their alteration or loss can easily diminish of the very elements that give the area its distinctiveness. In such circumstances, provision is made in the planning legislation for tighter restrictions to be applied to specific areas through what is known as an Article 4(2) Direction.

Where a Direction is made and subsequently confirmed, the works specified are brought within planning control. An Article 4(2) Direction controls solely those works which are likely to have an impact on public views. Set out below is a summary of the current and additional controls that the recommended Article 4(2) Direction would put in place.

#### EXISTING PLANNING CONTROLS ON DWELLINGS WITHIN ALL CONSERVATION AREAS (Without Article 4 (2) Directions).

- Conservation Area Consent is required for the total or substantial demolition of buildings or structures.
- Six weeks written notice of the intention to carry out works to a tree (e.g. lop, top, prune or fell) in conservation area must be provided. A form is available for this purpose.
- Extensions to dwelling houses are only exempt from the need for planning permission if they do not add more than 10% or 50 cubic metres (whichever the greater) to the volume of the original building.
- Planning permission is required for the cladding of any part of the exterior of a dwelling house with stone, artificial stone, timber, plastic or tiles.
- Planning permission is required for alterations to the roof of a dwelling house resulting in a material alteration to its shape, for example dormer windows.
- The construction, alteration and improvement of a building or enclosure greater than 10 cubic metres within the grounds of a dwelling are treated as though they are an enlargement of the dwelling house and may need planning permission.
- Planning permission is required to install a satellite dish on any elevation or roof which fronts a highway, at a point higher than the main ridge of roof or on a chimney.

Application forms for the above are available on the Council's website [www.guildford.gov.uk](http://www.guildford.gov.uk) or can be obtained from Planning Development Services.

#### ADDITIONAL PLANNING CONTROLS RESULTING FROM THE ARTICLE 4(2) DIRECTION.

As a result of the Article 4(2) Direction the following additional controls would apply:-

### **Where such works front onto a highway or open space:-**

- The alteration, installation or replacement of doors and windows.
- Any alteration to a roof including roof coverings, rooflights and solar panels.
- Building a porch.
- Enlargement, improvement or alteration such as an extension, removal or changes to architectural features.
- The provision of a hard surface.
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure.
- The installation, alteration or replacement of a satellite dish or antenna.
- Removing totally or partially walls, gates, fences or other means of enclosure.
- Exterior painting of previously unpainted surfaces or changes of external colour schemes, or covering walls by render or like finishes.

### **And the following whether or not it fronts a highway or open space.**

- Removing or altering chimneys

Should it be decided to proceed with a Direction the Council will need to consult all those affected at the time it is brought into effect.

## **FREQUENTLY ASKED QUESTIONS**

The most commonly asked questions are listed below.

### **FAQ 1: *Does the Article 4(2) direction mean that we can never make any changes to our property again?***

Answer: No. But it will remove 'permitted development' rights and bring minor changes under planning control so that properly considered and informed judgements can be made. This is to ensure that the work proposed will not detrimentally affect the character of the conservation area. The essence of planning in conservation areas is to *manage* change to ensure that development can happen but avoids harming the special qualities of the area. Consequently some changes will be allowed and some will be resisted.

### **FAQ 2: *How does the Article 4(2) direction relate to the conservation area appraisal?***

Answer: The conservation area appraisal is a separate document that identifies in writing, what is special about the area. We wish to receive your views on this document. Following the current consultation the document will be revised and published with photographs and maps. One of the recommendations stemming from the draft appraisal is the application of an Article 4(2) Direction to the St Catherine's Conservation Area. Information about what a Direction is, and how might affect those living in the area is provided for this purpose.

### **FAQ 4: *I live in a flat, does the Article 4(2) direction affect me?***

Answer: Strictly speaking the answer is no because flats, unlike houses, do not benefit from 'permitted development' rights. Consequently, with or without the direction if you want to

make changes that materially change the exterior appearance of your flat you need planning permission.

**FAQ 5: *Do I require planning permission to carry out routine items of maintenance?***

Answer: No, straightforward maintenance such as repainting a previously painted surface, replacing the bottom rail of a sash window in a matching form etc would not require permission as it would be deemed a repair. Indeed, regular maintenance is actively encouraged. More ambitious work such as the rebuilding of a front garden wall or wholesale replacement of a window would require planning permission.

**FAQ 6: *How are new owners made aware of the controls that apply?***

Answer. The Conservation Area Designation and Article 4 Direction (if pursued) are local land charges. Both are identified in the Local Land Search undertaken as part of the general legal process relating to house purchase. This is the most certain and enduring method. Such information is also conveyed when specific enquiries are made to the Planning Service and through the Council's website.