

PLANNING COMMITTEE

30 JULY 1996

COMPTON CONSERVATION AREA REVIEW

SUMMARY

This report forms part of the comprehensive review of the Borough's Conservation Areas. A detailed survey has been carried out in Compton resulting in the identification of additional areas of special architectural and historic interest which it is proposed should be included within the conservation area boundary. The findings have been presented to the Planning Ward Member and to the Parish Council, and both have confirmed their support for extending the designated conservation area as recommended in this report. The identification of buildings within the survey area which are considered suitable for inclusion on the Local List of Buildings of Historic or Architectural Interest has been part of this review, and these findings are covered elsewhere on this agenda.

1.0 Introduction

- 1.1 The Compton Conservation Area review is part of the ongoing review of the Borough's Conservation Areas. It is based on historic research and analysis of Compton's built and natural environment. The Compton Conservation Area was first designated on 27 April 1971.
- 1.2 The Planning Committee has delegated powers to designate a conservation area and to revise the boundary of existing conservation areas, subject to any two Members of the Council being able to require that the matter be determined by the full Council.
- 1.3 The currently designated Compton Conservation Area boundary is shown as a solid black line on the attached plans, and the proposed boundary extensions are shown with a broken black line. The six character areas which have been identified as part of the study are also included on this plan.

2.0 The Consequences of Conservation Area Designation

- 2.1 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 states that it is a duty of the local planning authority to review the extent of conservation area designation and to designate further areas if appropriate. The same Act defines a conservation area as "...an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance." Planning law requires development within a conservation area to preserve or enhance the character or appearance of the area. To assist the Planning Authority with this, conservation area designation extends planning control over certain types of development which would not otherwise require consent.

2.2 The Town and Country Planning (General Permitted Development Order) 1995 specifies development which is "permitted development" and which does not therefore require permission. This Order provides a stricter definition of what is permitted development within a conservation area. For example, the permitted allowance for the size of extensions to buildings is reduced and alterations to the shape of the roof of a house are not permitted development within a conservation area. The cladding of any part of the exterior of a building is not permitted development and there are tighter controls upon the installation of satellite dishes. Proposals which are not permitted development require planning permission.

2.3 Due to the extra controls within conservation areas it is important that only areas which are of special interest are included, and that the process for selection can be clearly justified.

3.0 Survey Findings

3.1 A detailed study of Compton has been undertaken to assess the character of the area and to identify features which contribute to that character. This involved analysis of the following:

- 1) Listed buildings
- 2) Other buildings and structures of historic or architectural interest which may be suitable for inclusion on a local list
- 3) Important groups of buildings and important open spaces
- 4) Good trees and groups of trees
- 5) Important views and landmarks
- 6) Areas with potential for enhancement

3.2 The survey identified six distinct character areas which are considered to have special architectural or historic interest, worthy of inclusion in the conservation area..

4.0 Proposed Extensions to Compton Conservation Area

4.1 The village of Compton lies to the South West of Guildford, between the A3100 to the East and the A3 to the West. The settlement stretches in a linear form from the North-West to the South-East following the B3000. Wooded hills rise to the North and South providing interesting views between the village and surrounding countryside. The village and its surroundings are part of a designated Area of Outstanding Natural Beauty. Woodlands and fields help to separate the developed area of Compton into six separate parts, which have a distinct character, worthy of conservation area status, as follows:

4.2 Area 1 (Plan A):

This area is to the North of Compton where low density development follows Down Lane, resulting in a distinctly rural character. From this sunken lane, which is flanked with steep banks and stone walls, traditional buildings can be seen located amongst rising wooded slopes. One of these is Greystones, an attractive house designed in the Arts and Crafts style, and which includes the archaeological remains of a Roman Villa

(a designated Scheduled Ancient Monument) within its grounds. Several other houses are in red brick under clay tile roofs, and include decorative tile hanging and terracotta work.

4.3 Further along the lane is a group of buildings, many of which have an historic association with the artist G. F. Watts, and his wife Mary who led the design and construction of the Watts Chapel. For example, there is the Watts Gallery (listed grade II*) which was built by Christopher Turner in 1903-4 to contain the paintings and sculpture of G. F. Watts, and Limnerlease (listed grade II), designed by Sir Ernest George in the Arts and Crafts style as a house for the Watts family in 1891. Further South is an historic and well preserved group of agricultural buildings at Coneycroft, standing beside the prominent landscape feature of Budburrow Hill.

4.4 Area 2 (Plan B):

The second area covers the existing designated conservation area boundary, which includes the core of the village stretching in a linear form along The Street and Eastbury Lane. It includes the Watts Chapel and cemetery, the Village Hall and the Parish Church of Saint Nicholas. The area is characterised by attractive cottages, several of which are timber framed and date back to the Sixteenth Century. There are also grander houses including Eastbury Manor within established grounds. Local materials including bargate stone and clay tiles are widely used. Several of the buildings are listed and many others are considered suitable for local listing. A particular feature of this area are the attractive views between buildings into the surrounding open countryside.

4.6 Area 3 (Plan B):

This area is further to the East and consists predominantly of red brick Twentieth Century local authority housing at Fowlerscroft, which is Garden City design influenced, with cottages formally arranged around a central open-space. From Fowlerscroft there are important long distance views towards the Watts Chapel. Irregular car parking and an ill-defined central open space provide scope for enhancement.

4.7 Area 4 (Plan B):

The fourth area covers the Field Place estate to the South of Compton. This includes the large and imposing Victorian house built in 1906 upon the site of a Jacobean Manor. The existing house is in red brick with stone mullion windows and several tall Tudor style chimney stacks. The site is ancient, first recorded in the 12th Century. Field Place is surrounded by fine landscaped gardens with specimen trees, a walled garden, glass houses and part of a moat. There is also a lodge with matching Tudor style chimney stacks, and beside this a grand entrance with fine gate posts. The adjacent Field Place Farm includes interesting Victorian agricultural buildings, designed on 'model farm' principles, arranged in an attractive group. To the West is a group of modern farm buildings requiring some maintenance and attention.

4.8 Area 5 (Plan B):

The fifth and sixth character areas are further to the East of Compton, separated from the rest of the village by Compton Common. Area Five includes Withies Lane and a small part of New Pond Road. It incorporates a group of traditional cottages and grander

houses with sweeping walls, ponds and landscaped gardens. Most of the buildings in this group are worthy of being locally listed. The historical connection with the Watts family is continued in this area as Mary Watts reputedly commissioned the Arts and Crafts architect Sir Ernest George and Clough Williams-Ellis to design two groups of cottages, known as Oak Cottages, to house the workers and managers at her local pottery. In view of their importance, Oak Cottages and the Withies Inn are currently being considered for Statutory Listing.

4.9 Area 6 (Plan B):

The sixth area is off the Avenue to the South of Withies Lane, and includes an interesting group of Victorian cottages, barns and walls around an open green area next to the Grange. Most of these buildings are considered to be worthy of local listing due to their age, condition, traditional construction, and use of decorative local materials. The mature trees along the Avenue are over one hundred years old and form an attractive visual link between this area and Withies Lane.

5.0 Enhancement Opportunities

5.1 The survey also identified opportunities for enhancement of the conservation area in its proposed extended form. It highlighted potential for enhancement of the open space at Fowlerscroft to include landscaping and a rationalised car parking arrangement. At Field Place there is a group of large modern agricultural buildings which appear to be redundant and are detrimental to the appearance of the surrounding countryside. It is understood that the current owner may be considering their removal and this should be welcomed and encouraged.

6.0 Consultations

6.1 The findings and recommendations of the review have been presented to the Parish Council and the local Planning Ward Member. The ward member has supported the findings and the Parish Council have written to state that they are delighted with the proposals.

7.0 Environmental Implications

7.1 Implementation of the proposed recommendations will afford conservation area protection to areas of special architectural or historic interest within Compton, in conformity with the Council's environmental objectives.

8.0 Recommendation

8.1 It is recommended that the designated Compton Conservation Area should be extended to include the area indicated by the dotted line on the attached plans.

Background Papers

File Ref: DEPS/BPO/NC/P/CONS/10

Originator: Nick Corbett Tel: 01483 444660

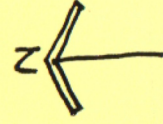
Proposed Boundary Extensions
to
Compton Conservation Area

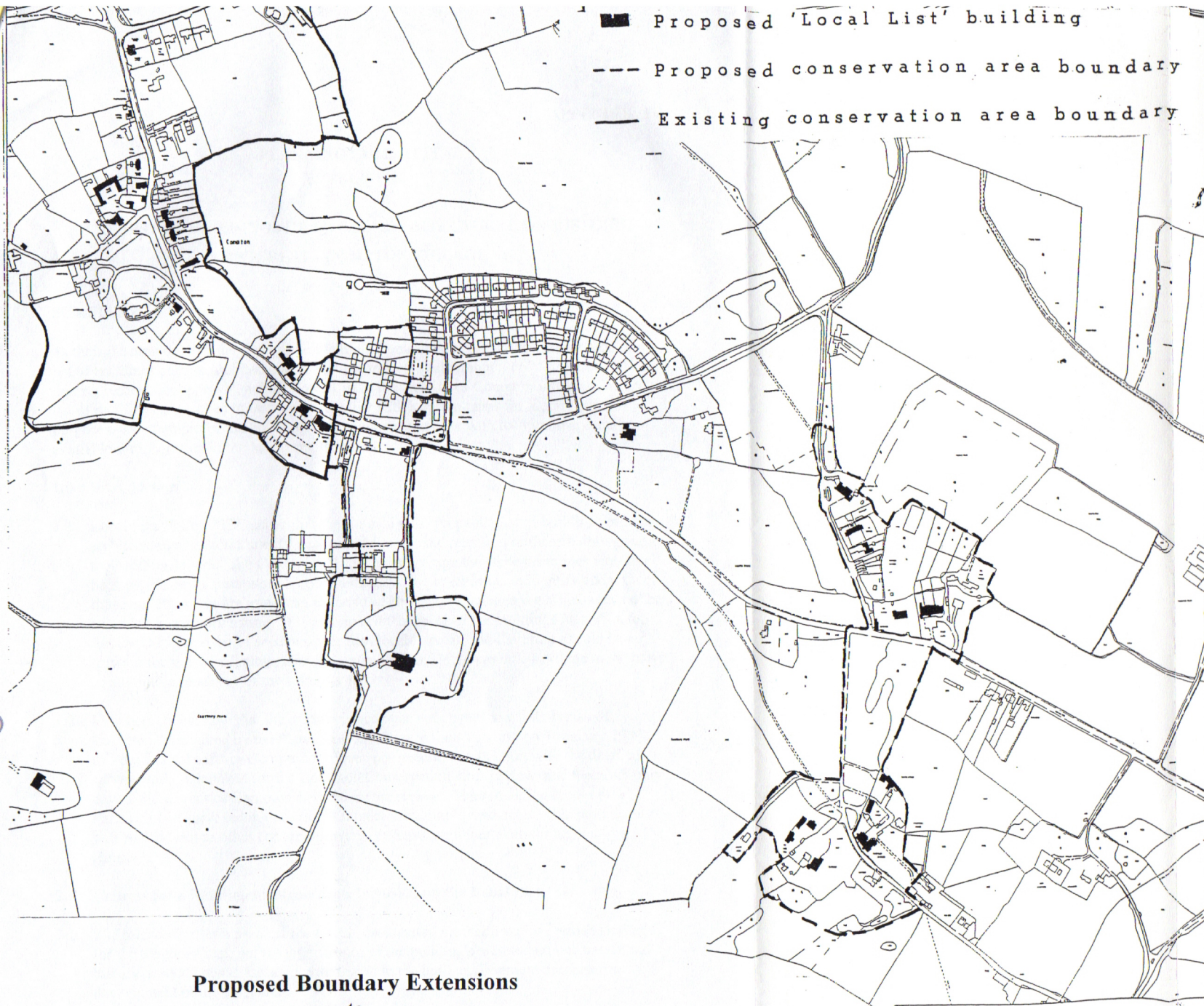


■ Proposed 'Local List' building

--- Proposed conservation area boundary

— Existing conservation area boundary






**Proposed Boundary Extensions
to
Compton Conservation Area**

- Proposed 'Local List' building
- - - Proposed conservation area boundary
- Existing conservation area boundary



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PLANNING COMMITTEE

30 JULY 1996

**THE LIST OF BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC
INTEREST - COMPTON VILLAGE****SUMMARY**

At their meeting on 4 January 1994, the Planning Committee approved the preparation of a list of buildings of local architectural or historic interest (vide minute: 669 - 1993/94). This report presents, for approval, a draft Local List in the vicinity of Compton village. The draft list of buildings is attached to this report together with location maps for identification purposes. Photographs of the buildings and structures together with location maps are available for inspection in the Members' Room.

1.0 Introduction

1.1 Local Plan Policy 29BE states that the Council will "prepare a list of buildings of local architectural or historic interest and will encourage the retention of these buildings and their refurbishment. The Council will seek to encourage the same principles that have been established for statutory listed buildings". The intention is 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. It is anticipated that some of the buildings identified for the Local List may be of special rather than local interest, and therefore should be put forward for statutory listing. Consequently, the Local List would contribute to the basis of any future re-survey of the statutory list.

1.2 Members should note that the area reviewed does not cover the whole Parish of Compton. As agreed by the Planning Committee at their meeting on 4 January 1994, this draft Local List for Compton has been prepared in conjunction with the detailed survey work undertaken for the Compton Conservation Area review, and therefore only covers those areas of Compton covered by the review. The remaining areas of the Parish will be surveyed in due course subject to available resources. This procedure will be followed as other conservation area reviews are undertaken throughout the Borough.

2.0 Criteria for a Building or Structure's Inclusion on the Local List

2.1 The selection criteria used for the Local List is based on that used by English Heritage for the Statutory List, but the significance of the building's architectural character and historic associations is assessed with regard to the built environment and historic development of the local area.

2.2 In summary, 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 which date from between 1840 and 1914 which are of a 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 a 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.

3.0 The Local List for Compton

- 3.1 A detailed survey of buildings in Compton has been undertaken including a desk top survey of age and historical character and a field survey identifying buildings of local architectural importance.
- 3.2 A list of all those buildings and structures proposed for inclusion is attached to this report, together with location maps for identification purposes. It is proposed to include 44 entries on the Compton Local List. The number of buildings is greater than that of entries because some individual entries are terraces or semi-detached buildings comprising more than one property. The majority of the buildings on the draft list are private houses, although two Public Houses, an Arts and Crafts style drinking fountain which is incorporated into a gatepost on Down Lane and a K6 traditional red telephone box are also proposed for inclusion. Compton Parish Council and the Local Planning Member were consulted during the preparation of this draft list and gave their full support to the proposals.

4.0 Environmental Implications

- 4.1 The creation of the Local List for Compton is consistent with the Council's objectives of protecting and enhancing the built environment.

5.0 Recommendation

- 5.1 That the draft Local List for Compton be approved and the owner's notified accordingly.

Background Papers

File Ref: P/LB/16

DEPS/BPO/AB/P/LB/16

Originator: Anthony Benson (01483 444667)

Compton Conservation Area Review - July 1996

Provisional List of Locally Listed Buildings

for the attention of the Members of the Planning Committee

Properties on Downs Lane

- LL/4/1 Greystones Barn Buildings
- LL/4/2 Greystones Main House
- LL/4/3 Drinking Fountain at Brixbury Cottage
- LL/4/4 Coneycroft Farmhouse
- LL/4/5 Coneycroft Farm Barns
- LL/4/6 Bridge along Pilgrim's Way off Downs Lane

Properties along The Street

- LL/4/7 Brooklands Cottage & Handpost Cottage
- LL/4/8 Squirrel Cottage
- LL/4/9 Wistaria Cottage
- LL/4/10 Vine Cottage
- LL/4/11 Eastbury Farm Cottage
- LL/4/12 Outhouse fronting The Street at Eastbury Farm Cottage
- LL/4/13 1 & 2 Linden Cottage
- LL/4/14 Oak Croft
- LL/4/15 Primrose Cottage & April Cottage
- LL/4/16 South Cottage Old Barn
- LL/4/17 Tomb of George Smallpiece at St. Nicholas's Church
- LL/4/18 Church Cottages
- LL/4/19 Stores Cottage & Baker's Cottage
- LL/4/20 Cottage next to Baker's Cottage
- LL/4/21 The Old Forge
- LL/4/22 The Harrow Public House
- LL/4/23 The Village Hall
- LL/4/24 Field Place Farm Walls along The Street
- LL/4/25 The Lodge (to Field Place)
- LL/4/26 Field Place Farm out-buildings
- LL/4/27 Field Place
- LL/4/28 Yew Tree Cottages
- LL/4/29 Red K6 Telephone Box by the Village Green
- LL/4/30 The Old School House
- LL/4/31 Out-building to The Cottage at the junction between The Street and Withies Lane
- LL/4/32 The Cottage
- LL/4/33 Brook House
- LL/4/34 Walls to Brook House

Properties along Eastbury Lane

- LL/4/35 Angel Court
- LL/4/36 Eastbury Farm Cottage Main House
- LL/4/37 Small Farm Building, Westbury Manor

Properties along The Avenue

- LL/4/38 Peartree Cottage
- LL/4/39 Brae Cottage
- LL/4/40 The Grange
- LL/4/41 The Tithe Barn
- LL/4/42 Laburnham Cottage
- LL/4/43 Walls to Laburnham Cottage

Properties on Withies Lane (also proposed for Statutory Listing)

- LL/4/44 The Withies Inn Public House, Withies Lane
- LL/4/45 1-4 Oak Cottages, Withies Lane
- LL/4/46 5 & 6 Oak Cottages Withies Lane

- LL/4/47 Eastbury Barn

Proposed 'Local List' Buildings
in
Compton Village

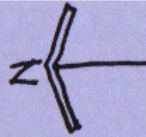


This map is for identification purposes only and should not be relied upon for accuracy.

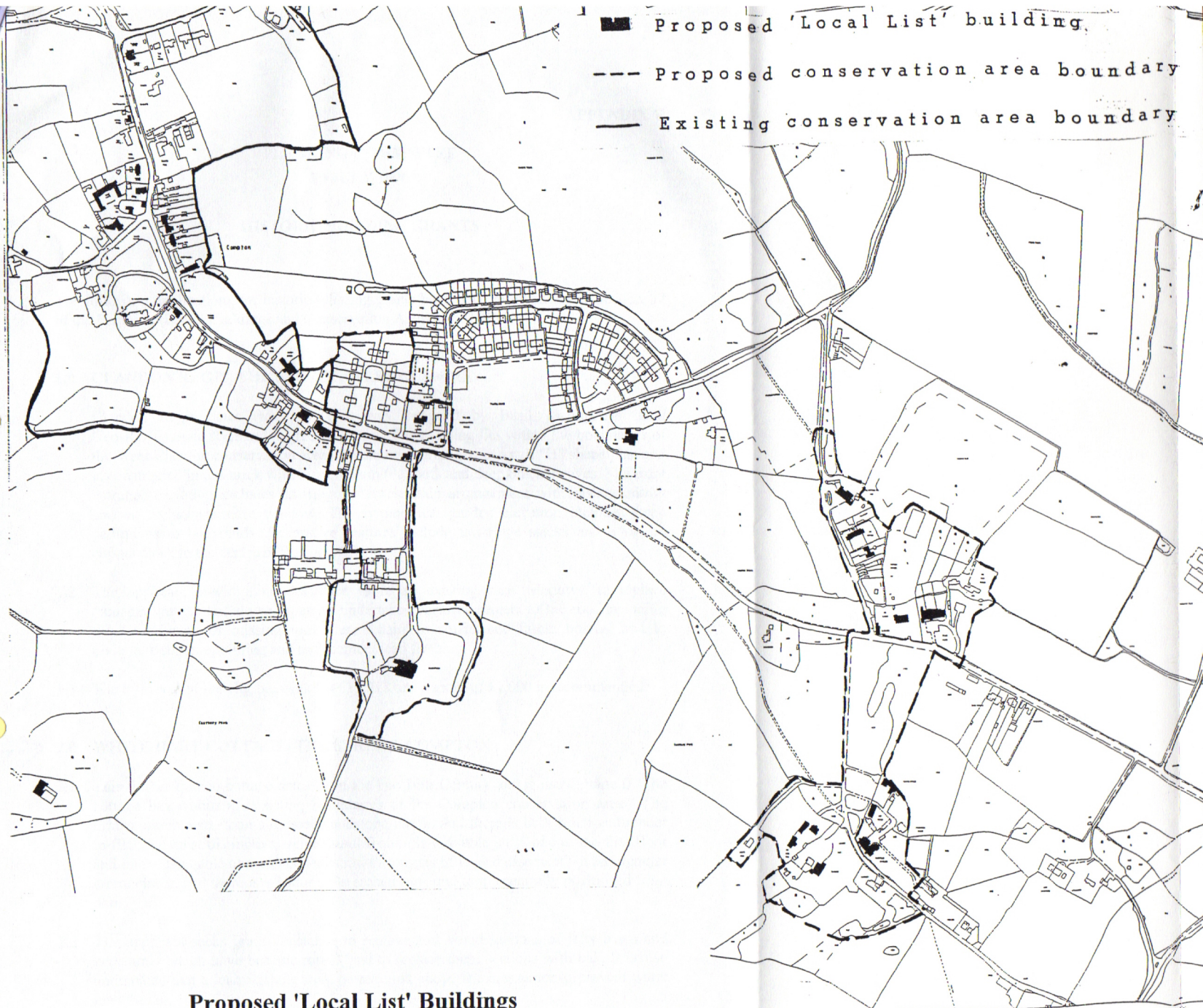
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■ Proposed 'Local List' building

--- Proposed conservation area boundary




■ Proposed 'Local List' building
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Proposed 'Local List' Buildings
 in
Compton Village

NO.	REVISIONS	DATE


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PLANNING COMMITTEE

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HISTORIC BUILDING GRANTS

The following applications for historic building grants have been received under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.0 CLANDON REGIS, THE STREET, WEST CLANDON

1.1 Clandon Regis dates from 1890, it was designed by Basil Champneys in a Neo-Renaissance style and is grade II listed. The building lies within the boundaries of the West Clandon conservation area. The house is arranged in a half "H" shape plan and is constructed in red brick with hipped plain tile roofs and deep bracket eaves. The front entrance elevation includes an irregular fenestration arrangement with sash windows and an arched staircase window. The symmetrical garden elevation includes steep pediments to both ends. Decorative features include tall ridge stacks and a square cupola clock to the centre of the roof.

1.2 The applicant seeks grant assistance to repair existing sash windows, to replace damaged gutters and down pipes, to undertake necessary repairs to the roof including the replacement of missing roof tiles, repairs to soffits and fascia boards, and to undertake some repointing and replacement lead flashing.

1.3 The total cost of the eligible works is £13,218 and a grant of £1,000 is recommended.

2.0 WHITE HART COTTAGE, THE STREET, COMPTON

2.1 This timber framed cottage dates from the late 16th Century and is listed grade II. The cottage lies within the existing boundaries of the Compton conservation area. The timber frame rests upon a dressed sandstone plinth, and there is both brick and render in-fill. The most distinctive architectural feature is a double jetty, one to the first floor and one to the gable above. The fenestration consists of leaded casements in an irregular arrangement, and there is a Tudor style arched surround to the centrally positioned front door.

2.2 The applicant seeks grant assistance to remove soft wood sections of jetty beam and bressumer which have become rotten, and to replace these sections with oak. It is also anticipated that a lead flashing may be required above the bressumer to prevent water penetration.

2.3 The cost of the proposed works is £4,641 (excluding the cost of scaffolding) and a grant of £1,000 is recommended.

3.0 71 PORTSMOUTH ROAD, GUILDFORD

3.1 This early 19th Century house is one of a pair which are listed grade II. The house lies within the boundaries of the Millmead and Portsmouth Road conservation area. They are constructed of colour-washed brick upon a rendered plinth and have low hipped slate roofs. The entrance consists of a flight of steps rising to a line of four Doric columns on pedestals, together supporting a flat roof. There is a regular arrangement of sash window fenestration.

3.2 The applicant seeks grant assistance to replace lead work on flat roof areas over the main part of the house, above the porch, and above a bay window, and to replace lead work along valleys. Some broken roof slates will also require replacement.

3.3 The cost of the proposed works is £3,460 and a grant of £865 is recommended.

Background Papers

DEPS/BPO/NC

Clandon Regis P/LB/7/276

White Hart Cottage P/LB/7/267

71 Portsmouth Road P/LB/7/275

Originator: Nick Corbett -Tel: 01483 444660